GREATROCK NORTH WATER AND SANITATION DISTRICT

8390 E. Crescent Pkwy., Suite 300Greenwood Village, CO 80111 (P) 303-779-5710 (F) 303-779-0348 www.colorado.gov/greatrocknorthwsd

Mission: To provide the highest quality of water at the most affordable price for current customers and to provide for the expansion of the District as growth occurs.

NOTICE OF REGULAR MEETING AND AGENDA

DATE: February 7, 2023

TIME: 4:30 P.M.

LOCATION: This meeting will be held via teleconferencing and can be joined

through the directions below:

ACCESS: You can attend the meeting in any of the following ways:

1. To attend via MS Teams videoconference use the below link –

 $\frac{https://teams.microsoft.com/l/meetup-join/19\%3ameeting_OGRmYmFhODAtMDM1Yi00NWY5LTgyYzktOT}{EzMGZkNjc4MzM2\%40thread.v2/0?context=\%7b\%22Tid\%22\%3a\%22}{4aaa468e-93ba-4ee3-ab9f-}\\ \underline{6a247aa3ade0\%22\%2c\%22Oid\%22\%3a\%227e78628f-89cd-4e97-af6c-}$

60df84b55ffe%22%7d

2. Or by calling 1-720-547-5281 & entering the following Phone Conference ID: 345 031 154#

Board of Directors:	Office	Term Expires
John D. Wyckoff	President	May, 2025
Robert W. Fleck	Vice President	May, 2023
Lisa Jacoby	Treasurer	May, 2025
Brian K. Rogers	Secretary	May, 2023
Brenda Adams	Assistant Secretary	May, 2025

Consultants:

Lisa A. Johnson District Manager

Jennifer Gruber Tanaka, Esq. District General Counsel

Erin K. Stutz, Esq.

Nicholaus Marcotte, PE District Engineer

Mike Murphy District Operator in Responsible Charge

- I. ADMINISTRATIVE MATTERS (Action Items Status Matrix to be distributed).
 - A. Present Disclosures of Potential Conflicts of Interest.
 - B. Approve Agenda.
 - C. Board of Director's Report.
 - D. District Manager's Report (enclosure 002).
 - E. Review property schedule related to 2023 insurance renewal (enclosure -003).

II. CONSENT AGENDA

- A. These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.
 - 1. Approve the Minutes of the December 6, 2022 regular meeting (enclosure -004).
 - 2. Ratify approval of the payment of claims for the period ending January 23, 2023 in the amount of \$111,432.39 (enclosure 005).
 - 3. Acceptance of unaudited financial statements for the period ending December 31, 2022, Schedule of Cash Position updated as of February 1, 2023, and Inclusion Summaries (to be distributed).
 - 4. Operations and Maintenance Activities Report (enclosure -006).
 - 5. Review meter installation report (enclosure -007).
 - 6. Ratify Amendment to Warranty Agreement for Acceptance of Ridgeview Estates (enclosure 008).
 - 7. Adopt Resolution 2023-02-01 Designating Meeting Notice Posting Location (enclosure 009).

III. FINANCIAL MATTERS

- IV. ENGINEER'S REPORT (enclosure 010)
 - A. Capital Projects Update
 - 1. Third Alluvial Well
 - 2. Evaporation Pond
 - 3. Reverse Osmosis Treatment Facility
 - B. Discuss Construction Manager at Risk Delivery Method ("CMAR").
 - C. Consider approval of proposal from Element Engineering LLC for rate study (enclosure 011, page 4 of Engineer's Report).
- V. OPERATIONS AND MAINTENANCE MATTERS (ORC Report enclosure 012).
 - A. Review and consider approval of an Independent Contractor Agreement with CMIT for IT services (enclosure 013).

Greatrock North Water and Sanitation District February 7, 2023 Agenda

VI. LEGAL MATTERS

A. Consider approval of Initial Acceptance Resolution for Country Club Ranchettes #1 Improvements (enclosure – 014).

VII. OTHER MATTERS

- A. Status of Homestead Heights/Country Club Ranchettes #1.
- B. Status of Hayesmount Estates.
- C. Status of Ridgeview Estates.
- D. Status of Country Club Ranchettes Filing No. 2.
- VIII. COMMUNITY COMMENTS (ITEMS NOT ON THE AGENDA ONLY. COMMENTS LIMITED TO 3 MINUTES PER PERSON AND TAKEN IN ORDER LISTED ON SIGN UP SHEET).
- IX. ADJOURNMENT

THE NEXT MEETING IS SCHEDULED for Tuesday, March 7, 2023 at 4:30 p.m.



Date: January 24, 2023

To: Greatrock North Water and Sanitation District, Board of Directors

From: Lisa A. Johnson, District Manager

Re: February 7, 2023 Manager's Report

Agenda Action Items

II.A. Consent Agenda

- 1. Approve the Minutes of the December 6, 2022 regular meeting.
- 2. Ratify approval of the payment of claims for the period ending December 2022 and January 2023.
- 3. Acceptance of unaudited financial statements for the period ending December 31, 2022, Schedule of Cash Position and Inclusion Summaries.
- 4. Operations and Maintenance Activities Report.
- 5. Review meter installation report.
- 6. Ratify Amendment to Warranty Agreement for Acceptance of Ridgeview Estates
- 7. Adopt Resolution 2023-02-01 Designating Meeting Notice Posting Location.

I recommend approval of the consent agenda items.

VI.A. Initial Acceptance Resolution for Country Club Ranchettes #1 Improvements

Mr. Marcotte has been working with the developer of Country Club Ranchettes #1 to obtain the necessary documentation to recommend initial acceptance of the water improvements.

I recommend approval of the initial acceptance of Country Club Ranchettes #1.

VII.A.1. Homestead Heights/ Country Club Ranchettes #1

Updates included in Engineer's Report. In addition, 17 System Development Fees have been collected to date.

VII.B. Hayesmount Estates

20 System Development Fees have been paid to date.

VII.C. Ridgeview Estates

Updates provided in the Engineer's Report. In addition, 12 System Development Fees have been collected to date which includes all of Phase 1.

VII.D. Country Club Ranchettes Filing No. 2 ("CC#2")

Matt is working with property owner's water rights counsel on reviewing water rights matters.

Review of monthly Water Resumes and Other Water Related Matters

Attorney Poznanovic has reviewed the November resume and did not find any cases he would recommend the district oppose.

Update on other District Related Matters and/or Committee Meetings

Mike Murphy solicited a proposal for IT services from CMIT. I reviewed the proposal and discussed with Director Wyckoff. I have asked Attorney Stutz to prepare an independent contractor agreement for review and approval by the Board of Directors.

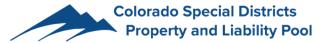
The furniture for the new meeting room at the BECR WTP should be delivered and installed on 2/7/2023.

Renewal Documents and Invoice 1/1/2023 to EOD 12/31/2023

Acceptance of this coverage is evidenced only by payment of the enclosed invoice by January 1, 2023.

The following renewal documents are attached where applicable:

- 1. Invoice: Payment is due upon receipt. Please return a copy of the invoice with your payment to ensure that it is applied correctly. We have attached a Coverage Contribution instructions sheet which provides details about your payment.
- 2. Comparison of Annual Contributions.
- 3. Deductible Options:
 - Provides the difference in cost by coverage line if you were to increase or decrease the deductible for that specific coverage.
- 4. Quote for Excess Liability limits for your consideration:
 - Limits of up to \$8 million, in excess of the primary \$2 million Liability limit, are available.
 Although the primary \$2 million Liability limit is sufficient to cover the CGIA tort cap, we do recommend you consider purchasing higher limits primarily due to special districts' unlimited liability to federal civil rights, discrimination, harassment, whistle blowing, and other employment-related practices claims.
- 5. Coverage Declaration Pages: Informational page summarizing the key points about the coverage provided including limits and deductible descriptions for all coverage provided. Full coverage forms will be available at csdpool.org/documents by January 1, 2023.
- 6. Schedules: Lists of exposures and values.
- 7. Certificates of coverage: Originals are mailed directly to the Certificate Holders.
- 8. Automobile identification cards: Hard copies will be mailed.



Property and Liability Coverage

Invoice

Named Member:

Greatrock North Water & Sanitation District CliftonLarsonAllen LLP 8390 East Crescent Parkway, Suite 300 Greenwood Village, CO 80111-2814

Broker of Record:

TCW Risk Management 384 Inverness Parkway Suite 170 Englewood, CO 80112

Coverage No.	Entity ID	Effective Date	Expiration Date	Invoice Date
23PL-48085-3168	48085	1/1/2023	EOD 12/31/2023	12/11/2022

verage	Contribution
General Liability	\$4,059.00
Property	\$13,850.00
Crime	\$176.00
Non-Owned Auto Liability	\$132.00
Hired Auto Physical Damage	\$65.00
Equipment Breakdown	\$1,576.00
No-Fault Water Intrusion & Sewer Backup	\$1,015.00
Public Officials Liability	\$487.00
Excess	\$1,087.00
Pollution	\$0.00
Total Contribution	\$22,447.00

Estimated Annualized Contribution (for budgeting purposes only) \$22,447.00

Total contribution includes commission paid to the Broker reflected above

Please note: where included above, Hired Auto Physical Damage and Non-Owned Auto Liability are mandatory coverages and may not be removed. No-Fault Water Intrusion & Sewer Backup coverage may only be removed with completion of the No-Fault Opt Out Endorsement.

The following discounts are applied (Not applicable to minimum contributions):

12.41% Continuity Credit Discount

8% Multi Program Discount for WC Program Participation

Payment Due Upon Receipt

Payment evidences "acceptance" of this coverage. The terms of the Intergovernmental Agreement (IGA) require timely payment to prevent automatic cancellation of coverage. Please return this invoice and reference the coverage number on your check to help us apply your payment correctly. Only prior notice to the board of directors of the Colorado Special Districts Property and Liability Pool and subsequent approval may extend cancellation provision.

Remit checks to: Colorado Special Districts Property and Liability Pool

c/o McGriff Insurance Services, Inc.

PO Box 1539

Portland, OR 97207-1539

We accept online payments at **E-Bill Express**

Refer to Payment Instructions page for additional options

billing@csdpool.org 800-318-8870 ext. 3



Payment Instructions

The annual contribution for coverage with the Pool is due upon receipt of this invoice.

We accept the following payment methods:

- 1. Online using **E-Bill Express** (www.e-billexpress.com/ebpp/CSDPool). For detailed instructions, please click here or go to csdpool.org/documents. You can also find an FAQ here or go to the E-Bill Express logon screen.
- Mail your check to:

Colorado Special Districts Property and Liability Pool c/o McGriff Insurance Services, Inc. PO Box 1539
Portland, OR 97207

For express or overnight mail services, please use the address below:

Colorado Special Districts Property and Liability Pool c/o McGriff Insurance Services, Inc. 1800 SW 1st Ave, Suite 400 Portland, OR 97201

To ensure that your payment is accurately applied, please always include a copy of the invoice.

3. Wire or ACH transfer from your own bank account. Please let us know if you wish to use this method and we will be happy to provide you with these instructions.

Please be advised that in accordance with the Intergovernmental Agreement (IGA), automatic expulsion will occur on the 60th day should your account not be current. If you wish to reinstate your district's coverage after cancellation has occurred, a \$100 reinstatement fee will apply.

If your district requires a payment extension, please submit a written request within ten (10) business days from the date of the invoice, for consideration by the CSD Pool Board of Directors.

Finally, all members of the Pool must be members in good standing with the Special District Association of Colorado (SDA). Please visit the SDA website at sdaco.org for member information.

Please contact us at billing@csdpool.org or 800-318-8870 ext. 3 for billing questions.



Annual Comparison of 2023 and 2022 contributions. Loss Ratios based on participation years from 2015 to 2022

Greatrock North Water & Sanitation District

		Year 2023	Contribution \$22,447.00		
		2022	\$18,731.00		
		Difference	\$3,716.00		
		% Difference	19.84%		
General Liability	Contribution	TOE	Equipment Breakdown	Contribution	
Yr. 2023	\$4,059.00	\$976,287.00	Yr. 2023	\$1,576.00	
Yr. 2022	\$3,309.00	\$908,722.00	Yr. 2022	\$1,312.00	
Difference	\$750.00	\$67,565.00	Difference	\$264.00	
% Difference	22.67%	7.44%	% Difference	20.12%	
Loss Ratio	0.00%		Loss Ratio	0.00%	
Auto Liability	Contribution	Auto Count	Crime	Contribution	
Yr. 2023	\$132.00	0	Yr. 2023	\$176.00	
Yr. 2022	\$132.00	0	Yr. 2022	\$174.00	
Difference		0	Difference	\$2.00	
% Difference	NaN	0.00%	% Difference	1.15%	
Loss Ratio	0.00%		Loss Ratio	0.00%	
Auto Physical Damage	Contribution	TIV	Public Officials Liability	Contribution	EE Count
Yr. 2023	\$65.00	\$0.00	Yr. 2023	\$487.00	0
Yr. 2022	\$65.00	\$0.00	Yr. 2022	\$487.00	0
Difference	+00.00	\$0.00	Difference	\$0.00	0
% Difference	NaN	0.00%	% Difference	0.00%	0.00%
Loss Ratio	0.00%		Loss Ratio	0.00%	
Droporty/Inland Marin-	Contribution	TIV	Evenes Liebilit.	Contribution	
Property/Inland Marine Yr. 2023	\$13,850.00	\$8,414,901.00	Excess Liability Yr. 2023	\$1,087.00	
Yr. 2023 Yr. 2022	\$13,850.00 \$11,517.00	\$8,414,901.00 \$7,075,948.00	Yr. 2023 Yr. 2022	\$1,087.00	
		\$1,338,953.00			
Difference % Difference	\$2,333.00 20.26%	\$1,338,953.00 18.92%	Difference	\$179.00	
	20.26% 0.00%	10.9270	% Difference	19.71%	
Loss Ratio	0.00%		Loss Ratio	0.00%	

Earthquake	Contribution	Flood	Contribution	No Fault	Contribution
Yr. 2023	\$0.00	Yr. 2023	\$0.00	Yr. 2023	\$1,015.00
Yr. 2022	\$0.00	Yr. 2022	\$0.00	Yr. 2022	\$827.00
Difference	\$0.00	Difference	\$0.00	Difference	\$188.00
% Difference	0.00%	% Difference	0.00%	% Difference	22.73%
Loss Ratio	0.00%	Loss Ratio	0.00%	Loss Ratio	0.00%



Deductible Options

Greatrock North Water & Sanitation District

Based on Coverage 23PL-48085-3168 data as of 12/11/2022

Auto Liability		
	\$22,447.00	

Auto Physical Damage			
Comprehensive and Collision Deductibles			
Both \$22,447.00			

General Liability			
\$0.00	\$4,059.00		
\$500.00	\$3,166.00		
\$1,000.00	\$2,955.00		
\$2,500.00	\$2,744.00		
\$5,000.00	\$2,533.00		
\$7,500.00	\$2,452.00		
\$10,000.00	\$2,322.00		

Property			
Property and Inland Marin	e Deductibles (IM Max		
Both \$250.00	\$16,165.00		
Both \$500.00	\$13,850.00		
Both \$1,000.00	\$13,629.00		
Both \$2,500.00	\$13,436.00		
Both \$5,000.00	\$12,981.00		
Property \$7,500.00	\$12,775.00		
Property \$10,000.00	\$12,554.00		
Property \$25,000.00	\$11,851.00		
Property \$50,000.00	\$11,107.00		
Property \$100,000.00	\$10,404.00		
\$5,000)			

No-Fault			
\$500.00	\$1,015.00		
\$1,000.00	\$710.00		
\$2,500.00	\$660.00		
\$5,000.00	\$507.00		
\$7,500.00	\$457.00		

Public Officials Liability		
EPLI \$100,000 &:		
POL \$1,000.00	\$487.00	
POL \$2,500.00	\$487.00	
POL \$5,000.00	\$487.00	
POL \$7,500.00	\$487.00	
POL \$10,000.00	\$487.00	
POL \$1,000 &:		
EPLI \$5,000.00	\$487.00	
EPLI \$7,500.00	\$487.00	
EPLI \$10,000.00	\$487.00	
EPLI \$25,000.00	\$487.00	
EPLI \$50,000.00	\$487.00	
EPLI \$100,000.00	\$487.00	

Equipment Breakdown			
\$1,000.00	\$1,576.00		
\$2,500.00	\$1,545.00		
\$5,000.00	\$1,403.00		
\$7,500.00	\$1,371.00		
\$10,000.00	\$1,324.00		



2023 Excess Liability Options Proposal

This Proposal Does Not Bind Coverage

This report demonstrates what it would cost your district to increase coverage from your current limit of liability to a higher limit.

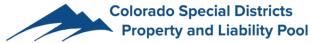
Named Member: Greatrock North Water & Sanitation District

Certificate Number: 23PL-48085-3168

Excess Limit	Annual Excess Contribution	Change in Contribution
\$1,000,000	\$750	-\$337
\$2,000,000*	\$1,087	\$0
\$3,000,000	\$1,250	\$163
\$4,000,000	\$1,308	\$221
\$5,000,000	\$1,414	\$327
\$6,000,000	\$1,522	\$435
\$7,000,000	\$1,750	\$663
\$8,000,000	\$2,000	\$913

^{*} This is your current excess limit.

Note: This is not your Coverage Document. It was created solely for informational purposes. 12/11/2022



Public Entity Liability and Auto Physical Damage Certificate Holder Declaration

Master Coverage Document Number: CSD Pool CTC 01 01 22 and CSD Pool PEL 01 01 23

Certificate Number: 23PL-48085-3168 Coverage Period: 1/3

Named Member:
Greatrock North Water & Sanitation District
CliftonLarsonAllen LLP

8390 East Crescent Parkway, Suite 300 Greenwood Village, CO 80111-2814 **Coverage Period:** 1/1/2023 to EOD 12/31/2023

Broker of Record: TCW Risk Management 384 Inverness Parkway

Suite 170

Englewood, CO 80112

Coverage	Per Occurrence Limit	Annual Aggregate Limit	Deductible	Contribution	
Public Entity Liability Coverage including:	\$2,000,000	None			
General Liability	Included	None	None	\$4,059	
Medical Payments - Premises	\$10,000	None	None	Included	
Employee Benefits Liability	Included	None	None	Included	
Public Officials Liability	Included	None	\$1,000	\$487	
Employment Practices Liability	Included	None	*\$100,000	Included	
Pre Loss Legal Assistance	\$3,500	\$7,000	None	Included	
No-Fault Water Intrusion & Sewer Backup	\$200,000 limited to \$10,000 Any One Premises	***\$1,000,000	\$500	\$1,015	
Cyber	\$200,000	**\$200,000	\$1,000	Included	
Fiduciary Liability	\$200,000	**\$200,000	\$1,000	Included	
Excess Liability - Coverage agreements	\$2,000,000	None	None	\$1,087	
Auto Liability	No Coverage	No Coverage	N/A	No	
Medical Payments – Auto	No Coverage	No Coverage	N/A	No	
Non-Owned and Hired Auto Liability	Included	None	None	\$132	
Uninsured/Underinsured Motorists Liability	No Coverage	No Coverage	N/A	No	
Auto Physical Damage	No Coverage	No Coverage	N/A	No	
Hired Auto Physical Damage	\$50,000	N/A	\$500/\$500	\$65	
Auto Physical Damage - Employee Deductible	\$2,500	N/A	None	Included	

Total Contribution \$6,845

Additional Endorsements applicable to Member:

Additional Covered Member - Designated Person or Organization Automatic Status when Required under a written contract or agreement with the Member

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Public Entity Liability Coverage Document. This Certificate represents only a brief summary of coverages. Please refer to the Master Coverage Document for actual coverage, terms, conditions, and exclusions.

Countersigned by

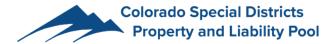
Authorized Representative

^{*}Employment Practices Liability Deductible: 50% of loss including Indemnity and Legal Expenses subject to a maximum deductible of \$100,000 each occurrence.

^{**}A \$5,000,000 All Member Annual Aggregate Limit shall apply to Cyber.

^{**}A \$1,000,000 All Member Annual Aggregate Limit shall apply to Fiduciary Liability.

^{***}No-Fault Water Intrusion & Sewer Backup has \$1,000,000 All Member Annual Aggregate Limit.



LIABILITY ENDORSEMENT

Named Member	Endorsement
Greatrock North Water & Sanitation District	CSD Pool Additional Covered Member – Designated Person or Organization 01 01 22
Certificate Number	Effective Date of Endorsement
23PL-48085-3168	1/1/2023
Issued By	•
Colorado Special Districts Property and Liability Pool	

This endorsement modifies coverage provided under the following:

PUBLIC ENTITY LIABILITY COVERAGE DOCUMENT

ADDITIONAL COVERED MEMBER – DESIGNATED PERSON OR ORGANIZATION AUTOMATIC STATUS WHEN REQUIRED UNDER A WRITTEN CONTRACT OR AGREEMENT WITH THE MEMBER

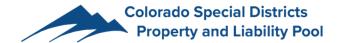
PLEASE READ CAREFULLY

Automatic Status of Additional Covered Member, Person(s), or Organization(s)

Note: Additional Covered Member Status may only be provided to a person or organization who the **Member** has agreed to include as an Additional Covered Member under a written contract or agreement, provided such contract was executed prior to the date of loss.

Section I – Coverage Agreements is amended to include as Additional Covered Member any person or organization when the Member and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an Additional Covered Member on the Member's policy. Such person or organization is an Additional Covered Member with respect to liability for those sums which the Member shall be legally obligated to pay as damages for "bodily injury", "personal injury", "property damage", or a "wrongful act(s) caused, in whole or in part, by the Member's acts or omissions, or the acts or omissions of those acting on its behalf.

- A. In the performance of ongoing operations performed by the **Member**.
- B. A person's or organization's status as an Additional Covered Member under this Endorsement ends when their written contract or agreement with the **Member** ends.
- C. With respect to the coverage afforded to the Additional Covered Members, this coverage does not apply to any "occurrence" which takes place after the written contract or agreement expires.



Property Certificate Holder Declaration

Master Coverage Document Number: CSD Pool CTC 01 01 22 and CSD Pool Property 01 01 23

Coverage Period: 1/1/2023 to EOD 12/31/2023

Named Member:

Greatrock North Water & Sanitation District

CliftonLarsonAllen LLP

8390 East Crescent Parkway, Suite 300

Greenwood Village, CO 80111-2814

Broker of Record:

TCW Risk Management 384 Inverness Parkway

Suite 170

Englewood, CO 80112

Limit of Coverage per Occurrence:

\$8,414,901 Reported Buildings, Business Personal Property, Other Scheduled Items, Outdoor Property and EDP per Schedule.

\$250,000 Business Income including Extra Expense/Rental Income sublimit unless a higher amount is specified on Schedule.

\$ Inland Marine Scheduled items.

\$0 Excess of \$2,000,000 Earthquake Limit per occurrence and annual aggregate per Property Schedule.

\$0 Excess of \$2,000,000 Flood Limit per occurrence and annual aggregate per Property Schedule. Flood Zone A and Flood Zone V are subject to an all member combined limit of \$60,000,000 per occurrence and annual aggregate.

Locations Covered:

Per Schedules on file. Property in Course of Construction must be shown on the Schedule to be covered.

Report of

Annual Statement of Values must be submitted and additions/deletions are to be reported as they

Values: occur.

Perils Covered:

Risk of Direct Physical Loss subject to the terms, conditions, and exclusions in the Master Property

Coverage Document.

Deductibles:

\$500 Per Occurrence, except where noted on Member's Schedules

Earthquake - 2% Per Occurrence of the value of the covered damaged property at the time of loss,

subject to a \$5,000 minimum and \$50,000 maximum.

Flood - 2% Per Occurrence of the value of the covered damaged property at the time of loss, subject to a

\$5,000 minimum and \$50,000 maximum.

Contribution:

\$13,850

Additional Endorsements applicable to Member:

Cosmetic Damage Exclusion
Wind and Hail Deductible Endorsement

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Property Coverage Document. This Certificate represents only a brief summary of coverages. Please refer to the Master Coverage Document for actual coverage, terms, conditions, and exclusions.

Countersigned by:

Authorized Representative



PROPERTY ENDORSEMENT

Named Member: Greatrock North Water & Sanitation District	Property Form No: CSD Pool Property 01 01 23
Certificate Number: 23PL-48085-3168	Effective Date of Endorsement: 1/1/2023
Issued By: Colorado Special Districts Property and Liability Pool	

This endorsement modifies coverage provided under the following:

PROPERTY COVERAGE DOCUMENT WIND AND HAIL DEDUCTIBLE PLEASE READ IT CAREFULLY

The following is added to Section 2. **DEDUCTIBLE**:

E. Wind and/or Hail damage to a building or structure identified in the **Member District** property schedule as **Real Property** or **Outdoor Property**:

In respect to Member District's whose total scheduled property values are below \$25M, 2% per **Occurrence** of the value of the covered damaged property and applicable business income at the time the loss occurs, subject to a \$5,000 minimum and \$50,000 maximum per **Occurrence**, unless a higher deductible is scheduled at the damaged location.

In respect to Member District's whose total scheduled property values are over \$25M, 2% per **Occurrence** of the value of the covered damaged property and applicable business income at the time the loss occurs, subject to a \$5,000 minimum and \$75,000 maximum per **Occurrence**, unless a higher deductible is scheduled at the damaged location.

ALL OTHER TERMS AND CONDITIONS OF THE PROPERTY COVERAGE FORM REMAIN UNCHANGED.



PROPERTY ENDORSEMENT

Named Member: Greatrock North Water & Sanitation District	Property Form No: CSD Pool Property 01 01 23
Certificate Number: 23PL-48085-3168	Effective Date of Endorsement: 1/1/2023
Issued By: Colorado Special Districts Property and Liability Pool	

This endorsement modifies the coverage provided under the following:

PROPERTY COVERAGE DOCUMENT COSMETIC DAMAGE EXCLUSION PLEASE READ IT CAREFULLY

The following is added to Section 7 PERILS EXCLUDED:

V. Against **Cosmetic Damage** to **Roof Surfacing** caused by or resulting from wind and/or hail to a building or structure identified in the **Member District** property schedule as **Real Property** or **Outdoor Property**.

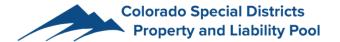
For purposes of this endorsement, the following is added to SECTION 32 ADDITIONAL DEFINITIONS:

Roof Surfacing means the shingles, tiles, cladding, metal or synthetic sheeting or similar materials covering the roof and includes all materials used in securing the roof surface and all materials applied to or under the roof surface for moisture protection, as well as roof flashing, vent covers and gutters.

Cosmetic Damage means that the wind and/or hail caused marring, pitting or other superficial damage that altered the appearance of the roof surfacing, but such damage does not prevent the roof from continuing to function as a barrier to entrance of the elements to the same extent as it did before the cosmetic damage occurred.

However, this exclusion shall not apply to **Cosmetic Damage** to the front entry, areas of **Roof Surfacing** visibly apparent to a pedestrian from the street or sidewalk composing less than 25% of the roof area of a **Member District's** scheduled building or structure identified as **Real Property** or **Outdoor Property**. The **Pool** will pay for **Cosmetic Damage** to such areas, limited to less than 25% of the roof area of the scheduled building or structure, subject to all other terms, conditions and exclusions of the Property Coverage Form.

ALL OTHER TERMS AND CONDITIONS OF THE PROPERTY COVERAGE FORM REMAIN UNCHANGED.



Equipment Breakdown Declarations

Master Coverage Document Number: CSD Pool EB 01 01 21

Certificate Number: 23PL-48085-3168 Coverage Period: 1/1/2023 to EOD 12/31/2023

Named Member:

Broker of Record: Greatrock North Water & Sanitation District **TCW Risk Management** CliftonLarsonAllen LLP 384 Inverness Parkway

8390 East Crescent Parkway, Suite 300 Suite 170

Greenwood Village, CO 80111-2814 Englewood, CO 80112

Covered Equipment:

Equipment that (1) generates, transmits or utilizes energy, including electronic communications and data processing equipment; or (2) which during normal usage, operates under vacuum or pressure, other than the weight of its contents.

Locations:

Property must be at a location described in the Named Member's current Schedule of Property on file with the CSD Pool and must be owned, leased, or operated under the control of the Member District.

Equipment Breakdown Limit: \$8,414,901 Scheduled Property

Sub Limits:

Newly Acquired Locations (90 Days Reporting)	\$2,500,000
Business Income / Extra Expense	\$1,000,000
Expediting Expenses	\$1,000,000
Rental Income	\$1,000,000
Demolition & Increased Cost of Construction	\$1,000,000
Off-Premises Equipment Breakdown	\$500,000
Service Interruption	\$250,000
Hazardous Substances	\$250,000
Perishable Goods	\$250,000
Data Restoration	\$250,000
Green Property Upgrade	\$100,000
Public Relations Coverage	\$5,000

Deductible: \$1,000 per Occurrence

Contribution: \$1,576

This Equipment Breakdown Declarations is made and is mutually accepted by the CSD Pool and the Member District subject to all terms which are made a part of the Equipment Breakdown Coverage Document. This Certificate represents only a brief summary of coverages. Please refer to the Equipment Breakdown Coverage Document for actual coverage, terms, conditions, and exclusions.



Crime Certificate Holder Declaration

Master Coverage Document Number: J05931794

Certificate Number: 23PL-48085-3168

Named Member:

Greatrock North Water & Sanitation District

CliftonLarsonAllen LLP

8390 East Crescent Parkway, Suite 300

Greenwood Village, CO 80111-2814

Broker of Record:

TCW Risk Management 384 Inverness Parkway

Suite 170

Englewood, CO 80112

Covered Designated Agent(s):

Insurer: Federal Insurance Company (Chubb)

Coverage Period: 1/1/2023 to EOD 12/31/2023

Coverages and Limits:

Employee Theft: \$10,000

Limit is maximum for each loss

• Employee includes executives, full-time, part-time, seasonal, leased and temporary employee(s), interns or non-compensated volunteer.

· Includes funds from a sponsored benefit plan.

Public Official Faithful Performance of Duty:	\$10,000
Client Theft:	\$10,000
Forgery or Alteration:	\$10,000
On Premises:	\$10,000
In Transit:	\$10,000
Computer System Fraud:	\$10,000
Funds Transfer Fraud:	\$10,000
Debit, Credit or Charge Card Fraud:	\$10,000
Money Orders and Counterfeit Paper Currency Fraud:	\$10,000
Social Engineering Fraud:	\$10,000

<u>Deductible(s):</u>

All Crime except Social Engineer Fraud: \$250

Social Engineering Fraud: 20% of Social Engineering Fraud Limit

Contribution: \$176

Policy Forms:

PF-52815 (04/20) The Chubb Primary[™] Commercial Crime Insurance

PF-52853 (04/20) Governmental Entity (Colorado Special Districts Pool) Endorsement

PF-53127 (04/20) Colorado Amendatory Endorsement PF-52851 (04/20) Add Corporate Credit Card Coverage

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Master Crime Policy. This Certificate represents only a brief summary of coverages. Please refer to the Master Policy Documents for actual coverage, terms, conditions, and exclusions.

Countersigned by

Authorized Representative



Identity Recovery Certificate Holder Declaration

Master Coverage Policy Number: Insurer:

CSD 2009 CP IDR Form 01 01 21 The Hartford Steam Boiler Inspection

and Insurance Company

Named Member: Broker of Record:

Greatrock North Water & Sanitation District TCW Risk Management CliftonLarsonAllen LLP 384 Inverness Parkway

8390 East Crescent Parkway, Suite 300 Suite 170

Greenwood Village, CO 80111-2814 Englewood, CO 80112

Member:

All permanent employees and District Board members participating in the Colorado Special Districts Property and Liability Pool; Special District Association of Colorado staff and Board of Directors.

Coverage:

Reimbursement coverage for expenses arising from a defined "Identity Theft" event. Including: legal fees for answer of civil judgements and defense of criminal charges; phone, postage, shipping fees; notary and filing fees; credit bureau reports; lost wages; child/elder care and mental health counseling.

This coverage does not reimburse the member for monies stolen or fraudulently charged to the member, and excludes loss arising from the member's fraudulent, dishonest or criminal act.

Annual Aggregate Limit per Member: \$35,000

Case Management Service Expenses - does not reduce the limit available

Legal Costs - reduces the limit available

Sub Limits:

\$5,000 Lost Wages and Child/Elder Care\$1,000 Mental Health Counseling\$1,000 Miscellaneous Expenses

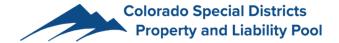
Coverage Trigger: Coverage is provided on a discovery basis with a 60-day reporting requirement

Claims: For Recovery Assistance and Counseling, please call 1-800-945-4617

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Identity Recovery Coverage Policy. This Certificate represents only a brief summary of coverages. Please refer to the Master Coverage document for actual coverage, terms, conditions, and exclusions.

Countersigned by: August & Woogne

Authorized Representative



Environmental Legal Liability Certificate Holder Declaration

Master Policy Number: ER00A9V23 Insurer: Aspen Specialty Insurance Company Certificate Number: 23PL-48085-3168 Coverage Period: 1/1/2023 to EOD 12/31/2023

Named Member:

Greatrock North Water & Sanitation District

CliftonLarsonAllen LLP

8390 East Crescent Parkway, Suite 300

Greenwood Village, CO 80111-2814

Broker of Record:

TCW Risk Management 384 Inverness Parkway

Suite 170

Englewood, CO 80112

Claims-Made Coverage:

1. First Party Protection: For coverages 1.a − 1.d, the pollution incident must be first discovered by the responsible insured and reported to the insurer during the policy period.

- a. **Clean up**: Covers clean-up costs resulting from a pollution incident on, at, under, or migrating from or through an insured location.
- b. Emergency Response: Covers emergency response cost resulting from a
- c. **Pollution Incident**: (i) on, at, under or migrating from or through an insured location; (ii) caused by transportation; or (iii) caused by covered operations.
- d. Environmental Crisis: Covers crisis cost resulting from a crisis event.
- Business Interruption: Covers business interruption cost and extra expense incurred by the insured and solely and directly by a pollution incident on, at or under an insured location, provided the pollution incident results in clean-up cost covered by this policy.
- **2. Legal Liability Protection:** For coverages 2.a 2.d, the claim for damages because of such bodily injury or property damage, or a claim for such clean-up cost, is first made against an insured and reported to the insurer during the policy period.
 - a. Insured Location: Covers sums the insured becomes legally obligated to pay:

 (1) as damages because of bodily injury or property damage; or (ii) for clean-up costs, resulting from a pollution incident on, at under, or migrating from or through an insured location.
 - b. Non-owned Site: Covers sums the insured becomes legally obligated to pay (1) as damages because of bodily injury or property damage; or (ii) for clean- up costs, resulting from a pollution incident on, at under, or migrating from or through any non-owned site.
 - c. **Transportation**: Covers sums the insured becomes legally obligated to pay (1) as damages because of bodily injury or property damage; or (ii) for clean- up costs, resulting from a pollution incident caused by transportation.
 - d. Covered Operations: Covers sums the insured becomes legally obligated to pay (1) as damages because of bodily injury or property damage; or (ii) for clean-up costs, resulting from a pollution incident caused by covered operations or completed operations.

Limits of Liability: \$1,000,000 Each Pollution Incident

\$5,000,000 Total Policy and Program Aggregate – Shared All Members

Sublimits: \$500,000 Environmental Crisis Aggregate

\$250,000 Business Interruption Aggregate \$100,000 Perfluorinated Compounds Aggregate

Member Deductible: \$1,000 Each Pollution Incident

Retroactive Date: January 1, 2009 (unless otherwise specified)

Defense Costs: Legal defense expenses and settlement shall erode the Limits of Liability

Partial List of Exclusions:

Asbestos, Contractual Liability, Criminal Fines and Criminal Penalties, Cross Liability (Insured vs. Insured), Damage to Insured's Product/Work, Divested Property, Employers Liability, Fraud or Misrepresentation, Intentional Non-Compliance, Internal Expenses, Known Conditions, Lead-Based Paint, Material Change in Risk, Non-Owned Disposal Sites, Underground Storage Tanks and Above Ground Storage Tanks excluded unless scheduled, Vehicle Damage, War or Terrorism, Workers Compensation, Lead at all gun or shooting ranges, Maintenance, Upgrades, Improvements or Installations where required by law, Microbial Matter with carveback for sudden and accidental water intrusion; 10-day discovery period/30 day reporting period, Prior Claims, Communicable Disease

Policy Forms:

ASPENV110 06 17	Environmental Legal Liability Policy
ASPENV098 11 17	Cap on Losses from Certified Acts of Terrorism
ASPENV340 05 17	Insured Location(s) Schedule Endorsement
ASPENV310 05 17	Known Conditions Exclusion Endorsement
ASPENV316 05 17	Legal Expense Aggregate Limit of Liability Endorsement
ASPENV117 11 17	Self-Insured Retention Aggregate (Erosion by Underlying Policies)
ASPENV117 11 17	Sewage Back-up Deductible Amendatory Endorsement
ASPENV117 11 17	Perfluorinated Compounds, Sublimit and Retroactive Date Amendatory Endorsement
ASPENV117 11 17	Cancellation Amendatory Endorsement
ASPENV117 11 17	Microbial Matter Exclusion Endorsement
ASPENV117 11 17	Maintenance, Upgrade, Improvements or Installations Exclusion Endorsement
ASPENV117 11 17	Retroactive Date All Coverage Endorsement
ASPENV117 11 17	Microbial Matter Sudden and Accidental Coverage Limitation Amendatory Endorsement
ASPENV117 11 17	Insured Location/Acquired Property Endorsement
ASPENV117 11 17	Public Entity Amendatory Endorsement
ASPENV322 05 17	Minimum Earned Premium Endorsement
ASPENV341 05 17	Named Insured Schedule Endorsement
ASPENV118 11 17	Nuclear, Biological, Chemical, or Radiological Terrorism Exclusion
ASPENV003 05 17	Other Insurance Condition Amendatory Endorsement
ASPER334 01 14	Prior Claim Exclusion Endorsement
ASPENV338 04 19	Schedule of Crisis Management Firms Endorsement
ASPENV431 11 17	Aspen Environmental Emergency Response Hotline
SNCO 0314	Colorado Surplus Lines Notice
ASPENV117 11 17	Communicable Disease Exclusion

Additional Endorsements Applicable to Named Member:

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all coverage terms under the Pollution Liability Policy #EV00A9V23 issued by Aspen Specialty Insurance Company. This Certificate represents a brief summary of coverages. Please refer to the Master Coverage Document for all coverage terms, conditions and exclusions.

Countersigned by:

Authorized Representative



Terrorism, Sabotage and Malicious Attack Certificate Holder Declaration

Master Coverage Policy Number:

TER P 004 CW (06/11) physical loss or damage 33HIS00151 Terrorism Combined Liability TER P0027CW (05/17) Malicious Attack 10/17 Malicious Attack combined liability Insurer:

Lloyds, Hiscox Syndicate 33

Named Member:

CliftonLarsonAllen LLP

Greatrock North Water & Sanitation District

8390 East Crescent Parkway, Suite 300

Greenwood Village, CO 80111-2814

Broker of Record:

TCW Risk Management 384 Inverness Parkway

Suite 170

Englewood, CO 80112

Coverage for All CSD Pool Members combined	Per Occurrence Limit	Annual Aggregate Limit	Deductible
All Coverages Combined	n/a	\$105,000,000	n/a
Terrorism and Sabotage – Physical Loss or Damage	\$100,000,000	\$100,000,000	\$10,000
Terrorism – Combined Liability	\$10,000,000	\$10,000,000	\$10,000
Malicious Attack – Physical Loss or Damage & Combined Liability	\$5,000,000	\$5,000	
Malicious Attack Sub-limits applicable:			
Prevention or Restriction of Access	\$2,500,000	\$2,500,000	\$5,000
Utilities	\$2,500,000	\$2,500,000	\$5,000
Personal Accident Costs	\$250,000	\$250,000	\$5,000
Crisis Management Costs	\$250,000	\$250,000	\$5,000

Report all Claims to: Phone: (800) 318-8870, ext. 1

Email: claims@csdpool.org

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Terrorism, Sabotage and Malicious Attack Coverage Policy. This Certificate represents only a brief summary of coverages. Please refer to the Master Coverage document for actual coverage, terms, conditions, and exclusions.

Countersigned by:

Authorized Representative



General Liability Schedule Water & Sanitation District

Policy Number:23PL-48085-3168Coverage Period:1/1/2023 – EOD 12/31/2023Named Member:Greatrock North Water & SanitationBroker:TCW Risk Management

District

Code	Description	Unit	Amount	Effective Date	Expiration Date
4	4-Maximum Bond Issued	Dollars		1/1/2023	12/31/2023
5	5-Number of Bonds Issued	Total		1/1/2023	12/31/2023
36	36-Pipe Line - Water	Miles	3.00	1/1/2023	12/31/2023
37	37-Pipe Line - Under Drain	Miles	0.00	1/1/2023	12/31/2023
38	38-Pipe Line - Drainage	Miles		1/1/2023	12/31/2023
42	42-Pipe Line - Sewer	Miles		1/1/2023	12/31/2023
98	98-Additional First Named Members	Total	0.00	1/1/2023	12/31/2023
105	105-Total Operating Expenses - Any other	Dollars	976,287.00	1/1/2023	12/31/2023
139	139-Total Operating Expenses - Water	Dollars		1/1/2023	12/31/2023
141	141-Total Operating Expenses - Sanitation	Dollars		1/1/2023	12/31/2023
151	151-Total Operating Expenses - Sanitation MW Discounted	Dollars	0.00	1/1/2023	12/31/2023
215	215-Buildings & Premises Occupied by District	Sq. Ft.		1/1/2023	12/31/2023
270	270-Number of Aboveground Storage Tanks (excluding water tanks)	Total	0.00	1/1/2023	12/31/2023
341	341-Time Spent by Club/Recreation/Camp Volunteers	Hours	0.00	1/1/2023	12/31/2023
342	342-Time Spent by Day Care Volunteers	Hours	0.00	1/1/2023	12/31/2023
344	344-Time Spent by Event Organizer Volunteers	Hours	0.00	1/1/2023	12/31/2023
345	345-Time Spent by General Volunteers	Hours	0.00	1/1/2023	12/31/2023
348	348-Number of Board Members	Total	5.00	1/1/2023	12/31/2023
350	350-Number of Permanent Employees - Full-Time	Total	0.00	1/1/2023	12/31/2023

					25
351	351-Number of Permanent Employees - Part-Time	Total	0.00	1/1/2023	12/31/202
331	331-Number of Fermanent Employees - Fart-Time	Total	0.00	1/1/2023	12/31/202
366	366-Total Payroll	Dollars		1/1/2023	12/31/202
400	400-Number of Boats - Under 26'	Total		1/1/2023	12/31/202
411	411-Total Water Delivered Annually - Millions of Gallons (MGAL)	MGAL	53,638,566.00	1/1/2023	12/31/202
420	420-Vacant Land	Acres		1/1/2023	12/31/202
522	522-Number of Ponds, Lakes & Reservoirs	Total		1/1/2023	12/31/202
710	710-Dams - Class 1 - Low Hazard - Total Acre-Feet	Acre Ft.	0.00	1/1/2023	12/31/202
712	712-Dams - Class 1 - Low Hazard - Number of Dams	Count	0.00	1/1/2023	12/31/202
720	720-Dams - Class 2 - Med Hazard - Total Acre-Feet	Acre Ft.	0.00	1/1/2023	12/31/202
722	722-Dams - Class 2 - Med Hazard - Number of Dams	Count	0.00	1/1/2023	12/31/202
730	730-Dams - Class 3 - High Hazard - Total Acre-Feet	Acre Ft.	0.00	1/1/2023	12/31/202
732	732-Dams - Class 3 - High Hazard - Number of Dams	Count	0.00	1/1/2023	12/31/202
811	811-Number of Spillways	Total		1/1/2023	12/31/202
900	900-Services Contracted out to Others	Dollars	562,899.00	1/1/2023	12/31/202
945	945-Number of Sewage Taps	Total		1/1/2023	12/31/202
946	946-Number of Water Mains or Connections	Total	486.00	1/1/2023	12/31/202
947	947-Sewer and/or Sanitation Line Maintenance (budget)	Dollars		1/1/2023	12/31/202
948	948-Water Line Maintenance (budget)	Dollars		1/1/2023	12/31/202
997	997-Number of district sponsored Events/Fundraisers - No Alcohol Served	Total		1/1/2023	12/31/202
998	998-Number of District sponsored Events/Fundraisers – With Alcohol Served	Total		1/1/2023	12/31/202
999	999-Prior Acts Coverage Under a Previous "Claims Made" Policy	Premium		1/1/2023	12/31/202

If your district has exposures not listed on the General Liability schedule above, such as airplanes, security staff, bridges, drones, etc., please furnish details. Certain activities may be excluded or restricted.



Coverage Period: 1/1/2023-EOD 12/31/2023

Named Member:

Greatrock North Water & Sanitation District

Broker:

TCW Risk Management

Location/Premise Add	ress / Descript	on	Construction Class	Prot. Class	Valu	uation	Value	s	Property Contrib.	Quake Contrib.	Flood Contrib.
Location / Premise#	Unique#	PROP- 00105200	Fire Resistive	2	Replace	ement	Buildings:	\$ 0.00	\$159	\$	\$
Generator - Rocking Horse Farms	Year Built:	2001	Term:	1/1/2023	3 to 12/31	/2023	Contents:	\$ 0.00			•
29871 163rd Place	Sq. Feet:		County:	Adams	Ded:	\$ 500.00	EDP: Business Inc:	\$ 0.00 \$ 0.00			
Brighton, CO 80603	# Stories		Flood Zone:	Zone X			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Qu No	iake Applies:	Excess Flood Appl	lies: No			Otherwise Classified:	\$88,311.00			
Location / Premise#	Unique#	PROP- 00105201	Fire Resistive	2	Replace	ement	Buildings:	\$ 0.00	\$ 91	\$	\$
Alluvial Well - 2	Year Built:	2008	Term:	1/1/2023	3 to 12/31	/2023	Contents:	\$ 0.00			
16440 Umpire Street	Sq. Feet:		County:	Adams	Ded:	\$ 500.00	EDP: Business Inc:	\$ 0.00 \$ 0.00			
Brighton, CO 80603	# Stories		Flood Zone:	Zone			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Qu No	ıake Applies:	Excess Flood Appl	lies: No			Otherwise Classified:	\$50,463.00			
Location / Premise#	Unique#	PROP- 00105203	Fire Resistive	2	Replace	ement	Buildings:	\$5,099.00	\$129	\$	\$
Aluvial Well -1 and Shelter	Year Built:	2005	Term:	1/1/2023	1/1/2023 to 12/31/2023		Contents:	\$ 0.00			
16241 Timber Cove St. (BEC)	Sq. Feet:		County:	Adams	Ded:	\$ 500.00	EDP: Business Inc:	\$ 0.00 \$ 0.00			
Brighton, CO 80603	# Stories		Flood Zone:	Zone X			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Qu	iake Applies:	Excess Flood Appl	'			Otherwise Classified:	\$70,649.00			



Coverage Period: 1/1/2023-EOD 12/31/2023

Named Member:

Greatrock North Water & Sanitation District

Broker:

TCW Risk Management

Location/Premise Address / Description		ion	Construction Class	Prot. Class	Val	uation	Value	25	Property Contrib.	Quake Contrib.	Flood Contrib.
Location / Premise# (GRN)	Unique#	PROP- 00105204	Fire Resistive	2	Replac	ement	Buildings:	\$ 0.00	\$383		\$ \$
Booster Pump Station - UKA-1 (Upper Arapahoe) Water Well - incl:386 feet deep well, scada,& 10hp pump.	Year Built:	1998	Term:	1/1/2023	3 to 12/31	/2023	Contents:	\$ 0.00			
29150 East 160th Court	Sq. Feet:	1	County:	Adams	Ded:	\$ 500.00	EDP: Business Inc:	\$ 0.00 \$ 0.00			
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Qu	ıake Applies:	Excess Flood Appl	<u>'</u>			Otherwise Classified:	\$212,770.00			
Location / (GRN)	Unique#	PROP- 00105205	Fire Resistive	2	Replac	ement	Buildings:	\$ 0.00	\$838	(\$
Booster Pump Station - LFH-1 (Laramie Fox Hills) Water Well incl: 1,315 feet deep well, scada & 40hp pump.	Year Built:	1997	Term:	1/1/2023	3 to 12/31	/2023	Contents:	\$ 0.00			
29150 East 160th Court	Sq. Feet:	1	County:	Adams	Ded:	\$ 500.00	EDP: Business Inc:	\$ 0.00 \$ 0.00			
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Qu No	ıake Applies:	Excess Flood Appl	lies: No			Otherwise Classified:	\$465,923.00			
Location / Premise#	Unique#	PROP- 00105208	Fire Resistive	2	Replac	ement	Buildings:	\$ 0.00	\$412		\$
Reverse Osmosis Treatment Plant - UKA-3 (Upper Araphoe) Water Well	Year Built:	2002	Term:	1/1/2023	3 to 12/31	/2023	Contents:	\$ 0.00			



Coverage Period: 1/1/2023-EOD 12/31/2023

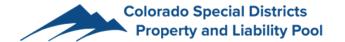
Named Member:

Greatrock North Water & Sanitation District

Broker:

TCW Risk Management

Location/Premise Add	ress / Descript	ion	Construction Class	Prot. Class	Valuation		Values		Property Contrib.	Quake Contrib.	Flood Contrib.
- incl: 446 feet deep, scada, & 1hp pump											
& Trip purity							EDP:	\$ 0.00			
16373 Rayburn St.	Sq. Feet:	1	County:	Adams	Ded:	\$ 500.00	Business Inc:	\$ 0.00			
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Qu No	uake Applies:	Excess Flood Appli	ies: No			Otherwise Classified:	\$229,044.00			
Location / Premise# (RHF)	Unique#	PROP- 00105210	Fire Resistive	2	Replace	ement	Buildings:	\$ 0.00	\$844		\$ \$
LFH-2 (Laramie Fox Hills) Water Well Incl: 1,320 feet deep well, 40hp pump, & scada.	Year Built:	1999	Term:	1/1/2023	3 to 12/31	/2023	Contents:	\$ 0.00			•
Journal Control							EDP:	\$ 0.00			
29871 Indian Hill Street	Sq. Feet:	1	County:	Adams	Ded:	\$ 500.00	Business Inc:	\$ 0.00			
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Qu No	uake Applies:	Excess Flood Appli				Otherwise Classified:	\$468,936.00			
	•				•						
Location / Premise# (RHF)	Unique#	PROP- 00105211	Fire Resistive	2	Replace	ement	Buildings:	\$ 0.00	\$350		\$ \$
UKA-2 (Upper Arap.) Water Well @ LFH-2 Incl: 350 feet deep well, 7.5hp pump, & scada	Year Built:	1999	Term:	1/1/2023	3 to 12/31	/2023	Contents:	\$ 0.00			
							EDP:	\$ 0.00			
29871 Indian Hill Street	Sq. Feet:	1	County:	Adams	Ded:	\$ 500.00	Business Inc:	\$ 0.00			
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Qu No	uake Applies:	Excess Flood Appl				Otherwise Classified:	\$194,687.00			



Coverage Period: 1/1/2023-EOD 12/31/2023

Named Member:

Greatrock North Water & Sanitation District

Broker:

TCW Risk Management

Location/Premise Address / Description		ion	Construction Class	Prot. Class	Val	uation	Values		Property Contrib.	Quake Contrib.	Flood Contrib.
Location / Premise# (GRN)	Unique#	PROP- 00105212	Fire Resistive	2	Replac	ement	Buildings:	\$ 0.00	\$1,295	\$	\$
250,000 Gallon In-Ground Tank @ Booster Pump Station	Year Built:	1998	Term:	1/1/2023	3 to 12/31	/2023	Contents:	\$ 0.00			
29150 East 160th Court	Sq. Feet:	3217	County:	Adams	Ded:	\$ 500.00	EDP: Business Inc:	\$ 0.00 \$ 0.00			
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Qu No	uake Applies:	Excess Flood Appl	ies: No			Otherwise Classified:	\$719,680.00			
Location / Premise# 02-03 (BEC)	Unique#	PROP- 00105218	Fire Resistive	2	Replac	ement	Buildings:	\$ 0.00	\$714	\$	\$
LFH-3 (Laramie Fox Hills) Water Well @ Reverse Osmosis Treatment Plant - incl.: 1,033 feet deep well & 50hp pump	Year Built:	2002	Term:	1/1/2023	3 to 12/31	/2023	Contents:	\$ 0.00			
							EDP:	\$ 0.00			
16373 Rayburn Street	Sq. Feet:	1	County:	Adams	Ded:	\$ 500.00	Business Inc:	\$ 0.00			
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Qu No	uake Applies:	Excess Flood Appl	ies: No			Otherwise Classified:	\$396,607.00			
	•										
Location / Premise#	Unique#	PROP- 00105197	Fire Resistive	2	Replac	ement	Buildings:	\$ 0.00	\$ 81	\$	
Lightning Protection Equipment	Year Built:	2009	Term:	1/1/2023	3 to 12/31	/2023	Contents:	\$ 0.00		•	•
Various Locations	Sq. Feet:		County:	Adams	Ded:	\$ 500.00	EDP: Business Inc:	\$ 0.00 \$ 0.00			



Coverage Period: 1/1/2023-EOD 12/31/2023

Named Member:

Greatrock North Water & Sanitation District

Broker:

TCW Risk Management

Location/Premise Address / Description		ion	Construction Class	Prot. Class	Valu	uation	Values		Property Contrib.	Quake Contrib.	Flood Contrib.
Brighton, CO 80603	# Stories		Flood Zone:	Zone			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Qu No	iake Applies:	Excess Flood Appli	ies: No			Otherwise Classified:	\$45,126.00			
Location / Premise# 02-02 (BEC)	Unique#	PROP- 00105216	Frame	2	Replace	ement	Buildings:	\$837,405.00	\$1,254	\$	\$
Pump Station @ Reverse Osmosis Treatment Plant incl: (1) 75hp and (3) 15hp pumps, controls, flowmeters, valves, & piping	Year Built:	2000	Term:	1/1/2023 to 12/31/2023		Contents:	\$82,311.00				
, , , , , , , , , , , , , , , , , , , ,							EDP:	\$ 0.00			
16373 Rayburn Street	Sq. Feet:	720	County:	Adams	Ded:	\$ 500.00	Business Inc:	\$ 0.00			
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Qu No	uake Applies:	Excess Flood Appli	ies: No			Otherwise Classified:	\$ 0.00			
Location / 02-03 (BEC)	Unique#	PROP- 00105217	Frame	2	Replace	ement	Buildings:	\$475,333.00	\$825	\$	\$
Reverse Osmosis Treatment Plant - incl: Includes: treatment system, (1) 3hp and (1) 40hp pumps, controls, flowmeters, chemical feeders, valves, & piping	Year Built:	2001	Term:	1/1/2023	3 to 12/31	/2023	Contents:	\$152,191.00			
							EDP:	\$ 0.00			
16373 Rayburn Street	Sq. Feet:	504	County:	Adams	Ded:	\$ 500.00	Business Inc:	\$ 0.00			
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: No	Excess Qu No	ıake Applies:	Excess Flood Appl	ies: No	· No		Otherwise Classified:	\$ 0.00			



