Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

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

Re-submittal Form

Case Name/ Number PRC2021-00005 / Sherrelwood Village

Case Manager: Greg Barnes

Re-submitted Items:

- [ ] Development Plan/ Site Plan
- [x] Plat
- [ ] Parking/ Landscape Plan
- [ ] Engineering Documents
- [ ] Subdivision Improvements Agreement (Microsoft Word version)
- [x] Other: FDP Amendment, Responses to Comments

*** 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~~

Development Review Team Comments

Date: 12/20/2021

Project Number: PRC2021-0000

Project Name: Sherrelwood Village FDP Amendment & Filing 2 Preliminary

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Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: Greg Barnes

Date: 12/20/2021

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Planner Review 2nd Review

Name of Reviewer: Greg Barnes

Date: 12/20/2021

Email: gjbarnes@adcogov.org

Complete

PLN01: Subdivision Imrovements Agreements are to be submitted with a final plat application. We will not beevaluating any SIA with a preliminary plat. RESPONSE: SIA will be submitted with final Plat

PLN02: When you resubmit, you do not need to submit your entire application over again. All that we will need are the documents being requested, the response to comments, the revised FDP amendment document, and the revised final plat document. RESPONSE: Noted

PLN03: The preliminary plat must include the term "PRELIMINARY PLAT" in the title. RESPONSE: Added under header in top middle.

PLN04: When you resubmit, please include the Final Development Plan document. RESPONSE: FDP will be included as well. Only thing that changed on FDP was case number to match the preliminary plat.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Greg Labrie

Date: 12/09/2021

Email: glabrie@adcogov.org

Resubmittal Required

ENG1: The civil construction plans, drainage report, and traffic impact study must be finalized. They are required to be signed and stamped by a professional engineer registered with the state of Colorado. Any statement referringthe plans and reports as draft or "Not for Construction" shall be removed from the final plans and reports. RESPONSE: Plans and reports updated to say final.

ENG2: The construction plans must address the traffic signal reconstruction at Sherrelwood Dr. and Pecos Street. The intersection will require new traffic signal controller cabinet, service meter cabinet, camera detection system, controller, UPS, communication antenna, ethernet switch and ethernet radio. The cost's related to this reconstruction must also be included in the final Subdivision Improvements Agreement (SIA). RESPONSE: Traffic signal plans have been included in Civil CD submission.

ENG3: As a result of this Traffic Signal Reconstruction, ADA Improvements may be required along the west sideof Pecos St. in the vicinity of this signal reconstruction. RESPONSE: Noted

ENG4: During the construction of Sherrelwood Village Subdivision, an emergency access was constructed at 79thWay and Pecos Street. A Curb Cut was installed on Pecos St. at this location. It is not clear in this submittal, whether this emergency access point will be left in place. If not, this curb cut needs to be removed and replaced with Vertical Curb, Gutter and Walk. RESPONSE: Emergency access to be removed. Curb to be vertical.

ENG4: The EGR application is referred as Sherrelwood Village PUD for the Condos, all the plans are titled Elmwood Estates. Please standardize the name of the project/subdivision on all documents and references. RESPONSE: We will be calling this Elmwood North moving forward.

Drainage Report and Erosion Control Plan Comments: - See comments in the Comment Section of Accela dated 12/9/21. RESPONSE: Comments addressed.

Commenting Division: ROW Review 2nd Review

Name of Reviewer: David Dittmer

Date: Email:12/07/2021

Resubmittal Required

ROW1: Correct Case Number to PRC2021-00005 on all sheets RESPONSE: Revised

ROW2: Order signature/acceptance blocks as follows due to sequence of events:Surveyor
Planning Commission
Board of County Commissioners
Approved as to Form - County Attorney (This is a new addition)Clerk and Recorder
RESPONSE: Order of Certification blocks Revised

*See notes provided on uploaded plat RESPONSE: Redlines addressed.

ROW3: Provide a sheet with addressing or a spreadsheet as provided for filing purposes. RESPONSE: A separate Address plat is provided.

Xcel Comments:

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk requests that the property owner/developer/contractor continues working with the Designer assigned to the project for approval of design details for **Sherrelwood Village Filing No. 2**.

If additional easements need to be acquired by separate PSCo document (i.e. transformers), a Right-of-Way Agent will need to be contacted. RESPONSE: Noted

Public Comment (Pat Hall)
My only comment, since this developer won approval of a disastrous project, is that I was told that there would be a dollar commitment from Del West to cover the costs of a major project in Sherrelwood Park. He stated in some AdamsCounty meetings he would commit over $250,000. I hope there was some agreement with Highland Hills that that is going to happen. He promised the neighborhood that this project would be affordable housing and now we know he has changed his mind again regarding projects in this Community. I hope there has been some counting of traffic on Pecos since this developer claimed his 150 houses were not going to make an impact. Thanks for listening.
RESPONSE: DelWest has made a firm commitment to donate $50,000 towards Sherrelwood Park, not $250,000. We are working with Hyland Hills on designs and will assist with community outreach in the future once design is further along. This project will not be affordable housing. Market rate townhomes that are more affordable than single family homes fill a need in the community. Traffic increases on Pecos are marginal per Traffic Report provided.

Additional Comments from Adams County via Email

From: David Dittmer <DDittmer@adcogov.org>
Sent: Wednesday, January 5, 2022 7:49 AM
To: Greg Barnes <GJBarnes@adcogov.org>
Cc: Mike Weiher <mweiher@terracinadesign.com>
Subject: RE: Elmwood North Townhomes

Gentlemen,

As to the question about dedication of easements to another municipality by plat. Yes, it can be done and will need the following information added to the plat.

1) Complete Acceptance Block for the individual executing on behalf of the entity and the title
2) The dedication statement and note need to provide for specific easement dedication, as all aren't going to the city.
3) A note on the sheet showing the easement with the addition of "Dedicated to….. by this plat"

It appears that the addresses have been added to the lots on the plat I looked at, so nothing additional to add there.

RESPONSE: Applicant will work with the district to either dedicate the easement by separate document and then reference on plat graphic, or will add above requirements if easement is decided to be dedicated by plat.

ELMWOOD NORTH FILING NO. 1

CASE NO. PRC2021-00005

PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

PRELIMINARY PLAT

SHEET 1

LEGAL DESCRIPTION AND DEDICATION STATEMENT

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

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

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, THENCE N 89°30'30" E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY THAT RESOLUTION RECORDED IN BOOK 3270 AT PAGE 279, SAID ADAMS COUNTY RECORDS AND THE POINT OF BEGINNING;
THENCE N 00°14'47" W, ALONG THE EAST LINE OF SAID PECOS STREET RIGHT-OF-WAY, AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 293.01 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 3254 AT PAGE 139;
THENCE S 82°41'00" E, ALONG SAID NORTH LINE, A DISTANCE OF 8.12 FEET TO THE WEST CORNER OF PARCEL D, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED IN BOOK 3251 AT PAGE 924;
THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL D, THE FOLLOWING TWO (2) COURSES:

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

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

1. S 12°19'21" W, A DISTANCE OF 57.53 FEET TO A POINT ON THE NORTH LINE OF WEST 79TH WAY RIGHT-OF-WAY, AS DEDICATED BY SHERRELWOOD VILLAGE PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000075940 AND A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 09°04'20" AND AN ARC LENGTH OF 6.02 FEET, THE CHORD OF WHICH BEARS N 85°25'57" W, A DISTANCE OF 6.02 FEET;
3. N 89°58'07" W, A DISTANCE OF 204.00 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 59.69 FEET;
5. N 00°01'53" E, A DISTANCE OF 11.47;
6. N 89°58'07" W, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
7. N 00°01'53" E, ALONG SAID EAST LINE, A DISTANCE OF 30.01 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 2019000073502;
8. S 89°30'30" W, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE NORTHEAST
9. QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
10. N 00°01'53" E, ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 208.00 FEET TO A POINT BEING 20.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
11. N 89°30'30" E, ALONG A LINE BEING 20.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BEING 50.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, ALSO BEING A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;

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

CONTAINING AN AREA OF 143,370 SQUARE FEET OR 3.291 ACRES, MORE OR LESS.

HAVE LAID OUT AND PLATTED THE SAME INTO LOTS, STREETS, EASEMENTS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ELMWOOD NORTH FILING NO. 1. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

LAND USE TABLE

TYPE	AREA (SF)	AREA (AC)
LOTS (47)	65,023	1.493
TRACTS (2)	46,028	1.056
R.O.W DEDICATED	32,319	0.742
TOTAL	143,370	3.291

OWNER

DELWEST DEVELOPMENT CORP., A COLORADO CORPORATION

BY: _____

AS: _____

ACKNOWLEDGEMENT

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____ , 20___ , A.D.

BY: _____

AS: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC:_____

MY COMMISSION EXPIRES: _____

OWNER

7840 PECOS INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

AS: _____

ACKNOWLEDGEMENT

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____ , 20___ , A.D.

BY: _____

AS: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC:_____

MY COMMISSION EXPIRES: _____

OWNER

ELMWOOD NORTH LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

AS: _____

ACKNOWLEDGEMENT

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____ , 20___ , A.D.

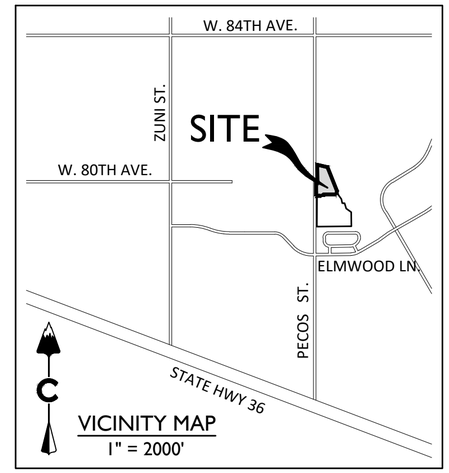
BY: _____

AS: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC:_____

MY COMMISSION EXPIRES: _____

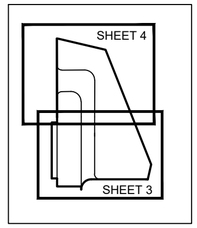


VICINITY MAP
1" = 2000'

SHEET INDEX

SHEET 1 COVER
SHEET 2 OVERALL BOUNDARY
SHEET 3 DETAIL
SHEET 4 DETAIL
SHEET 5 NOTES AND TABLES

KEY MAP



TRACT USE TABLE

TRACT	USE	OWNERSHIP	MAINTENANCE
A	OPEN SPACE, UTILITY, DRAINAGE & ACCESS	OWNERS	OWNERS
B	OPEN SPACE, UTILITY, DRAINAGE & ACCESS	OWNERS	OWNERS

OWNERS = 7840 PECOS INVESTMENTS, LLC
DELWEST DEVELOPMENT CORP.
ELMWOOD NORTH, LLC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED IN APRIL 2020

DAVID R. LUTZ
COLORADO PLS 35586
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC

PLANNING COMMISSION APPROVAL

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION ON THIS _____ DAY

OF _____ , 20___ , A.D. AT ___ O'CLOCK _ M.

_____
CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS _____ DAY

OF _____ , 20___ , A.D. AT ___ O'CLOCK _ M.

_____
CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

_____
APPROVED AS TO FORM

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY

CLERK AND RECORDER IN THE STATE OF COLORADO AT __ _.M. ON THE __

DAY OF _____, 20__.

