



Re-submittal Form

Case Name/ Number: 5200 Sheridan Minor Subdivision / PLT2023-00012

Case Manager: Brayan Marin

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: Comment Letter Addressing all comments

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

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

The cover letter must include the following information:

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

For County Use Only:

Date Accepted: _____

Staff (accepting intake): _____

Resubmittal Active: Addressing, Building Safety, Neighborhood Services,

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



August XX, 2023

Adams County
Attn: Brayan Marin
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601

Re: Kum & Go #2294 –5200 Sheridan Minor Subdivision 1st Development Review Team Comments

Project Number: PLT2023-00012

Brayan Marin,

Thank you for your comments regarding the first Minor Subdivision Submittal for the Kum & Go located at 5200 Sheridan Blvd. The following are staff comments dated April 17th, 2023, from county staff. Olsson responses are in **RED** text.

Planner Comments

1. Please rename the name of the plat from “Kum & Go #2294” to 5200 Sheridan Minor Subdivision.
The name of the plat has been revised.
2. A subdivision Improvement agreement will be required as part of this subdivision application per Sec. 5-02- 04 *Subdivision Improvement Agreement (SIA)*. A word copy of the document is provided with this comment letter. Be sure to include this document in word form once you are ready to resubmit for county staff to review.
SIA will be provided further within the subdivision process once CDs have been approved.
3. The property is located within the Flammable Gas Overlay. Applicant will need to provide approved plans from the Colorado Department of Public Health and Environment prior to formally developing the site.
Noted. Approved plans from the Colorado Department of Public Health and Environment will be provided before formally developing the site.
4. How will this site operate? Please provide a concept plan showing the proposed internal roadways and access points for all new lots within this subdivision.
An overall concept plan has been provided.

5. Per the Square Lakes Neighborhood plan, this property is envisioned to have a Mixed-Use designation which envisions a mix of Medium to higher intensity residential development along with neighborhood and destination retail, restaurants, and services. While the current zoning of the property allows the fueling station, Mixed-Use districts do not allow fueling stations.

Noted. Thank you. The gas station has been submitted with the current zoning.

Furthermore, the square lakes NP has specific street design along Sheridan that applicant will need to adhere to as part of any development in this area. That include a 13' multi-use concrete path between a 9' landscape buffer and 8' landscape area on both sides of the road.

Per coordination with the County and CDOT, we are providing a right-turn lane, 8' of landscape buffer, then a 10' concrete walkway. With this we will be dedicating 12' of ROW.

6. Any required Public Land Dedication or Fees-in-lieu will be determined by all future uses on the site. Please provide a revised project narrative that includes all proposed uses that will take place on the site. Please note that submittal of payment for any required public land dedication fees-in-lieu and submittal of signed mylars must be provided ahead of BOCC hearing.

Noted. A revised project narrative has been submitted.

7. Please provide a data table showing the proposed use of each new lot on the plat

A data table has been added to the plat.

8. Per Sec. 5-03-03-09 Access to lots by public "All lots created by a subdivision of land shall front and have access on a dedicated, constructed and maintained public road improved to the specifications required by these standards and regulations. Currently, the proposed layout of the site for lots 2 and 3 does not meet compliance with this requirement as the road north of the site is a private street. Staff recommends that applicant creates an internal road network that has access via W. 52nd Avenue at the South east corner of the site in order to meet compliance with the County Subdivision Standards. If applicant intends to create private roadways as part of this subdivision, please note that a subdivision design waiver will be required.

Access easements have been provided by the plat. Internal access roads will be designed at a future time when development plans occur for all internal lots.

9. Please review all outside agency comments and public comments and respond accordingly.

All outside agency comments have been reviewed and responded to.

Commenting Division: Development Services, Right-of-Way Agent, David Dittmer, DDittmer@adcogov.org

1. Remove "Final Plat Of" above the title and all references to the City of Arvada.
These have been removed on the Plat.

2. Revise the title to a larger font than the other text and space out along the top of the sheet for a max of 2 or 3 lines.
The title font has been revised.

3. A copy of a Recorded Statement of Authority, or a copy of the trust documents is required to verify the authority of the Trustee to execute the plat on behalf of the Trust for SBGM Land Trust (Dated 12/24/2008) See title comments to the same.
A copy of the Recorded Statement of Authority or a copy of the trust documents will be submitted.

4. Review the application guidelines and checklist for approved dedication and ownership statements. Dedication Statements 1 and 2 should be a complete statement after "HAS BY THESE PRESENTS". See approved statements with use of Tracts. It will also provide for the notary affirmation acknowledgement language that needs to be used. Note 3 is redundant and needs to be removed.
The Dedication Statements have been revised.

5. Remove the Vicinity Map planimetric below the vicinity map. This information is in the Title.
The Vicinity Map planimetric has been removed.

6. Revise "General Note" 2 to read as provided.
General Note 2 has been revised.

7. This plat is heard by the Planning Commission and Board of County Commissioners. Add these and the County Attorney approval blocks.

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

 CHAIR

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

 CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

 APPROVED AS TO FORM

The above approval blocks have been added to the plat.

8. Surveyor note 1 must be updated to the provided title commitment dated 1/13/2023, effective 1/6/2023. If it revises note 4, revise as necessary or remove.
The surveyor notes have been revised.
9. See application guidelines for utility easements required. All lots must have a utility and drainage easement (minimum of 5') for utility providers and can be combined with drainage easements as well. Plat must note the width of all easements.
Applicable utility and drainage easements have been added to the plat.
10. Add case number PLT2023-00007 on all sheets
The case number has been provided on all sheets.
11. Add Sheet Numbers below the title on all sheets (sheet 1 of x)
Sheet numbers below the title have been added.
12. Update closure statement as provided on plat redline comments.
Assumed this was for the Unit of Measurement Statement. This has been updated on the plat.
13. Provide the approved Storm Drainage Facilities Statement as provided in the application guidelines. Revise note 6.
The Storm Drainage Facilities Statement has been provided. Note 6 was revised.
14. Sheet 2: The City and County of Denver is south of the property. Revise this from Jefferson County (ALL SHEETS)
Noted. This has been revised on all sheets.
15. What are the intentions for Lot 2? It is highly encumbered and if no structures are to be constructed, it should be a TRACT with specified use (Parking. etc.) to owned and maintained by the owner(s).
The owner is aware of the small lot and intends to move the existing Casino Bus building to this lot.
16. Bold the new Lots being created and along with sq. ft. and ac. (they should stand out from the other information)
The new lot lines have been bolded.
17. Need to look at the line legend as the property line and lot lines shown should be the same type of line and weight, or provide additional line legend for the lot lines (property lines) The subdivision boundary line does not match the line legend, but it should solid as shown.
The line legends have been updated to match the plan.
18. It appears PSCO's easement as recorded at Bk. 427, p. 155 was re-recorded at Bk. 2179, pg. 212. If this is correct add this citation to the plat.
This citation has been added to the plat.

19. Can't find citation of easement as stated within the title commitment at and recorded in Adams County at B446892, 7/8/1983 recorded in Denver at 2766-418. provide comment. It appears to have numerous Bk/Pg recordings from Denver, Adams and Jefferson Counties. Make sure citing Adams County Recording information.
Book 2978, Page 173 supersedes both previous documents and are not shown on the plat.
20. Pending engineering review, and additional right-of-way dedication can be completed by the plat based upon the Traffic Impact Study.
Based on discussion with the County, we are dedicating 12' of ROW by this plat.
21. Can't find the ROW easement to CDOT in 2017. This needs to be provided
This is not shown in the title work and cannot find any indication of document. Coordination with the county has found that this document is not applicable to this project.

Commenting Division: Development Services, Engineering, Steve Krawczyk,
SKrawczyk@adcogov.org

1. Increase in traffic to Sheridan Blvd from the private drive, W 53rd PI, will require a new access permit from CDOT. Traffic Impact Study has been submitted to CDOT for evaluation. Any improvements to Sheridan Blvd must be permit through CDOT before final approval.
Noted. We will work with CDOT and acquire any permit needed.
2. Public Streets/Roads, Right of Way Dedication: The required dedication has already been completed as part of KUM & GO #2294 Subdivision. Based on the need for a 2nd North Bound Left Turn Lane and dedication for a south bound lane.
Based on communication with the County and CDOT, we will be dedicating 12' of ROW in order to provide a Right-Turn Lane to W 53rd PI.
3. Private Street Easements: Dedication of an emergency access easement across the interior and exterior private access drives is required. The on-site private access drives shall be a minimum of 25 feet wide and labeled as a "Utility and Drainage Easement and Private Access Drive" Also, the plat dedication shall include the private access drive dedication. Access is required to all four proposed lots.
Access easements have been provided by the plat. Internal access roads will be designed at a future time when development plans occur for all internal lots.
4. Notes and restrictions regarding access, grading, drainage and maintenance shall be placed on the Plat as required by the Planning and Development Department. See the enclosed red marked plans for required corrections.
The enclosed red marked plans have been revised and responded to.
5. Non-buildable areas should be fully dimensioned and tied to reference points and be shown by a fine, continuous line. Such areas include the areas deemed by the Geologic Report as "non-disturb" or "non-build" and existing City of Denver easements.
Without additional geotechnical services, defined boundaries can not be added to the plat at this time. A note has been added to the plat stating locations of non-buildable areas can be referenced in the Geotech report.

6. Drainage easements are required to be dedicated to the County and state that the County has the right of access on the easements which shall be kept clear of obstructions to the flow and/or obstructions to maintenance access Easements shall be dedicated according to the international fire code for access. Dedication of easements to the County is required for all pipes, channels, swales and other drainage appurtenances and facilities (including those located on adjoining property).

Noted. Public drainage easements will be added to the plat as needed.

7. A copy of the Cost Estimate Exhibit "B" subject to the requirements of Adams County Development Standards and Regulations. The Exhibit "A" must also include but is not limited to:
 - a. Public and Private streets/roads
 - b. Drainage improvements
 - c. Erosion and Sediment Control Items
 - d. Water and Sewer
 - e. Traffic signs (stop)

Noted. Exhibit A and B are provided within the SIA.

8. Quantities shall be in groups that reference specific street name or other identifiable subdivision features and improvements. For more information, please see the enclosed standard format.

Noted. Quantities are in groups that reference specific street names or other identifiable subdivision features and improvements.

Separate line item(s) shall identify the quantities and costs for those improvements when the developer will provide different Phases for construction for the four lots.

Noted.

A Separate Exhibit "B" for landscaping, if required, needs to be submitted to and be approved by Planning and Development.

A Separate Exhibit "B" will be submitted after further EGR review.

Engineering Design Standards

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

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

Noted. Thank you.

Circulation (Horizontal and Vertical Control)

10. Access permits are required for any new driveways connecting with a West 52nd Avenue. The Plat as proposed to access the four lots via private access to Sheridan Avenue. No Full will be allowed onto West 52nd Avenue without further approval.

Noted. We are not proposing any access to West 52nd Ave.

11. All off-street parking and loading must meet the standards in Section 4 of the Adams County Development Standards and Regulations The requirements include the following.

- a. ADA Parking Requirements: Please show the ADA parking spaces on the grading plan. The grading plan also needs to show that the maximum longitudinal slope on the ADA parking spaces is 2%.
- b. Parking Lot Drainage: All parking and loading facilities shall be designed, graded and provided with storm drainage facilities. Parking areas shall contain some mechanism for concentrated flow of drainage such as cross-pans or storm sewer. Drainage from snow storage, drip lines, sub-drains and sheet flow from areas other than parking shall be diverted away and shall not cross parking areas.
- c. Parking Space Delineation: Please include the required signage and surface markings for the ADA parking in the construction plans.
- d. Parking Lot Stacking: The minimum distance between the parking lot and public street or right of way needs to be addressed.

Noted. Any proposed off-street parking and loading will meet the standards in Section 4 of the Adams County Development Standards and Regulations.

12. Private Street Design: Private streets (any access serving more than one lot and non-residential driveways; existing and proposed, interior and exterior to the development) will need to be constructed to meet the requirements of the requirements include the following:

- a. Turnarounds must be provided at the ends of private streets that exceed 150 feet in length. Additionally, turnouts must be provided every 150 feet along private streets with a total width of less than 20 feet. If the narrower template is used on a corner, it is likely widening will be needed on the corner in order for larger vehicles to make the turn.

Noted. As additional lots develop and private streets are designed, this design will meet the standards.

13. Intersection Spacing: Street/Driveway intersections shall meet the spacing requirements of the Adams County Development Standards and Regulations. In order to determine spacing, the nearest streets, intersections, and driveways, both adjacent and opposite to the proposed development need to be shown on the plat/construction plan. The existing access is in compliance with the spacing requirements. Please line up access point internally to avoid headlight glare on the existing residences.

Noted. The accesses will be provided on the CDs. The internal access points will be lined up to avoid headlight glare on the existing residences.

14. Stop Sign Control: Stop sign control is required at all unsignalized intersections.

Noted. Stop signs will be added at all unsignalized intersections.

15. Vision Clearance Triangle: Trees, hedges, shrubs, fences, walls and other structures, and facilities and devices over 42 inches in height that would obstruct a driver's vision within the vision clearance triangle of any public street intersection will not be permitted. The triangle is measured from the point of intersection of the right-of-way/easement/lot lines extended.
Noted. Thank you.

Grading and Drainage

16. Geology and Soils: The applicant will need to submit a Soils and Geotechnical Report with the Site Development Plan application for each Lot.
Noted. A Soils and Geotechnical Report will be submitted with the Site Development Plan application.
17. Infiltration Encouraged: Where soil types allow, the County encourages the use of structural BMPs that match the runoff reduction and water quality recommendations of the Urban Drainage 4-step process outlined in UDFCD Volume 3, BMP Planning for New Development, beginning on page ND1. Step 1 BMPs reduce the required WQCV and there are other BMPs that meet the water quality basin capture volume requirement in addition to the extended detention basin. Reduction in the total required stormwater detention volume is permitted for site that confirm to the criteria in Urban Drainage for minimizing directly connected impervious area.
The MHFD 4-step process has been incorporated into the site design. In addition to minimizing directly connected impervious area as much as possible, the site design includes numerous grass buffers and swales.
18. Full Spectrum Detention: In order to minimize damage to downstream properties Full Spectrum Detention is required for all new detention ponds and regional ponds that will be utilized as part of a development project. Please see the criteria for full spectrum detention in the Urban Storm Drainage Criteria Manual Volume II (Storage). A new detention pond design checklist is also available in the appendix of the new Drainage Manual for more information on stormwater detention pond(s) design.
Noted. The proposed detention pond is a Full Spectrum Detention.

Fire Protection Requirements

19. Fire hydrants shall be provided when a water distribution system will serve the proposed development.
A fire hydrant will be provided for each lot as development occurs. Lot 1 is providing a fire hydrant for the site.
20. Fire Department Access: All streets and private drive including emergency access, shall be designed and constructed according to International Fire Code.
Noted. All streets and private drives including emergency access, will be designed and constructed according to the international fire code.

Additional Requirements

21. Construction documents are required for all construction associated with the plat/EGR. Please submit construction plans to-scale in electronic PDF format.
Noted. Construction Documents are provided within the EGR submittal.

22. The applicant will be required to establish an organization (normally a property or homeowners' association) to own and maintain private streets, drainage and detention facilities and common areas unless an existing organization agrees in writing to maintain these improvements.

Noted. The developer has agreed to provide written maintenance agreement on this site.

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

Noted. Thank you.

The applicant should respond to these comments. If there are any questions, please contact Steve Krawczyk at 720-523-6853

All comments have been responded to.

Commenting Division: Environmental Programs, Megan Grant, Mgrant@adcogov.org

1. The northwest corner of the parcel contains a portion of a historic municipal solid waste landfill once used for the City and County of Denver. It was permitted in 1952 and methane was detected during a Tri County Health Department survey.

Noted. Thank you.

2. The parcel is located in the Adams County Flammable Gas Overlay (FGO). The FGO district covers properties/parcels that are either known to be historic landfill sites or are within a certain proximity of known historic landfills, both of which present specific environmental and public health risks if such land is disturbed.

Noted. Thank you.

3. The FGO requires that if the applicant proposes to construct buildings, change the use of any lot, or disturb the soil of any lot within the overlay, they shall either conduct a flammable gas investigation to determine that flammable gas (methane) is not present within the subsurface soils or design the building with a flammable gas control system.

Noted. When construction of a building occurs, a flammable gas investigation or the design of a flammable gas control system will have been provided.

4. The soil gas investigation plan and design of flammable gas control system, as necessary, must be approved by Colorado Department of Public Health and Environment (CDPHE) and Adams County Health Department (ACHD). Approval documentation and all responses from the aforementioned organizations must be submitted to the Chief Building Official within the Adams County Community and Economic Development Department prior to permit approval.

At the time of building permit approval, the necessary approval documentation and all responses will be submitted to the Chief Building Official within the Adams County Community and Economic Development Department.

ACHD, Keith Homersham, khomersham@adcogov.org
Adams County Fire Protection District: Whitney Even, 720-826-2679, WEven@acfpd.org
CDPHE: Jerry Henderson, jerry.henderson@state.co.us

5. Construction or soil disturbance activities within the FGO must adhere to special precautions. If it has not been demonstrated that flammable gas is not present, the following health and safety practices shall be followed:
Noted. If it has not been demonstrated that the flammable gas is not present, the following health and safety practices will be followed.
 - a. A flammable gas indicator will be utilized at all times during trenching, excavation, drilling, or when working within ten (10) feet of an open excavation.
 - b. Before personnel are permitted to enter an open trench or excavation, the trench or excavation will be monitored to ensure that flammable gas is not present in concentrations exceeding 1% and that oxygen is present at a minimum concentration of 19.5%. When in an excavation or trench, each work party will work no more than five (5) feet from a continuous flammable gas and oxygen monitor.
 - c. When trenching, excavating, or drilling deeper than two (2) feet into the fill, or in the presence of detectable concentrations of flammable gas, the soils will be wetted and the operating equipment will be provided with spark proof exhausts.
 - d. A dry chemical fire extinguisher, ABC rated, will be provided on all equipment used.
 - e. Personnel within or near an open trench or drill hole will be fully clothed, and wear shoes with non-metallic soles, a hard hat, and safety goggles or glasses.
 - f. Exhaust blowers will be used where trenches show a concentration of 1% flammable gas or a concentration of less than 19.5% oxygen.
 - g. Smoking will not be permitted in any area within one hundred (100) feet of the excavation.
 - h. Personnel will be kept upwind of any open trench unless the trench is continuously monitored.
 - i. All other applicable Safety and Health Regulations for Construction, as promulgated in 29 CFR by the Occupational Safety and Health Administration, shall be met. Applicable regulations include, but may not be limited to, the confined space standard (Part 1926.21(b)(6)(i) and (ii) in Subpart C); gases, vapors, fumes, dusts and mists (Part 1926.55 in Part 1926 Subpart E); fire protection and prevention (Part 1926 Subpart F); and trenching and excavation (Subpart P).

- j. Compliance with the Occupational Safety and Health Administration's confined space requirements for general industry, as promulgated in 29 CFR 1910.146 and Appendices A- F.