Coverage Period: 1/1/2023-EOD 12/31/2023

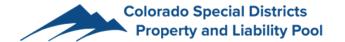
Named Member:

Greatrock North Water & Sanitation District

Broker:

TCW Risk Management

Location/Premise Address / Description		Construction Class	Prot. Class	Val	uation	Value	es	Property Contrib.	Quake Contrib.	Flood Contrib.	
Location / Premise# (RHF)	Unique#	PROP- 00105214	Frame	2	Replace	ement	Buildings:	\$472,321.00	\$786	\$	\$
Pump Station @ LFH-2 Incl: (1) 60hp and (3) 7.5hp pumps, flowmeter, controls, valves, & piping	Year Built:	1999	Term:	1/1/2023	023 to 12/31/2023		Contents:	\$107,295.00			
29871 Indian Hill Street	Sq. Feet:	600	County:	Adams	Ded:	\$ 500.00	EDP: Business	\$ 0.00 \$ 0.00			
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone			Inc: UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Qu	ıake Applies:	Excess Flood Appl	ies: No			Otherwise Classified:	\$7,444.00			
	1						1				
Location / Premise# (GRN)	Unique#	PROP- 00105206	Frame	2	Replace	ement	Buildings:	\$154,830.00	\$264	\$	\$
Chemical and Meter Building @ Booster Pump Station incl.flowmeter, filter, controls, valves, & piping.	Year Built:	1998	Term:	1/1/2023	3 to 12/31	/2023	Contents:	\$34,712.00			
29150 East 160th Court	Sq. Feet:	400	County:	Adams	Ded:	\$ 500.00	EDP: Business Inc:	\$ 0.00 \$ 0.00			
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Qu No	ıake Applies:	Excess Flood Appl	ies: No			Otherwise Classified:	\$6,308.00			
Location / Premise# (GRN)	Unique#	PROP- 00105207	Frame	2	Replace	ement	Buildings:	\$354,240.00	\$608	\$	\$
Booster Pump Station incl. (1) 75hp, (2) 10hp, and (1) 5hp pumps, controls, scada, flowmeter, valves, & piping.	Year Built:	2017	Term:	1/1/2023	1/2023 to 12/31/2023		Contents:	\$106,811.00			
29150 East 160th Court	Sq. Feet:	400	County:	Adams	Ded:	\$ 500.00	EDP:	\$ 0.00			



Coverage Period: 1/1/2023-EOD 12/31/2023

Named Member:

Greatrock North Water & Sanitation District

Broker:

TCW Risk Management

Location/Premise Add	ress / Descript	tion Construction Class Prot. Valuation Class		Values		Property Contrib.	Quake Contrib.	Flood Contrib.			
							Business Inc:	\$ 0.00			
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: No	Excess Qu No	uake Applies:	Excess Flood Appli	ies: No			Otherwise Classified:	\$ 0.00			
Location /	Unique#	PROP-	Noncombustible	2	Renlac	ement	Buildings:	\$ 0.00	\$267		\$ \$
Premise# 6 SCADA Sites	Year	00105202	Term:		2 Replacement 1/1/2023 to 12/31/2023		Contents:	\$ 0.00			
0 SCADA Siles	Built:		rem:	1/1/2023	10 12/31	12023		·			
Throughout District	Sq. Feet:		County:	Adams	Ded:	\$ 500.00	EDP: Business Inc:	\$ 0.00 \$ 0.00			
Brighton, CO 80603	# Stories	0.00	Flood Zone:	Zone X			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Qu No	uake Applies:	Excess Flood Appli	ies: No			Otherwise Classified:	\$148,487.00			
Location / Premise# 02-07 (BEC)	Unique#	PROP- 00105198	Noncombustible	2	Replac	ement	Buildings:	\$ 0.00	\$1,083		\$ \$
Tank No. 1 - 500,000 gallon capacity above ground @ Reverse Osmosis Treatment Plant; bolted steel tank; includes: scada.	Year Built:	2011	Term:	1/1/2023	3 to 12/31	/2023	Contents:	\$ 0.00			
otoor tariit, irroidado. odada.							EDP:	\$ 0.00			
16373 Rayburn Street	Sq. Feet:	3217	County:	Adams	Ded:	\$ 500.00	Business Inc:	\$ 0.00			
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Qu No	uake Applies:	Excess Flood Appli	ies: No			Otherwise Classified:	\$602,144.00			
		1									
Location / Premise#	Unique#	PROP- 00105199	Noncombustible	2	Replac	ement	Buildings:	\$ 0.00	\$281		\$ \$



Coverage Period: 1/1/2023-EOD 12/31/2023

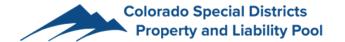
Named Member:

Greatrock North Water & Sanitation District

Broker:

TCW Risk Management

Location/Premise Addr	ess / Descript	ion	Construction Class	Prot. Class	Val	uation	Values		Property Contrib.	Quake Contrib.	Flood Contrib.
Booster Pump Station - 275kw standby Generator- Great Rock North	Year Built:	2008	Term:	1/1/2023	3 to 12/31	/2023	Contents:	\$ 0.00			
29150 East 160th Court	Sq. Feet:	120	County:	Adams	Ded:	\$ 500.00	EDP: Business Inc:	\$ 0.00 \$ 0.00			
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X		I	UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Qu No	uake Applies:	Excess Flood App	lies: No			Otherwise Classified:	\$156,111.00			
Location / Premise# (RHF)	Unique#	PROP- 00105213	Noncombustible	2	Replac	ement	Buildings:	\$ 0.00	\$1,176	:	\$ \$
300,000 Gallon Above Ground Tank @ LFH-2 (welded steel tank) incl: scada	Year Built:	1999	Term:	1/1/2023	3 to 12/31	/2023	Contents:	\$ 0.00			
							EDP:	\$ 0.00			
29871 Indian Hill Street	Sq. Feet:	3217	County:	Adams	Ded:	\$ 500.00	Business Inc:	\$ 0.00			
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Qu No	uake Applies:	Excess Flood App	lies: No			Otherwise Classified:	\$653,377.00			
Location / Premise# 02-01 (BEC)	Unique#	PROP- 00105215	Noncombustible	2	Replac	ement	Buildings:	\$ 0.00	\$1,703	:	\$
Tank 2 - 500,000 Gallon Above Ground (welded steel tank) @ Reverse Osmosis Treatment Plant incl. scada.	Year Built:	2001	Term:	1/1/2023	3 to 12/31	/2023	Contents:	\$ 0.00			,
							EDP:	\$ 0.00			
16373 Rayburn Street	Sq. Feet:	3217	County:	Adams	Ded:	\$ 500.00	Business Inc:	\$ 0.00			
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X			UG Pipes:	\$ 0.00			



Coverage Period: 1/1/2023-EOD 12/31/2023

Named Member:

Greatrock North Water & Sanitation District

Broker:

TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description		Construction Class	Prot. Class	Val	uation	Va	alues	Property Contrib.	Quake Contrib.	Flood Contrib.	
NOC Equipment Breakdown Applies: Yes	Excess Qu	uake Applies:	Excess Flood Applie	es: No			Otherwise Classified:	\$946,312.00			
Location / Premise#	Unique#	PROP- 00105209	Noncombustible	2	Replac	ement	Buildings:	\$ 0.00	\$306	\$	\$
Reverse Osmosis Treatment Plant - Generator - Box Elder Creek - 300kw standby	Year Built:	2008	Term:	1/1/2023 to 12/31/2023		Contents:	\$ 0.00		,	,	
16373 Rayburn Street	Sq. Feet:	140	County:	Adams	Ded:	\$ 500.00	EDP: Business Inc:	\$ 0.00 \$ 0.00			
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Qu No	uake Applies:	Excess Flood Applies: No				Otherwise Classified:	\$169,974.00			

Totals:	Buildings:	\$2,299,228.00	\$13,849.00	\$0.00	\$0.00
	Contents:	\$483,320.00			
	EDP:	\$0.00			
	Business Inc:	\$0.00			
	UG Pipes:	\$0.00			
	Otherwise Classified:	\$5,632,353.00			

Minimum Property Contribution:

\$425



CERTIFICATE OF COVERAGE

Certificate Number CERT-002364

ADMINISTRATOR Colorado Special Districts Property and Liability Pool c/o McGriff Insurance Services, Inc. PO Box 1539	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.					
Portland, OR 97207-1539	COMPANIES AFFORDING COVERAGE					
NAMED MEMBER	COMPANY A: Colorado Special Districts Property and Liability Pool					
Greatrock North Water & Sanitation District c/o CliftonLarsonAllen LLP	COMPANY B:					
8390 East Crescent Parkway, Suite 300 Greenwood Village, CO	COMPANY C:					
80111-2814	COMPANY D:					
	COMPANY E:					

COVERAGES

THIS IS TO CERTIFY THAT COVERAGE DOCUMENTS LISTED HEREIN HAVE BEEN ISSUED TO THE NAMED MEMBER HEREIN FOR THE COVERAGE PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE COVERAGE AFFORDED BY THE COVERAGE DOCUMENTS LISTED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH COVERAGE DOCUMENTS.

CO LTR	Type of Coverage	Coverage #	Effective Date	Expiration Date	LIMITS		
	General Liability	23PL-48085- 3168	01/01/23	12/31/23	General Aggregate	Unlimited	
А	☑Commercial General Liability ☑Public Officials Liability ☑Employment Practices ☑Occurrence	the monetary limit C.R.S. & 24-10-10 there shall be a fu injury to any one (b) \$1,093,000 for any single occurre two or more person	laims, occurrences ts of the Colorado I 01, et.seq., as ame urther sublimit of (a person in any singler an injury to two or ence; but in the events in any single ocexceed \$387,000 for the color of the Colorador of the Colorador occurrences occurr	mmunity Act, nded, apply,) \$387,000 for an e occurrence; and more persons in ent of an injury to ecurrence, the	Each Occurrence*	\$2,000,000	
А	Automobile Liability ☐ Scheduled Autos ☑ Hired Autos ☐ Non-Owned Autos	23PL-48085- 3168	01/01/23	12/31/23	Each Occurrence*	\$2,000,000	
A	Auto Physical Damage ☐ Scheduled Autos ☑ Hired Autos	23PL-48085- 3168	01/01/23	12/31/23	See below if applicab	le.	
A	Excess Liability Other Than Umbrella Form	23PL-48085- 3168	01/01/23	12/31/23	General Aggregate	Unlimited \$2,000,000	
					Occurrence*	Ψ2,000,000	
A	Property	23PL-48085- 3168	01/01/23	12/31/23	See below if applicab	le.	

Description

Certificate Holder is an additional covered Member for those coverages noted hereunder but only with respect to those liabilities that are covered by the Pool's coverage document for the Member District arising from the non-exclusive easement agreement dated January 26, 2006 for the Member District's use of the Certificate Holder's property. Subject to the provisions and limitations contained in C.R.S. 24-10-101 et. seq. The Pool will limit any amounts to the monetary limits and sublimits of the Colorado Governmental Immunity Act, C.R.S. 24-10-101 et. seq., as amended, would apply to the Covered Member.

CERTIFICATE HOLDER	CANCELLATION
Meadow Homes Development Corp.	SHOULD ANY OF THE ABOVE DESCRIBED COVERAGES BE CANCELLED
	BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED
1700 West 100th Avenue, Suite 204	IN ACCORDANCE WITH THE COVERAGE FORM PROVISIONS.
Denver, CO 80260	

AUTHORIZED REPRESENTATIVE:
By: Joseph E. DePaepe

Date: December 11, 2022



CERTIFICATE OF COVERAGE

Certificate Number CERT-003147

ADMINISTRATOR Colorado Special Districts Property and Liability Pool c/o McGriff Insurance Services, Inc. PO Box 1539	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.								
Portland, OR 97207-1539	COMPANIES AFFORDING COVERAGE								
	COMIT ANILO AL I CINDING COVERAGE								
NAMED MEMBER	COMPANY A: Colorado Special Districts Property and Liability Pool								
Greatrock North Water & Sanitation District c/o CliftonLarsonAllen LLP	COMPANY B:								
8390 East Crescent Parkway, Suite 300 Greenwood Village, CO	COMPANY C:								
80111-2814	COMPANY D:								
	COMPANY E:								
COVERAGES									

THIS IS TO CERTIFY THAT COVERAGE DOCUMENTS LISTED HEREIN HAVE BEEN ISSUED TO THE NAMED MEMBER HEREIN FOR THE COVERAGE PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE COVERAGE AFFORDED BY THE COVERAGE DOCUMENTS LISTED HEREIN IS SUBJECT TO ALL THE TERMS. EXCLUSIONS AND CONDITIONS OF SUCH COVERAGE DOCUMENTS.

CO LTR	Type of Coverage	Coverage #	Effective Date	Expiration Date	LII	MITS
	General Liability	23PL-48085- 3168	01/01/23	12/31/23	General Aggregate	Unlimited
Α	☑Commercial General Liability ☑Public Officials Liability ☑Employment Practices ☑Occurrence	the monetary limi C.R.S. & 24-10-1 there shall be a fu injury to any one (b) \$1,093,000 fo any single occurr two or more persi	laims, occurrences ts of the Colorado 01, et.seq., as ame urther sublimit of (a person in any sing r an injury to two o ence; but in the evons in any single o exceed \$387,000 f	Immunity Act, ended, apply, .) \$387,000 for an e occurrence; and r more persons in ent of an injury to ccurrence, the	Each Occurrence*	\$2,000,000
Α	Automobile Liability ☐ Scheduled Autos ☑ Hired Autos ☐ Non-Owned Autos	23PL-48085- 3168	01/01/23	12/31/23	Each Occurrence*	\$2,000,000
	Auto Physical Damage Scheduled Autos Hired Autos					
	Excess Liability Other Than Umbrella Form				General Aggregate Each Occurrence*	
	Property					

Description:

Town of Hudson, Colorado and the Town of Hudson, Colorado's officers and employee are additional covered Member for those coverages noted hereunder but only with respect to those liabilities that are covered by the Pool's coverage document for the Member District and with respect to disposal of reverse osmosis liquids concentrate Subject to the provisions and limitations contained in C.R.S. 24-10-101 et. seq. The District and Prairie Management, LLC each agree to hold harmless the other party. We will endeavor to mail written notice of cancellation 30 days before the cancellation date

CERTIFICATE HOLDER CA

Town of Hudson, Colorado Attention: Joe Racine, Town Administrator POB 351 Hudson, CO 80642

SHOULD ANY OF THE ABOVE DESCRIBED COVERAGES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE COVERAGE FORM PROVISIONS.

AUTHORIZED REPRESENTATIVE:
By: Joseph E. DePaepe

Date: December 11, 2022

2023 CSD Pool General Coverage Notes

Drones

We are seeing many Districts either purchase or entertain purchasing Drones. The CSD Pool now offers coverage. To trigger liability coverage, subject to a \$200,000 sublimit, for member owned drones, we will want to add the number of drones to the GL Schedule to account for the liability at no cost. If you would like physical damage for the Drone itself, you must add the drone to the inland marine schedule subject to a maximum limit of \$25,000. Please contact us if you have or are considering purchasing one, so that we may help you secure the appropriate Coverage.

Property Coverages:

Property Coverage applies only at the locations listed on the policy. Verify that all locations at which you have property are listed in the declarations.

If an item or location is not listed on the policy, there is no coverage.

The limit of insurance is the amount you have listed on your schedule. Verify the limits of insurance for all lines of coverage (Building, Contents - to include tenant improvements if required in contract, Outdoor Property, EDP – Computer, and Business Income) are enough to cover a total loss to that item.

The sublimit for outdoor property includes \$25,000 for Outdoor Property (permanently affixed structures or equipment) that is within 1,000 feet of a scheduled premise. Outdoor property includes exterior signs attached or detached, lighting, fencings, flagpoles, pavilions, park/playground entities, paved walkways, driveways or parking lots. The valuation for this property is **actual cash value**. To have replacement cost valuation, the outdoor property must be schedule on the property policy.

When scheduling property, keep in mind that items such as excavation, dirt work, and landscape mulch are not covered property or expenses. They are excluded under the land and land improvements exclusion.

Consider increasing property values.

Due to the recent spike in labor and material cost to the state of Colorado, we would recommend you consider increasing your property values to account for these increases and to help assure that in the event of a loss, your property is adequately covered. The CSD Pool will be automatically increasing limits 18% - 24%

Computer Coverage is provided with a \$250,000 sublimit. If you have more than \$250,000 of computer equipment, please let us know so that we can help you address the coverage. If you have less than \$250,000, you should not be scheduling the equipment as it may have a limiting effect on coverage. New Sublimit for Member Personal Computer/Computing Equipment - \$1,500 Sublimit with a \$10,000 aggregate; requires member approval.

Equipment Breakdown coverage is automatically included for scheduled buildings and business personal property. Coverage applies to outdoor property (NOC-not otherwise classified) only when specified on the schedule. If your outdoor property has electrical components please check the field "NOC Equipment Breakdown Applies" when updating your 2021 schedule. Please contact us if you need help with your property schedule.

Loss of Income and Extra Expense coverage is provided with a \$250,000 sublimit. If damage to one of your properties could cause you to lose in excess of \$250,000 of revenue or would increase your operating costs by over \$250,000, please let us know so that we can help you address the coverage.

Roofs and Hail

The Pool policy carries a 2% deductible for property losses caused by hail. Your deductible will be 2% of the value of the damaged property with a \$5,000 minimum and \$50,000 maximum deductible. For any real property over \$25,000,000 – deductible is \$75,000.

The Pool is offering a deductible buy down option to a flat \$5,000 hail deductible. For pricing, please let us know (last year it was about a 30% surcharge to building and not otherwise classified property premiums).

The Pool policy has a cosmetic damage waiver. The endorsement waives coverage for claims involving wind and hail damage to a roof that suffers only cosmetic damage. Cosmetic damage refers to scuffs and dents that do not affect the structural integrity of your roof and are not visible to patrons of your facility.

If the age of your District's roof exceeds the manufacturer's expected usage warranty, the Pool will assess the value of the roof on Actual Cash Value. Actual Cash Value is the cost to replace the roof less depreciation.

The Pool is adding a building vacancy provision to the property policy. The provision states losses to buildings that are vacant for more than 60 days will be valued at Actual Cash Value unless reasonable steps are taken to maintain heat in the building or the building was winterized prior to becoming vacant.

The Excess/Umbrella Liability policy does not provide coverage for damage to property owned by the District.

Flood coverage and additional flood coverage is available. Consider the Stafford Act when considering higher flood limits and whether or not to cover specific property. If you sustained flood damage, paid for by FEMA, the Act may prevent future FEMA payments should you incur damage to uninsured property for a second time.

There is a lot of development and construction in Colorado. Property in the course of construction is not automatically covered. If you have this exposure, please let us know so that we can help you obtain the appropriate coverage.

Inland Marine/Auto Coverages:

Any vehicle or piece of equipment that is licensed for use on the road needs to be scheduled on the Auto policy – in lieu of the Inland Marine policy. Please verify that all pieces of equipment such as Snowplows, ATVs, UTVs, etc. are itemized on the appropriate auto or inland marine schedule.

Auto Physical Damage Deductibles:

For Comprehensive and/or Collision claims, involving losses to more than 5 vehicles in a single occurrence, the deductible for the loss will be limited to the deductibles on the 5 vehicles with the largest deductibles.

Crime and Employee Dishonesty Coverage:

We find that many districts have elected to carry minimal limits (\$5,000 or \$10,000) of Employee Dishonesty Coverage. We are seeing a sharp increase in claims in this area and often these limits turn out to be too low. **We highly recommend an increase in limits to a minimum of \$100,000**.

For those with budgets in excess of \$1,000,000 we can provide you with a tool to help determine appropriate limits. Please contact us if you would like to review your Limit.

Third Party Accounting and Bookkeeping Services. Many Districts do not have employees, but instead employ a third party / independent contractor to handle their financials. As the service does not qualify as an employee, the POOLs Employee Dishonesty coverage will not cover the loss. The District needs to be sure the third party / independent contractor has their own Crime coverage in place, with Third-Party coverage for the District's protection. NOTE: There is no coverage for the entity owner, only for employees of the third party / independent contractor.

If you are dealing with a one person operation, a 'Designated Agent Addendum' is available through the POOL that can be added to the existing Crime policy, to provide protection from loss by the third party / independent contractor. The additional contribution to add the Designated Agent Addendum to the Crime policy starts at \$350 minimum. In order for the POOL to consider eligibility and provide a formal quote, they require a Designated Agent Questionnaire.

Fraudulent Impersonation Coverage sometimes referred to as Social Engineering pays for the voluntary parting of money and securities caused by fraudulent instruction. The limit for this coverage is the same as the employee dishonesty limit up to \$250,000. The deductible for this coverage is substantial at 20% of the Fraudulent Impersonation Limit.



Liability Coverages:

The Liability policy has a sublimit for Securities Claims. The annual limit is \$1,250,000 and that limit is reduced by the cost of defense.

Excess Liability – this coverage increases the limit of insurance available in any one occurrence for Liability Claims, Public Officials Liability Claims, Employment Practices Liability Claims, and Auto Liability Claims.

Employment Practices Liability - –Similar to Crime Coverage, we are seeing an increase in claim activity from Employment Related Practices claims. The CSD Pool deductible is 50% of both loss and defense costs up to the point your portion reaches the deductible on your declarations page – Per Occurrence. The standard deductible is 50% up to \$100,000. We recommend consideration of lower deductible options.

No Fault Water and Sewer Back Up – Coverage includes a per residence/commercial occupancy limit of \$10,000 with a \$200,000 per occurrence aggregate limit. An all Member Pool coverage aggregate of \$1,000,000 also applies.

The CSD Pool has also contracted with ServPro to help homeowners address backups to their homes. ServPro is offering preferred pricing and expedited response services to CSD Pool customers. For information on this program, please contact us.

Pollution Liability – Water and Sewer Lines. If you want coverage for the release of pollutants from water or sewer lines, the lines must be scheduled on the property policy. This would hold true for issues associated with lines that are located on your scheduled premises – they must be specifically schedule for coverage to apply. We have very few lines scheduled, so it is very likely pollution coverage for your district would not apply to pollutant escape from your lines. We want you to be aware of this situation and are happy to get quotes for you to provide the coverage.

Above Ground Tanks – With the exception of water tanks, in order for **General Liability** coverage to apply to loss associated with a tank, the tanks must be noted on the liability schedule. If you have tanks (other than water), please make sure the appropriate number of tanks is listed on your General Liability schedule. For **Pollution Liability** (i.e. seepage of fuel from an above ground tank) to apply, the tanks must also be schedule on your property policy. Underground tanks are not covered and must be specifically underwritten separately, contact us for an application.

**Volunteer Accident Coverage - If you list volunteers on your GL schedule, they will be provided accident coverage. The coverage is Excess of Health Insurance with a \$25,000 Limit and the cost is based on hours. Be sure to include in on your General Liability schedule. It also includes an AD&D component with limits from \$12,500-\$50,000 depending on the injury (2020 info, pending update).



Cyber Liability – A \$200,000 limit of liability (subject to a \$1,000,000 All Member maximum) is included in your policy. This is an automatic coverage designed to support smaller district and provide coverage for small losses for other Districts. We have numerous Districts and clients that have experienced cyber losses, such as hacking and ransomware, and we have seen claims nearing \$1,000,000. We highly recommend considering higher limits. Please contact us to discuss.

Sanitation Maintenance Warranty – For Districts with sanitation operations The Pool offers a discount on the general liability contribution associated with the sanitation operations. There is a requirement that you meet certain criteria at the time of loss with this program. Contact us to discuss the discount and program criteria.

Homeowners Association Functions – the CSD Pool requires that you identify the number of homes in your District for which the District is performing architectural control, design review, and/or covenant enforcement. There will be a charge for these operations.

Claims:

The timely reporting of claims is critical.

If you experience damage to your property, please make sure a claim is reported to Sedgwick prior to beginning any repair work. If you fix your property without giving the adjuster the opportunity to review the damages and the cause of damage they have the right to reject your claim. The caveat being that if the damage has the possibility of further damages, you must take steps to mitigate the further damage. Please take photos and document well. Should you have questions, please call us.

If there is the potential of a liability claim, you must notify Sedgwick of the circumstances surrounding the claim as soon as possible. If a formal written or verbal demand for damage is received, Sedgwick must be notified immediately.



Workers' Compensation Coverages:

Volunteers. The state statue prescribes coverage for certain type of volunteers, for Special Districts the only volunteer group we typically see covered by statute are Fire/EMS service providers. Those truly providing Fire and EMS services, not peripheral type services like you might see from an auxiliary (traffic assistance, food service, etc.).

If your volunteer group is not providing Fire or EMS services, they are very likely not covered.

The assumed **minimum** payroll for volunteer firefighters is \$2,500 per volunteer firefighter.

There has been significant discussion in how volunteer firefighter's lost wages are calculated in the event of an injury. If the volunteer does NOT receive a stipend, they would receive the State's weekly maximum wage (currently \$1023). In the event you stipend your volunteers, the CSD Pool currently basis their lost wage payment on that stipend. So, if your volunteer is stipend \$100 a month, they would receive 66% of \$25 (\$100 a month divided by 4 weeks) as their weekly wage replacement. Should the volunteer be unable to perform their other regular work, the wage replacement would be increased, up to the State's weekly maximum, to reflect lost wages from their other employment.

Out of State Operations. If any of your employees are working out of state or traveling to or through other states as part of their job – particularly to WY, WA, OH and ND – please call us to discuss additional steps necessary to make sure you are appropriately covered.



Workers' Compensation - Board Member Only Coverages:

**Board Member Only Coverage. The annual minimum contribution for Board Member Only coverage will stay at \$450.

Board Members. C.R.S. Section 8-40-202 (I)(B) requires coverage on board members unless an annual filing is made with the Division of Insurance 45 days ahead of the coverage term.

If a board member is injured, their wage replacement would be based on the compensation they receive for their board duties (typically \$100 a month). If they do not receive compensation for board duties, unlike a volunteer firefighter (who receive the State's weekly maximum) they would not receive any wage replacement. Should the board member be unable to perform their other regular work, the wage replacement would be increased, up to the State's weekly maximum, to reflect lost wages from their other employment.

Board Member Only coverage is designed to cover work-related injuries and illness for board members while in the course and scope of their duties as board members, which are administrative functions. Other job assignments outside of their normal administrative duties, such as occasionally working at a water or sewer plant, helping with landscape maintenance, meter reading, plowing snow, and so forth, are not considered to be duties to be performed by board members and may lead to denial of claims due to misrepresentation of a material exposure to loss. Any job functions not in the normal board member administrative scope must be reported to our agency for appropriate classification. An additional contribution will then be assessed based on assumed comparative wages to compensate for the inherent exposure of other duties being performed. Not reporting accurately may also affect prior years as the NCCI administrative rules allow for audits to be conducted and reconciled for corrected contribution payments for the prior three (3) years



MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE GREATROCK NORTH WATER AND SANITATION DISTRICT HELD DECEMBER 6, 2022

A regular meeting of the Board of Directors (referred to hereafter as "Board") of the Greatrock North Water and Sanitation District (referred to hereafter as "District") was convened on Tuesday, December 6, 2022 at 4:30 P.M. The meeting was conducted via video conference – Microsoft Teams. The meeting was open to the public.

ATTENDANCE

<u>Directors in attendance</u>:

John D. Wyckoff Brian K. Rogers Lisa Jacoby Robert W. Fleck Brenda Adams

Also in attendance were:

Shauna D'Amato; CliftonLarsonAllen LLP ("CLA") Mike Murphy; Ramey Environmental Compliance, Inc. Nick Marcotte; Element Engineering, LLC

ADMINISTRATIVE MATTERS

<u>Disclosures of Potential Conflicts of Interest:</u> Ms. D'Amato advised the Board that, pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. The Board reviewed the Agenda for the meeting, following which, Directors Wyckoff, Rogers, Jacoby, Fleck and Adams each confirmed that they had no conflicts of interest in connection with any of the matters listed on the Agenda.

Agenda: Ms. D'Amato distributed for the Board's review and approval a proposed Agenda for the District's regular meeting. Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board approved the Agenda as amended.

Board of Director's Report: None.

<u>District Manager's Report:</u> The Board reviewed the monthly Manager's Report. There were no questions. A copy of the report is attached hereto and incorporated herein by this reference.

CONSENT AGENDA

The Board considered the following actions:

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Regular Meeting Minutes

- 1. Approve the Minutes of the November 1, 2022 regular meeting.
- 2. Ratify approval of the payment of claims for the period ending November 22, 2022 in the amount of \$77,874.64.
- 3. Acceptance of unaudited financial statements for the period ending October 31, 2022, Schedule of Cash Position updated as of November 28, 2022, and Inclusion Summaries.
- 4. Operations and Maintenance Activities Report.
- 5. Review meter installation report.
- 6. Approval of engagement letter from Hayes Poznanovic Korver LLC to include 2023 billing rates.
- 7. Approval of Eighth Addendum to Independent Contractor Agreement with Bishop-Brogden Associates, Inc. for Water Rights Acquisition Services.
- 8. Approval of Eighth Addendum to Independent Contractor Agreement with Bishop-Brogden Associates, Inc. for Water Rights Engineering Services.
- 9. Approval of Eleventh Addendum to Independent Contractor Agreement with Ramey Environmental Compliance, Inc. for Operator in Responsible Charge Services.
- 10. Approval of 2022 Audit Engagement Letter and Agreed Upon Procedures for EDOP from Schilling & Co.
- 11. Approval of Seventh Addendum to Independent Contractor Agreement with Elite Industries, Inc. for Landscape Maintenance Services.
- 12. Approval of Fourth Addendum to Independent Contractor Agreement with Generator Source LLLP, d/b/a Diesel Service and Supply for Generator Preventative Maintenance Services.
- 13. Approval of Third Addendum to Independent Contractor Agreement with Action Fire Hydrant Service, LLC.
- 14. Approval of 2023 Statements of Work ("SOW) with CliftonLarsonAllen LLP for management, accounting and billing services.
- 15. Approval of Third Addendum to Independent Contractor Agreement with Diversified Underground for Utility Locating Services.
- 16. Approval of Fourth Addendum to Independent Contractor Agreement with Element Engineering for RO Treatment/Support.
- 17. Approval of Second Addendum to Independent Contractor Agreement with Element Engineering for General Engineering Services.
- 18. Approval of First Addendum to Independent Contractor Agreement with Martin and Wood Water Consultants for water rights engineering services.
- 19. Approval of Eighth Addendum to Independent Contractor Agreement with Dan's Custom Construction.
- 20. Approval of Second Addendum to Independent Contractor Agreement with Northern Colorado Constructors.
- 21. Terminate Independent Contractor Agreement with Worth Hydrochem for RO Plant Inspection and Service.
- 22. Terminate Independent Contractor Agreement with Timber Line Electric

and Control for General Electrician Services.

- 23. Terminate Independent Contractor Agreement with Ramey Environmental Compliance, Inc for Rocking Horse Farms Third Pump.
- 24. Terminate Independent Contractor Agreement with Worth Hydrochem for RO Equipment, Start up and Training.
- 25. Terminate Independent Contractor Agreement with Utility Sales and Services, LLC for meter reading services.

Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Jacoby and, upon vote, unanimously carried, the Board approved the Consent Agenda items.

FINANCIAL MATTERS

<u>Changes to Water Fees and Charges:</u> Mr. Marcotte discussed the recommendation to increase the water fees for 2023 with the Board.

Rates, Penalties and Charges for Water Services and Facilities: Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Jacoby and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-12-01: Concerning the Imposition of Various Fees, Rates, Penalties and Charges for Water Services and Facilities, and directed Mr. Marcotte to prepare a proposal for a rate study to present at the next Board meeting.

Resolution No. 2022-12-02: Resolution Amending Rules and Regulations (2019 Reissuance) and Appendix A: Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Jacoby and, upon vote, unanimously carried, the Board approved the Resolution No. 2022-12-02: Resolution Amending Rules and Regulations (2019 Reissuance) and Appendix A.

ENGINEER'S REPORT

Mr. Marcotte presented his Engineer's Report. A copy of the report is attached hereto and incorporated herein by this reference.

CAPITAL PROJECTS UPDATES:

<u>Third Alluvial Well:</u> Mr. Marcotte provided an updated and reported that the grant application was submitted.

Evaporation Pond:

- <u>Construction Manager at Risk – Delivery Method ("CMAR"):</u> Mr. Marcotte discussed the CMAR option with the Board. No action was taken

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and the Board determined to discuss this item further at the next Board meeting.

Reverse Osmosis Treatment Facility:

- **Proposals for RO Plant Furniture:** Following review and discussion, upon a motion duly made by Director Jacoby, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board approved the proposal with Desks Inc for RO Plant Furniture.

Final Pay Application for Retention Release to the Construction Contract with Moltz Construction, Inc. in the Amount of \$124,452.70: Following review and discussion, upon a motion duly made by Director Rogers, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board approved the Final Pay Application for retention release to the Construction Contract with Moltz Construction, Inc. in the amount of \$124,452.70 to be released on January 3, 2023, pending no claims are received.

OPERATIONS / MAINTENANCE MATTERS

Operator in Responsible Charge (ORC) Report: Mr. Murphy presented his report and provided updates. He announced that Carlos Hamilton will be the day-to-day operator at the Water Treatment Plant. A copy of the report is attached hereto and incorporated herein by this reference.

<u>LEGAL</u> MATTERS

None.

OTHER MATTERS

<u>Status of Homestead Heights/Country Club Ranchettes #1:</u> There were no new updates.

Status of Hayesmount Estates: There were no new updates.

Status of Ridgeview Estates: There were no new updates.

Status of Country Club Ranchettes Filing #2: There were no new updates.

COMMUNITY COMMENTS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made, seconded and, upon vote, unanimously carried, the meeting was adjourned at 5:51 p.m.

Respectfully	submitted,	
_		
By Secretary	for the Meeting	

Greatrock North Water & Sanitation District December Claims January 23, 2023

Vendor	Invoice #	Date		Am	ount
*CenturyLink	7191112907JAN22	1/1/2022		\$	303.80
*My Asset Map LLC	E5F5CDB-0057	12/28/2022			199.99
*United Power Inc	7891601DEC22	12/31/2022			304.49
*United Power Inc	6666302DEC22	12/31/2022			350.71
*United Power Inc	12341500DEC22	12/31/2022			404.89
*United Power Inc	2893502DEC22	12/31/2022			1,030.97
*United Power Inc	23129500DEC22	12/31/2022			1,339.29
*Xcel Energy	5336053542DEC22	12/31/2022			176.28
*Xcel Energy	5398600067DEC22	12/31/2022			62.95
			Auto Pay	\$	4,173.37
Badger Meter, Inc.	80112989	11/30/2022			445.00
Badger Meter, Inc.	80115346	12/29/2022			445.00
Bishop Brogden Associates, Inc	51046	12/15/2022			707.50
Bishop Brogden Associates, Inc	51194	12/15/2022			3,033.14
Bishop Brogden Associates, Inc	50966	11/15/2022			14,815.52
CliftonLarsonAllen LLP	3502661	11/30/2022			2,818.99
CliftonLarsonAllen LLP	3504324	11/30/2022			3,770.02
CliftonLarsonAllen LLP	3502677	11/30/2022			7,025.55
Colorado Community Media	74885	12/23/2022			45.28
Colorado Special Districts P&L Pool	23PL-48085-3168	12/11/2022			22,447.00
Diversified Underground	26895	12/31/2022			590.00
Diversified Underground	26740	11/30/2022			1,125.00
Element Engineering, LLC	0004-08	12/31/2022			150.00
Element Engineering, LLC	0005-08	11/30/2022			300.00
Element Engineering, LLC	0004-07	11/30/2022			300.00
Element Engineering, LLC	0002C-17	11/30/2022			1,020.00
Element Engineering, LLC	0001B-12	12/31/2022			1,405.00
Element Engineering, LLC	0001B-11	11/30/2022			3,230.00
Elite Industries, Inc.	21523	11/30/2022			653.00
Elite Industries, Inc.	21539	12/31/2022			653.00
Hayes Poznanovic Korver LLC	47241	12/31/2022			762.00
Hayes Poznanovic Korver LLC	47055	11/30/2022			7,156.00
Lock & Key	20371	1/3/2023			202.30
Omnisite	87173	1/1/2023			404.00
Pest Predator	3276	11/28/2022			240.00
Pest Predator	3341	12/28/2022			240.00
Ramey Enviromental Compliance, Inc	24870	12/7/2022			571.25
Ramey Environmental Compliance, Inc	24997	12/31/2022			9,446.07
Ramey Environmental Compliance, Inc	24852	11/30/2022			11,020.37
UMB Bank, N.A.	935652	12/8/2022			400.00
United Site Services, Inc	INV-00836830	11/1/2022			224.00
United Site Services, Inc	INV-01051836	11/1/2022			224.00
United Site Services, Inc	INV-00976957	11/1/2022			224.00
United Site Services, Inc	INV-00976937	11/1/2022			224.00
United Site Services, Inc	INV-01130696	11/30/2022			224.00
United Site Services, Inc	INV-01150550	12/31/2022			224.00
United Site Services, Inc	INV-01211342	1/31/2023			224.00
Utility Notification Center of Colorado	222120638	1/31/2023			27.30
Utility Notification Center of Colorado	222120038	12/31/2022			36.40
White & Jankowski LLP		12/31/2022			
White & Jankowski LLP White & Jankowski LLP	18577	12/31/2022			240.00
White Bear Ankele Tanaka & Waldron	18551 25775				2,512.00
	25775	12/31/2022			2,469.23
White Bear Ankele Tanaka & Waldron	25268	11/30/2022		<u> </u>	4,985.10
			Bill.com	ا د	.07,259.02

Grand Total

\$ 111,432.39



PO Box 99, Firestone, Colorado 80520 email: contact.us@RECinc.net

Greatrock North Water & Sewer District Monthly Activities Report November 15th,2022 – December 14th, 2022

Daily Operations Summary

Greatrock North (GRN): Record LFH Well #1, UKA Well #1, and distribution flow totalizers. Visual inspection of generator to record run hours and check for any active faults. Collect and analyze chlorine residual sample each visit. Collect entry point sample to analyze for pH and conductivity weekly. Complete walk through of pump station to inspect distribution pumps, distribution pressure/tank level, and verify operation of PRV.

Rocking Horse Farms (RHF): Record LFH Well #2, UKA Well #3, and distribution flow totalizers. Visual inspection of generator to record run hours and check for any active faults. Collect and analyze chlorine residual sample each visit. Collect entry point sample to analyze for pH and conductivity weekly. Complete walk through of pump station to inspect distribution pumps, distribution pressure/tank level, and verify operation of PRV.

Box Elder (BE): Check SCADA for any active alarms and record process numbers. Record flow totalizers for wells, RO skid, and distribution meters. Visual inspection of generator to record run hours and check for any active faults. Collect and analyze chlorine residual sample each visit. Collect entry point sample to analyze for pH and conductivity weekly. Complete walk through of pump station to inspect distribution pumps, distribution pressure/tank level, and verify operation of PRV. Complete walk through of RO building to verify proper operation and record equipment run hours. Check chemical feed systems for proper operation and refill day tanks, as necessary.

11/15/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

11/16/22 (2.0hr) Routine site visit. Regular rounds and checks of each facility. Met with Oz from Altitude Leak Detection to find which discharge valve is leaking. Found that the valve from the South tank is leaking.

11/17/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

11/18/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

11/21/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Alluvial Well #1 isn't communicating with SCADA which means we cannot run the RO machine. Switched to scenario 2 which bypasses the RO Increased the chlorine from 2.5 to 3.0. Contacted HOA solutions to troubleshoot the Alluvial Well 1 communications.

11/22/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Turned off LFH well at RHF

11/23/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

11/24/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

11/25/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

11/28/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

11/29/21 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Completed water shut-offs and reinstatements.

11/30/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Received a delivery of chlorine today. Manually turned on ALV Well 1 in order to be able to run RO and fill the BECR tanks. Shutdown ALV 1 once BECR tanks were full.

12/1/22 (**4.0hr**) Routine site visit. Regular rounds and checks of each facility. Fully opened the fill valve at Rocking Horse Farms to fill up the tank to 7ft. Manually operated ALV Well 1 in order to be able to fill BECR tanks. Collected monthly langlier index samples. HOA on-site to fix communication issues with the wells.

12/2/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

12/5/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Collected monthly Bac-Ts and brought them to Colorado Analytical. Fully opened RHF valve to fill up the tank after the weekend and closed it after RHF tank level reached 7 feet.

12/6/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

12/7/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Completed zero consumption reads.

12/8/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

12/9/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Finished re-read meter list and sent to billing. Also noted there were 3 customers in RHF who did answer or allow access for 12/08 and 12/09. Fully opened the RHF fill valve and filled RHF tank to 7.3 feet.

12/12/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Opened the fill valve at RHF to fill up the tank after the weekend. Lowered chlorine pump speed.

12/13/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

12/14/22 (**4.0hr**) Routine site visit. Regular rounds and checks of each facility. Fully opened the fill valve at Rocking Horse Farms to fill the tank to 7 ft.

November 15th, 2022 – December 14th, 2022

RO Run Time	67.3
RO Concentrate Flow: Pond	201,900

Sampled Date: November 1st, 2022

Monthly Testing	TDS (mg/L)			Total Hardness (mg/L)
BE	677mg/L	95.4mg/L	19.6mg/L	318.9mg/L
RHF	423mg/L	55.1mg/L	11.3mg/L	184.2mg/L
GRN	494mg/L	55.5mg/L	10.2mg/L	180.7mg/L



PO Box 99, Firestone, Colorado 80520 email: contact.us@RECinc.net

Greatrock North Water & Sewer District Monthly Activities Report

December 15th, 2022 – January 14th, 2023

Daily Operations Summary

Greatrock North (GRN): Record LFH Well #1, UKA Well #1, and distribution flow totalizers. Visual inspection of generator to record run hours and check for any active faults. Collect and analyze chlorine residual sample each visit. Collect entry point sample to analyze for pH and conductivity weekly. Complete walk through of pump station to inspect distribution pumps, distribution pressure/tank level, and verify operation of PRV.

Rocking Horse Farms (RHF): Record LFH Well #2, UKA Well #3, and distribution flow totalizers. Visual inspection of generator to record run hours and check for any active faults. Collect and analyze chlorine residual sample each visit. Collect entry point sample to analyze for pH and conductivity weekly. Complete walk through of pump station to inspect distribution pumps, distribution pressure/tank level, and verify operation of PRV.

Box Elder (BE): Check SCADA for any active alarms and record process numbers. Record flow totalizers for wells, RO skid, and distribution meters. Visual inspection of generator to record run hours and check for any active faults. Collect and analyze chlorine residual sample each visit. Collect entry point sample to analyze for pH and conductivity weekly. Complete walk through of pump station to inspect distribution pumps, distribution pressure/tank level, and verify operation of PRV. Complete walk through of RO building to verify proper operation and record equipment run hours. Check chemical feed systems for proper operation and refill day tanks, as necessary.

12/15/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Adjusted flow to RHF tank to raise the tank level.

12/16/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

12/19/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Opened the fill valve to RHF to fill up the tank and once it reached 7.3ft closed it. Decreased chlorine pump speed from 2.8 ppm to 2.6ppm.

12/20/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Turned on LFH 1 to start augmenting for the remainder of the month.

12/21/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Fully opened the RHF fill valve to fill the tank to 7.3ft and shut down fill after the tank was full. Decreased chlorine pump speed from 2.6ppm to 2.5ppm.

12/22/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

11/23/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

12/26/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

12/27/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. ALV Well 1 not communicating with SCADA despite power cycling antenna. Contacted HOA for more troubleshooting ideas. In the meantime, put ALV 1 in hand and ran RO's manually to fill BE tanks. RHF tank overflowed due to a bad transducer reading. The transducer was showing 6.7 but overflow for the tank is 7.5ft. Closed fill valve and submitted a work order to troubleshoot the transducer.

12/28/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

12/29/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. After resetting the power supply to the antenna for ALV Well 1 the well began communicating with SCADA. Changed to fill height to watch it turn on automatically and made sure the RO ran properly and it did to fill the tank. REC ESD onsite to further troubleshoot RHF level transducer.

12/30/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

01/02/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

01/03/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

01/04/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Collected langlier index samples and dropped them off at the CO Analytical

01/05/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Replaced gasket seals on BE storage tank lids.

01/06/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

01/09/2023 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Completed meter rereads on zero consumption list.

01/10/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Replaced vent screen on RHF tank.

01/11/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

01/12/23 (**4.0hr**) Routine site visit. Regular rounds and checks of each facility. Filled RHF tank to 7.4 and once it reached that height closed the fill valve. Completed manual reads list and sent information to the district office.

01/13/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

December 15th, 2022 – January 14th, 2023

RO Run Time	69.3
RO Concentrate Flow: 1 Pond (South)	207,900

Sampled Date: January 4th, 2022

			,	
Monthly Testing	TDS (mg/L)			Total Hardness (mg/L)
BE	360	31.6	5.90	103.1
RHF	369	38.5	7.31	126.3
GRN	387	40.6	7.06	130.5

12/12/22 12:20 ub634_pg.php/Job No: 27688

GREATROCK NORTH WATER & SANITATION DISTRICT Services Installation Report

Page 1 of 1 USER: BRI

Installed From: 11/12/22 To: 12/12/22

Current					Svc	Svc	User	Flat Chg	Last Bill	Last Bill	Install	Line	Meter
Account	Name	Location	Service Address	svc	Size	Type	Type	Amount	Amount	Date	Date	Code	Status

01/12/23 11:26 ub634_pg.php/Job No: 34598

GREATROCK NORTH WATER & SANITATION DISTRICT Services Installation Report

Page 1 of 1 USER: BRI

Installed From: 12/12/22 To: 01/12/23

Current					Svc	Svc	User	Flat Chg	Last Bill	Last Bill	Install	Line	Meter
Account	Name	Location	Service Address	svc	Size	Type	Type	Amount	Amount	Date	Date	Code	Status

FIRST AMENDMENT TO WARRANTY AGREEMENT (Ridgeview Estates Filing No. 1)

This **FIRST AMENDMENT TO WARRANTY AGREEMENT** (the "**First Amendment**") is made and entered into this 1st day of February, 2023, by and between GREATROCK NORTH WATER AND SANITITION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the "**District**"), and RIDGEVIEW PROPERTIES, LLC, a Colorado limited liability company (the "**Developer**"). The District and Developer are referred to collectively herein as the "**Parties**."

RECITALS

WHEREAS, the Parties previously entered into that certain *Warranty Agreement*, dated December 9, 2022 (the "**Agreement**"); and

WHEREAS, Paragraph 2 of Agreement sets forth the Developer's obligation to furnish a warranty bond prior to final acceptance; and

WHEREAS, the Parties desire replace the warranty bond with a letter of credit.

NOW, THEREFORE, in consideration of the promises and mutual covenants herein contained, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the District and the Developer agree as follows:

COVENANTS AND AGREEMENTS

- 1. <u>AMENDMENT TO PARAGRAPH 2</u>. Pursuant to Paragraph 7 of the Agreement, the Parties hereby amend Paragraph 2 of the Agreement to allow Developer to furnish a letter of credit in lieu of the warranty bond. The Parties hereby amend and restate in its entirety Exhibit B of the Agreement with **Exhibit B**, attached hereto and incorporated by reference.
- 2. <u>PRIOR PROVISIONS EFFECTIVE</u>. Except as specifically provided herein and amended hereby, all the terms and provisions of the Agreement, as amended, shall remain in full force and effect throughout the duration of the Agreement.
- 3. <u>COUNTERPART EXECUTION</u>. This First Amendment may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Executed copies of this First Amendment may be delivered by facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories to this First Amendment.

[Signature Page Follows.]

IN WITNESS WHEREOF, the Parties hereto have executed this First Amendment on the date and year first above written. By the signature of its representative below, each Party affirms that it has taken all necessary action to authorize said representative to execute this First Amendment.

	DISTRICT: GREATROCK NORTH WATER AND SANITITION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado
	Officer of the District
ATTEST:	
APPROVED AS TO FORM:	
WHITE BEAR ANKELE TANAKA & Attorneys at Law	WALDRON
General Counsel to the District	
	DEVELOPER: RIDGEVIEW PROPERTIES, LLC, a Colorado limited liability company
	By:

EXHIBIT B FORM LETTER OF CREDIT

IRREVOCABLE LETTER OF CREDIT

Fort Collins, CO 80525 (970) 229-5500

Borrower: Joe Example Lender: Bank of Colorado
1609 E Harmony Rd

Beneficiary: TBD Beneficiary

NO.: TBD

EXPIRATION DATE. This letter of credit shall expire upon the close of business on 05-21-2019 and all drafts and accompanying statements or documents must be presented to Lender on or before that time (the "Expiration Date").

AMOUNT OF CREDIT. Lender hereby establishes at the request and for the account of Borrower, an Irrevocable Letter of Credit in favor of Beneficiary for a sum of One Hundred Thousand & 00/100 Dollars (\$100,000.00) (the "Letter of Credit"). These funds shall be made available to Beneficiary upon Lender's receipt from Beneficiary of sight drafts drawn on Lender at Lender's address indicated above (or other such address that Lender may provide Beneficiary in writing) during regular business hours and accompanied by the signed written statements or documents indicated below.

WARNING TO BENEFICIARY: PLEASE EXAMINE THIS LETTER OF CREDIT AT ONCE. IF YOU FEEL UNABLE TO MEET ANY OF ITS REQUIREMENTS, EITHER SINGLY OR TOGETHER, YOU SHOULD CONTACT BORROWER IMMEDIATELY TO SEE IF THE LETTER OF CREDIT CAN BE AMENDED. OTHERWISE, YOU WILL RISK LOSING PAYMENT UNDER THIS LETTER OF CREDIT FOR FAILURE TO COMPLY STRICTLY WITH ITS TERMS AS WRITTEN.

DRAFT TERMS AND CONDITIONS. Lender shall honor drafts submitted by Beneficiary under the following terms and conditions:

Upon Lender's honor of such drafts, Lender shall be fully discharged of Lender's obligations under this Letter of Credit and shall not be obligated to make any further payments under this Letter of Credit once the full amount of credit available under this Letter of Credit has been drawn.

Beneficiary shall have no recourse against Lender for any amount paid under this Letter of Credit once Lender has honored any draft or other document which complies strictly with this Letter of Credit, and which on its face appears otherwise in order but which is signed, issued, or presented by a party or under the name of a party purporting to act for Beneficiary, purporting to claim through Beneficiary, or posing as Beneficiary without Beneficiary's authorization. By paying an amount demanded in accordance with this Letter of Credit, Lender makes no representation as to the correctness of the amount demanded and Lender shall not be liable to Beneficiary, or any other person, for any amount paid or disbursed for any reason whatsoever, including, without limitation, any nonapplication or misapplication by Beneficiary of the proceeds of such payment. By presenting upon Lender or a confirming bank, Beneficiary certifies that Beneficiary has not and will not present upon the other, unless and until Beneficiary meets with dishonor. Beneficiary promises to return to Lender any funds received by Beneficiary in excess of the Letter of Credit's maximum drawing amount.

USE RESTRICTIONS. All drafts must be marked "DRAWN UNDER Bank of Colorado IRREVOCABLE LETTER OF CREDIT NO. TBD DATED 05-21-2018," and the amount of each draft shall be marked on the draft. Only Beneficiary may complete a draft and accompanying statements or documents required by this Letter of Credit and make a draw under this Letter of Credit. This original Letter of Credit must accompany any draft drawn hereunder.

Partial draws are permitted under this Letter of Credit. Lender's honor of a partial draw shall correspondingly reduce the amount of credit available under this Letter of Credit. Following a partial draw, Lender shall return this original Letter of Credit to Beneficiary with the partial draw noted hereon; in the alternative, and in its sole discretion, Lender may issue a substitute Letter of Credit to Beneficiary in the amount shown above, less any partial draw(s).

PERMITTED TRANSFEREES. The right to draw under this Letter of Credit shall be nontransferable, except for:

- A. A transfer (in its entirety, but not in part) by direct operation of law to the administrator, executor, bankruptcy trustee, receiver, liquidator, successor, or other representative at law of the original Beneficiary, and
- B. The first immediate transfer (in its entirety, but not in part) by such legal representative to a third party after express approval of a governmental body (judicial, administrative, or executive).

TRANSFEREES REQUIRED DOCUMENTS. When the presenter is a permitted transferee (i) by operation of law or (ii) a third party receiving transfer from a legal representative, as described above, the documents required for a draw shall include a certified copy of the one or more documents which show the presenter's authority to claim through or to act with authority for the original Beneficiary.

COMPLIANCE BURDEN. Lender is not responsible for any impossibility or other difficulty in achieving strict compliance with the requirements of this Letter of Credit precisely as written. Beneficiary understands and acknowledges: (i) that unless and until the present wording of this Letter of Credit is amended with Lender's prior written consent, the burden of complying strictly with such wording remains solely upon Beneficiary, and (ii) that Lender is relying upon the lack of such amendment as constituting Beneficiary's initial and continued approval of such wording.

NON-SEVERABILITY. If any aspect of this Letter of Credit is ever declared unenforceable for any reason by any court or governmental body having jurisdiction, Lender's entire engagement under this Letter of Credit shall be deemed null and void ab initio, and both Lender and Beneficiary shall be restored to the position each would have occupied with all rights available as though this Letter of Credit had never occurred. This non-severability provision shall override all other provisions in this Letter of Credit, no matter where such provision appears within this Letter of Credit.

GOVERNING LAW. This Agreement will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Colorado without regard to its conflicts of law provisions, and except to the extent such laws are inconsistent with the 2007 Revision of the Uniform Customs and Practice for Documentary Credits of the International Chamber of Commerce, ICC Publication No. 600. This Agreement has been accepted by Lender in the State of Colorado.