_____
COUNTY CLERK AND RECORDER

_____ RECEPTION NO. _____
BY DEPUTY:

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

CORE

ELMWOOD NORTH FILING NO. 1
NE 1/4 SEC. 33 AND SE 1/4 SEC. 28, T2S, R68W, 6TH P.M.
ADAMS COUNTY, STATE OF COLORADO

PROJ MGR: DRL
PROJ ENG: DF
CAD: JCA
DATE: 02/16/22

15-018

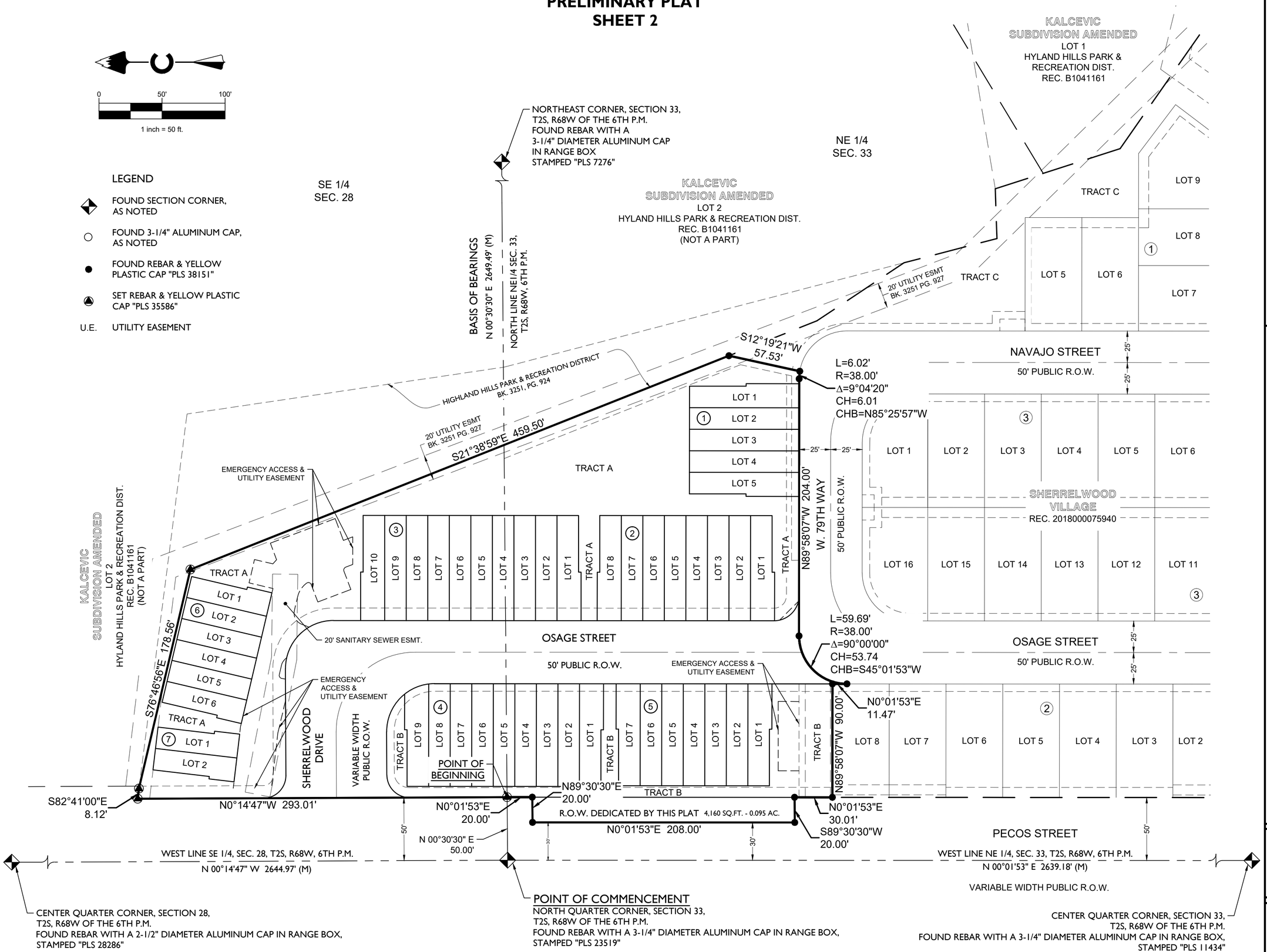
ELMWOOD NORTH FILING NO. 1

CASE NO. PRC2021-00005

PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

PRELIMINARY PLAT

SHEET 2



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SHEET 2 OF 5

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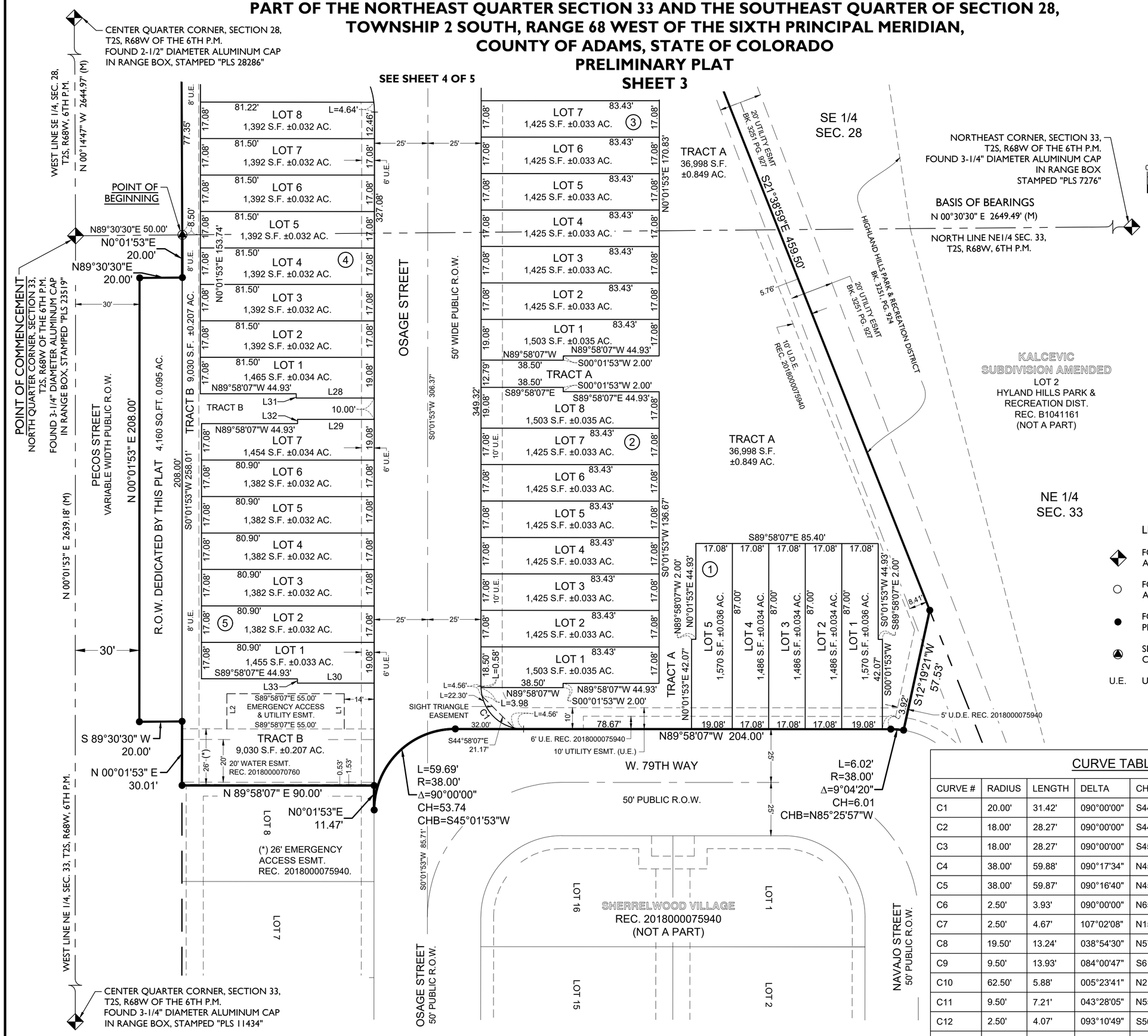
PRELIMINARY PLAT

SHEET 3



LEGEND

- FOUND SECTION CORNER, AS NOTED
- FOUND 3-1/4" ALUMINUM CAP, AS NOTED
- FOUND REBAR & YELLOW PLASTIC CAP "PLS 38151"
- SET REBAR & YELLOW PLASTIC CAP "PLS 35586"
- U.E. UTILITY EASEMENT

SEE SHEET 5 OF 5 FOR COMPLETE LINE AND CURVE TABLES

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.42'	090°00'00"	S44°58'07"E	28.28'
C2	18.00'	28.27'	090°00'00"	S44°45'13"W	25.46'
C3	18.00'	28.27'	090°00'00"	S45°14'47"E	25.46'
C4	38.00'	59.88'	090°17'34"	N45°06'54"W	53.88'
C5	38.00'	59.87'	090°16'40"	N45°06'27"W	53.87'
C6	2.50'	3.93'	090°00'00"	N65°46'42"W	3.54'
C7	2.50'	4.67'	107°02'08"	N15°42'14"E	4.02'
C8	19.50'	13.24'	038°54'30"	N57°16'05"W	12.99'
C9	9.50'	13.93'	084°00'47"	S61°12'39"W	12.72'
C10	62.50'	5.88'	005°23'41"	N21°54'06"E	5.88'
C11	9.50'	7.21'	043°28'05"	N55°02'56"W	7.04'
C12	2.50'	4.07'	093°10'49"	S56°37'37"W	3.63'
C13	12.00'	7.14'	034°06'03"	S17°17'48"E	7.04'

CORE
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SHEET 3 OF 5

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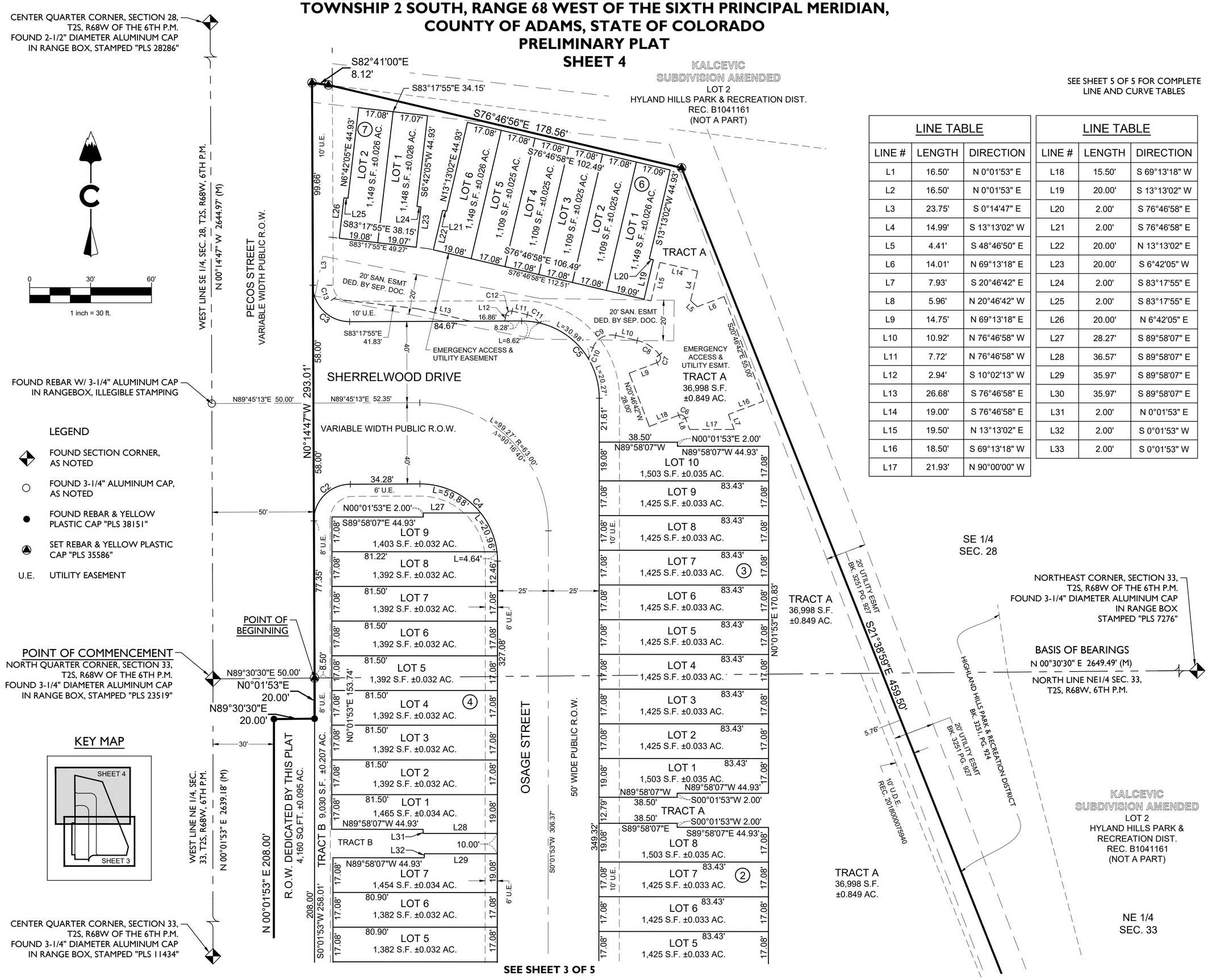
PRELIMINARY PLAT

SHEET 4



SEE SHEET 5 OF 5 FOR COMPLETE LINE AND CURVE TABLES

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	16.50'	N 0°01'53" E
L2	16.50'	N 0°01'53" E
L3	23.75'	S 0°14'47" E
L4	14.99'	S 13°13'02" W
L5	4.41'	S 48°46'50" E
L6	14.01'	N 69°13'18" E
L7	7.93'	S 20°46'42" E
L8	5.96'	N 20°46'42" W
L9	14.75'	N 69°13'18" E
L10	10.92'	N 76°46'58" W
L11	7.72'	N 76°46'58" W
L12	2.94'	S 10°02'13" W
L13	26.68'	S 76°46'58" E
L14	19.00'	S 76°46'58" E
L15	19.50'	N 13°13'02" E
L16	18.50'	S 69°13'18" W
L17	21.93'	N 90°00'00" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L18	15.50'	S 69°13'18" W
L19	20.00'	S 13°13'02" W
L20	2.00'	S 76°46'58" E
L21	2.00'	S 76°46'58" E
L22	20.00'	N 13°13'02" E
L23	20.00'	S 6°42'05" W
L24	2.00'	S 83°17'55" E
L25	2.00'	S 83°17'55" E
L26	20.00'	N 6°42'05" E
L27	28.27'	S 89°58'07" E
L28	36.57'	S 89°58'07" E
L29	35.97'	S 89°58'07" E
L30	35.97'	S 89°58'07" E
L31	2.00'	N 0°01'53" E
L32	2.00'	S 0°01'53" W
L33	2.00'	S 0°01'53" W

LAND DEVELOPMENT
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SHEET 4 OF 5

15-018

ELMWOOD NORTH FILING NO. 1

CASE NO. PRC2021-00005

PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

PRELIMINARY PLAT

SHEET 5

CITY OF THORNTON NOTES

WATER AND SANITARY SEWER EASEMENTS ARE HEREBY GRANTED TO THE CITY OF THORNTON, AS SHOWN ON THIS PLAT, FOR THE PURPOSE TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, INSPECT AND OPERATE MAINS, TRANSMISSION, DISTRIBUTION AND SERVICE LINES AND APPURTENANCES OR OTHER IMPROVEMENTS FOR WHICH THE EASEMENTS WERE GRANTED, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. THESE EASEMENTS SHALL BE EXCLUSIVE, HOWEVER UTILITIES MAY CROSS THE EXCLUSIVE EASEMENTS AT SUBSTANTIALLY 90 DEGREES.

PUBLIC SERVICE COMPANY OF COLORADO NOTES

THESE 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 SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COSTS TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCo) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCo AN EASEMENT ON ITS STANDARD FORM.

NOTES

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, RIGHTS-OF-WAY AND ENCUMBRANCES, CORE CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT ORDER NO. RND70700124-4, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF 05/07/2021 AT 5:00 PM
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
4. BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°30'30" E, FROM THE THE NORTH QUARTER CORNER OF SAID SECTION 33, BEING MONUMENTED BY A REBAR WITH A 3-1/4" DIAMETER ALUMINUM CAP IN RANGE BOX, STAMPED "PLS 23519", TO THE NORTHEAST CORNER OF SAID SECTION 33, BEING MONUMENTED BY A REBAR WITH A 3-1/4" DIAMETER ALUMINUM CAP IN RANGE BOX, PLS 7276, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT. PURSUANT TO C.R.S. 38-52-103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937 / 1200 FEET.
6. DATE OF FIELD SURVEY: APRIL 9, 2020
7. THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 143,370 SQUARE FEET, OR 3.291 ACRES, MORE OR LESS.
8. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE"
9. THE PROPERTY LIES WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 08001C0584H, PANEL 584, REVISED MARCH 5, 2017.
10. REFER TO THE OPERATION AND MAINTENANCE MANUEL RECORDED APRIL 2, 2018 AT RECEPTION NO. 2018000026268 FOR ADDITIONAL DRAINAGE GUIDELINES.
11. TEN-FOOT (10') WIDE UTILITY EASEMENTS ALONG THE EAST SIDE OF THE OSAGE STREET RIGHT-OF-WAY AND ALONG THE NORTH SIDE OF THE W. 79TH WAY RIGHT-OF-WAY; SIX-FOOT (6') WIDE UTILITY EASEMENTS ALONG THE WEST SIDE OF THE OSAGE STREET RIGHT-OF-WAY; EIGHT-FOOT (8') WIDE UTILITY EASEMENTS ALONG THE EAST SIDE OF THE PECOS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
12. 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.
13. STATEMENT RESTRICTING ACCESS: ACCESS RIGHTS ACROSS THE RIGHT-OF-WAY LINES OF MAJOR HIGHWAYS, PARKWAYS, STREETS OR FREEWAYS, ARE RESTRICTED WHERE REQUIRED AS A PROVISION OF APPROVAL.

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.42'	090°00'00"	S44°58'07"E	28.28'
C2	18.00'	28.27'	090°00'00"	S44°45'13"W	25.46'
C3	18.00'	28.27'	090°00'00"	S45°14'47"E	25.46'
C4	38.00'	59.88'	090°17'34"	N45°06'54"W	53.88'
C5	38.00'	59.87'	090°16'40"	N45°06'27"W	53.87'
C6	2.50'	3.93'	090°00'00"	N65°46'42"W	3.54'
C7	2.50'	4.67'	107°02'08"	N15°42'14"E	4.02'
C8	19.50'	13.24'	038°54'30"	N57°16'05"W	12.99'
C9	9.50'	13.93'	084°00'47"	S61°12'39"W	12.72'
C10	62.50'	5.88'	005°23'41"	N21°54'06"E	5.88'
C11	9.50'	7.21'	043°28'05"	N55°02'56"W	7.04'
C12	2.50'	4.07'	093°10'49"	S56°37'37"W	3.63'
C13	12.00'	7.14'	034°06'03"	S17°17'48"E	7.04'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	16.50'	N 0°01'53" E
L2	16.50'	N 0°01'53" E
L3	23.75'	S 0°14'47" E
L4	14.99'	S 13°13'02" W
L5	4.41'	S 48°46'50" E
L6	14.01'	N 69°13'18" E
L7	7.93'	S 20°46'42" E
L8	5.96'	N 20°46'42" W
L9	14.75'	N 69°13'18" E
L10	10.92'	N 76°46'58" W
L11	7.72'	N 76°46'58" W
L12	2.94'	S 10°02'13" W
L13	26.68'	S 76°46'58" E
L14	19.00'	S 76°46'58" E
L15	19.50'	N 13°13'02" E
L16	18.50'	S 69°13'18" W
L17	21.93'	N 90°00'00" W

LINE TABLE

LINE #	LENGTH	DIRECTION
L18	15.50'	S 69°13'18" W
L19	20.00'	S 13°13'02" W
L20	2.00'	S 76°46'58" E
L21	2.00'	S 76°46'58" E
L22	20.00'	N 13°13'02" E
L23	20.00'	S 6°42'05" W
L24	2.00'	S 83°17'55" E
L25	2.00'	S 83°17'55" E
L26	20.00'	N 6°42'05" E
L27	28.27'	S 89°58'07" E
L28	36.57'	S 89°58'07" E
L29	35.97'	S 89°58'07" E
L30	35.97'	S 89°58'07" E
L31	2.00'	N 0°01'53" E
L32	2.00'	S 0°01'53" W
L33	2.00'	S 0°01'53" W

