Town of Elizabeth

Planning Commission Regular Meeting

Tuesday, October 7, 2025 at 6:30 PM
Town Hall, 151 S. Banner Street

Call to Order

Roll Call

Public Comment

This is a meeting of the Planning Commission held in public. We welcome you here and thank you for your time and concerns. When you are recognized, please stand and state your name and address to the Commission. Your comments will be limited to 3 minutes. The Planning Commissioners may not respond to your comments during this meeting. Rather, they may take your comments and suggestions under advisement and your questions will be directed to the appropriate person or department for follow-up. Personal attacks against Commissioners, Administrative Staff, or Employees will not be recognized. If a response from Staff is requested, the Chair will direct Staff to have a response at the next regularly scheduled Commission meeting.

Agenda Changes

Consent Agenda

1. Minutes of the August 5, 2025, Regular Meeting

Public Hearing

This matter requires this body to conduct a quasi-judicial hearing, which means the body must find facts and base its decision upon the application of the adopted regulation standards/criteria and the competent, substantial, and material evidence received during this hearing.

2. Ordinance 25-11 Vacation of Dale Court and the Walnut Grove Final Plat

New Business

3. Discussion and possible action for the recommendation of approval to the Board of Trustees regarding Ordinance 25-11, an Ordinance Vacating Dale Court, a Town Roadway, as well as the Walnut Grove Final Plat as set forth in Section 16-3-60 of the Elizabeth Municipal Code

Public Hearing

Action may be taken on any and all items listed on the agenda.
Accommodations for disabilities may be made upon request.

4. Walnut Grove Site Plan

New Business

5. Discussion and possible action for the recommendation of approval regarding the Walnut Grove Site Plan as set forth in Section 16-2-10 through 16-2-100 of the Elizabeth Municipal Code

Staff Report

Commissioner Reports

Adjournment

Action may be taken on any and all items listed on the agenda.
Accommodations for disabilities may be made upon request.

Town of Elizabeth

Planning Commission Regular Meeting

Tuesday, August 5, 2025 at 6:30 PM
Town Hall, 151 S. Banner Street

Call to Order

The Regular Meeting of the Planning Commission was called to order on Tuesday, August 5, 2025, at 6:30 PM by Chair George Fick.

Roll Call

Present:
Chair George Fick
Vice Chair Amy Schmidt
Commissioner Julie Uhernik
Commissioner Jim Santangelo
Commissioner Ed Beard
Absent:
Commissioner Greg Lindbloom
Commissioner Shawn Sommer

There was a quorum to do business.

Also in Attendance:
Planner/Project Manager Alexandra Cramer
Deputy Town Clerk Harmony Malakowski

Public Comment

This is a meeting of the Planning Commission held in public. We welcome you here and thank you for your time and concerns. When you are recognized, please stand and state your name and address to the Commission. Your comments will be limited to 3 minutes. The Planning Commissioners may not respond to your comments during this meeting. Rather, they may take your comments and suggestions under advisement and your questions will be directed to the appropriate person or department for follow-up. Personal attacks against Commissioners, Administrative Staff, or Employees will not be recognized. If a response from Staff is requested, the Chair will direct Staff to have a response at the next regularly scheduled Commission meeting.

There was no Public Comment.

Agenda Changes

No changes from Administration.

No changes from the Board.

Agenda set.

Consent Agenda

1. Minutes of the June 17, 2025 Regular Meeting

Motion by Vice Chair Schmidt, seconded by Commissioner Santangelo, to approve the Consent Agenda.
Voting Yes: Chair Fick, Vice Chair Schmidt, Commissioner Uhernik, Commissioner Santangelo
Voting No: None

Motion Passed Unanimously (4-0)

Chair Fick closed the Regular Meeting and opened the Public Hearing at 6:31 PM.

Public Hearing

2. 350 S. Elbert St. Use by Special Review and Minor Development - Alexandra Cramer

Alexandra Cramer provided a staff report.
Dan Henderson represented the applicant, MBP Enterprises.

There was no Public Comment.

Chair Fick closed the Public Hearing and opened the Regular Meeting at 6:50 PM.

New Business

3. Discussion and possible action on recommendation of approval for the Use by Special Review and Minor Development for 350 S. Elbert St. to the Board of Trustees - Alexandra Cramer

Motion by Commissioner Santangelo, seconded by Vice Chair Schmidt, to approve the recommendation for the Use by Special Review for 350 S. Elbert St. to the Board of Trustees.
Voting Yes: Chair Fick, Vice Chair Schmidt, Commissioner Uhernik, Commissioner Santangelo
Voting No: None

Motion Passed Unanimously (4-0)

Motion by Vice Chair Schmidt, seconded by Commissioner Santangelo, to approve the recommendation for the Minor Development for 350 S. Elbert St. to the Board of Trustees.
Voting Yes: Chair Fick, Vice Chair Schmidt, Commissioner Uhernik, Commissioner Santangelo
Voting No: None

Motion Passed Unanimously (4-0)

Staff Report

4. Staff Report

- Planner/Project Manager Alexandra Cramer:
  - Answered a question from Vice Chair Schmidt regarding an update on the new parking lot.
  - Answered a question from Commissioner Santangelo regarding the restrooms at the new parking lot.
  - Answered a question from Vice Chair Schmidt regarding an update on Walnut Grove.

- Provided a reminder and update regarding upcoming events in September.

Commissioner Reports

5. Commissioner Reports

There were no Commissioner Reports.

Adjournment

Motion by Vice Chair Schmidt, seconded by Commissioner Santangelo, to adjourn the meeting at 6:57 PM.
Voting Yes: Chair Fick, Vice Chair Schmidt, Commissioner Uhernik, Commissioner Santangelo
Voting No: None

Motion Passed Unanimously (4-0)

Deputy Town Clerk Harmony Malakowski

Chair George Flick

STAFF REPORT

Final Plat & Site Plan Applications of Walnut Grove

Applicant: Unibuilders / Applicant Representative: Otto Burden, PE

Location: SE corner of E Walnut St and S Elbert St, Elizabeth CO

Zone District: Planned Unit Development (PUD)

Exhibits:

Exhibit A: Applicant Submittal

Exhibit B: Referral Agency Comment Letters

Exhibit C: Public Notice

Executive Summary:

The applicant, Unibuilders, represented by Otto Burden, PE, is requesting approval of a Final Plat and Site Plan for the Walnut Grove development, a reconfiguration of the previously approved Walnut Grove Townhomes Planned Development. The project proposes to replat the 1.59-acre site into 5 lots and 1 tract to accommodate a 28-unit apartment building and 16 townhomes, for a total of 44 residential units consistent with the density previously approved under the PUD. All required submittal documentation has been received and reviewed, including final engineering plans, drainage reports, landscape plans, and building elevations. The proposal meets all technical requirements of the Elizabeth Municipal Code. The application includes a request to vacate the Dale Court right-of-way to provide adequate building setbacks along the eastern property line. Referral agencies have provided conditional approvals, with primary conditions focused on the recordation of the Dale Court vacation ordinance concurrent with or prior to final plat approval. Staff finds the application in substantial compliance with the approved preliminary plan and recommends approval of the final plat and site plan.

Applicant Request:

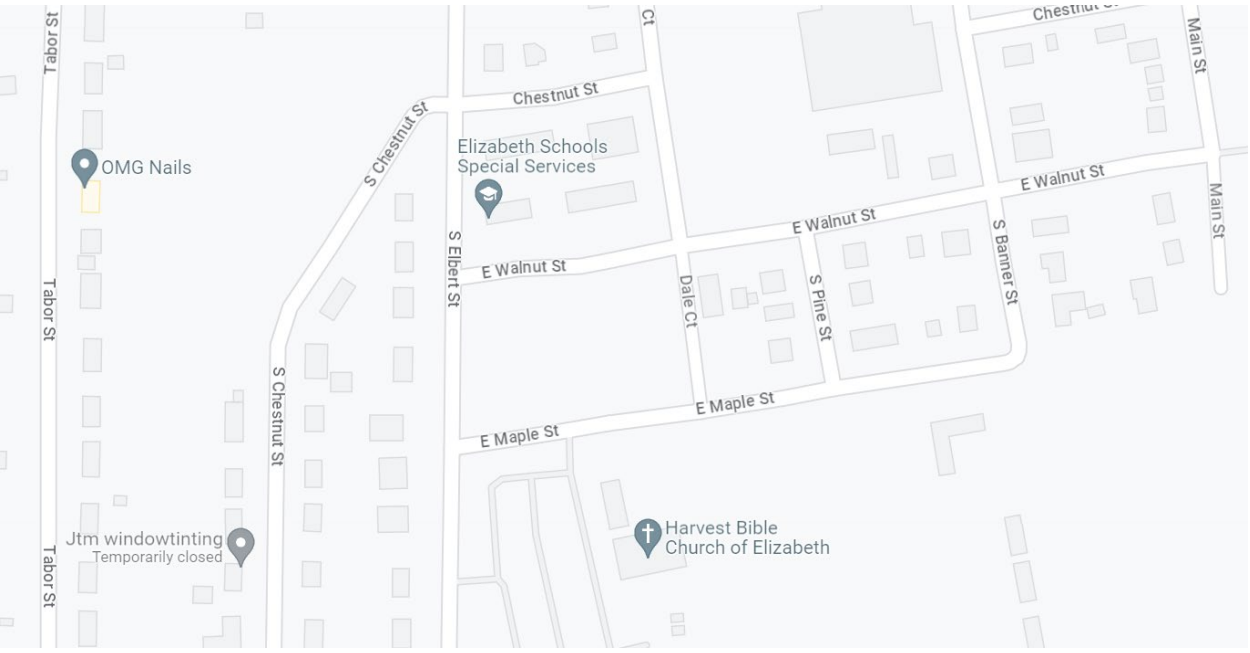
The applicant, Unibuilders, represented by Otto Burden, PE, requests the Planning Commission and Board of Trustees approve a Final Plat and Site Plan application for the Walnut Grove development located at the southeast corner of E Walnut Street and S Elbert Street in the Town of Elizabeth, Colorado.

As stated in Section 16-3-60(a) of the Elizabeth Municipal Code (EMC), the intent of the final plat review is to provide for the review of the final engineering plans, the subdivision improvement agreement, public dedication and other legal agreements.

As stated in Section 16-2-10 of the Elizabeth Municipal Code (EMC), the site plan process is required to ensure that development is consistent with the Town's Comprehensive Plan and this Code, and ensures that development is consistent with all applicable federal, state and local standards.

In accordance with Section 16-3-60(c)(6) and Section 16-2-40(h), the Planning Commission and Board of Trustees shall evaluate the final plat and site plan applications. If all conditions of the preliminary plan approval are met and all standards of the Town are met, the Board of Trustees shall approve the final plat and site plan.

General Project Location



Proposal:

The applicant is proposing to reconfigure the previously approved Walnut Grove Townhomes Planned Development Final Plat and develop the site with 44 residential units consisting of one 28-unit, three-story above grade apartment building with one-story below grade, and 16 three-story townhomes. All townhome

units will have a two-car garage on the lower level. The apartment building will include four lower level, Type-A handicap accessible units. Additional handicap parking has been provided to ensure adequate visitor spaces as well as available spaces for handicap residents. The proposal includes the vacation of Dale Court right-of-way to provide the required building setback along the eastern property line. The final plat will reconfigure the site from 28 lots and 2 tracts into 5 lots and 1 tract on 1.59 acres.

Background:

The subject site is a currently vacant, 1.568-acre parcel that was previously occupied by 24 mobile homes. In 2007, the Town approved Ordinance 07-12 that rezoned the property from Mobile Home Park-2 (MH-2) to Planned Unit Development (PUD) that allowed for 28 townhomes. The ensuing Resolution 07-R19 provided approval for the site plan, preliminary plat, and final plat. Through Ordinance 07-15, Park Street right-of-way was vacated within the site. The PUD was subsequently amended by Ordinance 18-03 to increase the density and allow for the development of up to 44 apartments and townhomes.

On November 28, 2023, the Board of Trustees approved the Sketch Plan and Preliminary Plan applications. The applicant is now seeking Final Plat and Site Plan approval to proceed with development of the site.

Zoning Map (2025)

North: Elizabeth School District (Residential 1)

South: Harvest Bible Church of Elizabeth (Public, Semi-Public, and Institutional)

East: Single-family dwellings (Residential 1)

West: Single-family dwellings (Residential 1)

Approval Criteria:

Final Plat (Chapter 16, Article III, Section 16-3-60):

Section 16-3-60 provides specific requirements for final plat review but does not provide explicit approval criteria. However, Section 16-3-10 – Purpose, provides reasoning for review of proposed subdivisions, including the following (summarized):

- To promote the general health, safety, and welfare of present and future inhabitants of the Town;
- To guide future growth and development within the Town, including transportation, utilities, services, housing, and open space. Additionally, to ensure alignment with the Town's Comprehensive Plan and regulations;
- To provide for the preservation and conservation of natural, historic, and sensitive areas -- including vegetation, unique topography, habitats, and drainage features;
- To minimize conflicts between land uses and structures;
- To ensure that the necessary services and facilities have sufficient capacity to serve proposed subdivisions;
- To provide for an adequate and accurate system to record land subdivisions.

Section 16-3-60(c)(6) states: "The Board of Trustees shall evaluate the final plat. If all conditions of the preliminary plan approval are met and all standards of the Town are met, the Board of Trustees shall approve the final plat."

Site Plan (Chapter 16, Article II, Section 16-2-10 through 16-2-100):

Section 16-2-10 states the site plan process is required to ensure that development is consistent with the Town's Comprehensive Plan and this Code, and ensures that development is consistent with all applicable federal, state and local standards. The site plan process promotes sustainable design, water conservation and orderly and sound development standards as they apply within the Town. These site development standards are intended to preserve, enhance and protect the community's natural, as well as man-made, environments.

Section 16-2-40(h) states: "The Board of Trustees shall evaluate the site plan, referral agency comments, the Planning Commission recommendation and public testimony, and shall either approve, conditionally approve, continue to obtain additional information or deny the site plan. The Board of Trustees' decision shall be based on the evidence presented and compliance with the adopted standards, regulations, policies and other guidelines, and its decision shall be final."

Case Analysis:

Submittal Requirements for Final Plat (Section 16-3-60(d) & (e)):

- Completed land use application: This submittal requirement has been met.
- Application fee: This submittal requirement has been met.
- A copy of the recorded warranty deed and title commitment or updated title commitment current within thirty (30) days: The Town has received an updated title commitment.
- A notarized letter of authorization from the landowner permitting a representative to process the application: This submittal requirement has been met.
- Plat exhibit: This submittal requirement has been met. The final plat has been prepared by a registered professional land surveyor and meets all technical standards outlined in Section 16-3-60(e), including proper scale, certifications, legal descriptions, monumentation, and all required plat notes.
- **Final development reports:**
    - Final drainage report and drainage construction drawings: This submittal requirement has been met and approved by the town engineer.
    - Final road construction plans: This submittal requirement has been met and approved by the town engineer.
    - Final utility construction drawings: This submittal requirement has been met and prepared in accordance with requirements of the appropriate service providers.
    - Park facilities master plan and construction plans: Not applicable to this development.
    - Construction cost estimates for all public improvements: This submittal requirement has been met.
    - Signed copy of the site development agreement: The site development agreement has been prepared and signed by the developer.

Submittal Requirements for Site Plan (Section 16-2-30):

- Completed land use application and fees: This submittal requirement has been met.
- Written narrative outlining the proposal: This submittal requirement has been met.
- A copy of the proposed site plan: This submittal requirement has been met. The site plan has been prepared by a qualified professional at an appropriate scale and includes all required information per Section 16-2-30(c)(1).
- Copy of warranty deed and title commitment: This submittal requirement has been met.
- Disclosure letter and/or letter of consent from property owner: This submittal requirement has been met.

- Drainage plan with GESC/DESC BMPs: This submittal requirement has been met and approved by the town engineer.
- Landscape plan: This submittal requirement has been met. The landscape plan has been prepared in accordance with Section 16-2-50 requirements.
- Building elevations: This submittal requirement has been met. Elevations of all sides have been provided showing exterior materials, colors, and rooftop mechanical screening.
- Diagram showing screening of rooftop mechanical structures: This submittal requirement has been met.

PUD Compliance:
The proposed development has been reviewed against the requirements stated in the Walnut Grove Townhomes Planned Development Guide approved under Ordinance 07-12 and amended by Ordinance 18-03. The final plat and site plan are in substantial compliance with the approved PUD, maintaining the density of 44 residential units as previously approved.

Dale Court Vacation:
The final plat includes the vacation of Dale Court right-of-way to provide the required fifteen (15) feet of building setback along the eastern property line. Dale Court is currently an unmaintained 16-foot dirt road. The vacation is necessary to accommodate the building configurations approved in the preliminary plan.

Dedications and Easements:
The final plat depicts various tracts, their intended use, ownership to be maintained post-development, and responsible maintenance parties. Tract A (0.12 acres) will be used for water detention and water quality pond and will be maintained by the Homeowners Association. A 16-foot access and utility easement is shown over the vacated Dale Court area to ensure continued utility access. All easement dedications will be finalized with the recording of the final plat.

Drainage:
The final drainage report and construction drawings have been reviewed and approved by the town engineer. The proposal includes adequate storm water detention and water quality facilities. All drainage improvements meet Town standards and will be constructed in accordance with approved plans.

Floodplain:
Based upon FEMA Floodplain Map Panel 08039C0480C dated 3/17/2011, the subject parcel lies within Zone X and is therefore not located within the floodplain. No floodplain issues impact the site.

Traffic and Access:
As the proposal maintains the same number of approved dwelling units as previously allowed in the PUD (44 units), traffic impacts remain consistent with previous approvals. The Town's traffic consultant, Stolfus & Associates, indicated that no traffic study was necessary as the site plan was previously reviewed. Access to the site is provided from E Maple Street and E Walnut Street. Internal private drives provide circulation throughout the development.

Parking (Section 16-6-10):
Section 16-6-10(b)(1) requires two (2) off-street parking spaces be provided for each new dwelling unit.

- Required: 88 parking spaces (44 units × 2 spaces per unit)
- Provided: 88 Spaces

All townhome units include two-car garages on the lower level. Additional surface parking is provided for the apartment building and visitor parking throughout the development. Handicap accessible parking spaces have been provided in accordance with applicable requirements.

Right-of-Way (ROW):

No new public right-of-way is proposed with the development. All streets internal to the development are private and will be maintained by the Walnut Grove HOA. No dedication of private streets to the Town is proposed or required.

Landscaping (Section 16-2-50):

Section 16-2-50(b)(1) requires landscape areas and buffer strips to be a minimum of fifteen percent (15%) of the total site area.

- Required: 15% of total site area
- Proposed: 22% landscaped area

The landscape plan includes a variety of trees, shrubs, and ground cover materials appropriate for the local climate. A private playground is located near the center of the site for resident use. The proposed landscaping is consistent with the previously approved preliminary plan and provides adequate screening, aesthetic enhancement, and functional open space for residents. An automatic irrigation system will be provided to serve all landscaped areas.

Site Plan Design Standards (Section 16-2-20 & 16-2-90):

The site plan has been reviewed against the design standards in Article II of Chapter 16. The proposal meets all applicable standards.

Pedestrian Circulation (Section 16-2-100):

The site plan provides convenient, accessible, and practicable connections for pedestrians between parking areas and building entrances. Sidewalks connect all buildings to parking areas and to public sidewalks along E Maple Street and E Walnut Street. The pedestrian circulation system complies with Section 16-2-100 requirements and provides safe access throughout the development.

Water and Sanitation:

Adequate capacity exists to serve the development as confirmed during the preliminary plan approval process.

Referrals

The following agencies provided comment during the referral period (see Exhibit D).

Referral Agency / Consultant	Discipline
Town of Elizabeth CD Dept. & SAFEbuilt	Planning/Zoning
Terracina Design	Town Engineer
Town of Elizabeth Public Works & JVA Consultants	Public Works – Sewer and Water
Stolfus & Associates	Transportation
Elizabeth Fire Protection District	Fire
Elbert County Community Development	Community Development
Elizabeth School District	Community Impact
Elizabeth Police Department	Public Safety
SAFEbuilt	Building Department

CORE Electric	Utility Service Provider
Black Hills Energy	Utility Service Provider

Findings and Staff Recommendation:

A favorable recommendation is provided for the final plat and site plan applications upon review by the development review team and staff in accordance with Section 16-3-60 and Section 16-2-10 through 16-2-100 of the EMC. Staff provides the recommendation in the context of the following findings.

Findings:

1. The final plat application is in substantial compliance with the Board of Trustees' approved preliminary plan. No proposed changes to land use accompany the application and the reconfiguration of lots does not create any additional impacts that were not considered during the previous approval process.

2. The site plan application is in substantial compliance with the approved preliminary plan and final plat. No proposed changes to land use accompany the application and the site design does not create any additional impacts that were not considered during the previous approval process.

3. The proposal has been found to substantially comply with the standards for development as found in Chapter 16 of the Elizabeth Municipal Code. a) The proposal maintains the nature of the development previously approved by the PUD ordinance and site plan approval process. b) The applicant has provided landscaping covering 22% of the site, exceeding the required minimum of 15%. c) Required parking has been provided in compliance with code requirements at two (2) spaces per dwelling unit. d) Drainage has been approved by the town engineer. e) No floodplain issues are present. f) There is no evidence of increased traffic to the area that wasn't previously reviewed and approved. g) Building elevations demonstrate compliance with design standards including screening of rooftop mechanical equipment.

4. The proposal has been found to comply with various housing elements of the Town's current Comprehensive Plan.

5. The proposal has been found to substantially comply with the Town of Elizabeth Design Standards for subdivisions as outlined in Section 16-3-110.

6. The development will be served by adequate water supply and waste disposal systems as determined through the previous approval process of the PUD.

Staff Recommendation:

Based on the analysis above, staff recommends that the Planning Commission make three separate recommendations to the Board of Trustees for the Walnut Grove applications, in the following order:

1. Vacation of Dale Court Right-of-Way:

Staff recommends that the Planning Commission recommend approval to the Board of Trustees for the vacation of Dale Court right-of-way as set forth in Ordinance 25-11.

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2. Final Plat:

Staff recommends that the Planning Commission recommend approval to the Board of Trustees for the Walnut Grove Final Plat as set forth in Section 16-3-60 of the Elizabeth Municipal Code.

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3. Site Plan:

Staff recommends that the Planning Commission recommend approval to the Board of Trustees for the Walnut Grove Site Plan as set forth in Section 16-2-10 through 16-2-100 of the Elizabeth Municipal Code.

ORDINANCE 25-11

AN ORDINANCE VACATING DALE COURT, A TOWN ROADWAY

BE IT ORDAINED BY THE BOARD OF TRUSTEES FOR THE TOWN OF ELIZABETH, COLORADO, THAT:

Section 1. Pursuant to C.R.S. § 43-2-303, the Town of Elizabeth hereby vacates Dale Court as more particularly described in **Exhibit A**, attached hereto and incorporated by this reference (collectively, the "Vacated Property").

Section 2. Pursuant to C.R.S. § 43-2-303(3), the Town hereby reserves for continued use an easement for utility purposes for all utilities within the property described in **Exhibit A**, and thus no permanent structures that prevent access to such utilities may be constructed within the Vacated Property; provided however, upon the effective date of this Ordinance, the Town of Elizabeth sewer line located within the Vacated Property is and shall be deemed a service line, and all maintenance responsibility for such sewer line is delegated to the owner of the underlying property, and shall not be the responsibility of the Town.

Section 3. Severability. If any section, paragraph clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or enforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 4. The Board of Trustees hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Board of Trustees further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 5. This Ordinance shall become effective thirty (30) days after publication.

Read and approved at a meeting of the Board of Trustees of the Town of Elizabeth, Colorado, this _____ day of _____, 2025.

Passed by a vote of _____ for and _____ against and ordered published.

_____
Angela Ternus, Mayor

ATTEST:

_____
Michelle M. Oeser, Town Clerk

DALE COURT VACATION

A PARCEL OF PROPERTY BEING PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF WALNUT GROVE TOWNHOMES PLANNED DEVELOPMENT AS DESCRIBED IN RECEPTION NO. 531671 IN ELBERT COUNTY RECORDS AND CONSIDERING THE EAST LINE OF SAID WALNUT GROVE TOWNHOMES PLANNED DEVELOPMENT TO BEAR S09°22'58”E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N80°19'44”E A DISTANCE OF 16.00 FEET TO THE NORTHWEST CORNER OF BLOCK 28, ELIZABETH PHILLIPS ADDITION;

THENCE S09°22'58”E A DISTANCE OF 197.79 TO THE SOUTHWEST CORNER OF LOT 5 GRIMES MINOR REPLAT AS RECORDED IN RECEPTION NO. 548859 OF THE ELBERT COUNTY RECORDS;

THENCE S80°19'58”W A DISTANCE OF 16.00 FEET TO THE SOUTHEAST CORNER OF WALNUT GROVE TOWNHOMES PLANNED DEVELOPMENT AS DESCRIBED IN RECEPTION NO. 531671 IN ELBERT COUNTY RECORDS,

THENCE N09°22'58”W A DISTANCE OF 197.79 TO THE NORTHEAST CORNER OF SAID WALNUT GROVE TOWNHOMES PLANNED DEVELOPMENT, ALSO BEING THE POINT OF BEGINNING.

SURVEYOR'S STATEMENT:

I, ELIJAH FRANE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EASEMENT DESCRIPTION AND ACCOMPANYING EXHIBIT WERE PREPARED UNDER MY SUPERVISION AND THAT THE EASEMENT LOCATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.

ELIJAH FRANE, CO PS #38376
FOR AND ON BEHALF OF ENCOMPASS ENERGY SERVICES, LLC

NOTES:

1. THIS EXHIBIT AND LEGAL DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THEREFORE ENCOMPASS ENERGY SERVICES HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS-OF-WAY, VARIANCES AND OR AGREEMENTS OF RECORD EXCEPT AS SHOWN HEREON.
2. THIS EXHIBIT AND LEGAL DESCRIPTION ARE NOT A LAND SURVEY PLAT, OR AN IMPROVEMENT SURVEY PLAT.
3. SEE ATTACHED LEGAL DESCRIPTION WHICH BY THIS REFERENCE IS MADE PART HEREOF.
4. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

encompass
Providing Solutions
2750 S. WADSWORTH BLVD, SUITE C-202
DENVER, COLORADO 80227
303-955-6080
WWW.ENCOMPASSSERVICES.COM

DRW: MBB/CHK: ERF	DATE: 8/27/2024
PROJECT NO: 66368	SCALE:

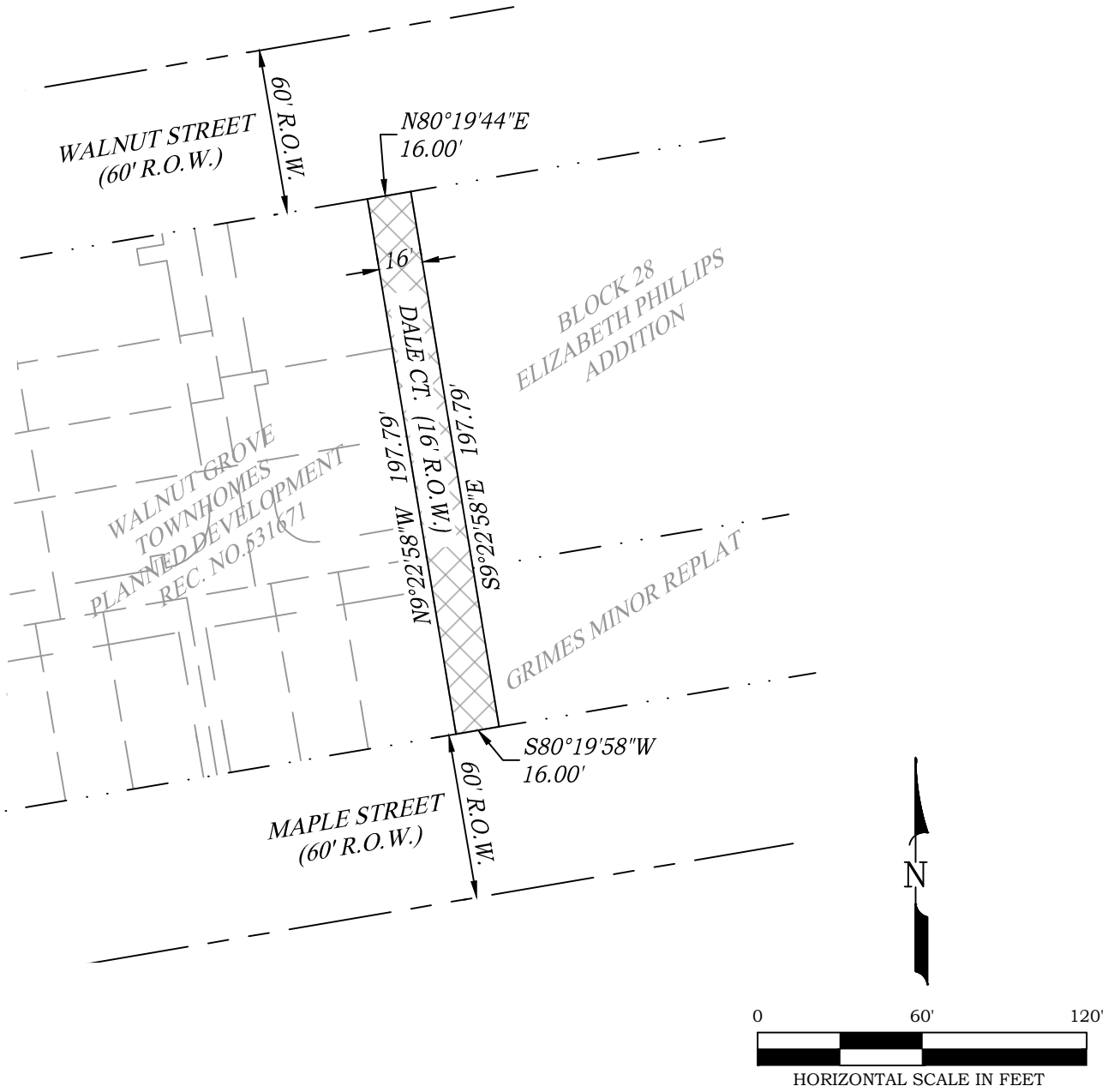
VACATION EXHIBIT

SHEET 1 OF 2
DRAWING NO. VACATION EXHIBIT

Z:\SHARED\PROJECTS\00000 – CIVIL PROJECTS\66368 – OTTO BURDEN – WALNUT GROVE MINOR SUB\04 – DRAWINGS\01 – WORKING\66368 – VACATION EXHIBIT.DWG

EXHIBIT

IN A PART OF THE NE 1/4 OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 64 WEST, 6TH P.M.
ELBERT COUNTY, COLORADO



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DENVER, COLORADO 80227
303-955-6080
WWW.ENCOMPASSSERVICES.COM

DRW: MBB/CHK: ERF	DATE: 8/27/2024
PROJECT NO: 66368	SCALE: 1" = 60'

VACATION EXHIBIT

SHEET 2 OF 2

DRAWING NO. VACATION EXHIBIT

Z:\SHARED\PROJECTS\00000 – CIVIL PROJECTS\66368 – OTTO BURDEN – WALNUT GROVE MINOR SUB\04 – DRAWINGS\01 – WORKING\66368 – VACATION EXHIBIT.DWG

WALNUT GROVE FINAL PLAT

A VACATION AND REPLAT OF LOTS 1-28 AND TRACTS A & B, WALNUT GROVE TOWNHOMES PLANNED DEVELOPMENT

PART OF THE N.E. 1/4 OF SECTION 18, T. 8 S, R. 64 W, 6TH P.M., TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO

PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING LOTS 1 THROUGH 28 AND TRACTS A & B WALNUT GROVE TOWNHOMES PLANNED DEVELOPMENT, COUNTY OF ELBERT, STATE OF COLORADO LOCATED IN PART OF SECTION 18, TOWNSHIP 8, RANGE 64 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO AS RECORDED UNDER RECEPTION NO. 531671, PLAT BOOK 13 AT PAGE 70, CONTAINING 68,305 SQ.FT. OR 1.568 ACRES MORE OR LESS. TOGETHER WITH 1/2 OF THE VACATED ALLEY AS SHOWN ON RECEPTION NO. _____

CONTAINING 1.59 ACRES ±, A TOTAL OF 5 LOTS AND 1 TRACT.

OWNERSHIP AND DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF WALNUT GROVE MINOR SUBDIVISION. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. ALL STREETS AND RIGHTS OF WAY, SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ELIZABETH, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES.

_____
SIGNATURE

_____
(ELIZABETH 44, LLC)

BY:_____

TITLE:_____

ATTEST
SECRETARY _____
SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OR _____, 20___, BY _____

WITNESS MY HAND AN OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE VERIFICATION:

I / WE _____,
OF_____DO HEREBY CERTIFY THAT I / WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

_____
(NOTARIZED SIGNATURE)

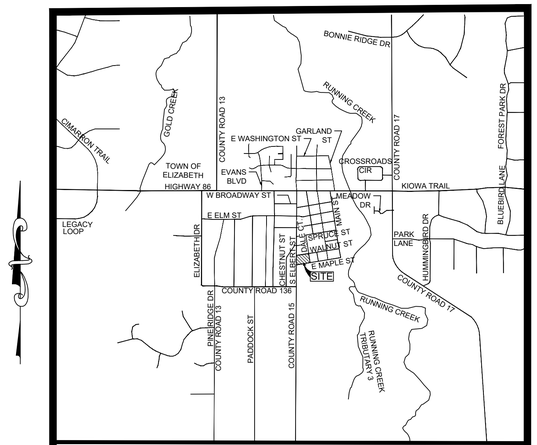
_____ ___ _____
DATE COMPANY NAME

PLANNING COMMISSION:

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISION ON _____DAY OF _____, 20_____, A.D.

_____
CHAIR, PLANNING COMMISSION

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



KEY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

1. BASIS OF BEARINGS: CONSIDERING THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 18 TO HAVE AN ASSUMED BEARING OF N00°24'23"W AND MONUMENTED AS SHOWN HEREON.

2. THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE.

3. THIS SURVEY IS BASED ON EXISTING MONUMENTS FOUND IN PLACE, AS SHOWN, DOCUMENTS OF RECORD AND THE TITLE COMMITMENT PROVIDED BY THE CLIENT.

4. DATE OF SURVEY WAS AUGUST 2019.

5. THE UNITS OF MEASUREMENT FOR THIS PLAT ARE US SURVEY FOOT WHICH IS EQUIVALENT TO ONE METER = 3.28084 FEET.

6. NO LOT WITHIN THIS SUBDIVISION SHALL BE BUILT UPON OR ANY IMPROVEMENTS CONSTRUCTED WITHIN A LOT, UNTIL A SITE PLAN IS REVIEWED AND APPROVED BY THE TOWN OF ELIZABETH.

7. CURRENT ZONING IS PLANNED DEVELOPMENT (PD).

8. BASED UPON FEMA FLOODPLAIN MAP PANEL 08039C0480C DATED 3/17/2011 THE SUBJECT PARCEL LIES WITHIN ZONE X AND IS THEREFORE NOT LOCATED WITHIN THE FLOODPLAIN.

9. "TRACT A" TO BE USED FOR WATER DETENTION AND WATER QUALITY POND AND WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION.

10. THE HOMEOWNERS ASSOCIATION OF WALNUT GROVE WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ENTIRE 16' FOR THE ACCESS AND UTILITY EASEMENT AS SHOWN ON THE EAST SIDE OF SUBJECT PROPERTY AND 8' BEYOND THE EASTERN PROPERTY BOUNDARY.

11. A UTILITY EASEMENT IS RESERVED OVER THE VACATED DALE COURT RIGHT-OF-WAY FOR UTILITY PURPOSES, WHICH MAY BE USED BY, BUT IS NOT LIMITED TO, WALNUT GROVE, BLACKHILLS ENERGY, AND CORE ELECTRIC.