The following comments apply to Gas Station and Fuel Dispensing:

6. The applicant must provide a copy of its Air Pollutant Emission Notice submitted to CDPHE that indicates estimated annual fuel throughout and calculated estimated emission levels for gasoline and diesel fuel dispensing facilities.
Noted. A copy of the Air Pollutant Emission Notice will be submitted at a later time.
7. The applicant shall provide for review its written employee training and certification program for Class A, B, and C Operators associated with the specific retail fuel dispensing facility. The applicant must provide for review a copy of its Compliance Inspection Program and relevant procedures.
Noted, the written employee training and certification program for Class A, B, and C Operators associated with the specific retail fuel dispensing facility and a Copy of the Compliance Inspection Program and relevant procedures will be provided before construction occurs.
8. The county has implemented new setback requirements for fueling stations, specifically a pumping station and UST vent pipe setback distance of 50-feet from residentially zoned/used parcel lines.
Noted. Thank you.
9. Please provide a site plan demonstrating locations of emergency shut-off equipment, secondary containment requirements, safety (grounding & bonding), and location and contents of spill response equipment.
A site plan demonstrating locations of emergency shut-off equipment, secondary containment requirements, safety (grounding & bonding), and location and contents of spill response equipment will be provided by the architect with Building CDs.
10. The applicant must provide proof of clean, inert fill material in the form of one of the following: 1) a signed letter certifying that the material is clean from the source providing the fill material; 2) a Phase I ESA or due diligence report demonstrating there are no recognized environmental concerns (REC) associated with the source/borrow site property; 3) a complete laboratory analysis of the material to be used as fill
Noted. An updated Phase I ESA will be provided at a later submittal.

The following comments apply to applicants proposing food businesses

11. Illness-causing organisms are spread easily to the public through food and beverages. To reduce the risk of food borne illnesses, ACHD reviews plans for new and remodeled retail food establishments for conformance with the Colorado Retail Food Establishment Rules and Regulations. The applicant shall submit plans for the proposed food establishment to 7190 Colorado Blvd., Ste. 200, Commerce City, CO 80022, along with the appropriate Plan Review Packet found <https://adamscountyhealthdepartment.org/food-license-application>.
Noted. Plans for the proposed food establishment will be submitted by the architect at a later time.

12. Plans must be approved by ACHD before the start of construction; therefore, staff recommends completion of the ACHD plans review before issuance of a building permit for the construction. The applicant may call ACHD's Plan Review at 303-288-6816 to determine requirements and schedule inspections. Instructions for opening a retail food establishment can be found at <https://adamscountyhealthdepartment.org/retail-food-licensing>.

Noted. Thank you.

The following comments will apply to demolition and construction activities

13. Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Construction and traffic in unpaved areas may contribute to increased fugitive dust emissions. Adams County recommends the applicant utilize all available methods to minimize fugitive dust during all phases of construction.

Noted. Methods to minimize fugitive dust will be utilized during construction.

14. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

Noted. No buildings will be demolished with this project.

15. Buildings constructed prior to 1978 may contain lead paint. The Environmental Protection Agency's (EPA) 2008 Lead-Based Paint Renovation, Repair, and Painting (RRP) Rule (as amended in 2010 and 2011), aims to protect the public from lead-based paint hazards associated with renovation, repair, and painting activities. These activities can create hazardous lead dust when surfaces with lead paint, even from many decades ago, are disturbed, such as during demolition activities. More information can be found at <https://www.epa.gov/lead/leadrenovation-repair-and-painting-program-rules> and <https://www.epa.gov/lead>.

Noted. Thank you.

Xcel Energy, Violeta Ciocanu (chokanu), violeta.ciocanu@xcelenergy.com

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there is a potential conflict with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the plat, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

As always, thank you for the opportunity to take part in the review process. For these commercial/industrial/retail lots, and to ensure that adequate utility easements are available within this development and per state statute §31-23-214 (3), PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Ten-foot (10') wide dry utility easements are hereby granted around the perimeter of platted areas including lots, tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

10' wide dry utility easements have been added to the plat.

Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

Noted. All utility easements have been depicted graphically on the preliminary and final plats. As planning and building progress, the needed easements will be added.

Please be aware PSCo owns and operates existing overhead electric distribution facilities along the south property line and natural gas distribution facilities along west property line. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

The application process will be completed at a future time.

Additional easements may need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

Noted. Additional easements will be added as needed.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Noted. Thank you.

CDOT, Aaron Eyl, aaron.eyl@state.co.us

1. A state Highway Access Permit will be required for any change in use of the property.
Noted. We will acquire an Access Permit.
2. No work will be allowed in CDOT ROW without a Permit.
Noted. We will acquire a permit for any work in the CDOT ROW.
3. We request to review a Traffic Study with a turn lane analysis and an AM/PM peak hour traffic volume analysis.
Noted. A Traffic Study with a turn lane analysis and an AM/PM peak hour traffic volume analysis has been submitted with the EGR.
4. With the work being adjacent to the State Highway we request to review a Drainage Report
Noted. A Drainage Report has been submitted with the EGR.
5. Any Signing that will be visible to a CDOT Highway must comply with all applicable State rules governing outdoor advertising per 2 CCR 601-3. All signing must be on private property.
Noted. All signage will be on private property and apply with all applicable State rules governing outdoor advertising.

Adams County Fire Rescue, Whitney Even, fireprevention@acfpd.org

General

1. The 2018 International Fire Code is the current fire code adopted within the city and all development must be in compliance with its requirements. The 2018 IFC can be accessed online for free by going to <https://codes.iccsafe.org/public/document/IFC2018>. Amendments to this code can be located by going to <http://www.adcogov.org/sites/default/files/Ordinance%20No.%204%201.pdf>.
Noted. The development will comply with the 2018 International Fire Code.

2. Site and building design and construction shall be in accordance with the provisions of the 2018 International Fire Code (IFC) as adopted by Adams County. All construction shall be in accordance with IFC Chapter 33, Fire Safety During Construction and Demolition.

Noted. Site and building design and construction shall be in accordance with the provisions of the 2018 International Fire Code.

3. Please be aware that these comments are subject to change as more information is received or if there are changes to the plans during subsequent reviews.

Noted. Thank you.

Access Requirements

4. NOTE Only: Approved access roads must be constructed prior to any vertical construction and/or to combustible materials being delivered to the site, whichever comes first. Temporary access roads are prohibited unless specifically approved by the Fire District. Fire apparatus access must be designed and maintained to support the imposed loads of fire apparatus (i.e., 85,000 lbs.), and must have a surface that provides all-weather driving capabilities. Vehicle access shall be provided to within 150 feet of temporary or permanent fire department connections.

Noted. Approved access roads will be constructed prior to any vertical construction and/or to combustible materials being delivered to the site.

5. Fire apparatus access roads shall be a minimum 24' wide or 26' when a hydrant is present or the building exceeds 30' in height. Plans showing that this requirement has been met will need to be reviewed and approved.

Noted. On-site fire apparatus access roads will comply with these requirements.

6. Note Only: Fire apparatus access roads shall be within 150' of all ground level exterior portions of the building.

Noted. Fire apparatus access roads will comply with this requirement.

7. Any dead-end fire apparatus access road in excess of 150' shall be provided with an approved turnaround. If our fire apparatus is unable to make the turn around the proposed building, this site would be considered to have a dead end. Please provide a turn analysis utilizing our truck specifications (attached).

A turn analysis exhibit utilizing the truck specifications attached has been submitted.

8. NOTE Only: Any temporary construction or permanent security gates shall be a minimum of 24 feet and a no parking fire lane sign shall be posted on the gate. The gates shall also have a Knox key switch installed for emergency operation if automatic. For information on how to order this, please go to

<https://www.acfpd.org/plansubmittals.html>.

Noted. No gates are being proposed. In the case of any temporary construction or permanent security gates, they will comply with these requirements.

9. NOTE Only: New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Please be aware that the size of the number may need to be

larger than 4 inches is not clearly visible from the street or road. A temporary sign must be provided if the permanent signage is not yet installed.

Noted. The proposed Maverik will comply with these requirements.

Other Helpful Information

1. Please be aware that the fire code does not specify building fire rating or set-back requirements. These are located within the building code and therefore are out of our scope. This preliminary review does not approve anything covered under the building code. These requirements need to be verified with the County's Building and Planning Departments.

Noted. Thank you.

2. Please be aware that we are a separate entity from the County and anytime you submit to the county, you will need to submit to us separately.

Noted. Any time we submit to the county we will submit to the Fire Department as well.

3. The following fire district reviews and permits are often needed for new development projects:

Noted. These documents will be submitted to the Fire Department as they are submitted to the county.

- a. Site Development and Water Plans
 - i. Civil Plans
 - ii. Utility Plans
 - iii. Auto-turn Exhibit (use attached apparatus specifications)
 - b. New Construction Building Plans
 - i. Architectural
 - ii. MEP
 - c. Fire Protection System Plans
 - i. Fire Alarm
 - ii. Fire Sprinkler
4. Site development plans must be reviewed and approved before plans for all buildings and fire protection systems are submitted to us for review and permitting. All fees (permit and impact) shall be paid at time of permit pick-up.

Noted. Site development plans will be reviewed and approved before submitting. All fees will be paid before permit pick-up.

Colorado Geological Survey

1. No geologic hazards or unusual geotechnical constraints are known or suspected to be present that would preclude the proposed commercial density. CGS therefore has no objection to approval of PLT2023-00012.

Noted. Thank you.

Lumen, platreview@lumen.com

1. Our engineer has reviewed this plat and their comments are: "After review, Lumen has facilities that may be in conflict. Records indicate a 600 PR & 100 PR copper cable going through the site plan. I have attached a snippet of records to view. Please call for locates before digging" If you require signatures, you can contact the engineer CC'd on this email and if you have any further questions, please don't hesitate to reach out.
Noted. Thank you.

Colorado Division of Water Resources, Ailis Thyne, 303-866-3581 x 8216

1. A water supply Information Summary Sheet was not submitted; therefore the water supply demand for this subdivision is unknown.
Noted. A water supply information summary sheet has been submitted.
2. The proposed water source is Denver Water. However, a letter of commitment from Denver Water was not provided with the referral materials.
Noted. A letter of commitment from Denver Water was provided in the 1st submittal and has been added again in this submittal.
3. Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the adequacy of the proposed water supply. Prior to further review of the subdivision water supply plan the applicant must provide the following:
Noted. We have provided a letter of commitment and the water supply information summary sheet.
 - a. A subdivision water supply plan that specifies the water requirements for the subdivision.
 - b. A letter of commitment from Denver Water confirming serving the subdivision.

Regional Transportation District, C. Scott Woodruff, clayton.woodruff@rtd-denver.com, 303-299-2943

1. The RTD has 2 stops within the limits of this project both stops will need fully ADA compliant boarding areas and connections to proposed/existing walkways. RTD will want to see the design plans for this project as they advance through the county.
Only 1 RTD bus stop was found on our site. Plans will be coordinated with RTD as they go through the county process.
2. This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire and/or go through the acquisition process of any agreements,
Noted. Thank you.

PRE2022-00034 Comments

1. A large storm sewer crosses through the proposed development which is owned by Denver. Structures cannot be built over the storm sewer and all existing easements must be shown on the plat. The infrastructure must be relocated, or the proposed site layout must be adjusted accordingly. Coordination with City of Denver will be required.
Noted. The existing easements including the storm sewer easement are included. We will make sure to coordinate with the City of Denver.
2. Increase in traffic to Sheridan Blvd from the private drive, W 53rd PI, may require a new access permit from CDOT. Traffic Impact Study and civil plans must be submitted to CDOT for evaluation. Any improvements to Sheridan Blvd must be permit through CDOT. Legal access to W 53rd PI must be established on the plat.
Noted. We are working with CDOT for the needed permits and will make sure they receive the TIS and Civil Plans. A variable width access easement has been included on the plat for W 53rd PI.
3. Underground detention is generally discouraged and will only be allowed when all other options have been proven to be insufficient. Given the size of the property and the proximity to a historic landfill, it is very unlikely underground detention would be approved for this development. Water quality treatment must be above ground.
Noted. A detention pond within Tract A has been provided.
4. Fuel islands must have secondary containment and treatment before entering the detention or water quality facilities.
Noted. Thank you.
5. In accordance with County LID standards, the developer must look for opportunities to infiltrate surface runoff as close to the source as possible. Roof downspouts, roof drains, or roof drainage piping shall discharge onto the ground and shall not be directly connected to the storm drainage system, as stated in Section 9-01-06-09 of the Adams County Development Standards and Regulations (ACDSR).
A design that does not implement LID features will not be approved by the County. Providing WQCV in a detention pond alone does not satisfy County LID requirements.
We have coordinated with the county for the storm sewer system. The rear building downspouts will daylight into the swale on the west side of the building. The other building downspouts and fueling canopy downspouts will be collected via storm sewer systems and will discharge into the landscape island on the north side of the site prior to being collected by an area inlet.
6. Direct pedestrian access to W 52nd Ave should be accommodated in the site design.
A 10' Pedestrian trail has been added along Sheridan Blvd that connects to W 52nd Ave.
7. The bus stop adjacent to the site on W 52nd Ave should be improved to include a shelter area. Applicant will need to coordinate with RTD and the County on bus stop improvements and dedicate an easement if necessary.
After coordination with RTD, since there are no proposed improvements to W 52nd Ave, we will not be required to improve or add any easements to the existing bus stop.

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

Noted. Thank you.

9. ENG9: Engineering requirements for the final plat application include:
 - a. 1) A traffic impact study.
 - b. 2) A drainage report.
 - c. 3) Civil site construction documents.

*** Note items 1 through 3 are reviewed through the EGR process which requires a separate application and is tracked through a separate case number than the subdivision plat (PLT) case. Do not upload engineering/civil site design documents to the PLT Case for review by a Planning and Development Services Engineer.

Noted. A traffic impact study, drainage report, and civil site construction documents have been submitted with the EGR application.

10. A subdivision improvements agreement (SIA) with a cost estimate for public roadway and private drainage improvements. The County will provide a standard template for the agreement, which will require approval by the Board of County Commissioners at the time of final plat approval.

Noted. A SIA with a cost estimate for public roadway and private drainage improvements has been submitted.

11. Drainage reports, TISs and the associated civil site development construction documents are reviewed and approved through the "Engineering Review" (EGR) process prior to building or construction permit issuance. The applicant would be required to submit an "Onsite Grading and Drainage" EGR Application to epermitcenter@adcogov.org, along with all required transmittal items. Applications and further instructions can be found at <https://www.adcogov.org/current-planning-application-packets>. Engineering Review cases are a separate application and review process from land use cases.

Noted. We are currently working through the EGR comments and review. The drainage report, TIS, and the civil construction documents were all submitted with the EGR.

12. Adams County drainage and water quality standards and regulations found in Chapter 9 of the ACDSR. See Section 9-01-11 for County detention design requirements. See Appendix B of the ACDSR for Level 3 Storm Drainage Report and Storm Drainage Plan checklists.

Noted. Thank you.

13. Drainage report must include a section that discusses compliance with applicable Master Drainage Plans (i.e. Utah Junction OSP, Mar 1991; Clear Creek MDP Phase A, 2007). Applicable plans can be found on the MHFD website.

Noted. The drainage report has a section that discusses compliance with the applicable Master Drainage Plans.

14. Traffic Impact Study (TIS) requirements can be found in Section 8.02, Chapter 8 of the ACDSR. The traffic engineer should reach out to the County with a preliminary scoping plan that discusses general methodology and intersections of interest. The engineer should get approval from CDOT on the scope of the study as well. CDOT will approve access points and appropriate pass-by trip reduction factors. Reduction factors are not applicable to site access points.

Noted. A TIS has been submitted with the EGR. We are currently working with CDOT for all permits and improvements.

15. The subject property is in Adams County MS4 Stormwater Permit area. The proposed improvements will disturb more than one (1) acre of land. Therefore, a Stormwater Quality (SWQ) Permit will be required prior to building permit/construction permit issuance. The applicant will be required to prepare a Stormwater Management Plan (SWMP) using the Adams County ESC Template and obtain both a County SWQ Permit and State Permit COR400000. Contractors and developers are responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge and are responsible for installation and maintenance of Erosion and Sediment Control BMPs. If you have questions or concerns regarding the SWQ Permit process, contact Juliana Archuleta, the County's Stormwater Administrator, at mjarchuleta@adcogov.org, 720-523-6869.

Noted. The above permits will be acquired prior to building permit/construction permit. A Stormwater Management Plan using the Adams County ESC Template will be submitted with the 2nd submittal of the EGR.

Regards,

A handwritten signature in blue ink that reads "David Pendleton". The signature is written in a cursive, flowing style.

David Pendleton

ADDRESSED AND REVISED

PRELIMINARY

THIS SURVEY IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE. THIS SURVEY IS NOT CONSIDERED FINAL UNTIL THE LICENSED PROFESSIONAL SURVEYOR HAS REMOVED THIS PROVISIONAL NOTE AND HAS CERTIFIED AND SIGNED THIS SURVEY AS A FINAL SURVEY.