EXPIRATION. Lender hereby agrees with Beneficiary that drafts drawn under and in compliance with the terms of this Letter of Credit will be duly honored if presented to Lender on or before the Expiration Date unless otherwise provided for above.

SECURITY INTEREST. This Letter of Credit is secured by Promissory Note No. TBD dated May 21, 2018 in the amount of \$100,000.00.

AUTOMATIC RENEWAL. The term of this Letter of Credit shall be renewed automatically for succeeding twelve month terms unless either Bank or Borrower shall deliver written notice of intent to terminate this Letter of Credit within thirty days of the Expiration Date (JUST FYI THIS IS AN OPTIONAL PROVISION THAT YOU CAN CHOOSE TO KEEP OR HAVE US REMOVE).

LENDER:	
BANK OF COLORADO	
By:	

Dated: May 21, 2018

ENDORSEMENT OF DRAFTS DRAWN:

		Amount	Amount
Date	Negotiated By	In Words	In Figures

Resolution No. 2023-02-01

RESOLUTION OF THE BOARDS OF DIRECTORS OF THE GREATROCK NORTH WATER AND SANITATION DISTRICT

DESIGNATING MEETING NOTICE POSTING LOCATION

WHEREAS, Greatrock North Water and Sanitation District (the "District") is a quasimunicipal corporation and political subdivision of the State of Colorado; and

WHEREAS, pursuant to § 24-6-402(1)(a), C.R.S., the District is a local public body and subject to the provisions of §§ 24-6-401, et seq., C.R.S.; and

WHEREAS, pursuant to § 32-1-903(2) and § 24-6-402(2)(c), C.R.S., the District shall be considered to have given full and timely notice to the public if notice of the meeting is posted, with specific agenda information if available, on a public website of the District no less than twenty-four (24) hours prior to the meeting; and

WHEREAS, pursuant to § 24-6-402(2)(c), C.R.S., the District shall make the notice posted on the public website accessible at no charge to the public, consider linking the notice to any appropriate social media accounts of the District, and, to the extent feasible, make the notices searchable by type of meeting, date of meeting, time of meeting, agenda contents, and any other category deemed appropriate by the District; and

WHEREAS, pursuant to § 24-6-402(2)(c), C.R.S., the District shall designate a place within the boundaries of the local public body at which it may post a notice no less than twenty-four (24) hours in advance of the meeting in the event that the District is unable to post the notice online due to exigent or emergency circumstances.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARDS AS FOLLOWS:

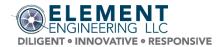
- 1. Pursuant to § 24-6-402(2)(c), C.R.S., the Board hereby designates https://greatrocknorthwsd.colorado.gov/ as the website at which notices of District meetings will be posted twenty-four (24) hours in advance.
- 2. Pursuant to § 24-6-402(2)(c), C.R.S., the Board hereby designates the following location for the posting of its meeting notices twenty-four (24) hours in advance in the event that the District is unable to post notice on the District's website:

The water tank at 16373 Rayburn Street, Hudson, CO.

ADOPTED FEBRUARY 7, 2023.

	DIST	RICT:
	GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado	
	By:	Officer of the District
•		
Attest:		
By:		-
APPROVED AS TO FORM:		
WHITE BEAR ANKELE TANAKA & WALDRON Attorneys at Law		
General Counsel to the District	_	

0495.0007; 1291464 2



ENGINEER'S PROGRESS REPORT

Date: February 7, 2023

To: Greatrock North Water and Sanitation District

From: Element Engineering

Job No. 0041.0001

RE: Monthly Engineers Report – New Items Bold

CAPITAL PROJECTS:

1. Water Treatment Plant Improvements - Construction

The punch list walkthrough was completed and punch list generated. It was agreed by all onsite that the Certificate of Substantial Completion should be issued and dated October 6, 2022. This certificate was completed and sent to Moltz with the punch list attached. Moltz has 45 calendar days from the date of Substantial Completion to complete all punch list items.

The certificate of occupancy has been provided by Motlz Construction. We are confirming that the punch list is completed and have requested a lien waver for final payment. Prior to final payment the Advertisement for Final Payment must be posted in the local paper of record. Element will provide this advertisement when we receive confirmation that the punch list is complete, and the final pay application is received.

The Certificate of Substantial Completion has been provided to Moltz Construction. The date of Substantial Completion was set for October 6, 2022. The advertisement for final payment was posted as required and the final payment was issued. The end of the two-year warranty period is October 6, 2024.

2. Concentration Evaporation Pond

Element has reviewed all historic documents on the concentration evaporation pond and has contacted the subconsultant tasked with the concentrate line and pond grading design (CVL). The tasks necessary to complete design and permitting of the concentrate pond are as follows:

- Receive concentrate line and pond CAD files from CVL.
- Compile an Engineering Design and Operations Plan (EDOP), design plans, liner design, and specifications for the pond per CDPHE Section 9: Waste Impoundments.
- Finalize pond grading design and SWMP.

Update concentrate line per request from developer and update easement exhibit.

Element has provided the district with a proposal to the district to complete pond design and CPDHE submittal (EDOP, plans, specifications). The EDOP, plans, and specifications will be to CPDHE for review and approval. After approval, the district will be granted approval for construction. CDPHE has strict quality control and construction documentation requirements including a construction QA/QC report that must be submitted after construction. Element can provide a proposal for pond bidding, construction observation, and construction QA/QC reporting at the appropriate time.

Element's proposal to complete the third concentrate pond and line has been approved by the district. We are currently working on the EDOP and plans. Also, we have provided a modified draft easement exhibit to Jay Scolnick for the revised concentrate line alignment.

As of August 29, 2021, Element continues to work on the concentrate pond design and EDOP. We have been coordinating with Jay on the concentrate line and have come to an agreement on the line location. We are finalizing what should be the last iteration of the concentrate line easement for signature by Jay. Our surveyor will require some field work for the easement in order to stamp the legal description. Also, there is additional survey required for the concentrate line design which will occur at the same time.

Additional survey field work was ongoing as of September 16, 2021. Element met onsite with the surveyor to confirm required items to be surveyed. Element held discussions about the potential to eliminate the proposed sump and pump in the proposed RO WTP if the concentrate line can be lowered. Element recommends any new concentrate main installation be 8-inch diameter SDR 35 PVC minimum.

Element has received the updated survey and has provided preliminary pond alternative layouts and costs as well as concentrate line profiles for the district's discussion at the October 26, 2021 work session. Upon a final decision for layout and pond location design documents will be created. Also, it is apparent that the concentrate line in Rayburn can be lowered, allowing the proposed sump in the ROWWTP to be removed and all drains go to the concentrate line.

Element was provided direction by the board to proceed with the west pond location and the gravity concentrate main running down Hudson Mile Road. Design work is ongoing with draft design documents expected to be complete in January. Element has reached out to Adams County to determine what permitting will be required for the project. A potential pre-application meeting with Adams County was requested.

Element has submitted the initial pre-application document to Adams County. A pre-application meeting with the county will be scheduled in the coming weeks based on the county's schedule. Work continues on finalization of the design. It is our goal to submit a draft of the design submitted to the board for review during the month of January.

A pre-application meeting with Adams County has been scheduled for Friday February 4, 2022 at 10:30 AM. This meeting will be held virtually. Element submitted progress plans on the concentrate pond to the district. We are now working to finalize the plans. The next step is to complete final internal edits and compile a stormwater management plan (SWMP) and finalize and submit the Section 9 Impoundment permitting report to CDPHE. This should be completed by the end of February to mid-March.

Element and CLA staff attended a pre-application meeting with Adams County. A detailed summary of submittal requirements was sent to the GNWSD board. In summary a Conditional Use Permit is required. The board approved Element to begin working on this submittal. Work is ongoing. We expect submittal of the conditional use permit and EDOP to Adams County and CDPHE in mid-March.

The public meeting for the conditional use permit is to be held at the April 5, 2022 board meeting. The required environmental study on the property is being completed by an Element subconsultant. Upon completion of the environmental study and public meeting, Element will submit the conditional use permit application to Adams County.

Element received the ownership and encumbrance report to research mineral rights owners to notify them (as required by Adams County). Also, we received the environmental report prepared by Olsson Associates that is required with the Conditional Use Permit. Our final task is to finalize the EDOP and submit it to CPDPHE and Adams County as well as provide notifications to mineral holders. This is to be completed by the week of May 30, 2022.

The EDOP and Adams County submittal have been completed and submitted. The Adams County review fee has been paid by Element.

Element has followed up with agencies to determine who is the primary contact. We have not been assigned a planner or engineer yet, but this is likely to occur soon.

Our project has been assigned a planner at Adams County. The county has promised to expedite the review of the project. Element will be ready to answer any questions or comments on the proposed project.

We held a county comment review meeting with Adams County on September 16, 2022. Comments received are relatively minor and we are currently working on the response letter. All responses have been completed. Element is confirming the Adams County requirement for landscaping.

It is recommended that the district proceed with bidding the project under the Construction Manager at Risk (CMAR) procurement procedure. We have completed responses to all Adams County comments. Also we held a meeting with CDPHE to request either an approval letter or a list of comments to respond to. CDPHE has indicated they will send a brief list of comments. We anticipate having those during the week of January 30th, 2023.

3. Third Alluvial Well

Element will report items pertaining to the third alluvial well in this section.

Element met with the district's water resources engineer on August 12, 2021. It was discussed that the location of Alluvial Well 3 and 4 would likely be the best locations for the new alluvial well. Element has been requested to complete a construction and design cost estimate to tie each of these well locations into the existing raw water lines. This work will begin shortly.

The well locations 3 and 4 were determined to be the best locations as they produce a satisfactory amount of water and have better water quality than location 5, which tested very high in nitrates (> 20 mg/L).

A Basis of Design Report (BDR) must be submitted to CDPHE to add an additional water source. This BDR must include the results of extensive water quality testing. Two separate testing batteries must be completed in two separate calendar quarters. Also, once drilled, the well will need to be tested to insure it is not under the direct influence of surface water.

No work this period.

It is suggested that the board continue discussions of adding the third alluvial well. With the construction of the new water treatment plant being finalized, both existing alluvial wells are required for operation. Currently there is no redundant alluvial source.

GENERAL ENGINEERING — ADMINISTRATION

Element has been coordinating closely with CLA to onboard general engineering services. Element, CLA and GNWSD held an initial onboarding meeting at Element offices on June 10, 2021. An additional onboarding meeting with REC has been scheduled on June 30th, 2021 at REC offices. We have received all electronic and hard copy files from MMI and have reviewed them to determine the sum of available records.

Element has completed cost estimates to support 2022 budget preparation. This included estimated general engineering (ops and admin) fees, capital project fees, and engineering construction administration fees. A meeting to review the proposed budget items was held on September 22nd at REC offices.

Element is coordinating the additional information (survey) and scoping items on the concentrate line and concentrate pond and line alternatives in the General Engineering – Administration job number.

Element presented options to the board on concentrate line and concentrate pond locations. See Third Concentrate Pond reporting for more information.

Element is working on the county permitting of the third concentrate pond. See third concentrate pond update.

Element provided draft General Engineering estimates and concentrate pond cost estimates for the 2023 budgeting period.

Element is currently working on budgeting and rate analysis updates for the 2023 calendar year. Also we have been coordinating with the district's consultants on the Town of Castle Rock water court case.

Element was requested to provide a cost for reviewing and updating the tap fee analysis that has historically been completed on behalf of the district. We have reviewed the historic tap fee analysis and the effort necessary to update these fees. It is estimated that our fee will not exceed \$9,500. We can either bill this under General Engineering, or under a separately approved task.

1. Box Elder Creek Ranch Subdivision

Element will report general administrative engineering items pertaining to the Box Elder Creek Ranch subdivision in this section.

No work this period.

2. Rocking Horse Farms Subdivision

Element will report general administrative engineering items pertaining to the Rocking Horse Farms subdivision in this section.

Element has coordinated with REC to complete the recommendation for final acceptance of the Rocking Horse Farms Pump Station Replacement Project. The project was completed on July 22, 2020, and has been successfully operating since startup. The 1-year warranty period has elapsed, and Element recommends final acceptance.

Element met with REC at RHF on January 21st, 2022 to discuss replacement of the RHF control valves. It was determined that an insertion valve could be installed downstream of the control valve to shut the tank off. A new electrically actuated gate valve could then be installed in the vault. It is recommended that two manual gate valves with wheels be installed on either side of the new actuated valve. This time was billed to General Engineering: Operations.

No work this period.

3. Greatrock North Subdivision

Element will report general administrative engineering items pertaining to the Greatrock North subdivision in this section.

No work this period.

4. Hayesmount Estates Subdivision

Element will report general administrative engineering items pertaining to the Hayesmount Estates subdivision in this section.

No work this period.

GENERAL ENGINEERING — OPERATIONS

Element will report on water accounting, use, water quality, and electrical usage, and pond levels in this section. We are working on on-boarding and coordination with REC so that we may obtain data for regular reporting.

Element met with REC on January 21st, 2022 to discuss the rocks in the concentrate line. It was determined that the line could be temporarily shut down (turn off WTP) and the line upstream of the control valve could be shut. The concentrate line could then be pumped out (water discharging to the adjacent concentrate pond) and the line could be excavated, opened, and the rocks removed. Upon removal the line would need to be replaced in the excavated area.

See attached monthly year over year comparison of electrical use (KWH) and electrical billing (\$). Element has assisted with mapping of water mains to determine the source of the distribution system leak on Haysemount.

No work this period.

DEVELOPMENT SERVICES

1. Country Club Ranchettes Filing No. 1

Element has contacted Jay Scolnick and his contractor (Three Sons Construction) to set up a preconstruction meeting. The meeting is tentatively scheduled to be held onsite during the weeks of July 5, 2021, or July 12⁻ 2021 depending on final construction permit issuance from Adams County. Three Sons Construction has started the submittal process with Element. We are reviewing submittals per the district's rules and regulations.

Element will discuss construction observation and management roles and responsibilities with REC and CLA to clearly define task responsibility between each entity.

Element will be responsible for onsite construction observation. Submittals have been received and reviewed. A pre-construction meeting was held on July 16th, 2021. Onsite construction work started on July 21st, 2021 Element will be providing full time observation for the first week, and scale back observation time if we feel the contractor is completing acceptable work. Element provided the district with an estimated number of hours for onsite work that included the preconstruction, observation, GPS services and final walkthrough.

Element has completed construction observation and oversite during construction. Adams County notified the developer (Jay) and their engineer (Manhard) that their fire hydrant design and installation was three feet too close to the centerline of the asphalt roadway. The hydrants are required to be moved, which will require a new pressure test. An exhibit of this relocation is attached to this board report.

Element inspected and coordinated work on the fire hydrant relocation.

Minor construction observation/coordination occurred during this reporting period. Initial acceptance will occur after the surface improvements are complete (pavement, etc).

Element was notified that paving would occur at the project during the month of December. Upon completion of surface improvements an initial acceptance walkthrough will be completed.

Element completed an initial acceptance walkthrough and compiled the attached punch list and closeout requirements. A letter was sent to the developer on June 23, 2022, and we are awaiting a response and required items.

Element has received a draft Bill of Sale and as-built documentation. We are waiting on final documents for initial acceptance.

We have final documents for Initial Acceptance and anticipate board approval during the February meeting.

2. Country Club Ranchettes Filing No. 2

On Wednesday January 26th, 2022. Element met with the developer to discuss inclusion of CCR Filing 2. There were no specific engineering related action items immediately necessary at the meeting. When the inclusion packet is submitted, Element will complete necessary review tasks.

The inclusion agreement for CCR F2 has been submitted and Element is working with the district's consulting team to review and provide comment.

No work this period.

3. Ridgeview Estates

This subdivision has gained Initial Acceptance. No work this period.

4. Epic Estates

Element attended a meeting discussing water rights and potential water treatment for the proposed development.

No work this period.

5. Horse Creek Retreat

No work this period.

A Basis of Design Report (BDR) must be submitted to CDPHE to add an additional water source. This BDR must include the results of extensive water quality testing. Two separate testing batteries must be completed in two separate calendar quarters. Also, once drilled, the well will need to be tested to insure it is not under the direct influence of surface water.

No work this period.

It is suggested that the board continue discussions of adding the third alluvial well. With the construction of the new water treatment plant being finalized, both existing alluvial wells are required for operation. Currently there is no redundant alluvial source.

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1. Box Elder Creek Ranch Subdivision

Element will report general administrative engineering items pertaining to the Box Elder Creek Ranch subdivision in this section.

No work this period.



Ramey Environmental Compliance, Inc.

Management and Operation Softions for Water and Wastewater Treatment 303-833-5505

PO Box 99, Firestone, Colorado 80520 email: contact.us@RECinc.net www.RECinc.net

Greatrock North Water & Sewer District ORC Report February 7, 2023

Rocking Horse Farms Tank Fill Valve

The RHF Tank fill valve is experiencing ongoing issues with automatic control. REC and TLECC verified the issues are not electrical or SCADA control problem. A local CLA-Valve representative was contacted to schedule a site visit to inspect the valve to determine the best course of action moving forward. In the meantime, tank fill is being manually controlled by REC.

Update – Local CLA-Valve Representative, Pipestone Equipment, onsite to access RHF fill valve. Pipestone Equipment believes the control issues are due to an internal pressure loss through the internal components of the valve. REC is coordinating with Element Engineering to develop a plan to isolate the valve for inspection. Presently there is no isolation valve within the PRV pit, and no valves are indicated on plant drawings. Repair and/or replacement will need to take place during low demand season due to the inability to fill the tank while the valve is out of service.

Update – Site walk-through is scheduled for the first week of January with Element Engineering to review site layouts and develop plans for repairs.

Update – Site walk-thru completed with Element Engineering and Moltz Construction. After reviewing of site layout and plans it is confirmed there is no known isolation valve for the RHF tank fill valve. Element Engineering and REC developing plans for repair, but it is likely an insertion-type isolation valve will need to be installed before the replacement of the RHF fill valve.

Update – Element Engineering is developing the scope of work for Moltz Construction to repair.

RO Building Decommissioning

REC, Element Engineering, and Moltz construction are working together to locate the currently unknown source of water that is supplying back-pressure to the old RO treatment building. The backpressure source will need to be located and isolated prior to being able to complete the decommissioning of the old RO building.

Update 11/16/2022 – Altitude Leak Detection onsite to determine if BECR storage tank valves are leaking water when closed. Altitude Leak Detection was able to determine the south storage tank isolation valve is leaking water by when closed

Augmentation

On 12/20/22 BBA water requested water augmentation to be set to 20 GPM. Water augmentation set to 20 gpm on 12/21/2022.

Water augmentation was shut down until further notice on 1/2/2023.

Additional Activities

CDPHE Sanitary Survey onsite inspection was completed on 1/11/2023 with record review still ongoing at this time.

A new water service line inspection was completed at 28705 E. 159th Avenue in Ridgeview estates.

Water Quality

	AL	V 1	AL	.V2	ВЕ	CR	R	HF	Gl	RN
Month	TDS	Hardness								
	mg/L	mg/L								
Jan-23					360	103	369	126	387	131
Dec-22					677	318	423	184	494	181
Nov-22					185	45	200	62	237	61
Oct-22	1080	525	924	526	385	157	449	179	456	202
Sep-22					777	309	792	302	772	308
Aug-22					778	382	758	308	762	312
Jul-22	1031	503	1037	497	709	324	718	327	742	314
Jun-22					718	321	689	298	693	302
May-22					691	277	762	313	743	308
Apr-22	1050	433	795	415	495	165	385	125	369	118
Mar-22					387	128	572	219	513	190
Feb-22	846	388	824	387	553	297	699	299	723	292
Jan-22					658	275	678	265	662	268
Minimum	846	388	795	387	185	45	200	62	237	61
Maximum	1080	525	1037	526	778	382	792	327	772	314
Average	1002	462	895	456	567	239	576	231	581	230

INDEPENDENT CONTRACTOR AGREEMENT

(IT MONITORING AND SUPPORT SERVICES)

This INDEPENDENT CONTRACTOR AGREEMENT, including any and all exhibits attached hereto (the "**Agreement**"), is entered into as of the 27th day of January 2023, by and between GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the "**District**"), and DENVER TECH, LLC d/b/a CMIT SOLUTIONS OF BOULDER, a Colorado corporation (the "**Contractor**"). The District and the Contractor are referred to herein individually as a "**Party**" and collectively as the "**Parties**."

RECITALS

WHEREAS, the District was organized pursuant to and in accordance with the provisions of §§ 32-1-101, *et seq.*, C.R.S. for the purpose of constructing, financing, operating, and maintaining certain public facilities and improvements for itself, its taxpayers, residents, and users; and

WHEREAS, pursuant to § 32-1-1001(1)(d)(I), C.R.S., the District is empowered to enter into contracts and agreements affecting the affairs of the District; and

WHEREAS, pursuant to § 32-1-1001(1)(i), C.R.S., the District is empowered to appoint, hire, and retain agents, employees, engineers, and attorneys; and

WHEREAS, the District desires to engage the Contractor to perform certain services as are needed by the District to serve the property within and without its boundaries; and

WHEREAS, the Contractor has represented that it has the professional experience, skill, and resources to perform the services, as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and stipulations set forth herein, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

TERMS AND CONDITIONS

1. <u>SCOPE OF SERVICES; PERFORMANCE STANDARDS</u>. The Contractor shall perform the services described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "**Services**"): (a) in a professional manner, to the satisfaction of the District, using the degree of skill and knowledge customarily employed by other professionals performing similar services; (b) within the time period and pursuant to the Scope of Services specified in said **Exhibit A**; and (c) using reasonable commercial efforts to minimize any annoyance, interference, or disruption to the residents, tenants, occupants, and invitees within the District. **Exhibit A** may take any form, including forms which may include price and payment terms. In the event of any conflict between terms set forth in the body of this Agreement and terms set forth in **Exhibit A**, the terms in the body of this Agreement shall govern. Contractor shall have no right or authority, express or implied, to take any action, expend any sum, incur any

obligation, or otherwise obligate the District in any manner whatsoever, except to the extent specifically provided in this Agreement (including **Exhibit A**) or through other authorization expressly delegated to or authorized by the District through its Board of Directors.

- 2. <u>TERM/RENEWAL</u>. This Agreement shall be effective as of the dated date hereof and shall terminate on the earlier to occur of: (i) termination pursuant to Section 18 hereof; (ii) completion of the Services; or (iii) December 31, 2023. Notwithstanding the foregoing, unless terminated pursuant to subsection (i) or (ii) above, or unless the District determines not to appropriate funds for this Agreement for the next succeeding year, this Agreement shall automatically renew on January 1 of each succeeding year for an additional one (1) year term.
- 3. <u>ADDITIONAL SERVICES</u>. The District may, in writing, request the Contractor provide additional services not set forth in **Exhibit A**. The terms and conditions of the provision of such services shall be subject to the mutual agreement of the Contractor and the District pursuant to a written service/work order executed by an authorized representative of the District and the Contractor or an addendum to this Agreement. Authorization to proceed with additional services shall not be given unless the District has appropriated funds sufficient to cover the additional compensable amount. To the extent additional services are provided pursuant to this Section 3, the terms and conditions of this Agreement relating to Services shall also apply to any additional services rendered.
- 4. <u>REPAIRS/CLAIMS</u>. The Contractor shall notify the District immediately of any and all damage caused by the Contractor to District property and that of third parties. The Contractor will promptly repair or, at the District's option, reimburse the District for the repair of any damage to property caused by the Contractor or its employees, agents, or equipment. In addition, the Contractor shall promptly notify the District of all potential claims of which it becomes aware. The Contractor further agrees to take all reasonable steps to preserve all physical evidence and information, which may be relevant to the circumstances surrounding a potential claim, while maintaining public safety, and to grant to the District the opportunity to review and inspect such evidence, including the scene of any damage or accidents. The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Services and shall provide all reasonable protection to prevent damage or injury to persons and property, including any material and equipment related to the Services, whether in storage on or off site, under the care, custody, or control of the Contractor or any of its subcontractors.

5. GENERAL PERFORMANCE STANDARDS.

a. The Contractor has by careful examination ascertained: (i) the nature and location of the Services; (ii) the configuration of the ground on which the Services are to be performed; (iii) the character, quality, and quantity of the labor, materials, equipment, and facilities necessary to complete the Services; (iv) the general and local conditions pertaining to the Services; and (v) all other matters which in any way may affect the performance of the Services by the Contractor. Contractor enters into this Agreement solely because of the results of such examination and not because of any representations pertaining to the Services or the provision thereof made to it by the District or any agent of the District and not contained in this

Agreement. The Contractor represents that it has or shall acquire the capacity and the professional experience and skill to perform the Services and that the Services shall be performed in accordance with the standards of care, skill, and diligence provided by competent professionals who perform services of a similar nature to those specified in this Agreement. If competent professionals find that the Contractor's performance of the Services does not meet this standard, the Contractor shall, at the District's request, re-perform the Services not meeting this standard without additional compensation.

- b. The Contractor shall use reasonable commercial efforts to perform and complete the Services in a timely manner. If performance of the Services by the Contractor is delayed due to factors beyond the Contractor's reasonable control, or if conditions of the scope or type of services are expected to change, Contractor shall give prompt notice to the District of such a delay or change and receive an equitable adjustment of time and/or compensation, as negotiated between the Parties.
- c. The Services provided under this Agreement shall be adequate and sufficient for the intended purposes and shall be completed in a good and workmanlike manner.
- d. The Contractor agrees that it has complied and will continue to comply with all Laws while providing Services under this Agreement. "Laws" means: (i) federal, state, county, and local or municipal body or agency laws, statutes, ordinances, and regulations; (ii) any licensing, bonding, and permit requirements; (iii) any laws relating to storage, use, or disposal of hazardous wastes, substances, or materials; (iv) rules, regulations, ordinances, and/or similar directives regarding business permits, certificates, and licenses; (v) regulations and orders affecting safety and health, including but not limited to the Occupational Safety and Health Act of 1970; (vi) Wage and Hour laws, Worker Compensation laws, and immigration laws.
- e. The responsibilities and obligations of the Contractor under this Agreement shall not be relieved or affected in any respect by the presence of any agent, consultant, sub-consultant, or employee of the District. Review, acceptance, or approval by the District of the Services performed or any documents prepared by the Contractor shall not relieve the Contractor of any responsibility for deficiencies, omissions, or errors in said Services or documents, nor shall it be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.
- 6. <u>MONTHLY STATUS REPORT</u>. The Contractor shall provide to the District, at the District's request, on or before the 25th of each month, a narrative progress and status report describing work in progress and results achieved during the reporting period, including a description of the Services performed during the invoice period and the Services anticipated to be performed during the ensuing invoice period ("Monthly Report").

7. COMPENSATION AND INVOICES.

a. <u>Compensation</u>. Compensation for the Services provided under this Agreement shall be in accordance with the compensation schedule attached hereto as **Exhibit B**. The Contractor shall be responsible for all expenses it incurs in performance of this Agreement and shall not be entitled to any reimbursement or compensation except as provided in **Exhibit B**

of this Agreement, unless said reimbursement or compensation is approved in writing by the District in advance of incurring such expenses. Any direct reimbursable costs for materials will be reimbursable at the Contractor's actual cost, provided that the Contractor shall make a reasonable attempt to notify the District of the estimated amount of such reimbursable costs (or any material adjustments thereto subsequently identified) prior to commencing the requested services. Concurrent with the execution of this Agreement, the Contractor shall provide the District with a current completed Internal Revenue Service Form W-9 (Request for Taxpayer Identification Number and Certification) ("W-9"). No payments will be made to the Contractor until the completed W-9 is provided. The W-9 shall be attached hereto and incorporated herein as **Exhibit B-1**.

- b. <u>Invoices</u>. Invoices for the Services shall be submitted monthly, by the 10th of each month, during the term of this Agreement and shall contain the following information:
 - i. An itemized statement of the Services performed.
- ii. Any other reasonable information required by the District to process payment of the invoice, including project and/or cost codes as provided in any applicable written service/work order.

The District shall be charged only for the actual time and direct costs incurred for the performance of the Services. Invoices received by the District after the 10th of each month may be processed the following month.

- 8. <u>TIME FOR PAYMENT</u>. Payment for the Services shall be made by the District within thirty (30) days of receipt of: (i) a timely, satisfactory, and detailed invoice in the form required by Section 7; and (ii) if applicable, a reasonably satisfactory and detailed Monthly Report, for that portion of the Services performed and not previously billed. The District may determine to waive or extend the deadline for filing the Monthly Report, or may make payment for Services to the Contractor notwithstanding a delay in filing the Monthly Report, upon reasonable request of the Contractor, if it is in the interest of the District to do so. In the event a Board meeting is not scheduled in time to review payment of an invoice, the Board hereby authorizes payment for Services, subject to the appropriation and budget requirements under Section 27 hereof, without the need for additional Board approval, so long as any payment required to be made does not exceed the amounts appropriated for such Services as set forth in the District's approved budget. Such payment shall require review and approval of each Monthly Report and invoice by two officers of the District.
- 9. <u>INDEPENDENT CONTRACTOR</u>. The Contractor is an independent contractor and nothing in this Agreement shall constitute or designate the Contractor or any of its employees or agents as employees or agents of the District. The Contractor shall have full power and authority to select the means, manner, and method of performing its duties under this Agreement, without detailed control or direction from the District, and shall be responsible for supervising its own employees or subcontractors. The District is concerned only with the results to be obtained. The District shall not be obligated to secure, and shall not provide, any insurance coverage or employment benefits of any kind or type to or for the Contractor or its employees, sub-consultants, contractors, agents, or representatives, including coverage or benefits related but

not limited to: local, state or federal income, or other tax contributions, insurance contributions (e.g. FICA taxes), workers' compensation, disability, injury, health or life insurance, professional liability insurance, errors and omissions insurance, vacation or sick-time benefits, retirement account contributions, or any other form of taxes, benefits, or insurance. The Contractor shall be responsible for its safety, and the safety of its employees, sub-contractors, agents, and representatives. All personnel furnished by the Contractor will be deemed employees or sub-contractors of the Contractor and will not for any purpose be considered employees or agents of the District. The Contractor is not entitled to worker's compensation benefits or unemployment insurance benefits, unless unemployment compensation coverage is provided by the Contractor or some other entity other than the District, and the Contractor is obligated to pay federal and state income taxes on moneys by it earned pursuant to this Agreement.

10. <u>EQUAL OPPORTUNITY</u>. This Agreement is subject to all applicable laws and executive orders relating to equal opportunity and non-discrimination in employment and the Contractor represents and warrants that it will not discriminate in its employment practices in violation of any such applicable law or executive order.

11. CONTRACTOR'S INSURANCE.

- a. The Contractor shall acquire and maintain, at its sole cost and expense, during the entire term of this Agreement, insurance coverage in the minimum amounts set forth in **Exhibit C**, attached hereto and incorporated herein by this reference. A waiver of subrogation and rights of recovery against the District, its directors, officers, employees, and agents is required for Commercial General Liability and workers' compensation coverage. The Commercial General Liability and Comprehensive Automobile Liability Insurance policies will be endorsed to name the District as an additional insured. All coverage provided pursuant to this Agreement shall be written as primary policies, not contributing with and not supplemental to any coverage that the District may carry, and any insurance maintained by the District shall be considered excess. The District shall have the right to verify or confirm, at any time, all coverage, information, or representations contained in this Agreement.
- b. Prior to commencing any work under this Agreement, the Contractor shall provide the District with a certificate or certificates evidencing the policies required by this Agreement, as well as the amounts of coverage for the respective types of coverage, which certificate(s) shall be attached hereto as **Exhibit C-1**. If the Contractor subcontracts any portion(s) of the Services, said subcontractor(s) shall be required to furnish certificates evidencing statutory workers' compensation insurance, comprehensive general liability insurance, and automobile liability insurance in amounts satisfactory to the District and the Contractor; provided, however, that sub-contractors of the Contractor shall not be required by the District to provide coverage in excess of that which is required hereunder of the Contractor. If the coverage required expires during the term of this Agreement, the Contractor or subcontractor shall provide replacement certificate(s) evidencing the continuation of the required policies.
- c. The Contractor's failure to purchase the required insurance shall not serve to release it from any obligations contained in this Agreement, nor shall the purchase of the

required insurance serve to limit the Contractor's liability under any provision in this Agreement. The Contractor shall be responsible for the payment of any deductibles on issued policies.

12. CONFIDENTIALITY AND CONFLICTS.

- Confidentiality. Any information deemed confidential by the District and given to the Contractor by the District, or developed by the Contractor as a result of the performance of a particular task, shall remain confidential. In addition, the Contractor shall hold in strict confidence, and shall not use in competition, any information which the Contractor becomes aware of under or by virtue of this Agreement which the District deems confidential, or which the District has agreed to hold confidential, or which, if revealed to a third party, would reasonably be construed to be contrary to the interests of the District. Confidential information shall not include, however, any information which is: (i) generally known to the public at the time provided to the Contractor; (ii) provided to the Contractor by a person or entity not bound by confidentiality to the District; or (iii) independently developed by the Contractor without use of the District's confidential information. During the performance of this Agreement, if the Contractor is notified that certain information is to be considered confidential, the Contractor agrees to enter into a confidentiality agreement in a form reasonably acceptable to the District and the Contractor. The Contractor agrees that any of its employees, agents, or subcontractors with access to any information designated thereunder as confidential information of the District shall agree to be bound by the terms of such confidentiality agreement.
- b. <u>Personal Identifying Information</u>. During the performance of this Agreement, the District may disclose Personal Identifying Information to the Contractor. "**Personal Identifying Information**" means a social security number; a personal identification number; a password; a pass code; an official state or government-issued driver's license or identification card number; a government passport number; biometric data, as defined in § 24-73-103(1)(a), C.R.S.; an employer, student, or military identification number; or a financial transaction device, as defined in § 18-5-701(3), C.R.S. In compliance with § 24-73-102, C.R.S., the Contractor agrees to implement and maintain reasonable security procedures and practices that are: (i) appropriate to the nature of the Personal Identifying Information disclosed to the Contractor; and (ii) reasonably designed to help protect the Personal Identifying Information from unauthorized access, use, modification, disclosure, or destruction.
- c. <u>Conflicts</u>. Prior to the execution of, and during the performance of this Agreement and prior to the execution of future agreements with the District, the Contractor agrees to notify the District of conflicts known to the Contractor that impact the Contractor's provision of Services to the District.
- 13. <u>OWNERSHIP OF DOCUMENTS</u>. All documents produced by or on behalf of the Contractor prepared pursuant to this Agreement, including, but not limited to, all maps, plans, drawings, specifications, reports, electronic files, and other documents, in whatever form, shall remain the property of the District under all circumstances, upon payment to the Contractor of the invoices representing the work by which such materials were produced. At the District's request the Contractor will provide the District with all documents produced by or on behalf of the Contractor pursuant to this Agreement. The Contractor shall maintain electronic and reproducible copies on file of any such instruments of service involved in the Services for a

period of two (2) years after termination of this Agreement, shall make them available for the District's use and shall provide such copies to the District upon request at no cost.

14. <u>LIENS AND ENCUMBRANCES</u>. The Contractor shall not have any right or interest in any District assets, or any claim or lien with respect thereto, arising out of this Agreement or the performance of the Services contemplated in this Agreement. The Contractor, for itself, hereby waives and releases any and all statutory or common law mechanic's, materialmen's, or other such lien claims, or rights to place a lien upon the District's property or any improvements thereon in connection with any Services performed under or in connection with this Agreement, and the Contractor shall cause all permitted subcontractors, suppliers, materialmen, and others claiming by, through, or under the Contractor to execute similar waivers prior to commencing any work or providing any materials in connection with the Services. The Contractor further agrees to execute a sworn affidavit respecting the payment and lien releases of all subcontractors, suppliers, and materialmen, and release of lien respecting the Services at such time or times and in such form as may be reasonably requested by the District. The Contractor will provide indemnification against all such liens for labor performed and/or materials supplied or used by the Contractor and/or any other person in connection with the Services undertaken by the Contractor, in accordance with Section 15, below.

15. INDEMNIFICATION.

- The Contractor shall defend, indemnify, and hold harmless the District and each of its directors, officers, contractors, employees, agents, and consultants (collectively, the "District Indemnitees"), from and against any and all claims, demands, losses, liabilities, actions, lawsuits, damages, and expenses (the "Claims"), including reasonable legal expenses and attorneys' fees actually incurred, by the District Indemnitees arising directly or indirectly, in whole or in part, out of the errors or omissions, negligence, willful misconduct, or any criminal or tortious act or omission of the Contractor or any of its subcontractors, officers, agents, or employees, in connection with this Agreement and/or the Contractor's performance of the Services or work pursuant to this Agreement. Notwithstanding anything else in this Agreement or otherwise to the contrary, the Contractor is not obligated to indemnify the District Indemnitees for the negligence of the District or the negligence of any other District Indemnitee, except the Contractor. Except as otherwise provided by applicable law, this indemnification obligation will not be limited in any way by any limitation on the amount or types of damages, compensation, or benefits payable by or for the Contractor under workers' compensation acts, disability acts, or other employee benefit acts, provided that in no event shall the Contractor be liable for special/consequential or punitive damages.
- b. In the event the Contractor fails to assume the defense of any Claims under this Section 15 within fifteen (15) days after notice from the District of the existence of such Claim, the District may assume the defense of the Claim with counsel of its own selection, and the Contractor will pay all reasonable expenses of such counsel. Insurance coverage requirements specified in this Agreement shall in no way lessen or limit the liability of the Contractor under the terms of this indemnification obligation.
- c. Insurance coverage requirements specified in this Agreement shall in no way lessen or limit the liability of the Contractor under the terms of this indemnification

obligation. The Contractor shall obtain, at its own expense, any additional insurance that it deems necessary with respect to its obligations under this Agreement, including the indemnity obligations set forth in Section 15. This defense and indemnification obligation shall survive the expiration or termination of this Agreement.

- 16. <u>ASSIGNMENT</u>. The Contractor shall not assign this Agreement or parts thereof, or its respective duties, without the express written consent of the District. Any attempted assignment of this Agreement in whole or in part with respect to which the District has not consented, in writing, shall be null and void and of no effect whatsoever.
- 17. SUB-CONTRACTORS. The Contractor is solely and fully responsible to the District for the performance of all Services in accordance with the terms set forth in this Agreement, whether performed by the Contractor or a subcontractor engaged by the Contractor, and neither the District's approval of any subcontractor, suppliers, or materialman, nor the failure of performance thereof by such persons or entities, will relieve, release, or affect in any manner the Contractor's duties, liabilities, or obligations under this Agreement. The Contractor shall not subcontract any Services without prior written approval by the District. The Contractor agrees that each and every agreement of the Contractor with any subcontractor to perform Services under this Agreement shall contain an indemnification provision identical to the one contained in this Agreement holding the District harmless for the acts of the subcontractor. Prior to commencing any Services, a subcontractor shall provide evidence of insurance coverage to the District in accordance with the requirements of this Agreement. The Contractor further agrees that all such subcontracts shall provide that they may be terminated immediately without cost or penalty upon termination of this Agreement, other than payment for services rendered prior to the date of any such termination.
- 18. TERMINATION. In addition to the termination provisions contained in Section 2, above, this Agreement may be terminated for convenience by the Contractor upon delivery of thirty (30) days' prior written notice to the District and by the District by giving the Contractor thirty (30) days' prior written notice. Each Party may terminate this Agreement for cause at any time upon written notice to the other Party setting forth the cause for termination and the notified Party's failure to cure the cause to the reasonable satisfaction of the Party given such notice within the cure period set forth in Section 19. If this Agreement is terminated, the Contractor shall be paid for all the Services satisfactorily performed prior to the designated termination date, including reimbursable expenses due. Said payment shall be made in the normal course of Should either Party to this Agreement be declared bankrupt, make a general assignment for the benefit of creditors, or commit a substantial and material breach of this Agreement in the view of the other Party, said other Party shall be excused from rendering or accepting any further performance under this Agreement. In the event of termination of this Agreement, the Contractor shall cooperate with the District to ensure a timely and efficient transition of all work and work product to the District or its designees. All time, fees, and costs associated with such transition shall not be billed by the Contractor to the District.
- 19. <u>DEFAULT</u>. If either Party fails to perform in accordance with the terms, covenants, and conditions of this Agreement, or is otherwise in default of any of the terms of this Agreement, the non-defaulting party shall deliver written notice to the defaulting party of the default, at the address specified in Section 20 below, and the defaulting party will have ten (10)

days from and after receipt of the notice to cure the default. If the default is not of a type which can be cured within such ten (10)-day period and the defaulting party gives written notice to the non-defaulting party within such ten (10)-day period that it is actively and diligently pursuing a cure, the defaulting party will have a reasonable period of time given the nature of the default following the end of the ten (10)-day period to cure the default, provided that the defaulting party is at all times within the additional time period actively and diligently pursuing the cure. If any default under this Agreement is not cured as described above, the non-defaulting party will, in addition to any other legal or equitable remedy, have the right to terminate this Agreement and enforce the defaulting party's obligations pursuant to this Agreement by an action for injunction or specific performance.

20. <u>NOTICES</u>. Any notice or communication required under this Agreement must be in writing, and may be given personally, sent via nationally recognized overnight carrier service, or by registered or certified mail, return receipt requested. If given by registered or certified mail, the same will be deemed to have been given and received on the first to occur of: (i) actual receipt by any of the addressees designated below as the party to whom notices are to be sent; or (ii) three days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered or sent via nationally recognized overnight carrier service, a notice will be deemed to have been given and received on the first to occur of: (i) one business day after being deposited with a nationally recognized overnight air courier service; or (ii) delivery to the party to whom it is addressed. Any party hereto may at any time, by giving written notice to the other party hereto as provided in this Section 20 of this Agreement, designate additional persons to whom notices or communications will be given, and designate any other address in substitution of the address to which such notice or communication will be given. Such notices or communications will be given to the parties at their addresses set forth below:

District: Greatrock North Water & Sanitation District

c/o CliftonLarsonAllen LLP

8390 E. Crescent Pkwy., Suite 300 Greenwood Village, Colorado 80111 Attention: Lisa A. Johnson, Manager

Phone: (303) 939-6029

Email: Lisa.Johnson@claconnect.com

With a Copy to: WHITE BEAR ANKELE TANAKA & WALDRON

2154 E. Commons Ave., Suite 2000

Centennial, CO 80122

Attention: Jennifer Gruber Tanaka, Esq.

Phone: (303) 858-1800 E-mail: jtanaka@wbapc.com

Contractor: Denver Tech, LLC d/b/a CMIT Solutions of Boulder

2770 Arapahoe Rd., #132-209

Lafayette, CO 80026

Attention: Scott Graflund Phone: (303) 673-9994 Email: sgraflund@cmitsolutions.com

- 21. <u>AUDITS</u>. The District shall have the right to audit, with reasonable notice, any of the Contractor's books and records solely as are necessary to substantiate any invoices and payments under this Agreement (including, but not limited to, receipts, time sheets, payroll, and personnel records) and the Contractor agrees to maintain adequate books and records for such purposes during the term of this Agreement and for a period of two (2) years after termination of this Agreement and to make the same available to the District at all reasonable times and for so long thereafter as there may remain any unresolved question or dispute regarding any item pertaining thereto.
- 22. <u>ENTIRE AGREEMENT</u>. This Agreement constitutes the entire agreement between the Parties hereto relating to the Services, and sets forth the rights, duties, and obligations of each to the other as of this date, and hereby supersedes any and all prior negotiations, representations, agreements, or arrangements of any kind with respect to the Services, whether written or oral. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force and effect. This Agreement may not be modified except by a writing executed by both the Contractor and the District.
- 23. <u>BINDING AGREEMENT</u>. This Agreement shall inure to and be binding on the heirs, executors, administrators, successors, and assigns of the Parties hereto.
- 24. <u>NO WAIVER</u>. No waiver of any of the provisions of this Agreement shall be deemed to constitute a waiver of any other of the provisions of this Agreement, nor shall such waiver constitute a continuing waiver unless otherwise expressly provided in this Agreement, nor shall the waiver of any default be deemed a waiver of any subsequent default.

25. GOVERNING LAW.

- a. <u>Venue</u>. Venue for all actions arising from this Agreement shall be in the District Court in and for the county in which the District is located. The Parties expressly and irrevocably waive any objections or rights which may affect venue of any such action, including, but not limited to, *forum non-conveniens* or otherwise. At the District's request, the Contractor shall carry on its duties and obligations under this Agreement during any legal proceedings and the District shall continue to pay for the Services performed under this Agreement until and unless this Agreement is otherwise terminated.
- b. <u>Choice of Law.</u> Colorado law shall apply to any dispute, without regard to conflict of law principles that would result in the application of any law other than the law of the State of Colorado.
- c. <u>Litigation</u>. At the District's request, the Contractor will consent to being joined in litigation between the District and third parties, but such consent shall not be construed as an admission of fault or liability. The Contractor shall not be responsible for delays in the performance of the Services caused by factors beyond its reasonable control including delays caused by Act of God, accidents, failure of any governmental or other regulatory authority to act

in a timely manner, or failure of the District to furnish timely information or to approve or disapprove of Contractor's Services in a timely manner.

- 26. GOOD FAITH OF PARTIES. In the performance of this Agreement, or in considering any requested approval, acceptance, consent, or extension of time, the Parties agree that each will act in good faith and will not act unreasonably, arbitrarily, capriciously, or unreasonably withhold, condition, or delay any approval, acceptance, consent, or extension of time required or requested pursuant to this Agreement.
- 27. <u>SUBJECT TO ANNUAL APPROPRIATION AND BUDGET</u>. The District does not intend hereby to create a multiple-fiscal year direct or indirect debt or other financial obligation whatsoever. The Contractor expressly understands and agrees that the District's obligations under this Agreement shall extend only to monies appropriated for the purposes of this Agreement by the Board and shall not constitute a mandatory charge, requirement, or liability in any ensuing fiscal year beyond the then-current fiscal year. No provision of this Agreement shall be construed or interpreted as a delegation of governmental powers by the District, or as creating a multiple-fiscal year direct or indirect debt or other financial obligation whatsoever of the District or statutory debt limitation, including, without limitation, Article X, Section 20 or Article XI, Section 6 of the Constitution of the State of Colorado. No provision of this Agreement shall be construed to pledge or to create a lien on any class or source of District funds. The District's obligations under this Agreement exist subject to annual budgeting and appropriations, and shall remain subject to the same for the entire term of this Agreement.
- 28. <u>GOVERNMENTAL IMMUNITY</u>. Nothing in this Agreement shall be construed to waive, limit, or otherwise modify, in whole or in part, any governmental immunity that may be available by law to the District, its respective officials, employees, contractors, or agents, or any other person acting on behalf of the District and, in particular, governmental immunity afforded or available to the District pursuant to the Colorado Governmental Immunity Act, §§ 24-10-101, *et seq.*, C.R.S.
- 29. <u>NEGOTIATED PROVISIONS</u>. This Agreement shall not be construed more strictly against one Party than against the other merely by virtue of the fact that it may have been prepared by counsel for one of the Parties, it being acknowledged that each Party has contributed to the preparation of this Agreement.
- 30. <u>SEVERABILITY</u>. If any portion of this Agreement is declared by any court of competent jurisdiction to be invalid, void, or unenforceable, such decision shall not affect the validity of any other portion of this Agreement which shall remain in full force and effect, the intention being that such portions are severable. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Agreement a provision similar in terms to such illegal, invalid, or unenforceable provision so that the resulting reformed provision is legal, valid, and enforceable.
- 31. <u>NO THIRD-PARTY BENEFICIARIES</u>. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such

Agreement. It is the express intention of the Parties that any person other than Parties receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

- 32. <u>OPEN RECORDS</u>. The Parties understand that all material provided or produced under this Agreement may be subject to the Colorado Open Records Act, §§ 24-72-202, *et seq.*, C.R.S.
- 33. <u>STANDARD OF CARE</u>. In providing Services under this Agreement, the Contractor shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time.
- 34. <u>TAX EXEMPT STATUS</u>. The District is exempt from Colorado state sales and use taxes. Accordingly, taxes from which the District is exempt shall not be included in any invoices submitted to the District. The District shall, upon request, furnish Contractor with a copy of its certificate of tax exemption. Contractor and subcontractors shall apply to the Colorado Department of Revenue, Sales Tax Division, for an Exemption Certificate and purchase materials tax free. The Contractor and subcontractors shall be liable for exempt taxes paid due to failure to apply for Exemption Certificates or for failure to use said certificate.
- 35. <u>COUNTERPART EXECUTION</u>. This Agreement may be executed in several counterparts, each of which may be deemed an original, but all of which together shall constitute one and the same instrument. Executed copies hereof may be delivered by facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories hereto, and shall have the full force and effect of the original for all purposes, including the rules of evidence applicable to court proceedings.

[Signature pages follow].

	IN WI	TNESS	WHEREO	f, the	Parties	have	execute	ed this	s Agre	eement	on the	date	first
above	written.	By the	signature of	of its 1	represen	tative	below,	each	Party	affirms	that it	has t	aken
all neo	cessary a	ction to	authorize sa	id rer	oresenta	tive to	execute	e this	Agree	ment.			

	GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado
	Officer of the District
ATTEST:	
APPROVED AS TO FORM:	
AFFROVED AS TO FORM.	
WHITE BEAR ANKELE TANAKA & WALD Attorneys at Law	DRON
General Counsel for the District	

District's Signature Page to Independent Contractor Agreement for IT Monitoring and Support Services with Denver Tech, LLC d/b/a CMIT Solutions of Boulder, dated January 27, 2023

	CONTRACTOR: DENVER TECH, LLC d/b/a CMIT SOLUTIONS OF BOULDER, a Colorado corporation
	Deine d Nome
	Printed Name Title
STATE OF COLORADO COUNTY OF)) ss.)
The foregoing instrument was acknow	wledged before me this day of of Denver Tech, LLC d/b/a pration.
My commission expires:	
	Notary Public

Contractor's Signature Page to Independent Contractor Agreement for IT Monitoring and Support Services with Greatrock North Water and Sanitation District, dated January 27, 2023

EXHIBIT A

SCOPE OF SERVICES

Greatrock North Water and Sanitation District - IT Support Proposal - January 2023

In order to ensure the continued reliability and performance of **Greatrock North Water and Sanitation District's** network and IT infrastructure, we propose a **PROACTIVE** approach regarding hardware, software, security and performance. Such an approach gives you peace of mind by taking the "worry" off the shoulders of you and your employees, allowing everyone to focus all their energy on your business. And you'll be assured that your computer systems are always working at peak efficiency and availability without potentially dangerous security lapses.

Managed services has long been the standard operating policy for larger companies and organizations for one main reason — it works. It really does help control IT costs by providing a more stable infrastructure and by proactively addressing potential problems. This, in turn, reduces the number of problems that lead to expensive support or repair calls. The size of our franchise system enables us to absorb the costs of providing *true* managed services to smaller businesses and organizations. That makes CMIT Solutions uniquely capable to help small businesses and organizations get to where their bigger brothers have been for years: operating continuously without downtime, loss of data and loss of businesses.

In a nutshell, CMIT Marathon – our flagship managed service – provides what we like to call the three "M"s:

- Monitoring Our main purpose is to keep your network running and running well.
 Proactive monitoring alerts us to any conditions needing immediate attention or
 that will need attention in the near future so as to avoid any potential problems or
 downtime. Your network will be monitored 24/7 for a multitude of hardware and
 software integrity and reliability factors. We also monitor such events as whether
 software updates and patches have been applied, whether anti-virus and anti spyware updates have been applied, whether anti-virus and anti spyware scans have been run, whether the backup has been run, etc.
- Maintenance To keep all computers at their peak performance, they are put on
 an automatic schedule for routine maintenance covering areas such as software
 updates and patches, hard drive checking and clean up, emptying of various caches
 and temporary file folders, etc. Regarding software updates and patches, rather
 than run the risk of faulty updates harming your network, we only apply updates
 and patches that have been successfully tested by our Network Operations Center.
- Management Using all the information provided to us from the monitoring and maintenance activities, we – in conjunction with our Network Operations Center – are able to better manage your entire network, both on-site and remotely.

To complement the support services we provide, we have two pricing options for your consideration.

The information provided within this Proposal is CONFIDENTIAL and may not be shared with any third party without the written consent of



Greatrock North Water and Sanitation District - IT Support Proposal - January 2023

The CMIT Marathon Performance Plan consists of the following services:

✓ Workstation Monitoring

Desktop and notebook PCs/Mac's are monitored 24x7 to detect and report problems before they escalate into downtime, data loss, or expensive repair issues. Some of the items we monitor include:

- o Hardware integrity and reliability
- o Storage space and availability
- o Anti-virus definition update status and virus detection

✓ Server Monitoring

Our 24x7 monitoring service allows us to continuously watch your servers to detect and report problems before they escalate into downtime, data loss, or expensive repair issues. Some of the items we monitor include:

- o Windows Server, Active Directory, Terminal Server
- o Network performance and utilization
- o Hardware integrity and reliability
- o Storage space and availability
- o Key application status and availability (Exchange, SQL, Citrix, etc.)
- o Critical events and restarting of key services
- o Anti-virus definition update status and virus detection

✓ Workstation and Server Preventive Maintenance

Preventive maintenance is conducted at specified intervals for all covered equipment to help prevent problems before they escalate into downtime, data loss, or expensive repair issues. We include the following preventive maintenance services on an ongoing basis:

We perform the following for Windows Based PC's

- o Apply white-listed updates and patches to Windows operating systems and installed applications (white-listed updates and patches are those which have successfully passed a full week of testing by our team)
- o Install Service Packs
- o Empty Internet cache and delete temp files
- o Run detailed check of hard drive (SMART-enabled computers only)
- o Defragment hard drive, if needed

We perform the following for Mac's

- Apply white-listed updates and patches to Mac operating systems and installed applications (white-listed updates and patches are those which have successfully passed a full week of testing by our NOC)
- o Collect Time Machine backup schedules

CMIT Solutions

The information provided within this Proposal is CONFIDENTIAL and may not be shared with any third party without the written consent of CMIT Solutions.

Greatrock North Water and Sanitation District - IT Support Proposal - January 2023

Server Preventive Maintenance

- o Patch white-listing service
- o Clean-up available space

Scheduled Server Restart/Update Windows

Our team of experts will work with you to determine optimal times for proactive server reboots and can schedule server maintenance windows like these to happen automatically. We'll work with you to determine times of the month for these proactive restarts that are optimal for your specific business needs and operating environment.