TRACT TABLE

TRACT NAME	*AREA*	*MAINTENANCE*	*OWNERSHIP*
TRACT A	*0.12 ACRES*	*HOA*	*HOA*
LOT 1	*0.74 ACRES*	*HOA*	*PRIVATELY OWNED*
LOT 2	*0.22 ACRES*	*HOA*	*PRIVATELY OWNED*
LOT 3	*0.22 ACRES*	*HOA*	*PRIVATELY OWNED*
LOT 4	*0.16 ACRES*	*HOA*	*PRIVATELY OWNED*
LOT 5	*0.13 ACRES*	*HOA*	*HOA*

BOARD OF TRUSTEES:

THIS PLAT WAS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO, ON THE _____ DAY OF _____, 20__, FOR FILING. THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF ELIZABETH. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE, GEOLOGY, GROUNDWATER CONDITIONS OF FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

_____
MAYOR, TOWN OF ELIZABETH

ATTEST: _____
TOWN CLERK SIGNATURE

THE STREETS AND ROADS, LOTS, TRACTS, PARCELS AND EASEMENTS SHOWN ON THE PLAT OF WALNUT GROVE TOWNHOMES PLANNED DEVELOPMENT, FINAL PLAT , RECORDED IN THE OFFICE OF THE ELBERT COUNTY CLERK AND RECORDER, RECEPTION #531671 ARE HEREBY VACATED THIS ____ DAY OF _____, 20___.

_____

Mayor, Town of Elizabeth

Attest: _____

Town Clerk

SURVEYOR'S CERTIFICATION:

I, ELIJAH FRANE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON AUGUST 29, 2019, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20__.

_____
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
(PRINTED NAME)_____

ELIJAH FRANE PLS#38376

CLERK AND RECORDER'S CERTIFICATION:

STATE OF COLORADO)
) SS.
COUNTY OF ELBERT)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____ 20___, A.D., AT _____ A.M./P.M. , AND WAS RECORDED PER RECEPTION NUMBER _____, BOOK _____, PAGE_____.

(NAME)_____
ELBERT COUNTY CLERK AND RECORDER

CLIENT: UNIBUILDERS
2200 S. JASMINE ST UNIT 109
DENVER, CO 80222

ENGINEER: COLORADO CIVIL ENGINEERING
41435 COUNTRY ROSE CIRCLE
PARKER, CO 80138

REVISIONS:

NO.	DATE	DESCRIPTION
1	12/04/2024	TOWN COMMENTS
2	02/17/25	REMOVE CORE EASEMENTS
3	09/29/25	COMMENTS

encompass
Providing Solutions
2750 S. WADSWORTH BLVD, SUITE C-202
DENVER, COLORADO 80227
303-955-6080
WWW.ENCOMPASSSERVICES.COM

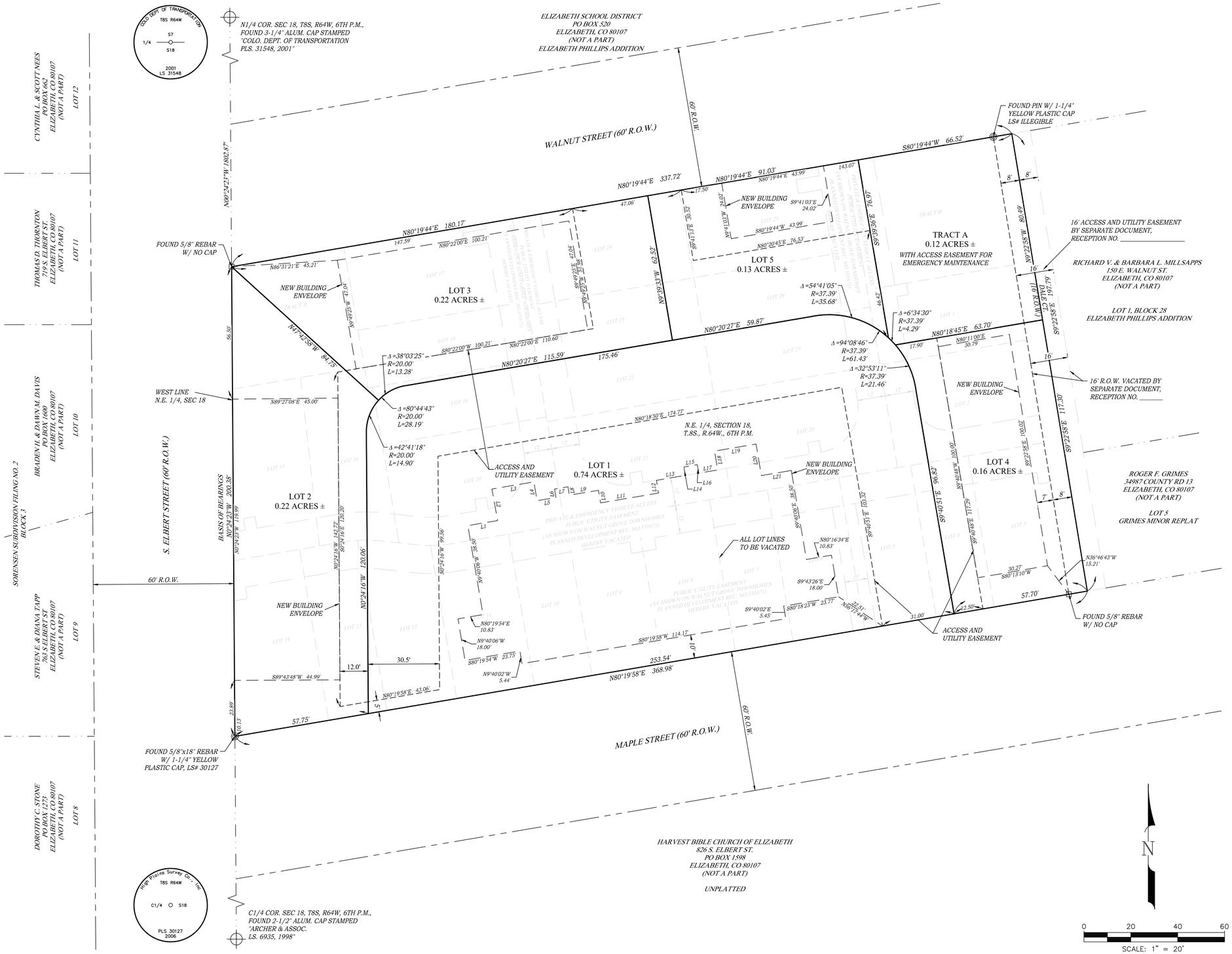
DRAWN BY: MBH	PROJECT NO. 66368	
CHECKED BY: ERF	DATE: 8/27/2024	SCALE:
FIELD WORK COMPLETED: 8/29/2019		SHEET 1 OF 2

D:\COLORADO CIVIL ENGINEERING\CCE - VAULT\147 WALNUT GROVE\SURVEYOR FILES\09-29-2025 PLAT\66368 - WALNUT GROVE SUBDIVISION.DWG

WALNUT GROVE FINAL PLAT

A VACATION AND REPLAT OF LOTS 1–28 AND TRACTS A & B, WALNUT GROVE TOWNHOMES PLANNED DEVELOPMENT

PART OF THE N.E. 1/4 OF SECTION 18, T. 8 S, R. 64 W, 6TH P.M., TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N80°19'54"E	12.92'
L2	N10°27'18"W	13.66'
L3	N80°19'54"E	18.18'
L4	S09°40'06"E	8.16'
L5	N80°19'54"E	8.19'
L6	N09°40'06"W	3.66'
L7	N80°19'54"E	5.81'
L8	S09°13'05"E	3.64'
L9	N80°24'39"E	12.58'
L10	S09°40'06"E	5.47'
L11	N80°18'14"E	25.08'
L12	N09°40'06"W	5.46'
L13	N80°02'19"E	12.50'
L14	N08°48'57"W	3.60'
L15	N80°19'54"E	5.81'
L16	S09°40'06"E	3.66'
L17	N80°19'54"E	8.19'
L18	N09°40'06"W	8.16'
L19	N80°19'54"E	17.98'
L20	S09°42'43"E	13.66'
L21	N80°19'54"E	12.92'

LEGEND:

- PROPOSED LOT LINE
- LOT LINE TO BE VACATED
- NEW EASEMENT LINE
- EASEMENT LINE TO BE VACATED
- EXISTING RIGHT OF WAY LINE
- NEW BUILDING ENVELOPE

CLIENT: UNIBUILDERS
2200 S. JASMINE ST UNIT 109
DENVER, CO 80222

ENGINEER: COLORADO CIVIL ENGINEERING
41435 COUNTRY ROSE CIRCLE
PARKER, CO 80138

REVISIONS:

NO.	DATE	DESCRIPTION
1	12/04/2024	TOWN COMMENTS
2	02/17/25	REMOVE CORE EASEMENTS
3	09/25/25	COMMENTS

encompass
Providing Solutions
2750 S. WADSWORTH BLVD, SUITE C-202
DENVER, COLORADO 80227
303-955-6080
WWW.ENCOMPASSSERVICES.COM

DRAWN BY: MBB	PROJECT NO. 66368	
CHECKED BY: ERF	DATE: 8/27/2024	SCALE: 1" = 20'
FIELD WORK COMPLETED: 8/29/2019		SHEET 2 OF 2

D:\COLORADO CIVIL ENGINEERING\CCE - VAULT\1347 WALNUT GROVE\SURVEYOR FILES\09-29-2025 PLAT\66368 - WALNUT GROVE SUBDIVISION.DWG

WALNUT GROVE

FINAL SITE PLAN

A VACATION AND REPLAT OF LOTS 1-28 AND TRACTS A & B, WALNUT GROVE TOWNHOMES PLANNED DEVELOPMENT
PART OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 64 WEST, 6TH P.M.
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO

SITE PLAN SET SUBMITTAL INCLUDES:

1. COVER SHEET
2. ALTA OF EXISTING PLAT
3. FINAL SITE PLAN
4. TRASH ENCLOSURE
5. ADDRESS PLAT
6. LANDSCAPE PLAN
7. COLOR LANDSCAPE EXHIBIT
8. IRRIGATION PLAN
9. SITE LIGHTING PHOTOMETRIC PLAN
10. COMMUNITY CENTER
11. WALNUT TOWNHOMES (5)
12. ELBERT TOWNHOMES (6)
13. MAPLE APARTMENTS (28)
14. COLOR ELEVATIONS APARTMENTS
15. MAPLE TOWNHOMES (5)

CCE Colorado Civil Engineering, LLC
41435 Country Rose Circle
Parker, Colorado 80138
303-708-1930

PREPARED FOR:
UNIBUILDERS
2200 S JASMINE ST UNIT 109
DENVER, CO 80222-5708

WALNUT GROVE
ELIZABETH, COLORADO

JOB NO.	1347
DESIGN BY:	OB
ISSUE DATE:	03/07/25

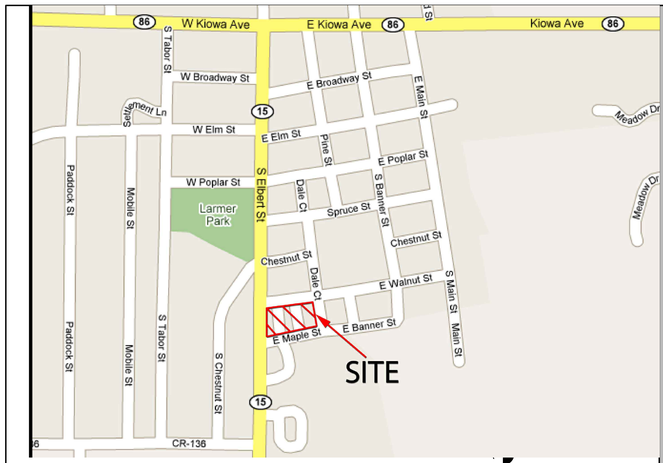
REVISIONS:
1.) RESUBMITTAL 03/07/2025
2.) REV PER COMMENTS 05/21/2025
3.)
4.)

SUBMITTAL PACKAGE LIST

SHEET: 1 OF 1

WALNUT GROVE

COVER SHEET



VICINITY MAP

NTS

DATA CHART

ZONING: PUD

LOT AREA: 68,303 SF, 1.57 ACRES (PRE VACATION)
69,885 SF, 1.60 ACRES (POST VACATION)

LOT USE:			
	LOT 1	28 APARTMENTS	0.74 ACRE
	LOT 2	6 TOWNHOMES	0.22 ACRE
	LOT 3	5 TOWNHOMES	0.22 ACRE
	LOT 4	COMMUNITY CENTER	0.13 ACRE
	LOT 5	5 TOWNHOMES	0.16 ACRE
	TRACT	DETENTION POND	0.12 ACRE

PARKING: REQUIRED: 2 PER UNIT
28 APARTMENT UNITS: 56 SPACES REQUIRED
56 SPACES PROVIDED
(INCLUDES 8 HC UNDER APT BUILDING, 47 OUTSIDE)
(INCLUDES 1 HC NEXT TO COMMUNITY CENTER)
16 TOWNHOMES: 32 SPACES REQUIRED
32 SPACES PROVIDED (WITHIN GARAGES)
COMMUNITY BUILDING: INCLUDED WITHIN 56 OUTSIDE PROVIDED SPACES

DEVELOPMENT SCHEDULE:
2025 PHASE 1
APARTMENT BUILDING CONSTRUCTION
COMMUNITY CENTER CONSTRUCTION
UTILITY INSTALLATON
DETENTION POND INSTALLATION
DRIVEWAY AND PARKING LOTS CONSTRUCTION

2026 PHASE 2
TOWNHOME CONSTRUCTION

PUD COMPLIANCE CHART:

DESCRIPTION	EXISTING PUD	PROPOSED DEVELOPMENT
TOTAL UNITS	44 APARTMENTS & TOWNHOMES	28 APARTMENT UNITS, 16 TOWNHOMES
HEIGHT RESTRICTION	37' MAX HEIGHT THROUGHOUT PROPERTY	23' 9" - COMMUNITY CENTER 37' 0" - APARTMENT BUILDING 36' 7" - MAPLE TOWNHOMES 34' 10" - ELBERT TOWNHOMES 36' 3.5" - WALNUT TOWNHOMES
SETBACKS	0' SETBACK FROM WALNUT ST 0' SETBACK FROM ELBERT ST 10' SETBACK FROM MAPLE ST NOT ESTABLISHED FROM DALE	5.4'-7.8' SETBACK FROM WALNUT ST 0' SETBACK FROM ELBERT ST 10' SETBACK FROM MAPLE ST 15' SETBACK FROM DALE CT
DENSITY	29 UNITS / ACRE TOTAL SITE IS 1.60 ACRES	27.50 UNITS PER ACRE
MIN LOT WIDTH	197 FEET	LOT 1 254' LOT 2 200' LOT 3 180' LOT 4 95' LOT 5 100' TRACT 80'
SITE AMENITIES	ONSITE COMMUNITY ROOM	COMMUNITY BARN ROOM
		NOTE: THE COMMUNITY CENTER SHALL BE UTILIZED FOR PRIVATE USE AND NOT AVAILABLE FOR PUBLIC RENTAL.
	PLAYGROUND	PLAYGROUND
OPEN SPACE	NO OPEN SPACE DEDICATION TO TOWN ONSITE 20% INCLUDING PLAYGROUND BIOSWALES/RAINGARDENS.	17,522 SF OPEN SPACE 25% OPEN SPACE WITH PLAYGROUND

LEGEND

ABBREVIATIONS

AC.	ACRES
BOP	BOTTOM OF PIPE
BOV	BLOW OFF VALVE
BOW	BOTTOM OF WALL
CATV	CABLE TELEVISION
℄	CENTERLINE
C.G. & SW.	CURB, GUTTER AND SIDEWALK
CONC.	CONCRETE
ELEV OR EL	ELEVATION
EOC	EDGE OF CONCRETE
EXIST OR EX	EXISTING
FL-FL	FLOWLINE TO FLOWLINE
IRR	IRRIGATION LINE
INV	INVERT
LT	LEFT
LF	LINEAL FEET
MH	MANHOLE
PL	PROPERTY LINE
PROP.	PROPOSED
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONC. PIPE
RT	RIGHT
ROW	RIGHT OF WAY
RW	RETAINING WALL
SDMH	STORM DRAIN MANHOLE
S.F.	SQUARE FEET
STA:	STATION
TB	THRUST BLOCK
TOP	TOP OF PIPE
TOW	TOP OF WALL
WTR	WATER

LINETYPES

PROPOSED		EXISTING
SS	SANITARY SEWER	EX 8" SS
8" W	WATER MAIN	EX 12 W
	RETAINING WALL	
	PROPERTY LINE	
	STORM DRAIN	
1000	CONTOUR MAJOR	1000
1000	CONTOUR MINOR	
	EASEMENT	
	RIGHT OF WAY	
	OVERHEAD ELECTRIC LINE	E
	CONCRETE	
	RIPRAP	

SYMBOLS

PROPOSED		EXISTING
	UTILITY POLE WITH GUY WIRE	
E	ELECTRIC VAULT	E
T	ELECTRIC TRANSFORMER	T
	GAS METER	G
WV	WATER VALVE	WV
	TELEPHONE PAD	
	STORM MANHOLE	
	SANITARY SEWER MANHOLE	
	TREE	
	FIRE HYDRANT	
	CONCRETE THRUST BLOCK	
	DIRECTION OF FLOW	
	HANDICAP PARKING SPACE	
	STREET LIGHT	
	SIGN	

CCE Colorado Civil Engineering, LLC
41435 Country Rose Circle
Parker, Colorado 80138
303-708-1930

PREPARED FOR:
UNIBUILDERS
2200 S JASMINE ST UNIT 109
DENVER, CO 80222-5708

WALNUT GROVE
ELIZABETH, COLORADO

JOB NO.	1347
DESIGN BY:	OB
ISSUE DATE:	05/21/25

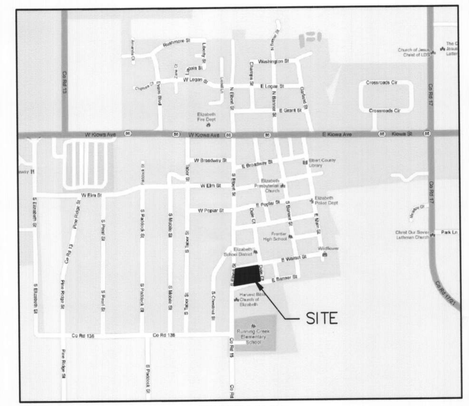
REVISIONS:
1.) RESUBMITTAL
05/21/2025
2.) REVISIONS
08/25/2025
3.) REVISIONS
10/01/2025
4.)

COVER SHEET

SHEET: 1 OF 1

ALTA/ACSM LAND TITLE SURVEY

PART OF SECTION 18, T. 8 S, R. 64 W, 6TH P.M.
COUNTY OF ELBERT, STATE OF COLORADO



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. All references to books, pages and reception numbers are public documents on file with the Clerk and Recorder of the County of Elbert, Colorado.

2. According to FEMA FIRM Map # 08039C0480C, the subject property does not fall within any designated flood zone.

3. There is no observable evidence of this site being used as a solid waste dump, sump or sanitary landfill.

4. There is no observable evidence of recent earth work, building construction or building additions.

5. Underground gas lines may exist on site as evidenced by previous surveys, however, no markers were found on the subject property. Before any construction, call 811 Colorado One Call, for utility locates, 72 hours prior to any construction.

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

TITLE COMMITMENT NOTES:

This survey does not constitute a title search by High Prairie Survey Co., Inc. to determine ownership of this tract or to verify the description shown; the compatibility of this description with that of adjacent tracts; nor easements of record. For all information regarding easements, right-of-ways or title of record, High Prairie Survey Co., Inc. relied upon title commitment provided by Unified Title Company, LLC, their Commitment No.: 55502UTC; Dated January 08, 2018.

The following comments are in regards to the the same above-mentioned Commitment.
The numbers in our comments correspond to the numbering system used in said Commitment.

Schedule A:

1. – 3. High Prairie Survey Co., Inc. did not examine or address these items.

4. Legal is shown hereon as listed on said Title Commitment.

Schedule B – Section I:

a. – h. High Prairie Survey Co., Inc. did not examine or address these items.

Schedule B – Section II Exceptions:

1. – 8. High Prairie Survey Co., Inc. did not examine or address these items.

9. the Plat of Phillips Addition to the Town of Elizabeth recorded May 5, 1889, has been superceded by the plat of Walnut Grove Townhomes Planned Development.

10. High Prairie Survey Co., Inc. did not examine or address these items.

11. All applicable easements and restrictions from the plat of Phillips Addition Third Addiiton have been incorporated hereon.

12. – 16. All items as shown hereon.

PROPERTY DESCRIPTION

TRACT A–B, LOTS 1–28, WALNUT GROVE TOWNHOMES PLANNED DEVELOPMENT, COUNTY OF ELBERT, STATE OF COLORADO.

CONTAINING 68,305 SQ. FT. OR 1.57 ACRES MORE OR LESS.

TITLE COMMITMENT CERTIFICATION:

TO: GREEN STREET DEVELOPMENT & UNIFIED TITLE COMPANY, LLC.

This is to certify that this map or plat and the survey performed on 04/16/2018, on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2015, and includes items 1, 3 & 4 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered with the State of Colorado, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Keith Westfall, Colorado PLS# 30127
For and on behalf of
High Prairie Survey Co.

CERTIFICATE OF DEPOSIT:

Deposited this _____ day of _____, 20_____, in the County Surveyor's land survey plats/right-of-way surveys at reception number_____, in the office of the Elbert County Clerk and Recorder.

Signed_____

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	16°01'26"	16.78'	60.00'	S88°20'41"W	16.73'
C2	6°10'00"	6.46'	60.00'	S83°24'58"W	6.45'
C3	9°51'26"	10.32'	60.00'	N88°34'19"W	10.31'
C4	16°01'26"	16.78'	60.00'	N88°20'41"E	16.73'
C5	6°43'56"	7.05'	60.00'	S87°00'34"E	7.05'
C6	9°17'30"	9.73'	60.00'	N84°58'43"E	9.72'
C7	7°43'00"	6.46'	48.00'	S84°11'28"W	6.46'
C8	8°18'26"	6.96'	48.00'	N87°47'49"W	6.95'
C9	8°17'29"	10.42'	72.00'	S87°47'21"E	10.41'
C10	7°43'57"	9.72'	72.00'	N84°11'56"W	9.71'
C11	90°00'00"	29.85'	19.00'	N35°19'58"E	26.87'
C12	90°00'00"	29.85'	19.00'	S54°40'02"E	26.87'
C13	90°00'00"	29.85'	19.00'	N35°19'58"E	26.87'
C14	90°00'00"	21.99'	14.00'	S54°40'02"E	19.80'

LEGEND

- PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC ACCESS AND DRAINAGE EASEMENT
- PLATTED BOUNDARY
- RIGHT OF WAY LINE
- SECTION LINE
- EASEMENT LINE
- SECTION CORNER MONUMENT
- SET PIN WITH CAP LS# 30127
- FOUND SURVEY MARKER (AS DESCRIBED)

0 20 40 60
SCALE: 1" = 20'

DISCLAIMER: PLEASE NOTE THAT SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO A CERTAIN DEGREE OF INACCURACY AND OPINION.

BASIS OF BEARINGS:

CONSIDERING THE SOUTH LINE OF LOT 6A TO HAVE AN ASSUMED BEARING OF N80°18'23"E AND MONUMENTED AS SHOWN HEREON.

"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

DATE:	REVISIONS:

REFERENCE DWG:

High Prairie Survey Co.
LAND SURVEYING CONSTRUCTION STAKING
OIL AND GAS SURVEYING
303-621-8672 FAX 303-621-7749
P.O. BOX 384
KIOWA, COLORADO 80117

SCALE	DATE	DRAWN BY
1"=30'	04/17/2018	D. COTTER

TITLE: ALTA/ACSM LAND TITLE SURVEY PART OF SEC. 18, T8S, R64W, 6TH P.M. ELBERT COUNTY, STATE OF COLORADO

CLIENT: GREEN STREET DEVELOPMENT

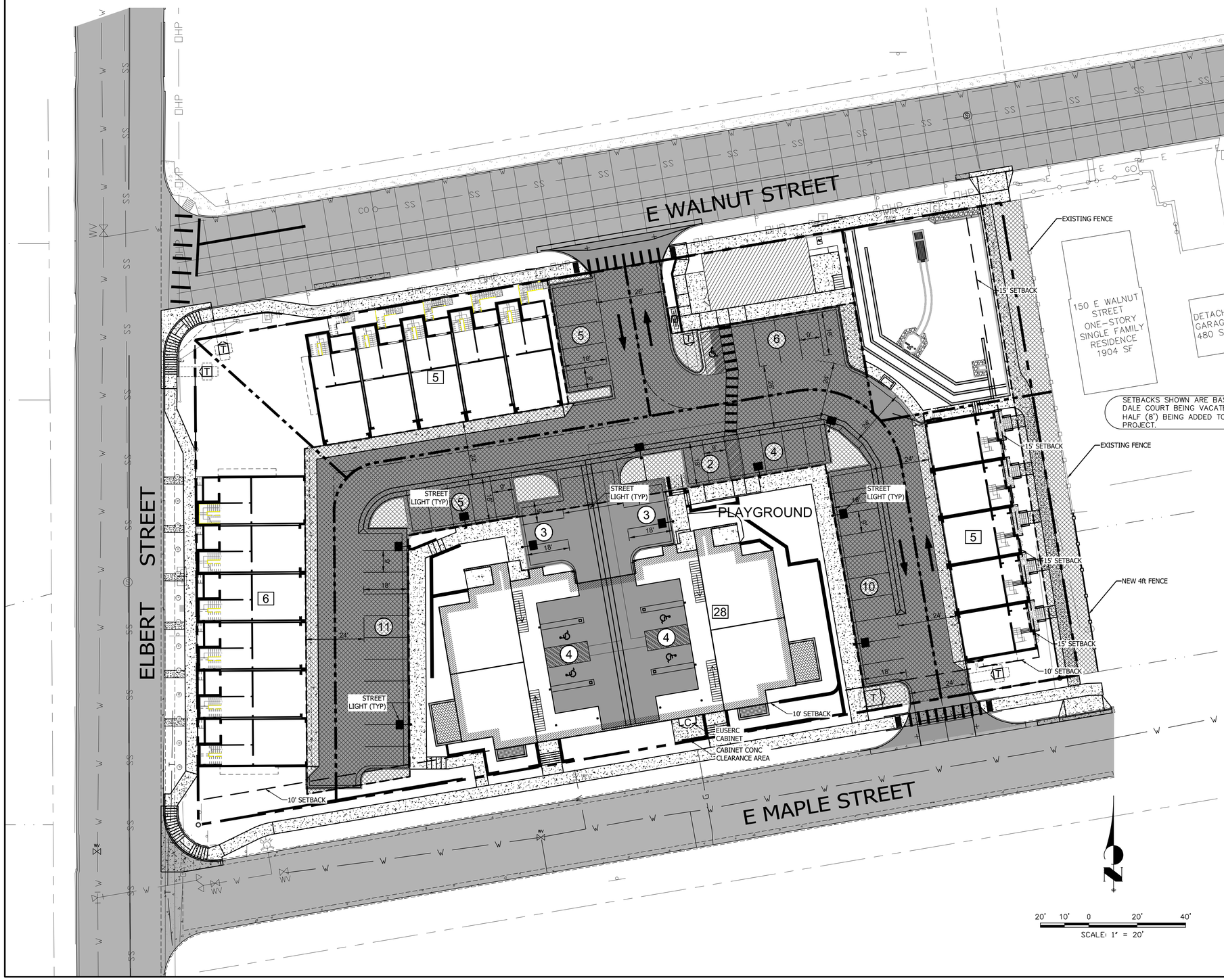
SHEET 1 OF 1

JOB NUMBER 18067-ALTA

WALNUT GROVE

FINAL SITE PLAN

A VACATION AND REPLAT OF LOTS 1-28 AND TRACTS A & B, WALNUT GROVE TOWNHOMES PLANNED DEVELOPMENT
PART OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 64 WEST, 6TH P.M.
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO



EASEMENT

ACCESS AND UTILITY EASEMENT

NOTES

ALL PROPOSED OUTDOOR LIGHTING SHALL COMPLY WITH THE TOWN LAND USE AND DEVELOPMENT CODE LIGHTING REQUIREMENTS OR THE DESIGN REVIEW STANDARDS AND GUIDELINES, WHICHEVER IS MORE RESTRICTIVE.

PARKING CALCULATIONS

REQUIRED PARKING SPACES = 44X 2 = 88

PARKING SPACES PROVIDED = 88

OPEN SPACE CALCULATIONS

PLAT BOUNDARY AREA = 71,467 SF

OPEN SPACE AREA = 15,713 SF

PERCENT OPEN SPACE = 22%

CCE Colorado Civil Engineering, LLC
41435 Country Rose Circle
Parker, Colorado 80138
303-708-1930

PREPARED FOR:
UNIBUILDERS
2200 S JASMINE ST UNIT 109
DENVER, CO 80222-5708

WALNUT GROVE
ELIZABETH, COLORADO

JOB NO.	1347
DESIGN BY:	OB
ISSUE DATE:	10/01/24

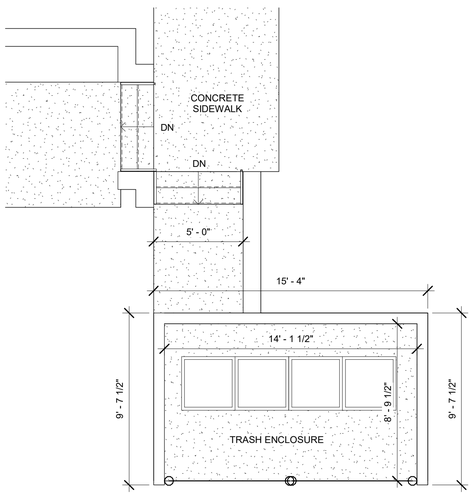
REVISIONS:
1.) INITIAL SUBMITTAL 10/01/2024
2.) RESUBMITTAL 03/07/2025
3.) RESUBMITTAL 05/21/2025
4.) ADDED PKG SPACE 08/04/2025

FINAL SITE PLAN

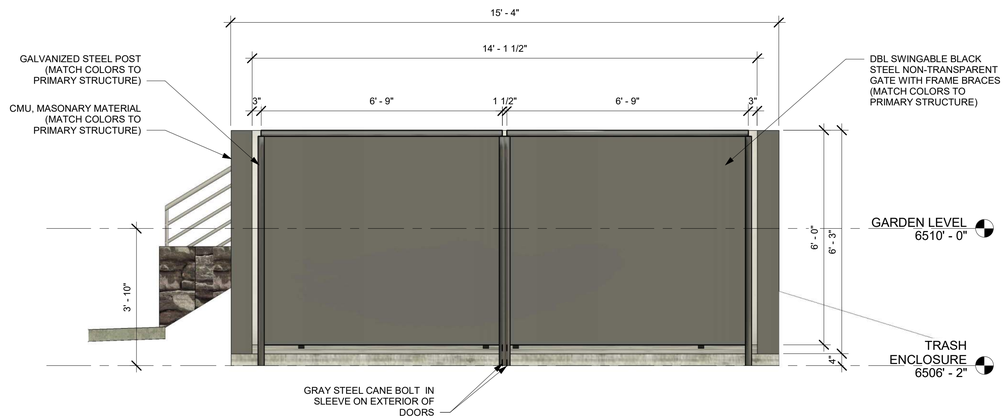
C 1

SHEET: 1 OF 1

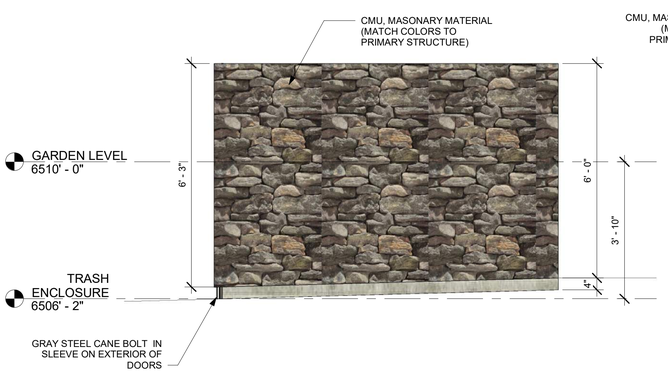
SITE PLAN
FOR
WALNUT GROVE
+/- 1.568 ACRES
LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



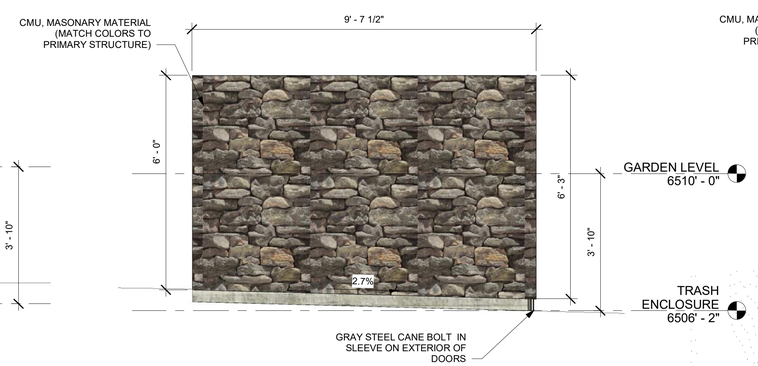
1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



2 EAST TRASH ENCLOSURE
1/2" = 1'-0"



3 NORTH TRASH ENCLOSURE
1/2" = 1'-0"



4 SOUTH TRASH ENCLOSURE
1/2" = 1'-0"

5 WEST TRASH ENCLOSURE
1/2" = 1'-0"

Sandella & Design
STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:
WALNUT GROVE

TRASH ENCLOSURE
ELIZABETH 44 - SITE PLAN
ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

#24-DXX
DATE: V1.0 09-09-24

AS-206.0

LIVE GROUND COVER LEGEND

LIVE COVER TABLE

TOTAL LANDSCAPE AREA: 14,179 SF (NOT INCLUDING PLAY AREA)
100% LIVE COVER: GRASS AREA = 3,235 SF
ROCK WITH PLANTS LANDSCAPE AREA: 10,944 SF
APPROXIMATE LIVE COVER FOR SHRUBS, ORNAMENTAL GRASS & PERENNIALS: 8,400 SF (PLANTS SHOWN AT MATURE WIDTH, DOES NOT INCLUDE TREE CANOPIES)
APPROXIMATE LIVE COVER: 76.7%

LANDSCAPE CODE NOTES

a. Deciduous trees shall be at least two-inch caliper measured at DBH (diameter at breast height), except ornamental and flowering trees, which shall be one-and-one-half-inch caliper measured at DBH.
b. Evergreen trees shall be a minimum height of six (6) feet.
c. Shrubs shall be five-gallon container size or larger. Three (3) shrubs of one-gallon size may be substituted for each five-gallon shrub per the approved site plan.
d. Ground cover and vines shall be a minimum one-gallon size
e. Wood chips and wood shavings have no minimum size, but shall be a minimum depth of four (4) inches installed over an approved geotextile weed barrier fabric.
f. Rock or stone shall be one (1) inch to six (6) inches in diameter and a minimum depth of three (3) inches installed over an approved geotextile weed barrier fabric.