KUM & GO #2294

A REPLAT OF TRACT D AND TRACT E OF BERKELEY VILLAGE FILING NO.1, AMENDMENT PLAT BEING A PART OF THE NORTHWEST QUARTER OF SECTION 18 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF ARVADA, COUNTY OF ADAMS, STATE OF COLORADO

OWNERSHIP CERTIFICATE

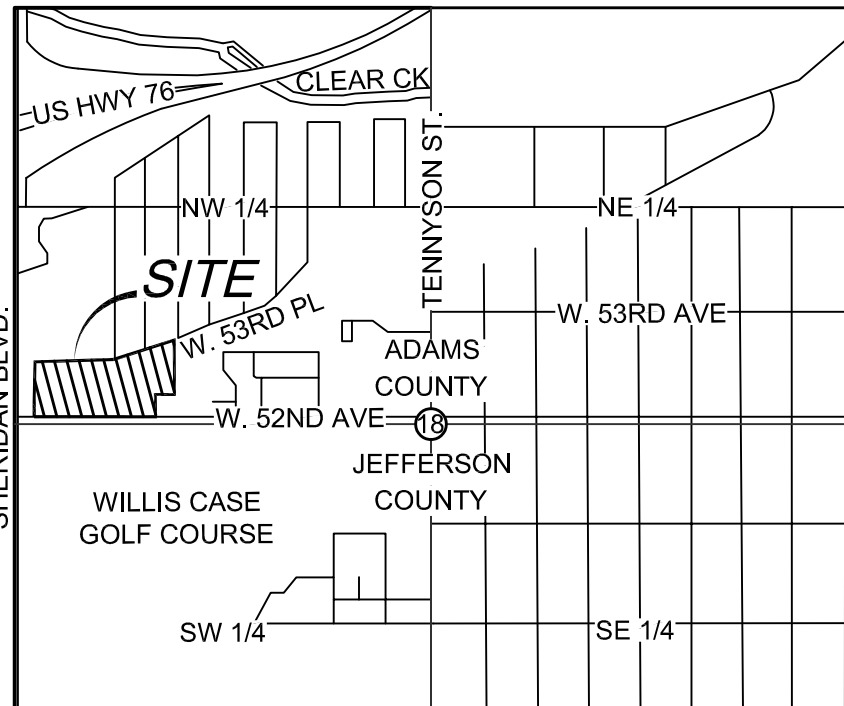
KNOW ALL MEN BY THESE PRESENTS THAT SBGM LAND TRUST (DATED 12/24/2008), BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PART OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 18; THENCE NORTH 89 DEGREES 19 MINUTES 55 SECONDS EAST, AND ALONG THE EAST - WEST CENTERLINE OF SAID SECTION 18, A DISTANCE OF 60 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 23 MINUTES 00 SECONDS WEST, ALONG THE EAST RIGHT OF WAY LINE OF SHERIDAN BOULEVARD, A DISTANCE OF 350 FEET; THENCE SOUTH 88 DEGREES 12 MINUTES 36 SECONDS EAST, A DISTANCE OF 494.66 FEET; THENCE NORTH 71 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.20 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 24 SECONDS WEST, A DISTANCE OF 14.10 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 55 SECONDS EAST, ALONG DISTANCE OF 228.50 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 24 SECONDS EAST, A DISTANCE OF 285.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 55 SECONDS WEST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 24 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST 53RD AVENUE, THENCE SOUTH 00 DEGREES 54 MINUTES 24 SECONDS WEST, AND ALONG THE NORTH RIGHT OF WAY LINE OF WEST 53RD AVENUE, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

GENERAL DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER OF THOSE LANDS DESCRIBED BELOW, HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS AND EASEMENTS, AS SHOWN HEREON UNDER THE NAME AND STYLE of Kum & GO SUBDIVISION, AND DO, BY THESE PRESENTS, OF ITS OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT AND CONVEY TO THE COUNTY OF ADAMS, STATE OF COLORADO STATE OF COLORADO ALL EASEMENTS, EXCEPT THOSE OF PRIOR RECORD, AS SHOWN HEREON and GRANT AND CONVEY TO THE COUNTY OF ADAMS AN EASEMENT OVER ANY AND ALL PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY for the purpose of passage of service vehicles and passage of all vehicles and pedestrians during an emergency situation. It is expressly understood that the acceptance of this easement is not to be construed as an acceptance by the county of said private access drives and rights-of-way for any other purpose including maintenance purposes.



Acceptance Certificate:
The foregoing is approved for filing and conveyance of the easements is accepted by the County of ADAMS, State of Colorado, this _____ day of _____, 20____.
Chair, Board of County Commissioners

ADAMS COUNTY ATTORNEY'S OFFICE
APPROVED AS TO FORM

VICINITY MAP

3 - T3S - R68W OF THE 6TH PRINCIPAL MERIDIAN
NOT TO SCALE

SHEET INDEX

SHEET 1.....TITLE SHEET
SHEET 2.....BOUNDARY & LOTS
SHEET 3.....DEDICATED EASEMENTS

SURVEYOR'S NOTES

SURVEYOR'S CERTIFICATE:
I, NICHOLAS S SCHRADER, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF KUM & GO #2294 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE _____ DAY OF _____, 20____, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID Minor Plat AND THE SURVEY THEREOF.

LICENSED COLORADO LAND SURVEYOR
SEAL LICENSE NUMBER 38693
SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE
Use this new Surveyor Certification, per board rule 6.2.2

3. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

4. OLSSON RELIED UPON THE TITLE COMMITMENT DEFINED HEREON FOR ALL INFORMATION REGARDING THE SUBDIVIDED PROPERTY. NOT ALL ITEMS IN THE TITLE COMMITMENT ARE DEFINABLE OR PLOTTABLE. ALL PERSONS OR THEIR REPRESENTATIVES LISTED ON THIS PLAT, SHOULD REVIEW THE A COPY OF THE TITLE COMMITMENT TO HAVE A FULL UNDERSTANDING OF THE ENCUMBRANCES, RESTRICTIONS, LIMITS, DEFINITIONS, AND INTENT. DOCUMENTS INCLUDE RECEPTION NUMBERS 2001056907, 2002053583, 2017112034, AND 2002053584.

5. EXISTING EASEMENTS SHOWN HEREON WERE REVIEWED FOR LOCATION AND USE ONLY BUT WERE NOT REVIEWED FOR RESTRICTIONS, EXCLUSIONS, OBLIGATIONS, CONDITIONS, OR TERMS.

GENERAL NOTES

1. At the time of Site Specific Development for any lot, the developer shall be responsible for the construction of that portion of the drainage system necessary to serve that particular lot. The subdivider shall provide all of the necessary rights tot he future developer so that the requirements of this note may apply.

2. ALL UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET IN GROUND DISTANCES. (COMBINED SCALE FACTOR = 0.99979199)

3. GROSS LAND AREA FOR SUBJECT PROPERTY IS: 311,828 SQUARE FEET, OR 7.158 ACRES OF LAND, MORE OF LAD COUNTY COMMISSIONERS CERTIFICATION LANGUAGE ADDED PER COMMENT LETTER DATED APRIL 17, 2023

4. ALL STATE SURVEYORS ARE TO BE SURVEYOR OF RECORD PER STATE STATUTE 38-5-103.

5. THE EASEMENTS WHICH ARE DEDICATED TO ADAMS COUNTY ARE FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. UTILITY GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER S THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF ALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, ON, VEGETATION.

6. MAINTENANCE ACCESS SHALL BE PROVIDED TO ADAMS COUNTY AS APPLICABLE TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION IS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE ASSESSED TO THE PROPERTY OWNERS.

SURVEYOR'S CERTIFICATE

NICHOLAS S. SCHRADER, A PROFESSIONAL REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, BY CERTIFY THAT THIS SURVEY OF THE FINAL PLAT OF KUM & GO #2294 WAS MADE UNDER MY SUPERVISION, THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION, THE MONUMENTS HEREON ACTUALLY EXIST AS LOCATED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE CORRECT.

NICHOLAS S. SCHRADER, REGISTERED LAND SURVEYOR
COLORADO REGISTRATION NUMBER: 38693

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

INSTRUMENT NUMBER _____

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, AT BRIGHTON,

COLORADO ON THIS _____ DAY OF 20____ AT _____ O'CLOCK

ADAMS COUNTY CLERK AND RECORDER BY: _____ DEPUTY CLERK



1525 RALEIGH STREET, SUITE 400
DENVER, COLORADO
TEL 303.237.2072
www.olsson.com

PLATTED SUBDIVISION APPROVED BY: _____ NSS PROJECT #: 022-02737 SHEET 1 OF 3 DATE: 02.16.2023

DEDICATION STATEMENTS

- 1. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AND TRACTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.
- 2. TRACT A IS HEREBY DEDICATED TO ADAMS COUNTY FOR STORM WATER DRAINAGE PURPOSES.
- 3. TRACT A IS FOR STORM WATER DRAINAGE PURPOSES WITH MAINTENANCE OF THE SURFACE BEING THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THIS SUBDIVISION.

OWNER SIGNATURE

Subdivider: _____ NAME: _____
LEFT BLANK, WILL INPUT INFORMATION IF KNOWN PRIOR TO FINAL
TITLE: _____ OWNER: SBGM LAND TRUST (DATED 12/24/2008)

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS
THE FOREGOING INSTRUMENT WAS ACKN (DATED 12/24/2008).

WITNESS MY HAND AND OFFICIAL SEAL.
(SEAL)

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

If a person with any other title wants to sign the plat for the owner they must be authorized by bylaws or an authorizing resolution

The trusts should be listed as the owners on the plat signing as trustees.

UNDERSTOOD, THANK YOU.

REMOVED

UNDERSTOOD, THANK YOU.

(A professional land surveyor seal shall be placed on each sheet of the plat or other document resulting from the practice of land surveying in compliance with C.R.S. 12-25-217 as amended from time to time. The signature of the licensee and the date shall appear through the seal.)

ADDRESSED
AND REVISED

1. At the time of Site Specific Development for any lot, the developer shall be responsible for the construction of that portion of the drainage system necessary to serve that particular lot. The subdivider shall provide all of the necessary rights tot he future developer so that the requirements of this note may apply.

STANDARD NOTES:

2. The purpose of this minor plat is to _____of land for the lot show hereon.
3. All general notes, dedications and plat restrictions, as shown on the plat of (name of plat) as recorded at (book and page numbers) shall apply unless specifically amended and superseded hereby. (Use only when amending a previously platted property.)
4. Basis of Bearing - (Worted per Colorado State Board of Registration requirements)
5. The Legal Description(s) on this Minor Plat was (were) prepared by_____, PLS #_____, of the firm___ (insert name of company and address/contact information) _____.
6. Date of field work_____.
7. Dimensions in () are previously deeded or surveyed.
8. Distances on this Minor Plat are expressed in U.S. survey feet and decimals thereof. A U.S. survey foot is defined as exactly 1200/3937 meters.
9. Direct vehicle access is not permitted between adjoining lots and West 52nd Avenue.

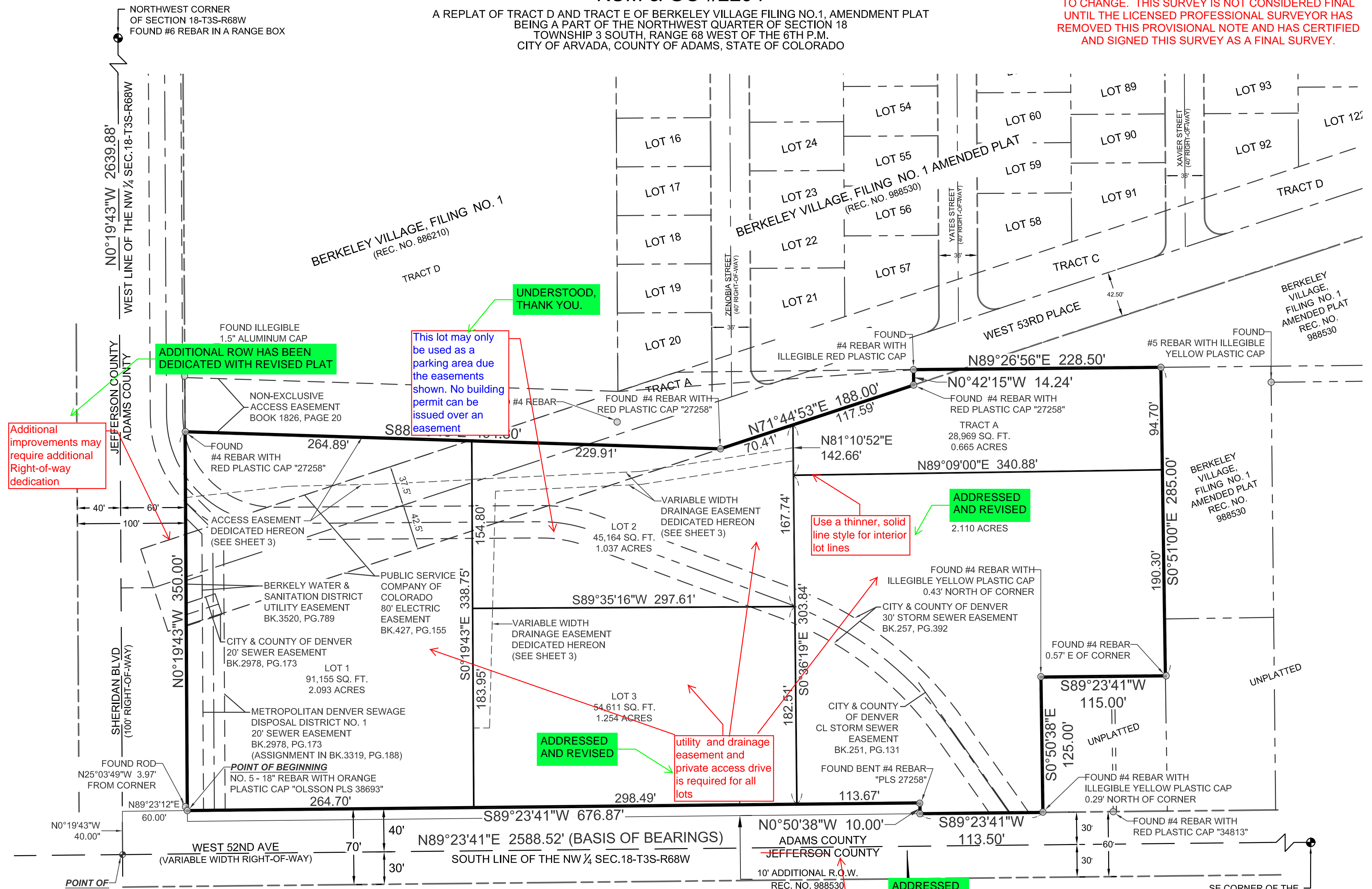
ADDRESSED
AND REVISED

FINAL PLAT OF
KUM & GO #2294

A REPLAT OF TRACT D AND TRACT E OF BERKELEY VILLAGE FILING NO.1, AMENDMENT PLAT BEING A PART OF THE NORTHWEST QUARTER OF SECTION 18 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF ARVADA, COUNTY OF ADAMS, STATE OF COLORADO

PRELIMINARY

THIS SURVEY IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE. THIS SURVEY IS NOT CONSIDERED FINAL UNTIL THE LICENSED PROFESSIONAL SURVEYOR HAS REMOVED THIS PROVISIONAL NOTE AND HAS CERTIFIED AND SIGNED THIS SURVEY AS A FINAL SURVEY.



Additional improvements may require additional Right-of-way dedication

ADDITIONAL ROW HAS BEEN DEDICATED WITH REVISED PLAT

This lot may only be used as a parking area due the easements shown. No building permit can be issued over an easement

UNDERSTOOD, THANK YOU.

Use a thinner, solid line style for interior lot lines

ADDRESSED AND REVISED

ADDRESSED AND REVISED

utility and drainage easement and private access drive is required for all lots

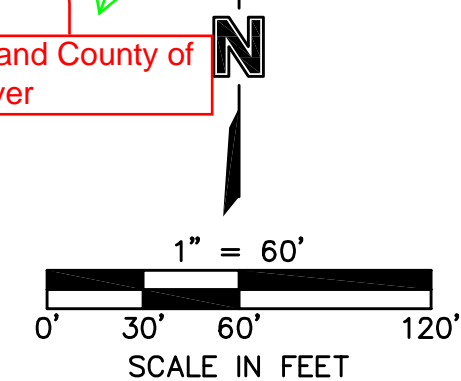
ADDRESSED AND REVISED

City and County of Denver

LEGEND

- FOUND MONUMENT NAIL & WASHER "PLS 23899" UNLESS OTHERWISE STATED SECTION CORNER
- SET #5 - 18" REBAR WITH ORANGE PLASTIC CAP "OLSSON PLS 38693"
- BOUNDARY
- - - EASEMENT
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- SECTION LINE

LOT AREA TABLE		
LOT NO.	SQUARE FT.	ACRES
1	91,155	2.092
2	45,164	1.037
3	54,611	1.254
4	91,929	2.110
TRACT A	28,969	0.665
TOTALS	311,828	7.158



*SEE SHEET 3 FOR DEDICATED EASEMENT DIMENSIONS AND INFORMATION.

olsson
1525 RALEIGH STREET, SUITE 400
DENVER, COLORADO
TEL 303.237.2072
www.olsson.com

PLATTED SUBDIVISION
APPROVED BY: _____ NSS
PROJECT #: 022-02737
DATE: 02.16.2023

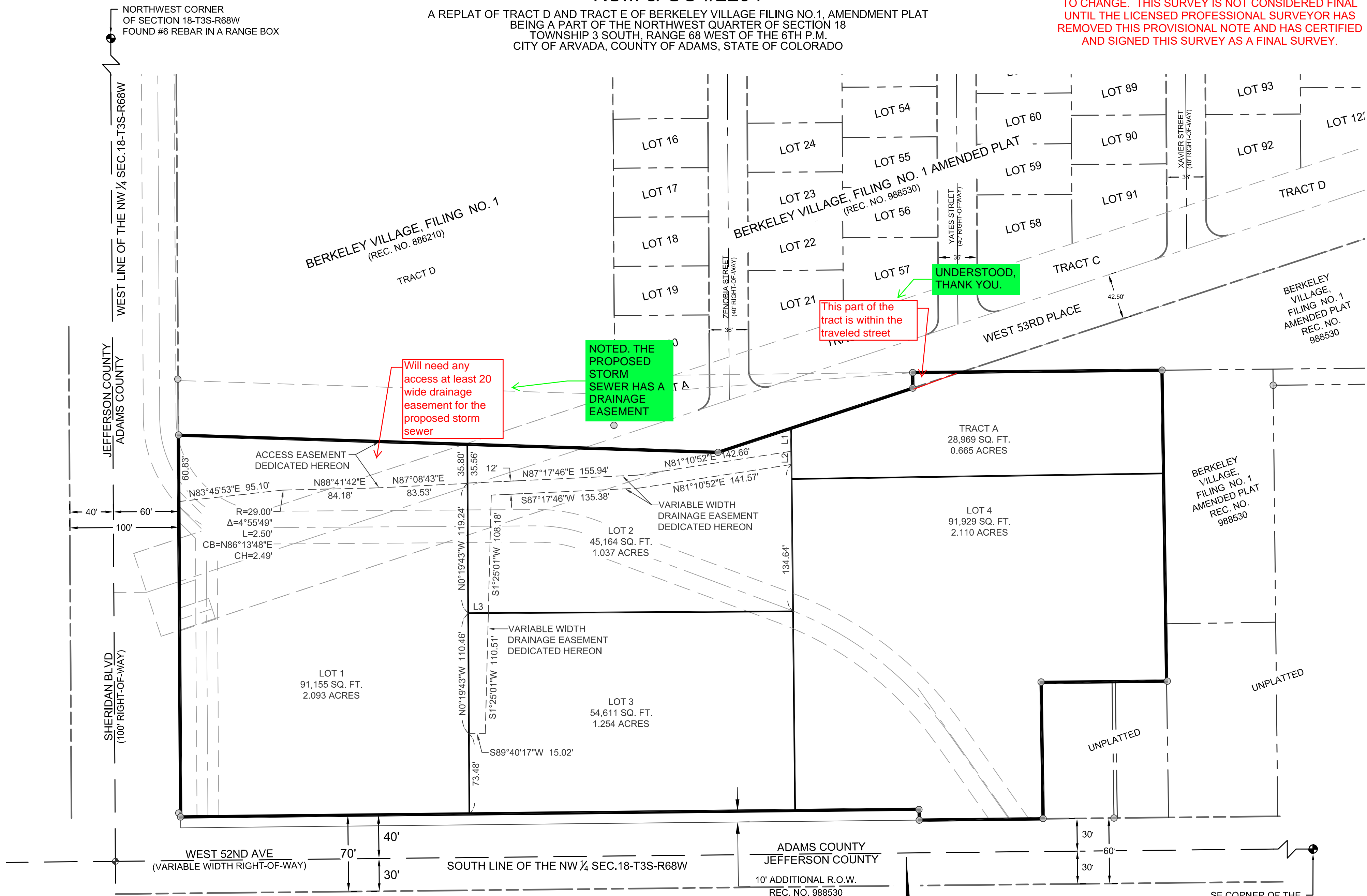
SHEET 2 OF 3

FINAL PLAT OF
KUM & GO #2294

A REPLAT OF TRACT D AND TRACT E OF BERKELEY VILLAGE FILING NO.1, AMENDMENT PLAT
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 18
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF ARVADA, COUNTY OF ADAMS, STATE OF COLORADO

PRELIMINARY

THIS SURVEY IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE. THIS SURVEY IS NOT CONSIDERED FINAL UNTIL THE LICENSED PROFESSIONAL SURVEYOR HAS REMOVED THIS PROVISIONAL NOTE AND HAS CERTIFIED AND SIGNED THIS SURVEY AS A FINAL SURVEY.