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

ELMWOOD NORTH FILING NO. 1
NE 1/4 SEC. 33 AND SE 1/4 SEC. 28, T2S, R68W, 6TH P.M.
ADAMS COUNTY, STATE OF COLORADO

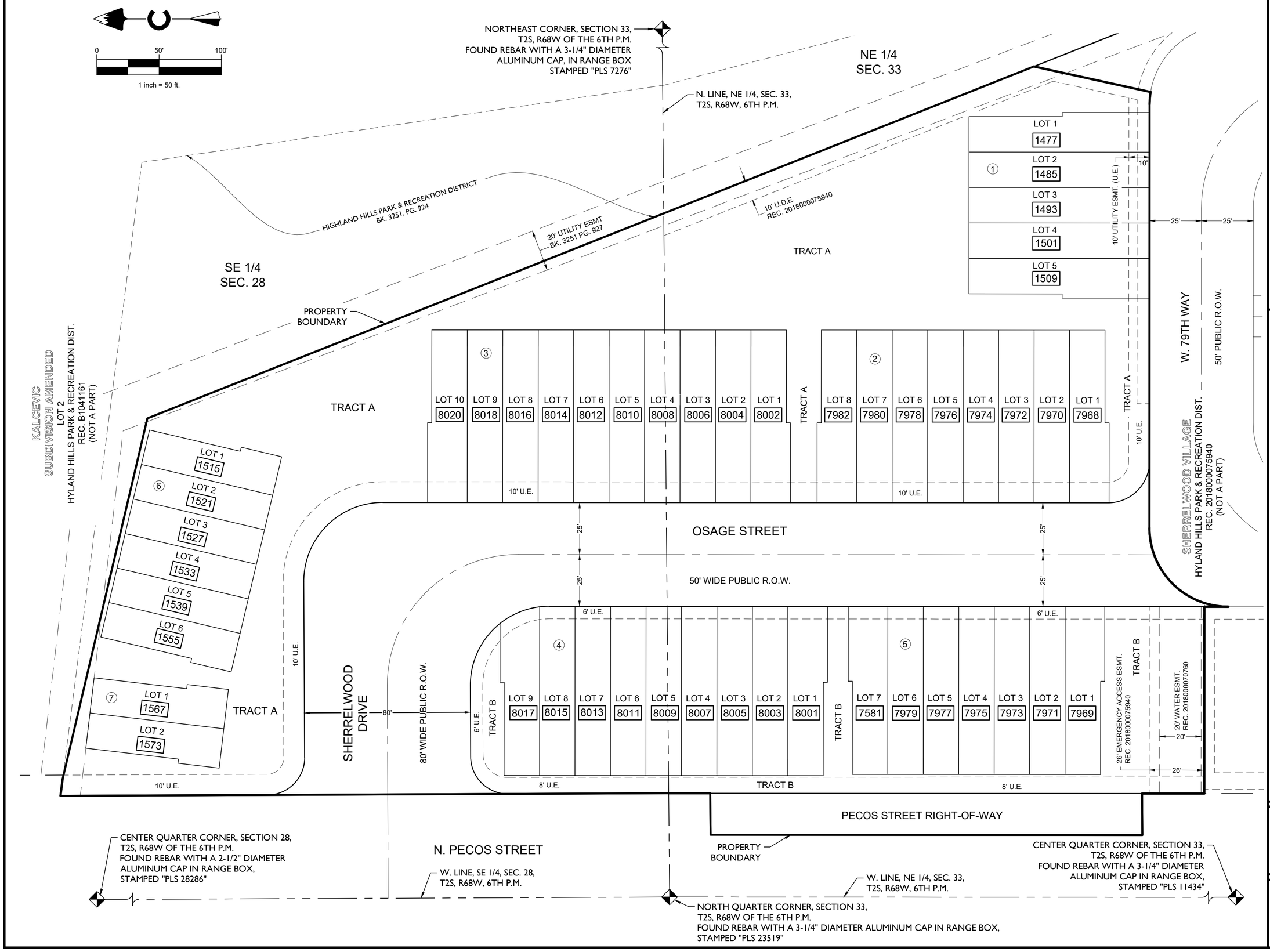
PROJ MGR: DRL
PROJ ENG: DF
CAD: JCA
DATE: 02/16/22

ELMWOOD NORTH FILING NO. 1

CASE NO. PRC2021-00005

PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

ADDRESS SHEET



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CORE

ELMWOOD NORTH FILING NO. 1
NE 1/4 SECTION 33 AND SE 1/4 SECTION 28, T2S, R68W, 6TH P.M.
ADAMS COUNTY, STATE OF COLORADO

PROJ MGR:	DRL
PROJ ENG:	DF
CAD:	JCA
DATE:	02/16/22

SHEET
OF
15-018

EXHIBIT A

SOUTHEAST QUARTER, SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NO. 2019000075343, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28, THENCE N 14°54'44" E, A DISTANCE OF 195.06 FEET TO THE POINT OF BEGINNING;
THENCE N 11°02'48" E, A DISTANCE OF 20.00 FEET;
THENCE S 78°57'12" E, A DISTANCE OF 108.99 FEET;
THENCE S 89°16'52" E, A DISTANCE OF 66.03 FEET;
THENCE S 00°43'08" W, A DISTANCE OF 20.00 FEET;
THENCE N 89°16'52" W, A DISTANCE OF 67.84 FEET;
THENCE N 78°57'12" W, A DISTANCE OF 110.79 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3,536 SQUARE FEET OR 0.081 ACRES, MORE OR LESS.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°30'30" E, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 28, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 23519" TO THE SOUTHEAST CORNER OF SAID SECTION 28, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 7276", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

MILES SMALL
COLORADO PLS 38534
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.

COLORADO LICENSED
MILES SMALL
38534
02/02/2022
PROFESSIONAL LAND SURVEYOR

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 15-018
DATE: 02/02/2022
SHEET 1 OF 2

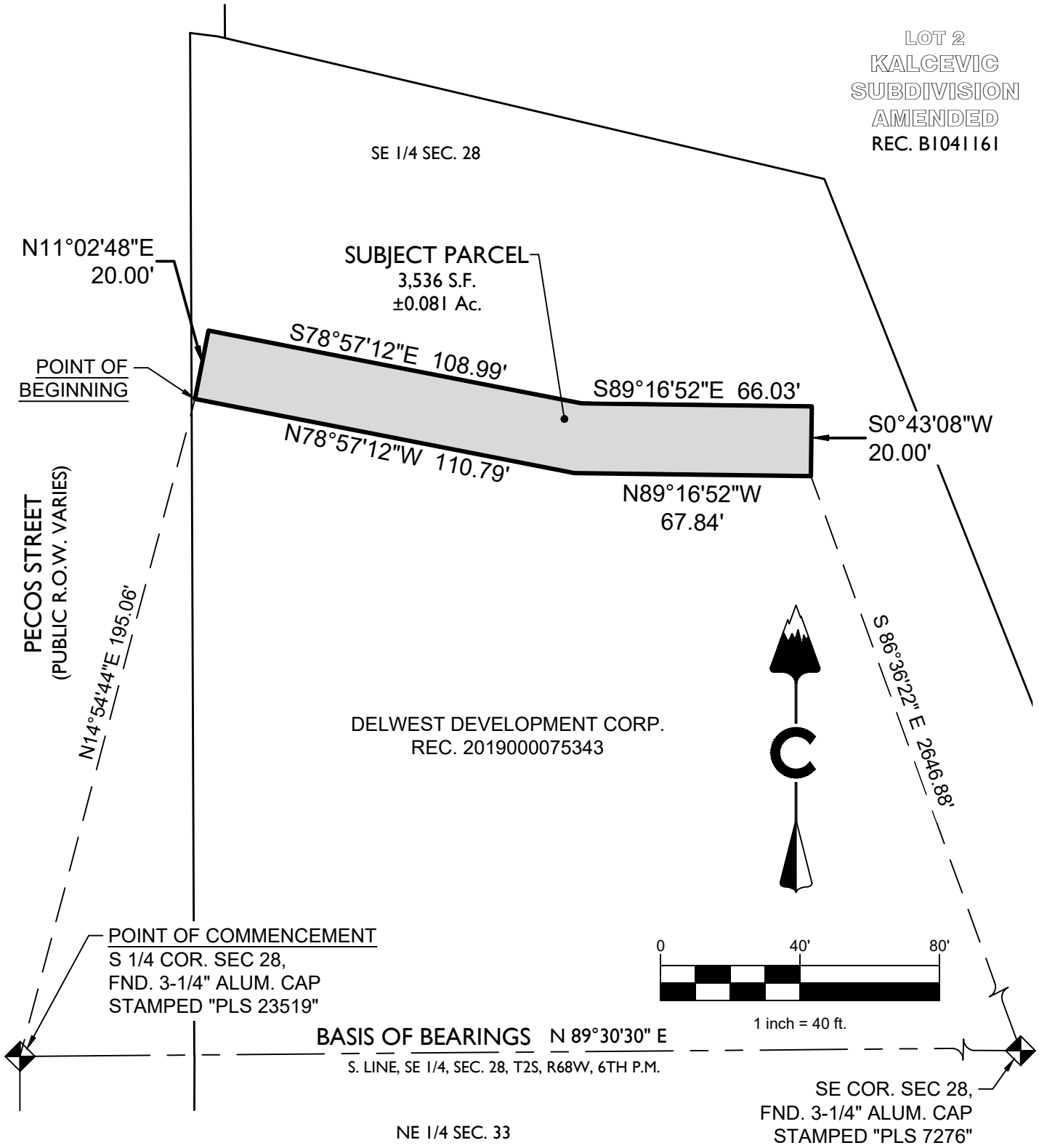
DRAWN BY: J. ANTON
REVIEWED BY: M. SMALL

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT A

SOUTHEAST QUARTER, SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



ALL LOTS, BLOCKS AND EASEMENTS SHOWN HEREON ARE PROPOSED UNLESS OTHERWISE NOTED.

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 15-018
DATE: 02/02/2022
SHEET 2 OF 2

DRAWN BY: J. ANTON
REVIEWED BY: M. SMALL

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

Land Title Guarantee Company
Customer Distribution

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

Order Number: **RND70700124-4** Date: **02/14/2022**

Property Address: **7996 AND 8000 PECOS STREET AND 7957 OSAGE , DENVER, CO 80221**

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

For Closing Assistance

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

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

Land Title Guarantee Company
Estimate of Title Fees

Order Number: **RND70700124-4** Date: **02/14/2022**

Property Address: **7996 AND 8000 PECOS STREET AND 7957 OSAGE , DENVER, CO 80221**

Parties: **DELWEST DEVELOPMENT CORP., A COLORADO CORPORATION**

DELWEST DEVELOPMENT CORP, A COLORADO CORPORATION, AS TO THAT PORTION OF LAND DESCRIBED IN WARRANTY DEEDS RECORDED SEPTEMBER 5, 2019 UNDER RECEPTION NO. 2019000073502 AND SEPTEMBER 10, 2019 UNDER RECEPTION NO. 2019000075343 AND DEED RECORDED JANUARY 28, 2022 UNDER RECEPTION NO. 2022000008812 AND ELMWOOD POINTE LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO THAT PORTION OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED JUNE 10, 2019 UNDER RECEPTION NO. 2019000044105 AND SHIRLEY DUNOMES, AS TO THAT PORTION OF LAND DESCRIBED IN WARRANTY DEED RECORDED MARCH 31, 2020 UNDER RECEPTION NO. 2020000029034 EXCEPT PORTION DEEDED ON JANUARY 28, 2022 UNDER RECEPTION NO. 2022000008812 AND 7840 PECOS INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO THAT PORTION OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 16, 2018 UNDER RECEPTION NO. 20150000104930

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

Estimate of Title insurance Fees	
"TBD" Commitment	$423.00
RESEARCH INCOME-COMML	$270.00
TBD - TBD Income	$-693.00
	Total $0.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Thank you for your order!	

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

Chain of Title Documents:

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

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

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

Adams county recorded 12/16/2015 under reception no. 20150000104930

Adams county recorded 03/31/2020 under reception no. 2020000029031

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

Plat Map(s):

Adams county recorded 09/18/2018 under reception no. 2018000075940

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND70700124-4

Property Address:

7996 AND 8000 PECOS STREET AND 7957 OSAGE , DENVER, CO 80221

1. **Effective Date:**

   05/07/2021 at 5:00 P.M.

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

   "TBD" Commitment $0.00
   Proposed Insured:
   DELWEST DEVELOPMENT CORP., A COLORADO
   CORPORATION

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

   A FEE SIMPLE

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

   DELWEST DEVELOPMENT CORP, A COLORADO CORPORATION, AS TO THAT PORTION OF LAND DESCRIBED IN WARRANTY DEEDS RECORDED SEPTEMBER 5, 2019 UNDER RECEPTION NO. 2019000073502 AND SEPTEMBER 10, 2019 UNDER RECEPTION NO. 2019000075343 AND DEED RECORDED JANUARY 28, 2022 UNDER RECEPTION NO. 2022000008812 AND ELMWOOD POINTE LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO THAT PORTION OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED JUNE 10, 2019 UNDER RECEPTION NO. 2019000044105 AND SHIRLEY DUNOMES, AS TO THAT PORTION OF LAND DESCRIBED IN WARRANTY DEED RECORDED MARCH 31, 2020 UNDER RECEPTION NO. 2020000029034 EXCEPT PORTION DEEDED ON JANUARY 28, 2022 UNDER RECEPTION NO. 2022000008812 AND 7840 PECOS INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO THAT PORTION OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 16, 2018 UNDER RECEPTION NO. 20150000104930

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

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

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

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

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND70700124-4

ALUMINUM CAP, STAMPED "PLS 7276", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, THENCE N 89°30'30" E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY THAT RESOLUTION RECORDED IN BOOK 3270 AT PAGE 279, SAID ADAMS COUNTY RECORDS AND THE POINT OF BEGINNING;
THENCE N 00°14'47" W, ALONG THE EAST LINE OF SAID PECOS STREET RIGHT-OF-WAY, AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 293.01 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 3254 AT PAGE 139;
THENCE S 82°41'00" E, ALONG SAID NORTH LINE, A DISTANCE OF 8.12 FEET TO THE WEST CORNER OF PARCEL D, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED IN BOOK 3251 AT PAGE 924;
THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL D, THE FOLLOWING TWO (2) COURSES:
1. S 76°46'56" E, A DISTANCE OF 178.56 FEET;
2. S 21°38'59" E, ALONG THE EAST LINES OF SAID PARCEL DESCRIBED IN BOOK 3254 AT PAGE 139 AND SAID SHERRELWOOD VILLAGE FILING NO. 1 - CORRECTION PLAT NO. 1, A DISTANCE OF 459.50 FEET TO THE EAST CORNER OF LOT 1, BLOCK 4, SAID SHERRELWOOD VILLAGE FILING NO. 1 - CORRECTION PLAT NO. 1;

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

1. S 12°19'21" W, A DISTANCE OF 57.53 FEET TO A POINT ON THE NORTH LINE OF WEST 79TH WAY RIGHT-OF-WAY, AS DEDICATED BY SHERRELWOOD VILLAGE PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000075940 AND A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 09°04'20" AND AN ARC LENGTH OF 6.02 FEET, THE CHORD OF WHICH BEARS N 85°25'57" W, A DISTANCE OF 6.02 FEET;
3. N 89°58'07" W, A DISTANCE OF 204.00 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 59.69 FEET;
5. N 00°01'53" E, A DISTANCE OF 11.47;
6. N 89°58'07" W, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
7. N 00°01'53" E, ALONG SAID EAST LINE, A DISTANCE OF 30.01 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 2019000073502;
8. S 89°30'30" W, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
9. N 00°01'53" E, ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 208.00 FEET TO A POINT BEING 20.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
10. N 89°30'30" E, ALONG A LINE BEING 20.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BEING 50.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, ALSO BEING A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
11. THENCE N 00°01'53" E, ALONG SAID EAST LINE AND ALONG A LINE BEING 50.00 FEET EAST OF AND

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND70700124-4

PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33 A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING TO BE KNOWN AS SHERRELWOOD VILLAGE FILING NO. 2

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: RND70700124-4

All of the following Requirements must be met:

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

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

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

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

THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: RND70700124-4

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

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

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: RND70700124-4

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

    AFFIDAVIT OF PLAT CORRECTION RECORDED SEPTEMBER 4, 2019 UNDER RECEPTION NO. **2019000073330**.
18. TERMS, CONDITIONS AND PROVISIONS OF SHERRELWOOD VILLAGE PLANNED UNIT DEVELOPMENT-FINAL DEVELOPMENT PLAN RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. **2018000075941**.
19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COUNSTRUCTION AND DRAINAGE EASEMENT AGREEMENT RECORDED AUGUST 07, 2019 UNDER RECEPTION NO. **2019000063643**.
20. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED NOVEMBER 08, 2019, UNDER RECEPTION NO. **2019000096873** AND FIRST SUPPLEMENTAL DECLARATION RECORDED MARCH 23, 2020 UNDER RECEPTION NO. **2020000024705**.
21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN LIMITED AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELMWOOD ESTATES (A PLANNED COMMUNITY) RECORDED MAY 07, 2020 UNDER RECEPTION NO. **2020000041819**.
22. DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING, FROM ELMWOOD POINTE, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF ADAMS COUNTY, COLORADO FOR THE USE OF MIDFIRST BANK, A FEDERALLLY CHARTERED SAVINGS ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS TO SECURE THE SUM OF $12,202,280.00 RECORDED JUNE 10, 2019, UNDER RECEPTION NO. **2019000044106**.
23. DEED OF TRUST TO THE PUBLIC TRUSTEE, SECURITY AGREEMENT, AND FINANCING STATEMENT DATED DECEMBER 26, 2019, FROM DELWEST DEVELOPMENT CORP., A COLORADO CORPORATION TO THE PUBLIC TRUSTEE OF ADAMS COUNTY, COLORADO FOR THE USE OF MERCY LOAN FUND, A A COLORADO NON-PROFIT CORPORATION TO SECURE THE SUM OF $1,250,000.00 RECORDED DECEMBER 30, 2019, UNDER RECEPTION NO. **2019000114918**.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: RND70700124-4

24. DEED OF TRUST DATED MARCH 27, 2020 FROM SHIRLEY DUNOMES TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. UNITED WHOLESALE MORTGAGE TO SECURE THE SUM OF $459,900.00, AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF, RECORDED MARCH 31, 2020, UNDER RECEPTION NO. **2020000029032**.
25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION APPROVING APPLICATION IN CASE #PRC2020-00010; SHERRELWOOD VILLAGE PUD AMENDMENT RECORDED MARCH 11, 2021 UNDER RECEPTION NO. **2021000029929**.