CODE REQUIREMENTS

LANDSCAPE SETBACKS (LS)

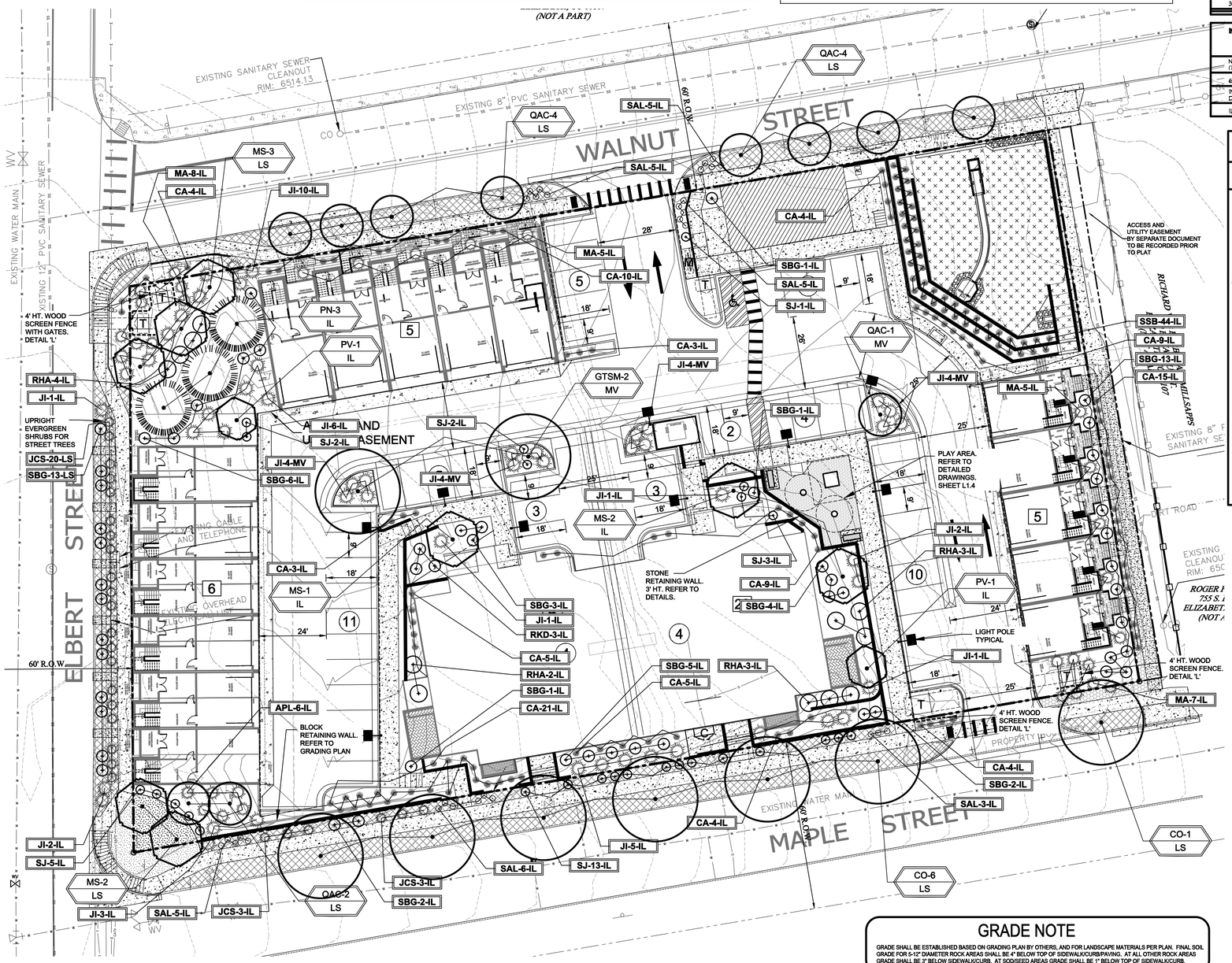
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
WALNUT STREET	PUBLIC	10/10 FT	328 LF	1/40 FT	8/8
MAPLE STREET	PUBLIC	10/10 FT	362 LF	1/40 FT	9/9
ELBERT STREET	PUBLIC	10/10 FT	200 LF	1/40 FT	5/5 (AT CORNERS DUE TO UTILITIES)

MOTOR VEHICLE LOTS (MV)

NO. OF VEHICLE ISLANDS PROVIDED	SHADE TREES (1/5 SPACES) REQ./PROV.	SHRUBS 4 PER ISLAND REQ./PROV.
3 ISLANDS	3/3	12/12

INTERNAL LANDSCAPING (IL)

NET SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (5%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/1500 SF) REQ./PROV.	INTERNAL SHRUBS (5/1500 SF) REQ./PROV.
68303 SF	RESIDENTIAL	10245/10330 SF	8/8	40/40
INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.			
IL	75%/75%			



PLANT SCHEDULE

Symbol	Abbr.	Quanity	Botanical Name	Common Name	Mature Size	Planting Size
EVERGREEN TREES:					W X HT	
	PN	3	Pinus nigra	Austrian Pine	20'x45'	6' ht.
DECIDUOUS TREES:						B & B
	CO	7	Celtis occidentalis	Hackberry	30' x 40'	2"cal.
	GTSM	2	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30'X30'	2"cal.
	MS	8	Malus 'Spring Snow'	Spring Snow Crabapple	15'X15'	1-1/2"cal.
	PV	2	Prunus virginiana 'Schubert'	Canada Red Cherry	15'X15'	1-1/2"cal.
	QAC	11	Quercus albex Q. robur 'Crimschmidt'	Crimson Spire Oak	15' x 45'	1-1/2"cal.
EVERGREEN SHRUBS:						Container
	ACP	6	Archostaphylos coloradoensis'Panchito'	Panchito Manzanita	36"x24"	# 5
	JCS	26	Juniperus x chinensis 'Spartan'	Spartan Juniper	3-4' x 12-15'	# 5
	JI	51	Archostaphylos coloradoensis'Panchito'	Panchito Manzanita	3' X 18"	# 5
	MA	25	Mahonia aquifolium compacta	Compact Oregon Grape Holly	3-4' x 2-3'	# 5
DECIDUOUS SHRUBS:						Container
	RHA	12	Rhus aromatica 'Gro-low'	Sumac Gro-Low	5-7' x 2-3'	# 5
	RKD	3	Rosa x double knockout 'Radtko'	Double Knockout Rose	3-4' x 3-4'	# 5
	SBG	51	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	3-4' x 2-3'	# 5
	SJ	28	Spiraea japonica 'Majic Carpet'	Majic Carpet, Spirea	1-2' x 1-2'	# 5
ORNAMENTAL GRASSES AND PERENNIALS:						Container
	CA	96	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-3' / 2-3'	#5 cont.
	SSB	44	Schizachyrium scoparium 'Blaze'	Little Bluestem Grass 'Blaze'	2-3' x 2-3'	#5 cont.
	SAL	29	Salvia nemorosa 'May Night'	May Night Salvia	24" x 24"	#1 cont.

NOTE: QUANTITIES SHOWN IN SCHEDULE ARE FOR CONVENIENCE ONLY.
CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	Kentucky Bluegrass Sod	317 SF
	Seed Grass Mix 'C' Submit sample/spec prior to ordering material	2,918 SF
	Mountain Granite Rock: 1.5" Diameter (with weed barrier) Submit sample/spec prior to ordering material	4,024 SF
	Clear Creek Rock: 2-6" Diameter (with weed barrier) Submit sample/spec prior to ordering material	6,920 SF
	Play surface: Engineered wood fiber Submit sample/spec prior to ordering material	595 SF
	RIGHT OF WAY	
	Kentucky Bluegrass Sod	353
	Mountain Granite Rock: 1.5" Diameter (with weed barrier) Submit sample/spec prior to ordering material	435 SF
	Clear Creek Rock: 2-6" Diameter (with weed barrier) Submit sample/spec prior to ordering material	5,689 SF
	Retaining Wall: Allen Block, Metro Classic, color gray Submit sample/spec prior to ordering material	
	Steel Edger Submit sample/spec prior to ordering material	
	Remove All Existing Siberian Elm Tree	

NOTE: QUANTITIES SHOWN IN SCHEDULE ARE FOR CONVENIENCE ONLY.
CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

FINAL LANDSCAPE PLAN

NORTH
5 10 15 20 30
SCALE 1"= 20'

IRRIGATION NOTE

INSTALL ALL IRRIGATION SUPPLY LINES MINIMUM 3' FROM CORE TRANSFORMERS

811 Know what's below. Call before you dig.

GRADE NOTE

GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS, AND FOR LANDSCAPE MATERIALS PER PLAN. FINAL SOIL GRADE FOR 5-12" DIAMETER ROCK AREAS SHALL BE 4" BELOW TOP OF SIDEWALK/CURB/PAVING. AT ALL OTHER ROCK AREAS GRADE SHALL BE 3" BELOW SIDEWALK/CURB. AT SOD/SEED AREAS GRADE SHALL BE 1" BELOW TOP OF SIDEWALK/CURB.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1546
Fax 719-268-1122

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WALNUT GROVE
TOWN OF ELIZABETH, CO

PREPARED FOR:

JOHN JAMES MACKAY 571 07/23/2008 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

JOB NUMBER 1139-23

REVISIONS	
9-3-24	PER REVISIONS
2-20-25	PER REVISIONS
3-11-25	PER REVISIONS
6-5-25	PER COMMENTS
8-18-25	PER COMMENTS

ORIGINAL DATE 8-5-24
DRAWN BY JM
DESCRIPTION LANDSCAPE PLAN
SHEET NO. L1.1

LAYOUT NOTE

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE APPROVAL BY THE TOWN OF ELIZABETH PLANNING AND OWNER REPRESENTATIVE.

INSTALLATION NOTES

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN).

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED DAILY AS REQUIRED.

EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS AS SHOWN PER PLAN.

CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC) , 2007 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS.

QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN.

LANDSCAPE ARCHITECT SHALL HAVE OPPORTUNITY TO INSPECT AND APPROVE ALL TREES AND ALL 1-15 GALLON MATERIAL AT JOB SITE PRIOR TO PLANTING, INCLUDING PLACEMENT INSPECTION.

STEEL EDGING TO BE GREEN PRO-STEEL (1/8" x 4" x 10') WITH STAKES OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" MAXIMUM ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. SEE PLAN FOR EDGING LOCATIONS.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH 3 OZ PROFESSIONAL GRADE POLYSPUN WEED BARRIER WITH STAPLES AT 5' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE. REFER TO PLANTING DETAILS.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS-SEE DETAILS, UNLESS OTHERWISE SPECIFIED. ORGANIC MULCH TO BE 'CASCADE CEDAR' WITH NO LANDSCAPE FABRIC 4" DEPTH.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT (MINIMUM 5') TO ONE ANOTHER.

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL).

A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK PROVIDER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST (PLANT SAFE) PREEN WEED PRE-EMERGENT, OR APPROVED EQUAL, IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.PREEN.COM

PLANTING AREA SOIL PREP NOTES

FOR ALL PLANTING AREAS SOIL PREPARATION FOR UNDISTURBED OR COMPACTED AREAS:

A. RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 6" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

B. REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

C. FOR TREE LOCATIONS REMOVE AND REPLACE EXISTING SOIL TO 36" DEPTH. IF CLAY OR SAND REPLACE WITH GRADE B TOPSOIL.

FIRE SIGNAGE NOTE

ANY VEGETATION THAT MAY GROW TO OR IMMEDIATELY OBSTRUCT ANY FIRE LANE SIGNAGE WILL BE PLANTED IN SUCH A WAY TO PREVENT ANY FUTURE OBSTRUCTION OF SUCH SIGNAGE .

GRADING AND DRAINAGE NOTE

EXISTING GRADING AND DRAINAGE SHOULD BE MAINTAINED AND IS BY OTHERS. ALL GRADES SHOULD SLOPE MINIMUM AWAY FROM ALL BUILDING FOUNDATION. PRIOR TO, OR DURING CONSTRUCTION IF DRAINAGE PROBLEMS ARE IDENTIFIED CONTACT LANDSCAPE ARCHITECT AND CEASE WORK UNTIL A SOLUTION IS AGREED TO BY ALL PARTIES. HGD, INC. PREPARED THIS LANDSCAPE PLAN BASED ON EXISTING FIELD CONDITIONS AND AND IS NOT RESPONSIBLE FOR ANY DAMAGE TO BUILDING AND/OR SITE DUE TO IMPROPER GRADING AND/OR DRAINAGE.

SEEDING NOTES

SEED MIX 'A': NATIVE SEED TO BE EL PASO COUNTY ALL PURPOSE FOR UPLAND MIX (OR APPROVED EQUAL). REFER TO CHART. SEED TO BE APPLIED USING DRILL SEED PROCESS OR HYDRO-SEED PROCESS. HAND BROADCAST IN AREAS NOT ACCESSIBLE WITH EQUIPMENT. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 3 C.Y./1000 SF TILLED INTO TOP 4-8" OF SOIL PRIOR TO SEEDING. CONTACT PAWNEE BUTTES FOR CURRENT SEED MIX. SEEDING RATES ARE NOTED IN CHART.

DEPENDING ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES: SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE FOR SPRING ESTABLISHMENT (DORMANT SEEDING); SPRING THAW UNTIL JUNE 1 FOR SPRING AND SUMMER ESTABLISHMENT (ACTIVE SEEDING).

FOR HYDRO-SEEDING ALL SEEDED AREAS SHALL RECEIVE NOT LESS THAN 1 TON PER ACRE (2000 LBS) OF VIRGIN WOOD CELLULOSE HYDRO-MULCH AND 100 LBS PER ACRE OF ORGANIC TACKIFIER.

SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES 15 DAYS AFTER GERMINATION.

DRILL SEEDING: SEEDING EQUIPMENT USED FOR APPLYING SEED MIXTURES SHALL BE DESIGNED, MODIFIED OR EQUIPPED TO REGULATE THE APPLICATION RATE AND PLANTING DEPTH OF THE SEED MIXTURE. SEED SHALL BE UNIFORMLY DISTRIBUTED IN THE DRILL HOPPER DURING THE DRILLING OPERATION. A RANGELAND DRILL CAPABLE OF MIXING DIFFERENT SIZES AND WEIGHTS OF SEEDS SHALL BE USED. THE DRILL SHALL BE EQUIPPED WITH DOUBLE DISK FURROW OPENERS, DEPTH BANDS, PRESS WHEELS OR DRAG CHAINS.

THE SEED SHALL BE DRILLED APPROXIMATELY ½ INCH BELOW THE SOIL SURFACE. HALF OF THE TOTAL RATE OF SEED APPLICATION SHALL BE DRILLED IN 1 DIRECTION, WITH THE REMAINDER OF THE SEED RATE DRILLED AT 90 DEGREES FROM THE FIRST DIRECTION.DO NOT DRILL OR SOW SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNABLE TO BE WORKED.

ALL SEEDED AREAS LESS THAN 3:1 SHALL RECEIVE NO LESS THAN 2 TONS PER ACRE (400 LBS) OF CERTIFIED WEED FREE STRAW MULCH. STRAW MULCH SHALL BE APPLIED IN A UNIFORM MANNER BY MULCH SPREADER OR BY HAND. STRAW MULCH SHALL BE CRIMPED OR ANCHORED INTO THE SEEDBED IMMEDIATELY FOLLOWING SPREADING BY USING A MULCH TILLER (CRIMPER). MULCH TILLERS SHALL HAVE ROUND, NOTCHED-BLADES SPACED 8-INCHES APART (MIN.) AND SHALL HAVE SUFFICIENT WEIGHT TO FORCE THE VEGETATIVE MULCH A MINIMUM DEPTH OF 3-INCHES INTO THE SOIL. ALL MULCH TILLING SHALL BE DONE PERPENDICULAR TO THE FLOW-LINE OF THE SLOPE (ALONG CONTOURS). HAND CRIMPING SHALL BE PERFORMED ON AREAS WHERE MECHANICAL METHODS CANNOT BE USED.

MULCH SHALL BE APPLIED TO SEEDED AREAS (INCLUDING DAMP GROUND) WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS FOR THE AREA. MULCHING SHALL NOT BE PERFORMED DURING ADVERSE WEATHER CONDITIONS OR WHEN WIND PREVENTS UNIFORM DISTRIBUTION. APPLICATION SHALL BE IN A MANNER TO NOT SERIOUSLY DISTURB THE SEEDBED SURFACE.

NATIVE GRASS MANAGEMENT NOTE

ON-GOING MAINTENANCE RECOMMENDATIONS FOR NATIVE GRASS

WELL ESTABLISHED SEEDED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, AND FREE OF WEEDS, BARE AREAS, AND SURFACE IRREGULARITIES.

THE MATURE HEIGHT OF NATIVE GRASS IS EXPECTED TO BE MAINTAINED AT ABOUT 6" HIGH AND MOWED TO 3" ONCE ANNUALLY IN THE LATE WINTER OR EARLY SPRING, AND IRRIGATED ON REDUCED WATER SCHEDULE.

THE SUCCESS OF PERMANENT NATIVE GRASS SEEDING CAN RARELY BE EVALUATED ACCURATELY PRIOR TO THE END OF ITS SECOND FULL GROWING SEASON. SEEDING SUCCESS DEPENDS UPON CONTROL OF WEED COMPETITION DURING THE FIRST TWO GROWING SEASONS. IN ADDITION, THE SITE SHOULD BE MONITORED ANNUALLY FOR UNDESIRABLE PLANT SPECIES.

THE SITE SHOULD BE MONITORED FOR UNDESIRABLE PLANT SPECIES. IF WEED CONTROL NEEDS TO BE PERFORMED DURING THE FIRST YEAR OF PLANT GROWTH, UTILIZE ONE OF TWO METHODS. REGARDLESS OF WHICH METHOD OF WEED CONTROL IS USED, COMPLETE BEFORE FLOWERING OF WEED SEED HEADS. SINCE WEED SPECIES MAY DEVELOP MATURE SEED HEADS AT DIFFERENT TIME OF THE GROWING SEASON, WEED CONTROL EFFORTS WILL BE REQUIRED.

1. HAND PULL NOXIOUS WEEDS, REMOVING AS MUCH OF THE ROOT SYSTEM AS POSSIBLE.
2. USE WEED EATERS TO SELECTIVELY CUT OFF THE SEED HEADS OF NOXIOUS WEEDS. USE SELECTIVE BROADLEAF HERBICIDE SUCH AS 2-4-D WITH A BACKPACK SPRAYER OR WICK APPLICATOR. BE CAREFUL NOT TO APPLY HERBICIDE ON MORE THAN ONE SQUARE FOOT IN ANY GIVEN AREA. CONTRACTOR TO NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE OF ANY SUSPECTED SOIL PROBLEMS AT THE END OF THE FIRST GROWING SEASON. BROADBAND APPLICATIONS OF HERBICIDE CAN BE COMPLETED AFTER NATIVE GRASS SPECIES REACH MATURE HEIGHT.

SLOPE STABILIZATION

LANDSCAPE CONTRACTOR TO PROVIDE EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. BLANKETS TO BE SECURED TO SLOPE PER MANUFACTURE RECOMMENDATIONS FIELD VERIFY SLOPES.

EROSION CONTROL BLANKET SHALL CONSIST OF 100% AGRICULTURAL STRAW BLANKET WITH PHOTODEGRADABLE NETTING ON BOTH SIDES.

LONG-TERM MAINTENANCE NOTE

ON-GOING MAINTENANCE DURING CONSTRUCTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ON-GOING MAINTENANCE OF ALL COMPLETED LANDSCAPE AND IRRIGATION WORK AS DEFINED UNDER CONTRACT WITH OWNER.

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNITIL LANDSCAPE WORK IS COMPLETED, ACCEPTED BY OWNER, AND IF REQUESTED A FORMAL MAINTENANCE PERIOD IS INITIATED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING, REPLANTING AS REQUIRED THROUGH CONSTRUCTION PERIOD. REMULCH WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO NULLIFY ITS PURPOSE. CONTRACTOR SHALL REPAIR SEEDED AREAS DAMAGED BY TRAFFIC AND/OR VANDALISM DURING THE CONSTRUCTION PERIOD.

IF THE IRRIGATION SYSTEM IS NOT AVAILABLE FOR PROPER WATERING AT THE TIME OF INSTALLATION, PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN WATERING EQUIPMENT AS REQUIRED TO CONVEY WATER FROM SOURCES AND TO KEEP THE LAWN AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE INSTALLER OF THE RESPONSIBILITY TO PROVIDE THE REQUIRED WATER. COORDINATE WITH OWNER.

ONE-YEAR WARRANTY

AS AGREED WITH OWNER CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, GRASSES AND IRRIGATION SYSTEM. REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 15 DAYS. PLANT MATERIAL NEEDING REPLACEMENT DURING WINTER MONTHS SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, RIGHT OF WAY STREET TREES, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK REV EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

GENERAL SITE NOTES

1. CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO DRAINAGE, IRRIGATION, LIGHTING, AND ELECTRICAL. COORDINATE WITH GENERAL CONTRACTOR.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
4. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN LOCAL CODES, STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
6. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.

SOD INSTALLATION NOTE

SOIL PREPARATION FOR SODDED AREAS

A. RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

B. REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

C. APPLY THE FOLLOWING AMENDMENTS: APPLY CLASS 1 BREW GROW MATERIAL AT A RATE OF 3 CUBIC YARDS PER 1000 SQ.FT. OF SOIL AREA. DISK (TILL) COMPOST SOIL TO A DEPTH OF 6" (INCHES).

BLUEGRASS SOD

A. PROVIDE HEALTHY, FIELD GROWN SOD, FREE FROM OTHER GRASSES, WEEDS, INSECTS AND THEIR EGGS, DISEASES, STONES AND DEBRIS, AND A MINIMUM OF ONE (1) YEAR OLD. FURNISH FROM A SOD FARM WHERE IT HAS RECEIVED REGULAR WATERING, MOWING, FERTILIZING, WEED CONTROL AND SPRAYING.

B. MOW SOD TO 11/2" TO 2" HEIGHT PRIOR TO CUTTING AND CUT TO A UNIFORM THICKNESS OF ¾" TO 1". DELIVER IN ROLLS 6' LONG AND 18" WIDE. SMALL, IRREGULAR OR BROKEN PIECES OF SOD WILL NOT BE ACCEPTED. DO NOT CUT MORE SOD THAN CAN BE PUT IN PLACE AT THE SITE THE SAME DAY.

C. DELIVER SOD TO THE SITE WITHIN 24 HOURS OF HARVESTING, AND PROTECT FROM DRYING OUT, EXPOSURE OF ROOTS TO THE SUN AND OTHER INJURY.

SOD INSTALLATION

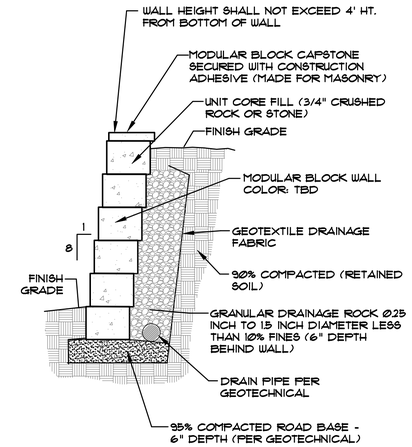
A. AFTER SOIL PREPARATION, ROLL THE AREA TO AN EVENLY COMPACTED, FIRM SOIL BED. REMOVE HARD AND SOFT AREAS. SCARIFY SURFACE TO A DEPTH OF 3/8 INCH.
B. LAY SOD SMOOTHLY, EDGE TO EDGE, AND WITH STAGGERED JOINTS. BUTT EDGES TIGHTLY. LAY WITHIN EIGHT (8) HOURS AFTER DELIVERY.
C. WATER SOD LIGHTLY AS LAYING PROGRESSES TO PREVENT DRYING OF SOD.
D. ROLL SOD WITH A LIGHT ROLLER DIAGONALLY, LEVELING IRREGULARITIES AND SEALING JOINTS.
E. KEEP THE SOIL BED MOIST DURING LAYING OF SOD.
F. NEWLY INSTALLED SOD SHALL BE WATERED WITH ¼ INCH OF WATER PER DAY FOR THE FIRST 3 DAYS, FILLING THE WATER HOLDING CAPACITY OF THE TOP 4-8 INCHES OF THE SOIL. TOTAL AMOUNT OF WATER SHOULD BE SPLIT UP OVER 2 OR 3 WATERING PERIODS EACH DAY.
G. WEEK 1: AFTER INSTALLATION, WATER NEW TURF ¾" TO 1-1/4" OF WATER PER DAY FOR THE FIRST 7 DAYS SPLIT UP OVER 4 OR 5 WATERING PERIODS EACH DAY. THE WARMER THE TEMPERATURE, THE MORE WATER YOU NEED TO APPLY.
H. WEEK 2: AFTER THE FIRST 7 DAYS, WATER AT THE RATE OF ½" PER DAY FOR 7 DAYS; SPLIT UP OVER 2-3 WATERING PERIODS EACH DAY.
I. WEEK 3: IF WATERING RESTRICTIONS ALLOW, WATER ¼" PER DAY EVERY OTHER DAY FOR 7 DAYS. AFTER THE FIRST TWO OR THREE WEEKS, REVERT TO WATERING 1-2 TIMES PER WEEK AS LOCAL WATERING RESTRICTIONS ALLOW.
J. KENTUCKY BLUEGRASS TURF: 3.1 LBS NITROGEN PER 1,000 SF: APPLY ABOUT 1 LB OF RECOMMENDED NITROGEN IN LATE SUMMER. APPLY HALF OF REMAINING NITROGEN REQUIREDIN MID-FALL, HALF IN MID SPRING. FOR HIGH MAINTENANCE TURF, APPLY ABOUT 1 LB OF THE RECOMMENDED NITROGEN IN EARLY SUMMER. TO OBTAIN 1 LB OF ACTUAL NITROGEN, APPLY 3 TO 4 LB OF 34-0-0, 5 LB OF 20-0-0, 10 LB OF 10-0-0, OR SIMILAR FERTILIZERS.

ON-GOING MAINTENANCE RECOMMENDATIONS FOR SOD BLUEGRASS LAWN

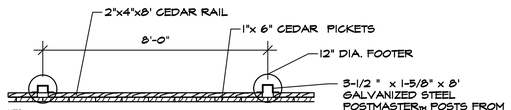
WELL ESTABLISHED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

MOW SODDED LAWN AS SOON AS THERE IS ENOUGH TOP GROWTH TO CUT WITH MOWER SET AT 3" HEIGHT. DO NOT CUT MORE THAN 1/3 LENGTH OF THE GRASS BLADE AT ANY ONE MOWING. DO NOT MOW LESS THAN 3" OFF WHEN GRASS IS WET. REMOVE ALL HEAVY GRASS CLIPPING IMMEDIATELY AFTER MOWING.

NOTES: • ENGINEERING BY OTHERS FOR WALLS OVER 4' HT.
• SUBMIT BLOCK SAMPLE TO OWNER PRIOR TO INSTALL

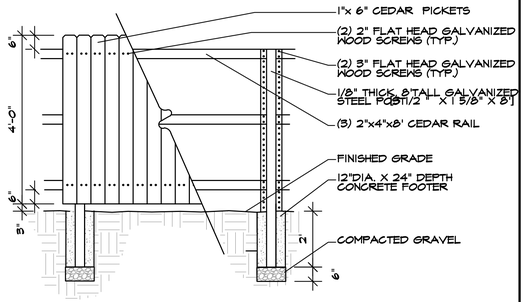


A MODULAR BLOCK RETAINING WALL
NTS



NTS

CEDAR SCREEN FENCE PLAN



L CEDAR SCREEN FENCE DETAIL
NOT TO SCALE

Know what's below. Call before you dig.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

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HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-268-1122

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WALNUT GROVE
TOWN OF ELIZABETH, CO

PREPARED FOR:

JOHN JAMES MACKAY
571
07/23/2008
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

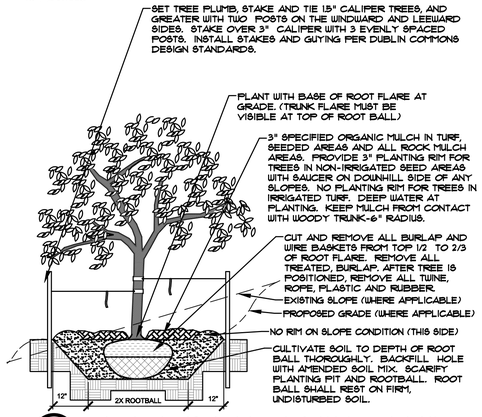
JOB NUMBER 1139-23

REVISIONS

9-3-24	PER REVISIONS
2-20-25	PER REVISIONS
3-11-25	PER REVISIONS
6-5-25	PER COMMENTS
8-18-25	PER COMMENTS

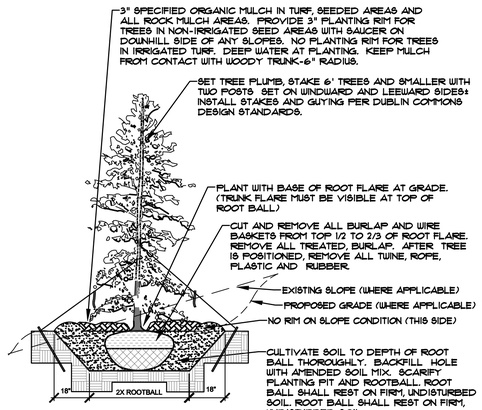
ORIGINAL DATE 8-5-24
DRAWN BY JM
DESCRIPTION LANDSCAPE NOTES
SHEET NO. L1.2

NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
- NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS)
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
- DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



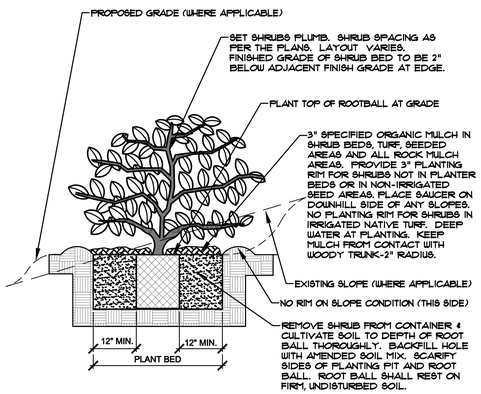
B DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING (SEE CONIFEROUS TREE NOTE ON PLANTING NOTES SHEET)



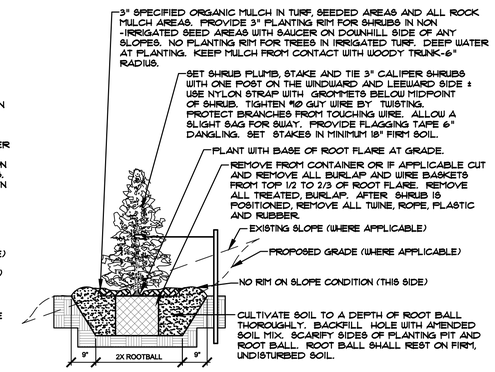
C EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- FOR ROOT BIND AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
- FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.



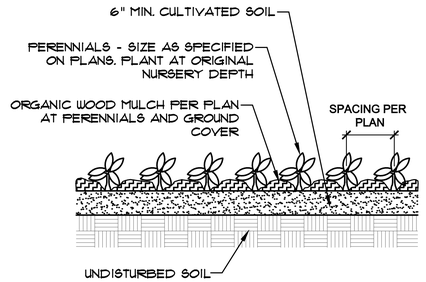
D SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- FOR ROOT BIND (CONTAINER PLANTS ONLY) AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
- FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY. (CONTAINER PLANTS ONLY)



E UPRIGHT EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE

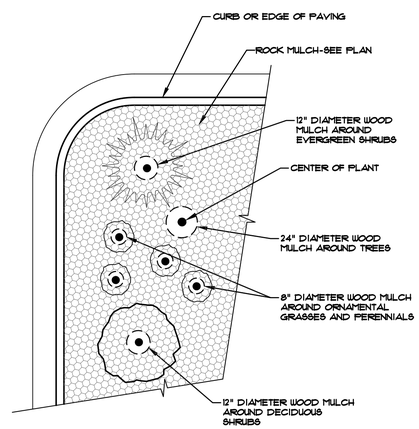
NOTES:
- PLANT GROUND COVER AND PERENNIALS LEVEL AT GRADE.
- SOIL TO BE WELL CULTIVATED TO A MINIMUM DEPTH OF 6".
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
- AMENDED BACKFILL SHALL BE 30% COMPOST AND 70% NATIVE SOIL.
- PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.



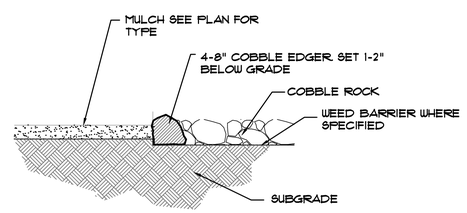
F PERENNIAL PLANTING DETAIL
NOT TO SCALE

NOTES: • CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAING AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES INSTALLED IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUB IN UNIFORM CIRCLE AND WOOD MULCH APPLIED AT 2" DEPTH. SEE CONSTRUCTION DETAILS FOR INSTALLATION PROCESS.

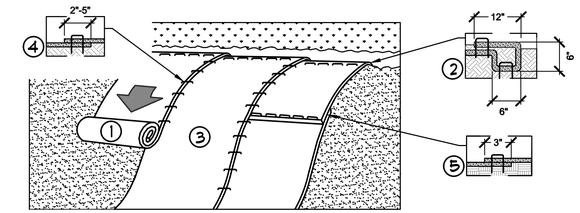
• REFER TO LANDSCAPE PLANS FOR ALL TREE, SHRUB AND ORNAMENTAL GRASS LOCATIONS



G TYPICAL PLANT MATERIAL TREATMENT
NOT TO SCALE



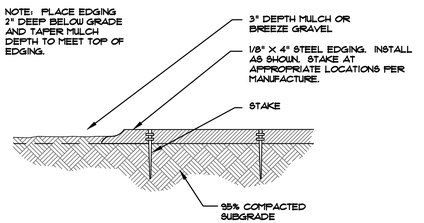
H MULCH/ROCK SECTION
NOT TO SCALE



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
   NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
   NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

J EROSION CONTROL
NTS

NOTE: PLACE EDGING 2" DEEP BELOW GRADE AND TAPER MULCH DEPTH TO MEET TOP OF EDGING.



K STEEL EDGING
NOT TO SCALE

811 Know what's **below.** **Call** before you dig.

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Phone 719-477-1546
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WALNUT GROVE
TOWN OF ELIZABETH, CO

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PREPARED FOR:

JOHN JAMES MACKAY 571 07/23/2008 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

JOB NUMBER 1139-23

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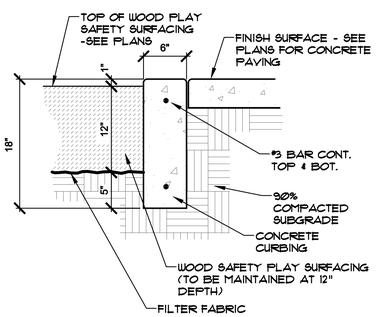
ORIGINAL DATE 8-5-24
DRAWN BY JM
DESCRIPTION LANDSCAPE DETAILS
SHEET NO. L1.3

B BENCH AT PLAY AREA
NTS

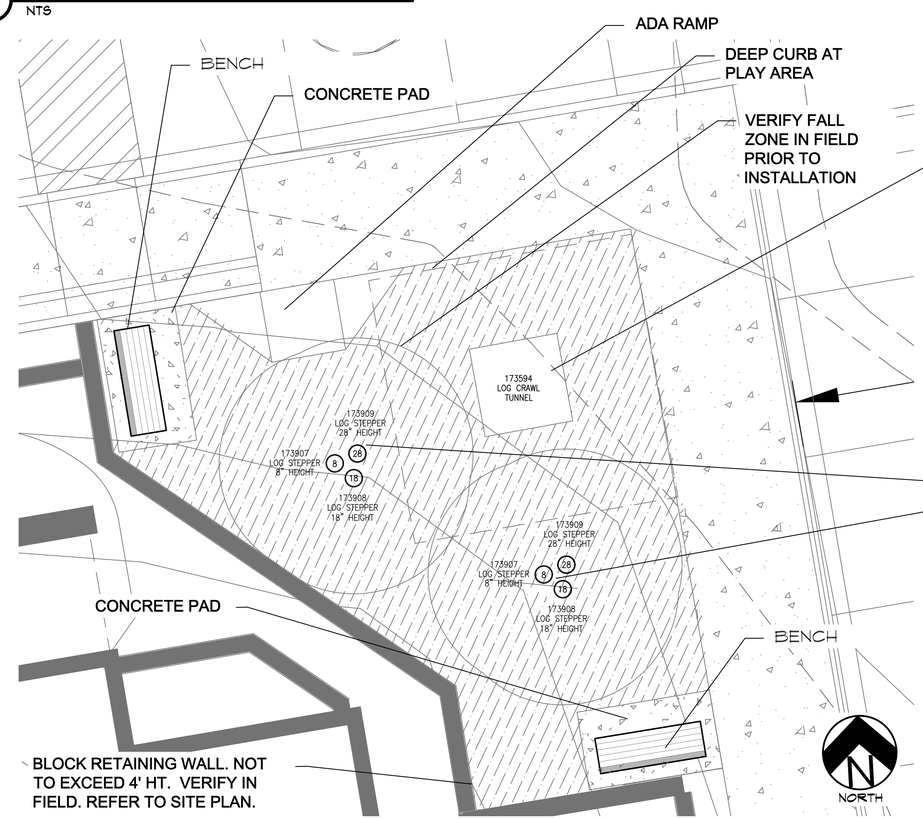
NOTES: • CONCRETE TO BE PLAIN CONCRETE UNLESS OTHERWISE SPECIFIED ON PLANS.