✓ Workstation and Server Anti-Virus Protection

Get comprehensive virus protection for desktops, servers, and e-mail servers without the need for costly software or hardware. We eliminate the trouble of annual maintenance renewals and the risk of expired protection. Virus protection never expires and software is regularly updated while your systems are protected under the Marathon program.

✓ Workstation and Server Anti-Virus Signature Monitoring

Our Marathon program makes sure that anti-virus software is updated with the most recent virus definitions, helping create a secure environment for your network. While we cannot guarantee complete protection from a virus outbreak (new viruses appear every day), our proactive monitoring is among the best available.

✓ Workstation Spyware Detection and Removal

Get comprehensive spyware protection for desktops without the need for costly software or hardware. We eliminate the trouble of annual maintenance renewals and the risk of expired protection. Spyware protection never expires and software is regularly updated while your systems are protected under the Marathon program.

✓ Industry Leading DNS Filtering

When your employees are browsing the web, they're targets for ransomware attacks and other web based security threats. We utilize a software tool that provides several layers of protection against multiple forms of web-based security threats.

✓ Workstation and Server Remote Access/Support

Our secure remote support tool enables us to respond more quickly to problems by accessing your network from our office or Network Operations Center and eliminating the delay of waiting for a technician to come on site. Our special licensing also allows us to extend this product to our clients for employee remote access.

The information provided within this Proposal is CONFIDENTIAL and may not be shared with any third party without the written consent of CMIT Solutions.



EXHIBIT B

COMPENSATION SCHEDULE

Contractor will provide Service at rates described before for the Performance Plan:

Performance

	Performance
CMIT : Marathon	\$35/PC 1
PC Monitoring and Maintenance	✓
Virus, Malware & DNS Protection	✓
End Point Detection & Response	✓
PC Remote Access	✓
Telephone Support (billed in 15- minute increments)	\$135/hour
Onsite Technical Support	\$135/hour
One-Time Concierge Onboarding Service ²	\$300
Proposed Monthly Totals (Based on 2 PCs)	\$7 0
Optional: CMIT Keep – a cloud- based data backup solution (piece of mind <u>monitored</u> cloud data backups)	\$15 / PC / Mo. (up to 100GB per PC)

Priced by the device. Monthly costs will go up/down with the addition or subtraction of devices and services

² One-Time Concierge Fee includes setup of our Managed Services, validating WiFi configuration and security scan.

EXHIBIT B-1

CONTRACTOR'S COMPLETED W-9

EXHIBIT C

INSURANCE REQUIREMENTS

NOTE: All insurance required and provided hereunder shall also comply with the provisions of Section 11 of this Agreement.

- 1. Standard Worker's Compensation and Employer's Liability Insurance covering all employees of Contractor involved with the performance of the Services, with policy amounts and coverage in compliance with the laws of the jurisdiction in which the Services will be performed.
- 2. Commercial General Liability Insurance with minimum limits of liability of not less than \$2,000,000 per occurrence for bodily injury and property damage liability; \$2,000,000 designated location, general aggregate; and \$1,000,000 umbrella. Such insurance will include coverage for contractual liability, personal injury, and broad form property damage, and shall include all major divisions of coverage and be on a comprehensive basis including, but not limited to:
 - a. premises operations;
 - b. personal injury liability without employment exclusion;
 - c. limited contractual:
 - d. broad form property damages, including completed operations;
 - e. medical payments;
 - f. products and completed operations;
 - g. independent consultants coverage; and
 - h. coverage inclusive of construction means, methods, techniques, sequences, and procedures, employed in the capacity of a construction consultant.

This policy must include coverage extensions to cover the indemnification obligations contained in this Agreement to the extent caused by or arising out of bodily injury or property damage.

- 3. Comprehensive Automobile Liability Insurance covering all owned, non-owned, and hired automobiles used in connection with the performance of the Services, with limits of liability of not less than \$1,000,000 combined single limit bodily injury and property damage. This policy must include coverage extensions to cover the indemnification obligations contained in this Agreement to the extent caused by or arising out of bodily injury or property damage.
- 4. If applicable: Contractor shall secure and maintain a third-party fidelity bond in favor of the District, covering the Contractor and its employees and agents who may provide or be responsible for the provision of Services where such activities contemplate the responsibility for money or property of the District. Such bond shall protect the District against any fraudulent or dishonest act which may result in the loss of money, securities,

- or other property belonging to or in the possession of the District. Said bond shall be in an amount as determined by the District, from a surety acceptable to the District.
- 5. Any other insurance commonly used by contractors for services of the type to be performed pursuant to this Agreement.

EXHIBIT C-1

CERTIFICATE(S) OF INSURANCE

EXHIBIT D

CERTIFICATE OF GOOD STANDING WITH COLORADO SECRETARY OF STATE

OFFICE OF THE SECRETARY OF STATE OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office.

DENVER TECH, LLC

is a

Limited Liability Company

formed or registered on 11/23/2015 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20151744233.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 01/26/2023 that have been posted, and by documents delivered to this office electronically through 01/27/2023 @ 13:46:35.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 01/27/2023 @ 13:46:35 in accordance with applicable law. This certificate is assigned Confirmation Number 14649180



Secretary of State of the State of Colorado

0495.4320, 1292497 D-1

Resolution No. 2023-02-02

GREATROCK NORTH WATER AND SANITATION DISTRICT RESOLUTION INITIALLY ACCEPTING PUBLIC IMPROVEMENTS PURSUANT TO RULES AND REGULATIONS

(Country Club Ranchettes Filing No. 1)

(February 7, 2023)

WHEREAS, Greatrock North Water and Sanitation District, Adams County, State of Colorado (the "**District**"), is a quasi-municipal corporation and political subdivision of the State of Colorado, duly organized and existing as a metropolitan district under §§ 32-1-101, *et seq.*, C.R.S. (the "**Special District Act**"); and

WHEREAS, the District has the power to provide certain public infrastructure, improvements, facilities and services (collectively, the "Public Infrastructure"), as described in the Special District Act, and as authorized in the Service Plan for the District approved by the Board of County Commissioners for Adams County on March 9, 1998 (the "Service Plan"); and

WHEREAS, the District was organized for the purpose of providing for the acquisition, financing, construction, and installation of the Public Infrastructure serving the property located within the Service Area; and

WHEREAS, the District reissued Rules and Regulations on December 3, 2019, as amended (the "Rules and Regulations"); and

WHEREAS, capitalized terms used herein without definition shall have the meanings assigned to them in the Rules and Regulations; and

WHEREAS, Section 3.7 of the Rules and Regulations establishes the terms and conditions for the acquisition of certain Improvements financed and constructed or caused to be constructed by Country Club Ranchettes, LLC that are to be owned by the District; and

WHEREAS, Country Club Ranchettes, LLC wishes to convey the Public Infrastructure more particularly set forth in **Exhibit A** ("Country Club Ranchettes Improvements"), attached hereto and incorporated herein by reference, to the District; and

WHEREAS, the District wishes to initially accept the Country Club Ranchettes Improvements on the conditions stated herein and in the Rules and Regulations; and

WHEREAS, pursuant to the Rules and Regulations, Country Club Ranchettes, LLC has submitted an Application for Initial Acceptance of Improvements and such additional information as the District may reasonably require; and

WHEREAS, the Board has received a satisfactory Engineer Certification; and

0495.1100; 1292570

WHEREAS, the Board desires to adopt this resolution declaring satisfaction of the conditions for initial acceptance as set forth in the Rules and Regulations, subject to any variances or waivers which the Board may allow in its sole and absolute discretion, and with any reasonable conditions the Board may specify (hereinafter, the "Initial Acceptance Resolution").

NOW, THEREFORE BE IT RESOLVED BY THE BOARD AS FOLLOWS:

- 1. <u>Incorporation of Recitals</u>. The above recitals are hereby incorporated into and made a part of this Initial Acceptance Resolution.
- 2. <u>Acknowledgment of Documents Received</u>. With respect to the Country Club Ranchettes Improvements to be acquired by the District, the Board makes the following findings.
 - a. The Board has received and reviewed the Application for Initial Acceptance of Improvements, attached hereto as **Exhibit B**.
 - b. Element Engineering, LLC, the District's engineer, has reviewed the material presented and issued an Engineer Certification, attached hereto as **Exhibit C**, declaring the documents submitted to be complete and in conformance with Section 3.7.2 of the Rules and Regulations.
- 3. <u>Subject to Final Acceptance</u>. This Initial Acceptance Resolution evidences the District's intent to accept the Country Club Ranchettes Improvements. The Country Club Ranchettes Improvements shall not be deemed finally accepted by the District until all the requirements of Section 3.7 of the Rules of and Regulations have been met to the District's full and complete satisfaction. Pursuant to Section 3.7 of the Rules of and Regulations, the following requirements must be met prior to final acceptance:
 - a. Upon Country Club Ranchettes, LLC 's receipt of this Initial Acceptance Resolution, Country Club Ranchettes, LLC shall convey the Country Club Ranchettes Improvements to the District through execution of a Bill of Sale, the form of which is attached hereto as **Exhibit D** in accordance with Section 3.7.4 of the Rules and Regulations.
 - b. Country Club Ranchettes, LLC shall enter into a warranty agreement with the District substantially in the form set forth in **Exhibit E**, attached hereto, and/or shall provide a warranty bond for the warranty period and the District in accordance with Section 3.7.5 of the Rules and Regulations.
 - c. At or around eleven (11) months, but no more than one (1) year, after the Initial Acceptance Resolution, the District Engineer or other appropriate design professional shall inspect the improvements for compliance with applicable design and construction standards and shall issue an Engineer's Certification in form and substance reasonably acceptable to the District stating that the improvements are fit for their intended purpose and that they (or their individual components and/or subsystems, if applicable) were constructed using the appropriate and required quantities. Subject to the receipt of a satisfactory Engineer's Certificate and

0495.1100; 1292570

satisfaction of any other conditions reasonably required by the District, the District shall evidence its intention to finally accept the improvements by issuing a final acceptance resolution.

- 4. <u>Subject to Annual Appropriations</u>. The obligations of the District pursuant to this Acceptance Resolution are subject to annual appropriation and shall not be deemed to be multiple fiscal year obligations for the purposes of Article X, Section 20 of the Colorado Constitution, and may not exceed amounts permitted by the District's electoral authorization and Service Plan.
- 5. <u>Severability</u>. If any portion of this Resolution is declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of any remaining portion of this Resolution, which shall remain in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Resolution a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.
 - 6. <u>Effective Date</u>. This Resolution shall become effective as of February 7, 2023.

[Signature Page Follows.]

3

ADOPTED FEBRUARY 7, 2023.

GREA SANI	ATROCK NORTH WATER AND TATION DISTRICT a quasi-municipal ration and political subdivision of the State of ado
By:	Officer of the District
	_

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON

General Counsel to the District

Attest:

0495.1100; 1292570 4

Exhibit A

Legal Description of Country Club Ranchettes Improvements

Nine thousand two hundred and seventy five (9,275) linear feet of eight inch (8") waterline, fourteen (14) fire hydrants, and sixty-one (61) three quarter inch (3/4") water services with curb stops and meter pits, two (2) eight inch (8") pressure sustaining valves, twenty four (24) eight inch (8") gate valves as more specifically set forth in the final plat for Country Club Ranchettes - Filing No. 1, recorded at Reception # 202000006698, part of the Southwest Quarter of Section 2, Township 1 South, Range 65 West of the 6th Principal Meridian, County of Adams, State of Colorado.

0495.1100; 1292570 A-1

Exhibit B

Application for Initial Acceptance of Improvements

0495.1100; 1292570 B-1

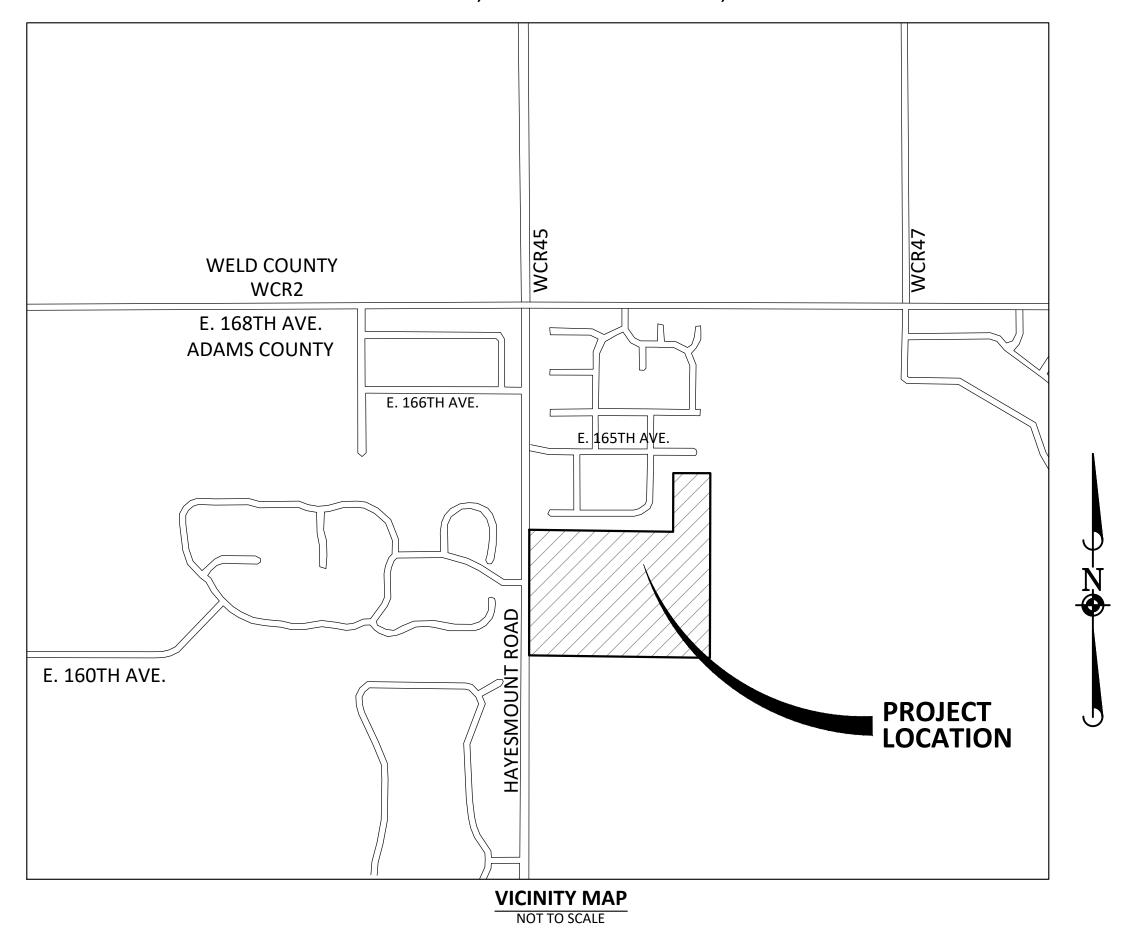
WATER SYSTEM IMPROVEMENTS

COUNTRY CLUB RANCHETTES

LYING IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

STANDARD SYMBOLS

EXISTING		PROPOSED
->>	STORM SEWER/CULVERT	
	PVC ROOF DRAIN/FOUNDATION DRAIN	->>>
-))-	SANITARY SEWER	->>
— — W — —	WATER MAIN	—— w ——
— · — E — · —	ELECTRIC	—— Е ——
— · — G — · —	GAS	—— G ——
— · — T — · —	TELEPHONE	— <u>T</u> —
	SANITARY MANHOLE	•
©	STORM MANHOLE	•
	STORM INLET (CURB & GUTTER)	<u> </u>
	STORM INLET (LANDSCAPE)	•
0	CLEANOUT	
	RIP RAP	
\bowtie	GATE VALVE	×
Ø	FIRE HYDRANT	₩
Θ	CURB STOP	_⊖_
	THRUST BLOCK & FITTING	₩ 4
\checkmark	FLARED END SECTION	
-\$-	STREET LIGHT	-
	DIRECTION OF FLOW	
	DIRECTION OF OVERFLOW RELIEF	\Rightarrow
764	1 FOOT CONTOURS	764_
===	CURB AND GUTTER	
——————————————————————————————————————	PROPERTY LINE R.O.W. LINE EASEMENT LINE SIGN POWER POLE GUY WIRE	
E © E	ELECTRICAL EQUIPMENT	
	TELEPHONE EQUIPMENT FENCE	o o
1000	SPOT ELEVATION	6995.05 P
	RETAINING WALL	_^ _
[RR]	IRRIGATION BOX	BOTTOM SIDE



ABBREVIATIONS:

ADJ	ADJUST
AGG	AGGREGATE GRAVEL
BC	BACK OF CURB
BOC	BOTTOM OF CHANNEL
BOD	BOTTOM OF DITCH
BOP	BOTTOM OF PIPE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CY	CUBIC YARD
D	DITCH
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DNG	DRAINAGE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FM	FORCE MAIN

HIGH POINT	RR	RAILROAD
HIGH WATER LEVEL	RT	RIGHT
HYDRANT	SAN	SANITARY SEWER
INLET	SF	SQUARE FOOT
INVERT	SHT	SHEET
LOW POINT	ST	STORM SEWER
LEFT	STA	STATION
MAXIMUM	STD	STANDARD
MATCH EXISTING	SW	SIDEWALK
STORM MANHOLE	SY	SQUARE YARDS
MINIMUM	T	TELEPHONE
OFFSET FROM CENTERLINE	TB	THRUST BLOCK
PAVEMENT	TBR	TO BE REMOVED
POINT OF CURVE	TC	TOP OF CURB
POINT OF COMPOUND CURVE	TEMP	TEMPORARY
POINT OF INTERSECTION	TF	TOP OF FOUNDATIO
PROPERTY LINE	TOC	TOP OF CHANNEL
POWER POLE	TOD	TOP OF DITCH
PROPOSED	TOP	TOP OF PIPE
POINT OF TANGENCY	TRANS	TRANSFORMER
POLYVINYL CHLORIDE PIPE	TW	TOP OF WALL
POINT OF VERTICAL CURVATURE	TYP	TYPICAL
POINT OF VERTICAL INTERSECTION	VB	VALVE BOX
POINT OF VERTICAL TANGENCY	VV	VALVE VAULT
D.A.D.U.I.C.		

REINFORCED CONCRETE PIPE

REMOVAL

ROW RIGHT-OF-WAY

WATER SURFACE ELEVATION

WATER MAIN

CONTACTS

OWNER	REVIEW AGENCY
PREMIER COMMUNITY HOMES LTD	ADAMS COUNTY
1635 E LAYTON DRIVE	4430 S ADAMS COUNTY PARKWAY
ENGLEWOOD, CO 80113	1ST FLOOR SUITE W 2000 BRIGHTON, CO 80601
CONTACT: JAY SCOLNICK	CONTACT: MATT EMMENS, P.E. CFM
PHONE: 303-573-0067	PHONE: 720-523-6826
FIRE	WATER
BRIGHTON FIRE RESCUE DISTRICT	GREATROCK NORTH WATER AND SANITATION DISTRICT
500 S. 4TH AVE. 3RD FLOOR	370 INTERLOCKEN BOULEVARD, SUITE 500
BRIGHTON, CO 80601	BROOMFIELD, CO 80021
CONTACT: WHITNEY EVEN	CONTACT: LISA JOHNSON
PHONE: 303-654-8040	PHONE: 303-439-6029
ELECTRIC	GAS
UNITED POWER	XCEL ENERGY
500 COOPERATIVE WAY	1123 WEST 3RD AVENUE
BRIGHTON, CO 80603	DENVER, CO 80223
CONTACT: BRETT THOMAS	CONTACT: STEVE SCHMIDT
PHONE: 303-720-442-0007	PHONE: 720-933-4015
CABLE	TELEPHONE
COMCAST 880 E 88TH AVENUE	CENTURY LINK 5325 ZUNI STREET
THORNTON, CO 80229	DENVER, CO 80221
CONTACT: GLEN NELSON	CONTACT: GRETCHEN MEYERETTE
PHONE: 720-281-8488	PHONE: 720-578-3723
	URBAN DRAINAGE AND FLOOD CONTROL
	UDFCD
	2480 WEST 26TH AVENUE #156 B
	DENVER, CO 80211
	CONTACT: TERESA PATTERSON
	PHONE: 303-455-6277

RECORD DRAWING

SHEET INDEX

_	SHEET #	SHEET TITLE
	1	COVER SHEET
	2	GENERAL NOTES
	3	OVERALL UTILITY PLAN
	4	UTILITY PLANS
	5	UTILITY PLANS
	6	UTILITY PLANS
	7	UTILITY PLANS
	8	UTILITY PLANS
	9	WATER PLAN AND PROFILE - E 162ND AVENUE
	10	WATER PLAN AND PROFILE - E 162ND AVENUE
	11	WATER PLAN AND PROFILE - E 162ND AVENUE
	12	WATER PLAN AND PROFILE - HARDWRICK STREET
	13	WATER PLAN AND PROFILE - E 161ST AVENUE
	14	WATER PLAN AND PROFILE - E 161ST AVENUE
	15	WATER PLAN AND PROFILE - KENOSHA STREET
	16	WATER PLAN AND PROFILE - KENOSHA STREET
	17	WATER PLAN AND PROFILE - OFFSITE (GREATROCK NORTH
	18	WATER PLAN AND PROFILE - OFFSITE (ROCKING HORSE FA
	19	WATER CONSTRUCTION DETAILS
	20	WATER CONSTRUCTION DETAILS

WATER CONSTRUCTION DETAILS

WATER COMPLIANCE STATEMENT - ENGINEER

ALL WATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED TO GREATROCK NORTH WATER AND SANITATION DISTRICT RULES AND REGULATIONS. THE UTILITY PLANS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THE RULES AND REGULATIONS. THE ENGINEERING DESIGN AND CONCEPT REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREIN.

JULIE A. RENTZ, STATE OF COLORADO, P.E. 51614

WATER COMPLIANCE STATEMENT - DISTRICT

ALL WORK SHALL BE CONSTRUCTED TO GREATROCK NORTH WATER AND SANITATION DISTRICT RULES AND REGULATIONS. THIS DRAWING HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THESE RULES AND REGULATIONS AND OTHER DISTRICT REQUIREMENTS. THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.

STRICT ENGINEER	DATE
STRICT ENGINEER	

NOTES:

- 1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY MANHARD CONSULTING DATED JULY 25, 2017. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.
- 2. MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

BENCHMARKS:

SOURCE BENCHMARK:

NGS BENCHMARK P 62 (LL0241)

A 3.25" USC&GS BRASS DISK STAMPED "P 62 1934" SET IN THE NORTHEAST CORNER OF A FOUNDATION LOCATED APPROXIMATELY 3200 FEET SOUTHWESTERLY OF WELD COUNTY ROAD 8 AND APPROXIMATELY 9 FEET WESTERLY OF THE CENTERLINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD TRACKS. ELEVATION = 5001.92 (NAVD88)

SITE BENCHMARK:

A CHISELED CROSS IN THE SOUTH END OF A HEADWALL LOCATED APPROXIMATELY 75 FEET WEST OF THE CENTERLINE OF HAYESMOUNT ROAD AND APPROXIMATELY 130 FEET SOUTH OF EAST 162ND AVENUE. **ELEVATION = 5156.05**

A CHISELED CROSS IN THE NORTH END OF A HEADWALL LOCATED APPROXIMATELY 80 FEET WEST OF THE CENTERLINE OF HAYESMOUNT ROAD AND APPROXIMATELY 75 FEET NORTH OF EAST 162ND AVENUE. **ELEVATION = 5155.51**

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2. TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°28'57" WEST AS MONUMENTED AND SHOWN ON THE RECORDED PLAT.

COLORADO COUNTY,

CLUB COUNTRY ADAMS

05/26/2020

PCHACCO01



GATE VALVE

HDPE HIGH DENSITY POLYETHYLENE

2. DEFINITION OF TERMS

- A. "CLIENT" SHALL MEAN PREMIER COMMUNITY HOMES, LLC, WHICH IS THE PERSON OR ENTITY WITH WHOM MANHARD CONSULTING, LTD. HAS CONTRACTED WITH TO PREPARE CIVIL ENGINEERING PLANS.
- B. "ENGINEER" SHALL MEAN MANHARD CONSULTING, LTD., A CIVIL ENGINEERING CONSULTANT ON THE SUBJECT PROJECT.
- C. "PLANS" SHALL MEAN THE CIVIL ENGINEERING PLANS PREPARED BY THE ENGINEER, WHICH MAY BE A PART OF THE CONTRACT DOCUMENTS FOR THE SUBJECT PROJECT.
- D. "CONTRACTOR" SHALL MEAN ANY PERSON OR ENTITY PERFORMING ANY WORK DESCRIBED IN
- E. "DISTRICT" SHALL MEAN GREATROCK NORTH WATER AND SANITATION DISTRICT.
- F. "JURISDICTIONAL GOVERNMENTAL ENTITY" SHALL MEAN ANY MUNICIPAL, COUNTY, STATE OR FEDERAL UNIT OF GOVERNMENT FROM WHOM AN APPROVAL, PERMIT AND/OR REVIEW IS REQUIRED FOR ANY ASPECT OF THE SUBJECT PROJECT.

3. INTENT OF THE PLANS

THE INTENT OF THE PLANS IS TO SET FORTH CERTAIN REQUIREMENTS OF PERFORMANCE, TYPE OF EQUIPMENT AND STRUCTURES. AND STANDARDS OF MATERIALS AND CONSTRUCTION. THEY MAY ALSO IDENTIFY LABOR AND MATERIALS. EQUIPMENT AND TRANSPORTATION NECESSARY FOR THE PROPER EXECUTION OF THE WORK BUT ARE NOT INTENDED TO BE INFINITELY DETERMINED SO AS TO INCLUDE MINOR ITEMS OBVIOUSLY REQUIRED AS PART OF THE WORK THE PLANS REQUIRE NEW MATERIAL AND EQUIPMENT UNLESS OTHERWISE INDICATED, AND TO REQUIRE COMPLETE PERFORMANCE OF THE WORK IN SPITE OF OMISSIONS OF SPECIFIC REFERENCES TO ANY MINOR COMPONENT PART. IT IS NOT INTENDED, HOWEVER, THAT MATERIALS OR WORK NOT COVERED BY OR PROPERLY INFERRED FROM ANY HEADING, BRANCH, CLASS OR TRADE OF THE AUTHORITY HOLDING JURISDICTION'S (AHJ) SPECIFICATIONS SHALL BE SUPPLIED UNLESS DISTINCTLY SO NOTED. MATERIALS OR WORK DESCRIBED IN WORDS, WHICH SO APPLIED HAVE A WELL-KNOWN TECHNICAL OR TRADE MEANING, SHALL BE HELD TO REFER TO SUCH RECOGNIZED STANDARDS.

4. INTERPRETATION OF PLANS

- A. THE CLIENT AND/OR CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES IN THE PLANS TO THE ENGINEER. QUESTIONS AS TO MEANING OF PLANS SHALL BE INTERPRETED BY THE ENGINEER, WHOSE DECISION SHALL BE FINAL AND BINDING ON ALL PARTIES CONCERNED.
- B. THE ENGINEER WILL PROVIDE THE CLIENT WITH SUCH INFORMATION AS MAY BE REQUIRED TO SHOW REVISED OR ADDITIONAL DETAILS OF CONSTRUCTION.
- C. SHOULD ANY DISCREPANCIES OR CONFLICTS ON THE PLANS BE DISCOVERED EITHER PRIOR TO OR AFTER AWARD OF THE CONTRACT, THE ENGINEER'S ATTENTION SHALL BE CALLED TO THE SAME BEFORE THE WORK IS BEGUN THEREON AND THE PROPER CORRECTIONS MADE. NEITHER THE CLIENT NOR THE CONTRACTOR MAY TAKE ADVANTAGE OF ANY ERROR OR OMISSIONS IN THE PLANS. THE ENGINEER WILL PROVIDE INFORMATION WHEN ERRORS OR OMISSIONS ARE DISCOVERED.

GOVERNING BODIES

ALL WORKS HEREIN PROPOSED SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS OF ANY JURISDICTIONAL GOVERNMENTAL ENTITY. IF A DISCREPANCY IS NOTED BETWEEN THE PLANS AND REQUIREMENTS OF ANY JURISDICTIONAL GOVERNMENTAL ENTITY, THE CLIENT AND/OR THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.

6. LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

WHEN THE PLANS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF EXISTING UNDERGROUND FACILITIES AND UTILITIES (INCLUDING BUT NOT LIMITED TO WATER MAINS. SANITARY SEWERS, STORM SEWERS, ELECTRIC, TELEPHONE, GAS AND CABLE TV LINES), SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE APPROXIMATE LOCATION AND ELEVATION OF SUCH FACILITIES AND UTILITIES. AT THE LOCATIONS WHEREIN DETAILED POSITIONS OF THESE FACILITIES AND UTILITIES BECOME NECESSARY TO THE NEW CONSTRUCTION, INCLUDING ALL POINTS OF CONNECTION, THE CONTRACTOR SHALL FURNISH ALL LABOR AND TOOLS TO VERIFY OR DEFINITELY ESTABLISH THE HORIZONTAL LOCATION, ELEVATION, SIZE AND MATERIAL (IF APPROPRIATE) OF THE FACILITIES AND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES IN EXISTING UTILITY INFORMATION OR CONFLICTS WITH EXISTING UTILITIES EXIST. THE ENGINEER ASSUMES NO RESPONSIBILITY WHATEVER WITH RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, NOR THE MANNER IN WHICH THEY ARE REMOVED OR ADJUSTED.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO CONSTRUCTION, TO NOTIFY ALL UTILITY COMPANIES OF THE INTENT TO BEGIN CONSTRUCTION AND TO VERIFY THE ACTUAL LOCATION OF ALL SUCH FACILITIES AND UTILITIES. THE CONTRACTOR SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES THE WORKING SCHEDULES FOR REMOVING OR ADJUSTING THESE FACILITIES.

7. UNSUITABLE SOILS

THE PLANS HAVE BEEN PREPARED BY THE ENGINEER BASED ON THE ASSUMPTION THAT ALL SOILS ON THE PROJECT ARE SUITABLE TO SUPPORT THE PROPOSED IMPROVEMENTS SHOWN. THE CLIENT OR CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IF HE DISCOVERS OR ENCOUNTERS AN OBSTRUCTION THAT PREVENTS THE INSTALLATION OF THE IMPROVEMENT ACCORDING TO THE LINE AND GRADES SHOWN ON THE PLANS.

8. PROTECTION OF TREES

ALL TREES THAT ARE NOT TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE. TREES SHALL NOT BE REMOVED UNLESS REQUESTED TO DO SO IN WRITING BY THE CLIENT.

9. NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

THE CONTRACTOR SHALL NOTIFY ALL APPLICABLE JURISDICTIONAL GOVERNMENTAL ENTITIES OR UTILITY COMPANIES, I.E., WATER, SEWER, ELECTRIC, TELEPHONE, GAS AND CABLE TV PRIOR TO BEGINNING ANY CONSTRUCTION SO THAT SAID ENTITY OR COMPANY CAN ESTABLISH THE LOCATION AND ELEVATION OF UNDERGROUND PIPES, CONDUITS OR CABLES ADJOINING OR CROSSING PROPOSED CONSTRUCTION.

10. TRAFFIC CONTROL

THE CONTRACTOR SHALL PROVIDE WHEN REQUIRED BY ANY JURISDICTIONAL GOVERNMENTAL ENTITY, ALL SIGNS, EQUIPMENT, AND PERSONNEL NECESSARY TO PROVIDE FOR SAFE AND EFFICIENT TRAFFIC FLOW IN ALL AREAS WHERE THE WORK WILL INTERRUPT, INTERFERE OR CAUSE TO CHANGE IN ANY FORM, THE CONDITIONS OF TRAFFIC FLOW THAT EXISTED PRIOR TO THE COMMENCEMENT OF ANY PORTIONS OF THE WORK. THE CLIENT MAY, AT HIS DISCRETION, REQUIRE THE CONTRACTOR TO FURNISH TRAFFIC CONTROL UNDER THESE OR OTHER CIRCUMSTANCES WHERE IN HIS OPINION IT IS NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY. EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED AT ALL TIMES. UNLESS AUTHORIZED BY THE CLIENT OR CLIENT'S CONSTRUCTION REPRESENTATIVE, ALL EXISTING ACCESS POINTS SHALL BE MAINTAINED AT ALL TIMES BY THE CONTRACTOR. THE NEED FOR TRAFFIC CONTROL SHALL BE ANTICIPATED BY THE CLIENT.

11. WORK AREA

THE CONTRACTOR. HIS AGENTS AND EMPLOYEES AND THEIR EMPLOYEES AND ALL EQUIPMENT. MACHINERY AND VEHICLES SHALL CONFINE THEIR WORK WITHIN THE BOUNDARIES OF THE PROJECT OR WORK AREA SPECIFIED BY THE CLIENT. THE CONTRACTOR SHALL BE SOLELY LIABLE FOR DAMAGE CAUSED BY HIM OR HIS AGENTS AND EMPLOYEES AND THEIR EQUIPMENT, MACHINERY AND VEHICLES ON ADJACENT PROPERTY OR AREAS OUTSIDE DESIGNATED WORK

12. UTILITY POLES

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR THE RELOCATION OR BRACING OF EXISTING UTILITY POLES THAT MAY BE WITHIN THE WORKING LIMITS OF THIS CONTRACT. IT IS EXPRESSLY UNDERSTOOD THAT ALL WORK AND COSTS CONNECTED WITH THE MAINTENANCE OF THESE UTILITY POLES, THEIR TEMPORARY RELOCATIONS, ETC., SHALL BE THE RESPONSIBILITY OF THE CLIENT OR THE CONTRACTOR.

13. RESTORATION

IT IS THE INTENT OF THESE PLANS THAT CLEAN-UP AND FINAL RESTORATION SHALL BE PERFORMED IMMEDIATELY UPON COMPLETION OF EACH PHASE OF THE WORK, BOTH INSIDE AND OUTSIDE THE PROJECT, OR WHEN SO DIRECTED BY THE CLIENT SO THAT THESE AREAS WILL BE RESTORED AS NEARLY AS POSSIBLE TO THEIR ORIGINAL CONDITION OR BETTER, AND SHALL INCLUDE BUT NOT BE LIMITED TO, RESTORATION OF MAINTAINED LAWNS AND RIGHTS-OF-WAY, ROADWAYS, DRIVEWAYS, SIDEWALKS, DITCHES, BUSHES, HEDGES, TREES, SHRUBS, FENCES, MAILBOXES, SEWERS, DRAIN TILES, WATER MAINS, ETC.

14. CLEANING UP

THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIAL OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK, AND AT THE COMPLETION OF THE WORK HE SHALL REMOVE ALL HIS RUBBISH, TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE HIS WORK "BROOM CLEAN" OR ITS EQUIVALENT, UNLESS MORE EXACTLY SPECIFIED.

ROAD CLEANING

THE CONTRACTOR SHALL MAINTAIN ROADWAYS ADJOINING THE PROJECT SITE FREE FROM MUD AND DEBRIS AT ALL TIMES. IF MUD AND/OR DEBRIS IS CARRIED ONTO THE ROADWAYS FROM VEHICLES ENTERING ONTO THE HIGHWAY FROM EITHER THE CONTRACTOR'S TRUCKS, HIS EMPLOYEES' VEHICLES, OR HIS MATERIAL SUPPLIERS, THE CONTRACTOR SHALL IMMEDIATELY REMOVE SAID MUD AND/OR DEBRIS.

16. SAFETY AND PROTECTION

THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS RELATING TO THE SAFETY OF PERSONS OR PROPERTY, OR TO THE PROTECTION OF PERSONS OR PROPERTY FROM DAMAGE, INJURY, OR LOSS; AND SHALL ERECT AND MAINTAIN ALL NECESSARY SAFEGUARDS FOR SUCH SAFETY AND PROTECTION. CONTRACTOR'S DUTIES AND RESPONSIBILITIES FOR SAFETY AND FOR PROTECTION OF THE WORK SHALL CONTINUE UNTIL SUCH TIME AS ALL WORK IS COMPLETED AND THE CLIENT HAS NOTIFIED CONTRACTOR THAT THE WORK IS ACCEPTABLE. THE DUTIES OF THE ENGINEER DO NOT INCLUDE REVIEW OF THE ADEQUACY OF EITHER THE CONTRACTOR'S OR THE GENERAL PUBLIC'S SAFETY IN, ON, OR NEAR THE CONSTRUCTION SITE.

17. HOLD HARMLESS

TO THE FULLEST EXTENT PERMITTED BY LAW, ANY CONTRACTOR; MATERIAL SUPPLIER OR OTHER ENTITY BY USE OF THESE PLANS HEREBY WAIVES ANY RIGHT OF CONTRIBUTION AND AGREES TO INDEMNIFY, DEFEND, SAVE AND HOLD HARMLESS THE CLIENT AND ENGINEER AND ITS AGENTS, EMPLOYEES AND CONSULTANTS FROM AND AGAINST ALL MANNER OF CLAIMS, CAUSES, CAUSES OF ACTION, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO, ATTORNEYS' FEES ARISING OUT OF, RESULTING FROM OR IN CONNECTION WITH THE PERFORMANCE OF ANY WORK, PURSUANT TO OR WITH RESPECT TO THESE PLANS. HOWEVER, THIS INDEMNITY SHALL NOT BE CONSTRUED TO INDEMNIFY ENGINEER, ITS CONSULTANTS, AGENTS OR EMPLOYEES AGAINST ITS OWN NEGLIGENCE.

CLAIMS, DAMAGES, LOSSES AND EXPENSES AS THESE WORDS ARE USED IN THE AGREEMENT SHALL MEAN AND INCLUDE, BUT NOT BE LIMITED TO (1) INJURY OR DAMAGE OCCURRING BY REASON OF THE FAILURE OF OR USE OR MISUSE OF ANY HOIST, RIGGINGS, BLOCKING, SCAFFOLDING OR ANY AND ALL OTHER KINDS OF ITEMS OF EQUIPMENT. WHETHER OR NOT THE SAME BE OWNED. FURNISHED OR LOANED BY ANY PART OR ENTITY, INCLUDING ANY CONTRACTOR; (2) ALL ATTORNEYS' FEES AND COSTS INCURRED IN BRINGING AN ACTION TO ENFORCE THE PROVISIONS OF THIS INDEMNITY; (3) COSTS FOR TIME EXPENDED BY THE INDEMNIFIED PARTY AND ITS EMPLOYEES, AT ITS USUAL RATES PLUS COSTS OR TRAVEL, LONG DISTANCE TELEPHONE AND REPRODUCTION OF DOCUMENTS AND (4) CONSEQUENTIAL DAMAGES.

IN ANY AND ALL CLAIMS AGAINST THE CLIENT OR ENGINEER OR ANY OF THEIR AGENTS OR EMPLOYEES AND CONSULTANTS BY ANY PARTY, INCLUDING ANY EMPLOYEE OF THE CONTRACTOR OR ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OF TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR ANY SUBCONTRACTOR UNDER WORKERS' OR WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS OR ANY INSURANCE MAINTAINED BY CONTRACTOR OR ANY SUBCONTRACTOR OR ANY OTHER PARTY.

18. INSURANCE

ANY PARTY USING OR RELYING ON THESE PLANS, INCLUDING ANY CONTRACTOR, MATERIAL SUPPLIER, OR OTHER ENTITY SHALL OBTAIN, (PRIOR TO COMMENCING ANY WORK) GENERAL PUBLIC LIABILITY INSURANCE INSURING AGAINST ALL DAMAGES AND CLAIMS FOR ANY BODILY INJURIES, DEATH OR PROPERTY DAMAGE ARISING OUT OF ANY WORK, INCLUDING THE CONSTRUCTION WORK PROVIDED FOR IN THESE PLANS, AND SHALL NAME THE CLIENT AND ENGINEER AND ITS CONSULTANTS, AGENTS AND REPRESENTATIVES, AND THE DISTRICT AS ADDITIONAL INSUREDS UNDER SUCH INSURANCE POLICY; PROVIDED THAT ANY PARTY USING OR RELYING ON THESE PLANS HAVING OBLIGATIONS TO MAINTAIN SPECIFIC INSURANCE BY REASON OF ANY AGREEMENT WITH CLIENT OR ANY CONTRACTOR OR ENGINEER SHALL PROVIDE EVIDENCE AND CERTIFICATES OF INSURANCE AS REQUIRED BY SUCH CONTRACT OR AGREEMENT. SUCH INSURANCE MUST CONTAIN A CLAUSE STATING THAT THE INSURANCE IS PRIMARY COVERAGE FOR ENGINEER AND ENGINEER'S OTHER APPLICABLE COVERAGE IS CONSIDERED SECONDARY. SUCH INSURANCE SHALL NOT LIMIT ANY LIABILITY OF ANY PARTY PROVIDING WORK OR SERVICES OR PROVIDING MATERIALS.

19. THIRD PARTY BENEFICIARY

MANHARD CONSULTING, LTD., THE ENGINEER, IS INTENDED TO BE A THIRD PARTY BENEFICIARY OF THIS WILLING AGREEMENT AND REQUIREMENT.

GREATROCK NORTH WATER AND SANITATION GENERAL WATER NOTES

- 1. ALL WATER LINE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE GREATROCK NORTH WATER AND SANITATION DISTRICT RULES AND REGULATIONS. IF ANY CONFLICT OCCURS BETWEEN THE DISTRICT RULES AND REGULATIONS, ANY OTHER COUNTY, STATE, OR FEDERAL JURISDICTION, OR MANUFACTURER'S REQUIREMENTS, THE HIGHEST STANDARD SHALL APPLY.
- 2. ALL CONTRACTORS THAT CONNECT TO, REPAIR, OR INSTALL NEW WATER FACILITIES IN THE DISTRICT SHALL OBTAIN THE LATEST EDITION OF THE DISTRICT RULES AND REGULATIONS AND HAVE A COPY OF THE RULES AND REGULATIONS ON SITE AT ALL TIMES DURING CONSTRUCTION.
- 3. ALL CONTRACTORS SHALL HAVE A DISTRICT APPROVED SET OF CONSTRUCTION PLANS ON SITE AT ALL TIMES DURING
- 4. FAILURE TO COMPLY WITH ANY OF THE DISTRICT RULES AND REGULATIONS IS SUBJECT TO THE PENALTIES LISTED IN THE RULES AND REGULATIONS.
- 5. A PRE-CONSTRUCTION CONFERENCE WITH THE DISTRICT IS REQUIRED BEFORE ANY CONSTRUCTION WORK CAN COMMENCE. CONTACT THE DISTRICT MANAGER TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE.
- 6. ALL MATERIALS (I.E. PIPE, FITTINGS, VALVES, FIRE HYDRANTS, ETC.) PROPOSED FOR THE WATER SYSTEM IMPROVEMENTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND COMMENT.
- 7. HYDROSTATIC TESTING, FLUSHING, AND DISINFECTION OF WATER MAINS SHALL BE OBSERVED BY A REPRESENTATIVE OF THE DISTRICT. A REPRESENTATIVE OF THE DISTRICT SHALL COLLECT TWO (2) SETS OF BACTERIOLOGICAL SAMPLES FROM THE WATER MAINS FOR EVERY 1,200 FEET OF MAIN INSTALLED.
- 8. A CONDUCTIVITY TEST SHALL BE CONDUCTED ON ALL TRACER WIRE INSTALLED.

ADAMS COUNTY GENERAL CONSTRUCTION NOTES

- 1. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. TO SCHEDULE A PRE-CONSTRUCTION MEETING CONTACT THE ADAMS COUNTY CONSTRUCTION INSPECTOR SUPERVISOR AT 720-523-6965.
- 2. ALL CONCRETE CURB, GUTTER, AND WALK MUST BE POURED MONOLITHICALLY USING 4,500 PSI CONCRETE WITH FIBER
- 3. ALL MATERIAL SUBMITTALS MUST BE APPROVED, STAMPED AND SIGNED, BY THE ENGINEER OF RECORD AND SUBMITTED TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR FOR APPROVAL PRIOR TO CONSTRUCTION/INSTALLATION.
- 4. THE CONTRACTOR IS REQUIRED TO SUBMIT COPIES OF ALL CONCRETE AND ASPHALT TICKETS TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING AND IS REQUIRED TO SUBMIT ALL TEST RESULTS TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR.
- 6. THE CONTRACTOR IS REQUIRED TO REMOVE A MINIMUM OF TWO (2) FEET OF EXISTING ASPHALT FOR ALL CURB AND
- 7. ALL UTILITY CUTS IN EXISTING STREETS ARE REQUIRED TO BE BACKFILLED WITH FLOWFILL AND PATCHED WITH A MINIMUM
- OF 9-INCH ASPHALT PATCH. 8. A COPY OF THE GEOTECHNICAL REPORT SPECIFYING THE PAVEMENT THICKNESS DESIGN MUST BE SUBMITTED FOR REVIEW
- 9. PERMITS WILL BE REQUIRED FOR THE INSTALLATION OF ALL UTILITIES. THE DEVELOPER/CONTRACTOR/ENGINEER MUST SUPPLY THE LINEAL FOOTAGES AND THE NUMBER OF SERVICE CUTS REQUIRED FOR ALL UTILITIES.
- 10. PERMITS WILL BE REQUIRED FOR THE INSTALLATION OF ALL CONCRETE AND ASPHALT FACILITIES. PRIOR TO THE ISSUANCE OF THESE PERMITS, THE DEVELOPER/CONTRACTOR/ENGINEER MUST SUPPLY THE SQUARE YARDAGE/SQUARE FOOTAGES OF ALL CONCRETE AND ASPHALT BEING INSTALLED.
- 11. THE SIA MUST BE COMPLETED WITH APPROPRIATE COLLATERAL, ALONG WITH THE PROPOSED PLAT, PRIOR TO THE ISSUANCE OF ANY ROW ACCESS/CONSTRUCTION PERMIT.
- 12. NO C.O.'S WILL BE ISSUED FOR ANY BUILDING CONSTRUCTION UNTIL ALL ROW IMPROVEMENTS HAVE BEEN COMPLETED AND HAVE BEEN GRANTED PRELIMINARY ACCEPTANCE.
- 13. UPON COMPLETION OF ALL CONSTRUCTION, A DRAINAGE CERTIFICATION LETTER AND APPROPRIATE AS-BUILT CONSTRUCTION DRAWINGS AND INFORMATION WILL BE REQUIRED. THIS LETTER WILL BE STAMPED AND SIGNED BY THE ORIGINAL DESIGN ENGINEER.

URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD) CONSTRUCTION NOTE

1. THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT WILL CONDUCT SITE VISITS DURING THE PROJECT CONSTRUCTION WITHIN OR NEAR THE CHANNEL TO OBSERVE CONSTRUCTION FOR CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. PLEASE CONTACT UDFCD (303-455-6277) TO SCHEDULE A PRE-CONSTRUCTION MEETING. ALL STRUCTURAL AND BOULDER WORK REQUIRE 48-HOURS PRIOR NOTICE TO ANY CONSTRUCTION OR CONCRETE PLACEMENT. STANDARDS AND SPECIFICATIONS FOR ALL OUTFALL AND CHANNEL WORK CAN BE ACCESSED AT WWW.UDFCD.ORG UNDER THE REFERENCES SECTION. FAILURE TO NOTIFY MAY RESULT IN PROJECT INELIGIBILITY.

COLORADO OUNTY, OUNTRY **ADAMS** Ŏ

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PROJ. MGR.: DJR PROJ. ASSOC.: LMM DRAWN BY: LMM 05/26/2020

SHEET

PCHACCO01

RECORD DRAWING

Know what's below.

Call before you dig.

RECORD DRAWING

18"

24"

18"

24"

18"

LOTS 1 - 5 LOTS 6 - 14

LOTS 15 - 23

LOTS 24 - 29 LOTS 30 - 56

COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION 4. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND

5. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION

6. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED

7. ALL WATER MAIN SHALL BE 7.0' BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE. WATER MAINS SHALL HAVE A MINIMUM OF 5.0', AND A MAXIMUM OF 10.0' OF COVER

8. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.

9. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE

REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, TO TREES OR TO ANY EXISTING STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF

13. GAS SLEEVES SHALL BE 4" DIAMETER SCHEDULE 40 PVC. SLEEVES SHALL BE BURIED 36" FROM TOP OF SLEEVE TO FINAL GRADE. SLEEVES ARE TO BE CAPPED AND MARKED ON BOTH SIDES OF THE ROADWAY WITH STAKE AND TRACER WIRE. SLEEVES MUST MAINTAIN A MINIMUM 12" OF

TOP OF SLEEVE TO FINAL GRADE. SLEEVES ARE TO BE CAPPED AND MARKED ON BOTH SIDES OF THE ROADWAY WITH STAKE AND TRACER WIRE. SLEEVES MUST MAINTAIN A MINIMUM 12" OF

COUNTY REQUIREMENTS FOR MINIMUM WIDTH AND CONSTRUCTION MATERIAL. DRIVEWAYS SHALL HAVE A MINIMUM SEPARATION OF 2' FEET FROM WATER SERVICE LINES AND CURB STOPS.

16. EACH DRIVEWAY WILL BE REQUIRED TO HAVE A CULVERT INSTALLED, AS SHOWN ON THE DETAIL ON SHEET 19. THE CULVERT PIPES SHALL EXTEND A MINIMUM OF 5' BEYOND THE ENDS OF THE DRIVEWAY. ALL CULVERT PIPES SHALL BE SLOPED AT A MINIMUM OF 1.0% AND INVERTS SHALL MATCH THE ELEVATION OF THE BOTTOM OF THE ROADSIDE DITCH. CULVERT PIPES SHALL BE CMP.



RANCHETTES

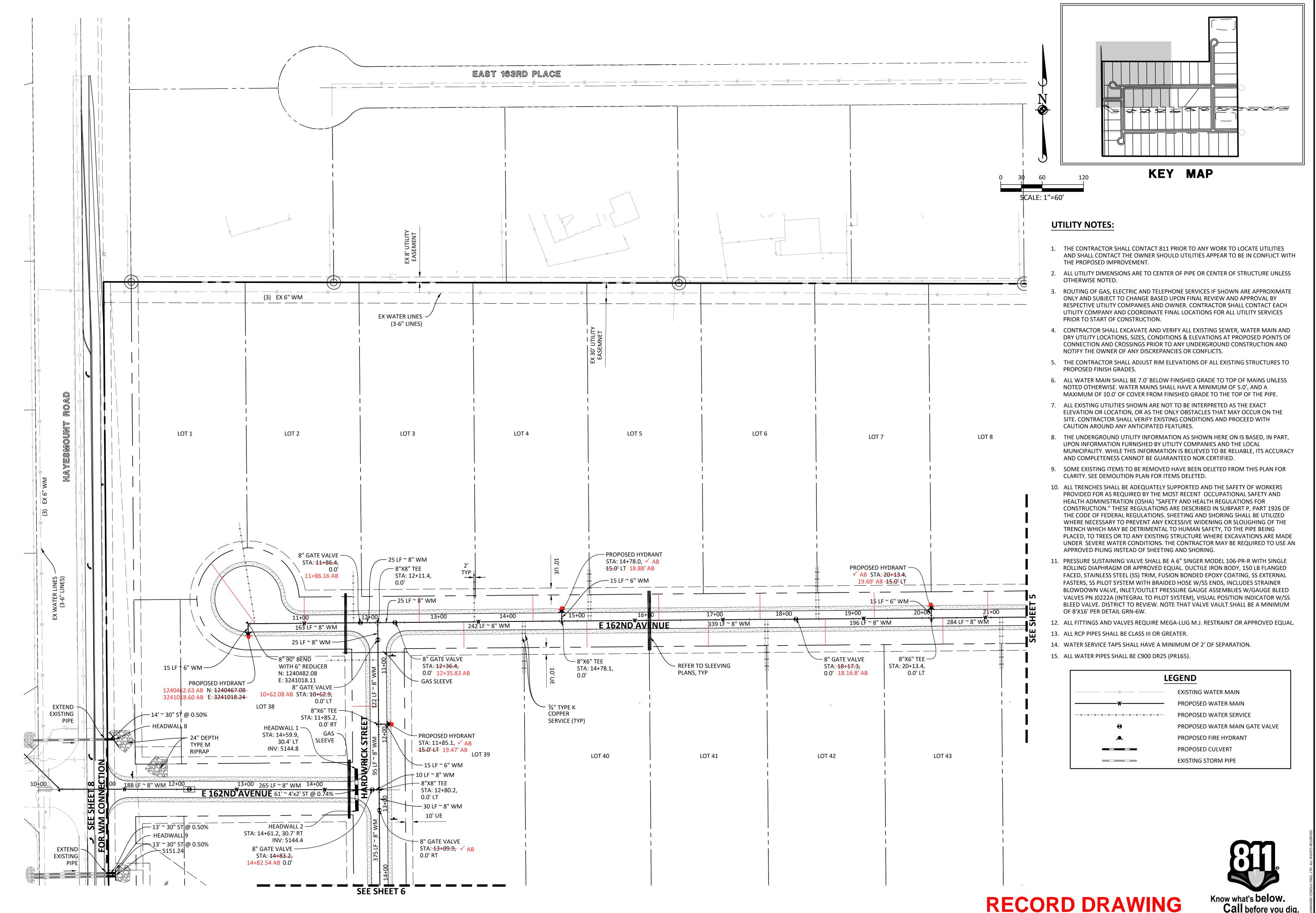
CLUB

COLORADO

COUNTY,

ADAMS

05/26/2020



COLORADO

COUNTY,

ADAMS

05/26/2020

SHEET

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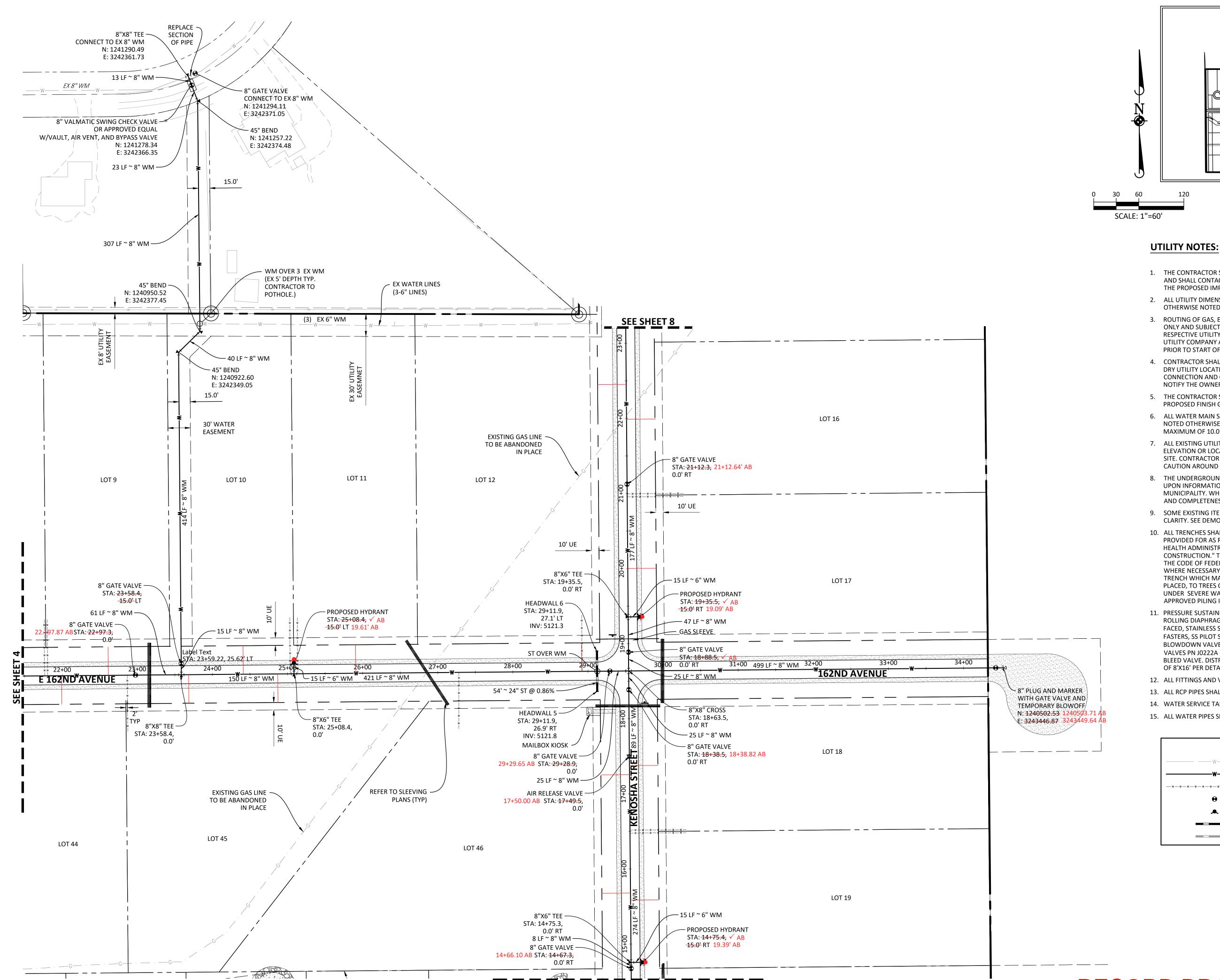
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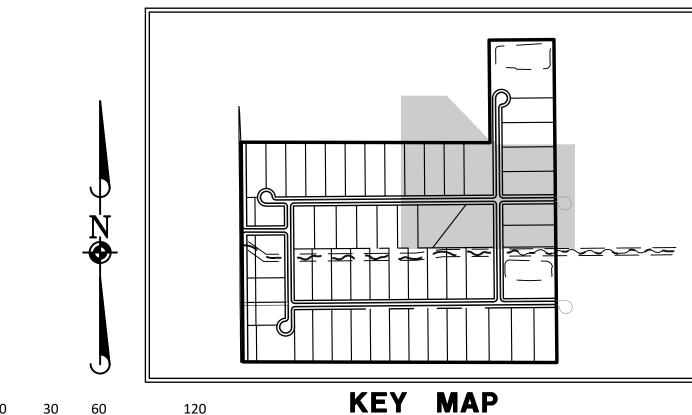


Know what's below.