NORTHWEST CORNER OF SECTION 18-T3S-R68W FOUND #6 REBAR IN A RANGE BOX

WEST LINE OF THE NW 1/4 SEC. 18-T3S-R68W

JEFFERSON COUNTY ADAMS COUNTY

SHERIDAN BLVD (100' RIGHT-OF-WAY)

WEST 52ND AVE (VARIABLE WIDTH RIGHT-OF-WAY)

SOUTH LINE OF THE NW 1/4 SEC. 18-T3S-R68W

ADAMS COUNTY JEFFERSON COUNTY
10' ADDITIONAL R.O.W.
REC. NO. 988530

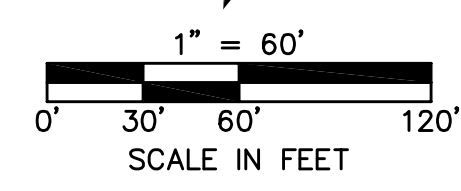
SE CORNER OF THE NW 1/4 OF SECTION 18-T3S-R68W FOUND 2.5" ILLEGIBLE ALUMINUM CAP IN A RANGE BOX

LEGEND

- FOUND MONUMENT NAIL & WASHER *PLS 23899* UNLESS OTHERWISE STATED
- ⊕ SECTION CORNER
- SET #5 - 18" REBAR WITH ORANGE PLASTIC CAP *OLSSON PLS 38693*
- BOUNDARY
- - - EASEMENT
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- SECTION LINE

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S0°36'19"E	21.06'
L2	S0°36'19"E	12.12'
L3	S89°40'17"W	18.39'



*SEE SHEET 2 FOR BOUNDARY AND LOT INFORMATION.

olsson

1525 RALEIGH STREET, SUITE 400
DENVER, COLORADO
TEL 303.237.2072
www.olsson.com

PLATTED SUBDIVISION

APPROVED BY: _____ NSS
PROJECT #: 022-02737
DATE: 02.16.2023

SHEET 3 OF 3

Will need any access at least 20 wide drainage easement for the proposed storm sewer

NOTED. THE PROPOSED STORM SEWER HAS A DRAINAGE EASEMENT

This part of the tract is within the traveled street

UNDERSTOOD, THANK YOU.

11-28-22

Kum & Go L.C.
ATTN: Dan Garneau
1459 Grand Ave
Des Moines, IA 50309

RE: KUM & GO #2294
ATTACHED FOR LEGAL

Dear Kum & Go L.C.

Denver Water has been asked to determine whether the property described on the attached layout is located within Denver Water's service area and eligible to receive water service from Denver Water. This letter verifies that the property is located within the City and County of Denver or one of Denver Water's Total Service Distributor service area. This property is eligible to receive water. Any project located on the property will be subject to compliance with Denver Water's Operating Rules, Regulations, Engineering Standards and applicable charges. Prior to proceeding with the project, you should determine the regulations and charges that might apply. Please check the fire requirements for the proposed development with the Fire Prevention Bureau and the availability of fire flow from existing mains with Denver Water's Hydraulics Department.

If you have questions, or you would like to schedule a meeting to discuss the proposed project, please contact Denver Water Sales Administration at 303-628-6100 (Option 2).

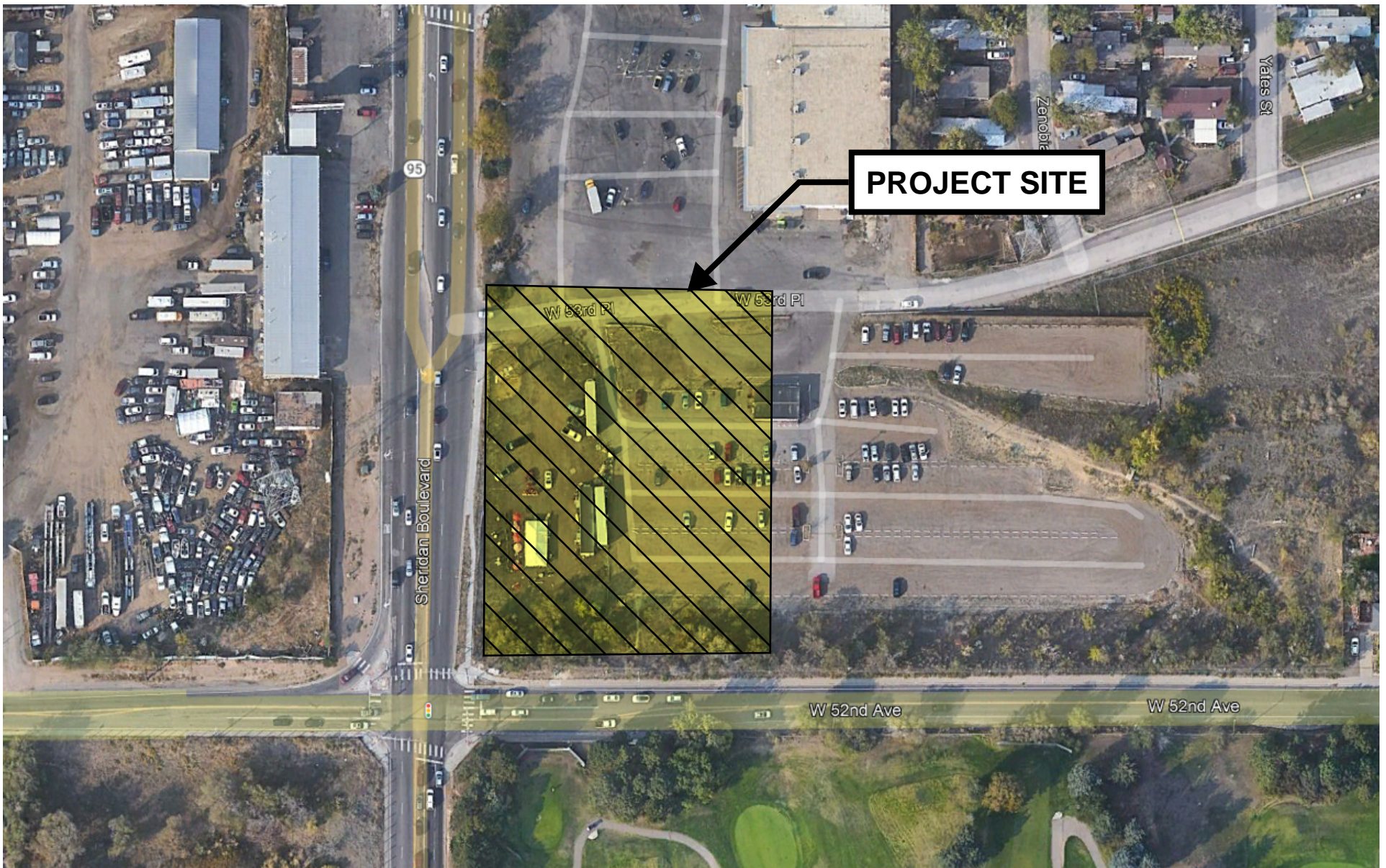
Sincerely,

Jackson Marshall 
Digitally signed by: Jackson Marshall
DN: CN = Jackson Marshall email = jackson.
marshall@denverwater.org C = US O = Denver Water OU =
Water Sales/Sales Admin
Date: 2021.06.11 07:51:45 -0600

Jackson Marshall
Sales Administration

LEGAL DESCRIPTION

SUB:BERKELEY VILLAGE FILING NO 1 DESC: PT OF BERKELEY VILLAGE FILING NO 1 TOG WITH A PT OF SEC 18/3/68 BEG AT W4 COR SEC 18 TH E 60 FT TH N 40 FT TO TRUE POB TH N 350 FT TH S 88D 12M E 494/66 FT TH N 71D 40M E 188/20 FT TH N 14/10 FT TH E 228/50 FT TH S 285 FT TH W 115 FT TH S 125 FT TO PT ON N ROW LN W 52ND AVE TH W 113/50 FT TH N 10 FT TH W ALG N ROW LN W 52ND AVE 676/87 FT TO TRUE POB 18/3/68 AND



Kum & Go #2294

Vicinity Map

olsson

1880 Fall River Drive, Suite 200
Loveland, CO 80538
Tel. 970-461-7733



RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

Account	Parcel Number	Receipt Date	Receipt Number
R0105441	0182518206004	Apr 26, 2023	2023-04-26-WEB-19440

SBGM LAND TRUST (DATED 12/24/2008)
 PO BOX 306
 PINE, CO 80470-0306

Situs Address	Payor
5200 SHERIDAN BLVD	James w Goyette

Legal Description
 SUB:BERKELEY VILLAGE FILING NO 1 DESC: PT OF BERKELEY VILLAGE FILING NO 1 TOG WITH A PT OF SEC 18/3/68
 BEG AT W4 COR SEC 18 TH E 60 FT TH N 40 FT TO TRUE POB TH N 350 FT TH S 88D 12M E 494/66 FT TH N 71D 40M E
 188/20 FT TH N 14/10 FT TH E 228/50 FT TH S 285 FT TH W 115 FT TH S 125 FT TO PT ON N ROW LN W 52ND AVE TH W
 113/50 FT TH N 10 FT TH W ALG N ROW LN W 52ND AVE 676/87 FT TO TRUE POB 18/3/68 AND

Property Code	Actual	Assessed	Year	Area	Mill Levy
VACANT COMMERCIAL LD - 0200	651,600	188,960	2022	480	122.143

Payments Received	
E-check	\$23,080.14

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2022	Tax Charge	\$23,080.14	\$0.00	\$23,080.14	\$0.00
				\$23,080.14	\$0.00
Balance Due as of Apr 26, 2023					\$0.00

4430 S ADAMS COUNTY PKWY C2436
 BRIGHTON CO 80601
 [Stay Safe! Please use website payment services www.adcotax.com]

Email: treasurer@adcogov.org
 Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT is made and entered into this 26th day of January, 2024, between SBGM Land Trust, an Entity qualified to do business in Colorado ("Developer"), whose address is PO Box 306, Pine, CO and the Board of County Commissioners of the County of Adams, State of Colorado ("County"), whose address is 4430 S. Adams County Parkway, Brighton, CO 80601.

WITNESSETH:

WHEREAS, Developer is the owner of real property in the County of Adams, State of Colorado, as described in Exhibit "A" attached hereto, and by this reference made a part hereof.

WHEREAS, it is provided by resolution of the Board of County Commissioners, County of Adams, that where designated the Developer shall have entered into a written agreement with the County to install public and/or private improvements, and to deed land for public purposes or right-of-way.

NOW, THEREFORE, in consideration of the foregoing, the parties hereto promise, covenant, and agree as follows:

- 1. Engineering Services.** Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the improvements described and detailed on Exhibit "B" attached hereto, and by this reference made a part hereof ("Improvements").
- 2. Drawings and Estimates.** The Developer shall furnish drawings and cost estimates for all improvements described and detailed on Exhibit "B" for approval by the County. Upon request, the Developer shall furnish one set of reproducible "as built" drawings and a final statement of construction costs to the County.
- 3. Construction.** Developer shall furnish and construct, at its own expense and in accordance with drawings and materials approved by the County, the improvements described and detailed on Exhibit "B".
- 4. Time for Completion.** Improvements shall be completed according to the terms of this agreement within "construction completion date" appearing in Exhibit "B". The Director of Community and Economic Development Department may for good cause grant extension of time for completion of any part or all of improvements appearing on said Exhibit "B". Any extension greater than 180 days may be approved only by the Board of County Commissioners. All extensions of time shall be in written form only.
- 5. Warranties of Developer.** Developer warrants that the Improvements shall be installed in good workmanlike manner and in substantial compliance with the Plans and requirements of this Agreement and shall be substantially free of defects in materials and workmanship. These warranties of Developer shall remain in effect until Preliminary Acceptance of the improvements by the County.
- 6. Guarantee of Compliance.** Developer shall furnish to the County a cash escrow deposit or other acceptable collateral, releasable only by the County, to guarantee compliance with this agreement. Said collateral shall be in the amount of \$~~XXXXXX~~, including twenty percent (20%) to cover administration and five percent (5%) per year for the term of the Agreement to cover inflation. Upon approval of the final plat, completion of said improvements constructed according to the terms of this agreement, and preliminary acceptance by the Director of Public Works in accordance with section 5-02-05-01 of the County's Development Standards and Regulations, the collateral shall be released. Completion of said improvements shall be determined solely by the County, and a reasonable part of said collateral, up to 20%, may be retained to guarantee maintenance of public improvements for a period of one year from the date of preliminary acceptance.

Collateral shall be furnished in the amount required and in a form acceptable to the Board of County Commissioners prior to final plat approval. No building permits shall be issued until the final plat has been approved and the improvements described in Exhibit "B" have been preliminarily accepted by the Department of Public Works.

7. **Acceptance and Maintenance of Public Improvements.** All improvements designated "public" on Exhibit "B" shall be public facilities and become the property of the County or other public agencies upon acceptance. During the period of one year from and after the acceptance of public improvements, the Developer shall, at its own expense, make all needed repairs or replacement due to defective materials or workmanship which, in the opinion of the County, becomes necessary. If, within ten days of written notice to the Developer from the County requesting such repairs or replacements, the Developer has not undertaken with due diligence to make the same, the County may make such repairs or replacements at the Developer's expense. In the case of an emergency such written notice may be waived.
8. **Successors and Assigns.** This agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of the Developer, and shall be deemed a covenant running with the real property as described in Exhibit "A" attached hereto.
9. **Improvements and Dedication.** The undersigned Developer hereby agrees to provide the following improvements, and to dedicate described property.
 - A. **Improvements.** Designate separately each public and private improvement.

Public Improvements:

(General description of construction.) See Exhibit "B" for description, estimated quantities and estimated construction costs.

The improvements shall be constructed in accordance with all County requirements and specifications in accordance with the approved plans and time schedule as indicated in Exhibit "B".
 - B. **Public dedication of land for right-of-way purposes or other public purpose.** Upon approval of this agreement by the Board of County Commissioners, the Developer hereby agrees to convey by warranty deed to the County of Adams the following described land for right-of-way or other public purposes:

(General description of right-of-way).
10. **Default by Developer.** A default by the Developer shall exist if (a) Developer fails to construct the Subdivision Improvements in substantial compliance with the Plans and the other requirements of this Agreement; (b) Developer fails to complete construction of the Improvements by the Completion Date provided herein as the same may be extended; (c) Developer fails to cure any noncompliance specified in any written notice of noncompliance within a reasonable time after receipt of the notice of noncompliance; (d) Developer otherwise breaches or fails to comply with any obligation of Developer under this Agreement.
 - A. **Remedies of County.** If the County, after notice, determines that a default by Developer exists, and if Developer fails to cure such default within the time specified by the County, the County shall be entitled to (a) make a draw on the collateral for the amount reasonably determined by the County to be necessary to cure the default in a manner consistent with the approved Plans up to the face amount of the Collateral; and (b) sue the Developer for recovery of any amount necessary to cure the default over and above the amount available in the Collateral provided.
 - B. **County Right to Completion of Subdivision Improvements.** The right of the County to complete or cause completion of the Improvements as herein provided shall include the following rights:
 - a. The County shall have the right to complete the Subdivision Improvements, in substantial accordance with the plans, the estimated costs, and other requirements of this Agreement, either itself or by contract with a third party

or by assignment of its rights to a successor developer who has acquired the Property by purchase, foreclosure, or otherwise. The County, any contractor under the County, or any such successor developer, their agents, subcontractors and employees shall have the non-exclusive right to enter upon the streets and easements shown on the final plat of the Subdivision and upon any part of the Subdivision owned by Developer for the purpose of completing the Improvements.

- C. **Use of Funds by County.** Any funds obtained by the County through Collateral, or recovered by the County from Developer by suit or otherwise, shall be used by the County to pay the costs of completion of the Improvements substantially in accordance with the Plans and the other Requirements of this Agreement and to pay the reasonable costs and expenses of the County in connection with the default by Developer, including reasonable attorneys' fees.

By: James Smith, Trustee By: 1/26/24
Name/s Developer Name, Title Name, Title
SRGM LAND TRUST

The foregoing instrument was acknowledged before me this ___ day of _____, 20___, by _____.

My commission expires: _____

Address: _____

Notary Public

APPROVED BY resolution at the meeting of _____, 20___.

Collateral to guarantee compliance with this agreement and construction of public improvements shall be required in the amount of _____. No building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Clerk of the Board

Chair

EXHIBIT A

Legal Description: LOT 1 OF THE 5200 SHERIDAN MINOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO

EXHIBIT B

Public Improvements: Sheridan Boulevard

<u>Description</u>	<u>Est. Quantity</u>	<u>Est. Unit Cost</u>	<u>Est. Construct. Cost</u>
Asphalt Demo	354 SF	\$1.50/SF	\$531.00
6" Asphalt	64 TONS	\$75.00/TON	\$4,800.00
6" Class 6 Aggregate Base Course	53 TONS	\$50/TON	\$2,650.00
Sidewalk	2,889 SF	\$6.50/SF	\$18,778.50
Sidewalk Demo	1,620 SF	\$2.50/SF	\$4,050.00
ADA/Pedestrian Ramp	1 EA	\$1,000/EA	\$1,000.00
Curb & Gutter Demo	325 LF	\$5.00/LF	\$1,625.00
6" Vertical Curb & 18" Gutter (Type B)	308 LF	\$17.00/LF	\$5,236.00
Pavement Striping	370 LF	\$0.50/LF	\$185.00
Pavement Markings	3 EA	\$250.00/EA	\$750.00
Signage	2 EA	\$500.00/EA	\$1,000.00
Light Pole Relocation	1 EA	\$4,000/EA	\$4,000.00
		TOTAL:	\$44,605.50

Public Improvements: W 52nd Place

<u>Description</u>	<u>Est. Quantity</u>	<u>Est. Unit Cost</u>	<u>Est. Construct. Cost</u>
Asphalt Demo	664 SF	\$1.50/SF	\$996.00
Curb & Guter Demo	20 LF	\$5.00/LF	\$100.00
Sidewalk Demo	95 SF	\$2.50/SF	\$237.50
6" Asphalt	24 TONS	\$75.00/TON	\$1,800.00
6" Class 6 Aggregate Base Course	20 TONS	\$50/TON	\$1,000.00
6" Vertical Curb & 18"	20 LF	\$17.00/LF	\$340.00

Maverik #2294
5200 SHERIDAN MINOR
SUBDIVISION
Case No. PLT2023-00007

Gutter (Type B)			
Sidewalk	95 SF	\$6.50/SF	\$617.50
Pavement Striping	20 LF	\$.50/LF	\$10.00
		TOTAL:	\$5,101.00

Construction Completion Date: 02/27/2025

Initials or signature of Developer: James Loyth
Trustee SBCM LAND TRUST

DRAFT

CERTIFICATION OF REVOCABLE TRUST

THE SBGM LAND TRUST, A REVOCABLE TRUST

I, James W. Goyette, do hereby certify that I have created the aforementioned Revocable Trust. The pertinent facts regarding such Trust are:

1. CURRENT TRUSTEES:

James W. Goyette is Grantor, Beneficiary and Trustee of the SBGM Land Trust.