LAND TITLE GUARANTEE COMPANY
DISCLOSURE STATEMENTS

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

(A) The Subject real property may be located in a special taxing district.

(B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).

(C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

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

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

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

(A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.

(B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.

(C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.

(D) The Company must receive payment of the appropriate premium.

(E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

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

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

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

(A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and

(B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Commitment For Title Insurance

Issued by Old Republic National Title Insurance Company

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

COMMITMENT CONDITIONS

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

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I—Requirements; and
   (f) Schedule B, Part II—Exceptions; and
   (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

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

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

(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
   (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
   (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
   (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
   (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
   (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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

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

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

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

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

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

Craig B. Rants, Senior Vice President

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

By *President*

Attest *Secretary*

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

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SHERRELWOOD VILLAGE

PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO

PROJECT NO:

LEGAL DESCRIPTION

A PARCEL OF LAND BEING SHERRELWOOD VILLAGE, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000075940 AND THAT PARCEL OF LAND, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2019000075343 TOGETHER WITH THAT PARCEL OF LAND, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2019000073502 ALL IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, THENCE N 89°30'30" E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY THAT RESOLUTION RECORDED IN BOOK 3270 AT PAGE 279, SAID ADAMS COUNTY RECORDS AND THE POINT OF BEGINNING;
THENCE N 00°14'47" W, ALONG THE EAST LINE OF SAID PECOS STREET RIGHT-OF-WAY, AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 293.01 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2019000075343;
THENCE S 82°41'00" E, ALONG SAID NORTH LINE, A DISTANCE OF 8.10 FEET TO THE WEST CORNER OF PARCEL D, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED IN BOOK 3251 AT PAGE 924;
THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL D, THE FOLLOWING THREE (3) COURSES:

1. S 76°46'55" E, A DISTANCE OF 178.58 FEET;
2. S 21°38'59" E, ALONG THE EAST LINES OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2019000075343 AND SAID SHERRELWOOD VILLAGE PLAT, A DISTANCE OF 534.54 FEET;
3. S 33°40'19" E, ALONG THE EAST LINE OF SAID SHERRELWOOD VILLAGE PLAT, A DISTANCE OF 83.13 FEET;

THENCE ALONG THE EAST AND SOUTH LINES OF SAID SHERRELWOOD VILLAGE PLAT, THE FOLLOWING SIX (6) COURSES:

1. S 14°37'52" E, A DISTANCE OF 76.08 FEET;
2. N 88°03'04" E, A DISTANCE OF 39.50 FEET
3. S 17°49'46" E, A DISTANCE OF 104.05 FEET;
4. S 55°05'47" E, A DISTANCE OF 112.26 FEET;
5. S 01°01'29" E, A DISTANCE OF 259.37 FEET, TO A POINT ON THE NORTH LINE OF ELMWOOD PARK SUBDIVISION, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. C0184761, SAID ADAMS COUNTY RECORDS;
6. S 89°32'44" W, ALONG SAID NORTH LINE, A DISTANCE OF 611.65 FEET TO A POINT BEING 50.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33 ALSO BEING A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;

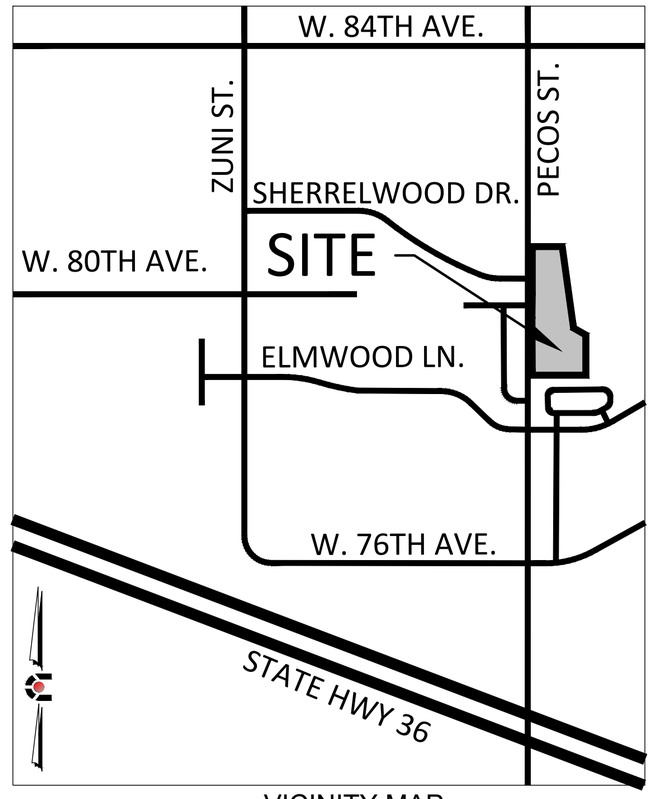
THENCE N 00°01'53" E, ALONG SAID EAST LINE AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 586.62 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID WARRANTY DEED RECORDED AT RECEPTION NO. 2019000073502;

THENCE ALONG THE SOUTH, EAST AND NORTH LINES OF SAID PARCEL OF LAND THE FOLLOWING THREE (3) COURSES:

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

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

CONTAINING AN AREA OF 450,875 SQUARE FEET OR 10.351 ACRES, MORE OR LESS.



VICINITY MAP
SCALE: 1"= 1000'

PLANNER

Terracina Design
10200 E. Girard Avenue, Ste. A314
Denver, Colorado 80231
Contact: Layla Rosales
(303) 632-8867

APPLICANT

DelWest Development Corp.
155 South Madison St. Ste. 326
Denver, Colorado 80209
Contact: Derrell Schreiner
(720) 708-4065

ARCHITECT

Lawrence Architecture Inc.
2686 Alamo Avenue
Littleton, Colorado 80120
Contact: Rick Lawrence
(303) 794-8798

ENGINEER/SURVEY

Core Consultants
1950 W Littleton Blvd. Ste. 109
Littleton, Colorado 80120
Contact: Dave Forbes
(303) 703-4444

SHEET INDEX

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CERTIFICATE OF OWNERSHIP

Delwest Development Corp, A Colorado Corporation, being the owner of Sherrelwood Village located in the county of Adams, State of Colorado, hereby submit this Planned Unit Development - Preliminary Development Plan and agree to perform under the terms noted hereon.

_____
Owner's Signature

State of _____)
County _____) ss
City _____)

The foregoing ownership certificate was acknowledged before me this _____ day of _____,
20__.

Notary Public _____

My Commission Expires: _____

BOARD OF COUNTY COMMISSIONERS APPROVAL

Approved by the Adams County Board of County Commissioners
this _____ day of _____, 20____

_____
Chair

CLERK & RECORDERS CERTIFICATE

This Preliminary Development Plan was filed for record in the Office of the Adams County Clerk and Recorder in the State of Colorado at _____m. on the ___day of _____ 20____.

_____
County Clerk and Recorder

_____
By Deputy

ADDITIONS AND DELETIONS

The following Additions and Deletions in the PUD were made by the Board of County Commissioners at the time of approval.

_____
_____
_____
_____

Case No. PRC2021-00005

SHEET TITLE
COVER SHEET
SHEET NUMBER
1 OF 14

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME
SHERRELWOOD VILLAGE
FINAL DEVELOPMENT PLAN- AMENDMENT 1
ADAMS COUNTY, COLORADO

ISSUE DATE
10-16-2020

NOT FOR CONSTRUCTION

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SHERRELWOOD VILLAGE

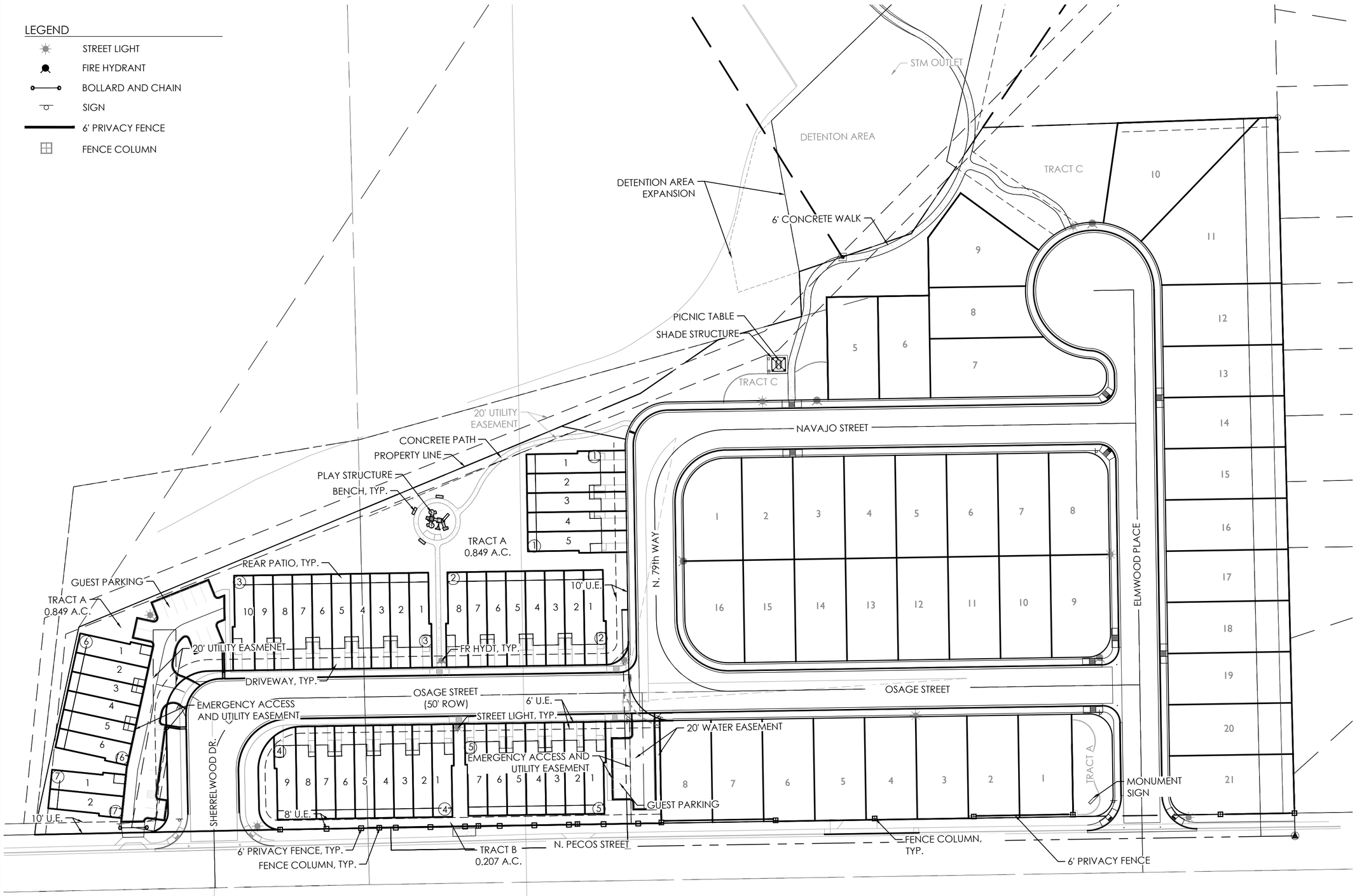
PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO

PROJECT NO:

LEGEND

- STREET LIGHT
- FIRE HYDRANT
- BOLLARD AND CHAIN
- SIGN
- 6' PRIVACY FENCE
- FENCE COLUMN



Case No. PRC2021-00005

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

2 OF 14

terracina design
10200 E. Girard Ave, A-314
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ph: 303.632.8867

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SHERRELWOOD VILLAGE

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PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO

PROJECT NO:

GENERAL NOTES

A. SITE COMPLIANCE NOTE:

1. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED BY ADAMS COUNTY UNTIL ALL ON-SITE AND PUBLIC IMPROVEMENTS SUCH AS GRADING, DRAINAGE, SIDEWALKS, CURB AND GUTTER, SPECIALTY PAVING AND ALLOTHER FEATURES THAT APPEAR ON THE APPROVED SITE PLAN ARE COMPLETED.
2. SURFACED ACCESS ROADS OR STREETS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
3. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PROVIDED DRIVES.
4. ADAMS COUNTY IS NOT RESPONSIBLE FOR PRIVATE LANDSCAPING, STRUCTURES AND FACILITIES (WALLS, FENCES, ETC.) WITHIN STORM AND SANITARY SEWER EASEMENTS.
5. ON-SITE STORM DRAINAGE FACILITIES AND LANDSCAPING SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER; ITS SUCCESSORS AND/OR ASSIGNS.

B. LIGHTING NOTE:

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

C. MAINTENANCE RESPONSIBILITY NOTES:

1. THE OWNERS OF THE SINGLE FAMILY LOTS, THEIR SUCCESSORS, HEIRS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO AN APPROVED SITE PLAN. THAT AREA SHALL BE DEEMED TO INCLUDE AN AREA MEASURED FROM THE BACK OF THE CURB LINE TO, AND INCLUDING ALL AREAS SUBJECT TO THE APPROVED SITE PLAN AND DRAINAGE REPORT.
2. THE TOWNHOME LANDSCAPE AREA WITHIN LOTS 1 AND 2 OF SHERRELWOOD VILLAGE FIRST AMENDMENT OF THE PLAT WILL BE MAINTAINED BY THE HOA.
3. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, A GROUND COVER MUST REPLACE A GROUND COVER, ETC.. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN ANY EVENT, SUCH REPLACEMENT TIME SHALL NOT EXCEED ONE (1) YEAR. ANY REPLACEMENT WHICH CONFORMS TO THE REQUIREMENTS OF THIS SECTION, SHALL NOT BE CONSIDERED AN AMENDMENT TO THE SITE PLAN.

D. SIGNAGE NOTE:

1. APPROVAL OF A SIGN PERMIT IS REQUIRED WHICH WILL INCLUDE A SITE PLAN TO VERIFY ANY POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND UTILITY EASEMENTS.