A DEEPENED CURB AT PLAY AREA
NTS

12"

C ADA RAMP AT PLAY AREA
NTS



LOG CRAWL
173594
LANDSCAPE STRUCTURES

LOG STEPPERS
173909, 173907, 173908
LANDSCAPE STRUCTURES

BLOCK RETAINING WALL. NOT TO EXCEED 4' HT. VERIFY IN FIELD. REFER TO SITE PLAN.

PLAY AREA

811 Know what's below. Call before you dig.

BENCH AND PLAY EQUIPMENT BY LANDSCAPE STRUCTURES.

CONTACT ROCKY MOUNTAIN RECREATION FOR DELIVERY AND INSTALLATION, INCLUDING EWF SURFACING.

CONTACT:
Isabel Keegan
Sales & Operations Director
303.783.1452
PO Box 1521 Englewood, CO 80150
isabel@rmrec.com / www.rmrec.com

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

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HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1946
Fax 719-268-1122

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC.

WALNUT GROVE
TOWN OF ELIZABETH, CO

PREPARED FOR:

JOHN JAMES MACKAY 571 07/23/2008 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

JOB NUMBER 1139-23

REVISIONS	
9-3-24	PER REVISIONS
2-20-25	PER REVISIONS
3-11-25	PER REVISIONS
6-5-25	PER COMMENTS
8-18-25	PER COMMENTS

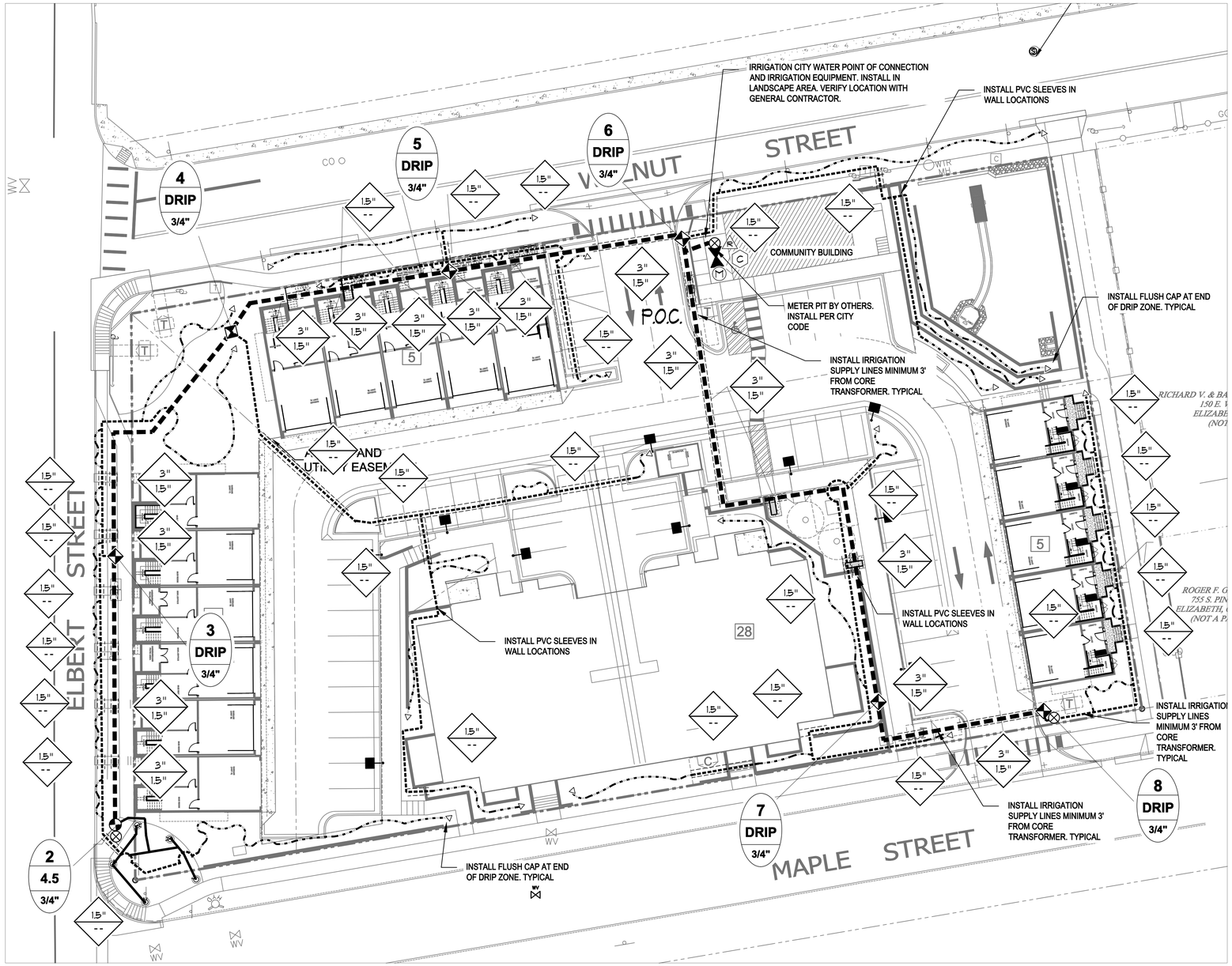
ORIGINAL DATE 8-5-24
DRAWN BY JM
DESCRIPTION PLAY AREA
SHEET NO. L1.4

Walnut Street Townhomes

NORTH

HGD
HIGHER GROUND
DESIGNS

9-18-24



IRRIGATION PLAN

NORTH

5 15 30

10 20 SCALE 1"= 20'

IRRIGATION SYSTEM DESCRIPTION

SITE IRRIGATION SYSTEM PROVIDED BY A FULLY AUTOMATED SPRINKLER SYSTEM CONSISTING OF DRIP IN PLANTING BEDS. ALL ZONES TO BE OPERATED FROM A SINGLE CONTROLLER LOCATED PER PLAN. COORDINATE INSTALLATION OF ALL IRRIGATION COMPONENTS WITH OWNERS REPRESENTATIVE AND OTHER TRADES. BALL VALVES SHALL BE PROVIDED BEFORE EACH ZONE VALVE FOR SYSTEM MAINTENANCE. POTABLE WATER SHALL BE USED FOR ALL SITE IRRIGATION. RAINBIRD EQUIPMENT SHALL BE INSTALLED UNLESS OTHERWISE NOTED PER PLAN. ANY DEVIATION FROM THIS PLAN SHALL BE APPROVED BY LANDSCAPE ARCHITECT. A PUMP MAY BE REQUIRED BASED ON AVAILABLE PRESSURE AT THE CITY POINT OF CONNECTION. REFER TO FLOW CALCULATIONS.

IRRIGATION LEGEND

P.O.C. — 3/4" POINT OF CONNECTION: CONTRACTOR TO VERIFY IN FIELD PRIOR TO INSTALLATION. COORDINATE WITH CITY UTILITIES AND GENERAL CONTRACTOR FOR LOCATION.

M — METER PIT AND 1" DIAMETER WATER METER ASSEMBLY
INSTALL AS REQUIRED BY CITY WATER STANDARDS AND SPECIFICATIONS.

BACKFLOW PREVENTION DEVICE - FEBCO 1.5" 825Y RPV W/BALL VALVE - INSTALL WITH STRONG BOX BACKFLOW ENCLOSURE MODEL SBBC-75CR (DARK GREEN COLOR) OR EQUAL.

1" QUICK COUPLING VALVE RAINBIRD: 5-LRC (PROVIDE KEY FOR OWNER: 55-K-1)

C — IRRIGATION CONTROLLER - RAINBIRD ESP-ME3
INSTALL PER MANUFACTURE RECOMMENDATIONS

R — RAIN SENSOR: WIRELESS WR2
(INSTALL PER MANUFACTURE RECOMMENDATIONS)

RAINBIRD DV SERIES ELECTRIC REMOTE CONTROL VALVE SIZE AS NOTED AT EACH ZONE.

RAINBIRD REMOTE CONTROL DRIP VALVE ASSEMBLY KIT RAINBIRD XCZ-LF-075. SEE PLAN

RAINBIRD 1806 SAM-PRS SERIES POP-UP SPRAY HEAD- R-VAN 24 SERIES
OPERATING PRESSURE- 45 PSI
RADIUS: 17'-24' NOZZLES: 15Q- .84 GPM, 15H- 1.68 GPM, 15F- 3.48 GPM

RAINBIRD 1806 SAM-PRS SERIES POP-UP SPRAY HEAD- R-VAN 14 SERIES
OPERATING PRESSURE- 45 PSI
RADIUS: 8'-14' NOZZLES: 15Q- .32 GPM, 15H- .63 GPM, 15F- 1.27GPM

MAINLINE PIPE FOR MAINFOLD- CLASS 200 PVC PIPE (1.5" DIA. UNLESS OTHERWISE NOTED)

LATERAL PIPE- CLASS 200 PVC PIPE (1" DIA. UNLESS OTHERWISE NOTED)

CLASS 200 PVC PIPE FOR SLEEVING
4" — PIPE SLEEVE SIZE (SEE PLAN)
2" — WIRE SLEEVE SIZE (SEE PLAN)

2 / 14 / 1" — * LAST VALVE; ZONE #; GPM DISCHARGE; REMOTE CONTROL VALVE SIZE

DRIP IRRIGATION LATERAL PIPE
100/80 PSI POLYETHYLENE PIPE: 3/4" DIAMETER
BURY LATERAL 10" MINIMUM DEPTH

DRIP LINE TUBING: CENTENNIAL 3/4" or 1/2" DIAMETER (FOR REFERENCE ONLY NOT LENGTH)
USED IN PLANTING BEDS FOR SHRUBS AND TREES - ROUTE ACCORDINGLY TO PLANT MATERIAL

AGRIFIM 3/4" CAP MODEL CETC-34 OR 1" AS REQUIRED
(INSTALL IN 6" MIN. VALVE BOX)

IRRIGATION NOTE

INSTALL ALL IRRIGATION SUPPLY LINES MINIMUM 3' FROM CORE TRANSFORMERS

Know what's below. Call before you dig.

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ORIGINAL DATE 8-5-24

DRAWN BY JM

DESCRIPTION IRRIGATION PLAN

SHEET NO. IR1.1

IRRIGATION NOTES

COORDINATE ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING ON SITE. ALL MATERIALS AND INSTALLATION PRACTICES SHALL BE IN COMPLIANCE WITH LOCAL CODES. CALL 811 FOR UTILITY LOCATES.

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL IRRIGATION COMPONENTS SHOWN ON THE PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN SHALL REQUIRE LANDSCAPE ARCHITECT APPROVAL.

THE IRRIGATION SYSTEM IS TO RUN OFF 3/4" METERED TAP AT THE LOCATION INDICATED FROM THE BUILDING DOMESTIC SUPPLY AS SHOWN. COORDINATE WITH OWNER'S REPRESENTATIVE AND OTHER TRADES TO GET WATER AT LOCATION SHOWN. COORDINATE WITH CITY WATER TO INSURE PROPER METER INSTALLATION.

THE SYSTEM CONTROLLERS SHALL BE LOCATED AS SHOWN. COORDINATE LOCATION OF CONTROLLER AND RAIN SENSOR WITH OWNER. CONNECT CONTROLLER TO POWER SUPPLY AND COORDINATED WITH OWNER. CONNECT CONTROLLER TO ZONE VALVES, RAIN SENSOR, AND GROUNDING PER MANUFACTURE'S INSTRUCTIONS.

CONTRACTOR IS RESPONSIBLE FOR ALL IRRIGATION SLEEVING. SLEEVING FOR LATERAL LINES TO BE 12" BELOW TOP OF GRADE AND/OR BELOW THE BOTTOM OF PAVING. MAINLINE SLEEVING TO BE 18" BELOW TOP OF GRADE AND/OR BELOW THE BOTTOM OF PAVING. ALL SLEEVING TO EXTEND 3" BEYOND EDGE OF CONCRETE OR ASPHALT. ENDS OF SLEEVING TO BE SECURELY COVERED AFTER INSTALLATION. SLEEVE LOCATIONS TO BE CLEARLY MARKED WITH PAINTED STAKES OR PVC. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SLEEVING LOCATIONS PRIOR TO CONSTRUCTION AND INSTALL ANY MISSING SLEEVE IF NECESSARY.

ALL SPRINKLER HEADS SHALL INSTALLED WITH TOP OF HEADS FLUSH WITH SURROUNDING FINAL GRADE. CONTRACTOR SHALL ADJUST EACH SPRINKLER HEAD TO PROVIDE OPTIMAL COVERAGE. OVERSPRAY ONTO PAVEMENT OR WALLS IS TO BE PREVENTED. CONTRACTOR TO ADJUST AND SELECT NOZZLES TO PROVIDE UNIFORM COVERAGE. PROVIDE PRESSURE COMPENSATING NOZZLES OR SCREENS IF UNIFORM PRESSURE CANNOT BE ACHIEVED BY ADJUSTING PRESSURE AT VALVES.

IRRIGATION PLAN IS DIAGRAMMATIC. ANY COMPONENTS SHOWN ON PLAN OUTSIDE OF LANDSCAPE ARE SHOWN FOR CLARITY ONLY. USE ONLY STANDARD FITTINGS. MAINLINE PIPING DEPTH TO BE 18". LATERAL LINE DEPTH TO BE 12". DRIP LINE TO BE SECURED AT FINAL SOIL GRADE.

CONTRACTOR IS TO INSTALL IRRIGATION WIRE BETWEEN CONTROLLER AND ELECTRIC VALVES. INSTALL TWO EXTRA WIRES RUNNING FROM CONTROLLER ALONG MAINLINE IN EACH DIRECTION FROM THE CONTROLLER FOR TROUBLE SHOOTING OR FUTURE ADDITIONS. WIRE SHALL BE SOLID COPPER #14 PE IRRIGATION CONTROL WIRE. CONNECTIONS SHALL BE MADE WITHIN ENCLOSURES ONLY USING 3M BRAND DBY AND DBR CONNECTORS. NO BURIED SPLICES PERMITTED.

NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN PLAN DRAWINGS AND FIELD CONDITIONS PRIOR TO INSTALLATION OF ANY IRRIGATION COMPONENTS.

HIGHER GROUND DESIGNS, INC. (HGD) PREPARED THIS PLAN BASED ON EXISTING CONDITIONS AND SITE PLAN BY OTHERS. HDG DOES NOT RECOMMEND SPRAY/ROTOR OPERATION OR ROTOR/SPRAY OVER SPRAY WITHIN 5' OF ANY BUILDING. HGD ASSUMES NO LIABILITY FOR ANY WATER DAMAGE ON THIS SITE.

ALL DRIP POLYETHYLENE LATERALS AND DRIP TUBING FITTINGS SHALL BE RIBBED PLASTIC WITH OETIKER BRAND CLAMPS. THE END OF EACH DRIP LINE TO RECEIVE A DRIP FLUSH CAP PER DETAIL.

INSTALL VALVE BOXES IN PLANTER AND ROCK AREAS WHEN POSSIBLE. DO NOT SET VALVE BOXES IN TURF OR SEEDED AREAS UNLESS UNAVOIDABLE.

IRRIGATION SYSTEM MATERIALS

- PRESSURE SUPPLY LINE (FROM POINT OF CONNECTION THROUGH BACKFLOW PREVENTION UNIT) - TYPE "K" RIGID COPPER. PRESSURE SUPPLY LINES (DOWNSTREAM OF BACKFLOW PREVENTION UNITS) - CLASS 200 PVC SOLVENT WELD (1" - 2 1/2") SOLVENT WELD PIPE - MANUFACTURED FROM VIRGIN POLYVINYL CHLORIDE (PVC) COMPOUND IN ACCORDANCE WITH ASTM D2241 AND ASTM D1784; CELL CLASSIFICATION 12454-B, TYPE 1, GRADE 1. FITTINGS - STANDARD WRIGHT, SCHEDULE 40, INJECTION MOLDED PVC; COMPLYING WITH ASTM D1784 AND D2466, CELL CLASSIFICATION 12454-B
- THREADS - INJECTION MOLDED TYPE (WHERE REQUIRED).
- TEES AND ELLS - SIDE GATED. THREADED NIPPLES - ASTM D2464, SCHEDULE 80 WITH MOLDED THREADS
- ALL PVC MALE THREADED FITTINGS AND NIPPLES, EXCLUDING MARLEX FITTINGS, SHALL RECEIVE WRAPPING OF TEFLON TAPE
- JOINT CEMENT AND PRIMER - TYPE AS RECOMMENDED BY MANUFACTURER OF PIPE AND FITTINGS.
- FLEXIBLE PLASTIC PIPE - MANUFACTURED FROM VIRGIN POLYETHYLENE IN ACCORDANCE WITH ASTM D2239, WITH A HYDROSTATIC DESIGN STRESS OF 630 PSI AND DESIGNATED AS PE 2306. FITTINGS - INSERT TYPE MANUFACTURED IN ACCORDANCE WITH ASTM D2609; PVC TYPE 1 CELLCLASSIFICATION 12454-B.

IRRIGATION SYSTEM INSTALLATION

- BACKFILLING - DO NOT BEGIN BACKFILLING OPERATIONS UNTIL REQUIRED SYSTEM TESTS HAVE BEEN COMPLETED. BACKFILL SHALL NOT BE DONE IN FREEZING WEATHER EXCEPT WITH REVIEW BY CONSULTANT. TRENCHES SHALL BE FINISH GRADED PRIOR TO WALK-THROUGH OF SYSTEM BY OWNER/CONSULTANT.
- EXCAVATED MATERIAL IS GENERALLY CONSIDERED SATISFACTORY FOR BACKFILL PURPOSES. BACKFILL MATERIAL SHALL BE FREE OF RUBBISH, VEGETABLE MATTER, FROZEN MATERIALS, AND STONES LARGER THAN 1 INCH IN MAXIMUM DIMENSION. DO NOT MIX SUBSOIL WITH TOPSOIL. MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE HAULED AWAY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUITABLE BACKFILL IF EXCAVATED MATERIAL IS UNACCEPTABLE OR NOT SUFFICIENT TO MEET BACKFILL, COMPACTION, AND FINAL GRADE REQUIREMENTS.
- DO NOT LEAVE TRENCHES OPEN FOR A PERIOD OF MORE THAN 48 HOURS. OPEN EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH OSHA REGULATIONS. COMPACT BACKFILL TO 90% MAXIMUM DENSITY, DETERMINED IN ACCORDANCE WITH ASTM D155-7. MECHANICAL TAMPING IS PROHIBITED WITHIN 20'-0" OF BUILDING OR FOUNDATION WALLS.

EXECUTION

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY SOIL RETENTION COVERING THAT WOULD INTERFERE WITH THE PROPER INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR WILL BE HELD RESPONSIBLE FOR COORDINATION BETWEEN LANDSCAPE AND IRRIGATION SYSTEM INSTALLATION. LANDSCAPE MATERIAL LOCATIONS SHOWN ON THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE IRRIGATION SYSTEM EQUIPMENT LOCATIONS. IF IRRIGATION EQUIPMENT IS INSTALLED IN CONFLICT WITH THE LANDSCAPE MATERIAL LOCATIONS SHOWN ON THE LANDSCAPE PLAN, THE CONTRACTOR WILL BE REQUIRED TO RELOCATE THE IRRIGATION EQUIPMENT, AS NECESSARY, AT CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO NOTIFY CONSULTANT OF ANY FIELD CONDITIONS THAT VARY FROM THE CONDITIONS SHOWN ON THE IRRIGATION CONSTRUCTION DOCUMENTS. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT OF THESE CONDITIONS, CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SYSTEM ADJUSTMENTS REQUIRED DUE TO THE CHANGE IN FIELD CONDITIONS.
- STATIC PRESSURE VERIFICATION - CONTRACTOR SHALL FIELD VERIFY THE STATIC PRESSURE AT THE PROJECT SITE, PRIOR TO COMMENCING WORK OR ORDERING IRRIGATION MATERIALS. IF CONTRACTOR FAILS TO VERIFY STATIC WATER PRESSURE PRIOR TO COMMENCING WORK OR ORDERING IRRIGATION MATERIALS, CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL COSTS REQUIRED TO MAKE SYSTEM OPERATIONAL AND THE COSTS REQUIRED TO REPLACE ANY DAMAGED LANDSCAPE MATERIAL. DAMAGE SHALL INCLUDE ALL REQUIRED MATERIAL COSTS, DESIGN COSTS AND PLANT REPLACEMENT COSTS.
- INSPECTION: - EXAMINE AREAS AND CONDITIONS UNDER WHICH WORK OF THIS SECTION IS TO BE PERFORMED. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

GENERAL SITE NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
3. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY OF COLORADO SPRINGS STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
4. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
5. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.
7. CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR IRRIGATION CONSTRUCTION. COORDINATE WITH GENERAL CONTRACTOR.

DRIP SYSTEM NOTE

ALL PLANT MATERIAL SHALL RECEIVE DRIP LINE TUBING WITH EMITTERS PER DETAILS AND NOTES. FOR SYSTEM FLUSHING INSTALL FLUSH CAP AND THE END OF EACH ZONED DRIP LINE RUN AT LOWEST POINT OF LANDSCAPE AREA. INSTALL SLEEVES UNDER ALL PAVING AS REQUIRED FOR DRIP LINE. REFER TO LEGEND.

IRRIGATION SCHEDULE NOTES

THE SCHEDULING TIMES ARE BASED ON AN ET RATE .19 AND AN IRRIGATION EFFICIENCY OF 85%. TIMES SHALL BE ADJUSTED ACCORDINGLY FOR SEASONAL CHANGES. RAIN SENSOR SHALL BE SET FOR AUTOMATIC SHUT OFF AT 1/2" RAINFALL.

THE RUN TIMES ARE MINUTES PER DAY. EACH VEGETATION TYPE HAS A DIFFERENT WEEKLY WATER REQUIREMENT THAT SHOULD BE FULFILLED BY A DIFFERENT NUMBER OF SCHEDULED RUN TIMES.

NEWLY PLANTED TURF AREAS SHOULD BE IRRIGATED ON A DAILY BASIS THE FIRST GROWING SEASON. DURING THE SECOND SEASON, TURF AREAS SHOULD BE IRRIGATED EVERY OTHER DAY. ESTABLISHED BLUE GRASS TURF AREAS SHOULD BE IRRIGATED EVERY OTHER DAY. ESTABLISHED FESCUE GRASS AND NATIVE GRASS TURF AREAS SHOULD BE IRRIGATED EVERY THIRD DAY.

NEW LANDSCAPE PLANTS SHALL BE IRRIGATED EVERY OTHER DAY FOR THE FIRST GROWING SEASON. DURING ALL SUBSEQUENT SEASONS LANDSCAPE PLANTS SHALL BE IRRIGATED EVERY THIRD DAY.

THE RUN TIMES ARE INTENDED FOR SUMMER WATERING APPLICATIONS. RUN TIMES SHALL BE ADJUSTED FOR SEASONAL REQUIREMENTS. SPRING RUN TIMES SHALL BE SET AT 85% OF SUMMER RUN TIMES. FALL RUN TIMES SHALL BE SET AT 80% OF SUMMER RUN TIMES.

AN ESTABLISHMENT PERMIT AND POSSIBLY AN ALLOCATION PLAN SHALL BE REQUIRED FROM COLORADO SPRINGS UTILITIES.

IRRIGATION SCHEDULE

ZONE	TYPE	FLOW	PRECIP RATE	RUN TIME	CYCLE	NOTES
		GPM	INCHES/HOUR	MINUTES	GALLONS	
2	ROTATOR	4.5	.70	15	68	SOD
3	DRIP	3-7(5)	--	60	300	PLANTING
4	DRIP	3-7(5)	--	60	300	PLANTING
5	DRIP	3-7(5)	--	60	300	PLANTING
6	DRIP	3-7(5)	--	60	300	PLANTING
7	DRIP	3-7(5)	--	60	300	PLANTING
8	DRIP	3-7(5)	--	60	300	PLANTING

TOTAL RUN TIME: 6.25 HOURS RUN TIME

NOTE: REQUIRED PRESSURE IS AT POINT OF CONNECTION

A PUMP MAY BE REQUIRED DUE TO CITY PRESSURE RESTRICTIONS AT THE POINT OF CONNECTION. VERIFY PRESSURE AT METER PRIOR TO START OF WORK.

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JOHN JAMES MACKAY
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07/23/2008
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

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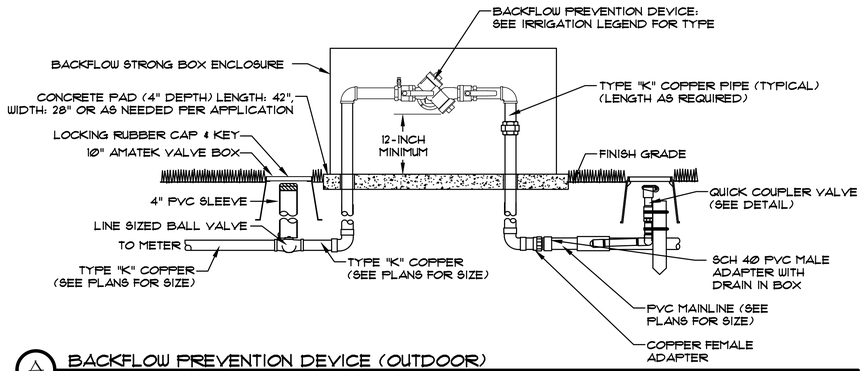
ORIGINAL DATE 8-5-24

DRAWN BY JM

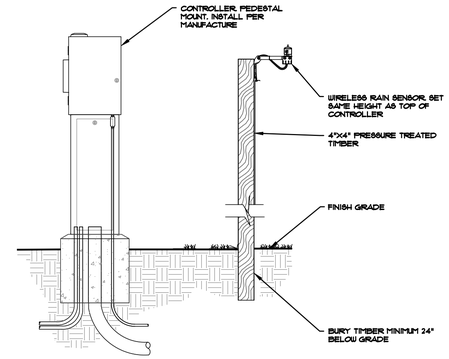
DESCRIPTION
IRRIGATION NOTES

SHEET NO.
IR1.2



A BACKFLOW PREVENTION DEVICE (OUTDOOR)
NOT TO SCALE

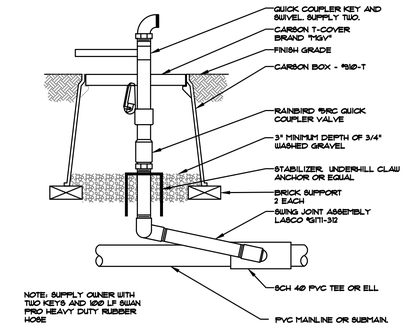
DETAIL IS DIAGRAMMATIC - INSTALL PER LOCAL CODE



NOTES:

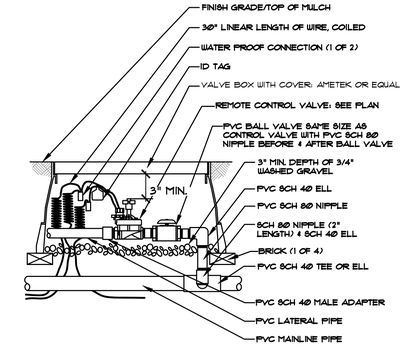
MINIMUM CONCRETE BASE REQUIREMENTS: CONTRACTOR SHALL VERIFY NUMBER & SIZE OF CONDUITS & GROUND RODS REQUIRED FOR EACH ENCLOSURE. USE MOUNTING TEMPLATE TO LOCATE "J" BOLT FASTENERS.

B CONTROLLER PEDESTAL & RAIN SENSOR
NOT TO SCALE

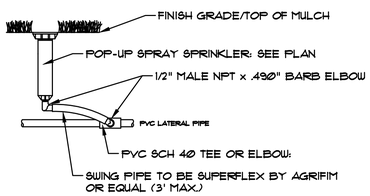


NOTE: SUPPLY OWNER WITH TWO KEYS AND 100 LF SWAN PRO HEAVY DUTY RUBBER HOSE

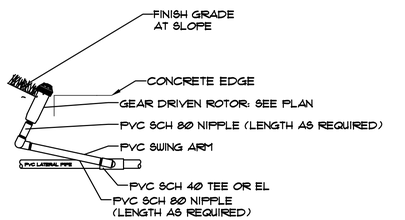
C QUICK COUPLER ASSEMBLY DETAIL
NOT TO SCALE



D ELECTRIC ZONE CONTROL VALVE
NOT TO SCALE

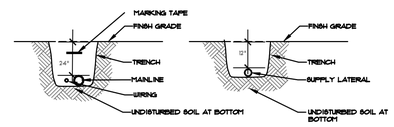


E POP-UP SPRAY SPRINKLER HEAD
NOT TO SCALE



NOTES: • A SWING PIPE MAY BE USED WITH FLOWS LESS THAN 4 GPM.

F HEAD DETAIL - SLOPE
NOT TO SCALE



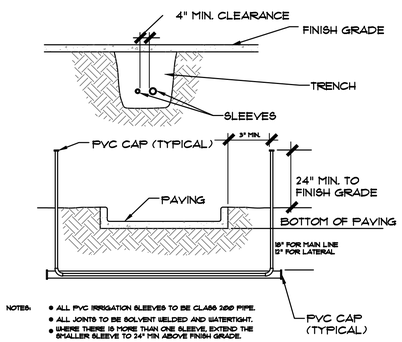
NOTE:
INSTALL PIPING NO LESS THAN 12" LATERAL HORIZONTAL CLEARANCE AND 6" VERTICAL CLEARANCE.

USE CRISSEY WATER LINE MARKING TAPE WITH LABEL "BURIED WATER PIPE. INSTALL ALONG TRENCH AT CENTER OF PIPING, 8" DEPTH, AND EXPOSE END AT ALL EQUIPMENT.

IN ROCKY SOIL ENVIRONMENTS INSTALL 3"-6" SAND BED

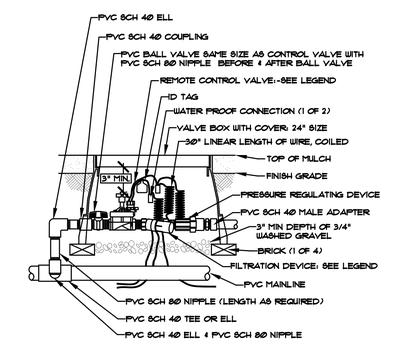
EVALUATE EXISTING SOIL FOR BACKFILL. IF SOIL IS UNSUITABLE REMOVE AND REPLACE WITH SUITABLE SOIL FOR PROPER COMPACTION.

G LATERAL PIPE TRENCHING DETAIL
NOT TO SCALE



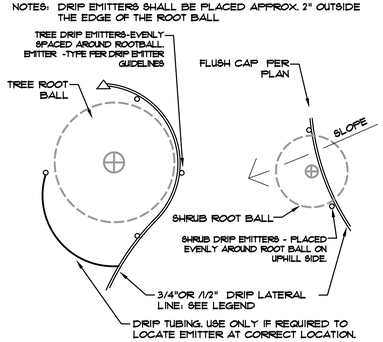
NOTES:
- ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
- ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
- WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24" MIN ABOVE FINISH GRADE.
- COMPACT BACKFILL SOIL TO 95%

H SLEEVING DETAIL
NOT TO SCALE

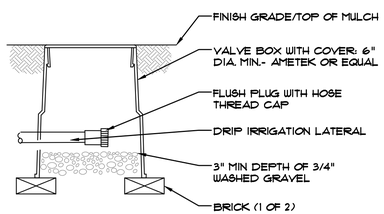


K DRIP IRRIGATION ZONE CONTROL VALVE
NOT TO SCALE

NOTES: DRIP EMITTERS SHALL BE PLACED APPROX. 2" OUTSIDE THE EDGE OF THE ROOT BALL



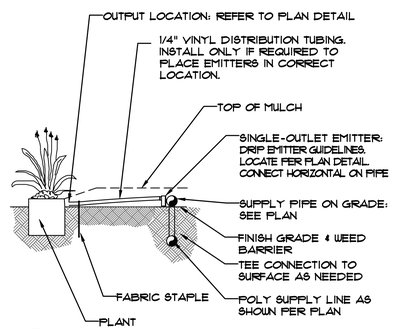
L DRIP EMITTER PLACEMENT
NOT TO SCALE SEE GUIDLINES FOR EMITTER QUANTITY



NOTES:• DRIP FLUSH CAP AND BOX SHALL BE INSTALLED AT THE END OF EACH DRIP SUPPLY LINE AT ENDS.

M DRIP FLUSH CAP
NOT TO SCALE

DRIP PIPING IS TO BE STAKED TO GROUND SURFACE EVERY 4-6'. MULCH IS TO BE INSTALLED TO COVER ALL PIPING AND TUBING. RECOMMEND PIPE INSTALLED OVER WEED BARRIER.



N TYPICAL EMITTER ASSEMBLY
NOT TO SCALE

DRIP EMITTER GUIDELINES

PLANT MATERIAL	EMITTER QUANTITY	OUTPUT (GPH)
1 GAL. PERENNIAL (COLOR)	1 EACH - .5 GPH	.5
1 GAL. ORNAMENTAL GRASS	2 EACH - .5 GPH	1
5 GAL. ORNAMENTAL GRASS	2 EACH - 1 GPH	2
5 GAL. EVERGREEN SHRUB	2 EACH - 1 GPH	2
5 GAL. DECIDUOUS SHRUB	2 EACH - 1 GPH	2
HIGH WATER DECIDUOUS SHRUB	2 EACH - 2 GPH	4
6' B&B EVERGREEN TREE	4 EACH - 1 GPH	4
HIGH WATER EVERGREEN TREE	4 EACH - 2 GPH	8
1 1/2" CAL. DECIDUOUS TREE	4 EACH - 1 GPH	4
HIGH WATER DECIDUOUS TREE	4 EACH - 2 GPH	8

DRIP EMITTERS

DRIP EMITTERS FOR TREES, SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS SHALL BE INSTALLED PER DETAILS ON THIS SHEET. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING EMITTER QUANTITY SO THAT EACH PLANT TYPE RECEIVES THE CORRECT WATER REQUIREMENT BASED ON ZONE RUN TIME AND PLANT WATER REQUIREMENTS. SEE DRIP EMITTER GUIDELINES. EXCEPT FOR PERENNIALS ALL SHRUBS SHALL RECEIVE TWO EMITTERS, AND TREES SHALL RECEIVE MINIMUM FOUR EMITTERS.

Know what's **below.**
Call before you dig.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 8' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-268-1122

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC.