2. DIRECT NAMED BENEFICIARIES:

James W. Goyette is the beneficiary during his lifetime. After the death of Beneficiary, the Trust shall terminate and be disposed of to certain named beneficiaries per the terms of said Trust.

3. Each herein named Trustee is qualified to act on behalf of the Trust. Trustee is authorized to act for any asset, banking, check, stock, real estate, escrow, insurance, or other action. The Trustee may buy, sell, hold, convey, encumber, rent, borrow or lend money for any purpose, secure repayment by note, mortgage, trust deed, contract, interest in, security, pledge, or encumber any part of the Trust, hypothecate, repair, destroy, improve, deduct, retain, insure, expend, pay out, incur expenses, invest, engage in business, lease any property, money, or value of the Trust, or any additional property, compromise, settle, arbitrate, sign, agree, negotiate, or defend any agreement, contract, claim or demand, or act through an agent or attorney-in-fact. The Trustee may freely act without obtaining the consent of any person or court.

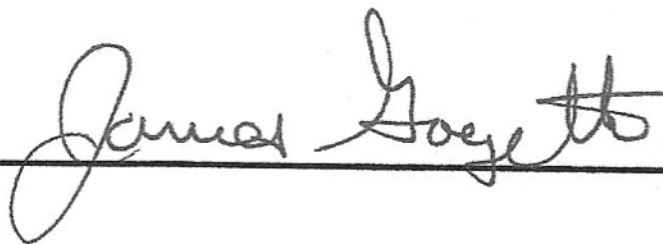
4. The Trust has not been revoked.

5. No asset is owned personally by any Trustee, Settlor, or Beneficiary.

6. Only one signature of any singular trustee is required for any action.

Dated Nov 21, 2023

James W. Goyette

A handwritten signature in cursive script that reads "James W. Goyette". The signature is written in dark ink and is positioned above a horizontal line that spans the width of the signature area.

STATE OF Colorado) SS
COUNTY OF Jefferson)

On 11-21-23 before me, James W. Goyette personally appeared and is the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Signature Jim J. Almy

7-12-26
My Commission Expires:

TIM LEE ALTERGOTT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224027256
MY COMMISSION EXPIRES JULY 12, 2026

(THIS AREA FOR OFFICIAL NOTARIAL SEAL)

FORM NO.
GWS-76
05/2011

WATER SUPPLY INFORMATION SUMMARY
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Main (303) 866-3581 dwr.colorado.gov

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."

1. NAME OF DEVELOPMENT AS PROPOSED: **5200 Sheridan Minor Subdivision**

2. LAND USE ACTION: **Commercial**

3. NAME OF EXISTING PARCEL AS RECORDED:

SUBDIVISION: **Berkeley Village**, FILING (UNIT) **1**, BLOCK, LOT

4. TOTAL ACREAGE: **7.15-acres**

5. NUMBER OF LOTS PROPOSED **4 lots 1 tract**

PLAT MAP ENCLOSED? YES or NO

6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation.

A. Was parcel recorded with county prior to June 1, 1972? YES or NO

B. Has the parcel ever been part of a division of land action since June 1, 1972? YES or NO

If yes, describe the previous action:

7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner.

SW 1/4 of the NW 1/4, Section 18, Township 3 N or S, Range 68 E or W

Principal Meridian (choose only one): Sixth New Mexico Ute Costilla

Optional GPS Location: GPS Unit must use the following settings: Format must be **UTM**, Units must be **meters**, Datum must be **NAD83**, Unit must be set to **true N**, Zone 12 or Zone 13

Easting: _____

Northing: _____

8. PLAT – Location of all wells on property must be plotted and permit numbers provided.

Surveyor's Plat: YES or NO If not, scaled hand drawn sketch: YES or NO

9. ESTIMATED WATER REQUIREMENTS

USE	WATER REQUIREMENTS	
	Gallons per Day	Acre-Feet per Year
HOUSEHOLD USE # _____ of units	_____	_____
COMMERCIAL USE # 5,637 of S. F Lot 2: 2,000 SF	3,926 gpd 1,393 gpd	4.40 Acre-Ft/Yr 1.56 Acre-Ft/Yr
IRRIGATION # 0.82 of acres Lot 2: 0.18 acres Lot 3: 0.26 acres Lot 4: 0.79 acres Tract A: 0.67	6.19 gpd Lot 2: 1.42 gpd Lot 3: 2.12 gpd Lot 4: 6.36 gpd Tract A: 2,585.81	0.007 Acre-Ft/Yr Lot 2: 0.0016 Acre-Ft/Yr Lot 3: 0.0024 Acre-Ft/Yr Lot 4: 0.0071 Acre-Ft/Yr Tract A: 2.90
STOCK WATERING # _____ of head	_____	_____
OTHER: _____	_____	_____
TOTAL	7,920.9 gpd	8.88 Acre-Ft/Yr

10. WATER SUPPLY SOURCE

EXISTING WELL DEVELOPED SPRING

WELL PERMIT NUMBERS

MUNICIPAL
 ASSOCIATION
 COMPANY

DISTRICT
NAME **Denver Water**

LETTER OF COMMITMENT FOR SERVICE YES or NO

NEW WELLS -

PROPOSED AQUIFERS – (CHECK ONE)

ALLUVIAL UPPER ARAPAHOE
 UPPER DAWSON LOWER ARAPAHOE
 LOWER DAWSON LARAMIE FOX HILLS
 DENVER DAKOTA

OTHER: _____

WATER COURT DECREE CASE NUMBERS:

11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? YES or NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)

12. TYPE OF SEWAGE DISPOSAL SYSTEM

SEPTIC TANK/LEACH FIELD

CENTRAL SYSTEM

DISTRICT NAME: **Berkely Sanitation District**

LAGOON

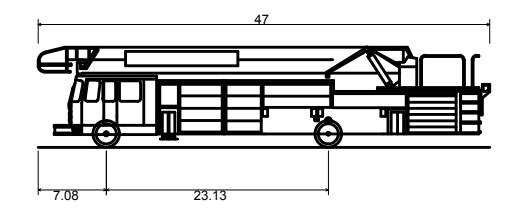
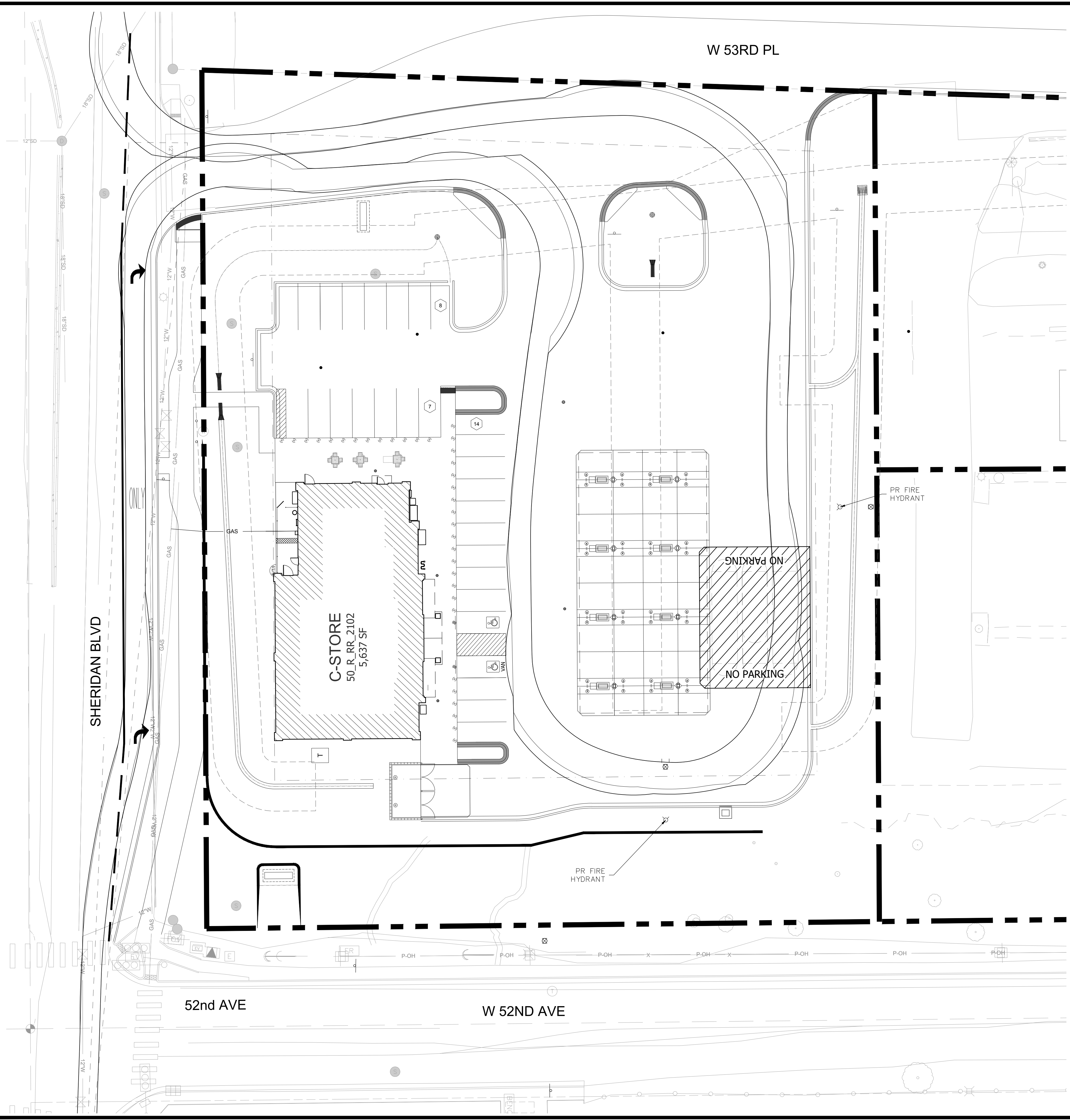
VAULT

LOCATION SEWAGE HAULED TO: _____

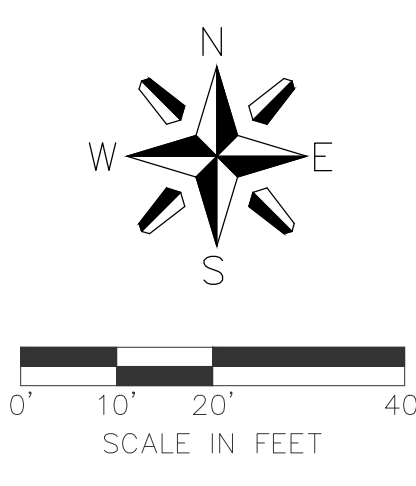
ENGINEERED SYSTEM (Attach a copy of engineering design.)

OTHER:

DWG: F:\2022\02501-03000\022-02737-40-Design\AutoCAD\EXHIBIT\FIRE DEPARTMENT\2294 FIRE TRUCK EXHIBIT_01.11.2024.dwg USER: ekligore
 DATE: Jan 11, 2024 3:08pm XREFS: C_PBASE_02202737 C_PENDY_02202737 C_PUTIL_02202737 C_XBASE_02202737



ADAMS COUNTY
 Overall Length 47.000ft
 Overall Width 7.900ft
 Overall Body Height 10.414ft
 Min Body Ground Clearance 0.845ft
 Track Width 7.900ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 33.25°



olsson
 1880 Fall River Drive, Suite 200
 Loveland, CO 80538
 TEL: 970.461.7733
 www.olsson.com

THIS DOCUMENT HAS BEEN RELEASED BY OLSSON FOR REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONALS, AND IS SUBJECT TO CHANGE. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.



#2294 - ADAMS COUNTY, CO
 52ND AVE & SHERIDAN BLVD
 FIRE TRUCK EXHIBIT

KG PROJECT TEAM:
 RDM: TC
 SDM: DG
 CPM: BS

REVISION DESCRIPTION	DATE

DATE: 01/18/2024
 SHEET NUMBER:
 1 OF 1

CONFIDENTIAL DOCUMENT:
 INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY TO KUM & GO, L.C. AND SHALL NOT BE DISTRIBUTED.



STATE OF COLORADO

Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



COLORADO
Department of Transportation

Project Name: **Kum and Go Store 2294**

Print Date:

Highway:

Mile Marker:

Drainage Comments:

4/10/2023 JK The drainage design for the subject site appears to be acceptable in regards to its impact on CDOT right-of-way. The storm runoff from the site flows eastward away from SH 95 right-of-way.

NOTED. THANK YOU

Right of Way Comments:

mjo - 4/17/2023 - The plat shows an existing north/south access road in CDOT ROW, just to the west of the Berkeley Village Filling No 1 Tract D - I assume no access is being granted from CDOT at this location. That looks like an informal road that exists there now. Based on Page 7 of 32, of Civil Drawings it appears all access will be from the North into and out of the existing Shopping center. It does not appear the CDOT ROW on the east side of Sheridan is impacted.

THERE IS NOT A PROPOSED ACCESS TO 52ND. THE SITE WILL USE THE ACCESS FROM W. 53RD PL TO SHERIDAN BLVD. CDOT ROW ON THE EAST SIDE OF SHERIDAN WILL BE IMPACTED SINCE WE ARE PROVIDING A RIGHT-TURN LANE. WITH THE RIGHT-TURN LANE, WE ARE DEDICATING 12' OF ROW.

Permits Comments:

4-17-2023, Sheridan Blvd. in this area is considered NR-B by the State Highway Access Category Assignment Schedule. Per the state Highway Access Code for NR-B Highways, Section 3.11 (4) for Auxiliary Lanes, a right turn lane with storage length plus taper is required for any access with a projected peak hour right ingress turning volume greater than 50 vph. Per the TIS Provided, the Right-in, Right-out access at West 53rd Place will have 186AM and 268 PM peak hour NB right turn trips. For this reason a NB right turn deceleration lane shall be constructed at W. 53rd Place. A state Highway Access permit will be required for the improvements at West 53rd Place. If West 53rd Place is a County Road then the County must be the permittee of the permit. Contact for access permitting is Aaron Eyl who can be reached at aaron.eyl@state.co.us

NOTED. PER CONVERSATIONS WITH CDOT, A RIGHT TURN LANE FROM SHERIDAN BLVD TO W. 53RD PL WILL BE ADDED.

The CDOT Right of way should be shown and labeled on future plans.

NOTED. CDOT ROW WILL BE SHOWN AND LABELD ON FUTURE PLANS.

Any work in the CDOT Right-of-Way will require a permit from our office. This includes, but is not limited to survey, landscaping, or utility work. Application is made online at the following

link: <https://cdotpermits.force.com/portal/s/login/>

NOTED. THANK YOU.

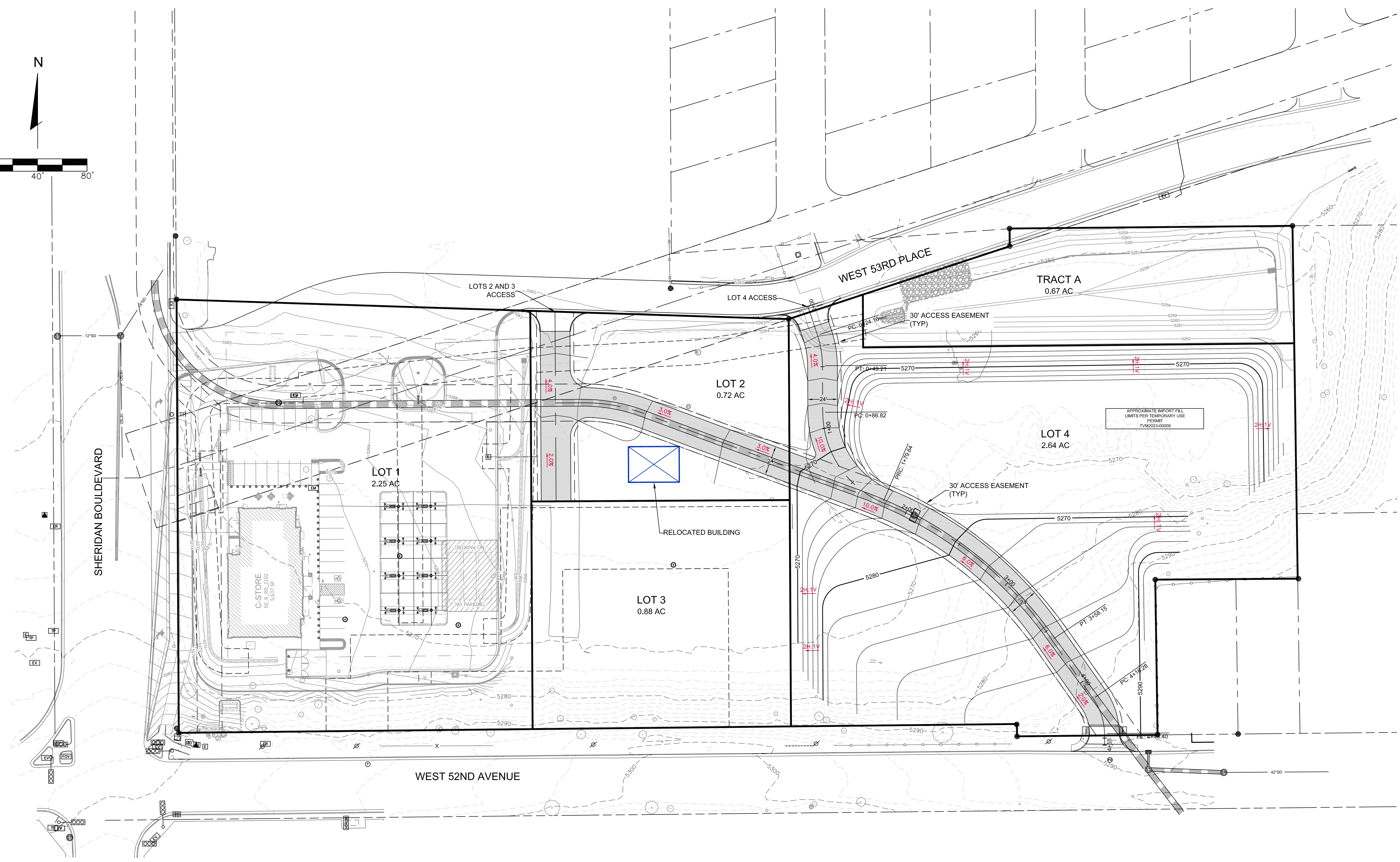
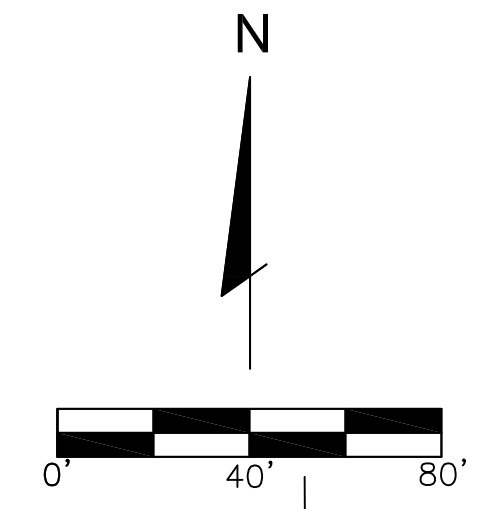
Any signing for this development that is visible to the Highway must comply with the state rules governing outdoor advertising Per 2 CCR 601-3. All signing must be on premise and cannot be either partly or wholly in CDOT Right of Way.