E. DOWNSPOUT NOTE:

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

F. MAILBOX LOCATION:

1. MAILBOXES SHALL BE LOCATED ON OSAGE STREET, ADJACENT TO TRACT A FOR SINGLE FAMILY HOMES. MAILBOXES WILL BE CENTRALLY LOCATED FOR THE TOWNHOMES. EXACT LOCATION AND CONFIGURATION TO BE DETERMINED BY UNITED STATES POSTAL SERVICE REQUIREMENTS AND GUIDELINES.

G. FENCING:

1. SIX FOOT HEIGHT PRIVACY FENCE IS PROVIDED ON THE PDP. HOWEVER, HOMEOWNERS ADJACENT TO OPEN SPACE MAY INSTALL 42" HEIGHT OPEN RAIL OR OPAQUE FENCING.
2. PRIVATE LOT OWNERS WILL BE ALLOWED TO INSTALL SIX FOOT HEIGHT PRIVACY FENCE ALONG SIDE AND REAR LOT LINES WHERE ADJACENT TO NEIGHBORING LOTS. WING WALL PRIVACY FENCE MAY BE INSTALLED FROM THE SIDE YARD FENCE TO THE FRONT CORNER OF THE HOUSE. FENCING MAY NOT BE PLACED ANY FURTHER FORWARD ON THE LOT THAN THE FRONT CORNERS OF THE MAIN LIVING AREA OF THE HOME, INCLUDING THE GARAGE
3. FENCING MAY NOT BE PAINTED ANY COLORS. ONLY A SEALANT PRODUCT TO PROTECT THE WOOD MAY BE USED AS LONG AS IT DOES NOT ALTER THE NATURAL COLOR OF THE WOOD.

H. PUBLIC LAND DEDICATION FEE.

1. PER CHAPTER 5 OF THE COUNTY'S DEVELOPMENT STANDARDS AND REGULATIONS, THE DEVELOPER IS REQUIRED TO DEDICATE LAND TO SUPPORT NEW OR EXPANDED PARKS AND SCHOOLS TO SERVE THE RESIDENTS OF THE PROPOSED SUBDIVISION. AS AN ALTERNATIVE TO LAND DEDICATION, THE BOARD OF COUNTY COMMISSIONERS MAY REQUIRE THE PAYMENT OF CASH-IN-LIEU. PER THE MARKET VALUE CALCULATIONS IN CHAPTER 5 OF THE COUNTY'S SUBDIVISION REGULATIONS, $_____, OR ____ ACRES OF LAND, IS REQUIRED TO SATISFY THE NEIGHBORHOOD PARK REQUIREMENT. THE DEVELOPER HAS AGREED TO CONTRIBUTE $50,000 TO HYLAND HILLS PARKS AND RECREATION TO CONSTRUCT IMPROVEMENTS IN THE ADJACENT SHERRELWOOD PARK. A CREDIT IN THE AMOUNT OF $50,000 FOR THE IMPROVEMENTS LOCATED IN SHERRELWOOD PARK SHALL BE APPLIED TO THE REQUIRED PUBLIC LAND DEDICATION REQUIREMENTS (CASH-IN-LIEU) FOR NEIGHBORHOOD PARKS.

I. TRASH NOTE:

1. TRASH SHALL BE LOCATED IN INDIVIDUAL UNITS VIA TRASH CONTAINERS.

Case No. PRC2021-00005

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

SHERRELWOOD VILLAGE
FINAL DEVELOPMENT PLAN- AMENDMENT 1
ADAMS COUNTY, COLORADO

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SHERRELWOOD VILLAGE

PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO

PROJECT NO:

NARRATIVE

A. EXPLANATION OF THE CHARACTERISTICS OF THE PUD AND ITS POTENTIAL IMPACT ON THE SURROUNDING AREA:

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

B. EXPECTED DENSITIES AND LAND COVERAGE:

SHERRELWOOD VILLAGE CONSISTS OF 41 SINGLE FAMILY DETACHED LOTS AND 47 TOWNHOMES UNITS ON 10.4 ACRES FOR A MAXIMUM DENSITY OF 8.5 DU/AC.

C. NUMBER, TYPE AND SIZE OF BUILDING UNITS:

FORTY-ONE (41) SINGLE FAMILY DETACHED LOTS AND FORTY-SEVEN (47) TOWNHOMES ARE PROPOSED IN THE SHERRELWOOD VILLAGE PDP. THE HOMES WILL BE ONE AND TWO STORY FRONT LOADED WITH A STANDARD TWO CAR GARAGE. THE SIZES OF THE HOMES WILL VARY FROM 1,300 TO 2,000 SQUARE FEET FOR SINGLE FAMILY AND 1,700 TO 2,300 SQUARE FEET FOR TOWNHOMES.

D. PROVISIONS FOR PARKING:

EACH SINGLE FAMILY HOME WILL HAVE A TWO CAR ATTACHED GARAGE AND AN OFF-STREET DRIVEWAY. EACH TOWNHOME UNIT WILL HAVE A 2 CAR TANDEM GARAGE. MOST TOWNHOME UNITS HAVE DRIVEWAYS ALONG WITH (22) OFF STREET PARKING SPACES FOR GUESTS. THESE FRONT ACCESSED GARAGES AND DRIVEWAYS WILL EASILY ACCOMMODATE THE MINIMUM REQUIRED TWO (2) PARKING SPACES PER HOME AND (1) GUEST SPACE FOR EVERY 2 TOWNHOMES.

E. CIRCULATION AND ROAD PATTERNS:

TWO (2) PUBLIC LOCAL STREETS, A LOOP ROAD AND ONE WITH A CUL-DE-SAC ARE PROVIDED ALLOWING EASY ACCESS TO ALL HOMES. TWO PRIMARY ACCESSES ARE PROVIDED OFF OF PECOS STREET ELMWOOD LANE AND SHERRELWOOD DRIVE. ACCESS TO REGIONAL TRANSPORTATION ROUTES IS VIA PECOS. ALL STREETS WILL HAVE ATTACHED CONCRETE SIDEWALKS AND WILL MEET THE CURRENT STANDARDS FOR STREET CONSTRUCTION WITHIN ADAMS COUNTY. A CONCRETE TRAIL CONNECTION WILL BE PROVIDED TO CONNECT THE DEVELOPMENT TO THE PARK AND PUBLIC SCHOOL TO THE EAST.

F. OWNERSHIP AND MAINTENANCE OF COMMON AREAS:

LANDSCAPE EASEMENT ALONG PECOS ST WILL BE OWNED AND MAINTAINED BY THE HOA

TRACTS A AND C, INCLUDING THE LANDSCAPE WITHIN TOWNHOME LOTS WILL BE OWNED AND MAINTAINED BY THE HOA, ITS SUCCESSORS AND/OR ASSIGNS.

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

PERMANENT SIGNS
THE COMMUNITY MAY HAVE ONE ENTRY MONUMENT SIGN LOCATED WITHIN TRACT A; SETBACK AT LEAST EIGHT (8) FEET FROM THE FRONT PROPERTY LINE (ROW) AND EQUAL TO THE HEIGHT OF THE SIGN FROM SIDE AND REAR PROPERTY LINES. THE MONUMENT WILL BE A MAXIMUM OF SIX (6) FEET IN HEIGHT AND TEN(10) FEET IN LENGTH WITH A MAX SIGN AREA OF THIRTY (30) SQUARE FEET PER SIGN FACE. THE MONUMENT MAY BE INTERNALLY LIGHTED OR HAVE ACCENT LANDSCAPE LIGHTING AND INCLUDE LANDSCAPING OF 2.5 SQUARE FEET PER SQUARE FOOT OF SIGN AREA. THE ENTRY MONUMENT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER, ITS SUCCESSORS AND/OR ASSIGNS.

TEMPORARY MARKETING SIGNS:
INTERIM PROJECT ID - ONE (1) THIRTY-TWO (32) SF (PER SIGN FACE) FREESTANDING MARKETING SIGN, NOT EXCEEDING TWELVE (12) FEET IN HEIGHT IS PERMITTED WITHIN TRACT A. THE SIGN WILL BE REMOVED UPON BUILD OUT OF THE DEVELOPMENT.

MARKETING BANNERS:
UP TO TWO (2) MARKETING BANNERS WITH A MAXIMUM OF THIRTY-TWO (32) SF OF SIGN AREA TO BE MOUNTED ON TEMPORARY OR PERMANENT SITE WALLS, SIGNS MAY NOT BE MOUNTED ON FENCES. MARKETING BANNERS MAY BE INCORPORATED INTO CONSTRUCTION SCREENING.

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

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

I. LOCATION AND TYPES OF LANDSCAPING AND MAINTENANCE PROVISIONS:

PRIVATE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR PROPERTY. ADAMS COUNTY IS NOT RESPONSIBLE FOR REPAIRING OR MAINTAINING LANDSCAPING THAT IS DAMAGED AS A RESULT OF ROADWAY MAINTENANCE ACTIVITIES, INCLUDING BUT NOT LIMITED TO DE-ICING CHEMICALS AND STREET REPAIRS.

J. DESCRIPTION OF BUILDING ENVELOPES INCLUDING SQUARE FOOTAGE AND/OR MINIMUM SETBACKS, HEIGHT AND GENERAL EXTERNAL CHARACTERISTICS:

THERE ARE 41 SINGLE FAMILY DETACHED RESIDENTIAL AND 47 TOWNHOME UNITS IN THIS PDP. SETBACKS, BUILDING HEIGHT AND SQUARE FOOTAGES SHALL BE CONSISTENT WITH THE DEVELOPMENT STANDARDS TABLE ON SHEET 6.

K. COVENANTS, CONDITIONS & RESTRICTIONS TO BE IMPOSED ON THE PUD:

ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES WILL BE DEVELOPED FOR SHERRELWOOD VILLAGE THROUGH THE COVENANTS, CONDITIONS & RESTRICTIONS (CC&R'S); TO BE ADMINISTERED BY THE ESTABLISHED ASSOCIATION OR DISTRICT.

L. ADDITIONAL CONTROLS SUCH AS ARCHITECTURAL CONTROL COMMITTEE OF A PROPERTY OWNER'S ASSOCIATION:

THE COMMUNITY WILL HAVE AN ASSOCIATION OR DISTRICT THAT WILL ENFORCE THE DESIGN STANDARDS THROUGH THE CC&RS.

M. UTILITY SERVICE PROVIDERS:

THE CITY OF THORNTON WILL PROVIDE WATER AND SANITARY SEWER; XCEL ENERGY PROVIDES GAS AND ELECTRIC SERVICES TO THE SITE.

N. ESTIMATED TIMETABLE FOR DEVELOPMENT:

THE ESTIMATED LENGTH OF TIME FOR BUILD-OUT IS BETWEEN TWO (2) AND THREE (3) YEARS.

O. ANY OTHER PERTINENT FACTORS CONCERNING DEVELOPMENT:

ADAMS COUNTY FIRE PROTECTION DISTRICT SERVICES THE PROPERTY.

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NARRATIVE

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terracina design
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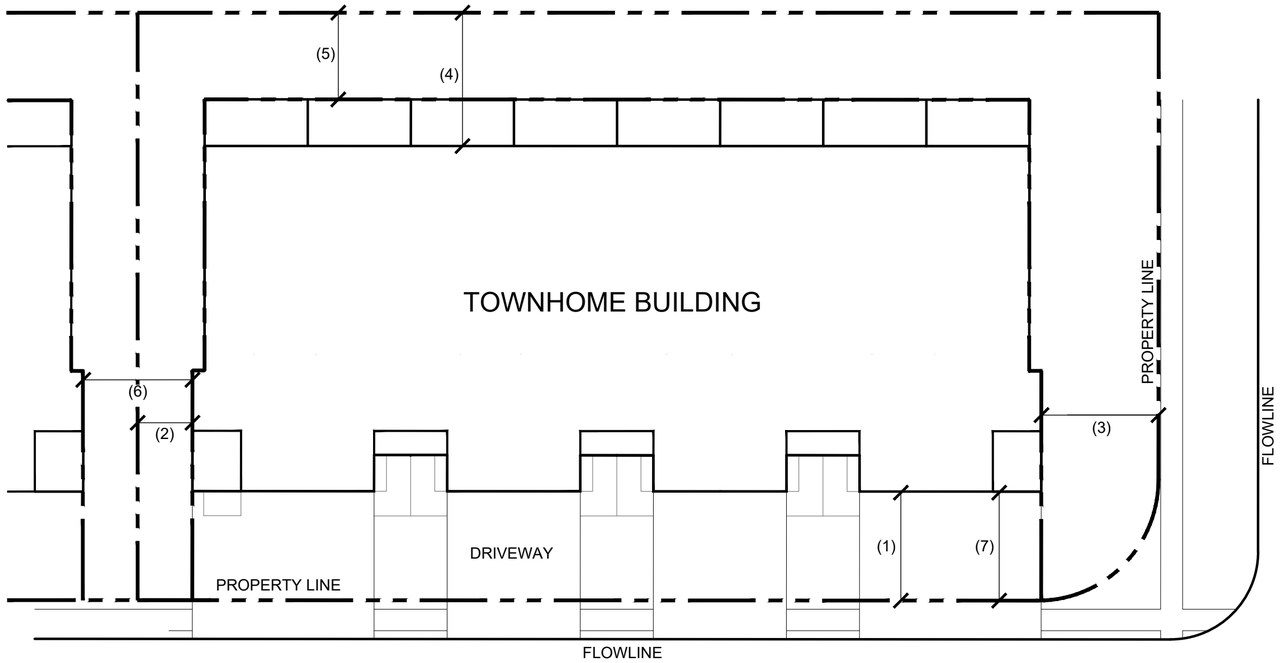
PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO

PROJECT NO:

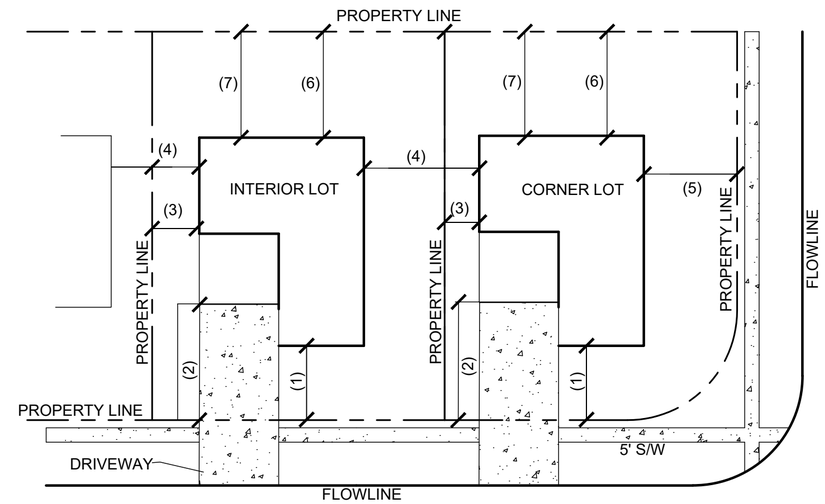


TYPICAL TOWNHOME SETBACK DETAIL

NTS

TOWNHOME LOT SETBACKS

(1) 15' FRONT SETBACK
(2) 5' SIDE SETBACK
(3) 10' SIDE ON STREET SETBACK
(4) 10' REAR SETBACK
(5) REAR PORCH - MAY ENCROACH INTO REAR SETBACK BY 8'
(6) 10' BUILDING SEPARATION
(7) 8' PORCH SETBACK



TYPICAL SINGLE FAMILY SETBACK DETAIL

NTS

SINGLE FAMILY LOT SETBACKS

(1) 10' FRONT SETBACK
(2) 18' GARAGE SETBACK
(3) 5' SIDE SETBACK
(4) 10' BUILDING SEPARATION
(5) 10' SIDE ON STREET SETBACK
(6) 10' REAR SETBACK
(6) 30' REAR SETBACK (BLOCK 1: LOTS 11-21)
(7) REAR PORCH SETBACK - MAY ENCROACH INTO REAR SETBACK BY 8'. CANNOT BE LOCATED OVER AN EASEMENT.