WALNUT GROVE
TOWN OF ELIZABETH, CO

PREPARED FOR:

JOHN JAMES MACKAY 571 07/23/2008 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

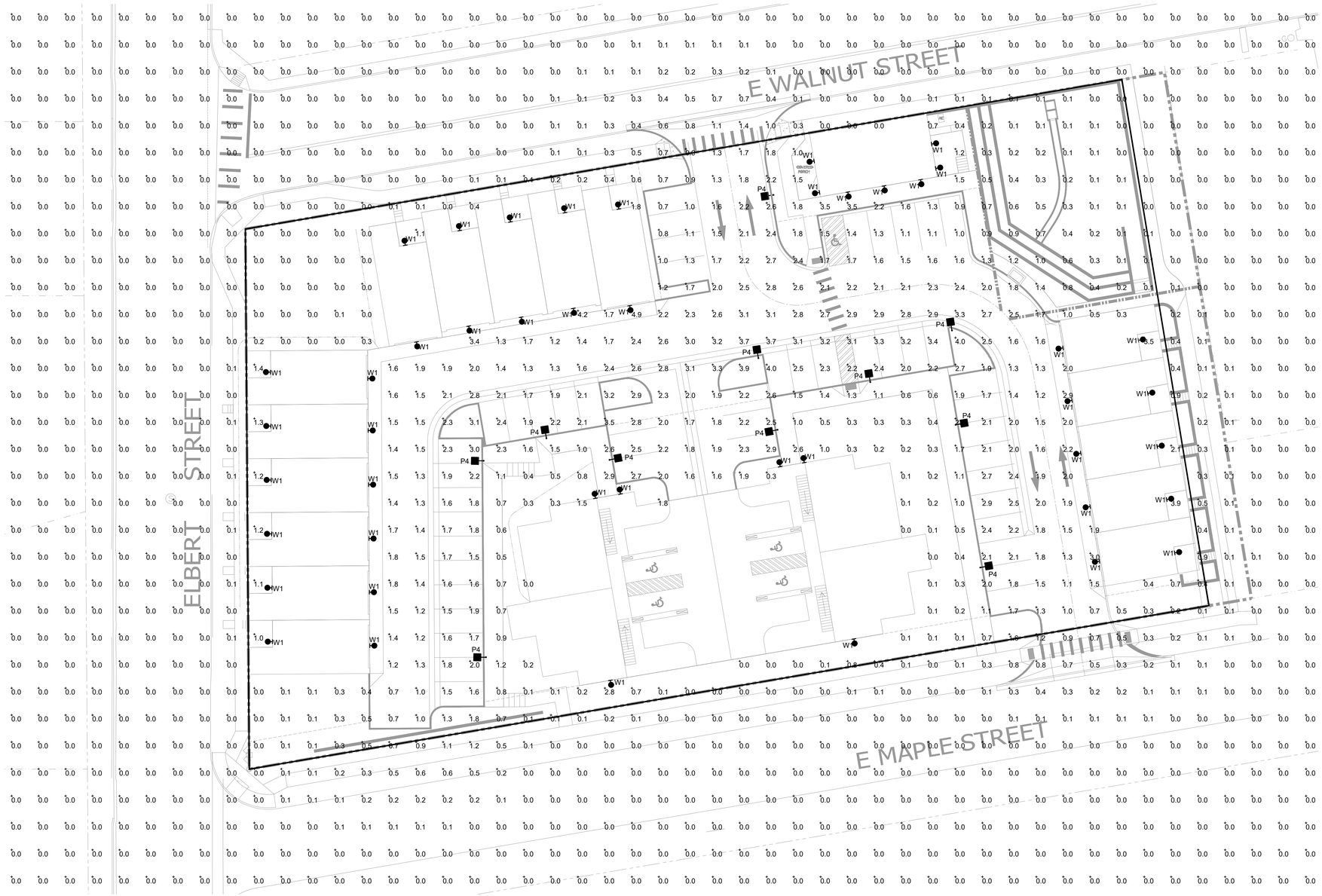
JOB NUMBER 1139-23

REVISIONS

9-3-24	PER REVISIONS
2-20-25	PER REVISIONS
3-11-25	PER REVISIONS
6-5-25	PER COMMENTS
8-18-25	PER COMMENTS

ORIGINAL DATE 8-5-24
DRAWN BY JM
DESCRIPTION IRRIGATION DETAILS
SHEET NO. IR1.3

SITE LIGHTING PHOTOMETRIC PLAN
FOR
WALNUT GROVE
+/- 1.568 ACRES
LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



1 PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

NORTH

KAZIN & ASSOCIATES
CONSULTING ELECTRICAL ENGINEERS
9364 TEDDY LANE, SUITE 101
LONE TREE, CO 80124
(720) 489-1609
PROJECT #: 24102

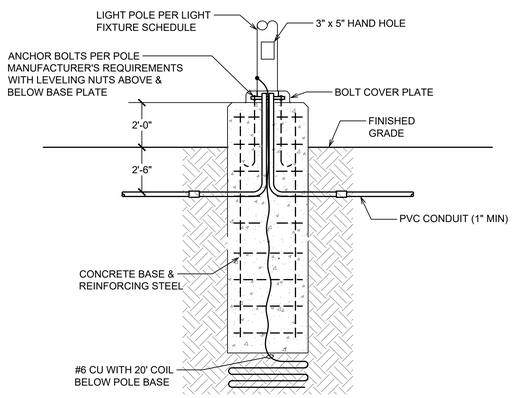
© 2020

ENTITLEMENT SET FOR:
ELIZABETH 44, LLC

SITE LIGHTING PHOTOMETRIC PLAN
ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

#19-I01	
DATE:	V1.0 08-16-19
	V2.0 09-15-20
	V3.0 07-12-21
	V4.0 08-15-24

SITE LIGHTING PHOTOMETRIC PLAN
FOR
WALNUT GROVE
+/- 1.568 ACRES
LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



BACKFILL, CONCRETE, REINFORCING STEEL, AND ANCHOR BOLTS ARE SHOWN FOR REFERENCE ONLY. STRUCTURAL ENGINEER TO PROVIDE STRUCTURAL DESIGN FOR POLE BASE.

1 POLE BASE DETAIL
NOT TO SCALE

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

GLEON
GALLEON LED

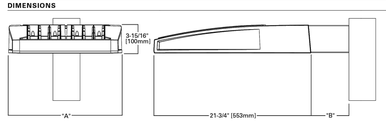
1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

Lumen&Safe Technology CLICK HERE

WaveLinx

DIMENSIONS



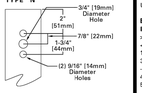
DIMENSION DATA

Number of Light Squares	'A' Width	'B' Standard Arm Length	'B' Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA
3G Vibration Rated
DesignLights Consortium® Qualified*
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

EATON *Powering Business Worldwide*

*www.designlights.org

TD500020EN
July 23, 2019 2:40 PM

2 FIXTURE TYPE "P4"

FC LIGHTING

Date:	Approved:
Type:	
Fixture:	
Project:	

FCC4304
4" Round Wall or Pendant Mounted
Die-Cast Aluminum Cylinder.

ORDERING

SERIES	VOLTAGE	SOURCE/TEMPERATURE	LED LUMENS	FINISH	LED OPTICS	ACCESSORIES
FCC4304	120V	LED 3K	600 Lumens (8W)	BK Black	SP Spot	LD LED Dimming (0-10V)
FCC4304P	277V	4K	1000 Lumens (12W)	BZ Bronze	NFL Narrow Flood	BBU Battery Backup, Remote
		35K		SL Silver	FL Flood	D CFL Dimming (0-10v)
		PL 13T		WH White	WFL Wide Flood	CPLX Custom Pendant Length (X= Inches)
		INC 75W PAR30		CC Custom Color		

SPECIFICATION

MOUNTING
- Mounts directly to junction box. Pendant (18" length standard) with swivel canopy.
- Custom pendant lengths available.

CONSTRUCTION
- Marine grade, corrosion resistant, heavy walled, high pressure die-cast aluminum with die-cast back mounting plate.
- Lens is clear, tempered glass.
- Silicone continuous gasket to seal out contaminants.

LED
- Lumens stated are the minimum delivered out of the luminaire. LED lifetime is greater than or equal to 70,000 hours with the lumen depreciation greater than L70. All of our luminaires are LM-80 tested and are > CRI80, with a 4-step MacAdam Ellipse color consistency. Integral power supply standard. Input voltage 120V or 277V standard. Consult factory for non-white static LED colors; Red, Green, Blue or Amber.

FINISH
- Six stage chemical pre-treatment process that includes iron phosphate, to prepare the substrate for a UV stable, super durable standard polyester powder coat.
- Optional e-coat process is added to the standard finish including zinc phosphate for a 5 year limited warranty.

ELECTRICAL
- **Socket** PL: Four pin plug-in type compact fluorescent lamp holder *(lamp by others)*.

LISTING
- UL & cUL/ETL, U.S. and CA listed for damp locations. IP65 Rating.

FC Lighting, Inc. reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC Lighting's terms and conditions.

© 2018. **FC Lighting, Inc.** 3609 Swenson Ave., St. Charles, IL 60174 p. **800-900-1730** f. **630-889-8106** www.**fclighting**.com RF Rev. **0118**

3 FIXTURE TYPE "W1"

LIGHTING FIXTURE SCHEDULE

KAZIN & ASSOCIATES, INC

DESCRIPTION OF LUMINAIRE				BASIS OF DESIGN				
ID	DESCRIPTION	FINISH	MOUNTING INFORMATION	MANUFACTURER	MODEL NUMER OR SERIES	DESIGN LOAD (VA)	LUMENS	VOLTAGE
P4	LED POLE MOUNTED AREA LIGHITNG, TYPE IV DISTRIBUTION, FULL CUTOFF	BLACK	18' POLE ON 2' BASE	MCGRAW EDISON OR EQUAL	HEAD: GLEON-AF-01-LED-E1-SL4 POLE: 18' SSS POLE	59.0	6,058	120
W1	LED WALL MOUNTED AREA LIGHT, WIDE FLOOD, FULL CUTOFF	BLACK	WALL @ 7' AFF	FC LIGHTING OR EQUAL	FCC4304-120V-3K-600-BK-WFL	8.0	600	120

GENERAL LIGHTING NOTES

1	FIXTURE SPECIFICATIONS REPRESENT THE ENGINEER'S UNDERSTANDING OF THE REQUIRED FIXTURES. FIXTURE SPECIFICATIONS SHALL BE REVIEWED AND APPROVED IN WRITING BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO ORDERING FIXTURES. NOTIFY ELECTRICAL ENGINEER OF ANY FIXTURE CHANGES PRIOR TO PURCHASING FIXTURES.
2	PROVIDED HANGERS, ADAPTERS, INSTALLATION KITS, PARTS AND PIECES TO INSTALL THE SPECIFIED FIXTURE IN THE LOCATIONS SHOWN ON THE PLAN.
3	PROVIDE COMPLETE LUMINAIRES INCLUDING LAMP(S) AND ALL SOCKETS, BALLASTS, DRIVERS, REFLECTORS, LENSES, HOUSINGS AND OTHER COMPONENTS REQUIRED TO POSITION, ENERGIZE AND PROTECT THE LAMP AND DISTRIBUTE THE LIGHT.
4	UNLESS SPECIFICALLY INDICATED TO BE EXCLUDED, PROVIDE ALL REQUIRED CONDUIT, BOXES, WIRING, CONNECTORS, HARDWARE, SUPPORTS, TRIMS, ACCESSORIES, ETC. AS NECESSARY FOR A COMPLETE OPERATING SYSTEM.

SITE ILLUMINATION SUMMARY:
AVERAGE: 1.3FC
MAXIMUM: 4.9FC
MAXIMUM/AVERAGE: 3.8

KAZIN & ASSOCIATES
CONSULTING ELECTRICAL ENGINEERS
9364 TEDDY LANE, SUITE 101
LONE TREE, CO 80124
(720) 489-1609

PROJECT #: 24102
© 2020

ENTITLEMENT SET FOR:
ELIZABETH 44, LLC

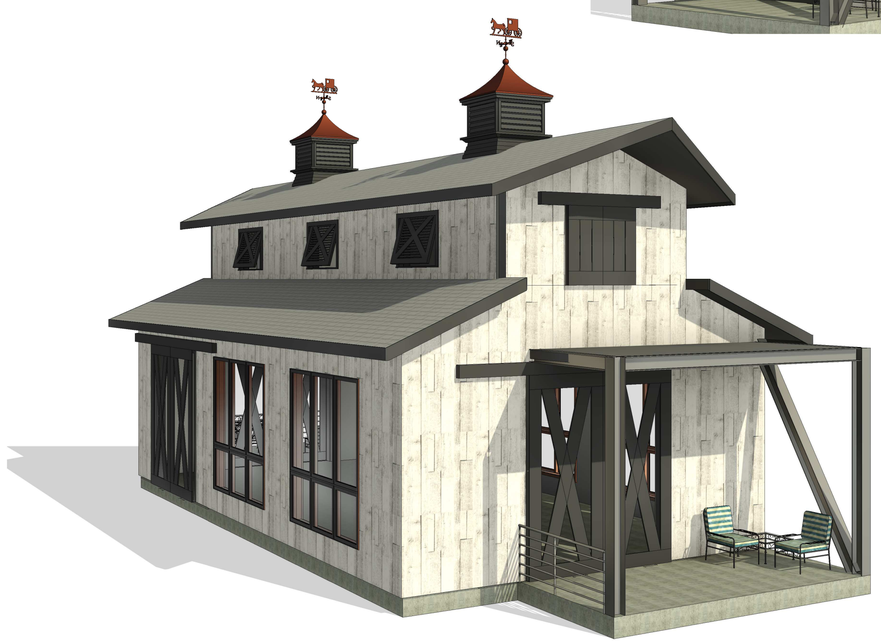
SITE LIGHTING PHOTOMETRIC PLAN
ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

#19-I01
DATE: V1.0 08-16-19
V2.0 09-15-20
V3.0 07-12-21
V4.0 08-15-24

COMMUNITY BUILDING
FOR
WALNUT GROVE

+/- 1.568 ACRES

LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



SW 6991
Black Magic
Interior / Exterior
Locator Number: 251-C3

TRIM-FASCIA

ELDORADO STONE VINTAGE RANCH 'DOVERWOOD'
SIDING VERTICAL

ELDORADO STONE BLUFFSTONE 'COOS BAY'
BBQ PIT

SANDELLA DESIGN

STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:

WALNUT GROVE

COMMUNITY BLD'G MATERIALS

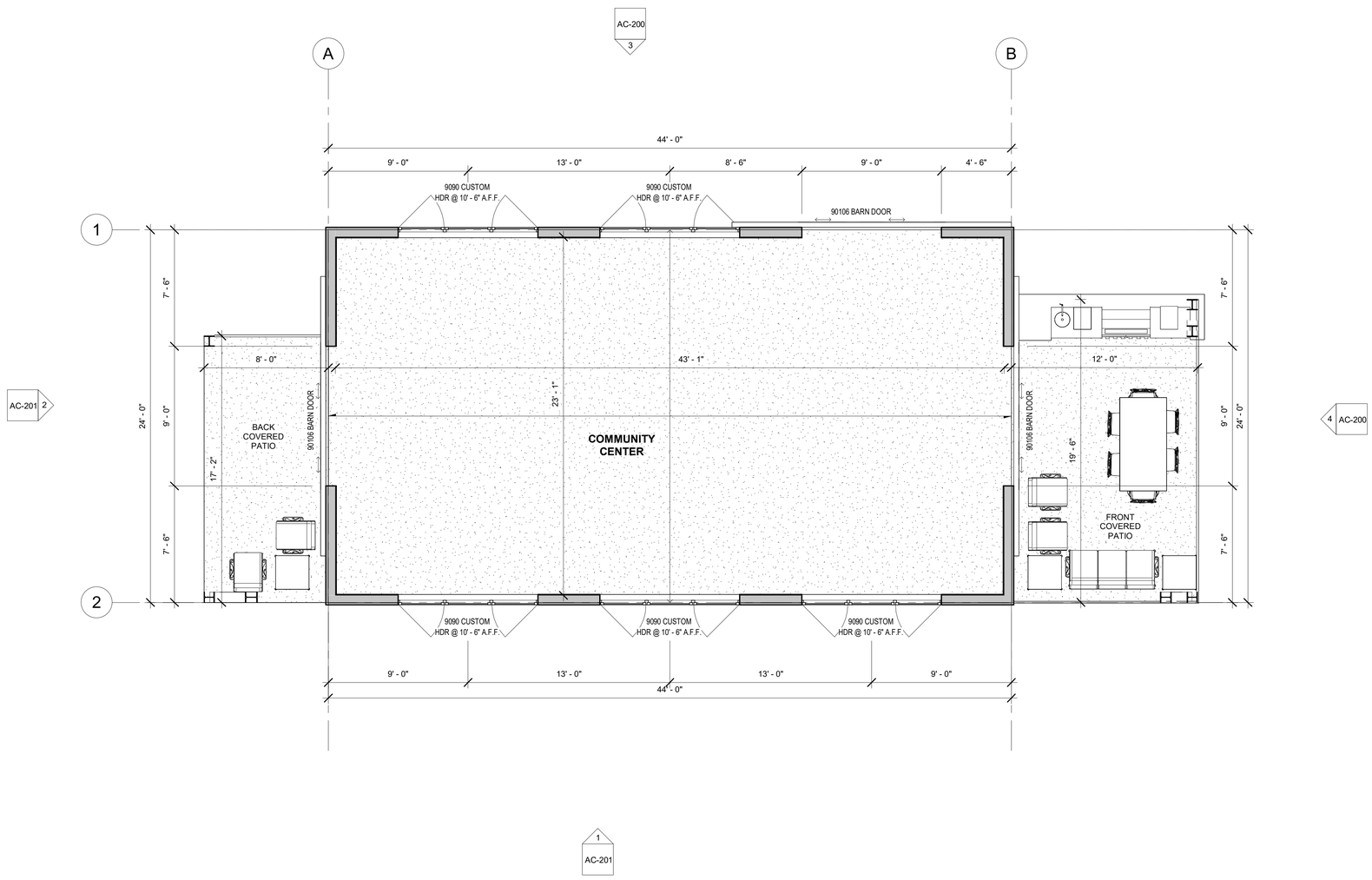
WALNUT GROVE - COMMUNITY BUILDING

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

	#25-DXX
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AC-001

COMMUNITY BUILDING
FOR
WALNUT GROVE
+/- 1.568 ACRES
LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



1 MAIN FLOOR
1/4" = 1'-0"

SANDELLA DESIGN
STRUCTURAL, CIVIL,
& ENVIROMENTAL
ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:
WALNUT GROVE

MAIN FLOOR PLAN
WALNUT GROVE - COMMUNITY BUILDING
ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

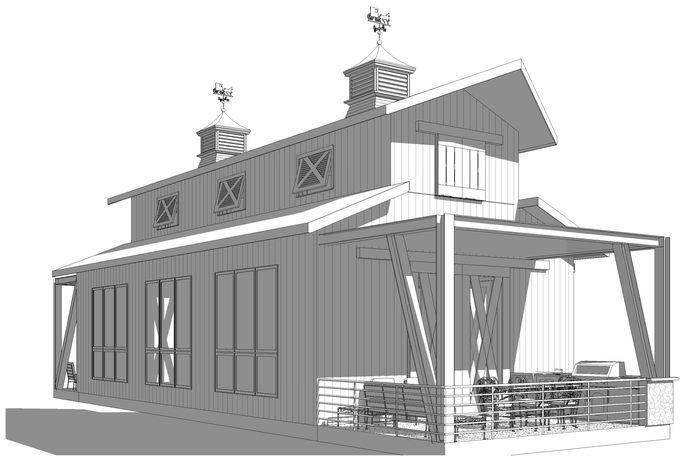
	#25-DXX
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AC-100

COMMUNITY BUILDING
FOR
WALNUT GROVE

+/- 1.568 ACRES

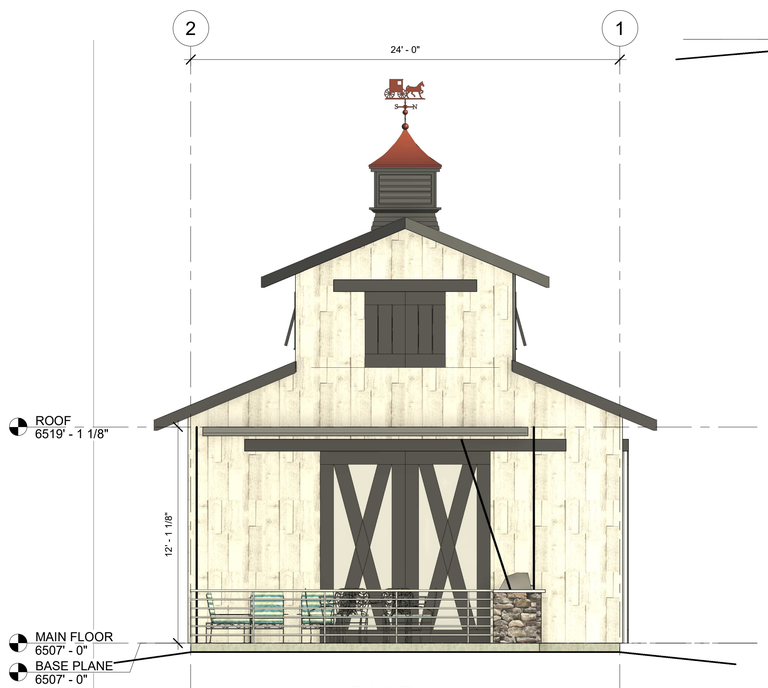
LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



1 3D View 1

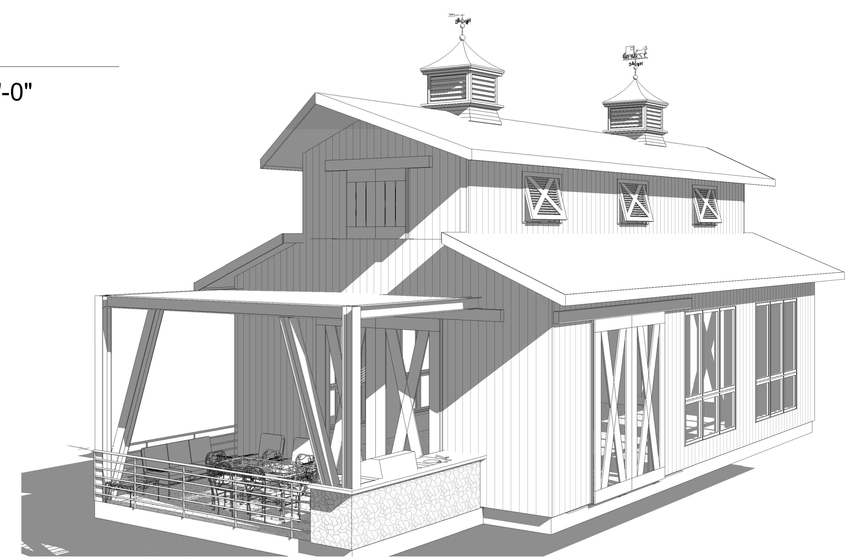
3 NORTH

1/4" = 1'-0"



4 EAST

1/4" = 1'-0"



2 3D View 2

SANDELLA DESIGN

STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:

WALNUT GROVE

COMMUNITY BLDG ELEV.

WALNUT GROVE - COMMUNITY BUILDING

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

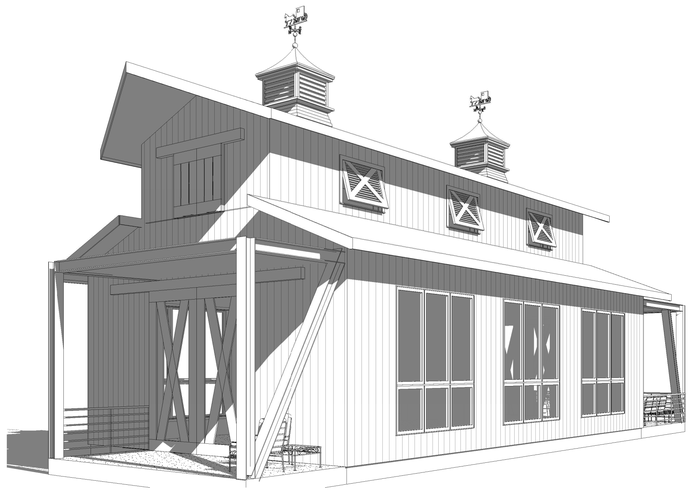
#25-DXX	
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AC-200

COMMUNITY BUILDING
FOR
WALNUT GROVE

+/- 1.568 ACRES

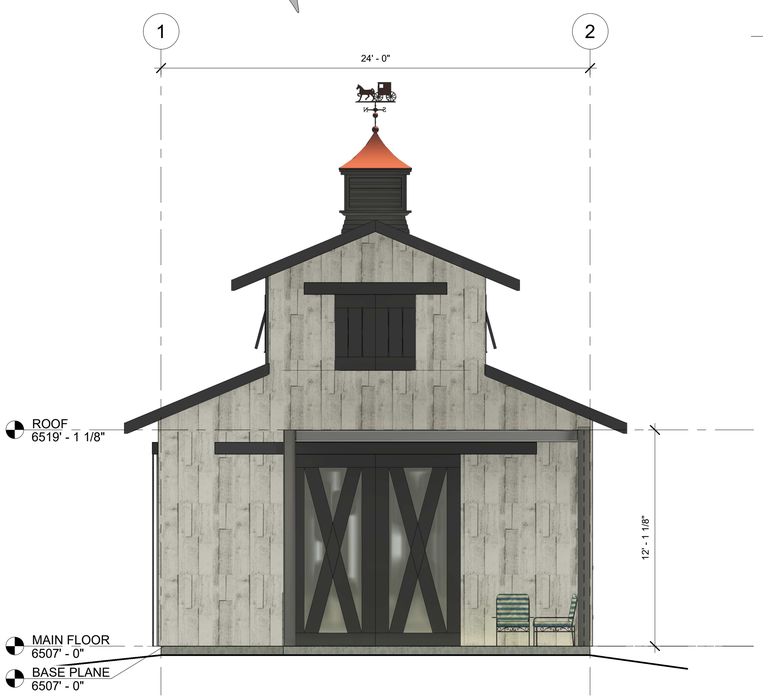
LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



3 3D View 3

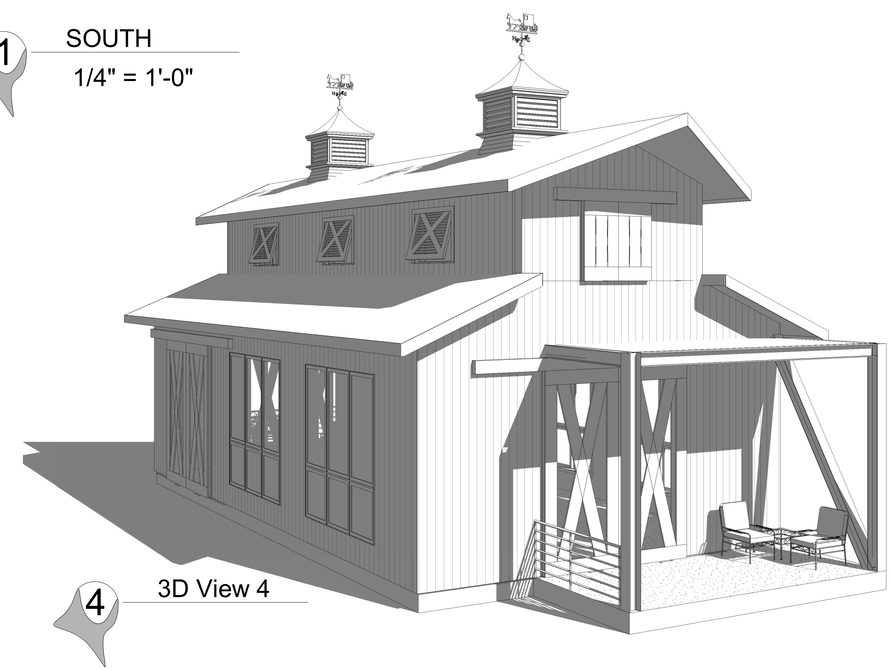
1 SOUTH

1/4" = 1'-0"



2 WEST

1/4" = 1'-0"



4 3D View 4

SANDELLA DESIGN

STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING

PH: 719-839-0842

96 HOWE COURT

BLACK HAWK, CO

ENTITLEMENT SET FOR:

WALNUT GROVE

COMMUNITY BLDG ELEV.

WALNUT GROVE - COMMUNITY BUILDING

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

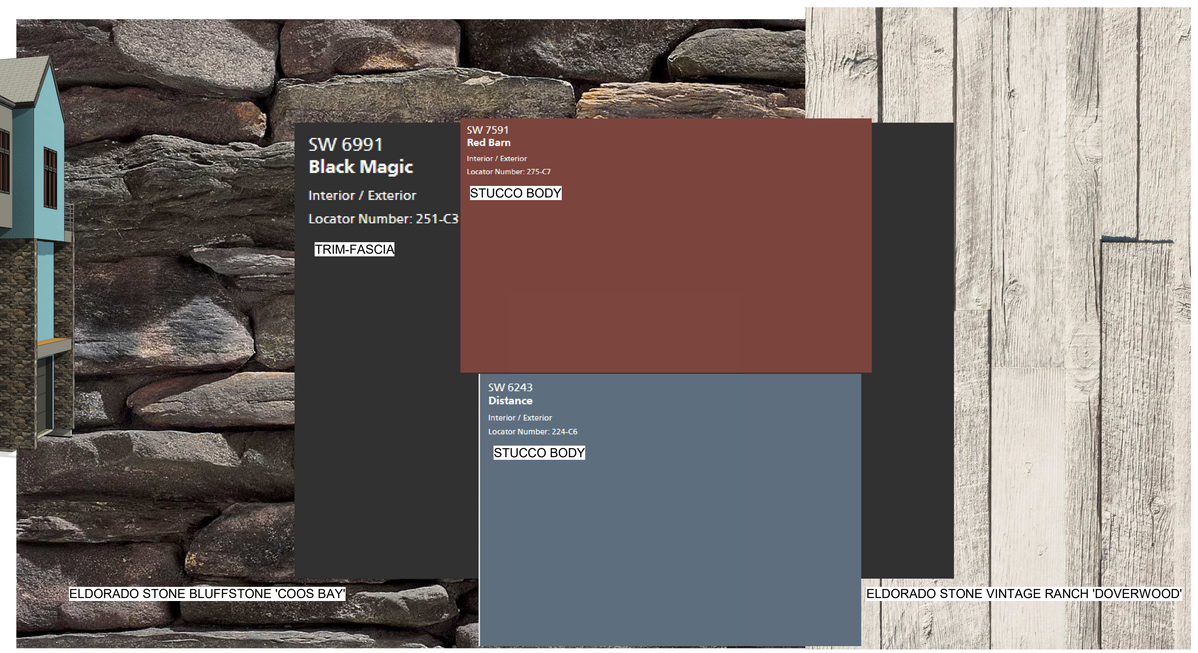
	#25-DXX
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AC-201

WALNUT TOWNHOMES
FOR
WALNUT GROVE

+/- 1.568 ACRES

LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



SANDELLA DESIGN
STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719.839.0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:
WALNUT GROVE

TOWNHOME MATERIALS

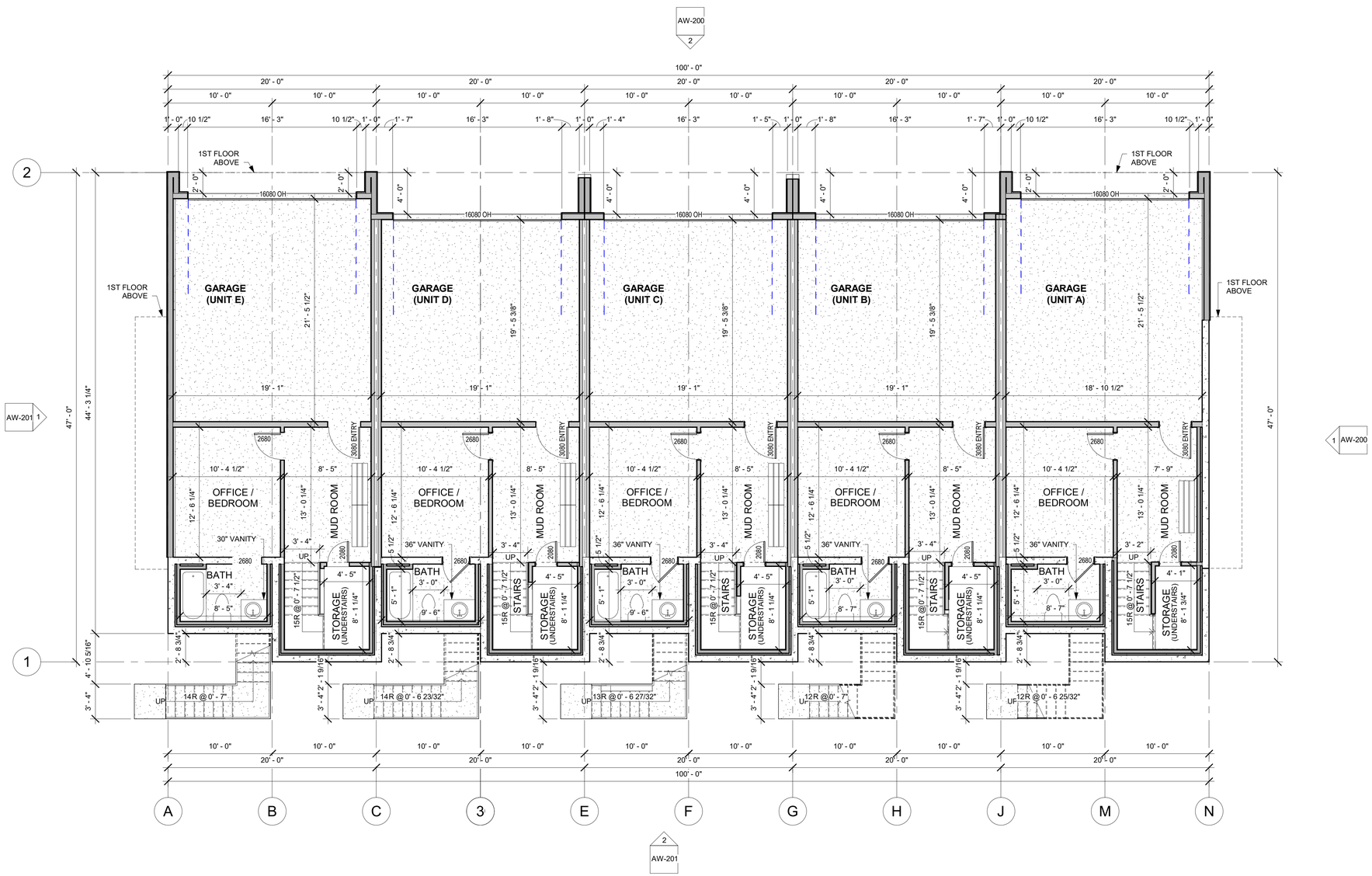
WALNUT GROVE - WALNUT TOWNHOMES

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

	#25-DXX
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AW-001

WALNUT TOWNHOMES
FOR
WALNUT GROVE
+/- 1.568 ACRES
LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



1 GARAGE LEVEL
3/16" = 1'-0"

SANDELLA DESIGN
STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

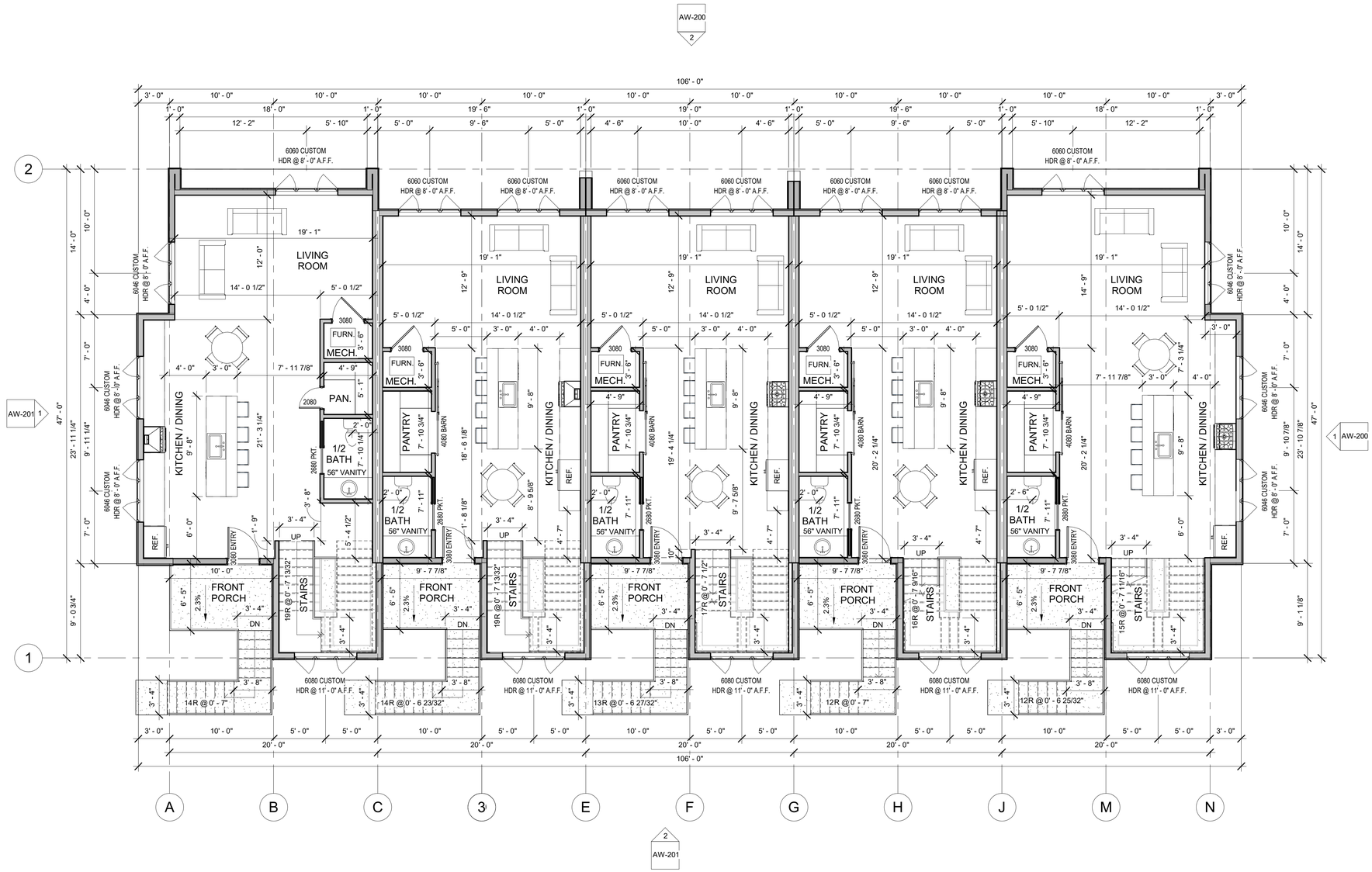
ENTITLEMENT SET FOR:
WALNUT GROVE

GARAGE FLOOR PLAN
WALNUT GROVE - WALNUT TOWNHOMES
ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

#25-DXX	
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AW-100

WALNUT TOWNHOMES
FOR
WALNUT GROVE
+/- 1.568 ACRES
LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