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SEE SHEET 7



- 1. THE CONTRACTOR SHALL CONTACT 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- 2. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
- 3. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
- 4. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
- 5. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
- 6. ALL WATER MAIN SHALL BE 7.0' BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE. WATER MAINS SHALL HAVE A MINIMUM OF 5.0', AND A MAXIMUM OF 10.0' OF COVER FROM FINISHED GRADE TO THE TOP OF THE PIPE.
- 7. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
- 8. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
- 9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
- 10. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, TO TREES OR TO ANY EXISTING STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
- 11. PRESSURE SUSTAINING VALVE SHALL BE A 6" SINGER MODEL 106-PR-R WITH SINGLE ROLLING DIAPHRAGM OR APPROVED EQUAL. DUCTILE IRON BODY, 150 LB FLANGED FACED, STAINLESS STEEL (SS) TRIM, FUSION BONDED EPOXY COATING, SS EXTERNAL FASTERS, SS PILOT SYSTEM WITH BRAIDED HOSE W/SS ENDS, INCLUDES STRAINER BLOWDOWN VALVE, INLET/OUTLET PRESSURE GAUGE ASSEMBLIES W/GAUGE BLEED VALVES PN J0222A (INTEGRAL TO PILOT SYSTEM), VISUAL POSITION INDICATOR W/SS BLEED VALVE. DISTRICT TO REVIEW. NOTE THAT VALVE VAULT SHALL BE A MINIMUM OF 8'X16' PER DETAIL GRN-6W.
- 12. ALL FITTINGS AND VALVES REQUIRE MEGA-LUG M.J. RESTRAINT OR APPROVED EQUAL.
- 13. ALL RCP PIPES SHALL BE CLASS III OR GREATER.
- 14. WATER SERVICE TAPS SHALL HAVE A MINIMUM OF 2' OF SEPARATION.
- 15. ALL WATER PIPES SHALL BE C900 DR25 (PR165).

LEGEND				
W	EXISTING WATER MAIN			
w	PROPOSED WATER MAIN			
$ {\sf w} - {\sf w} -$	PROPOSED WATER SERVICE			
•	PROPOSED WATER MAIN GATE VALVE			
	PROPOSED FIRE HYDRANT			
	PROPOSED CULVERT			
	EXISTING STORM PIPE			



RECORD DRAWING

COLORADO

OUNTY,

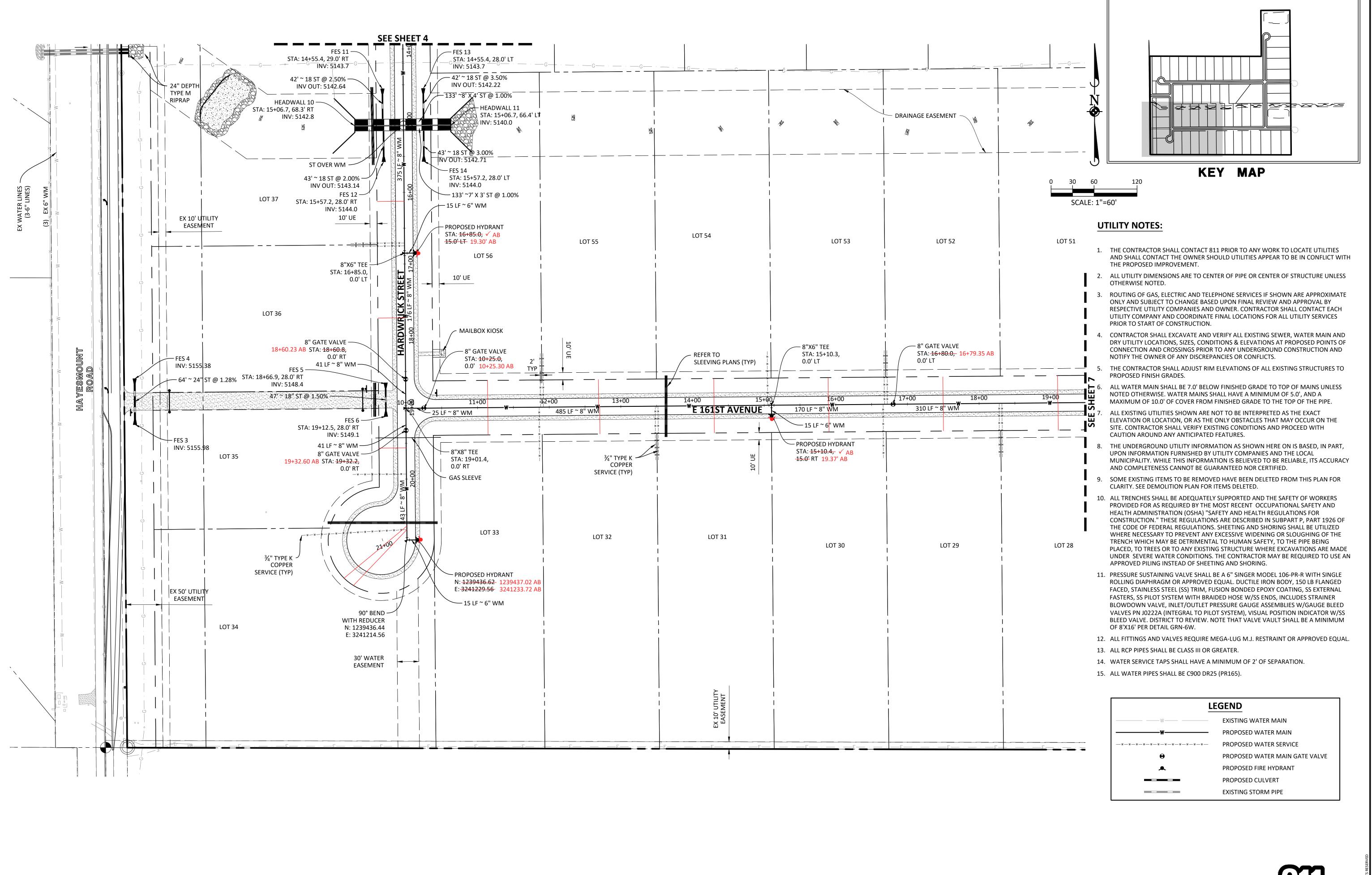
ADAMS

RANCHE

CLUB

COUNTRY

05/26/2020 SHEET

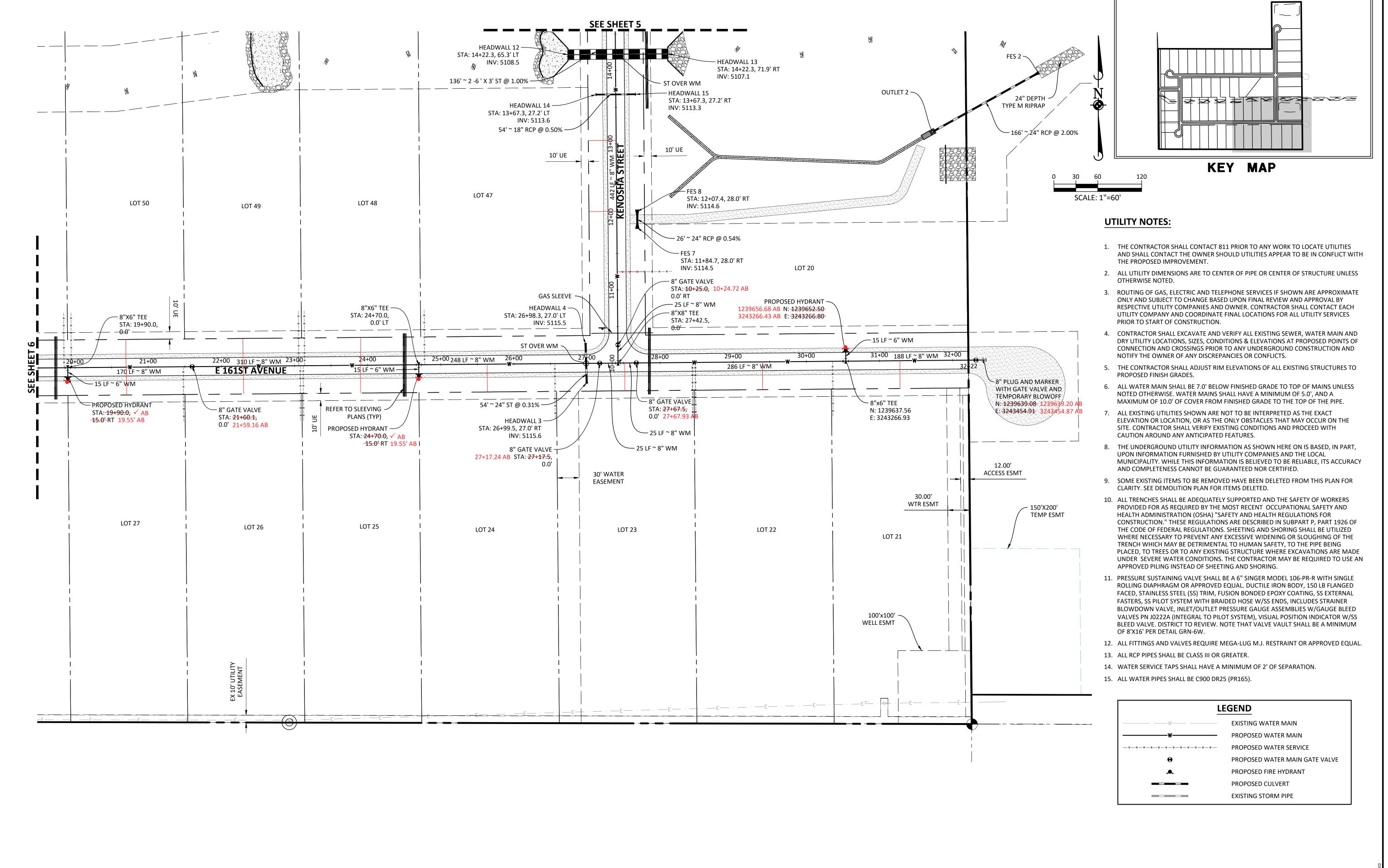




COLORADO RANCHE COUNTY, CLUB OUNTRY

ADAMS

05/26/2020 SHEET







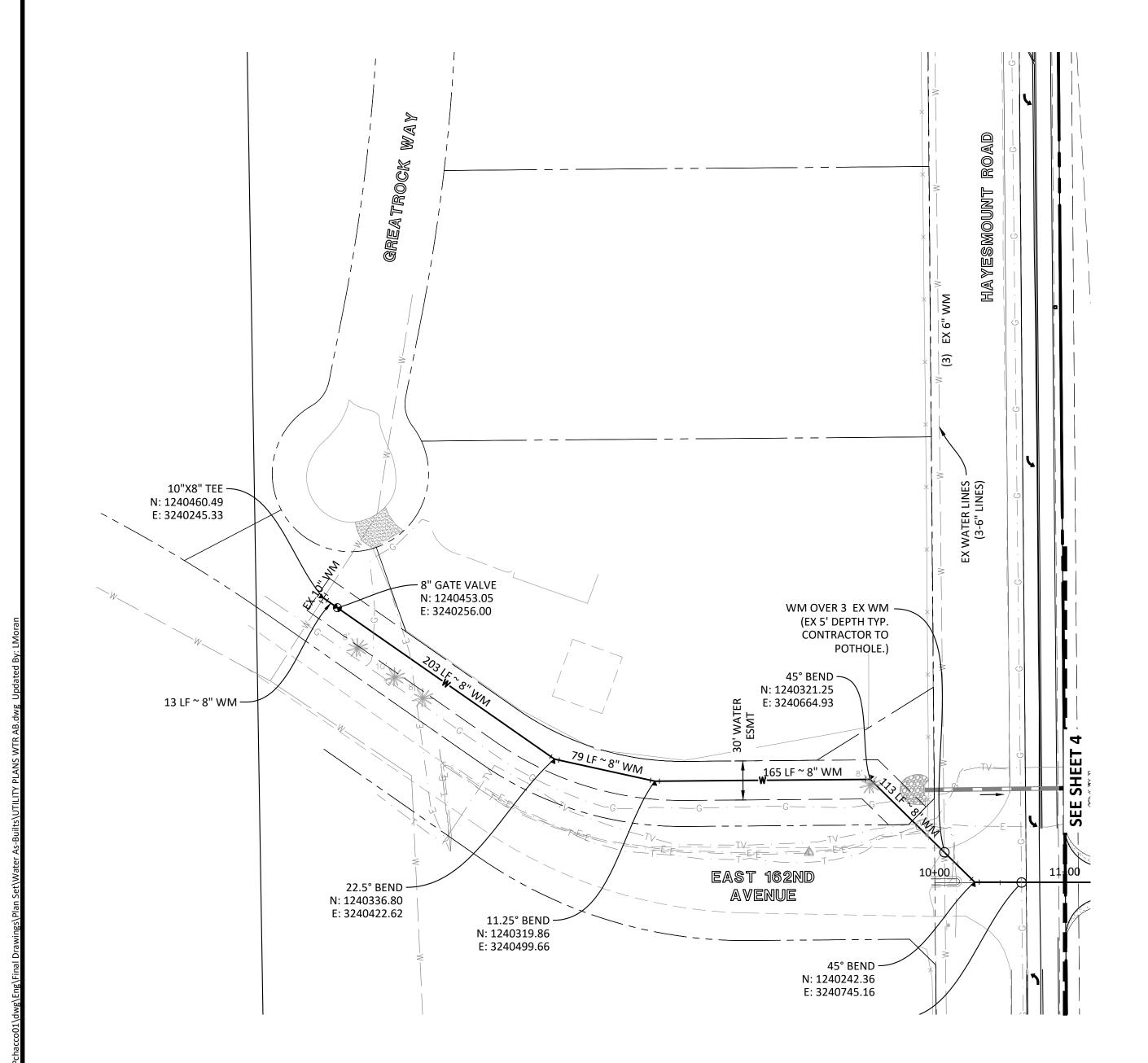
COLORADO RANCHE COUNTY, CLUB **ADAMS**

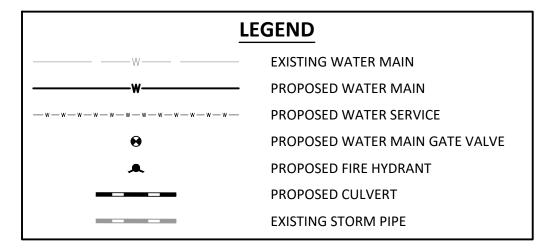
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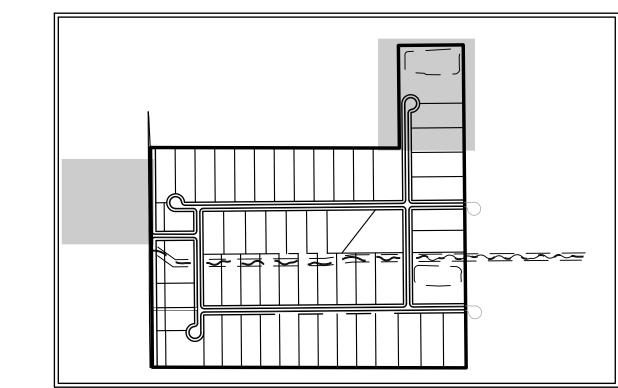
UTILITY NOTES:

- 1. THE CONTRACTOR SHALL CONTACT 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- 2. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
- 3. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
- 5. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
- 6. ALL WATER MAIN SHALL BE 7.0' BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE. WATER MAINS SHALL HAVE A MINIMUM OF 5.0', AND A MAXIMUM OF 10.0' OF COVER FROM FINISHED GRADE TO THE TOP OF THE PIPE.
- 7. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
- 8. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.

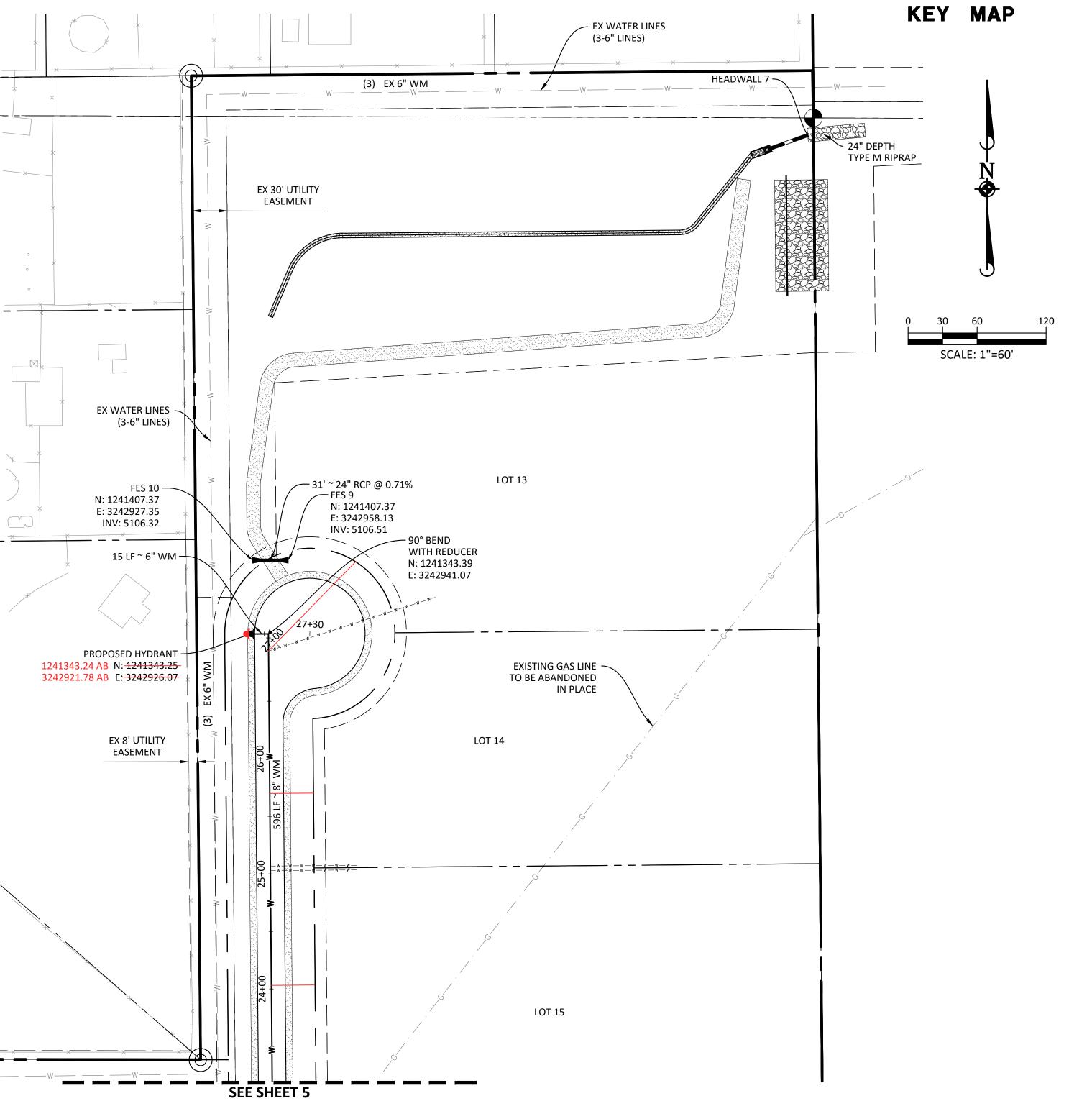
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114





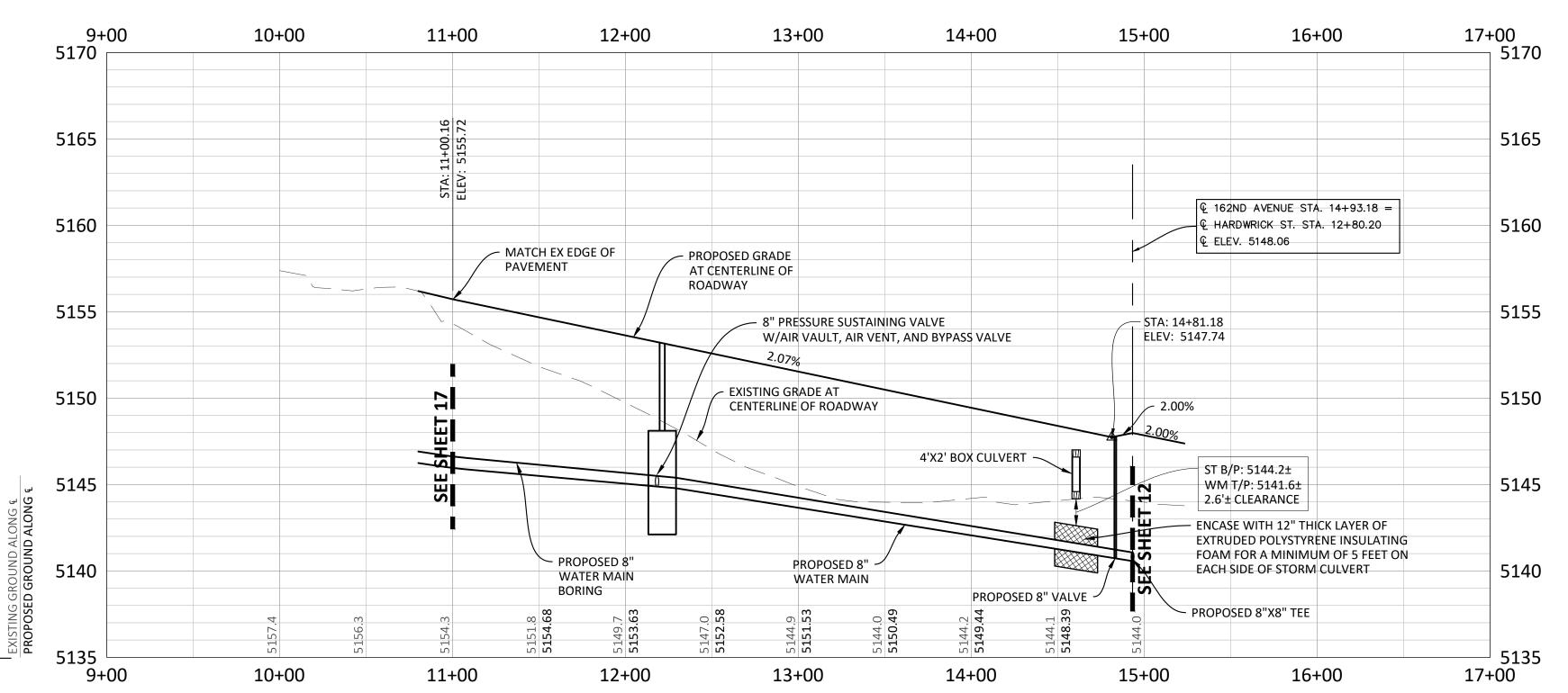
COUNTRY CLUB RANCHETTES

COLORADO

COUNTY,

ADAMS

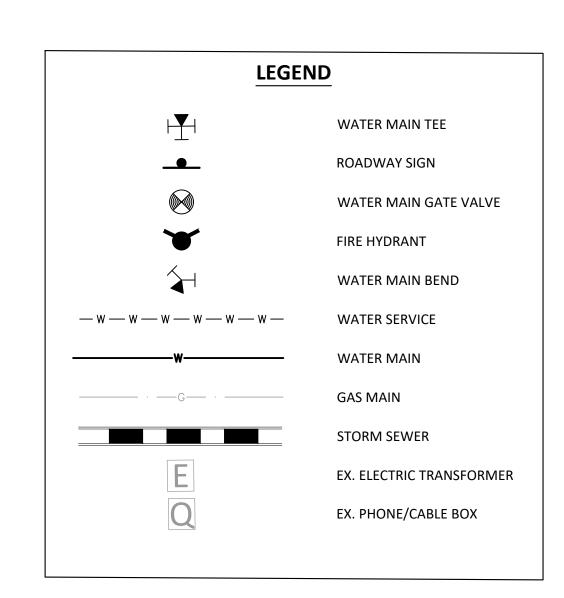
05/26/2020



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KEY MAP

- 2. ALL ROAD ELEVATIONS SHOWN IN PROFILE ARE CENTERLINE OF PAVEMENT UNLESS OTHERWISE NOTED.
- 3. ALL STORM CULVERT DESIGN INFO IS SHOWN ON UTILITY PLANS.
- 4. DEFLECTION PER EACH PIPE JOINT SHALL BE 1° MAXIMUM, OR PER MANUFACTURER'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. A MEGALUG JOINT RESTRAINT SHALL BE USED FOR GREATER DEFLECTIONS.





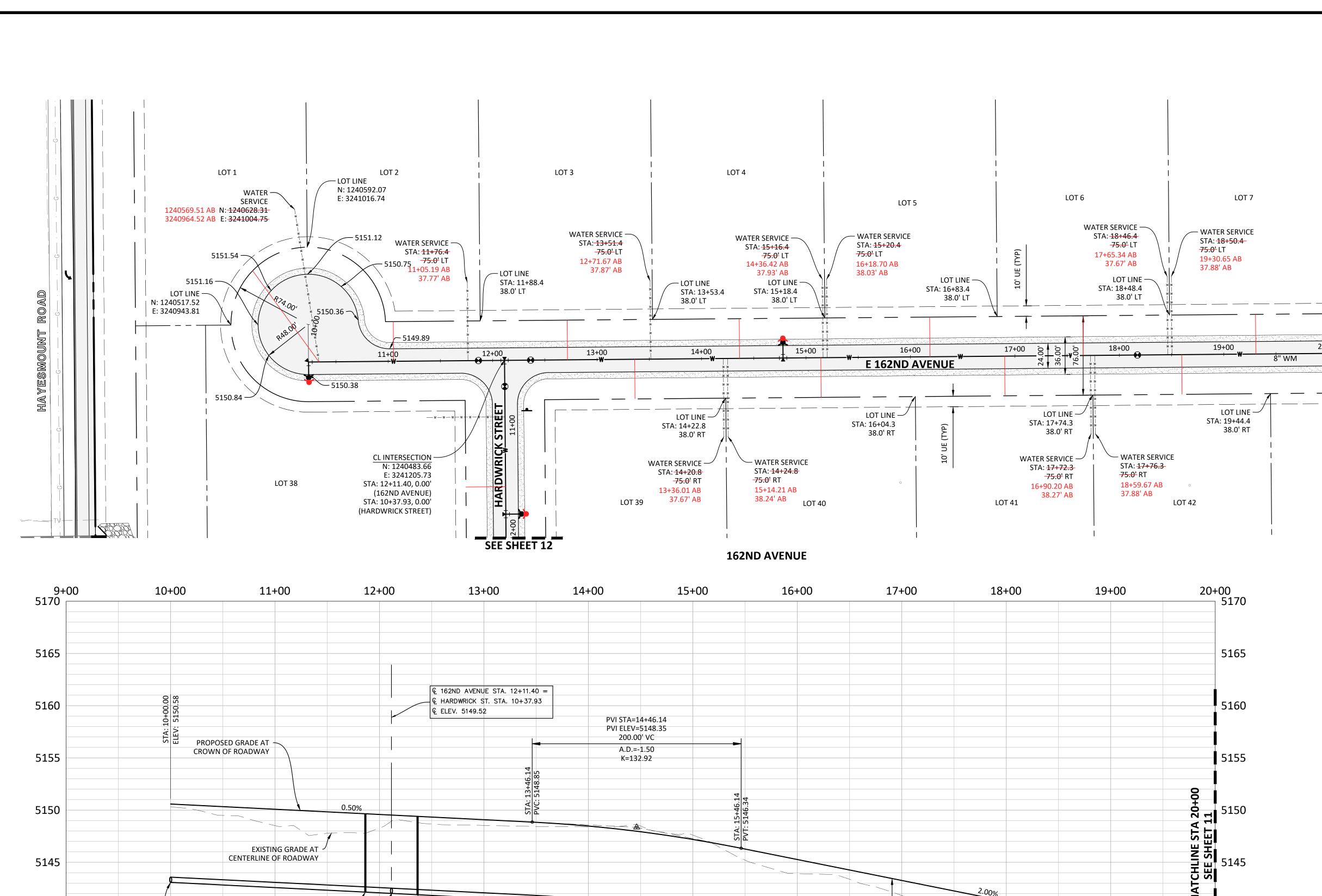
RECORD DRAWING

COUNTRY CLUB RANCHETTES 162ND COLORADO PROFILE

ADAMS COUNTY, PLAN AND

05/26/2020 SHEET 9 of 21 PCHACCO01





PROPOSED

8"X6" TEE

15+00

PROPOSED

90° BEND

10+00

TO HYDRANT

5140

5135

5130

5125 ^{_} 9+00 PROPOSED

5148.5 **5150.08**

11+00

8" VALVE

PROPOSED

8" TEE

12+00

∼ PROPOSED

8" VALVE

5148.7 **5149.33** PROPOSED

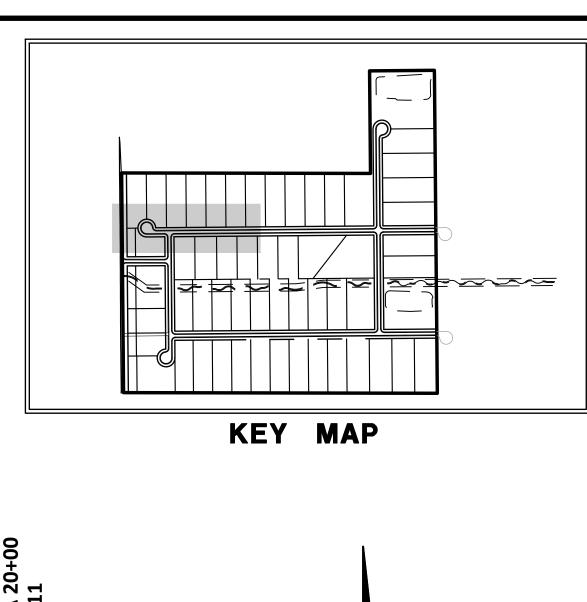
DEFLECT PIPE TO -

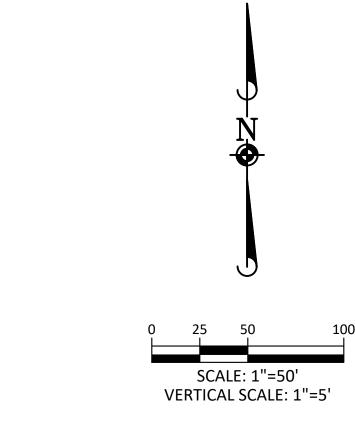
14+00

FIT ROADWAY RADIUS PER MANUFACTURER'S SPECIFICATIONS

8" WATERMAIN

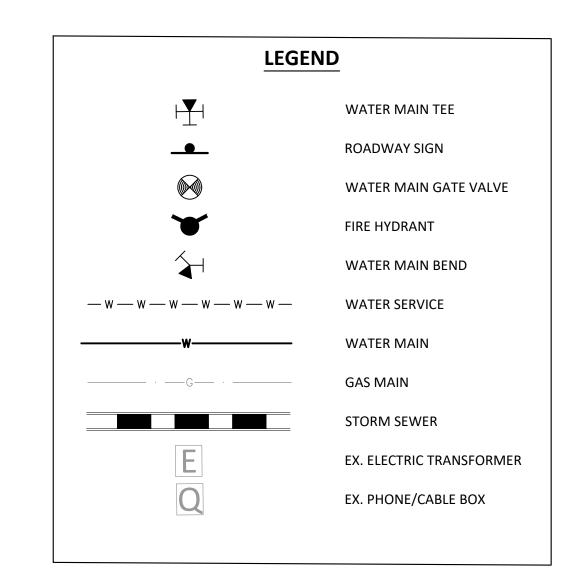
13+00

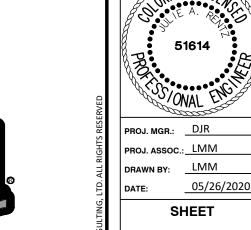




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COUNTRY CLUB RANCHETTES

162ND

PROFILE

PLAN AND

COLORADO

ADAMS COUNTY,

PCHACCO01



5140

5135

00+05 20+05 2137.24 20+00

PROPOSED 8" VALVE

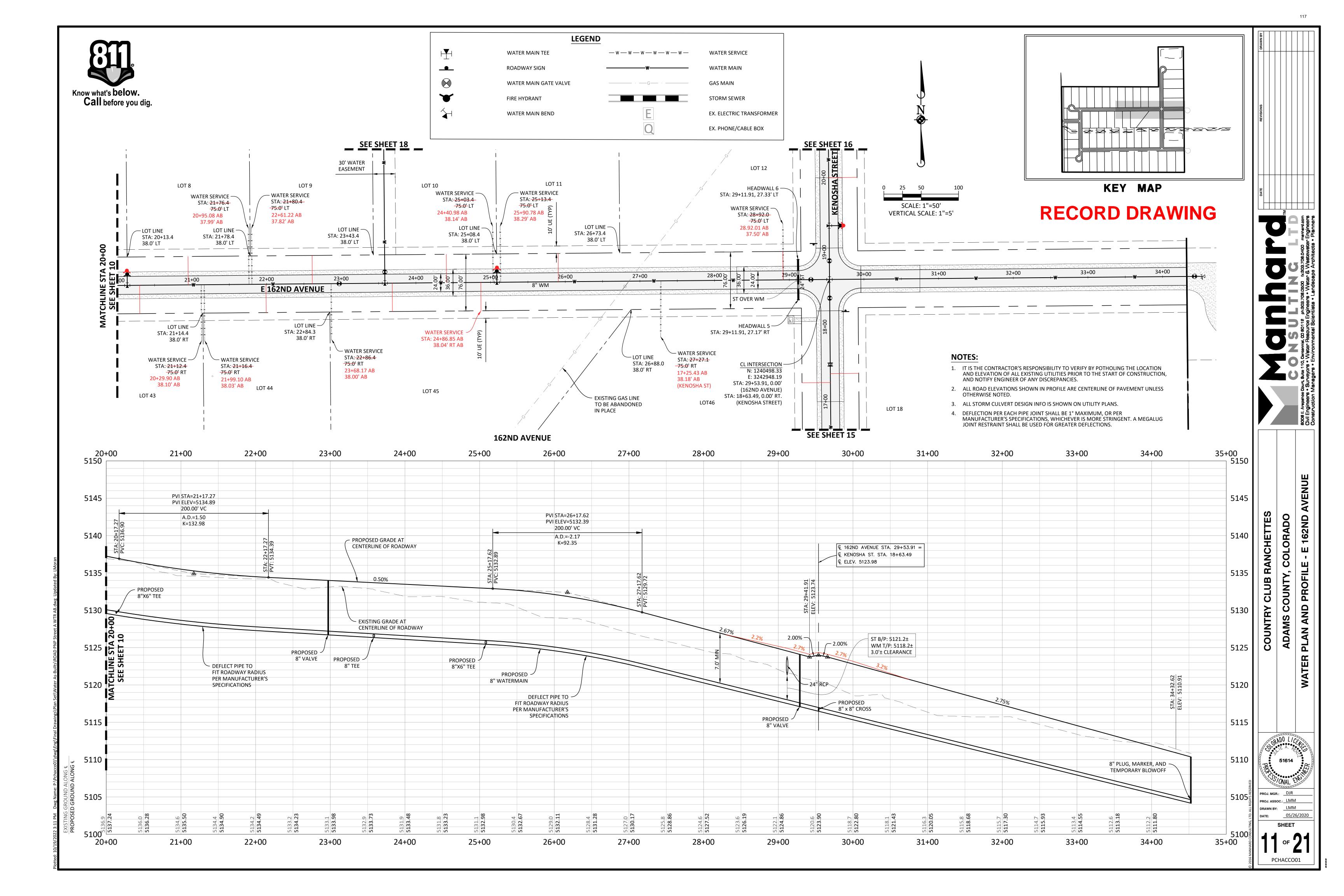
18+00

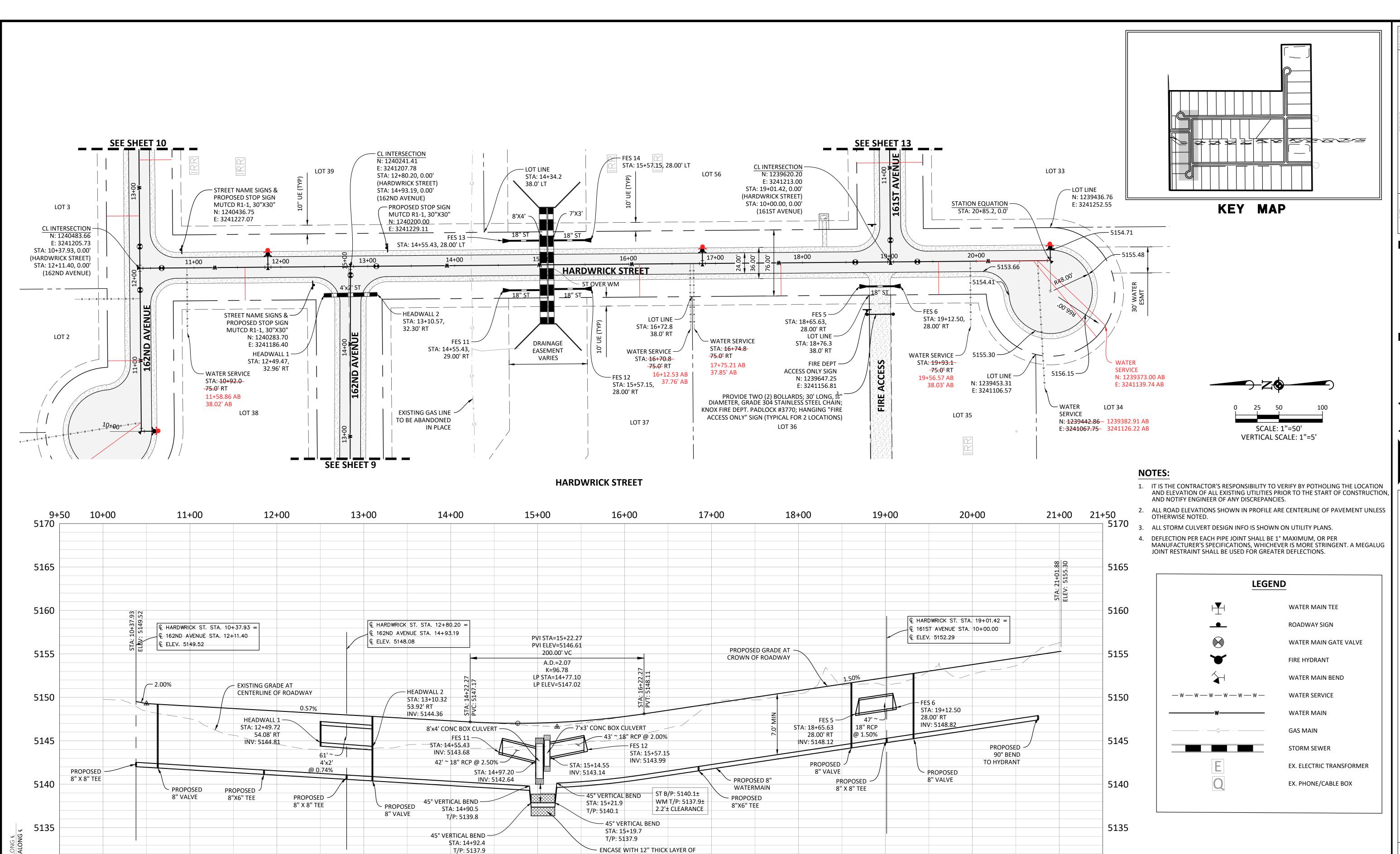
17+00

16+00

5139.2 **5140.25**

19+00





EXTRUDED POLYSTYRENE INSULATING FOAM FOR A MINIMUM OF 5 FEET ON

17+00

5151.4 **5151.52**

18+00

5153.0 **5153.02**

20+00

5151.4 **5152.2**7

19+00

EACH SIDE OF STORM CULVERTS

16+00

5144.1 **5147.87**

13+00

14+00

15+00

12+00

11+00

10+00

9+50



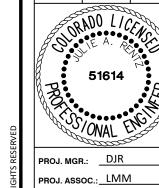
RECORD DRAWING

5130

5125

21+50

21+00



COUNTRY CLUB RANCHETTES

TREE

HARDWRIC

PROFILE

AND

PLAN

COLORADO

COUNTY,

ADAMS

118

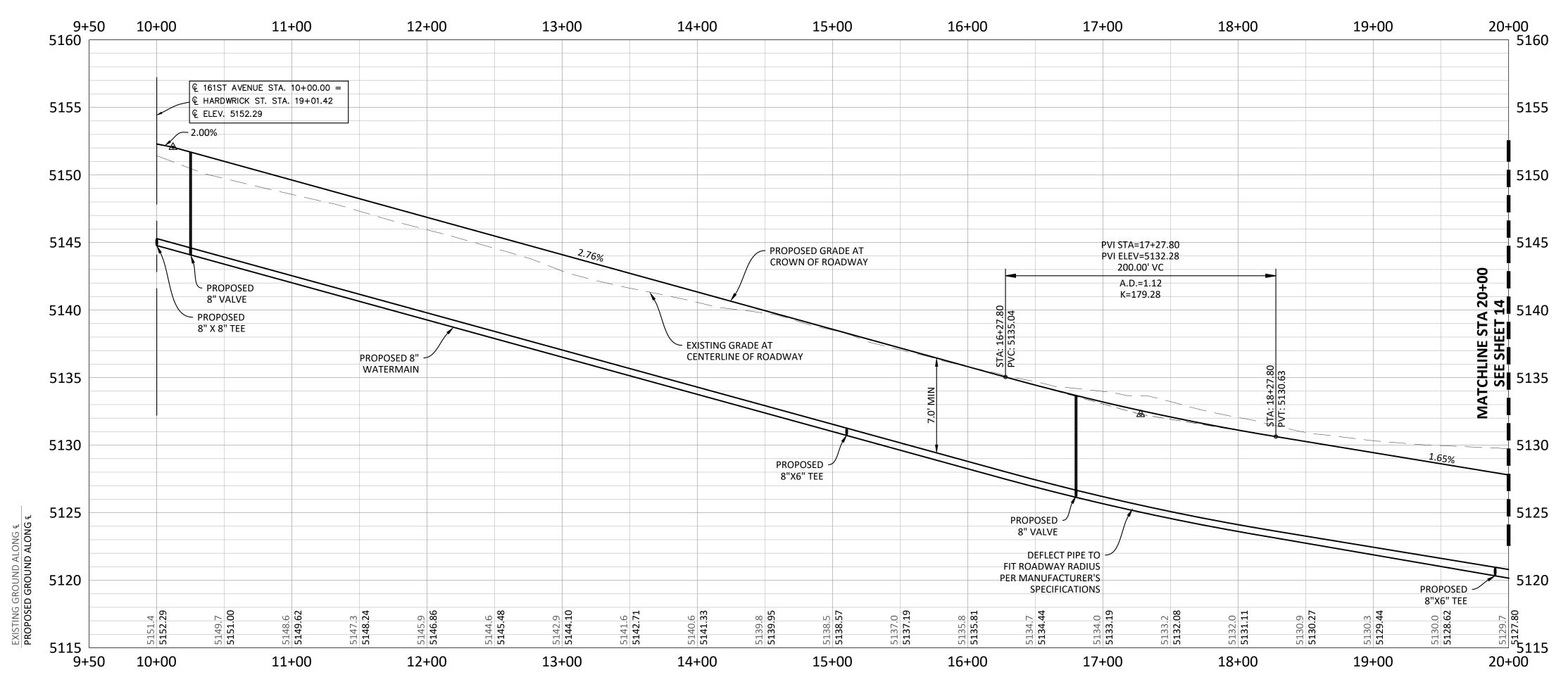
Know what's below.

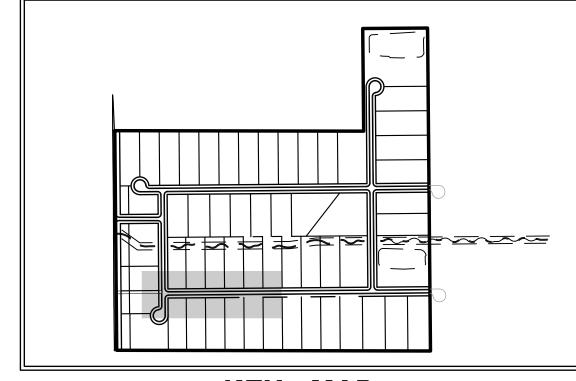
Call before you dig.

PCHACCO01

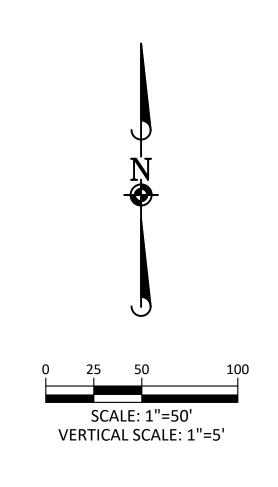
DRAWN BY: LMM

05/26/2020



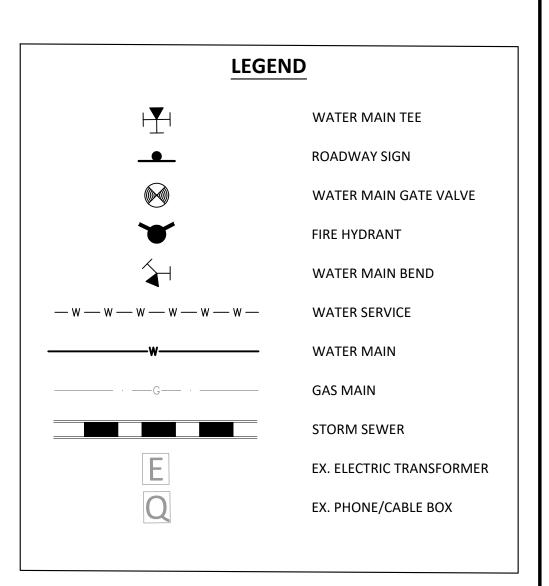


KEY MAP



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VENUE

161ST

PLAN AND PROFILE

COUNTRY CLUB RANCHETTES

COLORADO

ADAMS COUNTY,

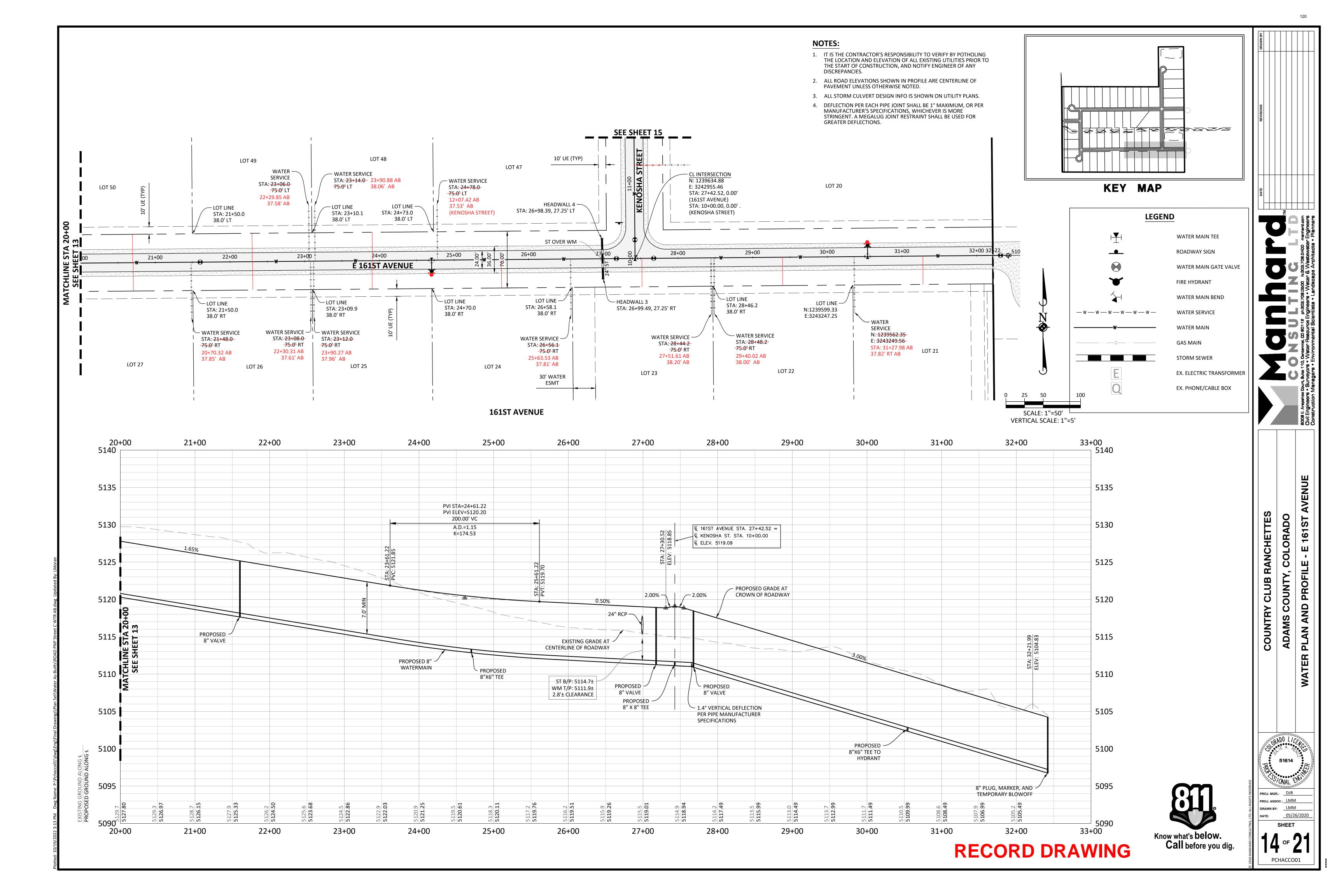
PROJ. ASSOC.: LMM

05/26/2020

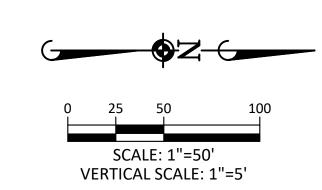
PCHACCO01



Know what's below.
Call before you dig.