SINGLE FAMILY ACCESSORY STRUCTURE SETBACKS

5' REAR SETBACK
5' SIDE SETBACK
10' SIDE ON STREET SETBACK

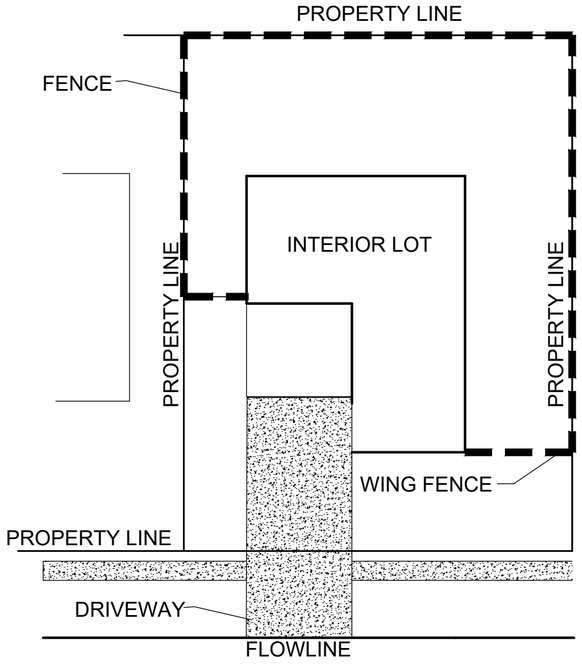
DEVELOPMENT SUMMARY				
LAND USE	ACRES	% ACRES	UNITS	DU/AC
TOWNHOMES	1.5	25.2%	47	
OPEN SPACE - TRACTS	1.7	29.6%		
OPEN SPACE - RIGHT OF WAY	2.7	45.2%		
TOTAL	**5.9**	**100.0%**	**47**	**8.0**

DEVELOPMENT STANDARDS		
USE	SINGLE FAMILY DETACHED HOME	TOWNHOMES
MINIMUM LOT AREA	4,000 S.F.	N/A
MINIMUM FLOOR AREA	1,500 S.F.	1,700 S.F.
MINIMUM LOT WIDTH, (CORNER LOT)	45' (50')	N/A
MAXIMUM LOT COVERAGE	70%	70%
BUILDING COVERAGE		70% MAX
MAXIMUM DENSITY	41 LOTS	47 LOTS
MAXIMUM BUILDING HEIGHT:		
PRIMARY (ACCESSORY)	30' (18')	35' (N/A)

* ANY STANDARDS AND ALLOWANCES NOT EXPLICITLY LISTED IN THIS PUD SHALL FOLLOW R-3 ZONING

NOTES:

(A) BAY WINDOWS, CANTILEVERS, CHIMNEYS, EXTERIOR POSTS, SOLAR PANELS, MECHANICAL EQUIPMENT, LIGHT FIXTURES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH TWO (2) FEET INTO SETBACKS. IN NO INSTANCE MAY AN ENCROACHMENT CROSS A PROPERTY LINE OR UTILITY EASEMENT.
(B) SETBACKS ARE MEASURED TO RIGHT OF WAY OR PROPERTY LINE.
(C) ACCESSORY STRUCTURES ARE NOT PERMITTED IN FRONT YARDS
(D) 'FRONT YARD' SHALL BE CONSIDERED THAT AREA DEFINED BY THE WIDTH OF THE LOT AND THE DEPTH FROM THE RIGHT-OF-WAY LINE TO FRONT WALL OF THE PRINCIPAL STRUCTURE.



TYPICAL SINGLE FAMILY FENCE DETAIL

NTS

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SHERRELWOOD VILLAGE

PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

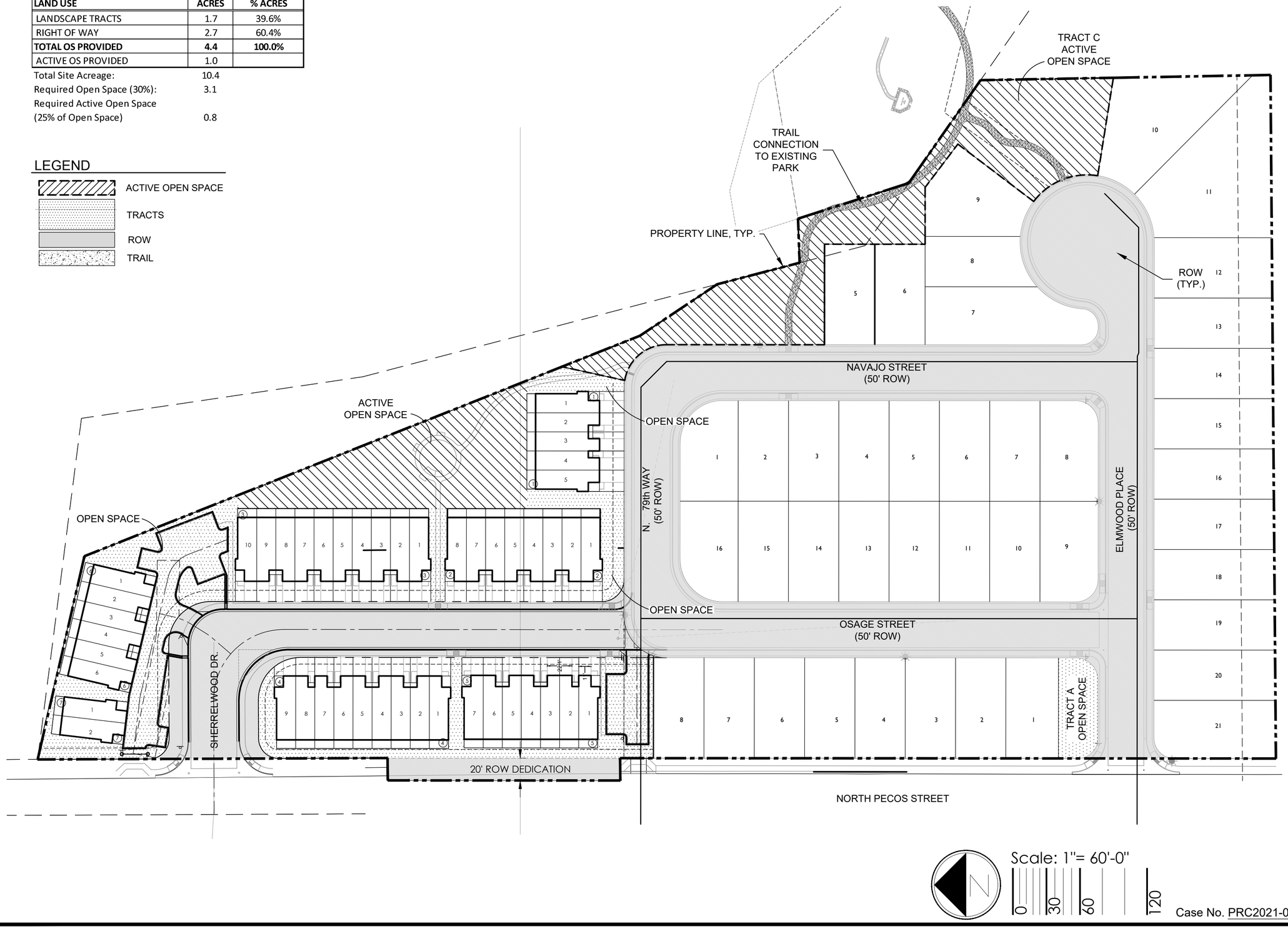
PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO

PROJECT NO:

OPEN SPACE SUMMARY		
LAND USE	**ACRES**	**% ACRES**
LANDSCAPE TRACTS	1.7	39.6%
RIGHT OF WAY	2.7	60.4%
TOTAL OS PROVIDED	**4.4**	**100.0%**
ACTIVE OS PROVIDED	1.0	
Total Site Acreage:	10.4	
Required Open Space (30%):	3.1	
Required Active Open Space (25% of Open Space)	0.8	

LEGEND

- ACTIVE OPEN SPACE
- TRACTS
- ROW
- TRAIL



Case No. PRC2021-00005

SHEET TITLE

OPEN SPACE PLAN

SHEET NUMBER

6 OF 14

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

SHERRELWOOD VILLAGE
FINAL DEVELOPMENT PLAN- AMENDMENT 1
ADAMS COUNTY, COLORADO

ISSUE DATE

10-16-2020

NOT FOR CONSTRUCTION

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SHERRELWOOD VILLAGE

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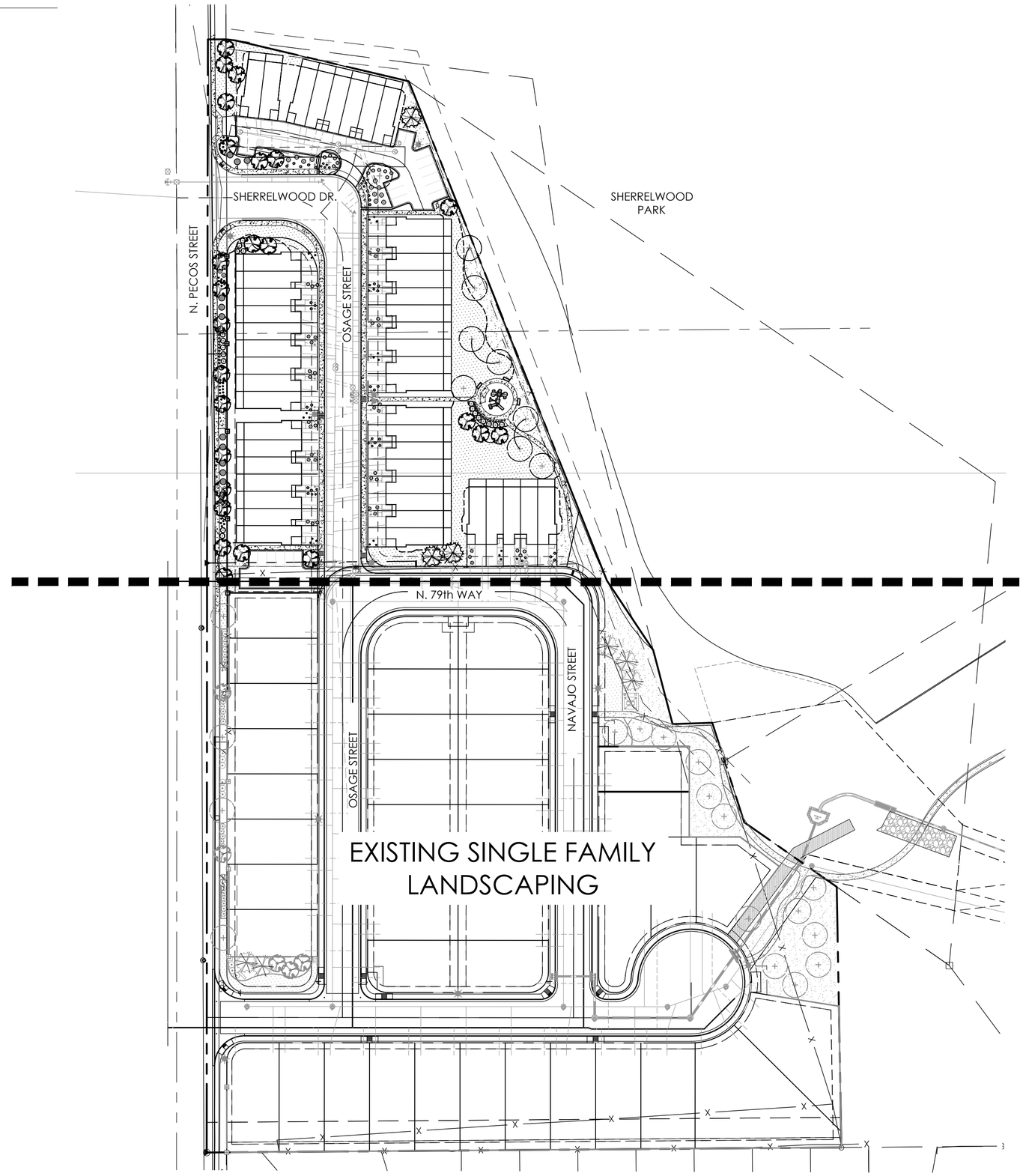
PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO

PROJECT NO:

LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- NATIVE SEED
- CONCRETE WALK
- TURF
- STEEL EDGER
- STREET LIGHT
- FENCE
- FENCE COLUMN



Scale: 1"= 80'-0"

0 40 80 160

Case No. PRC2021-00005

SHEET TITLE

OVERALL LANDSCAPE PLAN

SHEET NUMBER

7 OF 14

terracina design
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PROJECT NO:

LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
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- TURF
- STEEL EDGER
- STREET LIGHT
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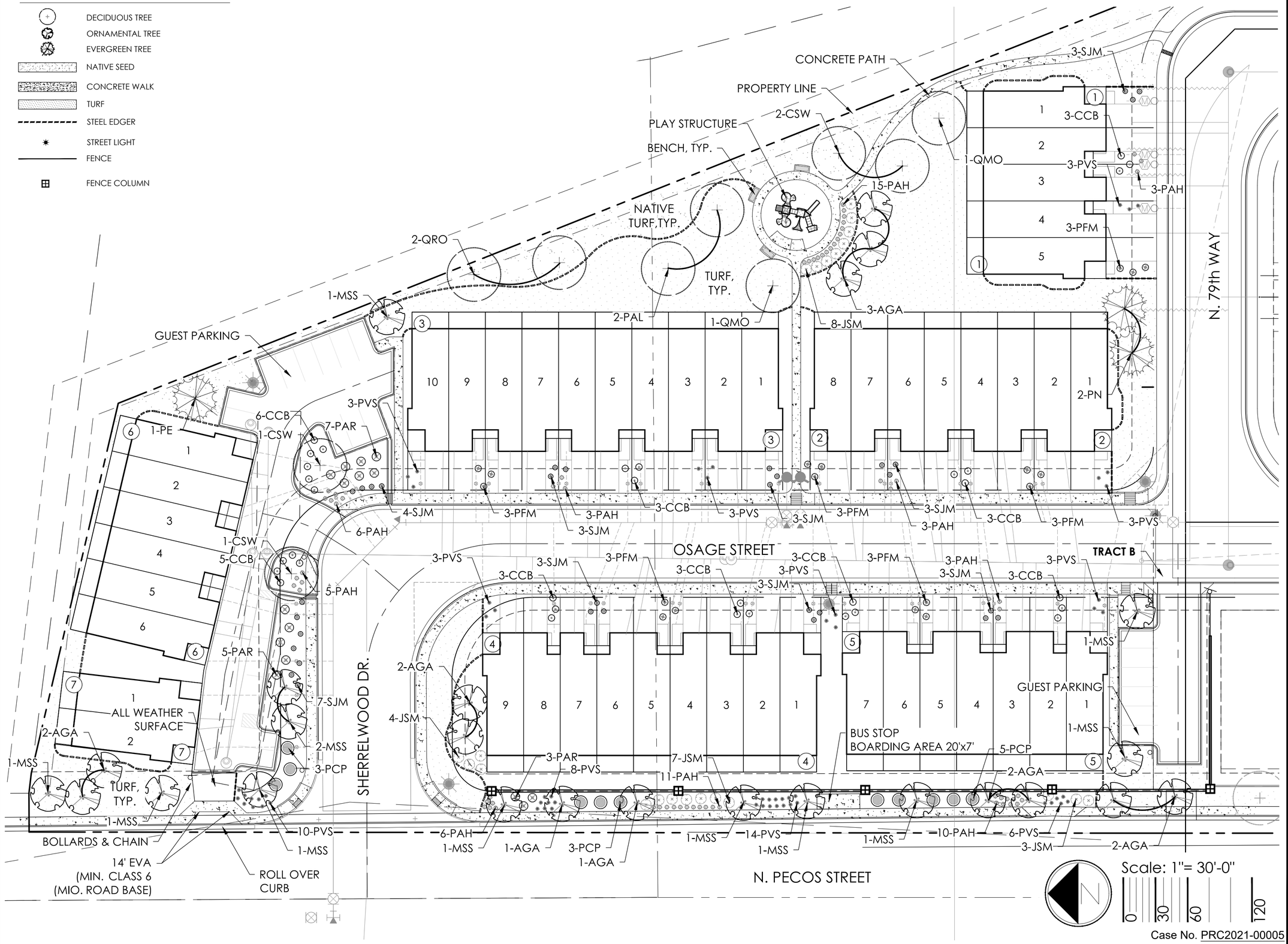
- FENCE COLUMN