1 1ST FLOOR
3/16" = 1'-0"

SANDELLA DESIGN
STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

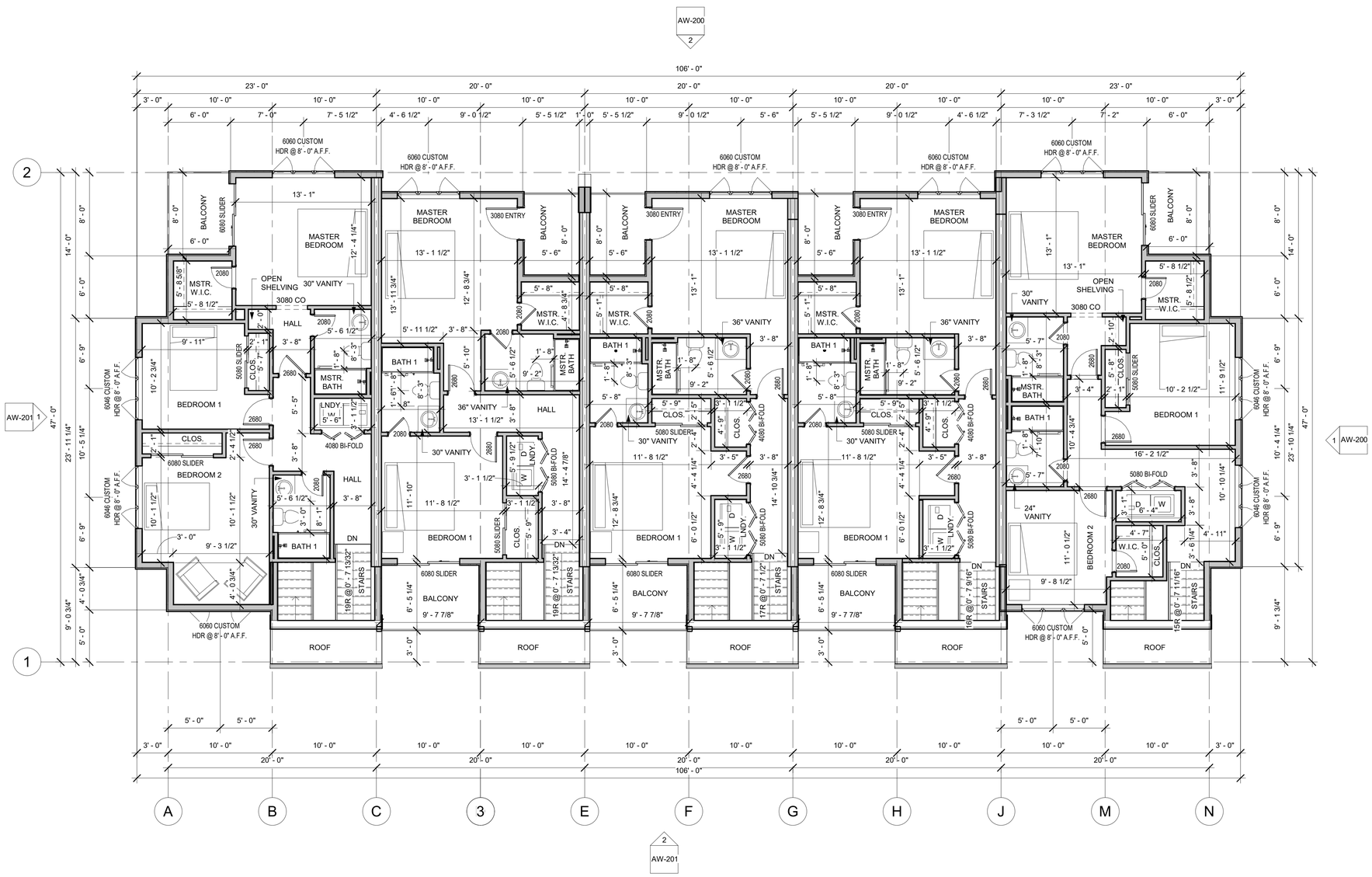
ENTITLEMENT SET FOR:
WALNUT GROVE

FIRST FLOOR PLAN
WALNUT GROVE - WALNUT TOWNHOMES
ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

	#25-DXX
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AW-101

WALNUT TOWNHOMES
FOR
WALNUT GROVE
+/- 1.568 ACRES
LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



1 2ND FLOOR
3/16" = 1'-0"

SANDELLA DESIGN
STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:
WALNUT GROVE

SECOND FLOOR PLAN
WALNUT GROVE - WALNUT TOWNHOMES
ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

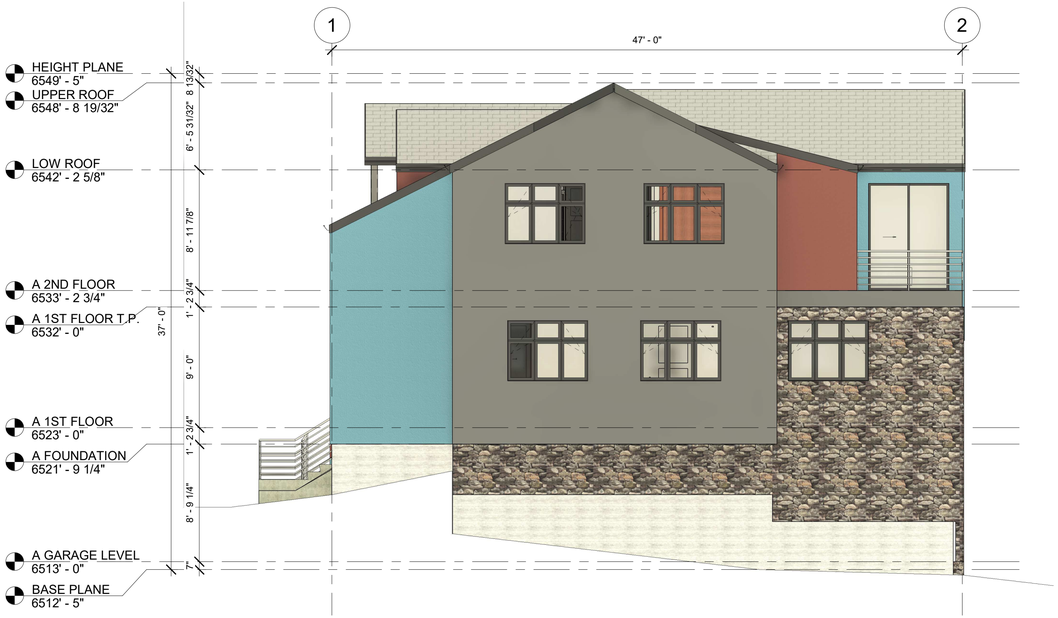
	#25-DXX
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AW-102

WALNUT TOWNHOMES
FOR
WALNUT GROVE

+/- 1.568 ACRES

LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



1 WEST ELEVATION

3/16" = 1'-0"

2 SOUTH ELEVATION (GARAGE ENTRY)

3/16" = 1'-0"

SANDELLA DESIGN

STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:

WALNUT GROVE

TOWNHOME ELEVATIONS

WALNUT GROVE - WALNUT TOWNHOMES

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

#25-DXX	
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AW-200

WALNUT TOWNHOMES
FOR
WALNUT GROVE
+/- 1.568 ACRES
LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION

1 EAST ELEVATION
3/16" = 1'-0"

2 NORTH ELEVATION (FRONT ENTRY)
3/16" = 1'-0"

SANDELLA DESIGN

STRUCTURAL, CIVIL,
& ENVIROMENTAL
ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:
WALNUT GROVE

TOWNHOME ELEVATIONS
WALNUT GROVE - WALNUT TOWNHOMES
ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

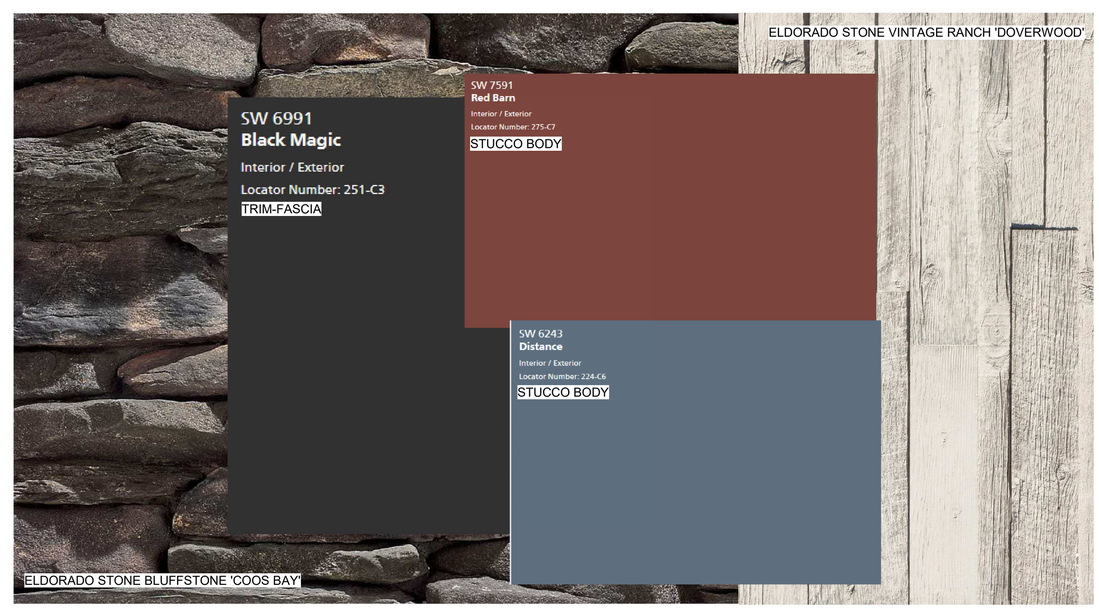
	#25-DXX
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AW-201

ELBERT TOWNHOMES
FOR
WALNUT GROVE

+/- 1.568 ACRES

LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



SANDELLA DESIGN
STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:
WALNUT GROVE

TOWNHOME MATERIALS

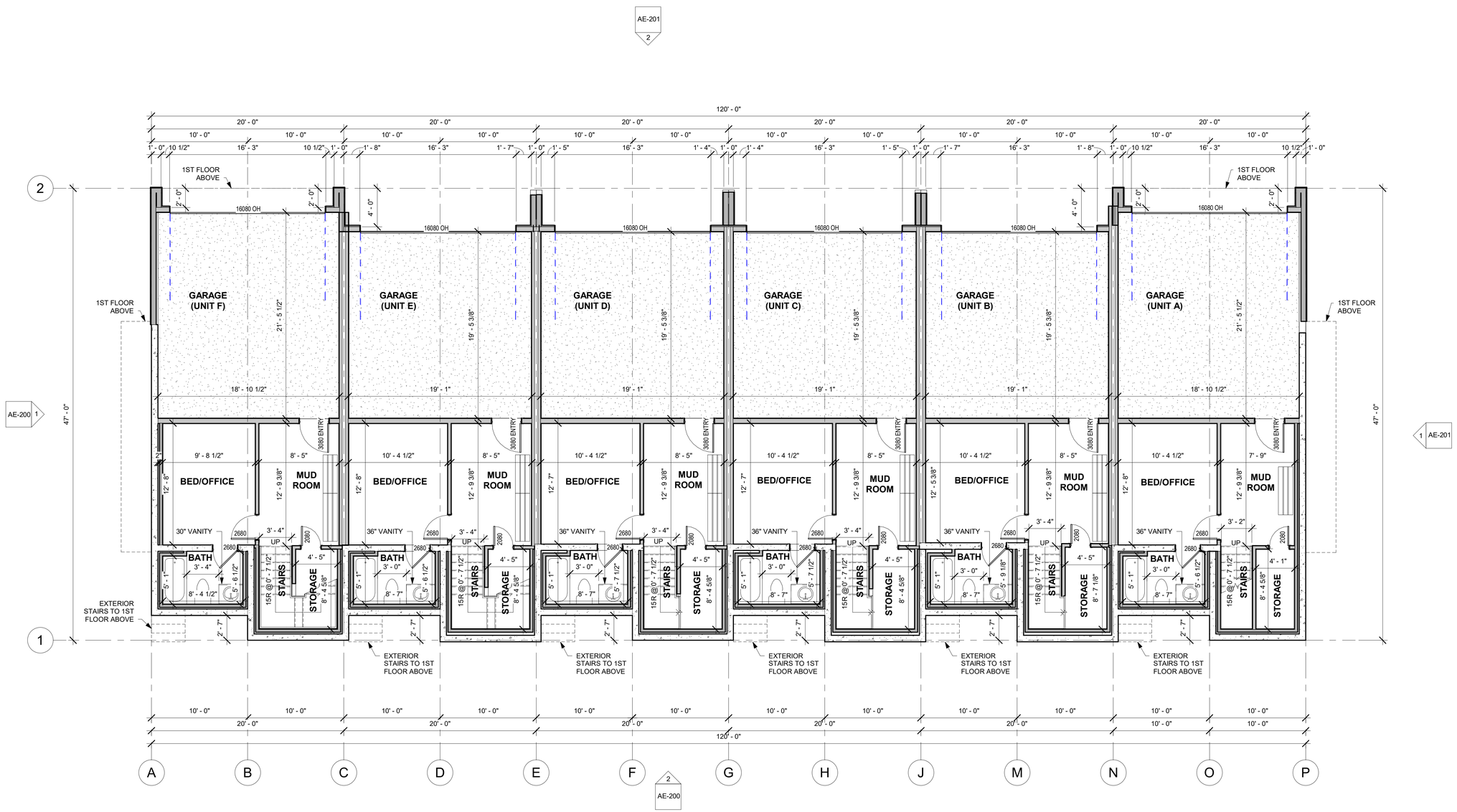
WALNUT GROVE - ELBERT TOWNHOMES

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

	#25-DXX
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AE-001

ELBERT TOWNHOMES
FOR
WALNUT GROVE
+/- 1.568 ACRES
LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



1 GARAGE FLOOR
3/16" = 1'-0"

SANDELLA DESIGN
STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:
WALNUT GROVE

GARAGE FLOOR PLAN

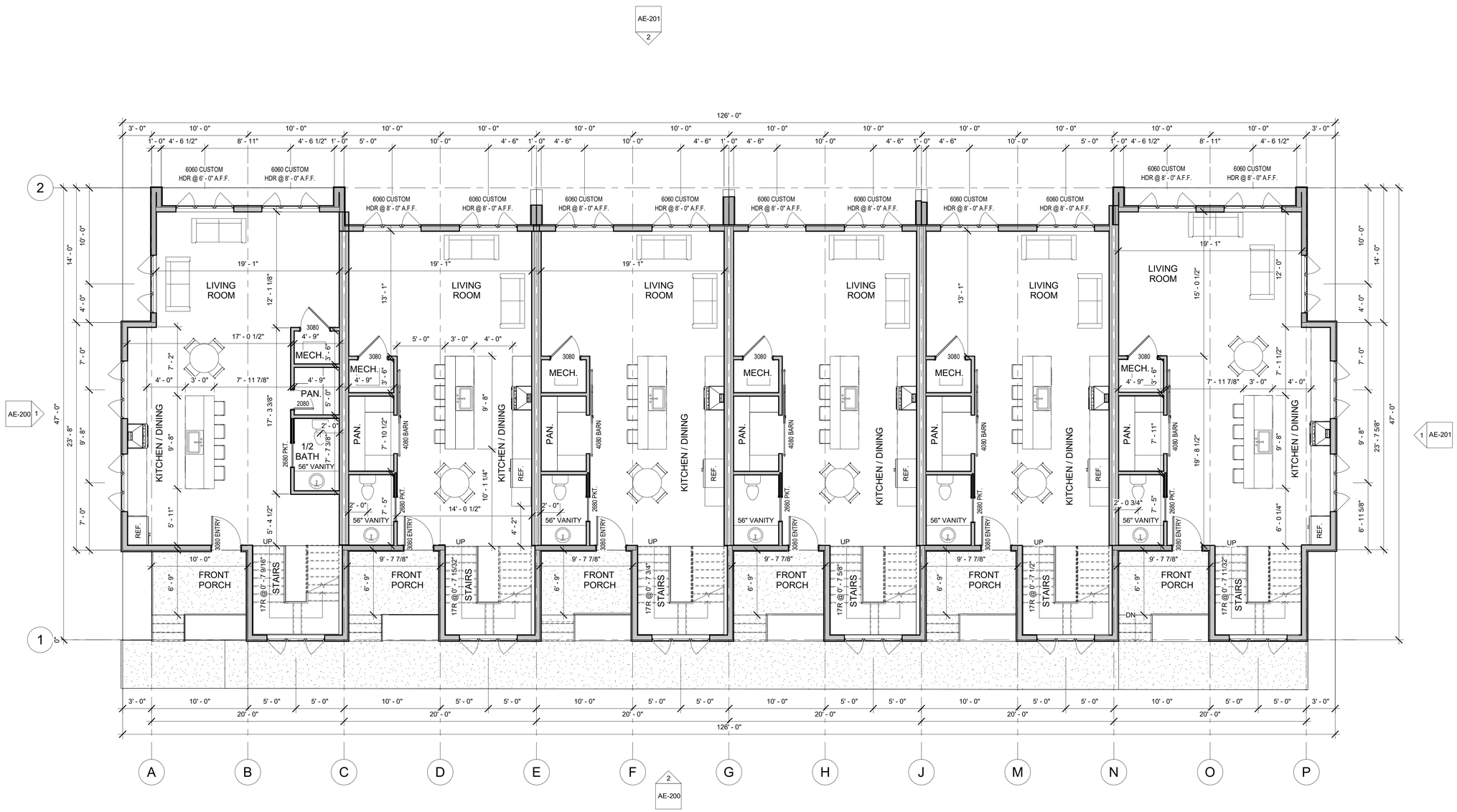
WALNUT GROVE - ELBERT TOWNHOMES

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

#25-DXX	
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AE-100

ELBERT TOWNHOMES
FOR
WALNUT GROVE
+/- 1.568 ACRES
LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



1ST FLOOR
3/16" = 1'-0"

SANDELLA DESIGN

STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:
WALNUT GROVE

FIRST FLOOR PLAN

WALNUT GROVE - ELBERT TOWNHOMES

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

#25-DXX	
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AE-101

ELBERT TOWNHOMES
FOR
WALNUT GROVE

+/- 1.568 ACRES

LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION

1 SECOND FLOOR PLAN

3/16" = 1'-0"

SANDELLA DESIGN

STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:

WALNUT GROVE

SECOND FLOOR PLAN

WALNUT GROVE - ELBERT TOWNHOMES

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

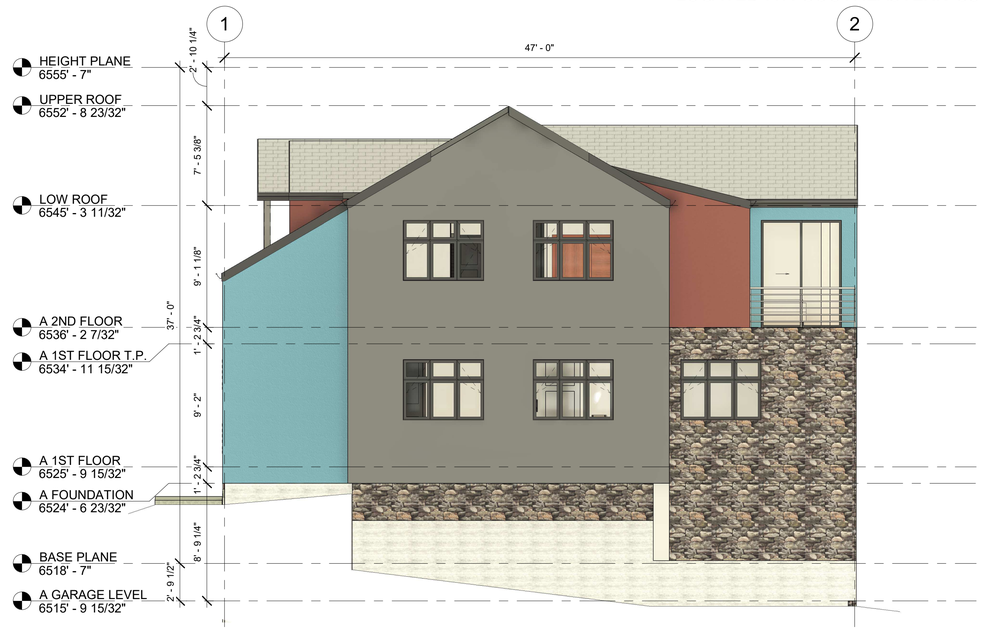
	#25-DXX
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AE-102

ELBERT TOWNHOMES
FOR
WALNUT GROVE

+/- 1.568 ACRES

LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



1 SOUTH ELEVATION

3/16" = 1'-0"

2 EAST ELEVATION (GARAGE ENTRY)

3/16" = 1'-0"

SANDELLA DESIGN

STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:

WALNUT GROVE

TOWNHOME ELEVATIONS

WALNUT GROVE - ELBERT TOWNHOMES

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

#25-DXX	
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AE-201

ELBERT TOWNHOMES
FOR
WALNUT GROVE
+/- 1.568 ACRES
LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION

1 NORTH ELEVATION
3/16" = 1'-0"

2 WEST ELEVATION (FRONT ENTRY)
3/16" = 1'-0"

SANDELLA DESIGN
STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:
WALNUT GROVE

TOWNHOME ELEVATIONS

WALNUT GROVE - ELBERT TOWNHOMES

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

	#25-DXX
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AE-200

MAPLE APARTMENTS
FOR
WALNUT GROVE

+/- 1.568 ACRES

LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION

1 3D View 1

3 3D View 3

2 3D View 2

SANDELLA DESIGN

STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:

WALNUT GROVE

APARTMENT 3D VIEWS

WALNUT GROVE - MAPLE APARTMENTS

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

	#25-DXX
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AA-001

MAPLE APARTMENTS
FOR
WALNUT GROVE

+/- 1.568 ACRES

LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION

ELDORADO STONE BLUFFSTONE 'COOS BAY'

SW 7591
Red Barn
Interior / Exterior
Locator Number: 275-C7
STUCCO BODY

SW 6991
Black Magic
Interior / Exterior
Locator Number: 251-C3
TRIM-FASCIA

SW 6243
Distance
Interior / Exterior
Locator Number: 224-C6
STUCCO BODY

EXPOSED CONC. WALLS BOARD FORMED

ELDORADO STONE VINTAGE RANCH 'DOVERWOOD'

SANDELLA DESIGN

STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:
WALNUT GROVE

APARTMENT MATERIALS

WALNUT GROVE - MAPLE APARTMENTS

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

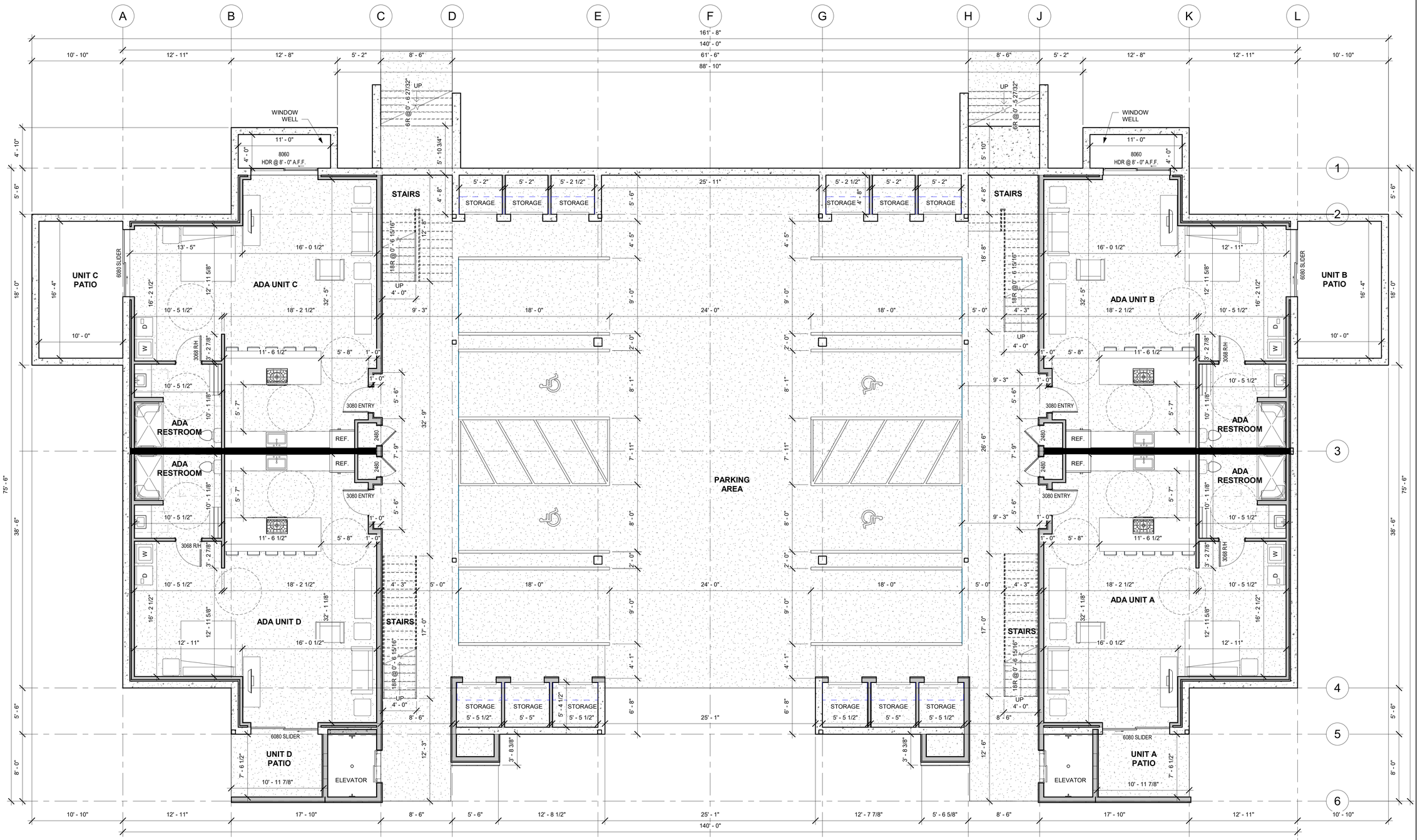
#25-DXX	
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AA-002

MAPLE APARTMENTS
FOR
WALNUT GROVE

+/- 1.568 ACRES

LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



1 GARDEN LEVEL

3/16" = 1'-0"

SANDELLA DESIGN

STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:

WALNUT GROVE

GARDEN FLOOR PLAN

WALNUT GROVE - MAPLE APARTMENTS

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

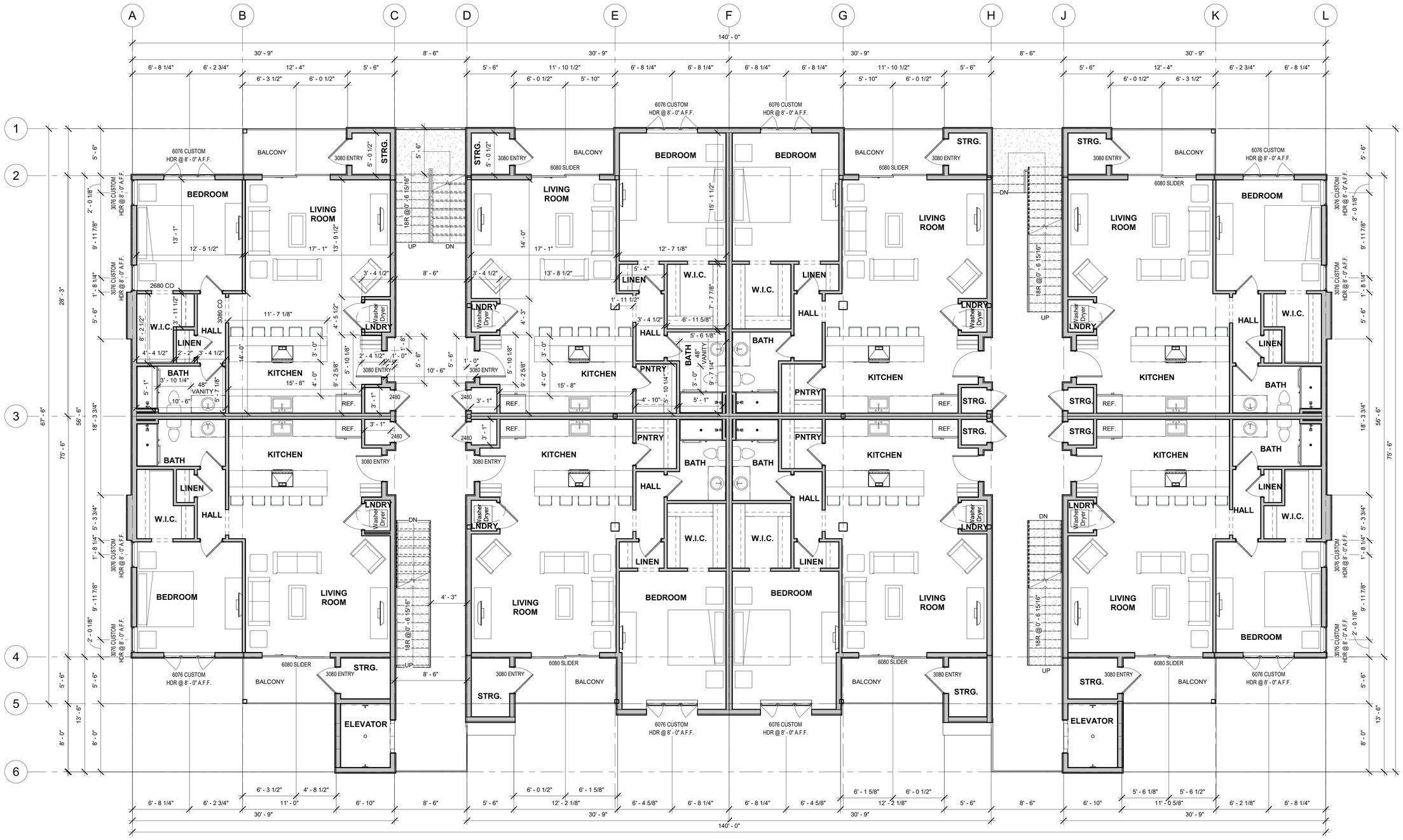
	#25-DXX
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AA-100

MAPLE APARTMENTS
FOR
WALNUT GROVE

+/- 1.568 ACRES

LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



1 1ST FLOOR

3/16" = 1'-0"

SANDELLA DESIGN

STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:

WALNUT GROVE

FIRST FLOOR PLAN

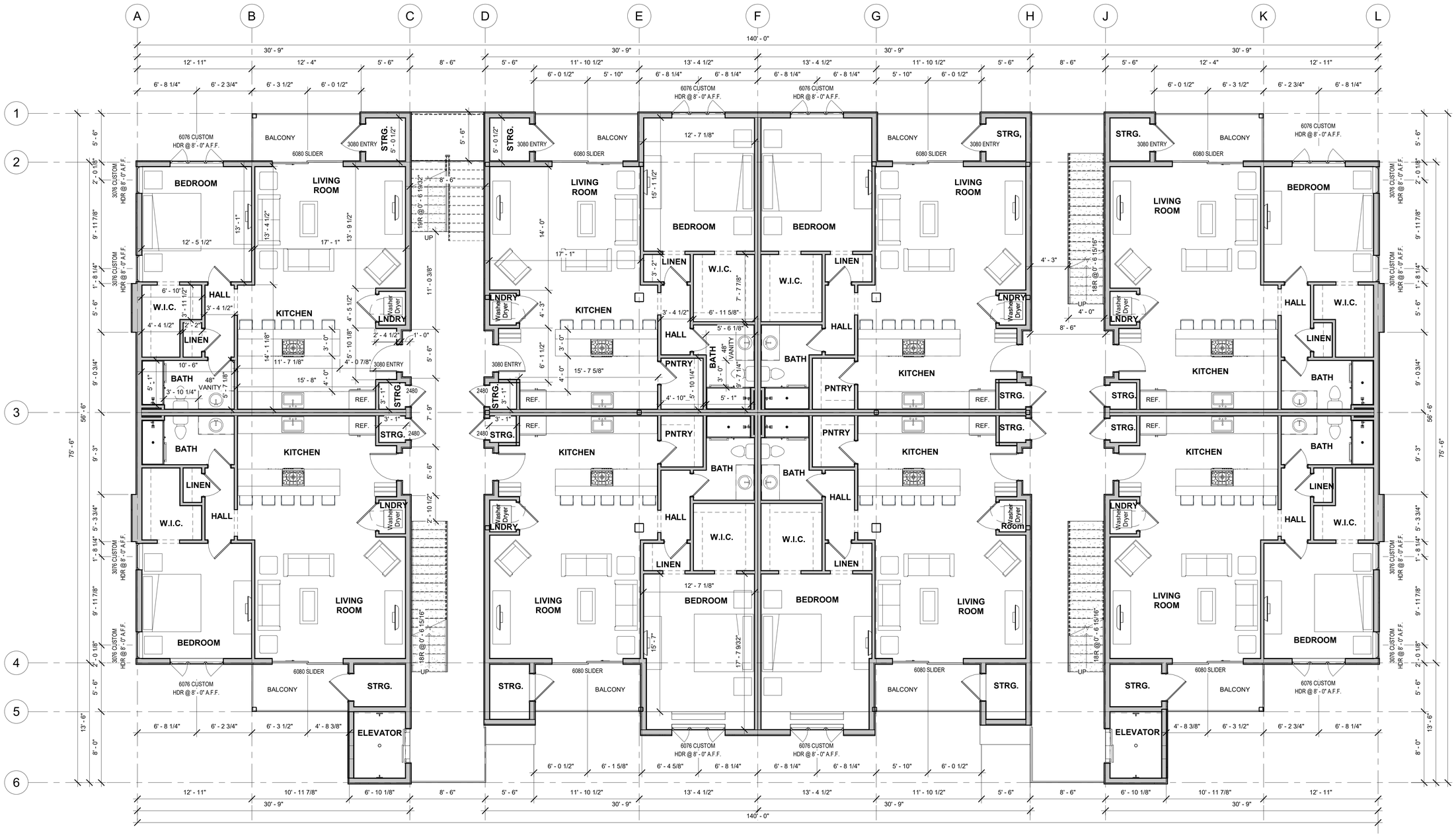
WALNUT GROVE - MAPLE APARTMENTS

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

	#25-DXX
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AA-101

MAPLE APARTMENTS
FOR
WALNUT GROVE
+/- 1.568 ACRES
LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



1 2ND FLOOR
3/16" = 1'-0"

SANDELLA DESIGN
STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:
WALNUT GROVE