NOTED. ANY SIGNING THAT IS VISIBLE FROM THE HIGHWAY WILL COMPLY WITH STATE RULES GOVERNING OUTDOOR ADVERTISING. ALL SIGNS WILL BE ON K&G PROPERTY.

--Steve Loeffler, 4-17-2023

5200 SHERIDAN BOULEVARD

CONCEPTUAL GRADING AND ACCESS PLAN



DATE	REVISION	BY

5200 SHERIDAN BOULEVARD
 ARVADA, COLORADO
 ADAMS COUNTY

PURRINGTON
 CIVIL LLC
 1289 WASHINGTON AVENUE
 SUITE 280
 GOLDEN, CO 80401
 Phone: 303.956.8953
 www.PurringtonCivil.com

CONCEPTUAL GRADING
 AND ACCESS PLAN
 SCALE: AS NOTED

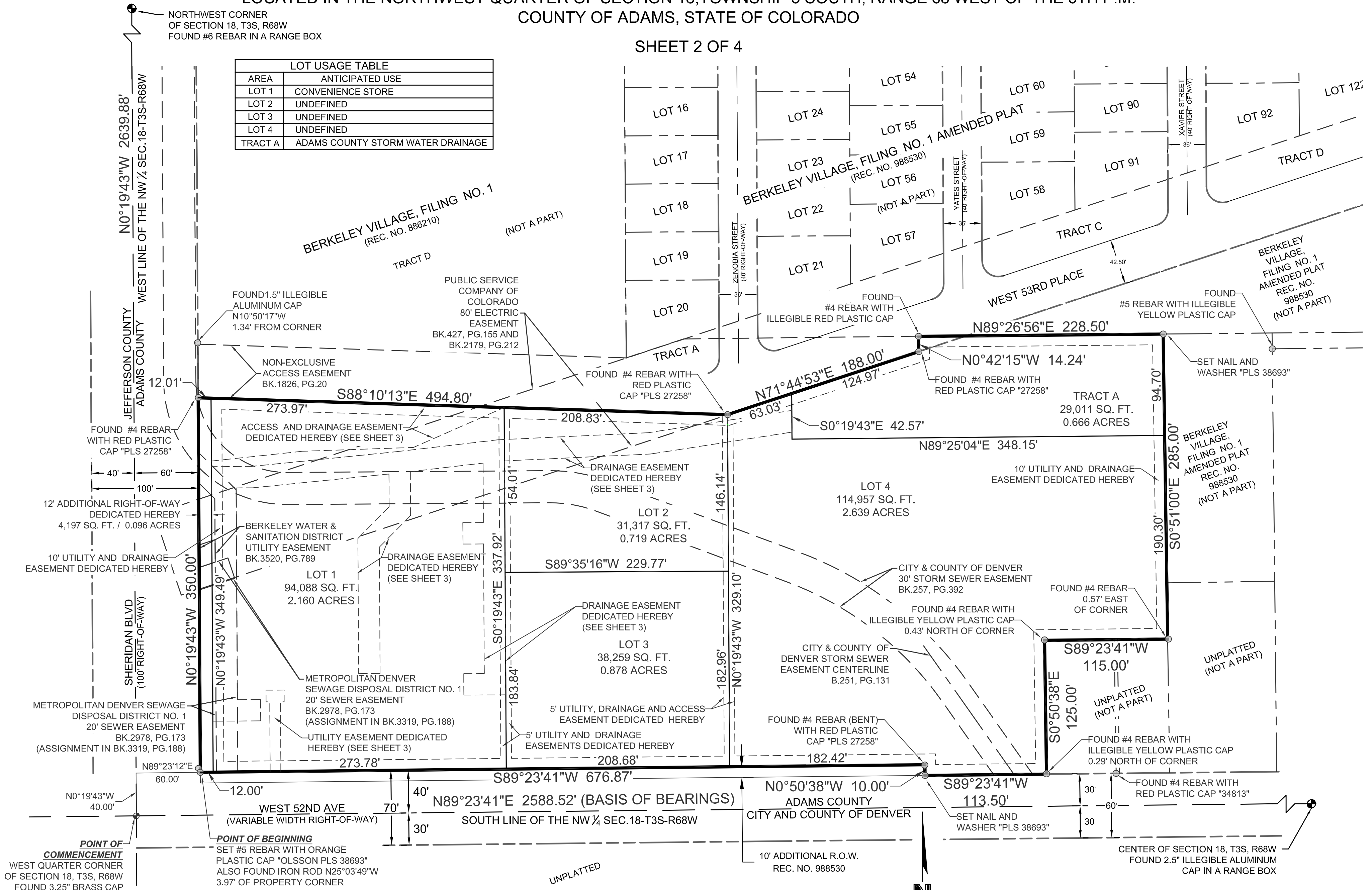
5200 SHERIDAN MINOR SUBDIVISION

CASE NO. PLT2023-00012

BEING A REPLAT OF PORTIONS OF TRACT D AND TRACT E, BERKELEY VILLAGE FILING NO. 1 TOGETHER WITH UNPLATTED LANDS
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 COUNTY OF ADAMS, STATE OF COLORADO

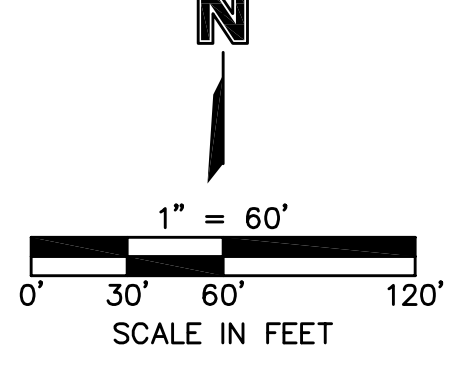
SHEET 2 OF 4

LOT USAGE TABLE	
AREA	ANTICIPATED USE
LOT 1	CONVENIENCE STORE
LOT 2	UNDEFINED
LOT 3	UNDEFINED
LOT 4	UNDEFINED
TRACT A	ADAMS COUNTY STORM WATER DRAINAGE




LEGEND

- FOUND OR SET MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- BOUNDARY LINE
- - - EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- SECTION LINE



*SEE SHEET 3 FOR DEDICATED EASEMENT DIMENSIONS AND INFORMATION.



olsson

1525 RALEIGH STREET, SUITE 400
 DENVER, COLORADO
 TEL 303.237.2072
 www.olsson.com

PLATTED SUBDIVISION

APPROVED BY: _____ NSS
 PROJECT #: 022-02737
 DATE: 02.16.2023

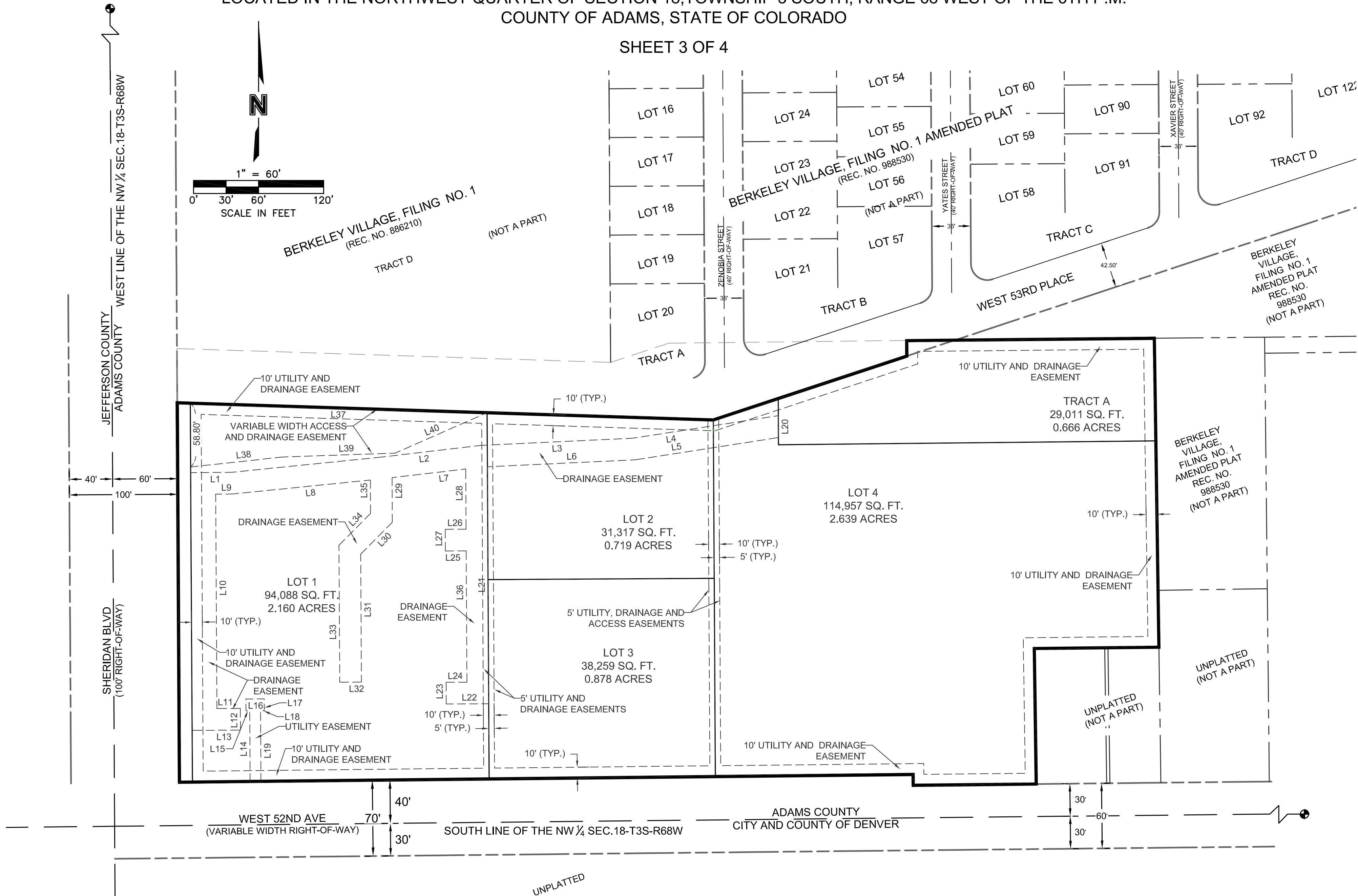
SHEET
2 OF 4

5200 SHERIDAN MINOR SUBDIVISION

CASE NO. PLT2023-00012

BEING A REPLAT OF PORTIONS OF TRACT D AND TRACT E, BERKELEY VILLAGE FILING NO. 1 TOGETHER WITH UNPLATTED LANDS
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 4



LEGEND

- FOUND OR SET MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- BOUNDARY LINE
- - - EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - SECTION LINE

NOTE: THIS SHEET ONLY SHOWS PROPOSED EASEMENTS DEDICATED BY THIS PLAT. EXISTING EASEMENTS ARE NOT SHOWN FOR CLARITY. SEE SHEET 2 FOR ADDITIONAL INFORMATION ON EXISTING EASEMENTS.

*SEE SHEET 2 FOR BOUNDARY AND LOT INFORMATION.

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SHEET
 3 OF 4

5200 SHERIDAN MINOR SUBDIVISION

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 COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 4

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°40'17"E	37.34'
L2	N83°18'31"E	94.48'
L3	N87°17'46"E	140.46'
L4	N81°10'52"E	135.81'
L5	S81°10'52"W	133.89'
L6	S87°17'46"W	136.37'
L7	S83°18'31"W	68.40'
L8	S84°12'11"W	128.09'
L9	S89°40'17"W	15.29'
L10	S0°19'43"E	197.80'
L11	N89°40'17"E	21.62'
L12	S0°19'43"E	20.00'
L13	S89°40'17"W	44.62'
L14	N0°19'43"W	65.20'
L15	S89°40'17"W	3.46'
L16	N89°40'17"E	16.92'
L17	S0°19'43"E	10.92'
L18	S89°40'17"W	3.46'
L19	S0°19'43"E	65.16'
L20	S0°19'43"E	20.22'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	S0°19'43"E	218.56'
L22	S89°40'17"W	39.20'
L23	N0°19'43"W	20.00'
L24	N89°40'17"E	19.20'
L25	S89°40'17"W	19.20'
L26	N89°40'17"E	19.20'
L27	N0°19'42"W	20.00'
L28	N0°19'43"W	55.52'
L29	S0°19'42"E	41.04'
L30	S44°40'17"W	41.52'
L31	S0°19'43"E	118.01'
L32	S89°40'17"W	20.00'
L33	N0°19'43"W	126.29'
L34	N44°40'17"E	41.52'
L35	N0°19'42"W	30.69'
L36	S0°19'43"E	121.12'
L37	S88°10'13"E	273.97'
L38	N83°50'15"E	85.52'
L39	N88°02'04"E	103.74'
L40	N66°14'49"E	92.63'



1525 RALEIGH STREET, SUITE 400
 DENVER, COLORADO
 TEL 303.237.2072
 www.olsson.com

PLATTED SUBDIVISION

APPROVED BY: NSS
 PROJECT #: 022-02737
 DATE: 02.16.2023

SHEET
4 OF 4

SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT is made and entered into this ___ day of _____, 20___, between _____, a _____ corporation qualified to do business in Colorado (“Developer”), whose address is _____ and the Board of County Commissioners of the County of Adams, State of Colorado (“County”), whose address is 4430 S. Adams County Parkway, Brighton, CO 80601.

WITNESSETH:

WHEREAS, Developer is the owner of real property in the County of Adams, State of Colorado, as described in Exhibit “A” attached hereto, and by this reference made a part hereof.

WHEREAS, it is provided by resolution of the Board of County Commissioners, County of Adams, that where designated the Developer shall have entered into a written agreement with the County to install public and/or private improvements, and to deed land for public purposes or right-of-way.

NOW, THEREFORE, in consideration of the foregoing, the parties hereto promise, covenant, and agree as follows:

1. **Engineering Services.** Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the improvements described and detailed on Exhibit “B” attached hereto, and by this reference made a part hereof (“Improvements”).
2. **Drawings and Estimates.** The Developer shall furnish drawings and cost estimates for all improvements described and detailed on Exhibit “B” for approval by the County. Upon request, the Developer shall furnish one set of reproducible “as built” drawings and a final statement of construction costs to the County.
3. **Construction.** Developer shall furnish and construct, at its own expense and in accordance with drawings and materials approved by the County, the improvements described and detailed on Exhibit “B”.
4. **Time for Completion.** Improvements shall be completed according to the terms of this agreement within “construction completion date” appearing in Exhibit “B”. The Director of Community and Economic Development Department may for good cause grant extension of time for completion of any part or all of improvements appearing on said Exhibit “B”. Any extension greater than 180 days may be approved only by the Board of County Commissioners. All extensions of time shall be in written form only.
5. **Warranties of Developer.** Developer warrants that the Improvements shall be installed in good workmanlike manner and in substantial compliance with the Plans and requirements of this Agreement and shall be substantially free of defects in materials and workmanship. These warranties of Developer shall remain in effect until Preliminary Acceptance of the improvements by the County.
6. **Guarantee of Compliance.** Developer shall furnish to the County a cash escrow deposit or other acceptable collateral, releasable only by the County, to guarantee compliance with this agreement. Said collateral shall be in the amount of \$<XXXXXX>, including twenty percent (20%) to cover administration and five percent (5%) per year for the term of the Agreement to cover inflation. Upon approval of the final plat, completion of said improvements constructed according to the terms of this agreement, and preliminary acceptance by the Director of Public Works in accordance with section 5-02-05-01 of the County’s Development Standards and Regulations, the collateral shall be released. Completion of said improvements shall be determined solely by the County, and a reasonable part of said collateral, up to 20%, may be retained to guarantee maintenance of public improvements for a period of one year from the date of preliminary acceptance.

Collateral shall be furnished in the amount required and in a form acceptable to the Board of County Commissioners prior to final plat approval. No building permits shall be issued until

the final plat has been approved and the improvements described in Exhibit "B" have been preliminarily accepted by the Department of Public Works.

7. **Acceptance and Maintenance of Public Improvements.** All improvements designated "public" on Exhibit "B" shall be public facilities and become the property of the County or other public agencies upon acceptance. During the period of one year from and after the acceptance of public improvements, the Developer shall, at its own expense, make all needed repairs or replacement due to defective materials or workmanship which, in the opinion of the County, becomes necessary. If, within ten days of written notice to the Developer from the County requesting such repairs or replacements, the Developer has not undertaken with due diligence to make the same, the County may make such repairs or replacements at the Developer's expense. In the case of an emergency such written notice may be waived.
8. **Successors and Assigns.** This agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of the Developer, and shall be deemed a covenant running with the real property as described in Exhibit "A" attached hereto.
9. **Improvements and Dedication.** The undersigned Developer hereby agrees to provide the following improvements, and to dedicate described property.
 - A. **Improvements.** Designate separately each public and private improvement.

Public Improvements:

(General description of construction.) See Exhibit "B" for description, estimated quantities and estimated construction costs.