Case No. PRC2021-00005

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OVERALL LANDSCAPE PLAN

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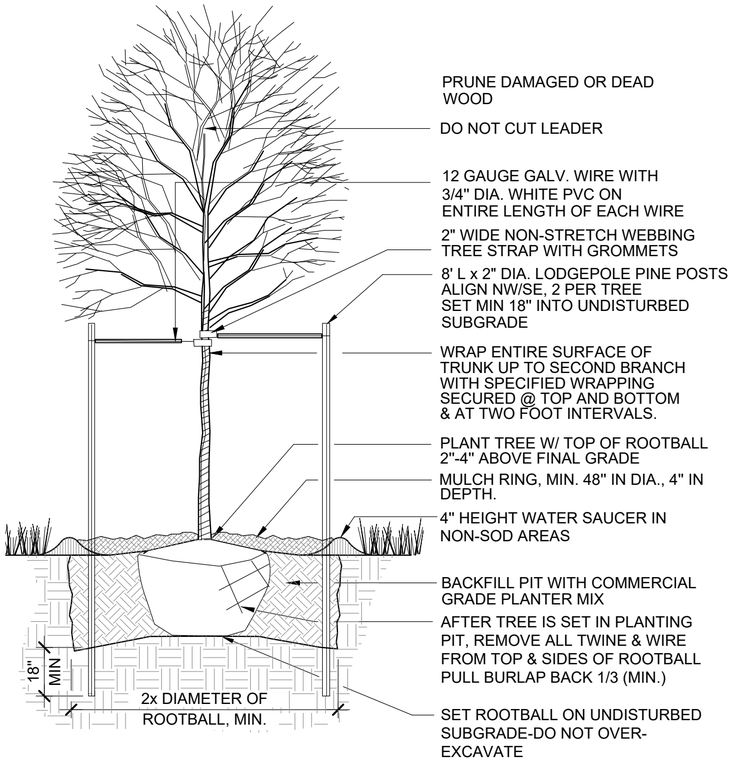
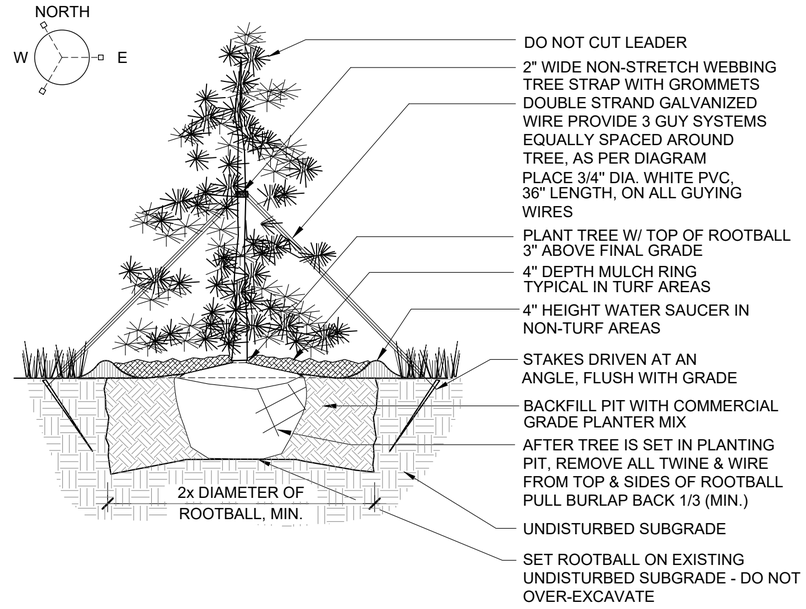


1 DECIDUOUS TREE PLANTING

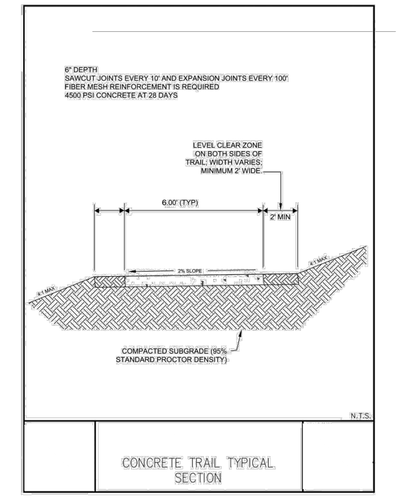
NOT TO SCALE



1. INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN LAWN AREAS.
2. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

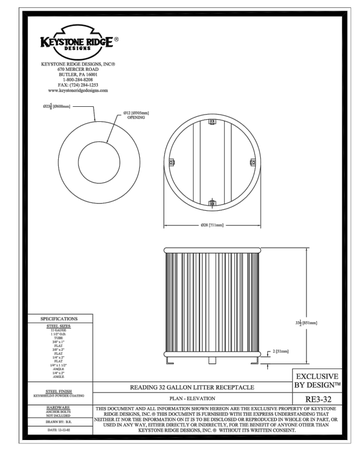
2 EVERGREEN TREE PLANTING

NOT TO SCALE



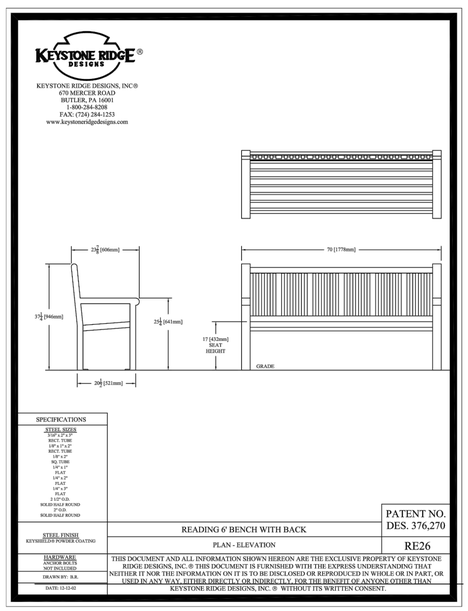
3 6' CONCRETE TRAIL

NOT TO SCALE



4 TRASH CAN

NOT TO SCALE



5 6' BENCH

NOT TO SCALE

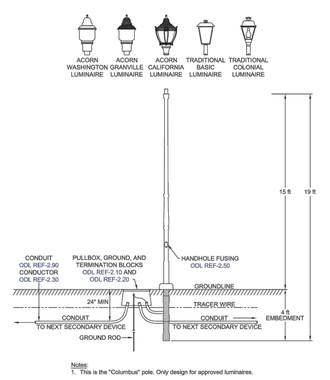
POST TOP LUMINAIRE
TRADITIONAL - BASIC

Traditional Basic			
Description: For use on 3" OD pole top tenon	**C/U**	**Luminaire Cat ID**	**Color**
HPS			
Traditional Basic - 70 W - post top[9]	**ESLTB07HK**	53987	Black
Traditional Basic - 100 W - post top[5]	**ESLTB10HK**	54008	Black
Traditional Basic - 150 W - post top[5]	**ESLTB15HK**	216477	Black
Traditional Basic - 70 W - post top[9]	**ESLTB07HZ**	214340	Dark Bronze
Traditional Basic - 100 W - post top[5]	**ESLTB10HZ**	106552	Dark Bronze
Traditional Basic - 150 W - post top[5]	**ESLTB15HZ**	106553	Dark Bronze

Notes:
1. C/Us include the luminaire, photo control, and the correct lamp type.
2. Design only 70, 100, and 150-Watt lamps. Design only 120 V lighting systems.
3. Design Traditional poles, arms, etc., using sections PL-INDEX, AM-INDEX and ODL REF-INDEX.
4. Traditional luminaires are 3" OD post top mounted.
5. Check for proper illumination levels according to type of application.
6. All Traditional luminaires are pre-wired for 120 V at the factory. However all standard Traditional luminaires have multi-voltage ballasts that support the following voltages: 120 V, 208 V, 240 V, and 277 V. Traditional luminaires must be re-wired to support voltages if other than 120 V.

Xcel Energy	Issued	Replaces	Approved	File	OUTDOOR LIGHTING MANUAL
	Jan-17	Jan-16	ML	LM-13.00	Page LM-13.00

ALUMINUM POLE - TENON TOP
POST TOP LUMINAIRES
DIRECT BURIED

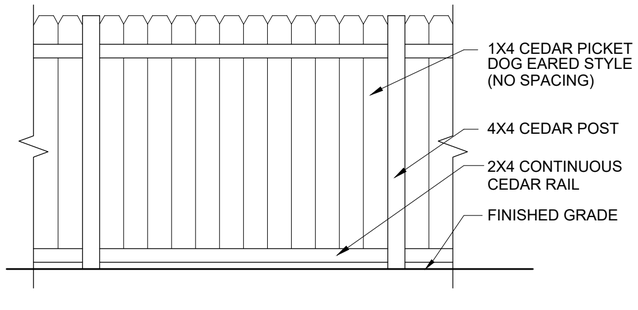


Notes:
1. This is the "Columbus" pole. Only design for approved luminaires.

Xcel Energy	Issued	Replaces	Drawn by	Approved	File	OUTDOOR LIGHTING MANUAL
	Jan-16	New	JD	GWS	PL_7.00	Page PL-7.00

6 STREET LIGHTING DETAIL

NOT TO SCALE



7 6 HT. PRIVACY FENCE

NOT TO SCALE

* ALL IMAGES ARE CONCEPTUAL. FINAL STRUCTURES TO BE DETERMINED

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LANDSCAPE DETAILS

SHEET NUMBER

9 OF 14

terracina design
10200 E. Girard Ave, A-314
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ph: 303.632.8867

PROJECT NAME

SHERRELWOOD VILLAGE
FINAL DEVELOPMENT PLAN- AMENDMENT 1
ADAMS COUNTY, COLORADO

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SHERRELWOOD VILLAGE

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PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO

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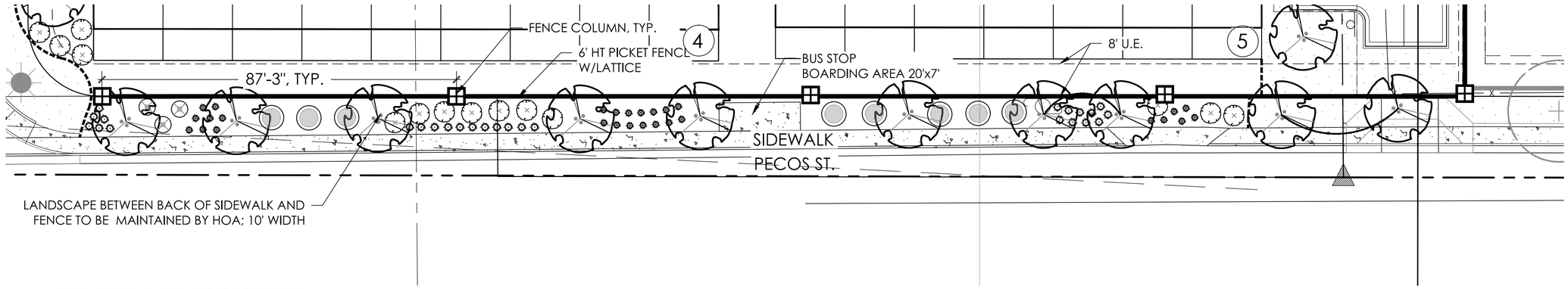
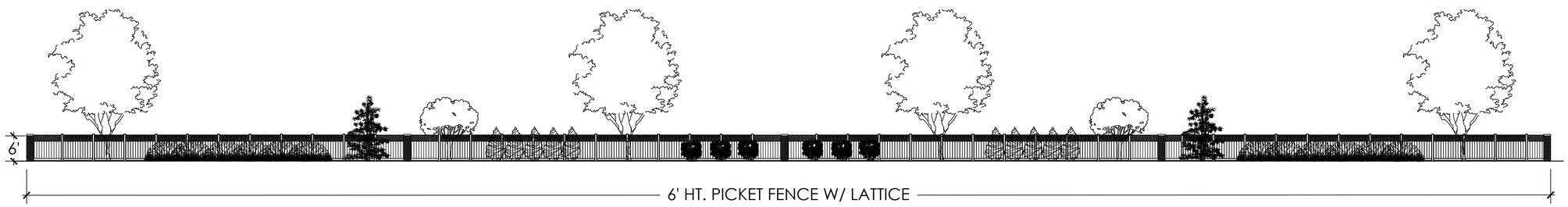


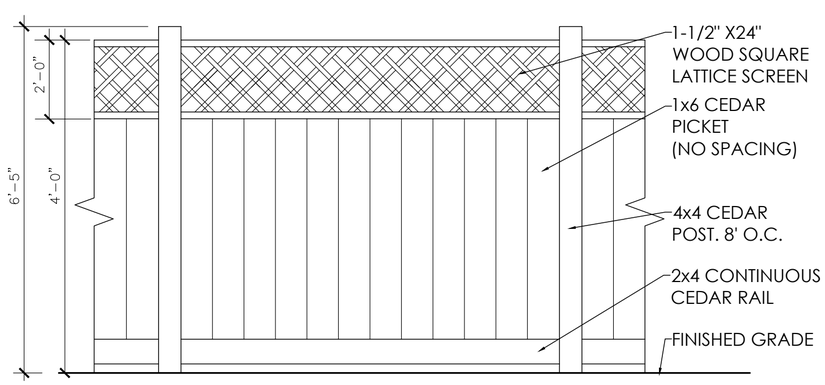
1 PLAN VIEW ALONG PECOS ST.

NOT TO SCALE



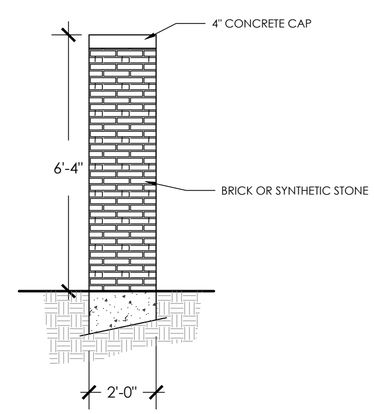
2 ELEVATION FACING PECOS ST.

NOT TO SCALE



3 6' HT. PICKET FENCE W/LATTICE

NOT TO SCALE



4 FENCE COLUMN

TYPICAL, BUT SUBJECT TO CHANGE

NOT TO SCALE

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PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO

PROJECT NO:

LANDSCAPE NOTES

1. THE HOMEOWNERS OR THEIR SUCCESSORS AND ASSIGNS SHALL MAINTAIN ALL IRRIGATION AND LANDSCAPING WITHIN EACH RESPECTIVE LOT. SEE ALSO 'GENERAL NOTES' 'C' INCLUSIVE.
2. FRONT AND SIDE SETBACKS: THE ENTIRE FRONT AND SIDE SETBACKS SHALL BE LANDSCAPED, EXCEPT FOR DRIVEWAYS.
3. BACK YARD SETBACK: A MINIMUM OF THIRTY PERCENT (30%) OF THE BACK YARD SHALL BE LANDSCAPED IN SINGLE FAMILY LOTS
4. REQUIRED GROUND COVER: A MINIMUM OF THIRTY PERCENT (30%) OF THE REQUIRED FRONT AND SIDE LANDSCAPE AREA MUST BE COVERED BY LIVING GROUND MATERIAL, SUCH AS LOW GROWING GROUND COVER, SHRUBS, OR GRASS, WITHIN ONE (1) YEAR FOLLOWING OCCUPANCY AND THEREAFTER.
5. REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO (2) ORNAMENTAL TREES AND FIVE (5) SHRUBS, SHALL BE REQUIRED FOR EACH SINGLE FAMILY LOT. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.
6. MINIMUM SIZE REQUIREMENTS: MINIMUM SIZE REQUIREMENTS FOR TREES AND SHRUBS SHALL BE:

PLANT TYPE	MATURE HEIGHT	MINIMUM PLANT SIZE AT PLANTING
ORNAMENTALS	LESS THAN 20'	1" TO 1-1/2"
LARGE DECIDUOUS	OVER 20'	2" TO 2-1/2"
EVERGREENS (SM.)	LESS THAN 20'	5' TALL
EVERGREENS (LG.)	OVER 20'	6' TALL
LOW SHRUBS	1' TO 3'	5 GALLON
UPRIGHT SHRUBS	3' TO 10'	5 GALLON

7. CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING AND SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR AT LOCATIONS OF PROPOSED SHRUBS, OR WITHIN EIGHT (8) FEET OF PROPOSED TREES, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER'S REPRESENTATIVE. DAMAGE TO EXISTING UTILITIES BY THE LANDSCAPE CONTRACTOR IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
8. ALL SHRUB BEDS TO BE CONTAINED WITH GREEN 4" DEPTH, 3/16" THICK PRO STEEL EDGING.
9. INSTALL 3" DEPTH OF 3/4" CRUSHED GRANITE MULCH OVER SPUNBOND POLYESTER FABRIC IN ALL SHRUB BEDS.
10. BLUEGRASS TURF AREAS, NATIVE GRASS AREAS AND SHRUB BEDS SHALL BE PREPARED WITH ASPEN RICH COMPOST OR AN APPROVED EQUAL AT A RATE OF 3 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
11. TURF AND SHRUB BEDS SHALL BE IRRIGATED WITH AN UNDERGROUND AUTOMATED IRRIGATION SYSTEM AND SHALL PROVIDE HEAD TO HEAD COVERAGE. NATIVE SEED AREAS DO NOT REQUIRE PERMANENT IRRIGATION.