SECOND FLOOR PLAN
WALNUT GROVE - MAPLE APARTMENTS
ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

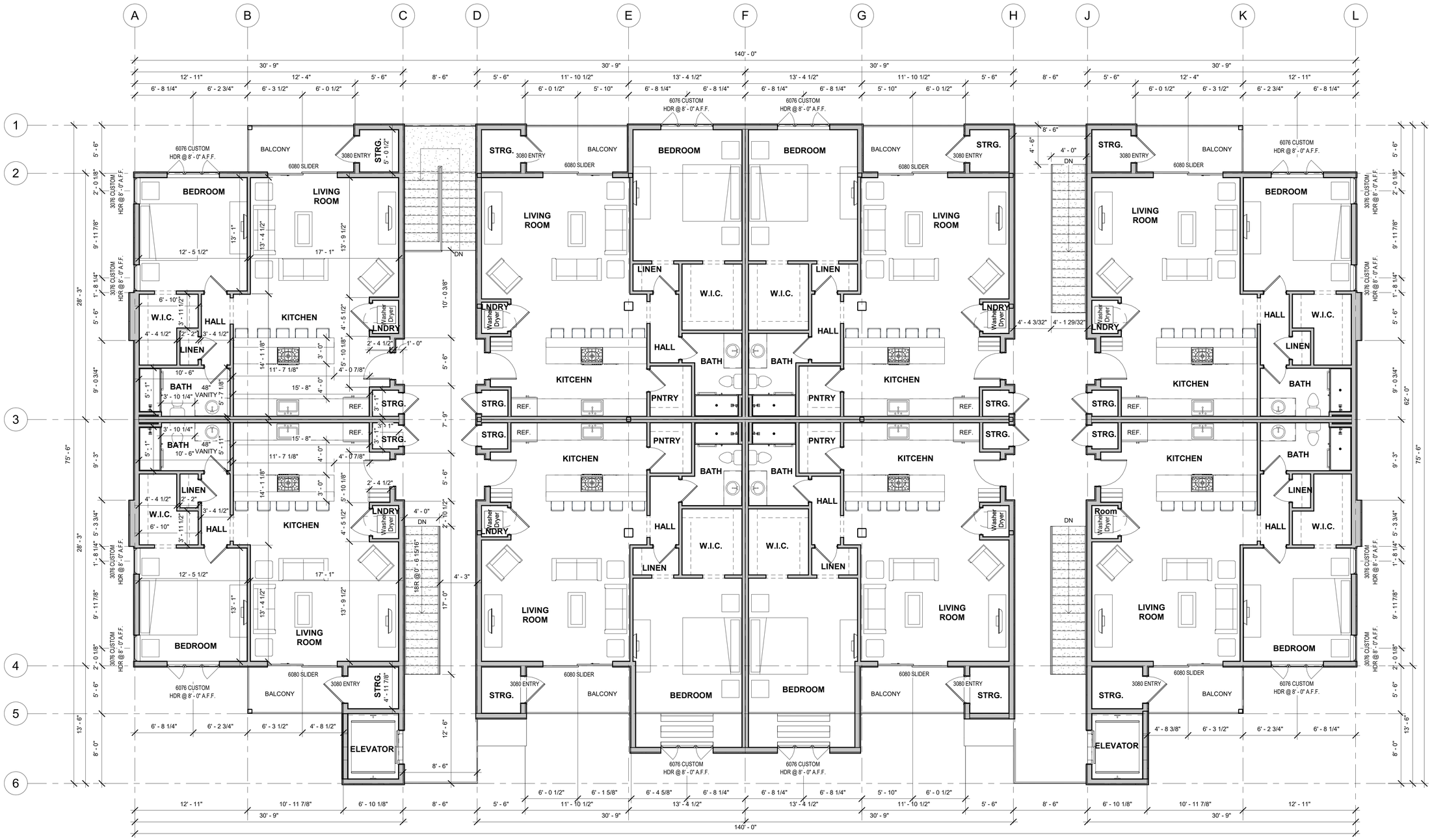
#25-DXX	
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AA-102

MAPLE APARTMENTS
FOR
WALNUT GROVE

+/- 1.568 ACRES

LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



1 3RD FLOOR

3/16" = 1'-0"

SANDELLA DESIGN

STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:

WALNUT GROVE

THIRD FLOOR PLAN

WALNUT GROVE - MAPLE APARTMENTS

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

	#25-DXX
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AA-103

MAPLE APARTMENTS
FOR
WALNUT GROVE

+/- 1.568 ACRES

LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION

1 NORTH ELEVATION (PARKING ENTRY)

3/16" = 1'-0"

2 WEST ELEVATION

3/16" = 1'-0"

SANDELLA DESIGN

STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:

WALNUT GROVE

APARTMENT ELEVATIONS

WALNUT GROVE - MAPLE APARTMENTS

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

	#25-DXX
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AA-200

MAPLE APARTMENTS
FOR
WALNUT GROVE
+/- 1.568 ACRES
LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION

1 SOUTH ELEVATION (STREET ENTRY)
3/16" = 1'-0"

2 EAST ELEVATION
3/16" = 1'-0"

SANDELLA DESIGN

STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:
WALNUT GROVE

APARTMENT ELEVATIONS

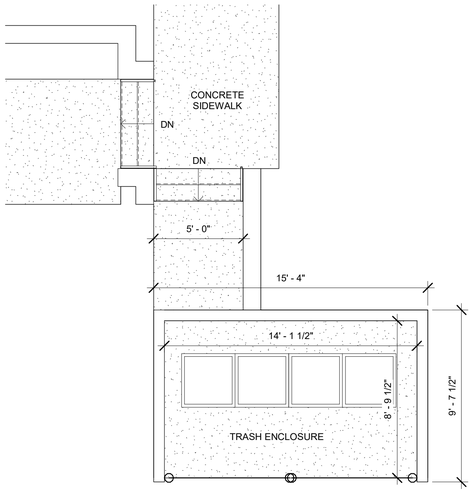
WALNUT GROVE - MAPLE APARTMENTS

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

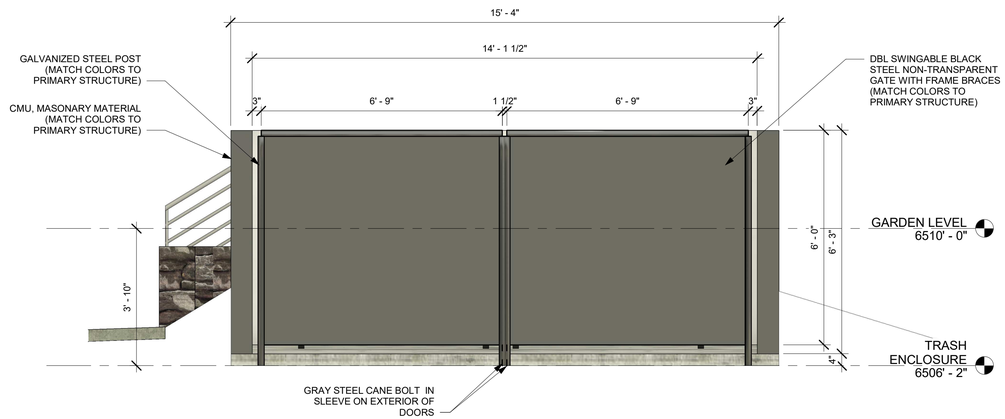
	#25-DXX
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AA-201

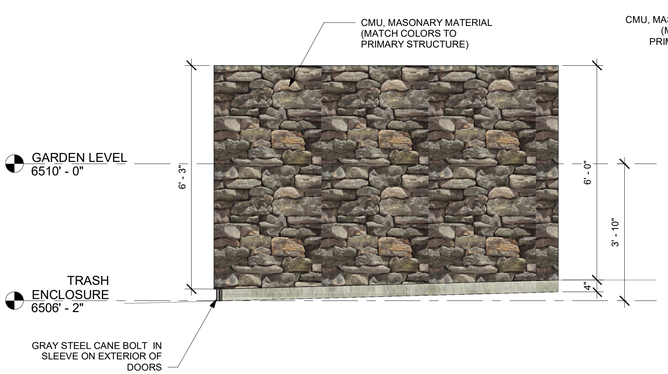
MAPLE APARTMENTS
FOR
WALNUT GROVE
+/- 1.568 ACRES
LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



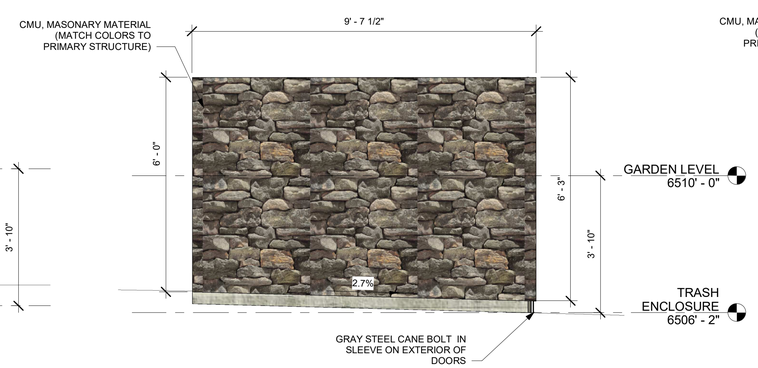
1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



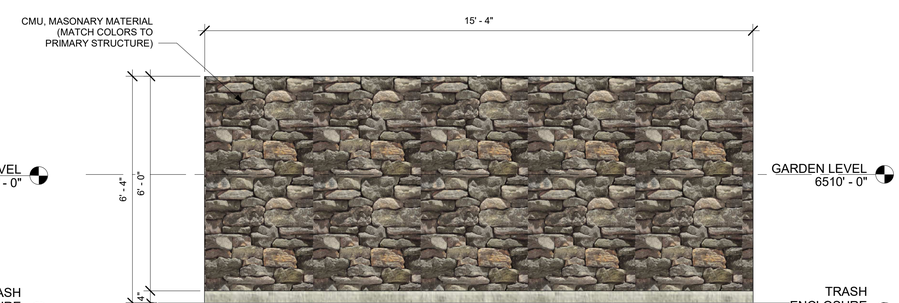
2 EAST TRASH ENCLOSURE
1/2" = 1'-0"



3 NORTH TRASH ENCLOSURE
1/2" = 1'-0"



4 SOUTH TRASH ENCLOSURE
1/2" = 1'-0"



5 WEST TRASH ENCLOSURE
1/2" = 1'-0"

SANDELLA DESIGN
STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:
WALNUT GROVE

TRASH ENCLOSURE

WALNUT GROVE - MAPLE APARTMENTS

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

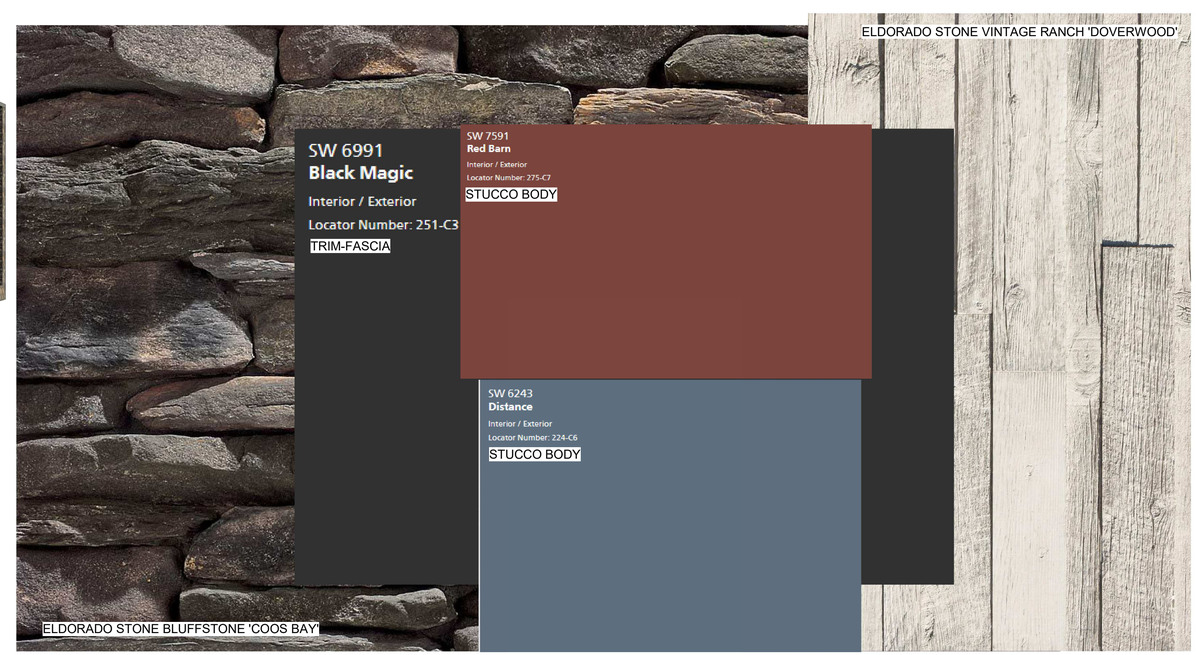
#25-DXX	
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AA-500

MAPLE TOWNHOMES
FOR
WALNUT GROVE

+/- 1.568 ACRES

LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



SANDELLA DESIGN
STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:

WALNUT GROVE

TOWNHOME MATERIALS

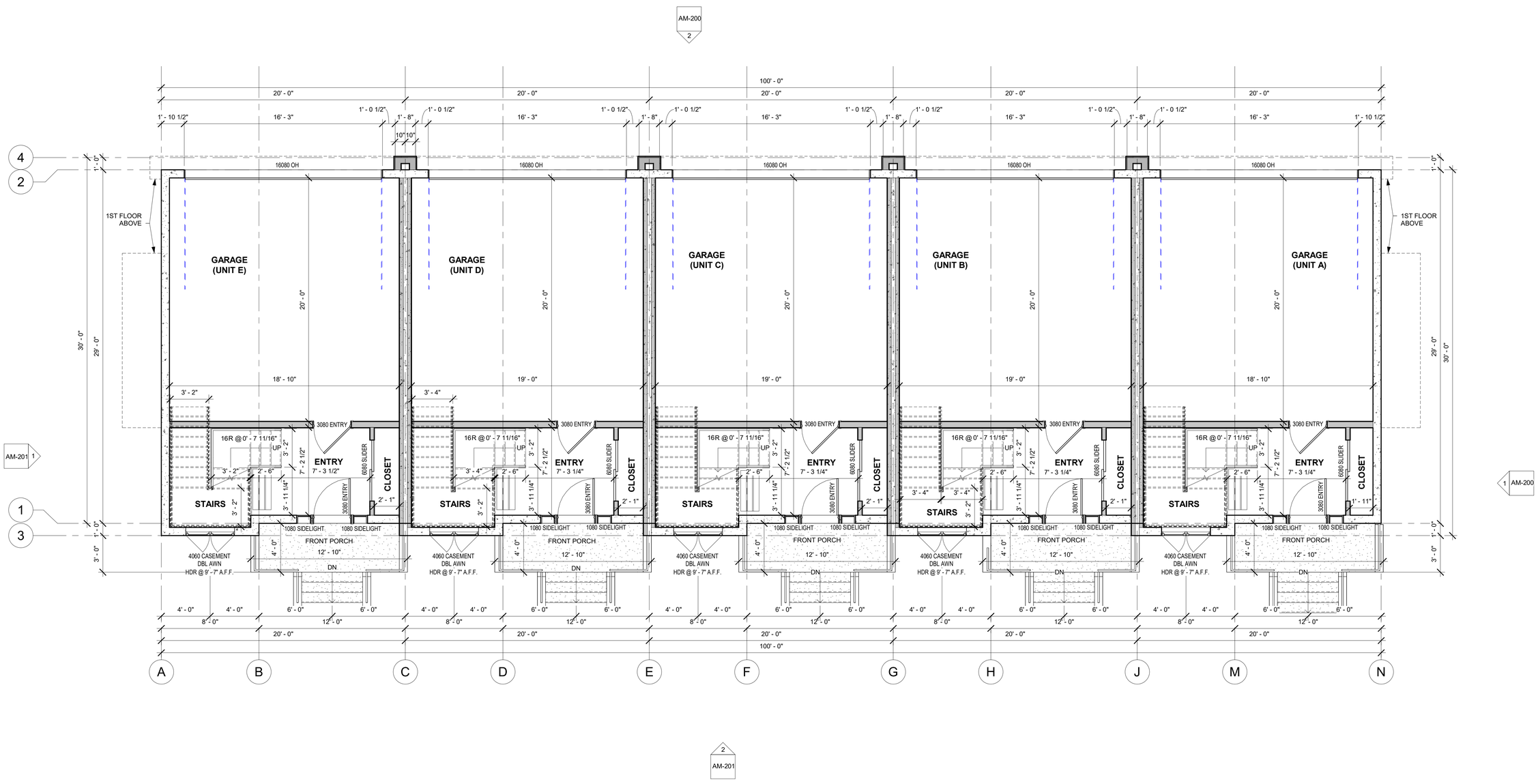
WALNUT GROVE - MAPLE TOWNHOMES

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

	#25-DXX
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AM-001

MAPLE TOWNHOMES
FOR
WALNUT GROVE
+/- 1.568 ACRES
LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



1 GARAGE LEVEL
1/4" = 1'-0"

SANDELLA DESIGN
STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:
WALNUT GROVE

GARAGE FLOOR PLAN

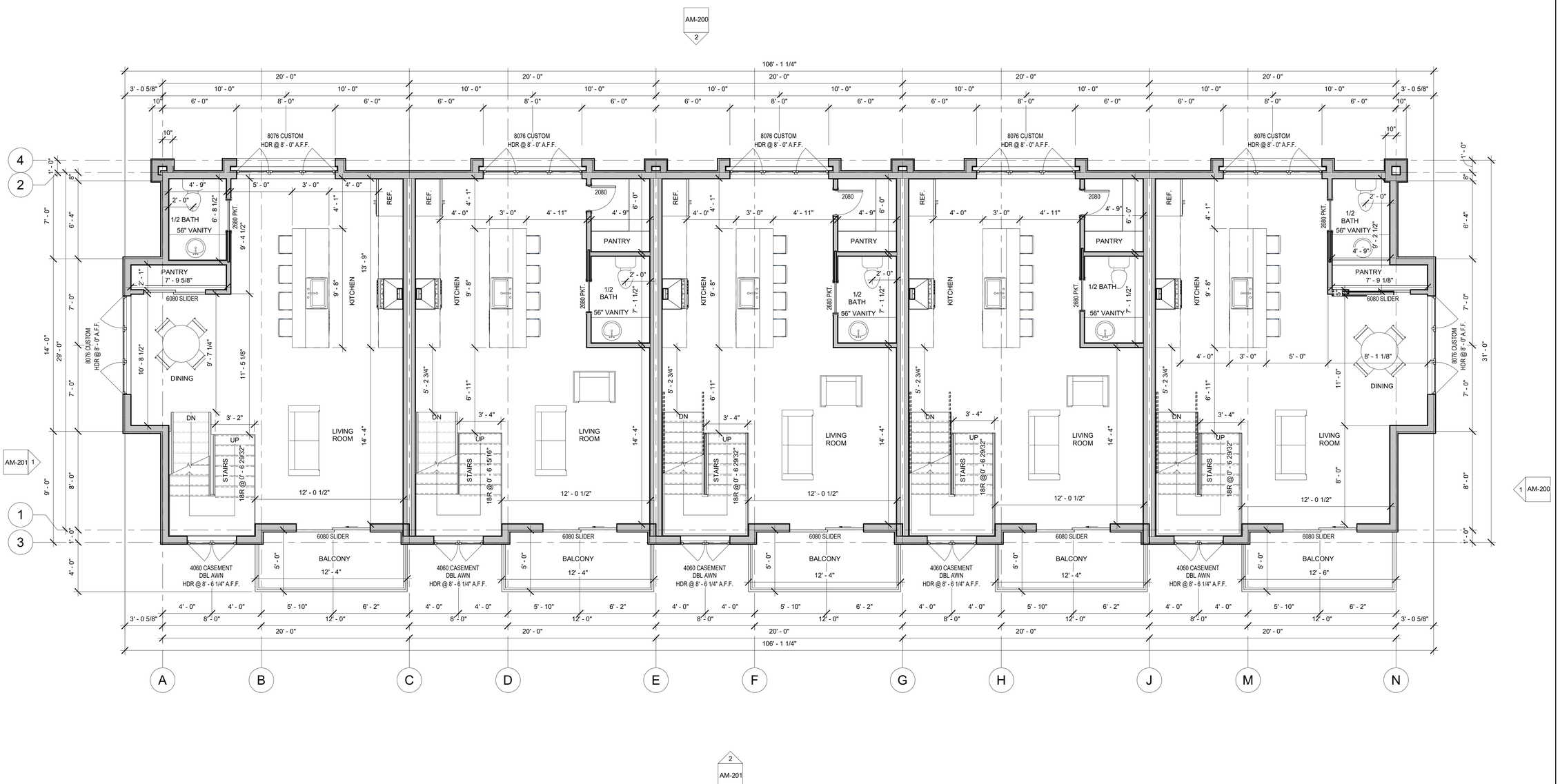
WALNUT GROVE - MAPLE TOWNHOMES

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

	#25-DXX
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AM-100

MAPLE TOWNHOMES
FOR
WALNUT GROVE
+/- 1.568 ACRES
LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



1 1ST FLOOR
1/4" = 1'-0"

SANDELLA DESIGN
STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

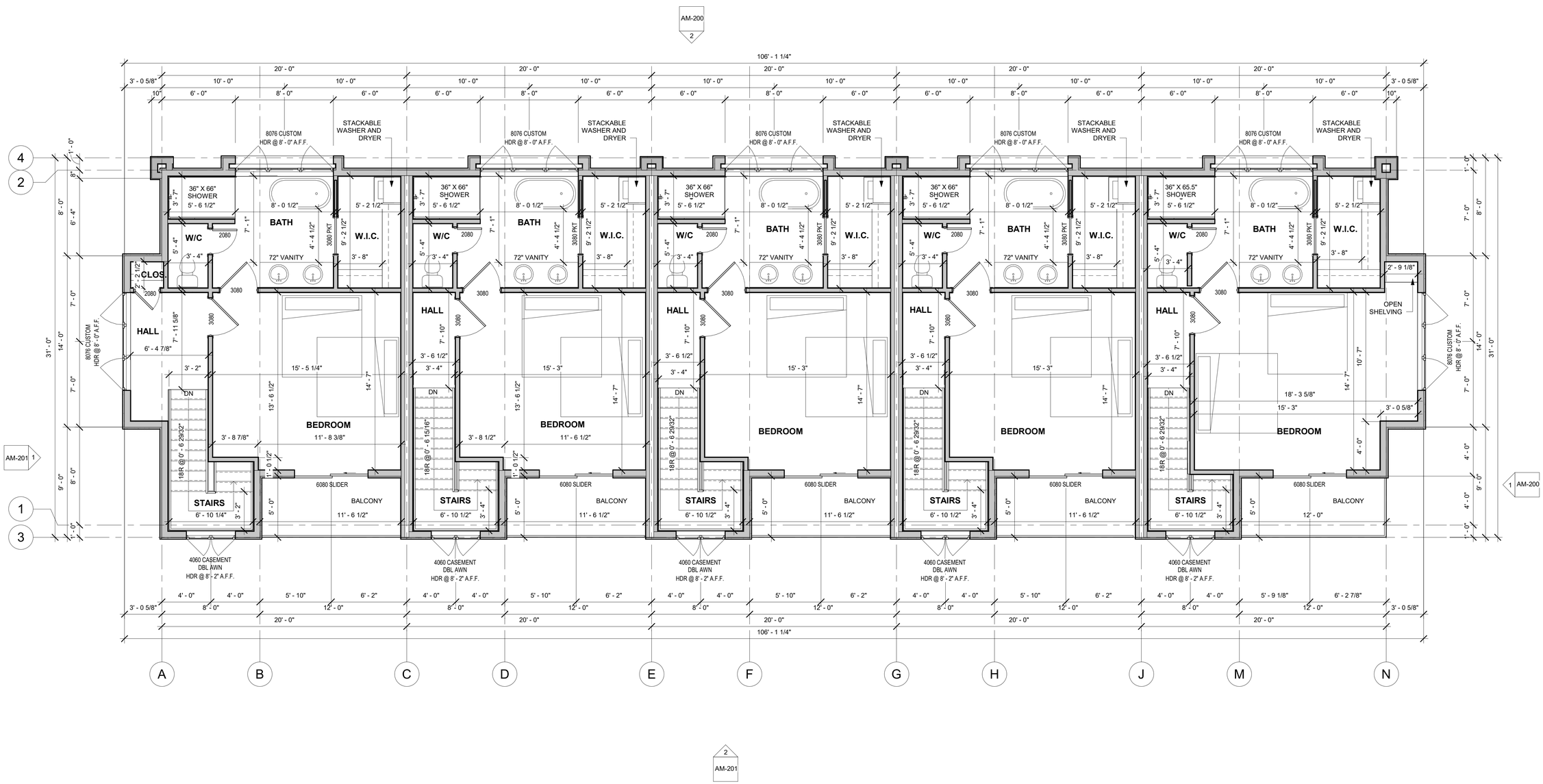
ENTITLEMENT SET FOR:
WALNUT GROVE

FIRST FLOOR PLAN
WALNUT GROVE - MAPLE TOWNHOMES
ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

#25-DXX	
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AM-101

MAPLE TOWNHOMES
FOR
WALNUT GROVE
+/- 1.568 ACRES
LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



1 2ND FLOOR
1/4" = 1'-0"

SANDELLA DESIGN
STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:
WALNUT GROVE

SECOND FLOOR PLAN

WALNUT GROVE - MAPLE TOWNHOMES

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

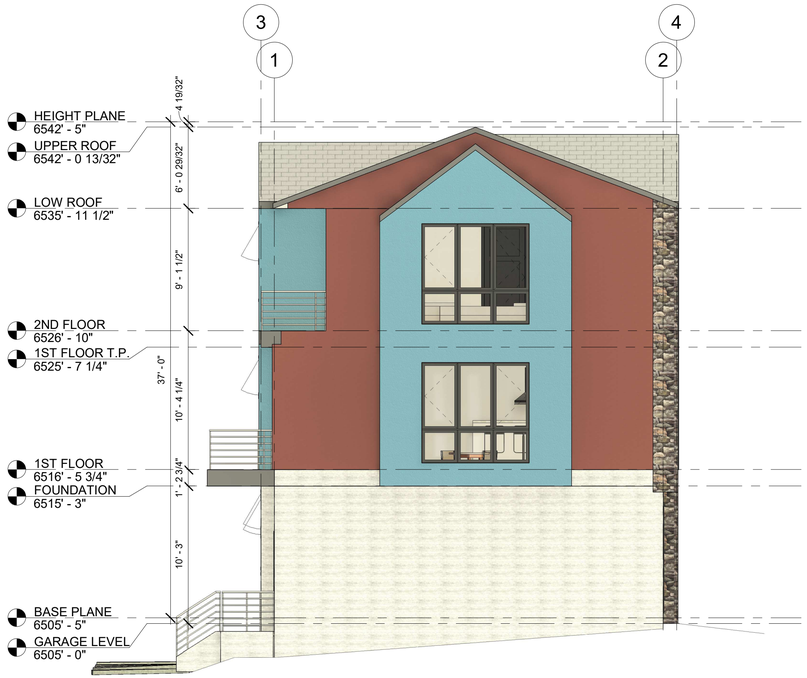
#25-DXX	
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AM-102

MAPLE TOWNHOMES
FOR
WALNUT GROVE

+/- 1.568 ACRES

LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



1 NORTH ELEVATION

3/16" = 1'-0"

2 WEST ELEVATION (GARAGE ENTRY)

3/16" = 1'-0"

SANDELLA DESIGN

STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING
PH: 719-839-0842
96 HOWE COURT
BLACK HAWK, CO

ENTITLEMENT SET FOR:

WALNUT GROVE

TOWNHOME ELEVATIONS

WALNUT GROVE - MAPLE TOWNHOMES

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

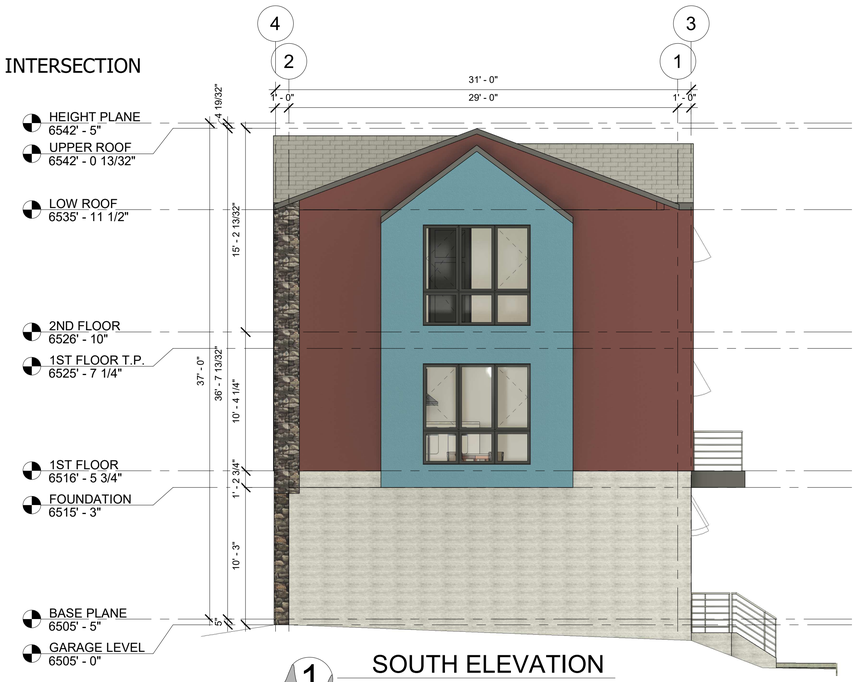
#25-DXX	
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AM-200

MAPLE TOWNHOMES
FOR
WALNUT GROVE

+/- 1.568 ACRES

LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



1 SOUTH ELEVATION

3/16" = 1'-0"

2 EAST ELEVATION (FRONT ENTRY)

3/16" = 1'-0"

SANDELLA DESIGN

STRUCTURAL, CIVIL, & ENVIROMENTAL ENGINEERING

PH: 719-839-0842

96 HOWE COURT

BLACK HAWK, CO

ENTITLEMENT SET FOR:

WALNUT GROVE

TOWNHOME ELEVATIONS

WALNUT GROVE - MAPLE TOWNHOMES

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

	#25-DXX
DATE:	V1.0 09-09-24
	V2.0 06-16-25

AM-201

Exhibit A

▪ PO Box 159, 151 S. Banner Street ▪ Elizabeth, Colorado 80107 ▪ (303) 646-4166 ▪ Fax: (303) 646-9434 ▪
www.townofelizabeth.org

TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

LAND USE APPLICATION

DATE: August 8, 2024

NAME OF PROJECT: Walnut Grove

NAME OF APPLICANT: Unibuilders

ADDRESS AND LEGAL DESCRIPTION OF PROJECT: Legal Description - Lots 1-28 and Tracts A & B, Walnut Grove Townhomes Planned Development, as recorded in Elbert County, CO, Reception no. 531671, Bk 13, Pg 70 in Nov of 2012.

Please check the appropriate item(s):

____REZONE	X PLAT	____USE BY SPECIAL REVIEW
____PUD (planned unit development)	____MINOR PLAT/REPLAT	____ANNEXATION
____VARIANCE	____SUBDIVISON	____MINOR SUBDIVISION
X SITE PLAN	____OTHER ____	

PRESENT ZONING: PUD

AREA IN ACRES: 1.57

PROPOSED ZONING: PUD

PRESENT USE: Vacant Land

PROPOSED # OF LOTS (if applicable): 5 + 1 tract

PROPOSED GROSS FLOOR AREA (if applicable): N/A

***PROPERTY OWNER**

NAME: Unibuilders

ADDRESS: 2200 S Jasmine St Unit 109
Denver, CO 80222-5708

TELEPHONE #: 720-641-0350

EMAIL: Dave@unibuilders.com

Allen Kay

SIGNATURE OF OWNER

SIGNATURE OF OWNER

APPLICANT REPRESENTATIVE

NAME: Otto Burden, PE

ADDRESS: 41435 Country Rose Circle
Parker, CO 80138

TELEPHONE #: 303-708-1930

EMAIL: oburden@coloradocivil.com

Otto L Burden

SIGNATURE OF APPLICANT

SIGNATURE OF APPLICANT

***(OWNERS SIGNATURE NEEDS TO BE NOTARIZED)**

Subscribed and sworn to be before me this 7th day of August, 20 24.

My commission expires 01/19/28

Notary

YASHIYAH ANGEL SAROW
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234043143
MY COMMISSION EXPIRES 01/19/2028

TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

LAND USE APPLICATION

DATE: August 8, 2024

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____PUD (planned unit development)	____MINOR PLAT/REPLAT	____ANNEXATION
____VARIANCE	____SUBDIVISON	____MINOR SUBDIVISION
X SITE PLAN	____OTHER ____	

PRESENT ZONING: PUD

AREA IN ACRES: 1.57

PROPOSED ZONING: PUD

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PROPOSED # OF LOTS (if applicable): 5 + 1 tract

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My commission expires 01/19/28

Notary

YASHIYAH ANGEL SAROW
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234043143
MY COMMISSION EXPIRES 01/19/2028

Colorado Civil Engineering, LLC

September 26, 2024

Project Narrative for

Walnut Grove

Legal Description:

Lots 1-28 and Tracts A & B, Walnut Grove Townhomes Planned Development, as recorded in Elbert County, CO, Reception no. 531671, Bk 13, Pg 70 in November of 2012. Within Section 18, Township 8 South, Range 64 West of the 6th Principal Meridan, Town of Elizabeth, County of Elbert, State of Colorado.

Owner/Applicant/Developer:
David Ahmadabadi
Elizabeth 44, LLC
Email: dave@unibuilders.com

Site plan by:
Colorado Civil Engineering - Otto Burden, PE
Email: oburden@coloradocivil.com

Project Narrative

The owner proposes to construct one, 28-unit, three-story above grade & one-story below grade multi-family apartment building within the limits of blocks 28 through 30 on the corner of Elbert & Walnut street in Elizabeth, Colorado. Additionally, the site will be prepared for the construction of 16, three-story townhomes. All townhome units have a two-car garage on the lower level. The apartments have four lower level, Type-A, handicap units. Additional handicap parking has been provided to ensure adequate visitor spaces as well as available spaces for the handicap residents.

The site is zoned PUD and is currently vacant. Adjacent sites are as follows: The proposed development is bordered by Walnut Street Right of Way to the north, a vacant alley right of way to the east abutting residential home sites, Maple Street Right of Way to the south, and the Elbert Street Right of Way to the west. The proposed site will have access off of Walnut Street and Maple Street.

Water for the proposed apartments will be acquired from the existing water main located in the Walnut Street Right of Way. This structure will incorporate an NFPA 13 system. Water for the proposed townhomes will be acquired via an 2" water line that will make a connection in Maple Street during Phase 2 of the project. These townhomes will utilize the same residential taps to install an NFPA 13D system in each unit. Backflow prevention and metering will take place within the unit. A hydrant is proposed just west of the clubhouse to comply with spacing and distance requirements delineated by the IFC. On-site sanitary sewer will be served by a 8" pvc sewer line and manholes to connect to the existing town sewer in Walnut street. Townhouse units will be served by this constructed line or by the existing line in the town right of way just east of the detention pond. Irrigation will be provided efficiently as site landscaping has been designed to use minimal water and utilize on-site water to the maximum effect through drainage design and concept. The proposed development is bordered by Walnut Street Right of Way to the north, a vacant alley right of way to the east abutting residential home sites, Maple Street Right of Way to the south, and the Elbert Street Right of Way to the west

The proposed site has incorporated usable open space in multiple locations. A playground has been planned for in the area NE of the apt building and adequate parking has been provided for the development.

The owner is proposing to build all site improvements necessary for the apartment building, parking, community room, and storm water runoff and detention facility in Phase 1. Phase 2 will include the townhouses, water extension to Maple street, sewer, and additional landscaping.