The improvements shall be constructed in accordance with all County requirements and specifications in accordance with the approved plans and time schedule as indicated in Exhibit "B".
 - B. **Public dedication of land for right-of-way purposes or other public purpose.** Upon approval of this agreement by the Board of County Commissioners, the Developer hereby agrees to convey by warranty deed to the County of Adams the following described land for right-of-way or other public purposes:

(General description of right-of-way).
10. **Default by Developer.** A default by the Developer shall exist if (a) Developer fails to construct the Subdivision Improvements in substantial compliance with the Plans and the other requirements of this Agreement; (b) Developer fails to complete construction of the Improvements by the Completion Date provided herein as the same may be extended; (c) Developer fails to cure any noncompliance specified in any written notice of noncompliance within a reasonable time after receipt of the notice of noncompliance; (d) Developer otherwise breaches or fails to comply with any obligation of Developer under this Agreement.
 - A. **Remedies of County.** If the County, after notice, determines that a default by Developer exists, and if Developer fails to cure such default within the time specified by the County, the County shall be entitled to (a) make a draw on the collateral for the amount reasonably determined by the County to be necessary to cure the default in a manner consistent with the approved Plans up to the face amount of the Collateral; and (b) sue the Developer for recovery of any amount necessary to cure the default over and above the amount available in the Collateral provided.
 - B. **County Right to Completion of Subdivision Improvements.** The right of the County to complete or cause completion of the Improvements as herein provided shall include the following rights:

- a. The County shall have the right to complete the Subdivision Improvements, in substantial accordance with the plans, the estimated costs, and other requirements of this Agreement, either itself or by contract with a third party or by assignment of its rights to a successor developer who has acquired the Property by purchase, foreclosure, or otherwise. The County, any contractor under the County, or any such successor developer, their agents, subcontractors and employees shall have the non-exclusive right to enter upon the streets and easements shown on the final plat of the Subdivision and upon any part of the Subdivision owned by Developer for the purpose of completing the Improvements.

C. **Use of Funds by County.** Any funds obtained by the County through Collateral, or recovered by the County from Developer by suit or otherwise, shall be used by the County to pay the costs of completion of the Improvements substantially in accordance with the Plans and the other Requirements of this Agreement and to pay the reasonable costs and expenses of the County in connection with the default by Developer, including reasonable attorneys' fees.

Name/s
Developer

By: _____ By: _____
Name, Title Name, Title

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____.

My commission expires: _____

Address: _____

Notary Public

APPROVED BY resolution at the meeting of _____, 20__.

Collateral to guarantee compliance with this agreement and construction of public improvements shall be required in the amount of _____. No building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Clerk of the Board

Chair

EXHIBIT A

Legal Description: LOT 1 OF THE 5200 SHERIDAN MINOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO

EXHIBIT B

Public Improvements: Sheridan Boulevard

<u>Description</u>	<u>Est. Quantity</u>	<u>Est. Unit Cost</u>	<u>Est. Construct. Cost</u>
Asphalt Demo	354 SF	\$1.50/SF	\$531.00
6" Asphalt	64 TONS	\$75.00/TON	\$4,800.00
6" Class 6 Aggregate Base Course	53 TONS	\$50/TON	\$2,650.00
Sidewalk	2,889 SF	\$6.50/SF	\$18,778.50
Sidewalk Demo	1,620 SF	\$2.50/SF	\$4,050.00
ADA/Pedestrian Ramp	1 EA	\$1,000/EA	\$1,000.00
Curb & Gutter Demo	325 LF	\$5.00/LF	\$1,625.00
6" Vertical Curb & 18" Gutter (Type B)	308 LF	\$17.00/LF	\$5,236.00
Pavement Striping	370 LF	\$0.50/LF	\$185.00
Pavement Markings	3 EA	\$250.00/EA	\$750.00
Signage	2 EA	\$500.00/EA	\$1,000.00
Light Pole Relocation	1 EA	\$4,0000/EA	\$4,000.00
		TOTAL:	\$44,605.50

Public Improvements: W 52nd Place

<u>Description</u>	<u>Est. Quantity</u>	<u>Est. Unit Cost</u>	<u>Est. Construct. Cost</u>
Asphalt Demo	664 SF	\$1.50/SF	\$996.00
Curb & Guter Demo	20 LF	\$5.00/LF	\$100.00
Sidewalk Demo	95 SF	\$2.50/SF	\$237.50
6" Asphalt	24 TONS	\$75.00/TON	\$1,800.00
6" Class 6 Aggregate Base Course	20 TONS	\$50/TON	\$1,000.00

6" Vertical Curb & 18" Gutter (Type B)	20 LF	\$17.00/LF	\$340.00
Sidewalk	95 SF	\$6.50/SF	\$617.50
Pavement Striping	20 LF	\$.50/LF	\$10.00
		TOTAL:	\$5,101.00

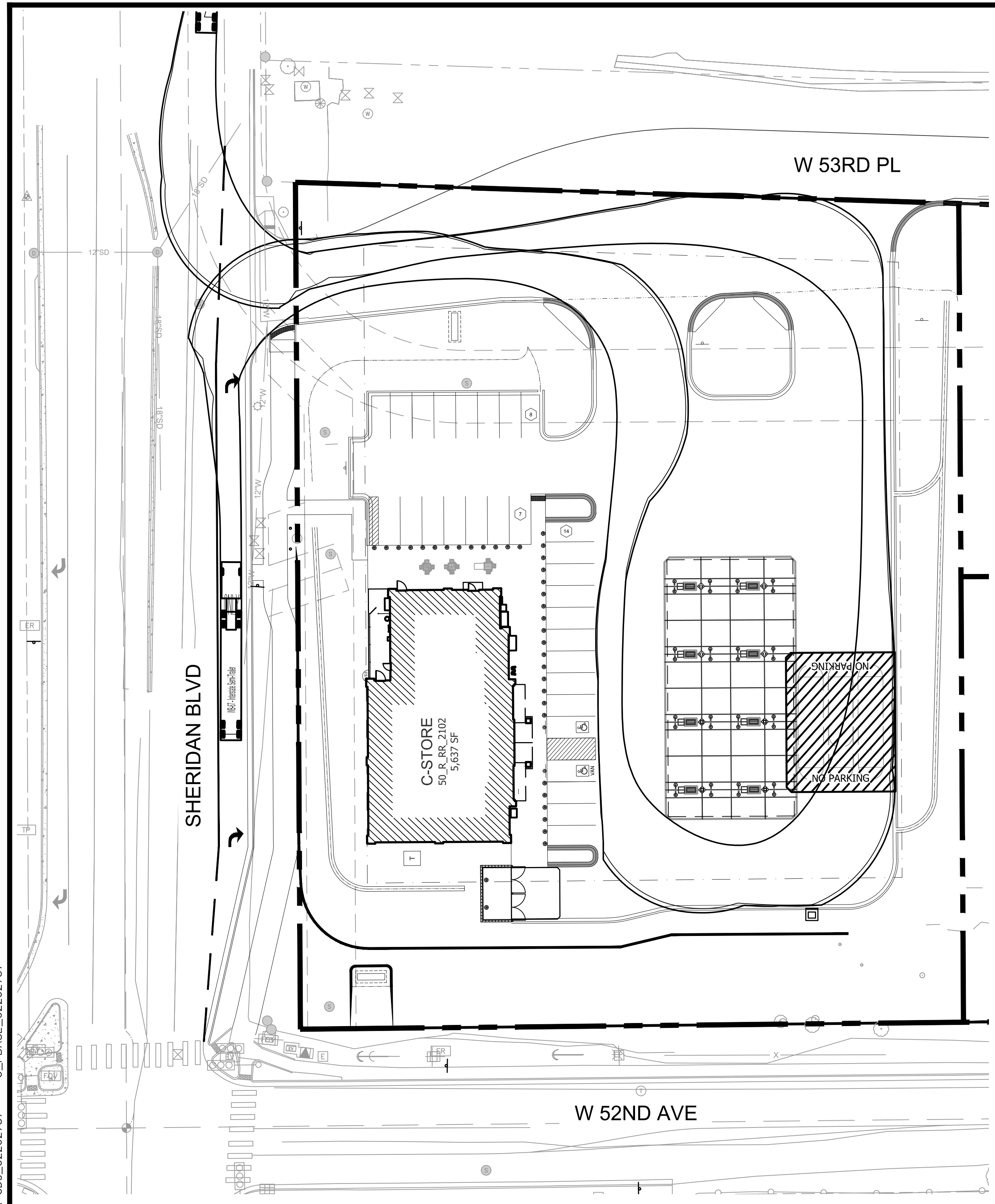
Private Drainage Improvements:

<u>Description</u>	<u>Est. Quantity</u>	<u>Est. Unit Cost</u>	<u>Est. Construct. Cost</u>
6" HDPE Pipe	376 LF	\$20.00/LF	\$7,520.00
8" HDPE Pipe	147 LF	\$26.00/LF	\$3,822.00
12" HDPE Pipe	240 LF	\$34.00/LF	\$8,160.00
15" HDPE Pipe	114 LF	\$40.00/LF	\$4,560.00
24" HDPE Pipe	289 LF	\$50.00/LF	\$14,450.00
Storm Inlet Structures	4 EA	\$3,500.00/EA	\$14,000.00
CDOT Type 13 Storm Inlet	1 EA	\$5,000.00/EA	\$5,000.00
48" Storm Manhole	1 EA	\$3,500.00/EA	\$3,500.00
4" Cleanout	4 EA	\$250.00/EA	\$1,000.00
12" RCP Flared End Section	3 EA	\$500.00/EA	\$1,500.00
24" RCP Flared End Section	1 EA	\$1,100/EA	\$1,100.00
Detention Outlet Structure	1 EA	\$6,000/EA	\$6,000.00
Sidewalk Chase Drain	1 EA	\$1,200/EA	\$1,200.00
Detention Pond	1 LS	\$50,000/LS	\$50,000.00
		TOTAL:	\$121,812.00

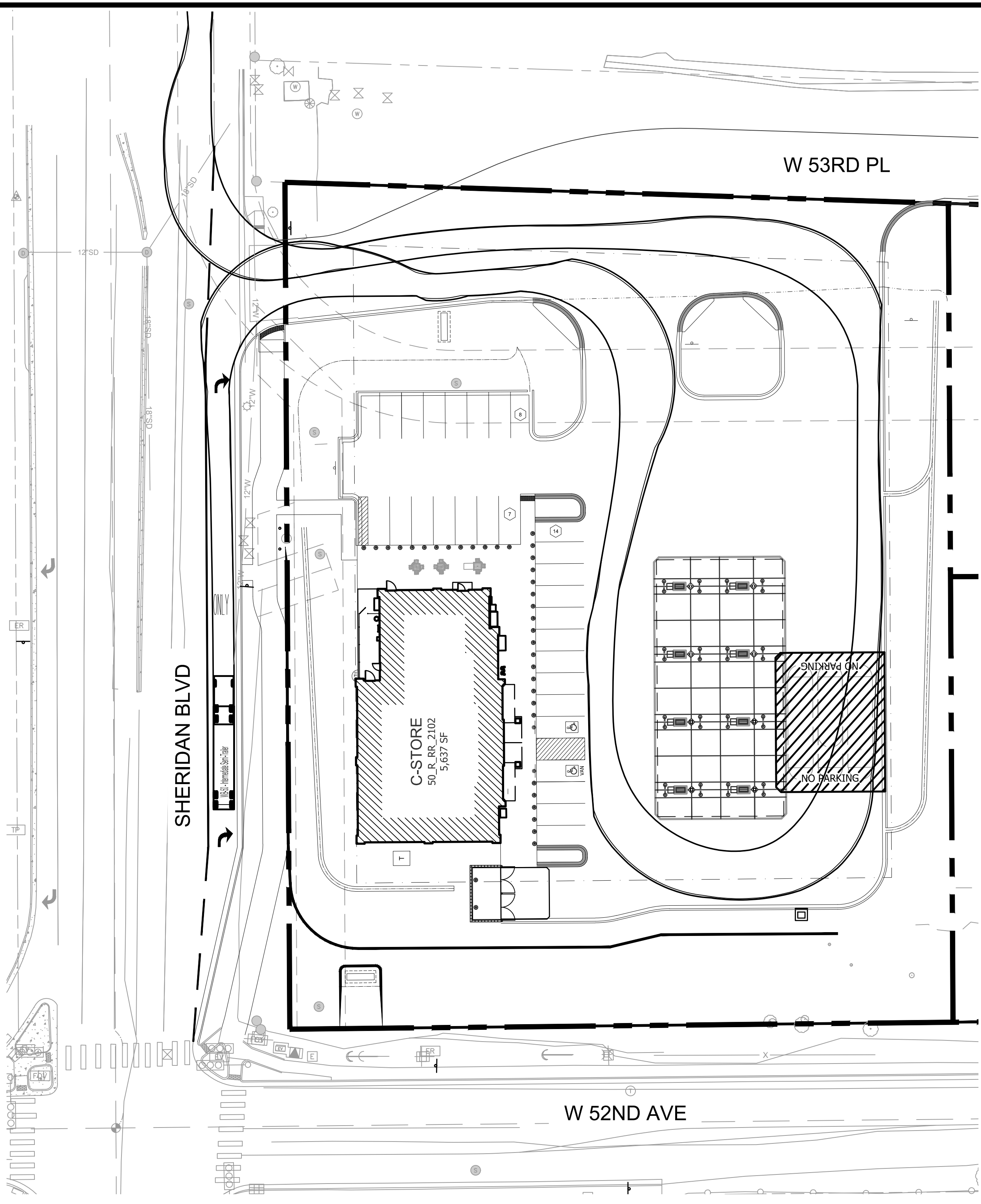
Construction Completion Date: 02/27/2025

Initials or signature of Developer: _____

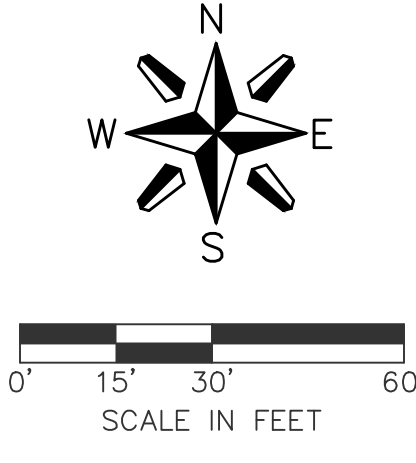
DWG: F:\2022\02501-03000\022-02737-40-Design\AutoCAD\EXHIBIT_2294-TRUCK TURNING Exhibit_01.11.2023.dwg
 DATE: Jan 11, 2024 3:10pm
 USER: ekigore
 XREFS: C_XBASE_02202737
 C_PTBK CDs_02202737
 C_PBASE_02202737



TRUCK ACCESS ROUTE (WB-67)



TRUCK ACCESS ROUTE (WB-50)



olsson
 1880 Fall River Drive, Suite 200
 Loveland, CO 80538
 TEL 970.461.7733
 www.olsson.com

THIS DOCUMENT HAS BEEN RELEASED BY OLSSON FOR REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONALS, AND IS SUBJECT TO CHANGE. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.



#2294 - ADAMS COUNTY, CO
 52ND AVE & SHERIDAN BLVD
 FIRE TRUCK EXHIBIT

KG PROJECT TEAM:
 RDM: TC
 SDM: DG
 CPM: BS

REVISION DESCRIPTION	DATE

DATE: 01/18/2024

SHEET NUMBER:
 1 OF 1

CONFIDENTIAL DOCUMENT:
 INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY TO KUM & GO, L.C. AND SHALL NOT BE DISTRIBUTED.



CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

ADDRESSED AND REVISED

CASE NUMBER

PRELIMINARY

THIS SURVEY IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE. THIS SURVEY IS NOT CONSIDERED FINAL UNTIL THE LICENSED PROFESSIONAL SURVEYOR HAS REMOVED THIS PROVISIONAL NOTE AND HAS CERTIFIED AND SIGNED THIS SURVEY AS A FINAL SURVEY.

FINAL PLAT OF KUM & GO #2294

A REPLAT OF TRACT D AND BEING A PART OF G NO.1, AMENDMENT PLAT SECTION 18 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF ARVADA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF X

ADDRESSED AND REVISED

ADDRESSED AND REVISED

ADDRESSED AND REVISED

ADDRESSED AND REVISED

ADDRESSED AND REVISED

REVISE LINE LEGEND. IT DOES NOT MATCH WHAT IS SHOWN ABOVE

THIS IS NOT JEFFERSON COUNTY. IT IS CITY AND COUNTY OF DENVER

NORTHWEST CORNER OF SECTION 18-T3S-R68W FOUND #6 REBAR IN A RANGE BOX

N0°19'43"W 2639.88'
WEST LINE OF THE NW 1/4 SEC.18-T3S-R68W

JEFFERSON COUNTY
ADAMS COUNTY

SHERIDAN BLVD
(100' RIGHT-OF-WAY)

FOUND ROD N25°03'49"W 3.97' CORNER

N89°23'12"E 60.00'

POINT OF COMMENCEMENT SW CORNER OF THE NW QUARTER OF SECTION 18, T3S, R68W FOUND 3.25" BRASS CAP "CITY OF WHEAT RIDGE LS 13212" IN A RANGE BOX

BERKELEY VILLAGE, FILING NO. 1 (REC. NO. 886210)
TRACT D

BERKELEY VILLAGE, FILING NO. 1 AMENDED PLAT (REC. NO. 988530)

BERKELEY VILLAGE, FILING NO. 1 AMENDED PLAT REC. NO. 988530

BERKELEY VILLAGE, FILING NO. 1 AMENDED PLAT REC. NO. 988530

FOUND ILLEGIBLE 1.5" ALUMINUM CAP N10°50'17"W 1.34' FROM CORNER

NON-EXCLUSIVE ACCESS EASEMENT BOOK 1826, PAGE 20

FOUND #4 REBAR WITH RED PLASTIC CAP "27258"

ACCESS EASEMENT DEDICATED HEREON (SEE SHEET 3)

BERKELY WATER & SANITATION DISTRICT UTILITY EASEMENT BK.3520, PG.789

CITY & COUNTY OF DENVER 20' SEWER EASEMENT BK.2978, PG.173

METROPOLITAN DENVER SEWAGE DISPOSAL DISTRICT NO. 1 20' SEWER EASEMENT BK.2978, PG.173 (ASSIGNMENT IN BK.3319, PG.188)

POINT OF BEGINNING NO. 5 - 18" REBAR WITH ORANGE PLASTIC CAP "OLSSON PLS 38693"

S88°10'13"E 494.80'

264.89'

154.80'

S0°19'43"E 338.75'

183.95'

S89°23'41"W 676.87'

298.49'

N89°23'41"E 2588.52' (BASIS OF BEARINGS)

70'

40'

30'

FOUND #4 REBAR

FOUND #4 REBAR WITH RED PLASTIC CAP "27258"

229.91'

70.41'

S89°35'16"W 297.61'

167.74'

S0°36'19"E 303.84'

182.51'

113.67'

N0°50'38"W 10.00'

113.50'

30'

60'

30'

FOUND #4 REBAR WITH RED PLASTIC CAP "27258"

70.41'

N71°44'53"E 188.00'

117.59'

N81°10'52"E 142.66'

N89°09'00"E 340.88'

94.70'

N0°42'15"W 14.24'

FOUND #4 REBAR WITH RED PLASTIC CAP "27258"

TRACT A 28,969 SQ. FT. 0.665 ACRES

94.70'

S0°51'00"E 285.00'

190.30'

S89°23'41"W 115.00'

UNPLATTED

FOUND #4 REBAR WITH RED PLASTIC CAP "27258"

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N71°44'53"E 188.00'

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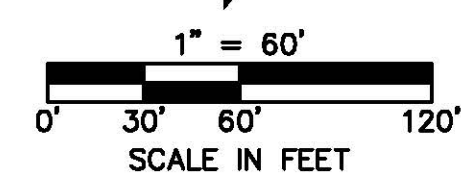
UNPLATTED