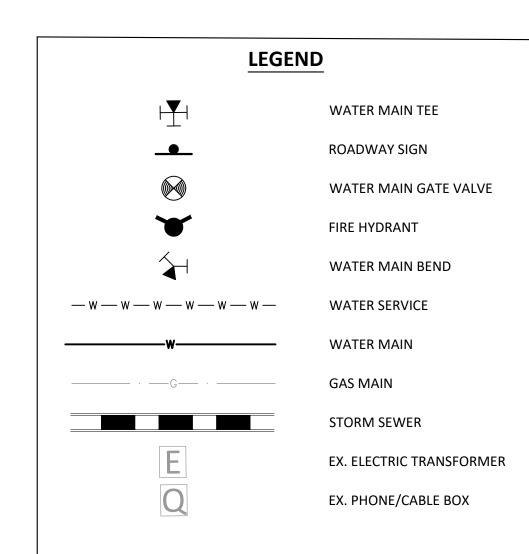


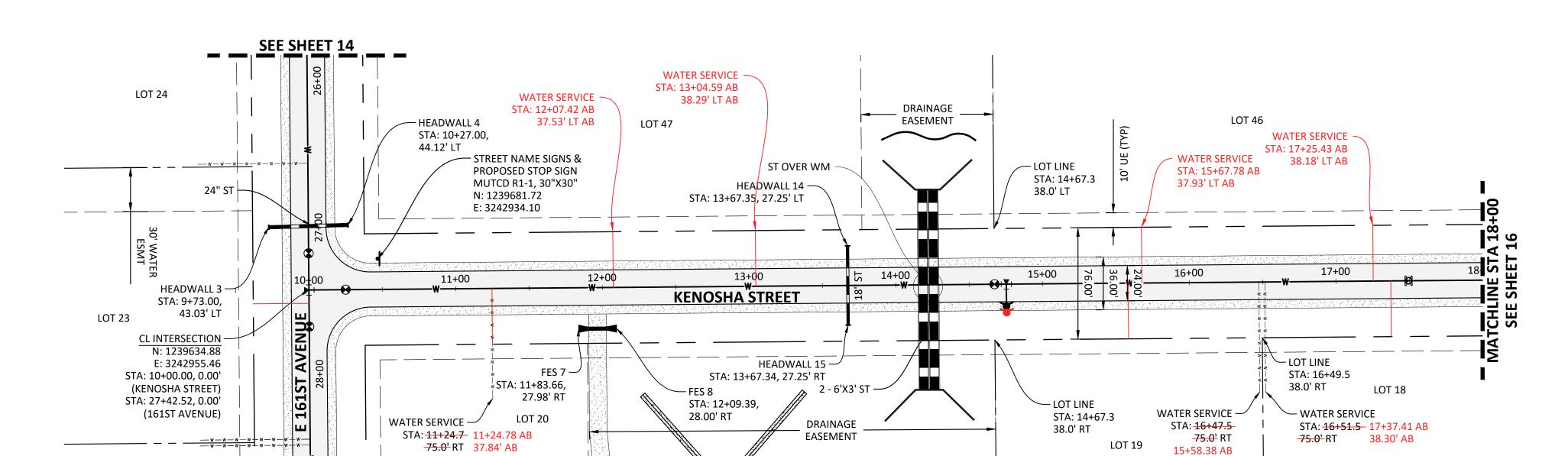




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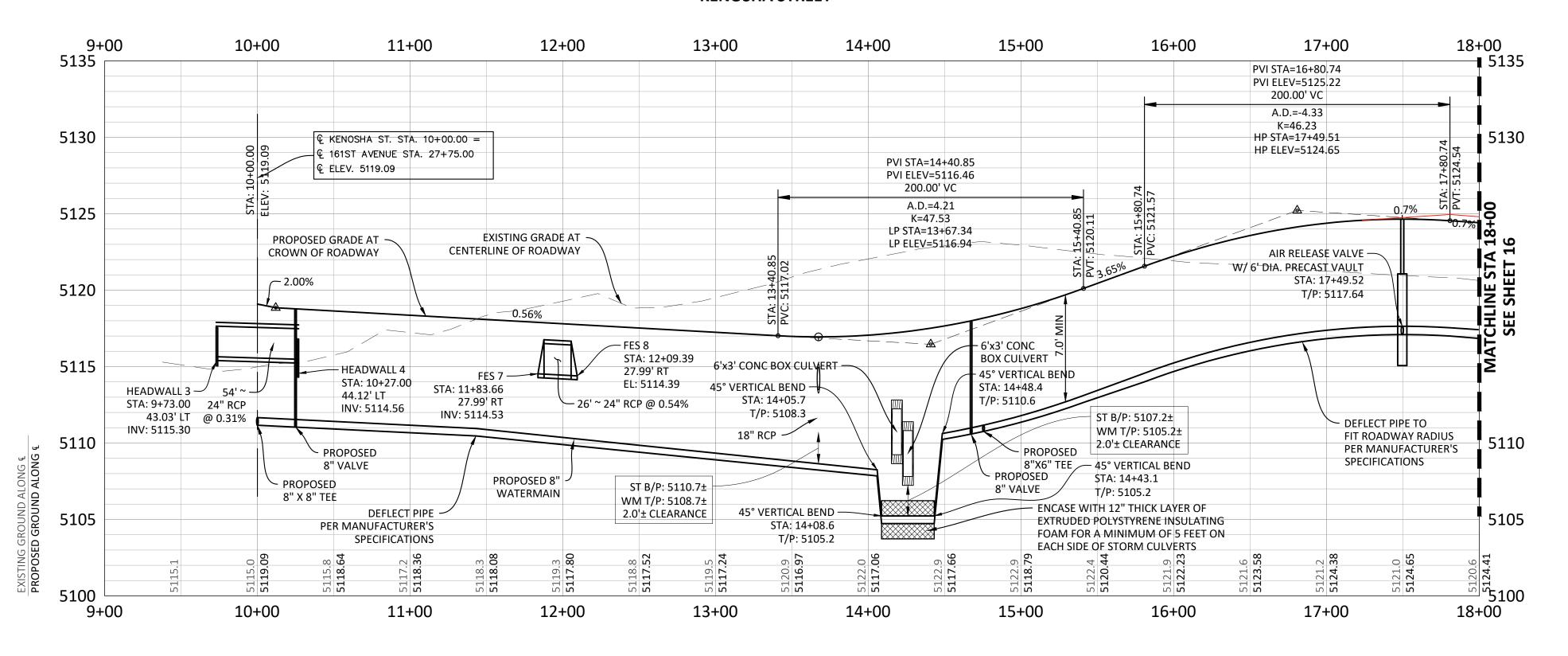




KENOSHA STREET

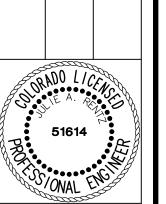
SEE SHEET 14

37.86' AB





RECORD DRAWING



TREET

KENOSHA

PROFILE

AND

PLAN

COLORADO

ADAMS COUNTY,

CLUB RANCHETTES

COUNTRY

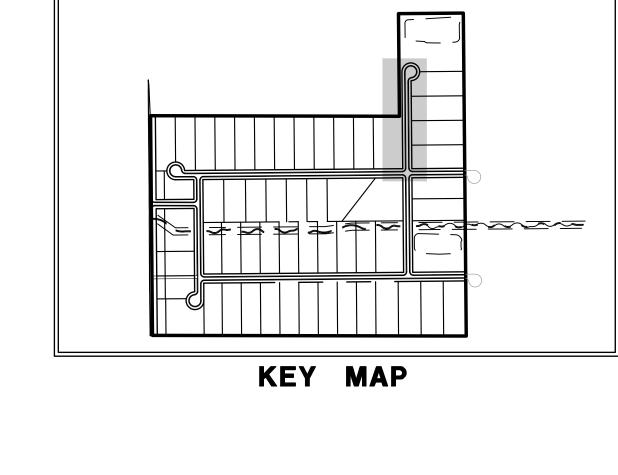
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PROJ. ASSOC.: LMM

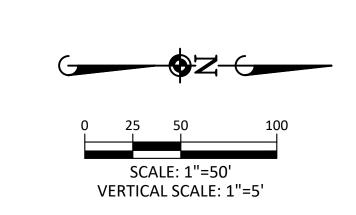
DRAWN BY: LMM

DATE: 05/26/2020

SHEET

15 of 21
PCHACCO01





- WATER SERVICE

5130

5125

5120

5115

5110

5105

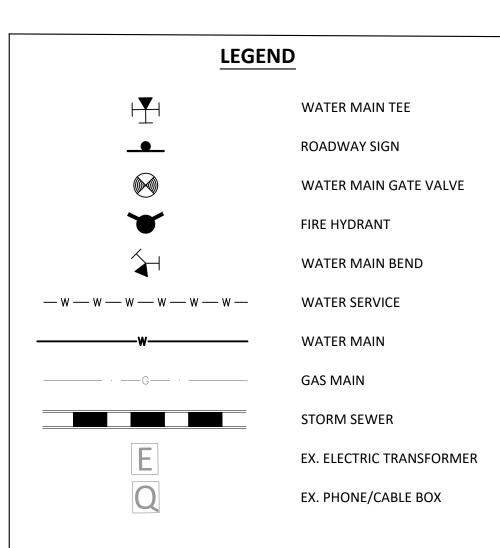
5100

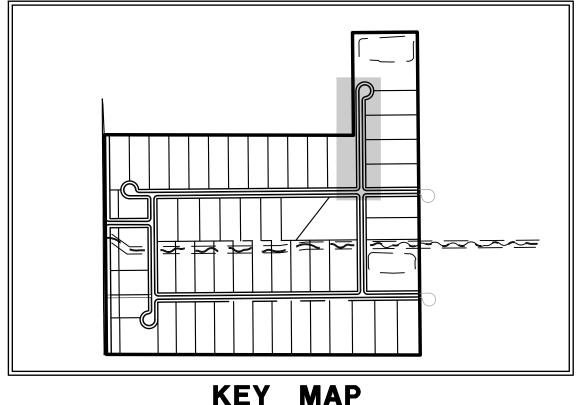
28+00

1241406.30 AB N: 1241375.12

3243017.11 AB E: 3243085.98

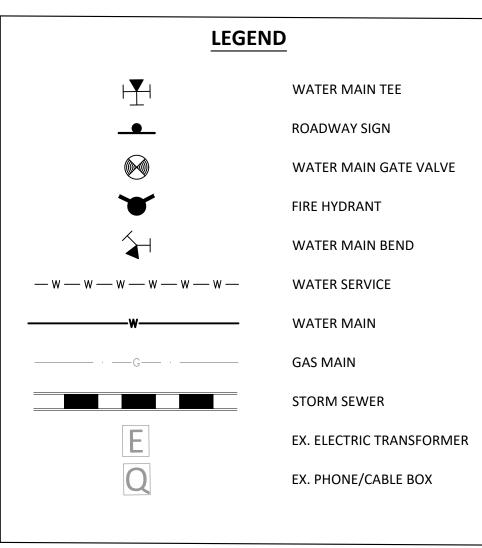
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SEE SHEET 11

SEE SHEET 11

0.7%

" VALVE

5110

5100 18+00

24" RCP

18+00 5135 —

5130

— CL INTERSECTION

N: 1240498.33

(162ND AVENUE)

- HEADWALL 5

42.00' LT

N: 1240456.56

E: 3242969.54

© KENOSHA ST. STA. 18+63.49 =

€ 162ND AVENUE STA. 29+53.91

© ELEV. 5123.98

HEADWALL 6

INV: 5120.75

PROPOSED 8" VALVE

PROPOSED 8" X 8" CROSS

– HEADWALL 5

STA: 18+36.56

42.00' LT

INV: 5122.05

19+00

STA: 18+90.56 EXISTING GRADE AT
42.00' LT CENTERLINE OF ROADWAY

PROPOSED

8"X6" TEE

20+00

STA: 18+36.56,

STREET NAME SIGNS &

PROPOSED STOP SIGN

MUTCD R1-1, 30"X30"

— PROPOSED STOP SIGN

MUTCD R1-1, 30"X30"

KENÖSHA STREET

LOT LINE —

38.0' RT

STA: 20+97.2

WATER SERVICE -

STA: 20+95.3

19+99.93 AB

PVI STA=20+50.00 PVI ELEV=5122.72

200.00' VC A.D.=-0.93

K=215.57

PROPOSED 8"
WATERMAIN

- DEFLECT PIPE TO FIT ROADWAY RADIUS

PER MANUFACTURER'S
SPECIFICATIONS

21+00

75.0' RT

38.10' AB

N: 1240545.25

E: 3242926.83

LOT 17

– HEADWALL 6 STA: 18+90.56,

42.00' LT

E: 3242948.18 STA: 18+63.49, 0.00' (KENOSHA STREET) STA: 29+53.91, 0.00' - EXISTING GAS LINE TO BE ABANDONED

WATER SERVICE ~

38.18' LT AB

STA: 22+45.09 AB

- WATER SERVICE

KENOSHA STREET

~ PROPOSED

22+00

8" VALVE

STA: 20+99.3

-75.0' RT

38.80' AB

LOT 12

STA: 23+01.1

38.0' RT

STA: 23+38.7

38.0' LT

23+00

5118.7

23+00

PROPOSED GRADE AT

CROWN OF ROADWAY

EX (3) 6" WATER LINES

— WATER SERVICE

STA: 25+06.8

25+69.90 AB

-75.0' RT

38.09' AB

26+00

5112.9 **5113.91**

26+00

N: 1241344.37 E: 3243051.06

27+00

STA: 27+29.70 ELEV: 5110.83

- PROPOSED 90° BEND TO

HYDRANT

5113.6 **5111.58**

27+00

25+00

STA: 25+04.8

WATER SERVICE —

STA: 25+02.8

24+03.11 AB

5114.9 **5116.31**

24+00

25+00

-75.0' RT

37.74' AB

LOT 15

24+00

38.0' RT

IN PLACE



KENOSHA

PROFILE

PLAN AND

COUNTRY CLUB RANCHETTES

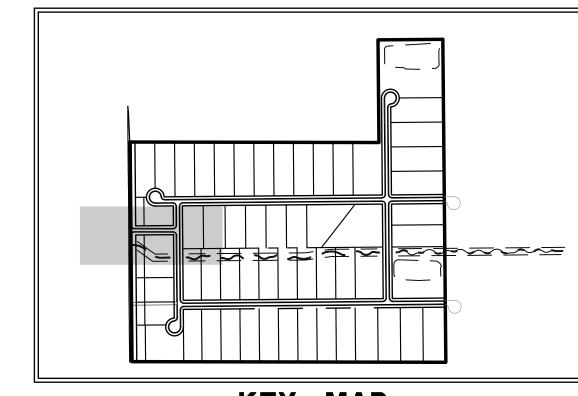
ADAMS COUNTY, COLORADO

RECORD DRAWING

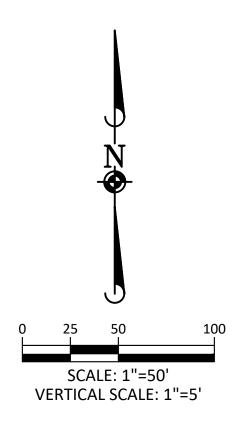
PCHACCO01

DRAWN BY: LMM

05/26/2020

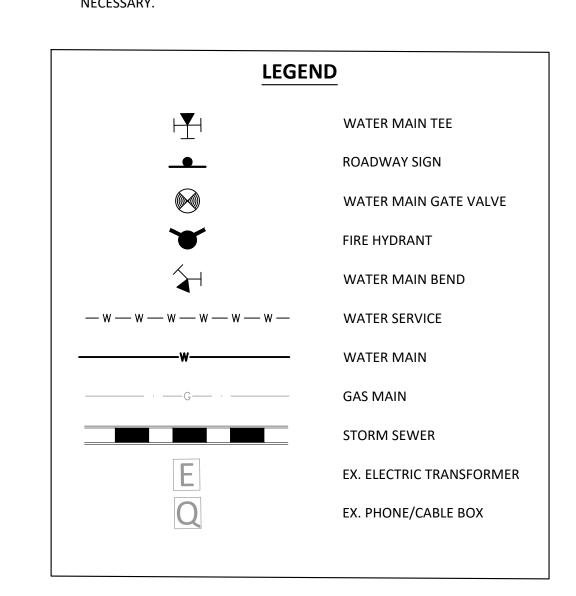


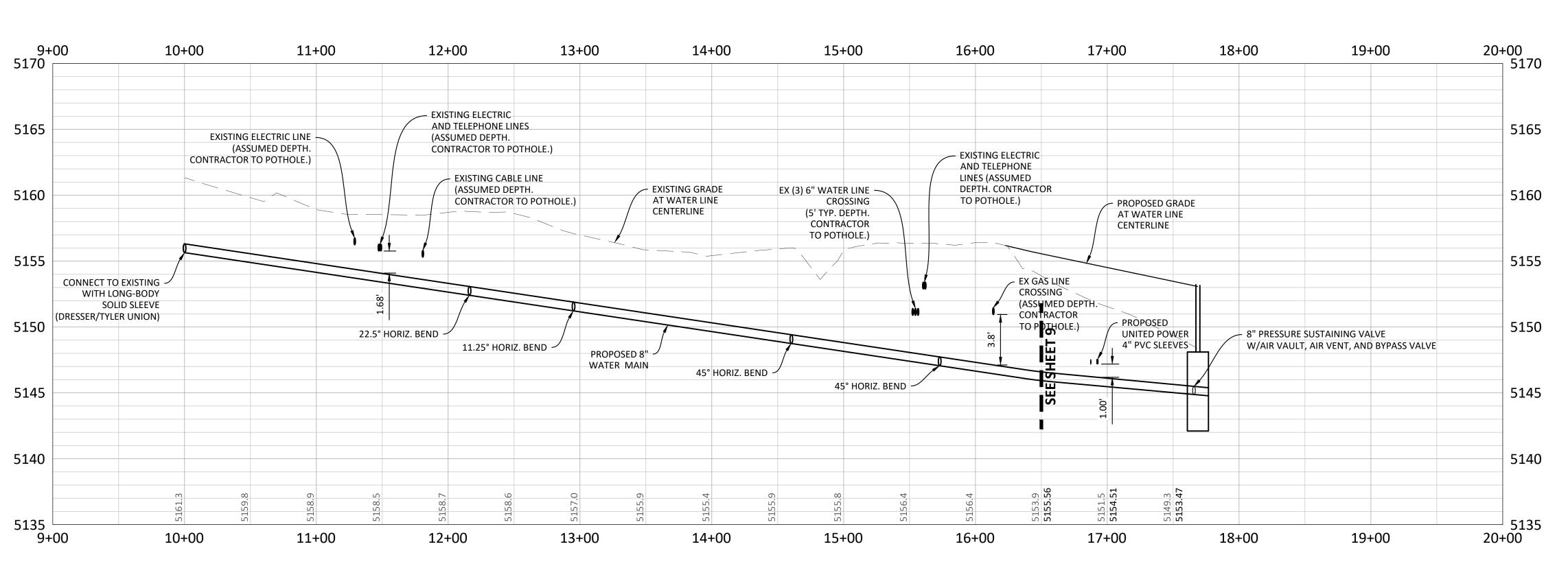




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- 5. CONTRACTOR TO RELOCATE EXISTING IRRIGATION LINES, SPRINKLER HEADS, ETC. AS NECESSARY.







RECORD DRAWING

COUNTRY CLUB RANCHETTES
ADAMS COUNTY, COLORADO
WATER PLAN AND PROFILE - OFFSITE (GREATROCK

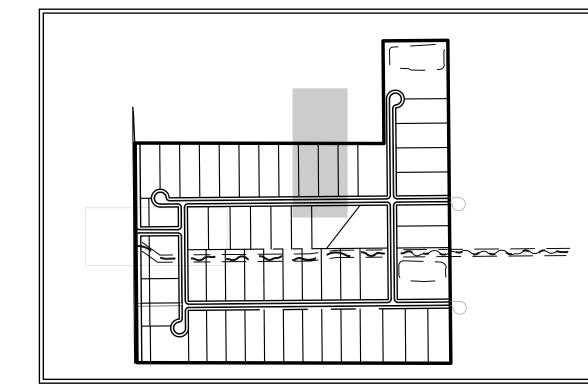
2

51614

PROJ. MGR.: DJR

DRAWN BY: LMM

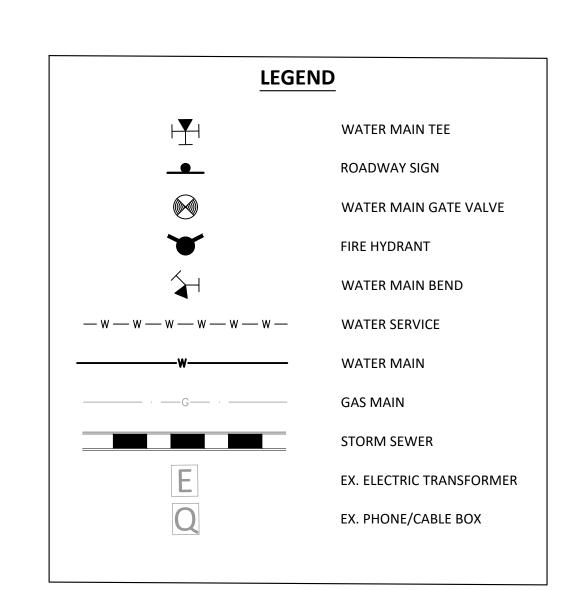
SHEET 7 of 21

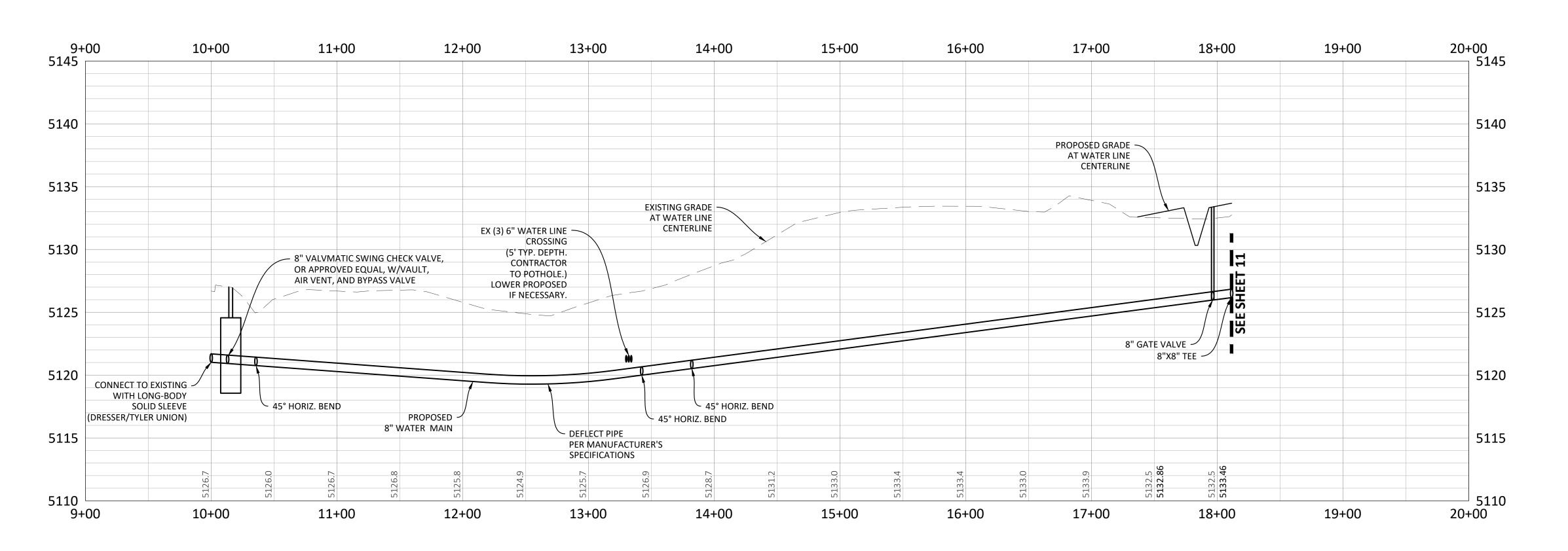


KEY MAP

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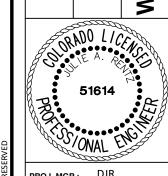


RECORD DRAWING

COLORADO
TE (ROCKING HORSE FARMS)
Givil Engineers • Surveyor

COUNTRY CLUB RANCHETTES
ADAMS COUNTY, COLORADO

ADAMS CONTER PLAN AND PROFILE



PROJ. ASSOC.: LMM

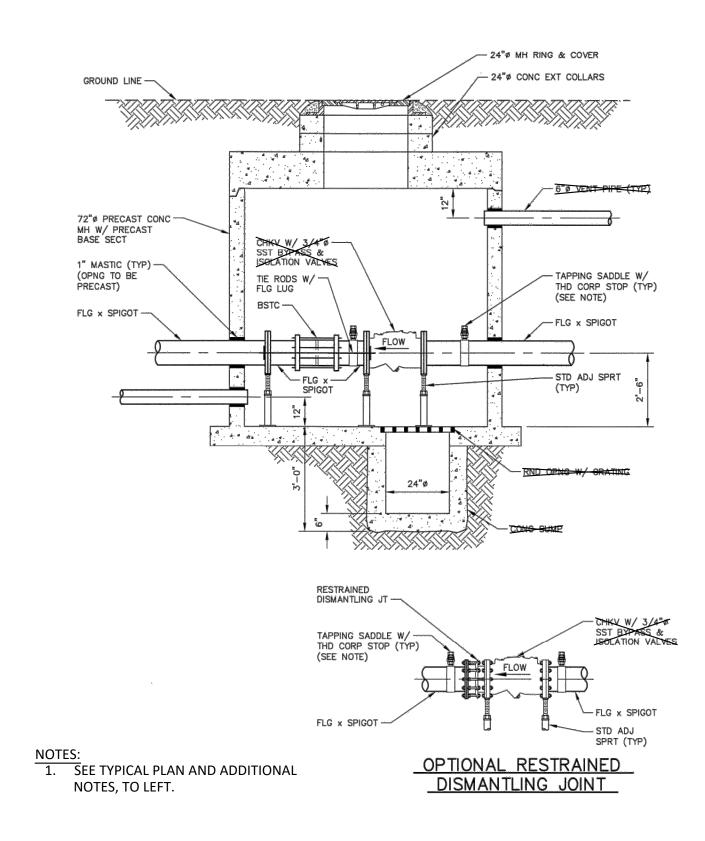
DRAWN BY: LMM

DATE: 05/26/2020

SHEET

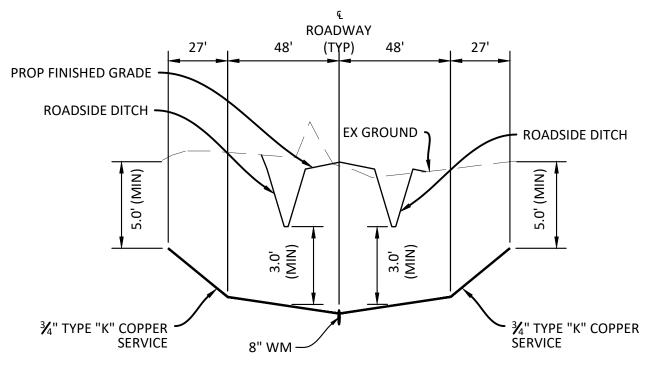
18 of 21

CHECK VALVE MANHOLE INSTALLATION TYPICAL PLAN
NOT TO SCALE



CHECK VALVE MANHOLE INSTALLATION TYPICAL SECTION

NOT TO SCALE



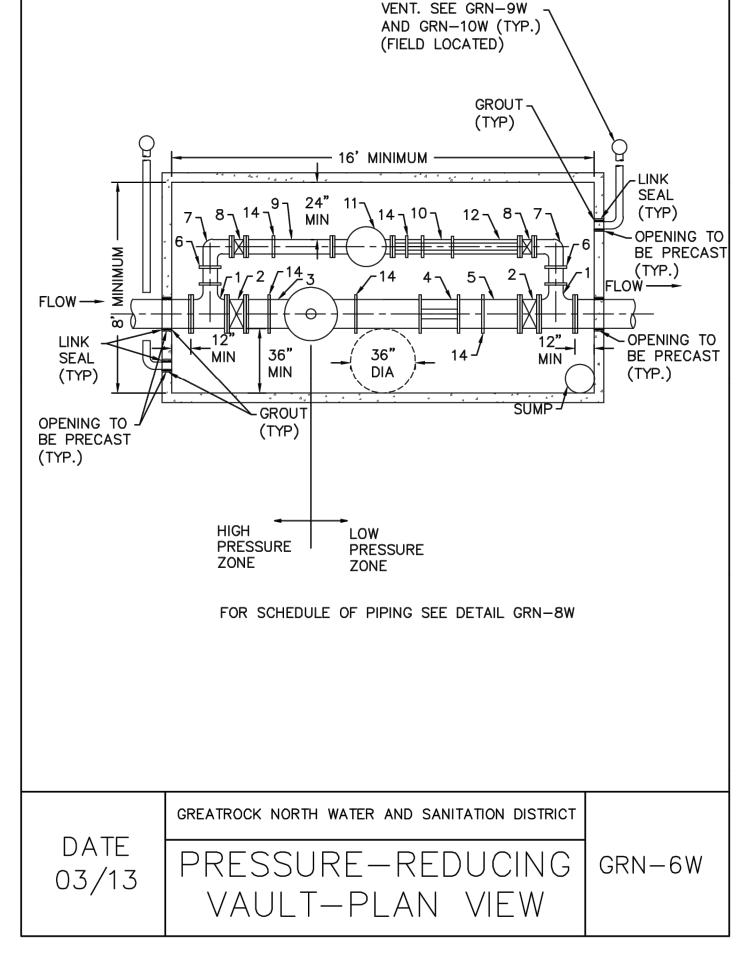
TYPICAL WATER SERVICE DEPTHS

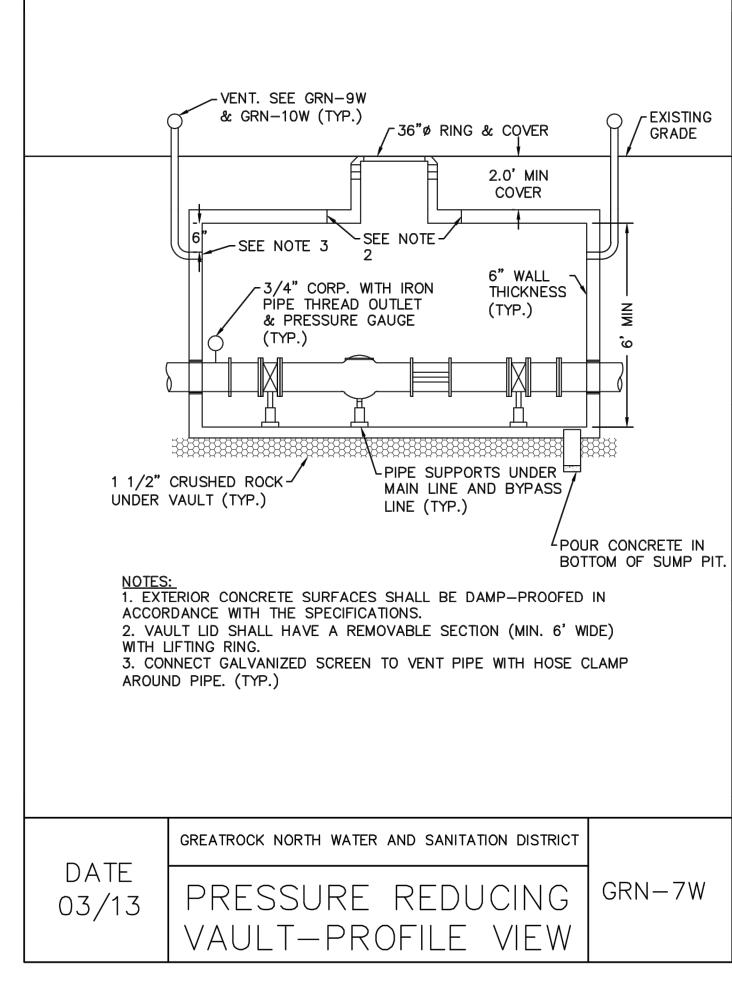
WATER CONSTRUCTION DETAILS COUNTRY CLUB RANCHETTES ADAMS COUNTY, COLORADO

DRAWN BY: LMM

DATE: 05/26/2020

AND ASSEMBLY





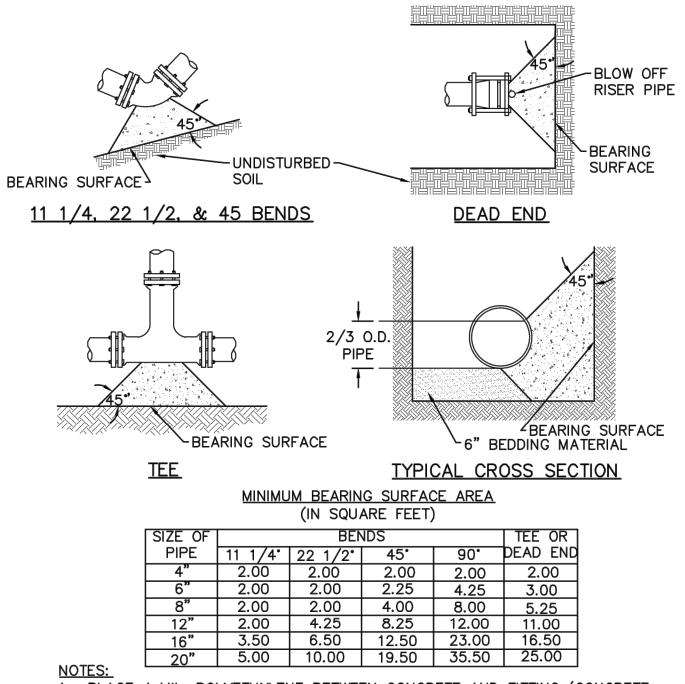


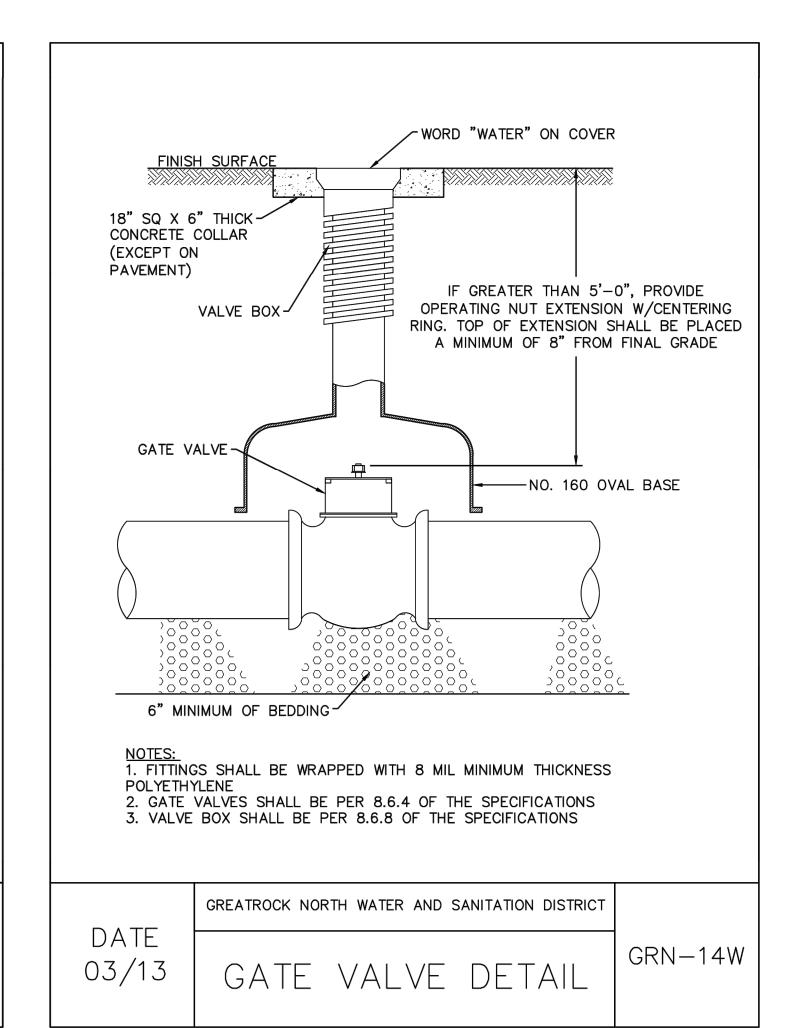
PRV VAULT PIPING SCHEDULE

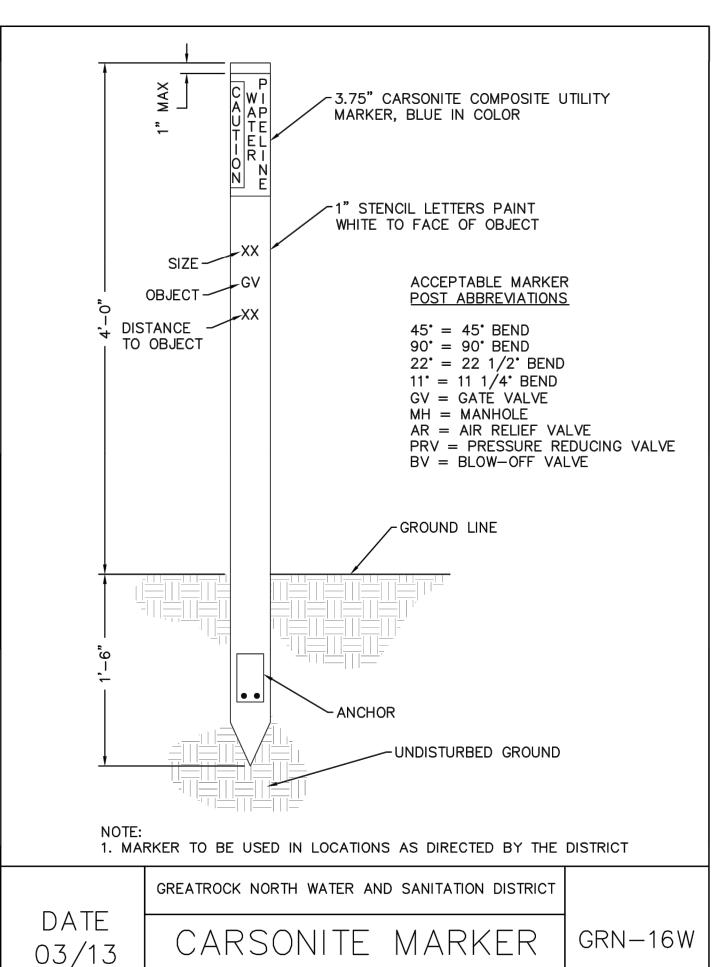
- 1. 4" X *" TEE (FL X FL X FL)
- 2. *" GATE VALVE (FL X FL)
- 3. *" PRESSURE REDUCING / SUSTAINING VALVE SEE 8.6.6 OF SPECIFICATIONS
- 4. *" DRESSER COUPLING
- 5. *" SPOOL (FL X PE)
- 6. 4" SPOOL
- 7. 4" 90° BEND (FL X FL)
- 8. 4" GATE VALVE (FL X FL)
- 9. 4" SPOOL (FL X FL)
- 10. 4" DRESSER COUPLING
- 11. 4" PRESSURE REDUCING / SUSTAINING VALVE SEE 8.6.6 OF SPECIFICATIONS
- 12. 4" SPOOL (FL X PE)
- 13. ALL FITTINGS AND PIPING WILL BE PAINTED "PRECAUTION BLUE" ENAMEL
- 14. HDG PIPE SUPPORT
- *" = SIZE TO BE DETERMINED BY MAIN PIPELINE

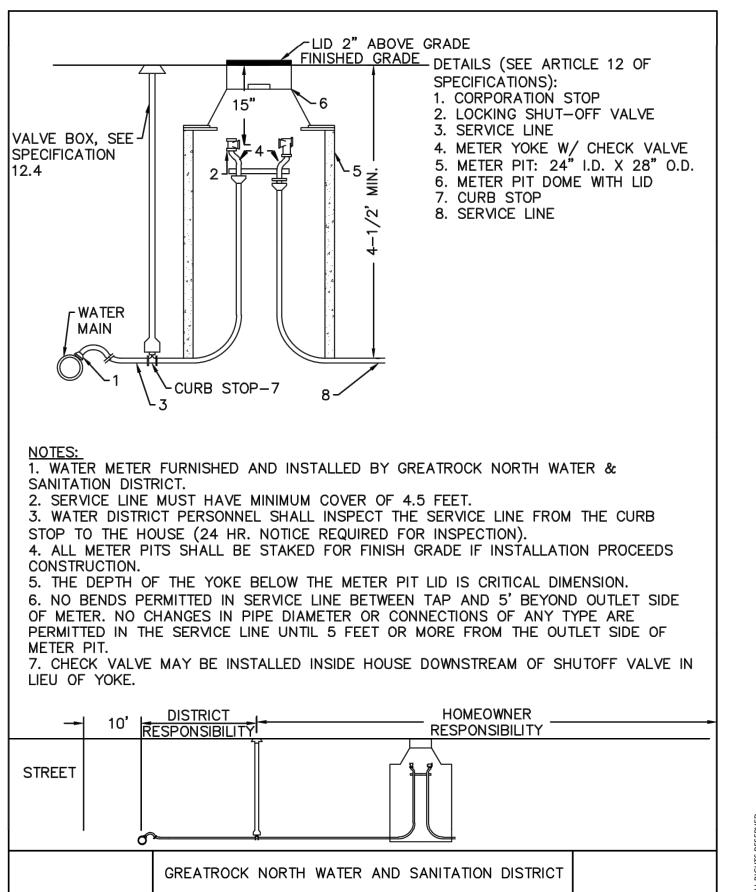
GREATROCK NORTH WATER AND SANITATION DISTRICT DATE

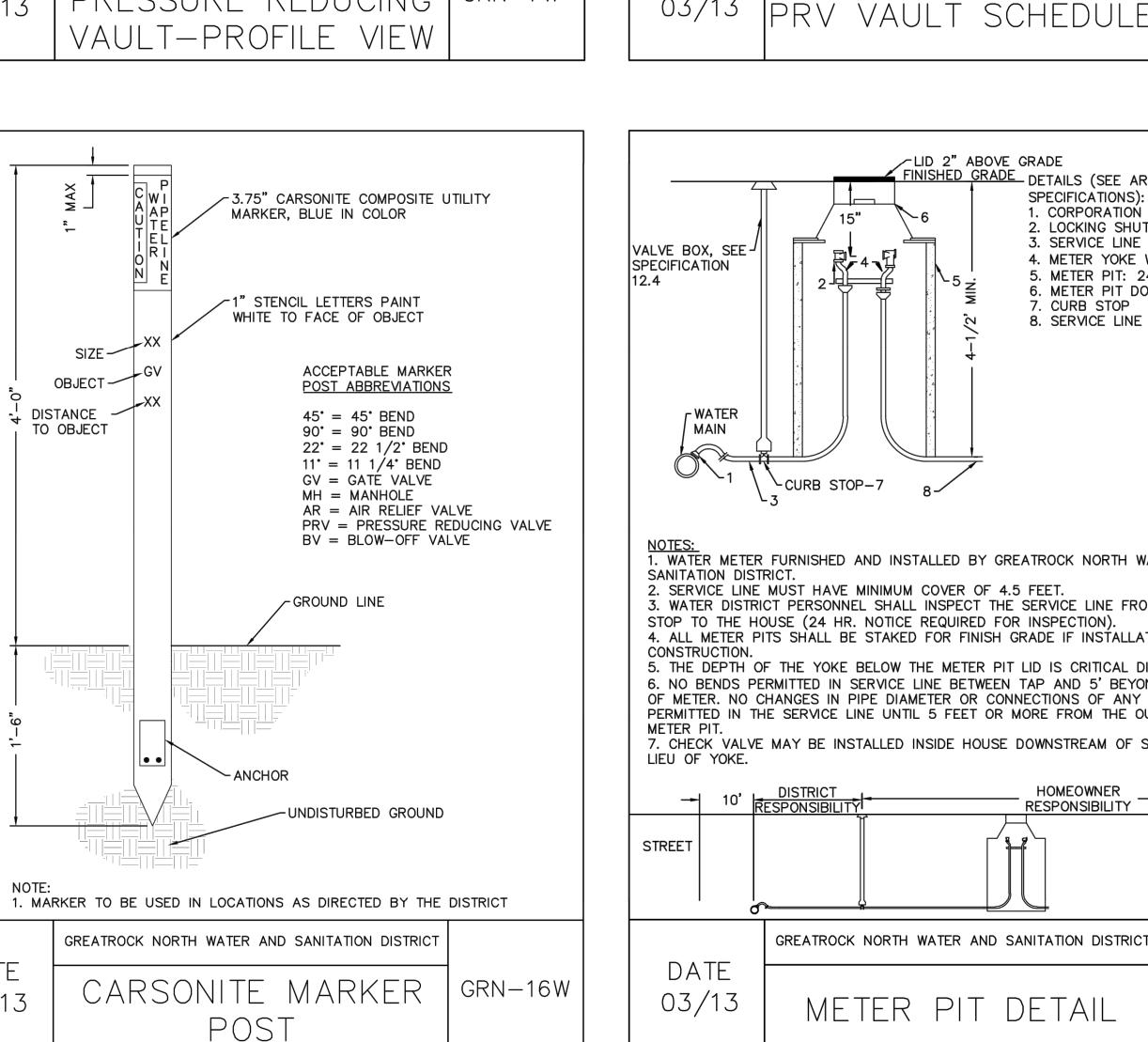
GRN-8W

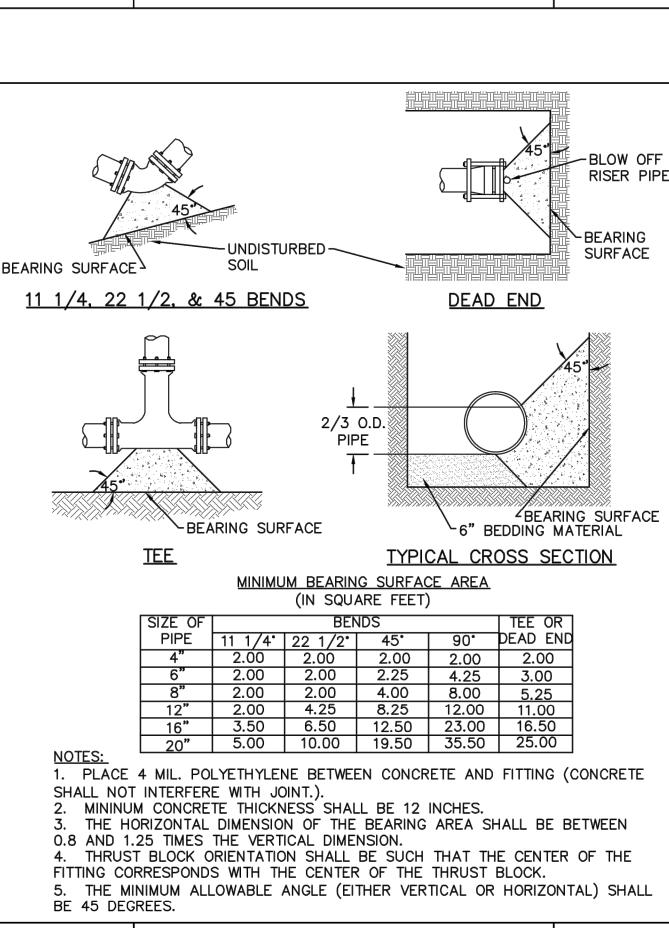












GREATROCK NORTH WATER AND SANITATION DISTRICT

THRUST BLOCKS-

HORIZONTAL BENDS DETAIL

GRN-12W

DATE

51614

DETAIL

RANCHETTES

CLUB

COUNTRY

COLORADO

OUNTY,

ADAMS

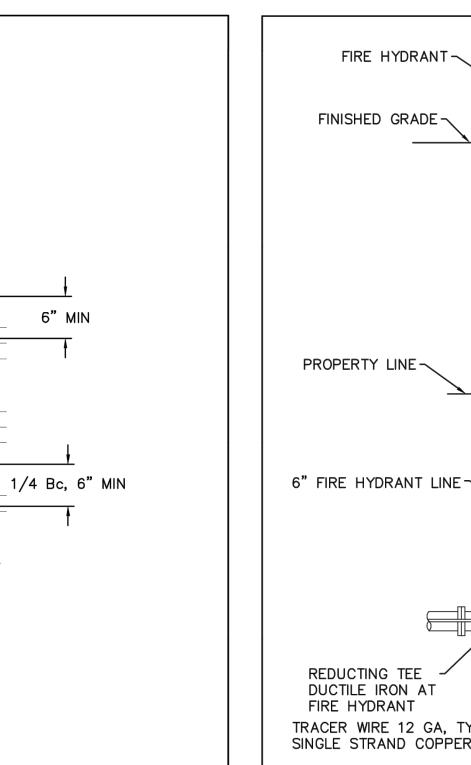
PROJ. ASSOC.: LMM DRAWN BY: LMM 05/26/2020