The Developers plan on beginning site grading as soon as possible and target occupancy time frame on the Apartment building is fall/winter of 2024.

stewart

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY
STEWART TITLE GUARANTY 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, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Authorized Countersignature
Canyon Title Company, LLC

Denver, CO 80204

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger, President and CEO

David Hisey, Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

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

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

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

4. COMPANY'S RIGHT TO AMEND

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

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

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5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I - Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

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

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

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

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

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10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

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

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

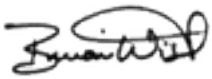
Issuing Agent: Canyon Title Company, LLC
Issuing Office: 1127 Auraria Parkway, 101
Denver, CO 80204
Issuing Office's ALTA® Registry ID: 1075984
Loan ID Number:
Commitment Number: CT-401768
Issuing Office File Number: CT-401768
Property Address: Walnut Grove Townhomes Planned Development, Elizabeth, CO 80107
Revision Number:

1. **Commitment Date:** August 5, 2024 at 8:00 AM

2. **Policy to be issued:** **Proposed Amount of Insurance**
   (a) 2021 ALTA Owner's Policy
   Proposed Insured: T B. D $0

3. **The estate or interest in the Land at the Commitment Date is**:
   fee simple
4. **The Title is, at the Commitment Date, vested in:**
   Elizabeth 44, LLC, a Colorado Limited Liability Company
5. **The Land is described as follows:**
   See Exhibit "A" Attached Hereto.

CANYON TITLE COMPANY, LLC



Authorized Countersignature

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

STATEMENT OF CHARGES
These charges are due and payable before a policy can be issued:

		Premium
(a) 2021 ALTA Owner's Policy		$0.00
	Total Premium:	**$0.00**
	Tax Certificate	$25.00

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: CT-401768

Lots 1 - 28, inclusive, and Tracts A and B, WALNUT GROVE TOWNHOMES PLANNED DEVELOPMENT, as shown on Plat recorded November 28, 2012 at Reception No. 531671, County of Elbert, State of Colorado.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: CT-401768

Requirements

All of the following Requirements must be met:

1. The 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.

2. NOTE: Exception(s) 1-4 will be removed from Owner and Lender policy(ies) with endorsement 110.1.

3. Pay the agreed amount for the state or interest to be insured.

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

5. Payment of all taxes, charges and assessments, levied and assessed against the subject premises which are due and payable.

6. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or an authorized agent (pursuant to Senate Bill 92-143, C.R.S. §10-11-122).

7. Receipt by the company of the appropriate affidavits as to new construction and indemnifying against unfiled mechanic's and materialmen's liens.

8. The Deed must be sufficient to convey the fee simple estate or interest in the land described or referred to herein, to the Proposed Insured, Schedule A, Item 2(a).

   NOTE: C.R.S. §38-35-109(2) requires that a notation of the purchaser's legal address (not necessarily the same as the property address) be included on the face of the Deed to be recorded. C.R.S. §39-14-102(1)(A) requires all conveyance documents subject to the documentary fee submitted to the Clerk and Recorder for recording be accompanied by a Real Property Transfer Declaration signed by the grantor or grantee.

9. Deed of Trust sufficient to encumber the fee simple estate or interest in the land described or referred to herein for the benefit of the Proposed Insured, Schedule A, Item 2(a) or 2(b)

10. NOTE: THIS IS AN INFORMATIONAL COMMITMENT ONLY. LIABILITY IS LIMITED TO THE AMOUNT PAID FOR THIS COMMITMENT.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: CT-401768

Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

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

1. Any facts, rights, interests, or claims that are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of the persons in possession thereof.

2. Easements, or claims of easements, not shown by the Public Records.

3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the Land would disclose, and which are 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 in the Public Records.

5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

   NOTE: Exception number 5 will be removed from the policy provided the company conducts the closing and is responsible for recording the documents.

6. (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, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

7. Any and all unpaid taxes, assessments and unredeemed tax sales.

8. Any existing leases and/or tenancies, and any and all parties claiming by, through or under said lessees.

9. Easements, Notes, Terms, Conditions, Provisions, Restrictions, Covenants, Agreements and Obligations, if any, as contained on the plat of said Phillips Addition recorded in Plat Book 2 at Page 37 .

10. Terms, agreements, provisions, conditions and obligations of Agreement recorded April 8, 1992 in Book 454 at Page 802 .

11. Easements, Notes, Terms, Conditions, Provisions, Restrictions, Covenants, Agreements and Obligations, if any, as contained on the plat of Phillips Addition Third Amendment recorded September 18, 1992 at Reception No. 304731 .

12. Terms, agreements, provisions, conditions and obligations of Ordinance 07-15 recorded May 7, 2008 at Reception No. 494326 .

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13. Easements, Notes, Terms, Conditions, Provisions, Restrictions, Covenants, Agreements and Obligations, if any, as contained on the plat of Walnut Grove Townhomes Planned Development recorded November 28, 2012 at Reception No. 531671 .

14. Terms, agreements, provisions, conditions and obligations of Walnut Grove Site Plan & Subdivision Improvement Agreement recorded November 28, 2012 at Reception No. 531672 , Amended and Restated Walnut Grove Site Plan and Subdivision Improvement Agreement recorded September 23, 2015 at Reception No. 554042 , First Amendment thereto recorded January 27, 2016 at Reception No. 556686 .

15. Terms, agreements, provisions, conditions and obligations of Affidavit of Tax Sale Notice recorded November 28, 2018 at Reception No. 582196 .

16. Terms, agreements, provisions, conditions and obligations of Affidavit of Tax Sale Notice recorded November 20, 2019 at Reception No. 590602 .

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DISCLOSURES

File No.: CT-401768

Pursuant to C.R.S. 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 SHALL BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
C. INFORMATION REGARDING SPECIAL DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE OBTAINED FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR

Note: Colorado Division of Insurance Regulations 8-1-2, Section 5, Paragraph G 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 Canyon Title Company, LLC conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 1 will not appear on the Owner's Title Policy and the Lender's Title Policy when issued.

Note: Colorado Division of Insurance Regulations 8-1-2, Section 5, Paragraph M requires that every title entity shall notify in writing that

Affirmative Mechanic's Lien Protection for the Owner may be available (typically by deletion of Exception No. 5 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 materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
C. The Company must receive an appropriate affidavit indemnifying the Company against untiled Mechanic's and Materialmen'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 the 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.

To comply with the provisions of C.R.S. 10-11-123, the Company makes the following disclosure:

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 a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
b. That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: THIS DISCLOSURE APPLIES ONLY IF SCHEDULE B, SECTION 2 OF THE TITLE COMMITMENT HEREIN INCLUDES AN EXCEPTION FOR SEVERED MINERALS.

Notice of Availability of a Closing Protection Letter: Pursuant to Colorado Division of Insurance Regulation 8-1-3, Section 5, Paragraph C (11)(f), a closing protection letter is available to the consumer.

NOTHING HEREIN CONTAINED WILL BE DEEMED TO OBLIGATE THE COMPANY TO PROVIDE ANY OF THE COVERAGES REFERRED TO HEREIN, UNLESS THE ABOVE CONDITIONS ARE FULLY SATISFIED.

SPECIAL WARRANTY DEED

State Doc Fee
$0.00

THIS DEED, dated January 23, 2019 between **Elizabeth 28, LLC, a Colorado limited liability company** of the County of Elbert and State of Colorado, grantor, and Elizabeth 44, LLC, a Colorado limited liability company, whose legal address is 2200 So. Jasmine Street, Unit 109, Denver, CO 80222, of the County of Elbert and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 ($10.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Elbert and State of Colorado, described as follows:

Tract B, Walnut Grove Townhomes Planned Development as shown on Plat recorded November 28, 2012 at Reception No. 531671, County of Elbert, State of Colorado.

Also known by street and number as: Vacant Land, Elizabeth, CO 80107
Assessor's schedule or parcel number:

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. The grantor, for itself, its heirs, personal representatives, successors and assigns do covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor.

IN WITNESS WHEREOF the grantor has executed this deed on the date set forth above.

Elizabeth 28, LLC, a Colorado limited liability company
By Omid Shekarchian, as Manager

KAIVON K TOLOOEE
Notary Public
State of Colorado
Notary ID # 20144017646
My Commission Expires 04-25-2022

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me on January 23, 2019, by Omid Shekarchian, as Manager of Elizabeth 28, LLC, a Colorado limited liability company..

Witness my hand and official seal.

Notary Public

File Number: CT163302 My commission expires 4-25-2022

SPECIAL WARRANTY DEED

State Doc Fee $0.00

THIS DEED, dated this February 22nd, 2022 between **Elizabeth 28, LLC, a Colorado limited liability company**, of the County of Elbert and State of Colorado, Grantor, and Elizabeth 44, LLC, a Colorado limited liability company, whose legal address is 2200 So. Jasmine Street, #109, Denver, CO 80222, of the County of Denver, and State of Colorado , Grantee.

WITNESS, that the grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 ($10.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Elbert and State of Colorado, described as follows:

Lots 1 through 28 inclusive, and Tract A, WALNUT GROVE TOWNHOMES PLANNED DEVELOPMENT as shown on Plat recorded November 28, 2012 at Reception No. 531671, County of Elbert, State of Colorado.

Also known by street address as: Various, Elizabeth, CO 80107
APN:

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain and agree that the Grantor shall and will WARRANT THE TITLE AND FOREVER DEFEND the above described premises, *but not any adjoining vacated street or alley,* if any, in the quiet and peaceable possession of the Grantee, and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor except **taxes for the year , including all taxes now and heretofore assessed, not yet due or payable and subject to statutory exceptions as defined in CRS 38-30-113, revised.**

IN WITNESS WHEREOF the grantor has executed this deed on the date set forth above.

- Manager

Elizabeth 28, LLC, a Colorado limited liability company
By Omid Shekarchian, as Manager

owner

Elizabeth 28, LLC a Colorado limited liability company
By Allen Kay, as Owner

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this February 22, 2022 by Omid Shekarchian, as Manager and Allen Kay as Owner of Elizabeth 28, LLC, a Colorado limited liability company.

Witness my hand and official seal.

CARRIE L. QUINN
NOTARY PUBLIC - STATE OF COLORADO
Notary ID 20014023568
My Commission Expires 7/31/2025

Notary Public

My commission expires: 07·31·2025

FILE NO. CT306676

Unibuilders LLC
Dba Walnut Grove

Date: June 1, 2023

To: Zach Higgins, Director of Community Development
Town of Elizabeth – Department of Community Development

From: David Ahmadabadi, Unibuilders LLC

RE: Letter of Authorization

Dear Mr. Higgins,

This letter is written to authorize Otto Burden with Colorado Civil Engineering to act as our agent in the application of our Sketch Plan, Preliminary Plan, Site Plan and Final Plat, along with any subsequent processes.

Sincerely,

Allen Kay 06-02-23

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 2 day of JUNE, 2023, By Allen Kay,

As Board of Director for Unibuilders LLC.

Witness my official hand and seal.

My commission expires: Oct 14 2025

(SEAL)

VERAWATY MEDINA-RODRIGUEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20214040668
MY COMMISSION EXPIRES OCT 14, 2025

Verawaty

Notary Public

578652 B: 787 P: 515 ORDIN
06/25/2018 11:32:28 AM Page: 1 of 3 R 23.00 D
Dallas Schroeder Recorder, Elbert County, Co

ORDINANCE 18-03

AN ORDINANCE REZONING PROPERTY BY AMENDING THE PLANNED UNIT DEVELOPMENT GUIDE FOR THE PROPERTY LOCATED AT 120 E. WALNUT STREET TO BE KNOWN AS THE WALNUT SQUARE APARTMENTS PLANNED UNIT DEVELOPMENT (PUD)

BE IT ORDAINED BY THE BOARD OF TRUSTEES FOR THE TOWN OF ELIZABETH, COLORADO, THAT:

Section 1. Findings of Fact.

A. The Town desires to rezone certain property within the Town of Elizabeth, Colorado, located at 120 E. Walnut Street by amending the Planned Unit Development Guide.

B. Public notice has been given of such rezoning pursuant to Section 16-4-10 of the Town of Elizabeth Municipal Code more than fifteen (15) days in advance of the public hearing.

C. A need exists for rezoning the Property by amending the Planned Unit Development Guide pursuant to Sections 16-1-190 and 16-1-240 of the Town of Elizabeth Municipal Code.

Section 2. The Property is hereby rezoned by amending the Planned Unit Development Guide for the Property, to be known as the Walnut Square Apartments Planned Unit Development (PUD) according to the amended Development Guide attached as **Exhibit A,** and incorporated herein by this reference.

Section 3. The Zoning Ordinance and Zoning Map are hereby amended to conform to the zoning change for the Property.

Section 4. Severability. If any section, paragraph clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or enforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 5. The Board of Trustees hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Board of Trustees further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 6. This Ordinance shall become effective thirty (30) days after publication.

Read and approved at a meeting of the Board of Trustees of the Town of Elizabeth, Colorado, this 8 day of May, 2018.

Passed by a vote of 5 for and 1 against and ordered published.

Megan Vasquez, Mayor

ATTEST

~~Tina Boness~~, Interim ~~Deputy~~ Town Clerk
Michelle Oeser

TOWN OF ELIZABETH INCORPORATED SEAL SEPTEMBER 24, 1890 ELBERT COUNTY COLORADO

Exhibit A

Planned Unit Development Guide
Walnut Square Apartments

578652 B: 787 P: 515 ORDIN
06/25/2018 11:32:28 AM Page: 3 of 3 R 23.00 D
Dallas Schroeder Recorder, Elbert County, Co

PROJECT LOCATION: East of S. Elbert Street, south of Walnut Street, North of Maple Street and West of Dale Court. The site is located within Section 18, Township 8 South, Range 64 West, Sixth Principal Meridian, Town of Elizabeth, County of Elbert, State of Colorado.

GENERAL PURPOSE: Amend the current PUD to allow for the development of up to 44 apartments and townhouses with requisite drive lanes, on-site parking, site amenities and water quality structures. Dale Court functioning as an alley way to access the east entrance to proposed on-site parking.

UNDERLYING ZONING: Multi-Family Residence (R-3)

CHANGES TO UNDERLYING ZONING/ PUD ALLOWANCES:

HEIGHT RESTRICTION:
37' maximum height throughout property

SETBACKS:
0' setback adjacent to Walnut Street
0' setback adjacent to Elbert Street
10' setback adjacent to Maple Street

DENTSITY:
29 units / acre
(Total site is 1.568 acres)

MINIMUM WIDTH OF LOT: The minimum lot with is 197 feet

SITE AMENITIES:
1. On-site community room for tenants
2. Playground

OPEN SPACE: Given the size of the property, 1.568 acres, there will be no open space dedicated to the Town. Onsite open space will consist of 20% lot coverage including the playground and bio swales / raingardens.

Exhibit B

▪ PO Box 159, 151 S. Banner Street ▪ Elizabeth, Colorado 80107 ▪ (303) 646-4166 ▪ Fax: (303) 646-9434 ▪
www.townofelizabeth.org

TOWN OF ELIZABETH

MICHAEL DEVOL/PUBLIC WORKS DIRECTOR

TO: Alexandra Cramer Community Development Town of Elizabeth
FROM: Mike DeVol, Town of Elizabeth Public Works Director
DATE: July 10, 2025
SUBJECT: Walnut Grove Review Comments Approval Public Works and JVA Engineering

---

Alexandra,
Public Works and JVA Engineering have reviewed the calculations supplied by Otto Burden for Water Meter and Water line sizing within the Walnut Grove project and have found that they have provided a 2 inch commercial water meter and 2 inch water service line for the apartments which is exactly what the Town Standards call for.

The Townhomes are proposed to be a 1 ½ inch commercial water meter and upsized to a 2 inch water service line to aid in alleviating head and pressure loss to feed the townhomes. Public Works and JVA Engineering believe this should prevent head loss and provide decent water pressure to the townhomes. Typically the water meter size should match the service line size to prevent head loss and pressure loss and the responsibility will fall on the developer/builder if there are any issues in the future.

Regards,

Mike DeVol
Town of Elizabeth
Public Works Director
303-913-6453
mdevol@townofelizabeth.org

TOWN OF ELIZABETH

PO Box 159, 151 S. Banner Street ▪ Elizabeth CO 80107 ▪ 303-646-4166 x4

REFERRAL AGENCY REVIEW FORM

Project Title: **Walnut Grove – Final Construction Documents**

Description: Proposed construction of one (1), 28-unit, three-story above grade & one-story below grade multi-family apartment building; sixteen (16), three-story townhomes, and a community building.

Review Sent Date: 07/29/2025 **Review Due by:** 07/29/2025

REFERRAL AGENCY	**Town Engineer**
Contact Name	**Martin Metsker**
Contact Email and Phone Number	**mmetsker@terracinadesign.com 720-854-9456**

COMMENTS:

1. **Engineering has no further comments.**

TOWN OF ELIZABETH

PO Box 159, 151 S. Banner Street ▪ Elizabeth CO 80107 ▪ 303-646-4166 x4

REFERRAL AGENCY REVIEW FORM

Project Title: **Walnut Grove Site Plan**

Description: Proposed construction of one (1), 28-unit, three-story above grade & one-story below grade multi-family apartment building; sixteen (16), three-story townhomes, and a community building.

Review Sent Date: 10/17/2024 **Review Due by:** 11/11/2024

REFERRAL AGENCY	**Stolfus & Associates, Inc**
Contact Name	**Max Rusch**
Contact Email and Phone Number	**max@stolfusandassociates.com 303-221-2330**

COMMENTS:
Our original comments regarding the traffic impacts and access have been adequately addressed. We have no further comments.

TOWN OF ELIZABETH

PO Box 159, 151 S. Banner Street ▪ Elizabeth CO 80107 ▪ 303-646-4166 x4

REFERRAL AGENCY REVIEW FORM

Project Title: **Walnut Grove Final Plat**

Description: A vacation and replat of Lots 1-28 and Tracts A & B, Walnut Grove Townhomes Planned Development

Review Sent Date: 10/17/2024 **Review Due by:** 11/11/2024

REFERRAL AGENCY	**Stolfus & Associates, Inc**
Contact Name	**Max Rusch**
Contact Email and Phone Number	max@stolfusandassociates.com **303-221-2330**

COMMENTS:
Our original comments regarding the traffic impacts and access have been adequately addressed. We have no further comments.

From: Brooks Kaufman
To: Otto Burden
Cc: Alexandra Cramer; dave@unibuilders.com; Ali Kheirandish
Subject: RE: Walnut Grove - CORE landscape & irrigation plan comments
Date: Thursday, August 28, 2025 12:26:23 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png

Otto

Sorry I didn't see the note. CORE approves the landscape and irrigation plans.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop.

Book time to meet with me

From: Otto Burden <OBurden@ColoradoCivil.com>
Sent: Wednesday, August 27, 2025 7:16 AM
To: Brooks Kaufman <BKaufman@core.coop>
Cc: Alexandra Cramer <acramer@townofelizabeth.org>; dave@unibuilders.com; Ali Kheirandish <ali@unibuilders.com>
Subject: RE: Walnut Grove - CORE landscape & irrigation plan comments

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Brooks,

As we discussed the irrigation plan is a concept not a hard layout. This is covered by a note. And the transformers typically go in first ensuring the irrigation lines will not be placed under them.

Otto

Sent from my Galaxy

-------- Original message --------
From: Brooks Kaufman <BKaufman@core.coop>
Date: 8/27/25 6:45 AM (GMT-07:00)
To: Otto Burden <OBurden@ColoradoCivil.com>
Cc: Alexandra Cramer <acramer@townofelizabeth.org>, dave@unibuilders.com, Ali Kheirandish <ali@unibuilders.com>
Subject: RE: Walnut Grove - CORE landscape & irrigation plan comments

Good morning Otto

The proposed main line irrigation is shown to be installed under a 3phase transformer. Please push it north.

Thanks

TOWN OF ELIZABETH

PO Box 159, 151 S. Banner Street ▪ Elizabeth CO 80107 ▪ 303-646-4166 x4

REFERRAL AGENCY REVIEW FORM

Project Title: **Walnut Grove Final Plat**

Description: A vacation and replat of Lots 1-28 and Tracts A & B, Walnut Grove Townhomes Planned Development

Review Sent Date: 10/17/2024 **Review Due by:** 11/11/2024

REFERRAL AGENCY	**Building Department**
Contact Name	**Tom Pitchford**
Contact Email and Phone Number	tpitchford@safebuilt.com **303.941.4429**

COMMENTS: No Comments at this time

TOWN OF ELIZABETH

PO Box 159, 151 S. Banner Street ▪ Elizabeth CO 80107 ▪ 303-646-4166 x4

REFERRAL AGENCY REVIEW FORM

Project Title: **Walnut Grove Site Plan – 3rd Submittal**

Description: Proposed construction of one (1), 28-unit, three-story above grade & one-story below grade multi-family apartment building; sixteen (16), three-story townhomes, and a community building.

Review Sent Date: 06/24/2025 **Review Due by:** 07/08/2025

REFERRAL AGENCY	**Elizabeth Fire Protection District**
Contact Name	**Kara Gerczynski**
Contact Email and Phone Number	**kara@elizabethfire.org**

COMMENTS:

All comments on the site plan have been addressed. These will be notes on the building plans.

An automatic sprinkler system in accordance with NFPA 13/13R will be required throughout the apartment building in addition to the parking garage. An automatic sprinkler system in accordance with 13D will be required throughout the townhomes.

Radio Coverage - When the building is fully built, a test will be conducted to make sure that fire fighters have radio access throughout the building.

Impact Fees will need to be collected before the issuance of any building permits.

TOWN OF ELIZABETH

PO Box 159, 151 S. Banner Street ▪ Elizabeth CO 80107 ▪ 303-646-4166 x4

REFERRAL AGENCY REVIEW FORM

Project Title: **Walnut Grove Final Plat – 3rd Submittal**

Description: A vacation and replat of Lots 1-28 and Tracts A & B, Walnut Grove Townhomes Planned Development

Review Sent Date: 06/24/2025 **Review Due by:** 07/08/2025

REFERRAL AGENCY	**Elizabeth Fire Protection District**
Contact Name	**Kara Gerczynski**
Contact Email and Phone Number	**303-646-3800 kara@elizabethfire.org**

COMMENTS:

All comments on the final plat have been addressed. These will be notes on the building plans.

An automatic sprinkler system in accordance with NFPA 13/13R will be required throughout the apartment building in addition to the parking garage. An automatic sprinkler system in accordance with 13D will be required throughout the townhomes.

Radio Coverage - When the building is fully built, a test will be conducted to make sure that fire fighters have radio access throughout the building.

Impact Fees will need to be collected before the issuance of any building permits.

TOWN OF ELIZABETH

PO Box 159, 151 S. Banner Street ▪ Elizabeth CO 80107 ▪ 303-646-4166 x4

REFERRAL AGENCY REVIEW FORM

Project Title: **Walnut Grove Final Plat**

Description: A vacation and replat of Lots 1-28 and Tracts A & B, Walnut Grove Townhomes Planned Development

Review Sent Date: 10/17/2024 **Review Due by:** 11/11/2024

REFERRAL AGENCY	**Elizabeth Police Department**
Contact Name	**Jeff Engel**
Contact Email and Phone Number	jengel@townofelizabeth.org **303-646-4664**

COMMENTS:

In review of the plat, the Elizabeth Police Department has no issues in it's current format.

Exhibit C

▪ PO Box 159, 151 S. Banner Street ▪ Elizabeth, Colorado 80107 ▪ (303) 646-4166 ▪ Fax: (303) 646-9434 ▪
www.townofelizabeth.org

PUBLISHER'S AFFIDAVIT

STATE OF COLORADO)
) ss.
COUNTY OF ELBERT)

I, Nikki Lister, do solemnly affirm that I am the Publisher of RANCHLAND NEWS; that the same is a weekly newspaper published at Simla, County of Elbert, State of Colorado, and has a general circulation therein; that said newspaper has been continuously and uninterruptedly published in said County of Elbert for a period of at least 52 consecutive weeks next prior to the first publication of the annexed notice, that said newspaper is entered in the post office at Calhan, Colorado as second class mail matter and that said newspaper is a newspaper within the meaning of the Act of the General Assembly of the State of Colorado, approved March 30, 1923, and entitled "Legal Notices and Advertisements," with other Acts relating to the printing and publishing of legal notices and advertisements. That the annexed notice was published in the regular and entire issue of said newspaper, once each week for one successive weeks; that the first publication of said notice was in the Issue of said newspaper dated;

September 18, 2025

and the last publication of said notice was in the issue of said newspaper dated;

September 18, 2025

and that copies of each number of said paper in which said notice and/or list was published were delivered by carriers or transmitted by mail to each of the subscribers of said newspaper, Ranchland News, according to the accustomed mode of business in this office.

Nikki Lister

Publisher

The above certificate of publication was subscribed and affirmed to before me, a Notary Public, to be the identical person described in the above certificate, on the

18 day of September, 2025

Jenna Lister

Notary Public

February 20, 2028

(My Notary Public Commission Expiration Date)

JENNIFER LISTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244007249
MY COMMISSION EXPIRES FEBRUARY 20, 2028

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Planning Commission and Board of Trustees shall hold public hearings concerning a final plat application for the project known as Walnut Grove Final Plat located on property described in Exhibit A and a site plan application for the project known as Walnut Grove Final Site Plan located on property described in Exhibit B and generally located at the southeast corner of Elbert and Walnut Street pursuant to the Town of Elizabeth Land Development Ordinance.

The public hearings are to be held before the Planning Commission on October 7, 2025 at 6:30 p.m. and Board of Trustees on October 14, 2025 at 7:00 p.m., or as soon as possible thereafter. The public hearings shall be held in the Town Hall, 151 South Banner Street, Elizabeth, Colorado, or at such other time or place in the event this hearing is adjourned. Further information is available through the Town Community Development Department at 303-646-4166.

ALL INTERESTED PERSONS MAY ATTEND

EXHIBIT A (legal description)

A vacation and replat of Lots 1-28 and Tracts A & B, Walnut Grove Townhomes Planned Development Final Plat, situated in the northeast quarter of Section 18, Township 8 South, Range 64 West of 6th P.M., Town of Elizabeth, County of Elbert, State of Colorado

EXHIBIT B (legal description)

A vacation and replat of Lots 1-28 and Tracts A & B, Walnut Grove Townhomes Planned Development Final Plat, situated in the northeast quarter of Section 18, Township 8 South, Range 64 West of 6th P.M., Town of Elizabeth, County of Elbert, State of Colorado

Published September 18, 2025
In Ranchland News
Legal No. 343

From:	Dave Ahmadabad
To:	Alexandra Cramer; Dianna Hiatt
Cc:	Otto Burden; Ali Kheirandish; Elham Zare
Subject:	Re: FW: Public Noticing - Walnut Grove
Date:	Tuesday, September 23, 2025 6:41:40 PM
Attachments:	image001.png Elizabeth-Sign-Affidavit-notarized-AFFIDAVIT O COPMLIANCE WITH ELIZABETH MUNICIPAL CODE SECTION9-22-25.pdf

---

Hello Alexandra and Dianna,

As a matter of fact, the signs were done yesterday and certified mails receipts just arrived from USPS.

Please see attached for the notarized affidavit and photos and the mail receipts below.

Re,

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www.usps.com

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Grand Total: $127.68

Credit Card Remit $127.68
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Certified Mail® Tracking #: 9589 0710 5270 0057 8641 33			$5.30
Total			$6.08
First-Class Mail® Letter Elizabeth, CO 80107 Weight: 0 lb 0.30 oz Estimated Delivery Date Fri 09/26/2025	1		$0.78
Certified Mail® Tracking #: 9589 0710 5270 0057 8641 40			$5.30
Total			$6.08
First-Class Mail® Letter Elizabeth, CO 80107 Weight: 0 lb 0.30 oz Estimated Delivery Date Fri 09/26/2025	1		$0.78
Certified Mail® Tracking #:			$5.30

9589 0710 5270 0057 8641 57
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8641 64
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8643 24
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8643 00
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8643 48
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107

Weight: 0 lb 0.40 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8643 17
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8641 26
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 3275 7321 92
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 3275 7323 14
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 3275 7323 07

Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 3275 7322 91
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 3275 7322 84
Total $6.08

Grand Total: $85.12

Credit Card Remit $85.12
Card Name: AMEX
Account #: XXXXXXXXXXXX1012
Approval #: 802298
Transaction #: 967
AID: A000000025010801 Chip
AL: AMERICAN EXPRESS
PIN: Not Required

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Clerk: 44

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9589 0710 5270 0057 8639 76
9589 0710 5270 0057 8639 83
9589 0710 5270 0057 8639 90
9589 0710 5270 0057 8640 03
9589 0710 5270 0057 8640 10
9589 0710 5270 0057 8640 27
9589 0710 5270 0057 8640 34
9589 0710 5270 0057 8640 41
9589 0710 5270 0057 8640 58
9589 0710 5270 0057 8640 65
9589 0710 5270 0057 8640 72

9589 0710 5270 0057 8640 89
9589 0710 5270 0057 8640 96
9589 0710 5270 0057 8641 02
9589 0710 5270 0057 8641 19

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PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Letter Elizabeth, CO 80107 Weight: 0 lb 0.40 oz Estimated Delivery Date Fri 09/26/2025	1		$0.78
Certified Mail® Tracking #: 9589 0710 5270 0057 8639 69			$5.30
Total			$6.08
First-Class Mail® Letter Elizabeth, CO 80107 Weight: 0 lb 0.40 oz Estimated Delivery Date Fri 09/26/2025	1		$0.78
Certified Mail® Tracking #: 9589 0710 5270 0057 8639 76			$5.30
Total			$6.08
First-Class Mail® Letter Elizabeth, CO 80107 Weight: 0 lb 0.40 oz Estimated Delivery Date Fri 09/26/2025	1		$0.78

Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8639 83
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8639 90
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8640 03
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8640 10
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8640 27
Total $6.08

First-Class Mail® 1 $0.78

Letter
Elizabeth, CO 80107
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8640 34
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8640 41
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8640 58
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8640 65
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30

Tracking #:
9589 0710 5270 0057 8640 72
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8640 89
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8640 96
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8641 02
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Fri 09/26/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8641 19
Total $6.08

Grand Total: $97.28

Credit Card Remit $97.28
Card Name: AMEX
Account #: XXXXXXXXXXX1012
Approval #: 886769
Transaction #: 966
AID: A000000025010801 Chip
AL: AMERICAN EXPRESS
PIN: Not Required

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9589 0710 5270 0057 8643 79
9589 0710 5270 0057 8639 07
9589 0710 5270 0057 8639 14
9589 0710 5270 0057 8639 21
9589 0710 5270 0057 8639 45
9589 0710 5270 0057 8639 38
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PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Letter Elizabeth, CO 80107 Weight: 0 lb 0.40 oz Estimated Delivery Date Thu 09/25/2025	1		$0.78
Certified Mail® Tracking #: 9589 0710 5270 0057 8643 31			$5.30
Total			$6.08
First-Class Mail® Letter Elizabeth, CO 80107 Weight: 0 lb 0.40 oz Estimated Delivery Date Thu 09/25/2025	1		$0.78

Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8643 55
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Thu 09/25/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8643 62
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Thu 09/25/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8643 79
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Thu 09/25/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8639 07
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Thu 09/25/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8639 14
Total $6.08

First-Class Mail® 1 $0.78

Letter
Elizabeth, CO 80107
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Thu 09/25/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8639 21
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Thu 09/25/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8639 45
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Thu 09/25/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8639 38
Total $6.08

First-Class Mail® 1 $0.78
Letter
Elizabeth, CO 80107
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Thu 09/25/2025
Certified Mail® $5.30
Tracking #:
9589 0710 5270 0057 8639 52
Total $6.08

Grand Total: $60.80

Credit Card Remit $60.80
Card Name: AMEX
Account #: XXXXXXXXXXXX1012
Approval #: 866416

Transaction #: 858
AID: A000000025010801 Chip
AL: AMERICAN EXPRESS
PIN: Not Required

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Clerk: 7

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On 9/23/2025 2:31 PM, Alexandra Cramer wrote:

Hi Otto and Dave,

Just sending a friendly reminder that the public noticing must go out today, that includes the mailings and signage. If there are any questions, please let me know.

Thank you,

Alexandra Cramer, AICP
Planner / Project Manager
Elizabeth, CO. 80107
Phone: 303-646-4166 ext. 503
acramer@townofelizabeth.org

From: Alexandra Cramer
Sent: Tuesday, September 16, 2025 3:51 PM
To: Otto Burden <oburden@coloradocivil.com>; Dave Ahmadabad <dave@unibuilders.com>
Cc: Dianna Hiatt <DHiatt@townofelizabeth.org>
Subject: Public Noticing - Walnut Grove

Hi Otto and Dave,

The public hearings for the Walnut Grove Final Plat and Site Plan have been scheduled for the Planning Commission on October 7th at 6:30PM and the

Board of Trustees on October 14th at 7PM. The notice was sent to the newspaper to be published this Thursday. The remaining public noticing will be your obligation and **must be completed no later than Tuesday, September 23rd** in order to meet the 15 calendar day requirement. All required affidavits can be sent over to me by Thursday, September 25th. See below for our most up to date requirements. If there are any questions, please let me know.

1. Mailed Notices (15 calendar days before hearing)

- Send written notice by regular first-class mail to all property owners within 500 feet of your project site (no longer need to be certified mailing)
- Include the complete public hearing notice and a narrative describing your proposed land use application
- Provide an affidavit listing all addresses and property owners who received notices
- **Submit all documentation to me by Thursday, September 25th**

2. On-Site Signage (15 calendar days before hearing)

- Post at least one sign facing each adjacent public right-of-way
- Signs must be minimum 3' x 4' with 3-inch high lettering, mounted at least 4 feet above ground
- Lettering must be clearly visible from the street
- Signs should include hearing date, time, application type, and Town contact information (see language below)

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the property upon which this sign is posted shall be considered at public hearings for (type of application request) pursuant to the Town of Elizabeth Land Development Ordinance.

The public hearings are to be held before the (Name of Board) on (date), (year) at (time a.m./p.m.), or as soon as possible thereafter. The public hearing shall be held in Chambers for the Town of Elizabeth. Further information is available through the Town Community Development Department at (303) 646-4166.

ALL INTERESTED PERSONS MAY ATTEND.

3. Sign Documentation

- Provide a notarized affidavit confirming sign posting (see below)
- Include a photo of the posted sign with your affidavit

- **Submit to me by Thursday, September 25th**

SIGN POSTING AFFIDAVIT

(Attach Photo Here)

_____, The above sign was posted on (date) pursuant to the Town of Elizabeth Land Development Code, by (Applicant or Representative).

_____

Signature

STATE OF COLORADO)

) ss.

COUNTY OF _____)

Subscribed and sworn to before me this _____ day of _____, 20___,

by _____.

My commission expires: _____.

(SEAL)

_____

Notary Public

Alexandra Cramer, AICP
Planner / Project Manager
Elizabeth, CO. 80107
Phone: 303-646-4166 ext. 503
acramer@townofelizabeth.org

AFFIDAVIT OF COMPLIANCE WITH ELIZABETH MUNICIPAL CODE SECTION 16-4-30(c)

Allen Kay, being over the age of twenty-one (21) and duly sworn upon my oath, states as follows:

1. I am the applicant or applicant representative in the Town of Elizabeth land use application known as Walnut Grove under the entity name Elizabeth44 LLC

2. I caused the attached notice of public hearing in this matter to be sent with the language required by Elizabeth Municipal Code section 16-4-30(c) via regular first class mail to the following property owners at the following addresses, which constitute all such property owners within 500 feet of the site for which the land use application has been made:

as identified and described attached,

3. In doing so, I specifically sent such notices via regular first class mail with proper postage affixed to each mailing, and such notices were deposited for mailing on Sept 22nd 2025

FURTHER AFFIANT SAYETH NAUGHT.

By: Allen Kay

STATE OF COLORADO)
) ss.
COUNTY OF)

Subscribed and sworn to before me this 22 day of Sept, 20__, by Allen KAY.

Witness my hand and official seal.

My commission expires:
(SEAL)

By: Verawaty

VERAWATY MEDINA-RODRIGUEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20214040668
MY COMMISSION EXPIRES OCT 14, 2025

NOTICE OF PUBLIC HEARINGS
ALL INTERESTED PERSONS
MAY ATTEND.

NOTICE OF PUBLIC HEARINGS
ALL INTERESTED PERSONS
MAY ATTEND.

NOTICE OF PUBLIC HEARING
ALL INTERESTED PERSONS
MAY ATTEND