LEGEND

- FOUND MONUMENT NAIL & WASHER "PLS 23899" UNLESS OTHERWISE STATED SECTION CORNER
- SET #5 - 18" REBAR WITH ORANGE PLASTIC CAP "OLSSON PLS 38693"
- BOUNDARY
- - - EASEMENT
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- SECTION LINE

UNPLATTED

LOT AREA TABLE		
LOT NO.	SQUARE FT.	ACRES
1	91,155	2.092
2	45,164	1.037
3	54,611	1.254
4	91,929	2.110
TRACT A	28,969	0.665
TOTALS	311,828	7.158



*SEE SHEET 3 FOR DEDICATED EASEMENT DIMENSIONS AND INFORMATION.

olsson

1525 RALEIGH STREET, SUITE 400
DENVER, COLORADO
TEL 303.237.2072
www.olsson.com

PLATTED SUBDIVISION

APPROVED BY: _____ NSS
PROJECT #: 022-02737
DATE: 02.16.2023

SHEET 2 OF 3

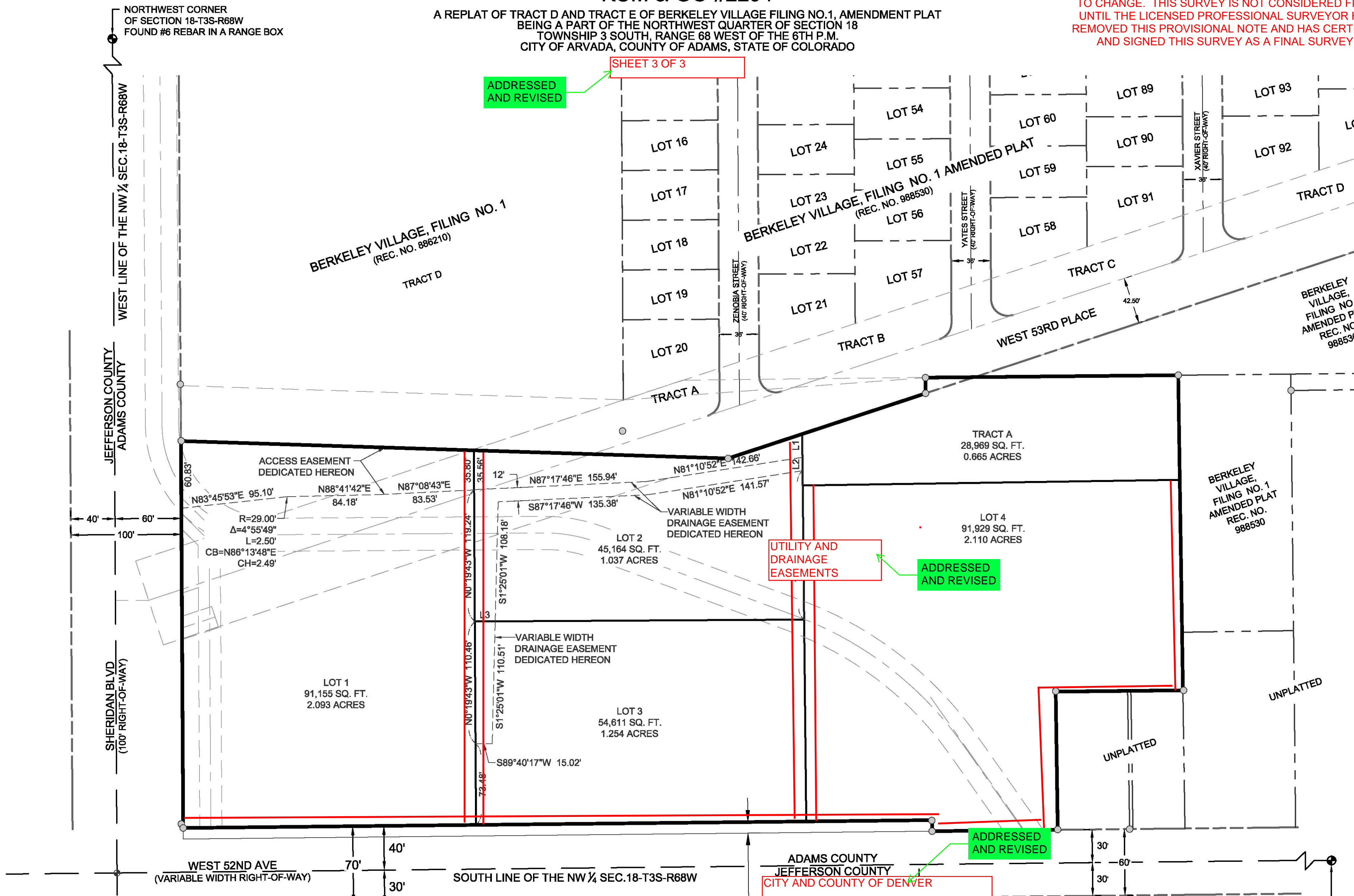
KUM & GO #2294

A REPLAT OF TRACT D AND TRACT E OF BERKELEY VILLAGE FILING NO.1, AMENDMENT PLAT BEING A PART OF THE NORTHWEST QUARTER OF SECTION 18 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF ARVADA, COUNTY OF ADAMS, STATE OF COLORADO

PRELIMINARY

THIS SURVEY IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE. THIS SURVEY IS NOT CONSIDERED FINAL UNTIL THE LICENSED PROFESSIONAL SURVEYOR HAS REMOVED THIS PROVISIONAL NOTE AND HAS CERTIFIED AND SIGNED THIS SURVEY AS A FINAL SURVEY.

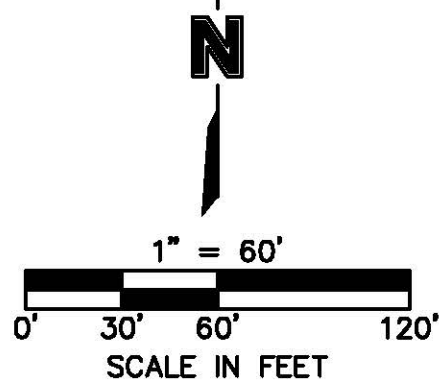
SHEET 3 OF 3



LEGEND

- FOUND MONUMENT NAIL & WASHER *PLS 23899* UNLESS OTHERWISE STATED
- ⊕ SECTION CORNER
- SET #5 - 18" REBAR WITH ORANGE PLASTIC CAP *OLSSON PLS 38693*
- BOUNDARY
- - - EASEMENT
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- SECTION LINE

LINE #	DIRECTION	LENGTH
L1	S0°36'19"E	21.06'
L2	S0°36'19"E	12.12'
L3	S89°40'17"W	18.39'



*SEE SHEET 2 FOR BOUNDARY AND LOT INFORMATION.

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SHEET 3 OF 3

MINOR PLAT COMMENTS

MINOR PLAT DOCUMENT

ENG1: Increase in traffic to Sheridan Blvd from the private drive, W 53rd Pl, will require a new access permit from CDOT. Traffic Impact Study has been submitted to CDOT for evaluation. Any improvements to Sheridan Blvd must be permit through CDOT before final approval.

Noted. We will work with CDOT and acquire any permit needed

ENG2: Public Streets/Roads, Right of Way Dedication: The required dedication has already been completed as part of KUM & GO #2294 Subdivision. Based on the need for a 2nd North Bound Left Turn Lane and dedication for a south bound lane.

Based on communication with the County and CDOT, we will be dedicating 12' of ROW in order to provide a Right-Turn Lane to W 53rd Pl.

ENG3: Private Street Easements: Dedication of an emergency access easement across the interior and exterior private access drives is required. The on-site private access drives shall be a minimum of 25 feet wide and labeled as a "Utility and Drainage Easement and Private Access Drive" Also, the plat dedication shall include the private access drive dedication. Access is required to all four proposed lots.

Access easements have been provided by the plat. Internal access roads will be designed at a future time when development plans occur for all internal lots.

ENG4: Notes and restrictions regarding access, grading, drainage and maintenance shall be placed on the Plat as required by the Planning and Development Department. See the enclosed red marked plans for required corrections.

The enclosed red marked plans have been revised and responded to.

ENG5 Non-buildable areas should be fully dimensioned and tied to reference points and be shown by a fine, continuous line. Such areas include the areas deemed by the Geologic Report as "non-disturb" or "non-build" and existing City of Denver easements.

Without additional geotechnical services, defined boundaries can not be added to the plat at this time. A note has been added to the plat stating locations of non-buildable areas can be referenced in the Geotech report.

ENG6: Drainage easements are required to be dedicated to the County and state that the County has the right of access on the easements which shall be kept clear of obstructions to the flow and/or obstructions to maintenance access Easements shall be dedicated according to the international fire code for access. Dedication of easements to the County is required for all pipes, channels, swales and other drainage appurtenances and facilities (including those located on adjoining property).

Noted. Public drainage easements will be added to the plat as needed.

ENG7: A copy of the Cost Estimate Exhibit "B" subject to the requirements of Adams County Development Standards and Regulations. The Exhibit "A" must also include but is not limited to:

Noted. A copy of the Cost Estimate Exhibit "B" and Exhibit "A" will be submitted after further EGR reviews.

- a. Public and Private streets/roads
- b. Drainage improvements
- c. Erosion and Sediment Control Items
- d. Water and Sewer
- e. Traffic signs (stop)

ENG8: Quantities shall be in groups that reference specific street names or other identifiable subdivision features and improvements. For more Information, please see the enclosed standard format

Noted. Quantities are in groups that reference specific street names or other identifiable subdivision features and improvements.

Separate line item[s] shall identify the quantities and costs for those improvements when the developer will provide different Phases for construction for the four lots

Noted.

A separate Exhibit "B" for landscaping, if required, needs to be submitted to and be approved by Planning and Development.

A Separate Exhibit "B" will be submitted after further EGR review.

ENGINEERING DESIGN STANDARDS

ENG9: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page: <http://www.adcogov.org/one-stop-customer-center>.

Noted. Thank you.

Circulation (Horizontal and Vertical Control)

ENG10: Access permits are required for any new driveways connecting with a West 52nd Avenue. The Plat as proposed to access the four lots via private access to Sheridan Avenue. No Full will be allowed onto West 52nd Avenue without further approval.

Noted. We are not proposing any access to West 52nd Ave.

ENG11: All off-street parking and loading must meet the standards in Section 4 of the Adams County Development Standards and Regulations. The requirements include the following.

Noted. Any proposed off-street parking and loading will meet the standards in Section 4 of the Adams County Development Standards and Regulations.

- a. ADA Parking Requirements: Please show the ADA parking spaces on the grading plan. The grading plan also needs to show that the maximum longitudinal slope on the ADA parking spaces is 2%.
- b. Parking Lot Drainage: All parking and loading facilities shall be designed, graded and provided with storm drainage facilities. Parking areas shall contain some mechanism for concentrated flow of drainage such as cross-pans or storm sewer. Drainage from snow storage, drip lines, sub-drains and sheet flow from areas other than parking shall be diverted away and shall not cross parking areas.
- c. Parking Space Delineation: Please include the required signage and surface markings for the ADA parking in the construction plans.
- d. Parking Lot Stacking: The minimum distance between the parking lot and public street or right of way needs to be addressed.

ENG12: Private Street Design: Private streets (any access serving more than one lot and non-residential driveways; existing and proposed, interior and exterior to the development) will need to be constructed to meet the requirements of the requirements include the following:

- a. Turnarounds must be provided at the ends of private streets that exceed 150 feet in length. Additionally, turnouts must be provided every 150 feet along private streets with a total width of less than 20 feet. If the narrower template is used on a corner, it is likely widening will be needed on the corner in order for larger vehicles to make the turn.

Noted. As additional lots develop and private streets are designed, this design will meet the standards.

ENG13: Intersection Spacing: Street/Driveway intersections shall meet the spacing requirements of the Adams County Development Standards and Regulations. In order to determine spacing, the nearest streets, intersections, and driveways, both adjacent and opposite to the proposed development need to be shown on the plat/construction plan. The existing access is in compliance with the spacing requirements. Please line up access point internally to avoid headlight glare on the existing residences.

Noted. The accesses will be provided on the CDs. The internal access points will be lined up to avoid headlight glare on the existing residences.

ENG14: Stop Sign Control: Stop sign control is required at all unsignalized intersections.

Noted. Stop signs will be added at all unsignalized intersections

ENG15: Vision Clearance Triangle: Trees, hedges, shrubs, fences, walls and other structures, and facilities and devices over 42 inches in height that would obstruct a driver's vision within the vision clearance triangle of any public street intersection will not be permitted. The triangle is measured from the point of intersection of the right-of-way/easement/lot lines extended.

Noted. Thank you.

GRADING AND DRAINAGE

ENG16: Geology and Soils: The applicant will need to submit a Soils and Geotechnical Report with the Site Development Plan application for each Lot.

Noted. A Soils and Geotechnical Report will be submitted with the Site Development Plan application.

EGR17: Infiltration Encouraged: Where soil types allow, the County encourages the use of structural BMPs that match the runoff reduction and water quality recommendations of the Urban Drainage 4-step process outlined in UDFCD Volume 3, BMP Planning for New Development, beginning on page ND1. Step 1 BMPs reduce the required WQCV and there are other BMPs that meet the water quality basin capture volume requirement in addition to the extended detention basin. Reduction in the total required stormwater detention volume is permitted for site that confirm to the criteria in Urban Drainage for minimizing directly connected impervious area.

The MHFD 4-step process has been incorporated into the site design. In addition to minimizing directly connected impervious area as much as possible, the site design includes numerous grass buffers and swales.

EGR18: Full Spectrum Detention: In order to minimize damage to downstream properties Full Spectrum Detention is required for all new detention ponds and regional ponds that will be utilized as part of a development project. Please see the criteria for full spectrum detention in the Urban Storm Drainage Criteria Manual Volume II (Storage). A new detention pond design checklist is also available in the appendix of the new Drainage Manual for more information on stormwater detention pond(s) design.
Noted. The proposed detention pond is a Full Spectrum Detention.

Fire Protection Requirements:

EGR19: Fire hydrants shall be provided when a water distribution system will serve the proposed development.

A fire hydrant will be provided for each lot as development occurs. Lot 1 is providing a fire hydrant for the site.

ENG20: Fire Department Access: All streets and private drive including emergency access, shall be designed and constructed according to International Fire Code.

Noted. All streets and private drives including emergency access, will be designed and constructed according to the international fire code.

Additional Requirements

ENG21: Construction documents are required for all construction associated with the plat/EGR. Please submit construction plans to-scale in electronic PDF format.

Noted. Construction Documents are provided within the EGR submittal

ENG22: The applicant will be required to establish an organization (normally a property or homeowners' association) to own and maintain private streets, drainage and detention facilities and common areas unless an existing organization agrees in writing to maintain these improvements.

Noted. The developer will handle any organizations and maintain drainage provided within easements.

ENG22: These initial case comments are based solely upon the submitted preliminary application package. They are intended to make the applicant aware of regulatory requirements. Failure by Planning and Development to note any specific item does not relieve the applicant from conforming to all County regulations. Furthermore, if the proposed site layout and design are altered substantially during subsequent County land development processes (platting, additional submittals), Planning and Development Engineering reserves the right to modify these initial comments or add appropriate additional comments.

Noted. Thank you.

The applicant should respond to these comments. If there are any questions, please contact Steve Krawczyk at 720-523-6853.

sk

Attachment/Enclosure

c: File

CERTIFICATION OF REVOCABLE TRUST

THE SBGM LAND TRUST, A REVOCABLE TRUST

I, James W. Goyette, do hereby certify that I have created the aforementioned Revocable Trust. The pertinent facts regarding such Trust are:

1. CURRENT TRUSTEES:

James W. Goyette is Grantor, Beneficiary and Trustee of the SBGM Land Trust.

2. DIRECT NAMED BENEFICIARIES:

James W. Goyette is the beneficiary during his lifetime. After the death of Beneficiary, the Trust shall terminate and be disposed of to certain named beneficiaries per the terms of said Trust.

3. Each herein named Trustee is qualified to act on behalf of the Trust. Trustee is authorized to act for any asset, banking, check, stock, real estate, escrow, insurance, or other action. The Trustee may buy, sell, hold, convey, encumber, rent, borrow or lend money for any purpose, secure repayment by note, mortgage, trust deed, contract, interest in, security, pledge, or encumber any part of the Trust, hypothecate, repair, destroy, improve, deduct, retain, insure, expend, pay out, incur expenses, invest, engage in business, lease any property, money, or value of the Trust, or any additional property, compromise, settle, arbitrate, sign, agree, negotiate, or defend any agreement, contract, claim or demand, or act through an agent or attorney-in-fact. The Trustee may freely act without obtaining the consent of any person or court.

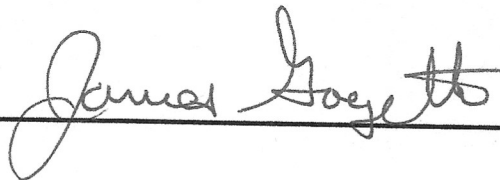
4. The Trust has not been revoked.

5. No asset is owned personally by any Trustee, Settlor, or Beneficiary.

6. Only one signature of any singular trustee is required for any action.

Dated Nov 21, 2023

James W. Goyette

A handwritten signature in cursive script that reads "James W. Goyette". The signature is written in dark ink and is positioned above a horizontal line that spans the width of the signature area.

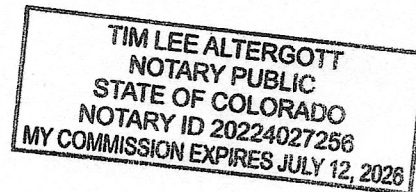
STATE OF Colorado) SS
COUNTY OF Jefferson)

On 11-21-23 before me, James W. Goyette personally appeared and is the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Signature

Jim J. Altyett

7-12-26
My Commission Expires:

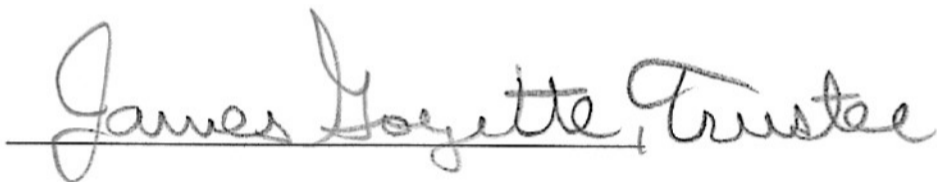


(THIS AREA FOR OFFICIAL
NOTARIAL SEAL)

Maintenance Agreement

This Maintenance Agreement is made and will be effective 1/26/2024 between SBGM Land Trust, PO Box 306, Pine, CO, 80470 and all owners of lots located at 5200 Sheridan Blvd, Arvada, CO, 80002.

It is agreed by SBGM Land Trust to maintain all private streets, drainage, common areas and detention facilities on the property. Each lot will share proportionately (as to their percent square footage of the total lot area) in the cost of such maintenance.

A handwritten signature in cursive script that reads "James Goyette, Trustee". The signature is written over a horizontal line.

James Goyette, Trustee
SBGM Land Trust