GRN-17W

SHEET PCHACCO01

GRN-4W

RECORD DRAWING

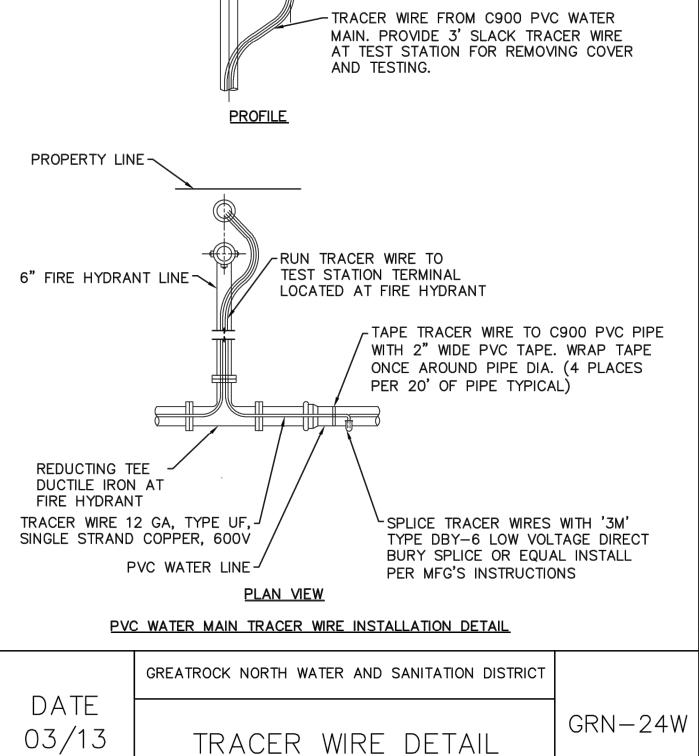


6" MIN

REDUCTING TEE DUCTILE IRON AT FIRE HYDRANT

GREATROCK NORTH WATER AND SANITATION DISTRICT PIPE BEDDING GRN-22W

GRN-5W

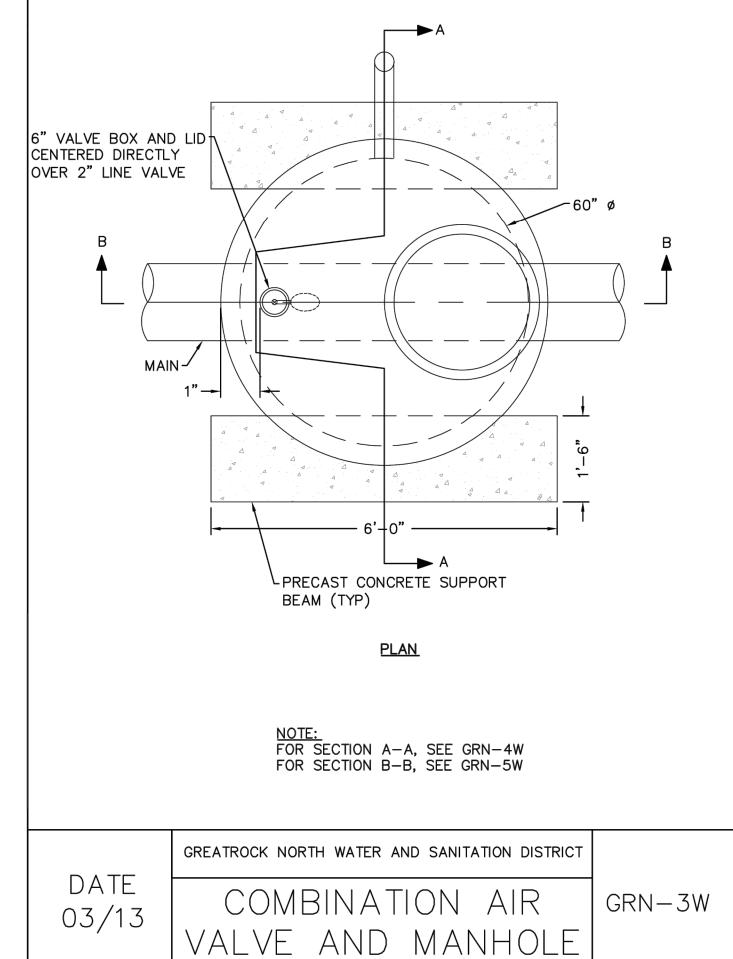


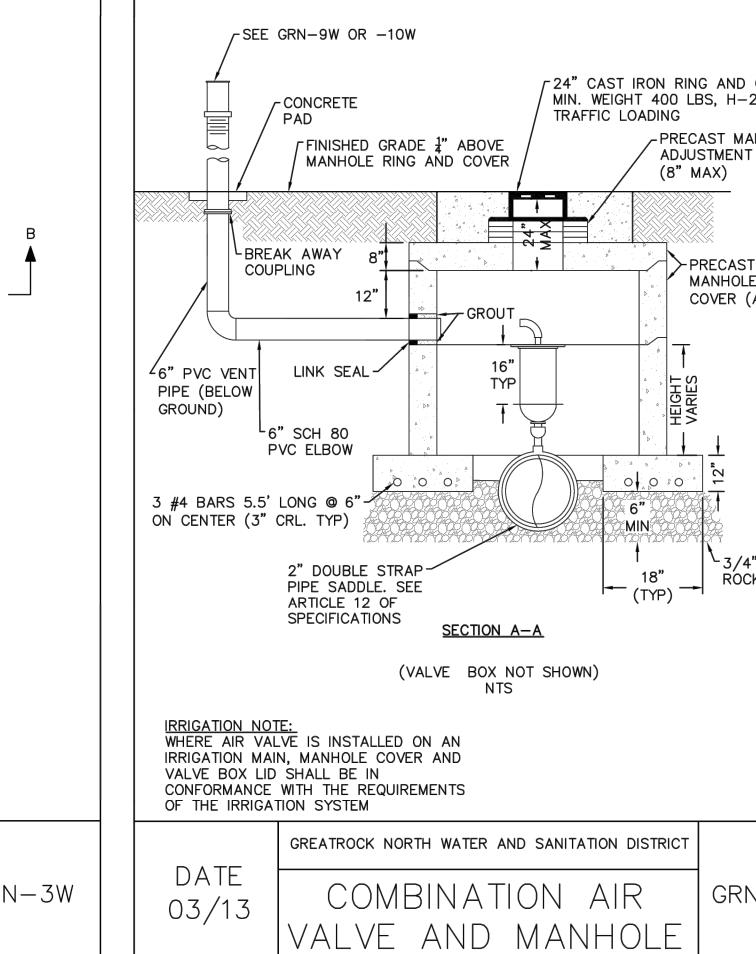
r'CP' TYPE GLENN 4 TEST STATION

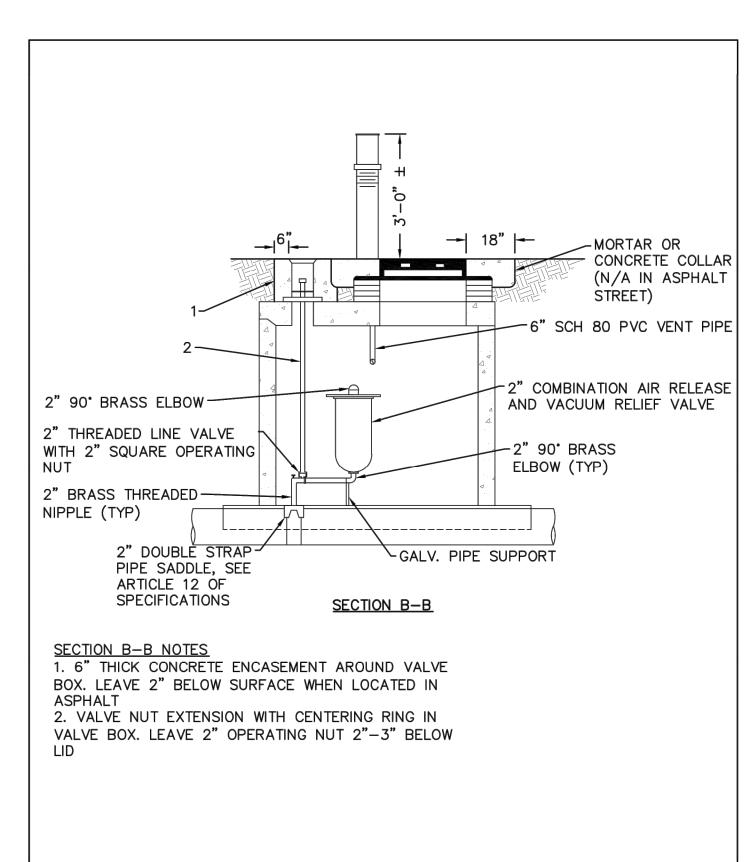
IRON COVER (LOCKING) WITH 4

AT EACH FIRE HYDRANT HEAVY CAST

TERMINALS, 4" I.D. X 1'-6" SHAFT LENGTH







GREATROCK NORTH WATER AND SANITATION DISTRICT

COMBINATION AIR

VALVE AND MANHOLE

BEDDING MATERIAL -

DATE

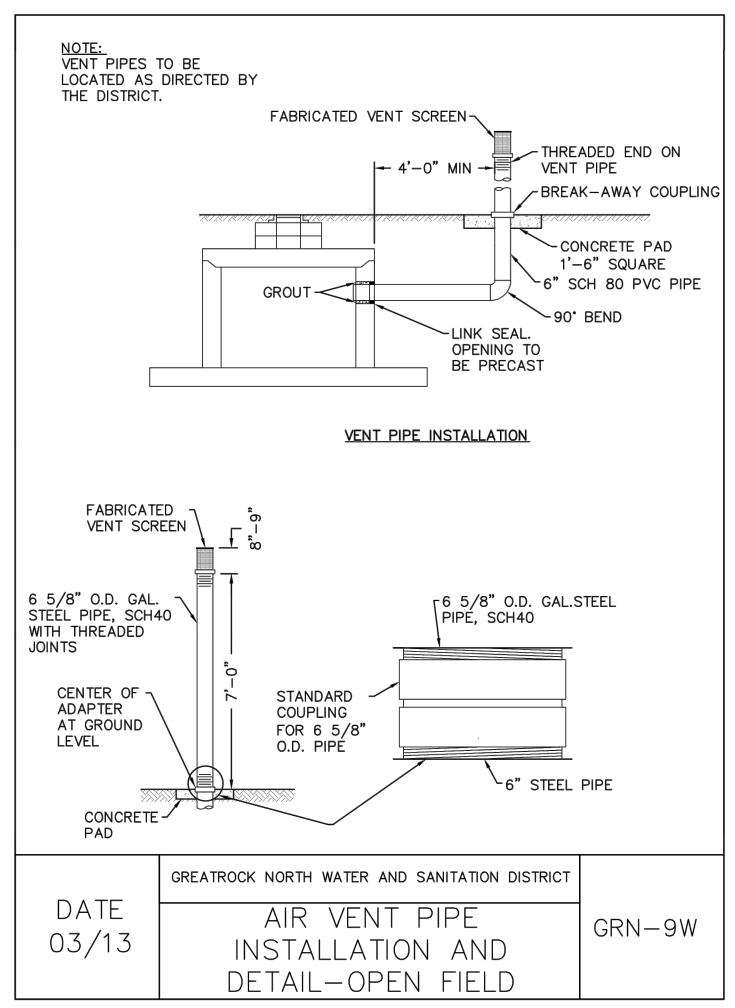
03/13

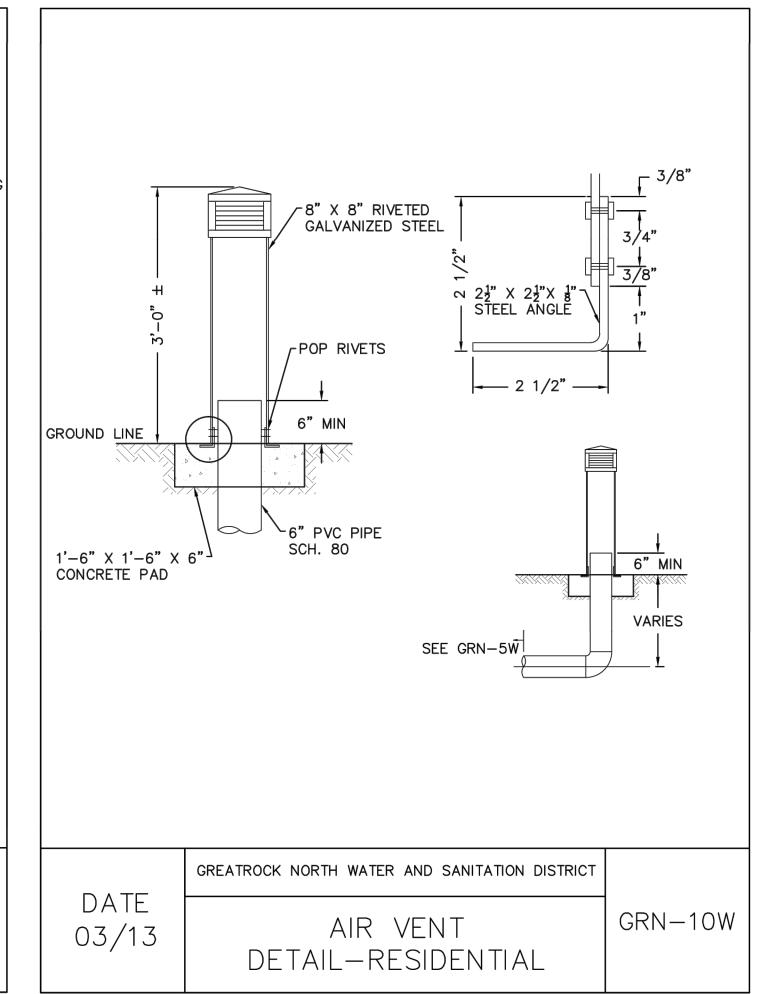
DATE

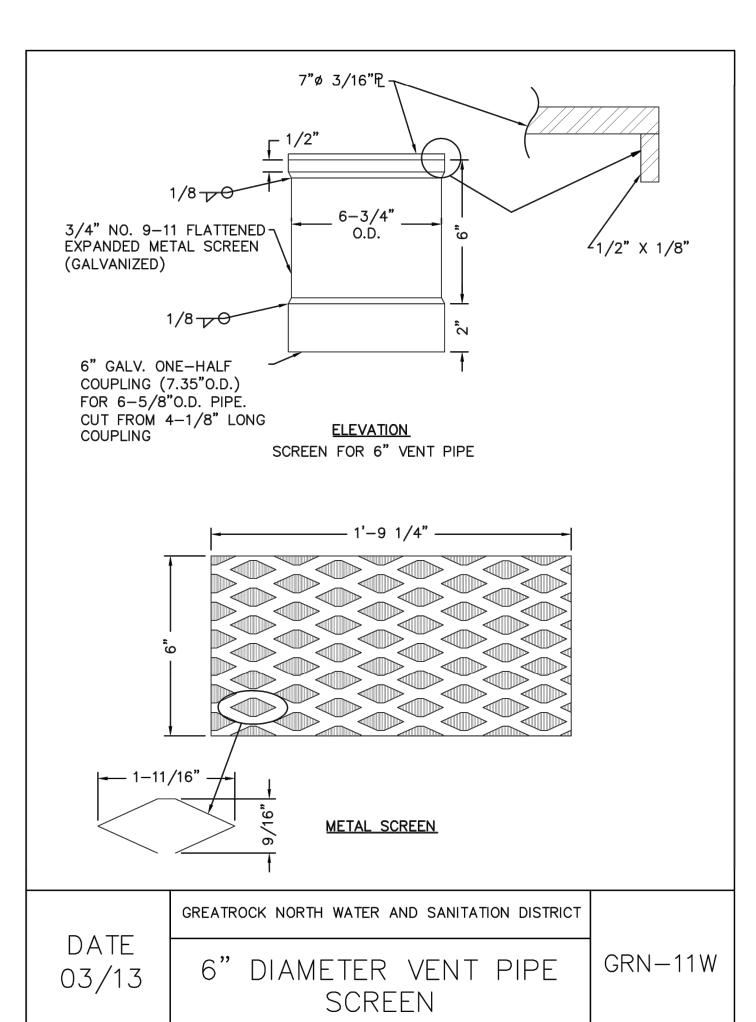
03/13

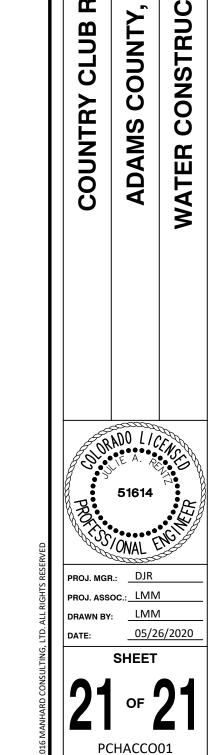
DETAILS

6" MIN →









ONSTRUCTION DETAILS

CLUB RANCHETTES

COLORADO

COUNTRY CLUB TES FILING

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TOWNSHIP COUNTY OF ADAMS, STATE THE S SECTION 2, SIXTH PRINCIPAL COLORADO. MERIDIAN,

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

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S). THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS—OF—WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REPORT NO. F0647706—150—KB3 WITH AN EFFECTIVE DATE OF DECEMBER 17, 2019 AT 6:00 P.M.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00"28"57" WEST AS MONUMENTED AND SHOWN HEREON. FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS — DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) — MAP NUMBER 08001C0360H WITH AN EFFECTIVE DATE OF OF MARCH 5, 2007.

EN-FOOT (10') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY DIJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY ROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. ETHER OF THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. AND THE OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND HE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO OSST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. ACENT TO THE

DRAINAGE EASEMENTS AS SHOWN ON THE PLAT ARE DEDICATED TO ADAMS COUNTY FOR THE PURPOSE OF PROVIDING STORM WATER DRAINAGE THROUGHOUT THE SUBDIVISION AND FOR MAINTENANCE THEREOF. DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND SHALL BE KEPT CLEAR OF OBSTRUCTIONS TO THE FLOW AND/OR OBSTRUCTIONS TO MAINTENANCE ACCESS. CONSTRUCTION OF ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS) AND STRUCTURES, INCLUDING BUT NOT LIMITED TO HOUSES, GARAGES, BARNS, FENCES AND SHEDS SHALL NOT BE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENT. ANY PERMITTED ROADS, DRIVEWAYS, LANDSCAPING OR OTHER IMPROVEMENTS OVER ANY DRAINAGE EASEMENTS MUST BE PROPERLY CONSTRUCTED IN ACCORDANCE WITH APPLICABLE ADAMS COUNTY REGULATIONS AND DRAINAGE CRITERIA.

RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF THE CORRESPONDING

NOISE IMPACTS ASSOCIATED WITH DENVER INTERNATIONAL AIRPORT, VAN—AIRE SKYPORT AND OTHER PUBLIC AND PRIVATE AIRPORTS MAY BE PREVALENT IN THIS SUBDIVISION. WHILE THE PROPERTY IS LOCATED EAST OF THE 60LDN NOISE CONTOUR OLDER JETS ARE BEING ROUTED TO THE NORTH OF DENVER INTERNATIONAL AIRPORT.

ö NO BUILDING PERMITS WILL ISSUED FOR ANY LOT IN ANY PHASE OF CONSTRUCTION UNTIL ALL PUBLIC IMPROVEMENTS, IN ANY PHASE, AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS, HAVE BEEN COMPLETED AND ARE UNDER PRELIMINARY ACCEPTANCE OF THE ADAMS COUNTY DEPARTMENT OF PUBLIC WORKS AND THE WATER SYSTEM IMPROVEMENTS BY THE GREATROCK NORTH WATER AND SANITATION DISTRICT.

THE APPROVED STORMWATER OPERATIONS AND MAINTENANCE MANUAL IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION #_______.

2 A TWENTY-FIVE FOOT (25') WIDE ACCESS EASEMENT IS HEREBY DEDICATED TO ADAMS COUNTY ACROSS LOT 35 AND OUTLOT 35A AS SHOWN IN THIS PLAT FOR THE PURPOSE OF EMERGENCY INGRESS AND EGRESS. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID ACCESS EASEMENT AND ADAMS COUNTY, AS GRANTEE, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE, INCLUDING, WITHOUT LIMITATION, VEGETATION. THE UNDERLYING PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID

A PLUGGED AND ABANDONED OIL/GAS WELL IS LOCATED WITHIN LOT 37. NO STRUCTURES SHALL BE CONSTRUCTED OR PLACED ON TOP OF THE PLUGGED AND ABANDONED WELL.

4. INGRESS/ EGRESS ACCESS IS RESTRICTED TO HAYESMOUNT ROAD VIA E. 162ND AVENUE FOR ALL LOTS IN THIS SUBDIVISION.

5. THE 50 FOOT PIPE LINE RIGHT-OF-WAY SHOWN ON THE PLAT HAS BEEN RELEASED PER RECEPTION NO. 2019000071080, AND THE EXISTING PIPE LINE HAS BEEN ABANDONED IN PLACE. PORTIONS OF THE RELEASED AND ABANDONED PIPE LINE ARE LOCATED WITHIN LOTS 12, 13, 14, 15, 16, 37, 39, 40, 41, 42, 43, 44, 45, 46. ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS) SHALL NOT BE CONSTRUCTED ABOVE THE ABANDONED PIPELINE. THE ABANDONED PIPELINE MAY BE REMOVED TO CONSTRUCT OWTS IN FORMER PIPELINE LOCATION.

XZZUNI

SHEET 2: OVERALL BOUNDARY COVER SHEET, LEGAL DESCRIPTION, NOTES

> LOCATED IN SOUTH, RANGE FINAL F THE WEST E 65 WEST HALF OF TH

 \bigcirc (J) \bigcirc 8 52ND 코 N N \bigcirc 1 \bigcirc 00 AVE \ \ \ \ \ 27 V $\langle \mathcal{N} \rangle$ ()I \bigcirc N HAYESMOUNT RD \mathcal{C} N 0 __ MILE RD HUDSON \ \ \ \ N () \bigcirc N \ \ \ \ \ \sim 144TH \bigcirc \bigcirc IMBODEN RD 20 29 C \odot

ICINITY MAP

(NOT TO SC/ ALE.

TRACT SUMMARY TABLE

OWNER	OPEN SPACE & LANDSCAPING	0.3660	15,960	38A
 OWNER	OPEN SPACE & LANDSCAPING	0.5730	24,968	37A
OWNER	OPEN SPACE & LANDSCAPING	0.3270	14,251	36A
OWNER	OPEN SPACE & LANDSCAPING	0.3070	13,375	35A
OWNER	OPEN SPACE & LANDSCAPING	0.4897	21,334	34A
OWNER	RIGHT-OF-WAY TO BE DEDICATED BY SEPARATE INSTRUMENT	0.9693	42,222	œ
OWNER	RIGHT-OF-WAY TO BE DEDICATED BY SEPARATE INSTRUMENT	0.6420	27,967	>
OWNERSHIP & MAINTENANCE RESPONSIBILITY	USAGE	AREA (AC.)	AREA (S.F.)	TRACT/ OUTLOT
	- 1000000000000000000000000000000000000			

BOARD OF COUNTY COMMISSIONERS APPROVAL

OF JOJ, 20 20 SUBJECT DEVELOPMENT AGREEMENT RECORDED HEREWITH. APPROVED BY THE ADAMS COUNTY BOARD OF COUN TY COMMISSIONERS THIS TO THE TERMS AND CONDITIONS OF THE Ī

I, BRIAN J. PFOHL, A DULY REGISTERED PROFESSIONAL COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRU RESULTS OF A SURVEY MADE ON JULY 5, 2017, BY NOTHAT ALL MONUMENTS EXIST AS SHOWN HEREON AND THE SUBDIVISION DIMENSIONS AND DETAILS.

SURVEYOR'S

CERTIFICATION

ATTEST THE ABOVE ON JANUARY M2, 2020.

and is not a survey of the land depicted.

of easements, acreage or other matters

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location

RECEPTION

NO.

20200000000000000

MAP NO. FILE NO.



NOTARY

OF JAMIANY, 2019 BY JAY SCINICK, AS MANAGOR MY COMMISSION EXPIRES OCTOBER 31, 2013 WITNESS MY HAND AND OFFICIAL SEAL. COUNTY OF BYADAMOC) STATE OF THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS COLORADO Anne Elizabeth Cain NOTARY PUBLIC STATE OF COLORADO SS NOTARY PUBLIC 250 DAY 유

ADDRESS Communication CERTIFICATE P.d. STE 150W

FINAL PLAT

CONSULTING

7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

DATE	REVISIONS	DRAWN BY
-	The state of the s	
01/02/20	NEW TITLE REPORT	BJP
10/28/19	COUNTY COMMENTS DATED 10/15/19	BJP
09/13/19	COUNTY COMMENTS DATED 07/25/19	BJP
06/03/19	FIRST SUBMITTAL COMMENTS	GDP

COUNTY OF ADAMS, COLORADO









PROJ MGR. DATE 02/20/19 N/A

SCALE: SHEET

DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT COUNTRY CLUB RANCHETTES, LLC, A COULINITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED

TRACT

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A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE S 89'12'04"E ALONG THE SOUTH LINE OF SAID SECTION 2, 30.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 00"11'20" E, ALONG THE WEST LINE OF SAID PARCEL, AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 2, 1830.61 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE S 89"12"34" E, ALONG THE NORTH LINE OF SAID PARCEL, ALSO BEING THE SOUTH LINE OF ROCKING HORSE FARMS SUBDIVISION AND ITS DEDICATED RIGHT—OF—WAY DESCRIBED AT RECEPTION NO. CO6116915 OF THE ADAMS COUNTY RECORDS, 2073.54 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL, ALSO BEING ON THE EAST LINE OF SAID SUBDIVISION;

THENCE N 00'07'27" E, ALONG SAID LINE, 855.37 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL, ALSO BEING ON THE SOUTH LINE OF SAID SUBDIVISION;

THENCE S 89°48'36" E, ALONG SAID LINE, 540.04 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE S 00°08'05" W, ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 2, 2850.90 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, ALSO BEING THE SOUTH QUARTER CORNER OF SAID SECTION 2; THENCE S 00"24'17" E, 41.14 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 2;

THENCE N 89"12'04" W, ALONG THE SOUTH LINE OF SAID PARCEL, ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, 2615.58 FEET TO THE TRUE POINT OF BEGINNING;

BASIS OF BEARING (RECORD DESCRIPTION): BASIS OF BEARING IS ASSUMING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M. BEARS N 00"1"20" E.

CONTAINING A CALCULATED AREA OF 5,250,955 SQUARE FEET OR 120.5453 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, OUTLOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF COUNTRY CLUB RANCHETTES FILING NO. 1, AND DOES HEREBY DEDICATE TO ADAMS COUNTY ALL STREETS FOR PUBLIC USE.

THE UNDERSIGNED DOES ALSO HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

COUNTRY CLUB RANCHETTES, LLC, A COLORADO LIMITED LIABILITY COMPANY Jay S Scolvick

Manager

및 및

CASE NO.: PLT2019-00005

RECORDER IN THE STATE OF COLORADO AT 1:30 2020 ERK AND O'CLOCK

THE 21 of DAY OF Jamuary

MONNIAL MARRAT

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE

유

THE ADAMS COUNTY

CLERK


AND


M. ON


CLERK & RECORDER'S

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
PCH.ACCOO1.00











Electronically Recorded RECEPTION#: 2022000035593,

4/20/2022 at 4:22 PM, 1 OF 12,

134 REC: \$68.00

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

After Recordation Return to: WHITE BEAR ANKELE TANAKA & WALDRON 2154 East Commons Avenue, Suite 2000 Centennial, Colorado 80122

> UTILITY EASEMENT AGREEMENT (Country Club Ranchettes Waterline Easement, Lot 21)

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, COUNTRY CLUB RANCHETTES, LLC, a Colorado limited liability company, whose address is 1635 East Layton Drive, Englewood, CO 80113 (the "Grantor"), hereby grants, bargains, sells and conveys to the GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is c/o CliftonLarsonAllen LLP, 370 Interlocken Boulevard, Suite 500, Broomfield, Colorado 80021 (the "District"), its successors and permitted assigns, a non-exclusive easement (the "Easement") to construct, reconstruct, repair, replace and/or remove certain water improvements and appurtenances thereto (the "Improvements"), in, to, through, over, under and across certain parcels of real property located in Adams County, Colorado, as more particularly described and shown in Exhibits A-1, A-2, and A-3, attached hereto and incorporated herein by this reference (the "Premises"). Such Easement is granted by the Grantor and is accepted by the District pursuant to the following terms and conditions:

- 1. The District, its agents, successors and permitted assigns, shall have and exercise the right of ingress and egress in, to, through, over, under and across the Premises for any purpose necessary for the construction, reconstruction, operation, use, maintenance, repair, replacement and/or removal of the Improvements.
- 2. The Grantor, its successors and assigns, shall not construct or place any structure or building, street light, power pole, yard light, mailbox or sign, whether temporary or permanent, or plant any shrub, tree, woody plant, nursery stock, garden or other landscaping design feature on any part of the Premises, except with the prior written consent of the District. Any structure or building, street light, power pole, yard light, mailbox or sign, whether temporary or permanent, or any shrub, tree, woody plant, nursery stock, garden or other landscaping design feature of any kind situated on the Premises as of the date of this Easement or thereafter, except where the District has consented thereto, may be removed by and at the sole expense of the District in the District's exercise of its rights hereunder, without liability to the District therefor. Any structure or building, street, sidewalk, street light, power pole, yard light, mailbox or sign, whether temporary or permanent, or any shrub, tree, woody plant, nursery stock, garden or other landscaping design feature of any kind placed on the Premises by Grantor, its successors and assigns, subsequent to the date hereof without the District's consent may be removed by the District at the expense of Grantor, its successors or assigns, without liability to the District.
- The District shall have the right to enter upon the Premises and to survey, construct, reconstruct, operate, use, maintain, repair, replace and remove the Improvements, and to remove objects interfering therewith, including but not limited to those items placed on the Premises under paragraph 2 hereof. In addition, the District shall have the right to use so much of the adjoining premises of the Grantor, its successors or assigns, during surveying, construction, reconstruction,

4/20/2022 at 4:22 PM, 2 OF 12,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

use, maintenance, repair, replacement and/or removal of the Improvements as may be reasonably required; provided, however, that such activities shall not interfere unreasonably with Grantor's, its successors' or assigns' use and enjoyment of such adjoining premises. The District and its permitted assignees and licensees shall repair any damage caused to any adjoining premises and the improvements thereon, and shall be liable for any injury to person or damage to property, to the extent arising out of the District's, its permitted assignee's or licensee's use of the Easement.

- 4. The District shall have and exercise the right of subjacent and lateral support to whatever extent is necessary for the operation and maintenance of the Improvements. It is specifically agreed between and among the parties that, except as provided in this Easement, the Grantor, its successors and assigns, shall not take any action which would impair the lateral or subjacent support for the Improvements. The Grantor, its successors and assigns, shall have and exercise the right of subjacent and lateral support to whatever extent is necessary for the operation and maintenance of any improvements on property adjoining the Premises. It is specifically agreed by and between the Grantor and the District that, except as provided in this Easement, the District shall not take any action which would impair the lateral or subjacent support for such improvements. This paragraph is not intended to prohibit the development of the private property located adjacent to the Premises.
- 5. It is expressly acknowledged and agreed that the District shall have the right and authority to assign the Easement to any appropriate local governmental entity or to any public utility provider, including but not limited to all rights to use, and all obligations associated with, the Easement as are granted to and assumed by the District herein, subject to such assignee assuming the obligations set forth herein. The District shall have the right and authority to grant temporary construction easements to any appropriate local governmental entity or public utility provider for purposes of construction, reconstruction, operation, use, maintenance, repair, replacement and/or removal of the Improvements, subject to all of the terms and conditions of this Easement.
- 6. The District agrees that at such time and in the event that the Improvements or Easement described herein are abandoned by the District and any permitted assignee, the Easement will terminate automatically and the real property interest represented by the Easement will revert to the Grantor, its heirs, successors and/or assigns.
- 7. The Grantor covenants and agrees with the District that the Grantor has full power and lawful authority to grant, bargain, sell and convey the Easement and that the Premises are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature, except matters of record. The Grantor further promises and agrees to warrant and forever defend the District in the exercise of the District's rights hereunder against any defect in the Grantor's title to the Premises and the Grantor's right to make the grant herein described, except matters of record.
- 8. Each and every one of the benefits and burdens of this Easement shall inure to and be binding upon the respective legal representatives, administrators, successors and permitted assigns of the Grantor and the District.
- 9. The Grantor, its successors and assigns, reserve the right to grant further easement interests in the Premises to other grantees so long as such interests and uses are not inconsistent with,

Electronically Recorded RECEPTION#: 2022000035593,

4/20/2022 at 4:22 PM, 3 OF 12,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

136

or unreasonably interfere with, the use of the Premises and benefits of this Easement by the District, its successors and permitted assigns, as described herein.

- 10. The rights and responsibilities set forth in this Easement are intended to be covenants on the Premises and are to run with the land.
 - 11. This Easement shall be recorded in the real property records of Adams County.
- 12. This Easement may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

[Remainder of page intentionally left blank].

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

IN WITNESS WHEREOF, the parties have executed this Easement this day of
GRANTOR: COUNTRY CLUB RANCHETTES, LLC, a Colorado limited liability company
- Jedwed
STATE OF COLORADO) ss. COUNTY OF Jefferson)
Subscribed and sworn to before me on this 1 day of April 2022, by Ranchettes, LhC 2022, by
[SEAL] Works (Les long Notary Public
My commission expires Le/19/25 LINORA C FURLONG NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19974010195 MY COMMISSION EXPIRES JUNE 19, 2025

Electronically Recorded RECEPTION#: 2022000035593,

4/20/2022 at 4:22 PM, 5 OF 12,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

138

REATROCK NORTH WATER AND SANITATION

Robert Heck, President

STATE OF COLORADO

) . 55.

ETIATY OF ADAMS

Subscribed and sworn to before me on this 15 day of February 2022 by Robert Fleek as Free deep of the Greatrock North Water and Senitation District, Course-montespa corporation and political subdivision of the State of Colorado.

LISA A. JOHNSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004014332
MY COMMISSION EXPIRES 05.15 200 2004

My commission expires 5/16/2024

0495 0636 TEXTED

Electronically Recorded RECEPTION#: 2022000035593,

4/20/2022 at 4:22 PM, 6 OF 12,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

139

EXHIBITS A-1, A-2, AND A-3

The Premises

EXHIBIT A-1

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 21, COUNTRY CLUB RANCHETTES FILING NO. 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 2020, AT RECEPTION NUMBER 20200000006698, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 2 AND CONSIDERING THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 2 TO BEAR NORTH 00'31'14" WEST, AS MONUMENTED ON THE SOUTH BY A 2" ALUMINUM CAP STAMPED, "LS 25937, 1998" AND ON THE NORTH BY A 2.5" ALUMINUM CAP STAMPED, "PLS 36561, 2004", WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 89'52'57" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 2, A DISTANCE OF 100.01 FEET;

THENCE NORTH 00'31'14" WEST, A DISTANCE OF 100.01 FEET;
THENCE SOUTH 89'52'57" EAST, A DISTANCE OF 100.01 FEET TO SAID EAST LINE;
THENCE SOUTH 00'31'14" EAST, ALONG SAID EAST LINE, A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 10,001 SQUARE FEET OR 0.2296 ACRES, MORE OR LESS.

I, BRIAN J, PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J, PFOHL, P.L.S. 38445 FOR AND ON BEHALF OF MANHARD CONSULTING

2

Manhard

7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com Civil Engineering | Surveying & Geospatial Services | GIS Water Resource Management | Construction Management

LOT 21, COUNTRY CLUB RANCHETTES FILING NO. 1
COUNTY OF ADAMS, COLORADO

PROJ. MGR.: BJP

ORAWN BY: JLM

DATE: 11/15/21

N/A

OF 2
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TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

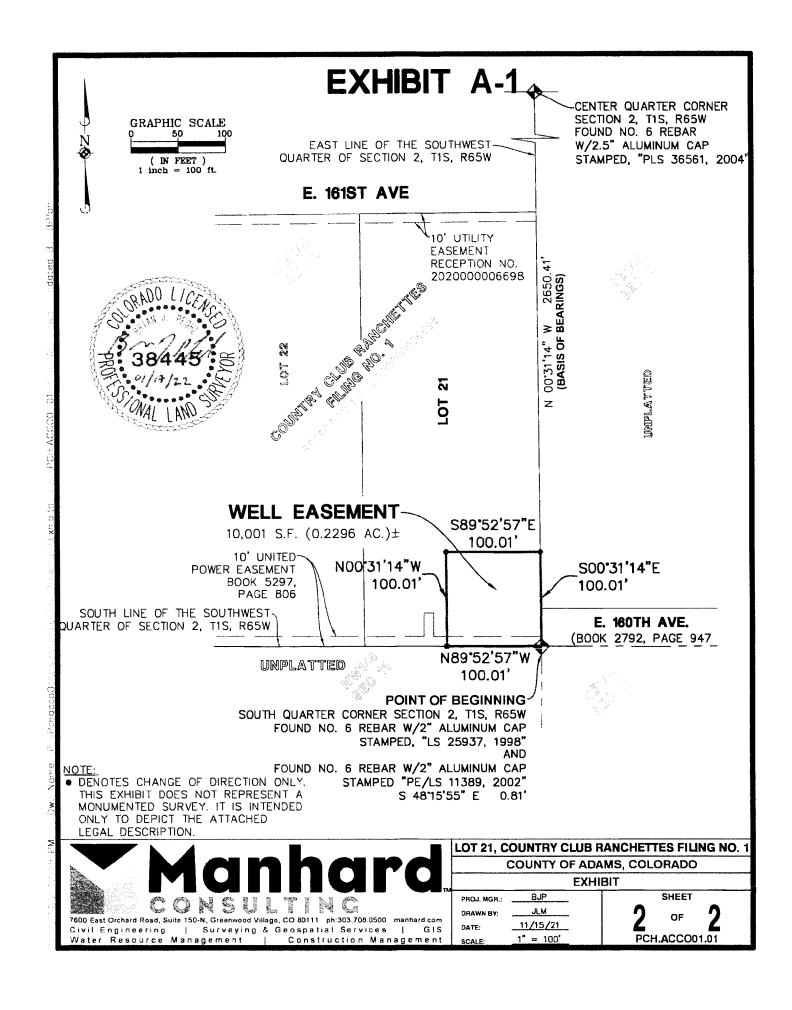


EXHIBIT A-2

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 21, COUNTRY CLUB RANCHETTES FILING NO. 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 2020, AT RECEPTION NUMBER 20200000006698, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 2 AND CONSIDERING THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 2 TO BEAR NORTH 00°31'14" WEST, AS MONUMENTED ON THE SOUTH BY A 2" ALUMINUM CAP STAMPED, "LS 25937, 1998" AND ON THE NORTH BY A 2.5" ALUMINUM CAP STAMPED, "PLS 36561, 2004", WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO:

THENCE NORTH 00'31'14" WEST, ALONG SAID EAST LINE, A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89'52'57" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°31'14" WEST, A DISTANCE OF 359.11 FEET TO THE NORTHERLY LINE OF SAID LOT 21;

THENCE NORTH 89°31'03" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 30.00 FEET TO SAID EAST LINE;

THENCE SOUTH 00°31'14" EAST, ALONG SAID EAST LINE, A DISTANCE OF 359.42 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 10,778 SQUARE FEET OR 0.2474 ACRES, MORE OR LESS.

I, BRIAN J, PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J, PFOHL, P.L.S. 38445 FOR AND ON BEHALF OF MANHARD CONSULTING

Manhard

7600 East Orchard Road, Suite 350-S, Greenwood Village, CO 80111 ph 303.708.0500 manhard.com Civil Engineering | Surveying & Geospatial Services | GIS Water Resource Management | Construction Management

LOT 21, COUNTRY CLUB RANCHETTES FILING NO. 1 COUNTY OF ADAMS, COLORADO

 EXHIBIT

 PROJ. MGR.:
 BJP
 SHEET

 DRAWN BY:
 JLM
 OF

 DATE:
 11/15/21
 OF

PCH.ACC001.01

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4/20/2022 at 4:22 PM, 10 OF 12,

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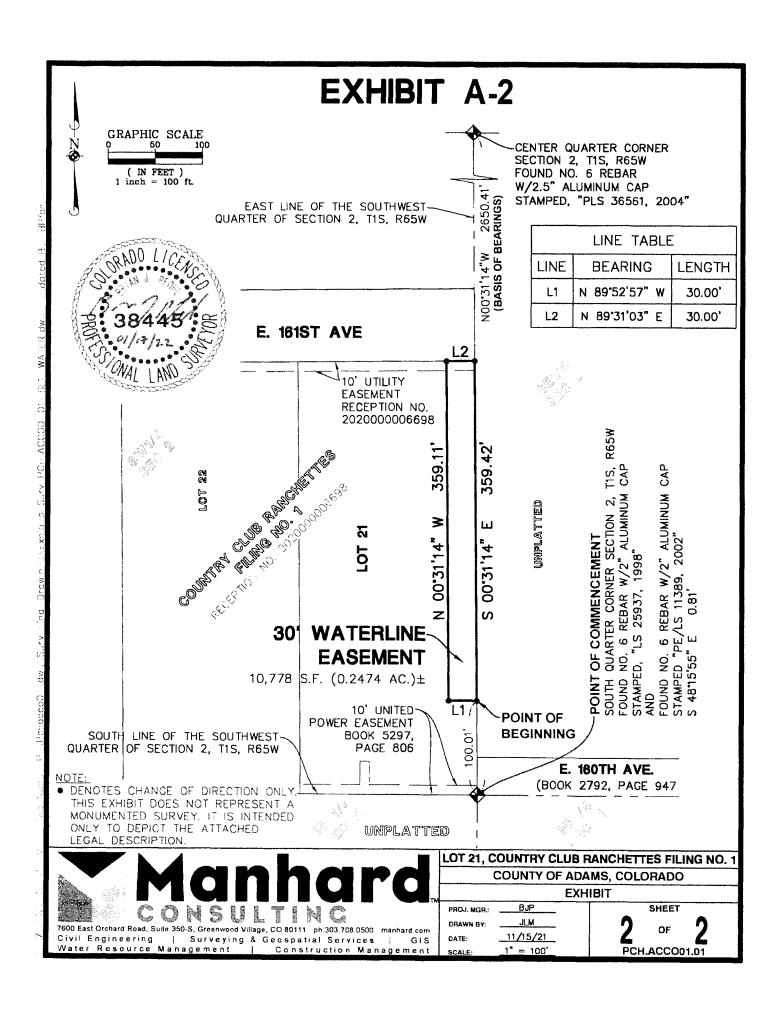


EXHIBIT A-3

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 21, COUNTRY CLUB RANCHETTES FILING NO. 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 2020, AT RECEPTION NUMBER 20200000006698, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 2 AND CONSIDERING THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 2 TO BEAR NORTH 00°31'14" WEST, AS MONUMENTED ON THE SOUTH BY A 2.5" ALUMINUM CAP STAMPED, "LS 25937, 1998" AND ON THE NORTH BY A 2" ALUMINUM CAP STAMPED, "PLS 36561, 2004", WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°31'14" WEST, ALONG SAID EAST LINE, A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89'52'57" WEST, A DISTANCE OF 12.00 FEET;

THENCE NORTH 00'31'14" WEST, A DISTANCE OF 359.30 FEET TO THE NORTHERLY LINE OF SAID LOT 21;

THENCE NORTH 89'31'03" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 12.00 FEET TO SAID EAST LINE;

THENCE SOUTH 00°31'14" EAST, ALONG SAID EAST LINE, A DISTANCE OF 359.42 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 4,312 SQUARE FEET OR 0.0990 ACRES, MORE OR LESS.

I, BRIAN J, PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J, PFOHL, P.L.S. 38445 FOR AND ON BEHALF OF MANHARD CONSULTING

Ma hard

7600 East Orchard Road, Suite 350-S, Greenwood Village, CO 80111 ph;303.708.0500 manhard.com Civil Engineering | Surveying & Geospatial Services | GIS Water Resource Management | Construction Management

LOT 21, COUNTRY CLUB RANCHETTES FILING NO. 1 COUNTY OF ADAMS, COLORADO

EXHIBIT BJP

DRAWN BY: JLM

DATE: 11/15/21

SCALE: N/A

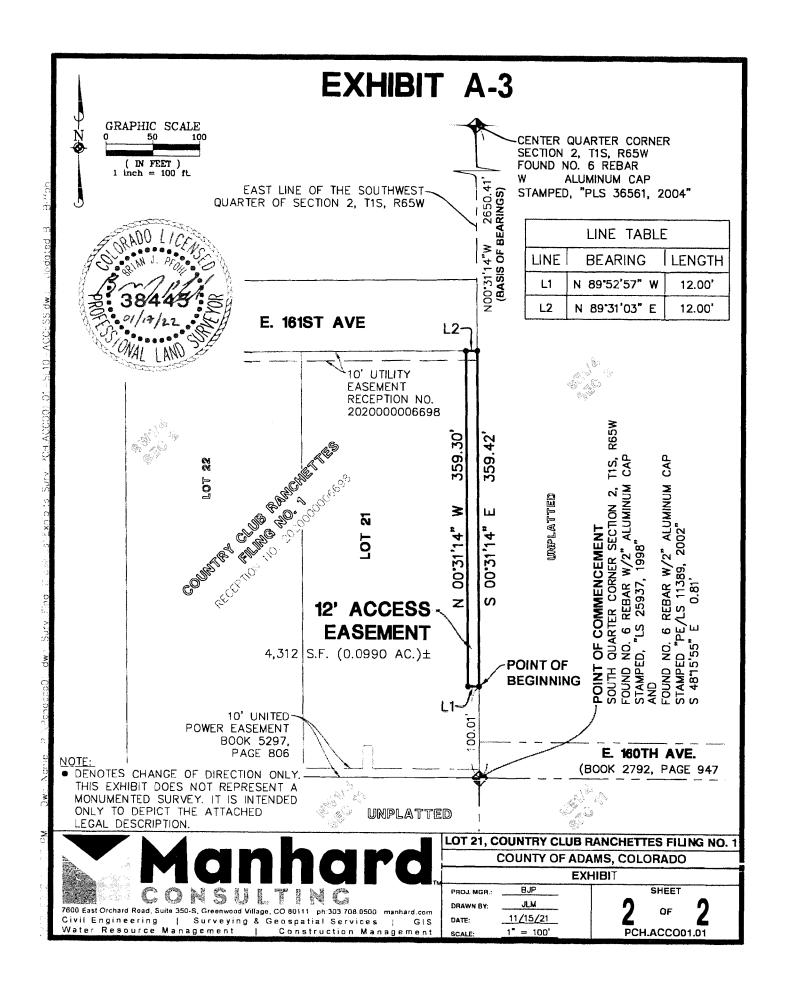
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4/20/2022 at 4:22 PM, 12 OF 12,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



Electronically Recorded RECEPTION#: 2022000035595,

4/20/2022 at 4:22 PM, 1 OF 8,

REC: \$48.00

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

After Recordation Return to: WHITE BEAR ANKELE TANAKA & WALDRON 2154 East Commons Avenue, Suite 2000 Centennial, Colorado 80122

UTILITY EASEMENT AGREEMENT (Country Club Ranchettes Waterline Easement, Lot 34)

146

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, COUNTRY CLUB RANCHETTES, LLC, a Colorado limited liability company, whose address is 1635 East Layton Drive, Englewood, CO 80113 (the "Grantor"), hereby grants, bargains, sells and conveys to the GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is c/o CliftonLarsonAllen LLP, 370 Interlocken Boulevard, Suite 500, Broomfield, Colorado 80021 (the "District"), its successors and permitted assigns, a non-exclusive easement (the "Easement") to construct, reconstruct, repair, replace and/or remove certain water improvements and appurtenances thereto (the "Improvements"), in, to, through, over, under and across certain parcels of real property located in Adams County, Colorado, as more particularly described and shown in Exhibit A, attached hereto and incorporated herein by this reference (the "Premises"). Such Easement is granted by the Grantor and is accepted by the District pursuant to the following terms and conditions:

- 1. The District, its agents, successors and permitted assigns, shall have and exercise the right of ingress and egress in, to, through, over, under and across the Premises for any purpose necessary for the construction, reconstruction, operation, use, maintenance, repair, replacement and/or removal of the Improvements.
- 2. The Grantor, its successors and assigns, shall not construct or place any structure or building, street light, power pole, yard light, mailbox or sign, whether temporary or permanent, or plant any shrub, tree, woody plant, nursery stock, garden or other landscaping design feature on any part of the Premises, except with the prior written consent of the District. Any structure or building, street light, power pole, yard light, mailbox or sign, whether temporary or permanent, or any shrub, tree, woody plant, nursery stock, garden or other landscaping design feature of any kind situated on the Premises as of the date of this Easement or thereafter, except where the District has consented thereto, may be removed by and at the sole expense of the District in the District's exercise of its rights hereunder, without liability to the District therefor. Any structure or building, street, sidewalk, street light, power pole, yard light, mailbox or sign, whether temporary or permanent, or any shrub, tree, woody plant, nursery stock, garden or other landscaping design feature of any kind placed on the Premises by Grantor, its successors and assigns, subsequent to the date hereof without the District's consent may be removed by the District at the expense of Grantor, its successors or assigns, without liability to the District.
- 3. The District shall have the right to enter upon the Premises and to survey, construct, reconstruct, operate, use, maintain, repair, replace and remove the Improvements, and to remove objects interfering therewith, including but not limited to those items placed on the Premises under paragraph 2 hereof. In addition, the District shall have the right to use so much of the adjoining premises of the Grantor, its successors or assigns, during surveying, construction, reconstruction,

4/20/2022 at 4:22 PM, 2 OF 8,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

use, maintenance, repair, replacement and/or removal of the Improvements as may be reasonably required; provided, however, that such activities shall not interfere unreasonably with Grantor's, its successors' or assigns' use and enjoyment of such adjoining premises. The District and its permitted assignees and licensees shall repair any damage caused to any adjoining premises and the improvements thereon, and shall be liable for any injury to person or damage to property, to the extent arising out of the District's, its permitted assignee's or licensee's use of the Easement.

- 4. The District shall have and exercise the right of subjacent and lateral support to whatever extent is necessary for the operation and maintenance of the Improvements. It is specifically agreed between and among the parties that, except as provided in this Easement, the Grantor, its successors and assigns, shall not take any action which would impair the lateral or subjacent support for the Improvements. The Grantor, its successors and assigns, shall have and exercise the right of subjacent and lateral support to whatever extent is necessary for the operation and maintenance of any improvements on property adjoining the Premises. It is specifically agreed by and between the Grantor and the District that, except as provided in this Easement, the District shall not take any action which would impair the lateral or subjacent support for such improvements. This paragraph is not intended to prohibit the development of the private property located adjacent to the Premises.
- 5. It is expressly acknowledged and agreed that the District shall have the right and authority to assign the Easement to any appropriate local governmental entity or to any public utility provider, including but not limited to all rights to use, and all obligations associated with, the Easement as are granted to and assumed by the District herein, subject to such assignee assuming the obligations set forth herein. The District shall have the right and authority to grant temporary construction easements to any appropriate local governmental entity or public utility provider for purposes of construction, reconstruction, operation, use, maintenance, repair, replacement and/or removal of the Improvements, subject to all of the terms and conditions of this Easement.
- 6. The District agrees that at such time and in the event that the Improvements or Easement described herein are abandoned by the District and any permitted assignee, the Easement will terminate automatically and the real property interest represented by the Easement will revert to the Grantor, its heirs, successors and/or assigns.
- 7. The Grantor covenants and agrees with the District that the Grantor has full power and lawful authority to grant, bargain, sell and convey the Easement and that the Premises are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature, except matters of record. The Grantor further promises and agrees to warrant and forever defend the District in the exercise of the District's rights hereunder against any defect in the Grantor's title to the Premises and the Grantor's right to make the grant herein described, except matters of record.
- 8. Each and every one of the benefits and burdens of this Easement shall inure to and be binding upon the respective legal representatives, administrators, successors and permitted assigns of the Grantor and the District.
- 9. The Grantor, its successors and assigns, reserve the right to grant further easement interests in the Premises to other grantees so long as such interests and uses are not inconsistent with,

Electronically Recorded RECEPTION#: 2022000035595,

4/20/2022 at 4:22 PM, 3 OF 8,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

148

or unreasonably interfere with, the use of the Premises and benefits of this Easement by the District, its successors and permitted assigns, as described herein.

- 10. The rights and responsibilities set forth in this Easement are intended to be covenants on the Premises and are to run with the land.
 - 11. This Easement shall be recorded in the real property records of Adams County.
- 12. This Easement may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

[Remainder of page intentionally left blank].

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

IN WITNESS WHEREOF,	the parties have executed this Easement this $\frac{1}{2}$ day of
	GRANTOR: COUNTRY CLUB RANCHETTES, LLC, a Colorado limited liability company
	J. Sterel
STATE OF COLORADO)
COUNTY OF Juffelia) ss.)
Subscribed and sworn to be Jay B Scalnick as	Manager of Country Club Ranchettos, LLC
[SEAL]	Motary Public Sullow
My commission expires	9/25
LINORA C FURLONG NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19974010195 MY COMMISSION EXPIRES JUNE 19, 20	25

Electronically Recorded RECEPTION#: 2022000035595,

4/20/2022 at 4:22 PM, 5 OF 8,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

150

GREATROCK NORTH WATER AND SANITATION

Robert Hook, President

STATE OF COLORADO

CONTROL OF ADAIMS

Subscribed and sworn to before me on this 15 day of February 2022 by Robert Dock as Provident of the Greatnock North Water and Sanitation District, a quasi-manifolial corporation and political subdivision of the State of Colorado.

LISA A. JOHNSON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20004014332 LITY COMMISSION EXPIRES 05/15 2020 2024

Jak husm

My commission expires 5 15 2024

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Electronically Recorded RECEPTION#: 2022000035595, 4/20/2022 at 4:22 PM, 6 OF 8,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

EXHIBIT A

151

The Premises

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 34, COUNTRY CLUB RANCHETTES FILING NO. 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 2020, AT RECEPTION NUMBER 20200000006698, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 2 AND CONSIDERING THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 2 TO BEAR NORTH 89°52′57" WEST, AS MONUMENTED ON THE EAST BY A 2" ALUMINUM CAP STAMPED, "LS 25937, 1998" AND ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED, "LS 38307, 2010", WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 89°52'57" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 2206.95 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°52'57" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 30.00 FFFT:

THENCE NORTH 00°28'57" WEST, A DISTANCE OF 219.28 FEET TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27'04'47", A RADIUS OF 74.00 FEET, AN ARC LENGTH OF 34.97 FEET, THE CHORD OF WHICH BEARS NORTH 59'29'29" EAST, A DISTANCE OF 34.65 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 00°28'57" EAST, A DISTANCE OF 236.93 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 6,795 SQUARE FEET OR 0.1560 ACRES, MORE OR LESS.

I, BRIAN J, PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J, PFOHL, P.L.S. 38445 FOR AND ON BEHALF OF MANHARD CONSULTING

Manhard

GENERAL COL	Series Control	THE PARTY OF THE P	PASS STATE	9 A	8.2	45704	
7600 East Orchard R	oad, Suite 1	50-N, Greenw	ood Village	, CO 801	11 ph	303.708.0500	manhard.com
Civil Enginee	ring	Survey	ing & C	Geospa	atial	Services	[GIS
Water Resou	rce Ma	nagemen	t i	Can	stru	ction Mai	nagement

LOT 3 4 COUNTRY CLUB RANCHETTES F LING NO. 1
COUNTY OF ADAMS, COLORADO

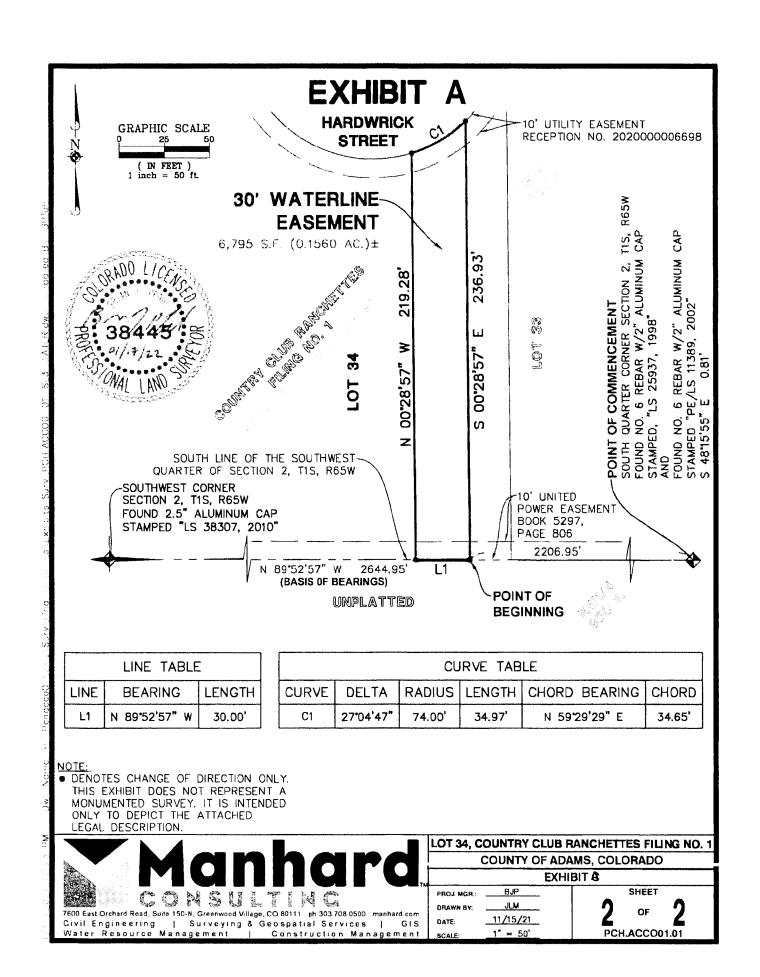
PROJ. MGR.: BJP SHEET

DRAWN BY: JLM DATE: 11/15/21 TOF 2

SCALE: N/A PCH.ACCO01.01

4/20/2022 at 4:22 PM, 8 OF 8,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



Electronically Recorded RECEPTION#: 2022000035594,

4/20/2022 at 4:22 PM, 1 OF 8,

REC: \$48.00

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

Centennial, Colorado 80122

After Recordation Return to:
WHITE BEAR ANKELE TANAKA & WALDRON
2154 East Commons Avenue, Suite 2000

UTILITY EASEMENT AGREEMENT (Country Club Ranchettes Waterline Easement, Lot 23)

154

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, COUNTRY CLUB RANCHETTES, LLC, a Colorado limited liability company, whose address is 1635 East Layton Drive, Englewood, CO 80113 (the "Grantor"), hereby grants, bargains, sells and conveys to the GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is c/o CliftonLarsonAllen LLP, 370 Interlocken Boulevard, Suite 500, Broomfield, Colorado 80021 (the "District"), its successors and permitted assigns, a non-exclusive easement (the "Easement") to construct, reconstruct, repair, replace and/or remove certain water improvements and appurtenances thereto (the "Improvements"), in, to, through, over, under and across certain parcels of real property located in Adams County, Colorado, as more particularly described and shown in Exhibit A, attached hereto and incorporated herein by this reference (the "Premises"). Such Easement is granted by the Grantor and is accepted by the District pursuant to the following terms and conditions:

- 1. The District, its agents, successors and permitted assigns, shall have and exercise the right of ingress and egress in, to, through, over, under and across the Premises for any purpose necessary for the construction, reconstruction, operation, use, maintenance, repair, replacement and/or removal of the Improvements.
- 2. The Grantor, its successors and assigns, shall not construct or place any structure or building, street light, power pole, yard light, mailbox or sign, whether temporary or permanent, or plant any shrub, tree, woody plant, nursery stock, garden or other landscaping design feature on any part of the Premises, except with the prior written consent of the District. Any structure or building, street light, power pole, yard light, mailbox or sign, whether temporary or permanent, or any shrub, tree, woody plant, nursery stock, garden or other landscaping design feature of any kind situated on the Premises as of the date of this Easement or thereafter, except where the District has consented thereto, may be removed by and at the sole expense of the District in the District's exercise of its rights hereunder, without liability to the District therefor. Any structure or building, street, sidewalk, street light, power pole, yard light, mailbox or sign, whether temporary or permanent, or any shrub, tree, woody plant, nursery stock, garden or other landscaping design feature of any kind placed on the Premises by Grantor, its successors and assigns, subsequent to the date hereof without the District's consent may be removed by the District at the expense of Grantor, its successors or assigns, without liability to the District.
- 3. The District shall have the right to enter upon the Premises and to survey, construct, reconstruct, operate, use, maintain, repair, replace and remove the Improvements, and to remove objects interfering therewith, including but not limited to those items placed on the Premises under paragraph 2 hereof. In addition, the District shall have the right to use so much of the adjoining premises of the Grantor, its successors or assigns, during surveying, construction, reconstruction,

4/20/2022 at 4:22 PM, 2 OF 8,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

use, maintenance, repair, replacement and/or removal of the Improvements as may be reasonably required; provided, however, that such activities shall not interfere unreasonably with Grantor's, its successors' or assigns' use and enjoyment of such adjoining premises. The District and its permitted assignees and licensees shall repair any damage caused to any adjoining premises and the improvements thereon, and shall be liable for any injury to person or damage to property, to the extent arising out of the District's, its permitted assignee's or licensee's use of the Easement.