LANDSCAPE INSTALLATION & MAINTENANCE CHART

INSTALLATION AND MAINTENANCE		
AREA	INSTALLATION	MAINTENANCE
TOWNHOME LOTS 1-2	OWNER/DEVELOPER	HOA
TRACT A AND C	OWNER/DEVELOPER	HOA
LANDSCAPE ADJACENT TO:		
BLOCK 1: LOTS 1-21	BUILDER	HOMEOWNER
BLOCK 2: LOTS 1-8	BUILDER	HOMEOWNER
BLOCK 3: LOTS 1-16	BUILDER	HOMEOWNER
NORTH PECOS STREET	OWNER/DEVELOPER	HOA
LANDSCAPE EASEMENT ALONG PECOS ST	OWNER/DEVELOPER	HOA

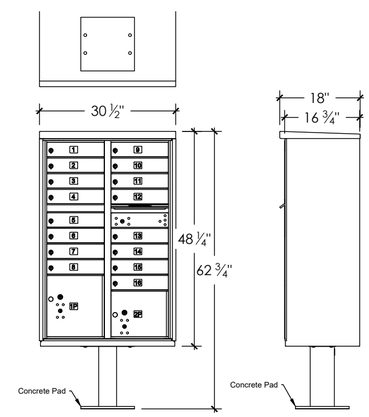
PLANT LIST

QTY	SYM	SCIENTIFIC NAME	COMMON NAME	SIZE	QUALITY
DECIDUOUS SHADE TREES					
4	CSW	CATALPA SPECIOSA	WESTERN CATALPA	2.5" CAL	B&B, SPECIMEN QUALITY
2	QRO	QUERCUS ROBUR	ENGLISH OAK	2.5" CAL	B&B, SPECIMEN QUALITY
2	QMO	QUERCUS MACROCARPA	BUR OAK	2.5" CAL	B&B, SPECIMEN QUALITY
2	PAL	POPULUS X ACUMINATA	LANCELEAF COTTONWOOD	2.5" CAL	B&B, SPECIMEN QUALITY
DECIDUOUS ORNAMENTAL TREES					
13	AGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLANCE SERVICEBERRY	2" CAL	B&B, SPECIMEN QUALITY
11	MSS	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL	B&B, SPECIMEN QUALITY
EVERGREEN TREES					
2	PN	PINUS NIGRA	AUSTRIAN PINE	8' HT	B&B, SPECIMEN QUALITY
1	PE	PINUS EDULIS	PINON PINE	8' HT	B&B, SPECIMEN QUALITY
EVERGREEN SHURBS					
46	JSM	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	5 GAL	CONT.
DECIDUOUS SHRUBS					
32	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIRAEA	5 GAL	CONT.
15	PAR	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	CONT.
11	PCP	PRUNUS X CISTENA	PURPLE-LEAF SAND CHERRY	5 GAL	CONT.
18	PFM	POTENTILLA FRUTICOSA GOLD DROP	GOLD DROP POTENTILLA	5 GAL	CONT.
32	SJM	SPIREA JAPONICA, MAGIC CARPET	SPIREA, MAGIC CARPET	5 GAL	CONT.
GRASSES					
98	PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	5 GAL	CONT.
59	PVS	PANNICUM VIRGATUM, SHENANDOAH	SWITCHGRASS, SHENANDOAH	5 GAL	CONT.

* ALL IMAGES ARE CONCEPTUAL. FINAL STRUCTURES TO BE DETERMINED

1 PLAY STRUCTURE

IMAGES FOR REFERENCE ONLY



NOTES:
1) MODEL # 3300 SERIES "F" CBU OR APPROVED EQUAL
2) COLOR TO BE SANDSTONE
3) (16) MAILBOXES, (1) OUTGOING, (2) PARCEL LOCKERS
4) MANUFACTURER: SALSBURY INDUSTRIES
1010 E. 62ND STREET
LOS ANGELES, CA 90001
P: (800) 624-5269
ENGINEERING@MAILBOXES.COM

2 MAIL KIOSK

NOT TO SCALE

TOWNHOME LANDSCAPE REQUIREMENTS

TOWNHOME LANDSCAPING AREA				
AREA (SF)	TREES REQUIRED (1/1500SF)	TREES PROVIDED	SHRUBS REQUIRED (2/1500 SF)	SHRUBS PROVIDED
44,926	30	38	60	83

REQUIRED LOT LANDSCAPING					
AREA	LOT AREA	REQUIRED LANDSCAPING (10% OF LOT AREA)	TOTAL LANDSCAPE AREA PROVIDED	ROW REQUIRED LANDSCAPING (50% OF REQUIRED LANDSCAPE)	ROW LANDSCAPE AREA PROVIDED
TOWNHOMES	111,000	11,100	44,926	5,550	8,100

STREE FRONTAGE LANDSCAPING						
AREA	LENGTH (LF)	DEPTH OF LANDSCAPE (LF)	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
TOWNHOME LOTS (OPTION 4)	505	13	11	15	26	39

NOTES:
1. OPTION 4 REQUIRES 2 TREES AND 5 SHRUBS EVERY 40 LF
2. SHRUB EQUIVALENT: (1) 5 GAL SHRUB = (3) 1 GAL GRASSES

Case No. PRC2021-00005

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PROJECT NAME
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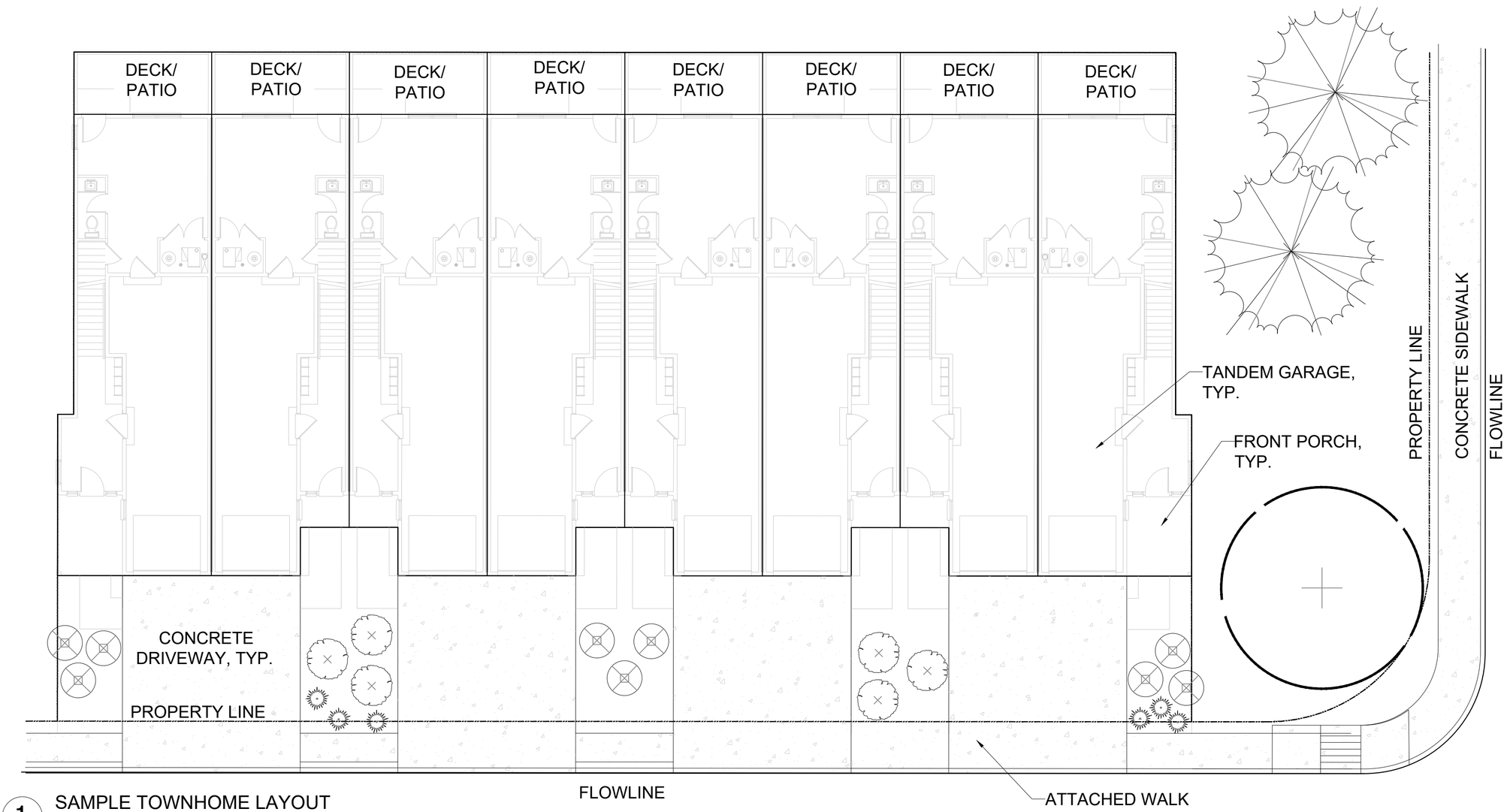
PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO

PROJECT NO:

LANDSCAPE LEGEND

SHRUBS

ORNAMENTAL GRASSES



1 SAMPLE TOWNHOME LAYOUT

*ACTUAL PLANS MAY VARY & WILL COMPLY WITH THE STANDARDS HEREON

Scale: 1"= 20'-0"

0 10 20 40

Case No.: PRC2021-00005

SHEET TITLE

SAMPLE HOUSE EXHIBIT

SHEET NUMBER

12 OF 14

terracina design
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PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO

PROJECT NO:

SINGLE FAMILY ARCHITECTURAL STANDARDS

1.1 Facades

a. A minimum of thirty percent (30%) of the homes in Roush Village (14 homes) shall have an area equivalent to at least 20 percent of the first floor front façade elevation (excluding window and door areas and related trim areas) clad in brick, stone, stucco, or other approved masonry materials.

b. All facades shall have durable siding materials which may include vinyl, cement fiber, engineered wood composite, stucco, rust resistant architectural metals or a combination of the above.

c. Material diversity is required. A minimum of two different materials shall be incorporated in each elevation. Variations of the same material (scallops, fish-scale, lap siding, board and batten) of the same or different color will be considered different materials. The coverage of the second material does not need to be evenly distributed.

d. Each elevation shall have a minimum window area of 20 square feet. Garage, basement or entry door windows shall not be used to satisfy the window requirement. There shall be no windowless elevations.

1.2 Roofs

a. The homes shall have a minimum pitch on the predominant roof planes of at least 4:12 (excluding dormers, porch roofs, and other extensions).

b. Acceptable roofing materials includes architectural grade composition roofing.

c. All rooftop equipment, including without limitation HVAC units, swamp coolers and antennas, shall not be placed on the street facing portion of the roof. This standard does not apply to those items listed below.

d. Piping, venting, flashing, solar panel frames, and other rooftop equipment exposed to view shall be finished to match the roof surface color or otherwise designed to blend with the roof surface.

1.3 Windows and Doors

a. Each window that is not located in a portion of the wall clad in masonry shall have either:

i. A minimum four-inch nominal wide wood trim border.

ii. Shutters a minimum of 12-inches wide.

b. Window frames other than wood shall be either anodized, electrostatically-painted, vinyl clad or vinyl. Unpainted aluminum window frames are prohibited except for basement windows. Wood frames shall be painted, sealed or stained.

c. Each door that is not located in a portion of the wall clad in masonry shall have a minimum four-inch nominal wide wood trim border.

1 MODEL 1 ELEVATION A

ACTUAL ELEVATIONS WILL VARY & WILL COMPLY WITH THE STANDARDS HEREON

2 MODEL 1 ELEVATION B

ACTUAL ELEVATIONS WILL VARY & WILL COMPLY WITH THE STANDARDS HEREON

SINGLE FAMILY (MODEL 1)

- 1,480 S.F.
- 3 BEDROOMS
- 2.5 BATHROOMS
- 2 GARAGE STALLS (TANDEM)

3 MODEL 2 ELEVATION A

ACTUAL ELEVATIONS WILL VARY & WILL COMPLY WITH THE STANDARDS HEREON

4 MODEL 2 ELEVATION B

ACTUAL ELEVATIONS WILL VARY & WILL COMPLY WITH THE STANDARDS HEREON

SINGLE FAMILY (MODEL 2)

- 1,950 S.F.
- 4 BEDROOMS
- 2.5 BATHROOMS
- 2 GARAGE STALLS

Case No. PRC2021-00005

SHEET TITLE

SINGLE FAMILY ARCHITECTURAL STANDARDS

SHEET NUMBER

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

SHERRELWOOD VILLAGE
FINAL DEVELOPMENT PLAN- AMENDMENT 1
ADAMS COUNTY, COLORADO

ISSUE DATE

10-16-2020

NOT FOR CONSTRUCTION

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SHERRELWOOD VILLAGE

PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO

PROJECT NO:

TOWNHOME ARCHITECTURAL STANDARDS

1.1 Facades

a. Each unit shall have 75 percent of the first floor front façade elevation (excluding window and door areas and related trim areas) clad in brick, stone, stucco, or other approved masonry materials.

b. All facades shall have durable siding materials which may include vinyl, cement fiber, engineered wood composite, stucco, rust resistant architectural metals or a combination of the above.

c. Material diversity is required. A minimum of two different materials shall be incorporated in each elevation. Variations of the same material (scallops, fish-scale, lap siding, board and batten) of the same or different color will be considered different materials. The coverage of the second material does not need to be evenly distributed.

d. Each unit elevation shall have a minimum window area of 100 square feet. Garage, basement or entry door windows shall not be used to satisfy the window requirement. There shall be no windowless elevations.

1.2 Roofs

a. Each unit shall have a minimum pitch on the predominant roof planes of at least 1:7 (excluding dormers, porch roofs, and other extensions).

b. Acceptable roofing materials includes architectural grade composition roofing.

c. All rooftop equipment, including without limitation HVAC units, swamp coolers and antennas, shall not be placed on the street facing portion of the roof. This standard does not apply to those items listed below.

d. Piping, venting, flashing, solar panel frames, and other rooftop equipment exposed to view shall be finished to match the roof surface color or otherwise designed to blend with the roof surface.

1.3 Windows and Doors

a. Each window that is not located in a portion of the wall clad in masonry shall have:

i. A minimum two-inch nominal wide wood trim border.

ii. Window frames other than wood shall be either anodized, electrostatically-painted, vinyl clad or vinyl. Unpainted aluminum window frames are prohibited. Wood frames shall be painted, sealed or stained.

ij. Each door that is not located in a portion of the wall clad in masonry shall have a minimum two-inch nominal wide border.

1 TYPICAL FRONT ELEVATION

ACTUAL ELEVATIONS WILL VARY & WILL COMPLY WITH THE STANDARDS HEREON

TYPICAL TOWNHOME UNIT

- 1,700-2,300 S.F.
- 3 BEDROOMS
- 2.5 BATHROOMS
- 2 GARAGE STALLS

2 TYPICAL SIDE ELEVATION

ACTUAL ELEVATIONS WILL VARY & WILL COMPLY WITH THE STANDARDS HEREON

Case No. PRC2021-00005

SHEET TITLE

TOWNHOME ARCHITECTURAL STANDARDS

SHEET NUMBER

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

SHERRELWOOD VILLAGE
FINAL DEVELOPMENT PLAN- AMENDMENT 1
ADAMS COUNTY, COLORADO

ISSUE DATE

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