- 4. The District shall have and exercise the right of subjacent and lateral support to whatever extent is necessary for the operation and maintenance of the Improvements. It is specifically agreed between and among the parties that, except as provided in this Easement, the Grantor, its successors and assigns, shall not take any action which would impair the lateral or subjacent support for the Improvements. The Grantor, its successors and assigns, shall have and exercise the right of subjacent and lateral support to whatever extent is necessary for the operation and maintenance of any improvements on property adjoining the Premises. It is specifically agreed by and between the Grantor and the District that, except as provided in this Easement, the District shall not take any action which would impair the lateral or subjacent support for such improvements. This paragraph is not intended to prohibit the development of the private property located adjacent to the Premises.
- 5. It is expressly acknowledged and agreed that the District shall have the right and authority to assign the Easement to any appropriate local governmental entity or to any public utility provider, including but not limited to all rights to use, and all obligations associated with, the Easement as are granted to and assumed by the District herein, subject to such assignee assuming the obligations set forth herein. The District shall have the right and authority to grant temporary construction easements to any appropriate local governmental entity or public utility provider for purposes of construction, reconstruction, operation, use, maintenance, repair, replacement and/or removal of the Improvements, subject to all of the terms and conditions of this Easement.
- 6. The District agrees that at such time and in the event that the Improvements or Easement described herein are abandoned by the District and any permitted assignee, the Easement will terminate automatically and the real property interest represented by the Easement will revert to the Grantor, its heirs, successors and/or assigns.
- 7. The Grantor covenants and agrees with the District that the Grantor has full power and lawful authority to grant, bargain, sell and convey the Easement and that the Premises are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature, except matters of record. The Grantor further promises and agrees to warrant and forever defend the District in the exercise of the District's rights hereunder against any defect in the Grantor's title to the Premises and the Grantor's right to make the grant herein described, except matters of record.
- 8. Each and every one of the benefits and burdens of this Easement shall inure to and be binding upon the respective legal representatives, administrators, successors and permitted assigns of the Grantor and the District.
- 9. The Grantor, its successors and assigns, reserve the right to grant further easement interests in the Premises to other grantees so long as such interests and uses are not inconsistent with,

Electronically Recorded RECEPTION#: 2022000035594,

4/20/2022 at 4:22 PM, 3 OF 8,

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or unreasonably interfere with, the use of the Premises and benefits of this Easement by the District, its successors and permitted assigns, as described herein.

- 10. The rights and responsibilities set forth in this Easement are intended to be covenants on the Premises and are to run with the land.
 - 11. This Easement shall be recorded in the real property records of Adams County.
- 12. This Easement may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

[Remainder of page intentionally left blank].

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Apr	IN \	WITNESS 2022.	WHEREOF,	the	parties	have	executed	this	Easement	this)H	day of	f
					RANTO: DUNTR'		JB RANC	НЕТ	TES, LLC,	a Co	lorado	limited	1

liability company

STATE OF COLORADO

COUNTY OF Trefferson

Subscribed and sworn to before me on this 1 lay B. Scalnick as Managet.

SS.

[SEAL]

Notary Public

My commission expires

LINORA C FURLONG NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19974010195 MY COMMISSION EXPIRES JUNE 19, 2025 4/20/2022 at 4:22 PM, 5 OF 8,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

DIMIRIO

GREATROCK NORTH WATER AND SANITATION

Robert Fleck, President

STATE OF COLORADO

COUNTY OF ADAMS

Subscribed and sworn to before me on this 15 day of February 2022 by Robert Flock as President of the Greatreck North Water and Sentration Estrict. Petasi-municipal corporation and political subdivision of the State of Colorado.

LISA A. JOHNSON NOTARY PUBLIC STATE: OF: COLORADO NOTARY ID 20004014332
MY COMMISSION EXPIRES 05 15 2020 2024

My commission expires 5 15 2024

S085 06 16 1 185504

Electronically Recorded RECEPTION#: 2022000035594,

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TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

EXHIBIT A

The Premises

0495.0636; 1185504

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EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 23, COUNTRY CLUB RANCHETTES FILING NO. 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 2020, AT RECEPTION NUMBER 20200000006698, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 2 AND CONSIDERING THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 2 TO BEAR NORTH 89°52'57" WEST, AS MONUMENTED ON THE EAST BY A 2" ALUMINUM CAP STAMPED, "LS 25937, 1998" AND ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED, "LS 38307, 2010", WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 89°52'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 533.74 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUING NORTH 89°52'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23;

THENCE NORTH 00°28'57" WEST, ALONG THE WESTERLY LINE OF SAID LOT 23, A DISTANCE OF 453.53 FEET TO THE NORTHWEST CORNER OF SAID LOT 23;

THENCE NORTH 89°31'03" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 23, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 00°28'57" EAST, A DISTANCE OF 453.84 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 13,610 SQUARE FEET OR 0.3124 ACRES, MORE OR LESS.

I, BRIAN J, PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

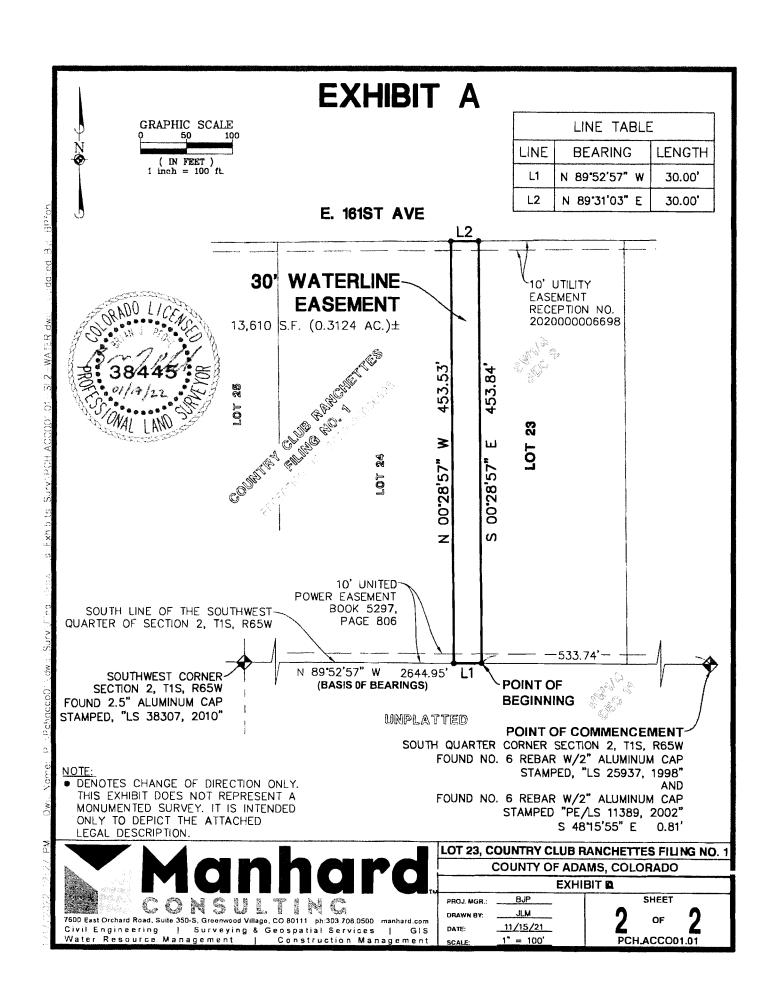


BRIAN J, PFOHL, P.L.S. 38445 FOR AND ON BEHALF OF MANHARD CONSULTING

LOT 23, COUNTRY CLUB RANCHETTES FILING NO. 1 COUNTY OF ADAMS, COLORADO **EXHIBIT A** SHEET CONSULTING BJP PROJ. MGR.: JL.M DRAWN BY: OF 7600 East Orchard Road, Suite 350-S, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com 11/15/21 DATE: Civil Engineering Surveying & Geospatial Services | Water Resource Management Construction Management PCH.ACCO01.01

4/20/2022 at 4:22 PM, 8 OF 8,

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.



CONDITIONAL LIEN WAIVER RELEASE (Contractor)

TO: Premeir Community Home, Ltd.	(hereinafter	referred	to	as	"the
Owner")	***************************************				
DESCRIPTION OF WORK: Country Club Ranchettes	Filing No. 1				
CONTRACTOR: Three Sons Construction, LLC					

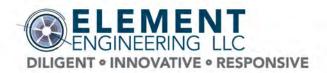
- Upon receipt by the undersigned of a check from the Owner, the undersigned does hereby
 release all claims, Mechanic's Liens Rights, Miller Act Claims (40 USCA 270), Stop Notice,
 Equitable Liens and Labor and Material Bond Rights resulting from labor and/or materials,
 subcontract work, equipment or other work, rents, services or supplies heretofore furnished
 in and for the construction, design, improvement, alteration, additions to or repair of the
 above described Work.
- 2. This conditional release is given for and in consideration of the sum of \$_679,499.50\$ and other good and valuable consideration. If no dollar consideration is herein recited, it is acknowledged that other adequate consideration has been received by the undersigned for this release.
- 3. Upon receipt by the undersigned of a check from the owner, the undersigned agrees to defend and hold harmless the Owner and the lender, if any, and Surety from any claim or claims hereinafter made by the undersigned or its Suppliers, Subcontractors or employees, servants, agents or assigns of such persons against the Work. The undersigned agrees to indemnify or reimburse all persons so relying upon this release for any and all sums, including attorney's fees and costs, which may be incurred as the result of any such claims.
- 4. It is acknowledged that the designation of the above Work constitutes an adequate description of the property and improvements for which the undersigned has received consideration for this release.
- 5. It is further warranted and represented that all such claims against the undersigned or the undersigned's Subcontractors or Suppliers have been paid or that arrangements, satisfactory to the Owner, have been made for such payments.
 - 6. It is acknowledged that this release is for the benefit of and may be relied upon by the Owner and the lender, if any.

7. In addition to the foregoing, this instrument shall constitute a ***(full, final and complete)***(partial) release of all rights, claims and demands of the undersigned against the Owner arising out of or pertaining to the above referenced Work. If partial, all rights and claims on the Work are released up to and including theday of
Dated this 2nd day of December, 20_22
CONTRACTOR: Three Sons Construction, LLC
BY: Jaine Vanoz Diaz
TITLE: President
STATE OF (Olorado)
STATE OF Colorado COUNTY OF Arapahoe) ss.
The foregoing release was subscribed and sworn to before me this 2 day of <u>December</u> 2022,
by Jaime Perez-Diaz
(as President of Three Sons Construction LLC).
NOTARY PUBLIC
My commission expires: 12 23 2025 MONICA TRAP Notary Public State of Colorado Notary ID # 20214049558 My Commission Expires 12-23-2025
***Strike when not applicable.

Exhibit C

Engineer Certification

0495.1100; 1292570 C-1



January 18, 2023

Lisa Johnson District Manager Greatrock North Water and Sanitation District 370 Interlocken Blvd #500 Broomfield, CO 80021

RE: Country Club Ranchettes Filing 1 – Review of Developer Submitted Initial Acceptance Documents

EE Project Number: 0082.0005

Dear Ms. Johnson:

Element Engineering, LLC (Element) has received and reviewed the initial acceptance documents for the Country Club Ranchettes Filing 1 development from the developer, Jay Scolnick. Section 3.7.2 of the District's Rules and Regulations require that the Developer submit the following materials to the District to initiate the Initial Acceptance of the improvements:

- 1. A brief description of the improvements to be accepted by the District (length of pipe, pipe size, number of hydrants, valves, meter pits, services, curb stops, etc.). *Note: This is included the Bill of Sale.*
- 2. Copies of all invoices, statements and evidence of payment thereof, including lien wavers from suppliers and subcontractors. Further, the Inclusion Agreement requires indemnifications from the Developer as well. *Note: This is provided in a lien waiver provided by the developer's contractor, dated December 2, 2022.*
- 3. Evidence that any and all real property interests necessary to permit the District's use and occupancy of the improvements have been granted, or, if permitted solely in the discretion of the district, assurance acceptable to the District that the Developer will execute or cause to be executed such instruments as shall satisfy this requirement. *Note:* This is provided in the recorded easements for Lots 21, 23, and 34.
- 4. A form bill of sale or other instrument of conveyance (in form and substance acceptable to the District in its reasonable discretion) by which the improvements are conveyed to the District. An exhibit showing the improvements shall accompany the bill of sale including pipe size, pipe length, location of valves, taps, meter pits, fire hydrants, and curb stops.
- 5. Assignment of any and all warranties with respect to the improvements or any components thereof.



6. Provide any and all operation and maintenance manuals for the improvements and any components thereof.

Element has reviewed the documents submitted by the developer and they appear to be complete and include all necessary submittals required by the District's rules and regulations. Also, the developer has completed all construction related items noted in the initial acceptance walkthrough and punch list. Element recommends the district board approve Initial Acceptance of the Country Club Estates Filing 1 development after final review and approval of the legal documents by the district's attorney.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

ELEMENT ENGINEERING

Nicholaus P. Marcotte, P.E. President

Attachments:

Country Club Ranchettes Filing 1 – Bill of Sale (Includes Description of Improvements and Exhibit)

Country Club Ranchettes Filing 1 – Recorded Plat

Country Club Ranchettes Filing 1 – Recorded Easements (Lots 21, 23, 34)

Country Club Ranchettes Filing 1 – As-Built Drawings

Country Club Ranchettes Filing 1 – Lien Release (Three Sons Contracting)

Exhibit D

Bill of Sale

0495.1100; 1292570

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS that COUNTRY CLUB RANCHETTES, LLC, a Colorado limited liability company (the "Grantor") whose address is 1635 E. Layton Dr. Englewood, CO 80113-7000, for good and valuable consideration, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does grant and convey unto the GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District") whose address is c/o WHITE BEAR ANKELE TANAJA & WALDRON, Attorneys at Law, 2154 East Commons Avenue, Suite 2000, Centennial, Colorado 80122, its successors and assigns, all of its right, title and interest in the improvements constructed on real property located within the County of Adams, State of Colorado, as more particularly set forth in Exhibit A, attached hereto and incorporated herein by this reference (the "Property"), the improvements described on Exhibit B, attached hereto and incorporated herein (the "Improvements"), and all things of value, including all work product, both tangible and intangible, including legal, accounting, engineering, and management costs related thereto, accruing from the costs associated with the provision of the Improvements. All warranties associated with the Improvements are hereby assigned to the District.

TO HAVE AND TO HOLD the same unto the District, its successors and assigns forever; and Grantor, its successors and assigns, shall warrant and defend the sale of said property, improvements, services and facilities made unto the District, its successors or assigns, against all and every person or persons whomsoever, and warrants that the conveyance of the property, improvement, services and facilities to the District, its successors or assigns, is made free from any claim or demand whatever.

IN WITNESS WHEREOF, Grantor, by and through its authorized representatives, hereby executes this Bill of Sale and sets its seal as of this 17 day of January, 2023.

GRANTOR:

COUNTRY CLUB RANCHETTES, LLC a Colorado limited liability company

Printed Name:_______
Its:

STATE OF COLORADO) ss. COUNTY OF Praparoc)

The foregoing instrument was acknowledged before me this 17 day of January 2023, by Jay Scolnick, as Manager of COUNTRY CLUB ESTATES, LLC, a Colorado limited liability company.

(SEAL)

My commission expires: 517 2025

AMBER C TREAGESSER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134028653

MY COMMISSION EXPIRES 05/07/2025

EXHIBIT A THE PROPERTY

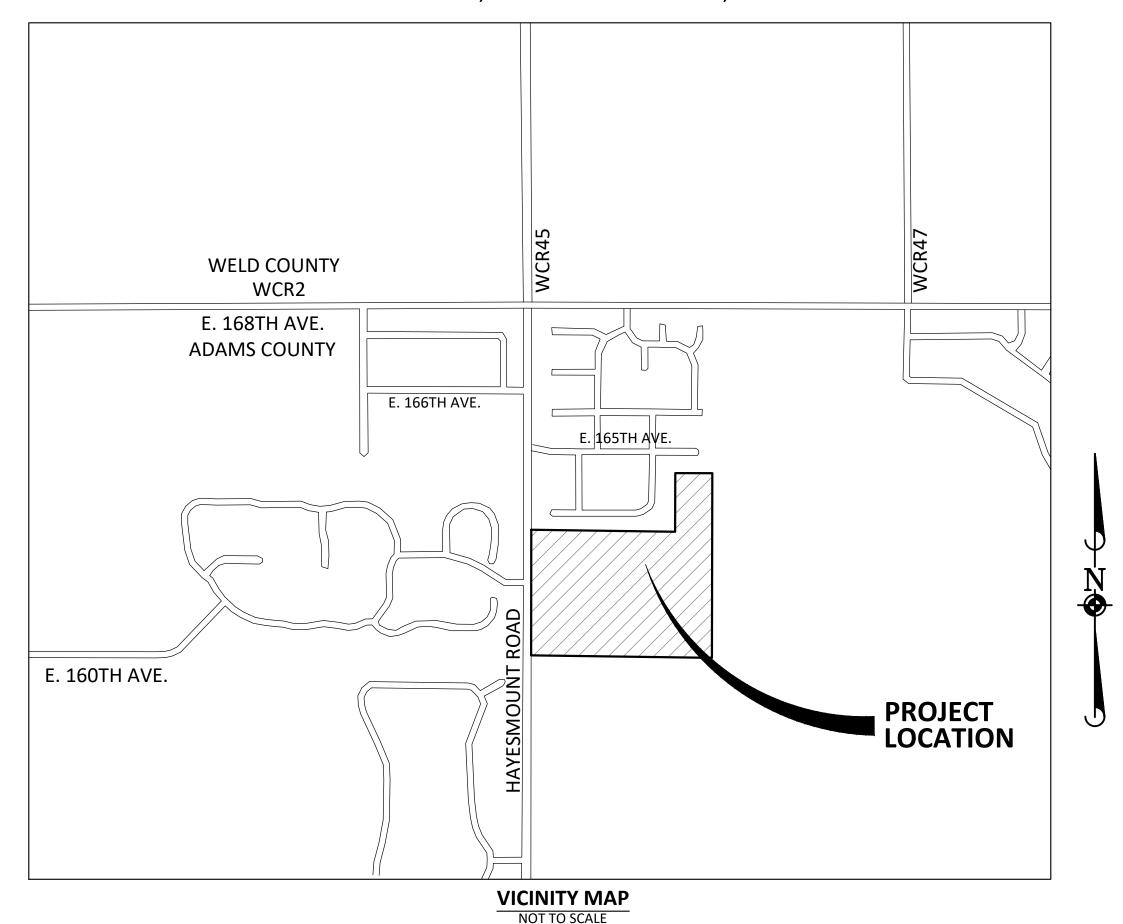
WATER SYSTEM IMPROVEMENTS

COUNTRY CLUB RANCHETTES

LYING IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

STANDARD SYMBOLS

STORM SEWER/CULVERT PVC ROOF DRAIN/FOUNDATION DRAIN SANITARY SEWER WATER MAIN E	EXISTING		PROPOSED
SANITARY SEWER WATER MAIN ELECTRIC GAS GAS TELEPHONE STORM MANHOLE STORM MANHOLE STORM MINLET (LANDSCAPE) CLEANOUT RIP RAP MATER MANHOLE STORM INLET (LANDSCAPE) CLEANOUT FIRE HUBBANT CURB STOP THRUST BLOCK & FITTING THRUST BLOCK BLOCK THRUST BLOCK BLOCK THRUST BLOCK BLOCK BLOCK THRUST BLOCK BL	->>	STORM SEWER/CULVERT	
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RETAINING WALL BOTTOM SIDE			
BOTTOM SIDE	70000	SPOT ELEVATION	6995.05 P
IRRIGATION BOX		RETAINING WALL	
	IRR	IRRIGATION BOX	ROLLOW ZIDE



ABBREVIATIONS:

HYD

MAX

REM

REINFORCED CONCRETE PIPE

REMOVAL

ROW RIGHT-OF-WAY

ADJ	ADJUST
AGG	AGGREGATE GRAVEL
BC	BACK OF CURB
BOC	BOTTOM OF CHANNEL
BOD	BOTTOM OF DITCH
BOP	BOTTOM OF PIPE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CY	CUBIC YARD
D	DITCH
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DNG	
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FM	FORCE MAIN

GROUND

GATE VALVE

HDPE HIGH DENSITY POLYETHYLENE

HIGH POINT	RR	RAILROAD
HIGH WATER LEVEL	RT	RIGHT
HYDRANT	SAN	SANITARY SEWER
INLET	SF	SQUARE FOOT
INVERT	SHT	SHEET
LOW POINT	ST	STORM SEWER
LEFT	STA	STATION
MAXIMUM	STD	STANDARD
MATCH EXISTING	SW	SIDEWALK
STORM MANHOLE	SY	SQUARE YARDS
MINIMUM	T	TELEPHONE
OFFSET FROM CENTERLINE	TB	THRUST BLOCK
PAVEMENT	TBR	TO BE REMOVED
POINT OF CURVE	TC	TOP OF CURB
POINT OF COMPOUND CURVE	TEMP	TEMPORARY
POINT OF INTERSECTION	TF	TOP OF FOUNDATIO
PROPERTY LINE	TOC	TOP OF CHANNEL
POWER POLE	TOD	TOP OF DITCH
PROPOSED	TOP	TOP OF PIPE
POINT OF TANGENCY	TRANS	TRANSFORMER
POLYVINYL CHLORIDE PIPE	TW	TOP OF WALL
POINT OF VERTICAL CURVATURE	TYP	TYPICAL
POINT OF VERTICAL INTERSECTION	VB	VALVE BOX
POINT OF VERTICAL TANGENCY	VV	VALVE VAULT
RADIUS	WM	WATER MAIN

WATER SURFACE ELEVATION

CONTACTS REVIEW AGENCY

OWNER PREMIER COMMUNITY HOMES LTD 1635 E LAYTON DRIVE ENGLEWOOD, CO 80113 CONTACT: JAY SCOLNICK PHONE: 303-573-0067 FIRE BRIGHTON FIRE RESCUE DISTRICT	REVIEW AGENCY ADAMS COUNTY 4430 S ADAMS COUNTY PARKWAY 1ST FLOOR SUITE W 2000 BRIGHTON, CO 80601 CONTACT: MATT EMMENS, P.E. CFM PHONE: 720-523-6826 WATER GREATROCK NORTH WATER AND SANITATION DISTRICT
500 S. 4TH AVE. 3RD FLOOR BRIGHTON, CO 80601 CONTACT: WHITNEY EVEN PHONE: 303-654-8040	370 INTERLOCKEN BOULEVARD, SUITE 500 BROOMFIELD, CO 80021 CONTACT: LISA JOHNSON PHONE: 303-439-6029
ELECTRIC UNITED POWER 500 COOPERATIVE WAY BRIGHTON, CO 80603	GAS XCEL ENERGY 1123 WEST 3RD AVENUE DENVER, CO 80223
CONTACT: BRETT THOMAS PHONE: 303-720-442-0007	CONTACT: STEVE SCHMIDT PHONE: 720-933-4015
CABLE COMCAST 880 E 88TH AVENUE THORNTON, CO 80229 CONTACT: GLEN NELSON PHONE: 720-281-8488	TELEPHONE CENTURY LINK 5325 ZUNI STREET DENVER, CO 80221 CONTACT: GRETCHEN MEYERETTE PHONE: 720-578-3723
	URBAN DRAINAGE AND FLOOD CONTRO UDFCD 2480 WEST 26TH AVENUE #156 B DENVER, CO 80211 CONTACT: TERESA PATTERSON PHONE: 303-455-6277

RECORD DRAWING

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WATER CONSTRUCTION DETAILS

WATER COMPLIANCE STATEMENT - ENGINEER

ALL WATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED TO GREATROCK NORTH WATER AND SANITATION DISTRICT RULES AND REGULATIONS. THE UTILITY PLANS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THE RULES AND REGULATIONS. THE ENGINEERING DESIGN AND CONCEPT REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREIN.

JULIE A. RENTZ, STATE OF COLORADO, P.E. 51614

WATER COMPLIANCE STATEMENT - DISTRICT

ALL WORK SHALL BE CONSTRUCTED TO GREATROCK NORTH WATER AND SANITATION DISTRICT RULES AND REGULATIONS. THIS DRAWING HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THESE RULES AND REGULATIONS AND OTHER DISTRICT REQUIREMENTS. THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.

		 DATE
RICT ENGINEER		

NOTES:

- 1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY MANHARD CONSULTING DATED JULY 25, 2017. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.
- 2. MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

BENCHMARKS:

SOURCE BENCHMARK:

NGS BENCHMARK P 62 (LL0241)

A 3.25" USC&GS BRASS DISK STAMPED "P 62 1934" SET IN THE NORTHEAST CORNER OF A FOUNDATION LOCATED APPROXIMATELY 3200 FEET SOUTHWESTERLY OF WELD COUNTY ROAD 8 AND APPROXIMATELY 9 FEET WESTERLY OF THE CENTERLINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD TRACKS. ELEVATION = 5001.92 (NAVD88)

SITE BENCHMARK:

A CHISELED CROSS IN THE SOUTH END OF A HEADWALL LOCATED APPROXIMATELY 75 FEET WEST OF THE CENTERLINE OF HAYESMOUNT ROAD AND APPROXIMATELY 130 FEET SOUTH OF EAST 162ND AVENUE. **ELEVATION = 5156.05**

A CHISELED CROSS IN THE NORTH END OF A HEADWALL LOCATED APPROXIMATELY 80 FEET WEST OF THE CENTERLINE OF HAYESMOUNT ROAD AND APPROXIMATELY 75 FEET NORTH OF EAST 162ND AVENUE. **ELEVATION = 5155.51**

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2. TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°28'57" WEST AS MONUMENTED AND SHOWN ON THE RECORDED PLAT.

COLORADO COUNTY,

CLUB

COUNTRY

ADAMS



05/26/2020

PCHACCO01

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

2. DEFINITION OF TERMS

- A. "CLIENT" SHALL MEAN PREMIER COMMUNITY HOMES, LLC, WHICH IS THE PERSON OR ENTITY WITH WHOM MANHARD CONSULTING, LTD. HAS CONTRACTED WITH TO PREPARE CIVIL ENGINEERING PLANS.
- B. "ENGINEER" SHALL MEAN MANHARD CONSULTING, LTD., A CIVIL ENGINEERING CONSULTANT ON THE SUBJECT PROJECT.
- C. "PLANS" SHALL MEAN THE CIVIL ENGINEERING PLANS PREPARED BY THE ENGINEER, WHICH MAY BE A PART OF THE CONTRACT DOCUMENTS FOR THE SUBJECT PROJECT.
- D. "CONTRACTOR" SHALL MEAN ANY PERSON OR ENTITY PERFORMING ANY WORK DESCRIBED IN
- E. "DISTRICT" SHALL MEAN GREATROCK NORTH WATER AND SANITATION DISTRICT.
- F. "JURISDICTIONAL GOVERNMENTAL ENTITY" SHALL MEAN ANY MUNICIPAL, COUNTY, STATE OR FEDERAL UNIT OF GOVERNMENT FROM WHOM AN APPROVAL, PERMIT AND/OR REVIEW IS REQUIRED FOR ANY ASPECT OF THE SUBJECT PROJECT.

3. INTENT OF THE PLANS

THE INTENT OF THE PLANS IS TO SET FORTH CERTAIN REQUIREMENTS OF PERFORMANCE, TYPE OF EQUIPMENT AND STRUCTURES. AND STANDARDS OF MATERIALS AND CONSTRUCTION. THEY MAY ALSO IDENTIFY LABOR AND MATERIALS. EQUIPMENT AND TRANSPORTATION NECESSARY FOR THE PROPER EXECUTION OF THE WORK BUT ARE NOT INTENDED TO BE INFINITELY DETERMINED SO AS TO INCLUDE MINOR ITEMS OBVIOUSLY REQUIRED AS PART OF THE WORK THE PLANS REQUIRE NEW MATERIAL AND EQUIPMENT UNLESS OTHERWISE INDICATED, AND TO REQUIRE COMPLETE PERFORMANCE OF THE WORK IN SPITE OF OMISSIONS OF SPECIFIC REFERENCES TO ANY MINOR COMPONENT PART. IT IS NOT INTENDED, HOWEVER, THAT MATERIALS OR WORK NOT COVERED BY OR PROPERLY INFERRED FROM ANY HEADING, BRANCH, CLASS OR TRADE OF THE AUTHORITY HOLDING JURISDICTION'S (AHJ) SPECIFICATIONS SHALL BE SUPPLIED UNLESS DISTINCTLY SO NOTED. MATERIALS OR WORK DESCRIBED IN WORDS, WHICH SO APPLIED HAVE A WELL-KNOWN TECHNICAL OR TRADE MEANING, SHALL BE HELD TO REFER TO SUCH RECOGNIZED STANDARDS.

4. INTERPRETATION OF PLANS

- A. THE CLIENT AND/OR CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES IN THE PLANS TO THE ENGINEER. QUESTIONS AS TO MEANING OF PLANS SHALL BE INTERPRETED BY THE ENGINEER, WHOSE DECISION SHALL BE FINAL AND BINDING ON ALL PARTIES CONCERNED.
- B. THE ENGINEER WILL PROVIDE THE CLIENT WITH SUCH INFORMATION AS MAY BE REQUIRED TO SHOW REVISED OR ADDITIONAL DETAILS OF CONSTRUCTION.
- C. SHOULD ANY DISCREPANCIES OR CONFLICTS ON THE PLANS BE DISCOVERED EITHER PRIOR TO OR AFTER AWARD OF THE CONTRACT, THE ENGINEER'S ATTENTION SHALL BE CALLED TO THE SAME BEFORE THE WORK IS BEGUN THEREON AND THE PROPER CORRECTIONS MADE. NEITHER THE CLIENT NOR THE CONTRACTOR MAY TAKE ADVANTAGE OF ANY ERROR OR OMISSIONS IN THE PLANS. THE ENGINEER WILL PROVIDE INFORMATION WHEN ERRORS OR OMISSIONS ARE DISCOVERED.

GOVERNING BODIES

ALL WORKS HEREIN PROPOSED SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS OF ANY JURISDICTIONAL GOVERNMENTAL ENTITY. IF A DISCREPANCY IS NOTED BETWEEN THE PLANS AND REQUIREMENTS OF ANY JURISDICTIONAL GOVERNMENTAL ENTITY, THE CLIENT AND/OR THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.

6. LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

WHEN THE PLANS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF EXISTING UNDERGROUND FACILITIES AND UTILITIES (INCLUDING BUT NOT LIMITED TO WATER MAINS. SANITARY SEWERS, STORM SEWERS, ELECTRIC, TELEPHONE, GAS AND CABLE TV LINES), SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE APPROXIMATE LOCATION AND ELEVATION OF SUCH FACILITIES AND UTILITIES. AT THE LOCATIONS WHEREIN DETAILED POSITIONS OF THESE FACILITIES AND UTILITIES BECOME NECESSARY TO THE NEW CONSTRUCTION, INCLUDING ALL POINTS OF CONNECTION, THE CONTRACTOR SHALL FURNISH ALL LABOR AND TOOLS TO VERIFY OR DEFINITELY ESTABLISH THE HORIZONTAL LOCATION, ELEVATION, SIZE AND MATERIAL (IF APPROPRIATE) OF THE FACILITIES AND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES IN EXISTING UTILITY INFORMATION OR CONFLICTS WITH EXISTING UTILITIES EXIST. THE ENGINEER ASSUMES NO RESPONSIBILITY WHATEVER WITH RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, NOR THE MANNER IN WHICH THEY ARE REMOVED OR ADJUSTED.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO CONSTRUCTION, TO NOTIFY ALL UTILITY COMPANIES OF THE INTENT TO BEGIN CONSTRUCTION AND TO VERIFY THE ACTUAL LOCATION OF ALL SUCH FACILITIES AND UTILITIES. THE CONTRACTOR SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES THE WORKING SCHEDULES FOR REMOVING OR ADJUSTING THESE FACILITIES.

7. UNSUITABLE SOILS

THE PLANS HAVE BEEN PREPARED BY THE ENGINEER BASED ON THE ASSUMPTION THAT ALL SOILS ON THE PROJECT ARE SUITABLE TO SUPPORT THE PROPOSED IMPROVEMENTS SHOWN. THE CLIENT OR CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IF HE DISCOVERS OR ENCOUNTERS AN OBSTRUCTION THAT PREVENTS THE INSTALLATION OF THE IMPROVEMENT ACCORDING TO THE LINE AND GRADES SHOWN ON THE PLANS.

8. PROTECTION OF TREES

ALL TREES THAT ARE NOT TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE. TREES SHALL NOT BE REMOVED UNLESS REQUESTED TO DO SO IN WRITING BY THE CLIENT.

9. NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

THE CONTRACTOR SHALL NOTIFY ALL APPLICABLE JURISDICTIONAL GOVERNMENTAL ENTITIES OR UTILITY COMPANIES, I.E., WATER, SEWER, ELECTRIC, TELEPHONE, GAS AND CABLE TV PRIOR TO BEGINNING ANY CONSTRUCTION SO THAT SAID ENTITY OR COMPANY CAN ESTABLISH THE LOCATION AND ELEVATION OF UNDERGROUND PIPES, CONDUITS OR CABLES ADJOINING OR CROSSING PROPOSED CONSTRUCTION.

10. TRAFFIC CONTROL

THE CONTRACTOR SHALL PROVIDE WHEN REQUIRED BY ANY JURISDICTIONAL GOVERNMENTAL ENTITY, ALL SIGNS, EQUIPMENT, AND PERSONNEL NECESSARY TO PROVIDE FOR SAFE AND EFFICIENT TRAFFIC FLOW IN ALL AREAS WHERE THE WORK WILL INTERRUPT, INTERFERE OR CAUSE TO CHANGE IN ANY FORM, THE CONDITIONS OF TRAFFIC FLOW THAT EXISTED PRIOR TO THE COMMENCEMENT OF ANY PORTIONS OF THE WORK. THE CLIENT MAY, AT HIS DISCRETION, REQUIRE THE CONTRACTOR TO FURNISH TRAFFIC CONTROL UNDER THESE OR OTHER CIRCUMSTANCES WHERE IN HIS OPINION IT IS NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY. EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED AT ALL TIMES. UNLESS AUTHORIZED BY THE CLIENT OR CLIENT'S CONSTRUCTION REPRESENTATIVE, ALL EXISTING ACCESS POINTS SHALL BE MAINTAINED AT ALL TIMES BY THE CONTRACTOR. THE NEED FOR TRAFFIC CONTROL SHALL BE ANTICIPATED BY THE CLIENT.

11. WORK AREA

THE CONTRACTOR. HIS AGENTS AND EMPLOYEES AND THEIR EMPLOYEES AND ALL EQUIPMENT. MACHINERY AND VEHICLES SHALL CONFINE THEIR WORK WITHIN THE BOUNDARIES OF THE PROJECT OR WORK AREA SPECIFIED BY THE CLIENT. THE CONTRACTOR SHALL BE SOLELY LIABLE FOR DAMAGE CAUSED BY HIM OR HIS AGENTS AND EMPLOYEES AND THEIR EQUIPMENT, MACHINERY AND VEHICLES ON ADJACENT PROPERTY OR AREAS OUTSIDE DESIGNATED WORK

12. UTILITY POLES

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR THE RELOCATION OR BRACING OF EXISTING UTILITY POLES THAT MAY BE WITHIN THE WORKING LIMITS OF THIS CONTRACT. IT IS EXPRESSLY UNDERSTOOD THAT ALL WORK AND COSTS CONNECTED WITH THE MAINTENANCE OF THESE UTILITY POLES, THEIR TEMPORARY RELOCATIONS, ETC., SHALL BE THE RESPONSIBILITY OF THE CLIENT OR THE CONTRACTOR.

13. RESTORATION

IT IS THE INTENT OF THESE PLANS THAT CLEAN-UP AND FINAL RESTORATION SHALL BE PERFORMED IMMEDIATELY UPON COMPLETION OF EACH PHASE OF THE WORK, BOTH INSIDE AND OUTSIDE THE PROJECT, OR WHEN SO DIRECTED BY THE CLIENT SO THAT THESE AREAS WILL BE RESTORED AS NEARLY AS POSSIBLE TO THEIR ORIGINAL CONDITION OR BETTER, AND SHALL INCLUDE BUT NOT BE LIMITED TO, RESTORATION OF MAINTAINED LAWNS AND RIGHTS-OF-WAY, ROADWAYS, DRIVEWAYS, SIDEWALKS, DITCHES, BUSHES, HEDGES, TREES, SHRUBS, FENCES, MAILBOXES, SEWERS, DRAIN TILES, WATER MAINS, ETC.

14. CLEANING UP

THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIAL OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK, AND AT THE COMPLETION OF THE WORK HE SHALL REMOVE ALL HIS RUBBISH, TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE HIS WORK "BROOM CLEAN" OR ITS EQUIVALENT, UNLESS MORE EXACTLY SPECIFIED.

ROAD CLEANING

THE CONTRACTOR SHALL MAINTAIN ROADWAYS ADJOINING THE PROJECT SITE FREE FROM MUD AND DEBRIS AT ALL TIMES. IF MUD AND/OR DEBRIS IS CARRIED ONTO THE ROADWAYS FROM VEHICLES ENTERING ONTO THE HIGHWAY FROM EITHER THE CONTRACTOR'S TRUCKS, HIS EMPLOYEES' VEHICLES, OR HIS MATERIAL SUPPLIERS, THE CONTRACTOR SHALL IMMEDIATELY REMOVE SAID MUD AND/OR DEBRIS.

16. SAFETY AND PROTECTION

THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS RELATING TO THE SAFETY OF PERSONS OR PROPERTY, OR TO THE PROTECTION OF PERSONS OR PROPERTY FROM DAMAGE, INJURY, OR LOSS; AND SHALL ERECT AND MAINTAIN ALL NECESSARY SAFEGUARDS FOR SUCH SAFETY AND PROTECTION. CONTRACTOR'S DUTIES AND RESPONSIBILITIES FOR SAFETY AND FOR PROTECTION OF THE WORK SHALL CONTINUE UNTIL SUCH TIME AS ALL WORK IS COMPLETED AND THE CLIENT HAS NOTIFIED CONTRACTOR THAT THE WORK IS ACCEPTABLE. THE DUTIES OF THE ENGINEER DO NOT INCLUDE REVIEW OF THE ADEQUACY OF EITHER THE CONTRACTOR'S OR THE GENERAL PUBLIC'S SAFETY IN, ON, OR NEAR THE CONSTRUCTION SITE.

17. HOLD HARMLESS

TO THE FULLEST EXTENT PERMITTED BY LAW, ANY CONTRACTOR; MATERIAL SUPPLIER OR OTHER ENTITY BY USE OF THESE PLANS HEREBY WAIVES ANY RIGHT OF CONTRIBUTION AND AGREES TO INDEMNIFY, DEFEND, SAVE AND HOLD HARMLESS THE CLIENT AND ENGINEER AND ITS AGENTS, EMPLOYEES AND CONSULTANTS FROM AND AGAINST ALL MANNER OF CLAIMS, CAUSES, CAUSES OF ACTION, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO, ATTORNEYS' FEES ARISING OUT OF, RESULTING FROM OR IN CONNECTION WITH THE PERFORMANCE OF ANY WORK, PURSUANT TO OR WITH RESPECT TO THESE PLANS. HOWEVER, THIS INDEMNITY SHALL NOT BE CONSTRUED TO INDEMNIFY ENGINEER, ITS CONSULTANTS, AGENTS OR EMPLOYEES AGAINST ITS OWN NEGLIGENCE.

CLAIMS, DAMAGES, LOSSES AND EXPENSES AS THESE WORDS ARE USED IN THE AGREEMENT SHALL MEAN AND INCLUDE, BUT NOT BE LIMITED TO (1) INJURY OR DAMAGE OCCURRING BY REASON OF THE FAILURE OF OR USE OR MISUSE OF ANY HOIST, RIGGINGS, BLOCKING, SCAFFOLDING OR ANY AND ALL OTHER KINDS OF ITEMS OF EQUIPMENT. WHETHER OR NOT THE SAME BE OWNED. FURNISHED OR LOANED BY ANY PART OR ENTITY, INCLUDING ANY CONTRACTOR; (2) ALL ATTORNEYS' FEES AND COSTS INCURRED IN BRINGING AN ACTION TO ENFORCE THE PROVISIONS OF THIS INDEMNITY; (3) COSTS FOR TIME EXPENDED BY THE INDEMNIFIED PARTY AND ITS EMPLOYEES, AT ITS USUAL RATES PLUS COSTS OR TRAVEL, LONG DISTANCE TELEPHONE AND REPRODUCTION OF DOCUMENTS AND (4) CONSEQUENTIAL DAMAGES.

IN ANY AND ALL CLAIMS AGAINST THE CLIENT OR ENGINEER OR ANY OF THEIR AGENTS OR EMPLOYEES AND CONSULTANTS BY ANY PARTY, INCLUDING ANY EMPLOYEE OF THE CONTRACTOR OR ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OF TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR ANY SUBCONTRACTOR UNDER WORKERS' OR WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS OR ANY INSURANCE MAINTAINED BY CONTRACTOR OR ANY SUBCONTRACTOR OR ANY OTHER PARTY.

18. INSURANCE

ANY PARTY USING OR RELYING ON THESE PLANS, INCLUDING ANY CONTRACTOR, MATERIAL SUPPLIER, OR OTHER ENTITY SHALL OBTAIN, (PRIOR TO COMMENCING ANY WORK) GENERAL PUBLIC LIABILITY INSURANCE INSURING AGAINST ALL DAMAGES AND CLAIMS FOR ANY BODILY INJURIES, DEATH OR PROPERTY DAMAGE ARISING OUT OF ANY WORK, INCLUDING THE CONSTRUCTION WORK PROVIDED FOR IN THESE PLANS, AND SHALL NAME THE CLIENT AND ENGINEER AND ITS CONSULTANTS, AGENTS AND REPRESENTATIVES, AND THE DISTRICT AS ADDITIONAL INSUREDS UNDER SUCH INSURANCE POLICY; PROVIDED THAT ANY PARTY USING OR RELYING ON THESE PLANS HAVING OBLIGATIONS TO MAINTAIN SPECIFIC INSURANCE BY REASON OF ANY AGREEMENT WITH CLIENT OR ANY CONTRACTOR OR ENGINEER SHALL PROVIDE EVIDENCE AND CERTIFICATES OF INSURANCE AS REQUIRED BY SUCH CONTRACT OR AGREEMENT. SUCH INSURANCE MUST CONTAIN A CLAUSE STATING THAT THE INSURANCE IS PRIMARY COVERAGE FOR ENGINEER AND ENGINEER'S OTHER APPLICABLE COVERAGE IS CONSIDERED SECONDARY. SUCH INSURANCE SHALL NOT LIMIT ANY LIABILITY OF ANY PARTY PROVIDING WORK OR SERVICES OR PROVIDING MATERIALS.

19. THIRD PARTY BENEFICIARY

MANHARD CONSULTING, LTD., THE ENGINEER, IS INTENDED TO BE A THIRD PARTY BENEFICIARY OF THIS WILLING AGREEMENT AND REQUIREMENT.

GREATROCK NORTH WATER AND SANITATION GENERAL WATER NOTES

- 1. ALL WATER LINE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE GREATROCK NORTH WATER AND SANITATION DISTRICT RULES AND REGULATIONS. IF ANY CONFLICT OCCURS BETWEEN THE DISTRICT RULES AND REGULATIONS, ANY OTHER COUNTY, STATE, OR FEDERAL JURISDICTION, OR MANUFACTURER'S REQUIREMENTS, THE HIGHEST STANDARD SHALL APPLY.
- 2. ALL CONTRACTORS THAT CONNECT TO, REPAIR, OR INSTALL NEW WATER FACILITIES IN THE DISTRICT SHALL OBTAIN THE LATEST EDITION OF THE DISTRICT RULES AND REGULATIONS AND HAVE A COPY OF THE RULES AND REGULATIONS ON SITE AT ALL TIMES DURING CONSTRUCTION.
- 3. ALL CONTRACTORS SHALL HAVE A DISTRICT APPROVED SET OF CONSTRUCTION PLANS ON SITE AT ALL TIMES DURING
- 4. FAILURE TO COMPLY WITH ANY OF THE DISTRICT RULES AND REGULATIONS IS SUBJECT TO THE PENALTIES LISTED IN THE RULES AND REGULATIONS.
- 5. A PRE-CONSTRUCTION CONFERENCE WITH THE DISTRICT IS REQUIRED BEFORE ANY CONSTRUCTION WORK CAN COMMENCE. CONTACT THE DISTRICT MANAGER TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE.
- 6. ALL MATERIALS (I.E. PIPE, FITTINGS, VALVES, FIRE HYDRANTS, ETC.) PROPOSED FOR THE WATER SYSTEM IMPROVEMENTS
- 7. HYDROSTATIC TESTING, FLUSHING, AND DISINFECTION OF WATER MAINS SHALL BE OBSERVED BY A REPRESENTATIVE OF THE DISTRICT. A REPRESENTATIVE OF THE DISTRICT SHALL COLLECT TWO (2) SETS OF BACTERIOLOGICAL SAMPLES FROM THE WATER MAINS FOR EVERY 1,200 FEET OF MAIN INSTALLED.
- 8. A CONDUCTIVITY TEST SHALL BE CONDUCTED ON ALL TRACER WIRE INSTALLED.

SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND COMMENT.

ADAMS COUNTY GENERAL CONSTRUCTION NOTES

- 1. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. TO SCHEDULE A PRE-CONSTRUCTION MEETING CONTACT THE ADAMS COUNTY CONSTRUCTION INSPECTOR SUPERVISOR AT 720-523-6965.
- 2. ALL CONCRETE CURB, GUTTER, AND WALK MUST BE POURED MONOLITHICALLY USING 4,500 PSI CONCRETE WITH FIBER
- 3. ALL MATERIAL SUBMITTALS MUST BE APPROVED, STAMPED AND SIGNED, BY THE ENGINEER OF RECORD AND SUBMITTED TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR FOR APPROVAL PRIOR TO CONSTRUCTION/INSTALLATION.
- 4. THE CONTRACTOR IS REQUIRED TO SUBMIT COPIES OF ALL CONCRETE AND ASPHALT TICKETS TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING AND IS REQUIRED TO SUBMIT ALL TEST RESULTS TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR.
- 6. THE CONTRACTOR IS REQUIRED TO REMOVE A MINIMUM OF TWO (2) FEET OF EXISTING ASPHALT FOR ALL CURB AND
- 7. ALL UTILITY CUTS IN EXISTING STREETS ARE REQUIRED TO BE BACKFILLED WITH FLOWFILL AND PATCHED WITH A MINIMUM OF 9-INCH ASPHALT PATCH.
- 8. A COPY OF THE GEOTECHNICAL REPORT SPECIFYING THE PAVEMENT THICKNESS DESIGN MUST BE SUBMITTED FOR REVIEW
- 9. PERMITS WILL BE REQUIRED FOR THE INSTALLATION OF ALL UTILITIES. THE DEVELOPER/CONTRACTOR/ENGINEER MUST SUPPLY THE LINEAL FOOTAGES AND THE NUMBER OF SERVICE CUTS REQUIRED FOR ALL UTILITIES.
- 10. PERMITS WILL BE REQUIRED FOR THE INSTALLATION OF ALL CONCRETE AND ASPHALT FACILITIES. PRIOR TO THE ISSUANCE OF THESE PERMITS, THE DEVELOPER/CONTRACTOR/ENGINEER MUST SUPPLY THE SQUARE YARDAGE/SQUARE FOOTAGES OF ALL CONCRETE AND ASPHALT BEING INSTALLED.
- 11. THE SIA MUST BE COMPLETED WITH APPROPRIATE COLLATERAL, ALONG WITH THE PROPOSED PLAT, PRIOR TO THE ISSUANCE OF ANY ROW ACCESS/CONSTRUCTION PERMIT.
- 12. NO C.O.'S WILL BE ISSUED FOR ANY BUILDING CONSTRUCTION UNTIL ALL ROW IMPROVEMENTS HAVE BEEN COMPLETED AND HAVE BEEN GRANTED PRELIMINARY ACCEPTANCE.
- 13. UPON COMPLETION OF ALL CONSTRUCTION, A DRAINAGE CERTIFICATION LETTER AND APPROPRIATE AS-BUILT CONSTRUCTION DRAWINGS AND INFORMATION WILL BE REQUIRED. THIS LETTER WILL BE STAMPED AND SIGNED BY THE ORIGINAL DESIGN ENGINEER.

URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD) CONSTRUCTION NOTE

1. THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT WILL CONDUCT SITE VISITS DURING THE PROJECT CONSTRUCTION WITHIN OR NEAR THE CHANNEL TO OBSERVE CONSTRUCTION FOR CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. PLEASE CONTACT UDFCD (303-455-6277) TO SCHEDULE A PRE-CONSTRUCTION MEETING. ALL STRUCTURAL AND BOULDER WORK REQUIRE 48-HOURS PRIOR NOTICE TO ANY CONSTRUCTION OR CONCRETE PLACEMENT. STANDARDS AND SPECIFICATIONS FOR ALL OUTFALL AND CHANNEL WORK CAN BE ACCESSED AT WWW.UDFCD.ORG UNDER THE REFERENCES SECTION. FAILURE TO NOTIFY MAY RESULT IN PROJECT INELIGIBILITY.

COLORADO OUNTY, OUNTRY **ADAMS** Ŏ

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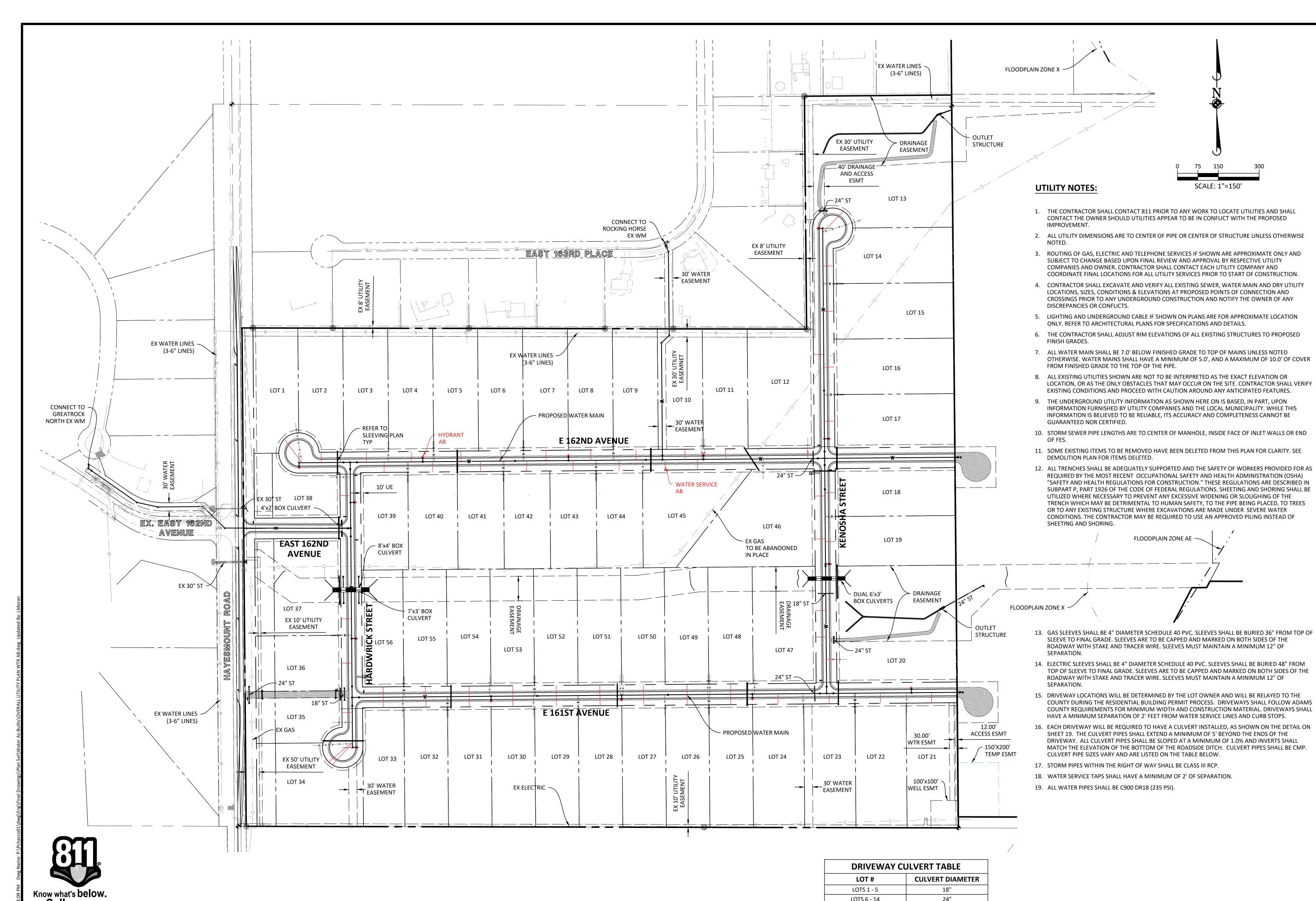


PROJ. MGR.: DJR PROJ. ASSOC.: LMM DRAWN BY: LMM 05/26/2020

SHEET

PCHACCO01

RECORD DRAWING



Call before you dig.

LOTS 6 - 14

LOTS 15 - 23

LOTS 24 - 29 LOTS 30 - 56 24"

18"

24"

18"

RECORD DRAWING

05/26/2020

RANCHETTES

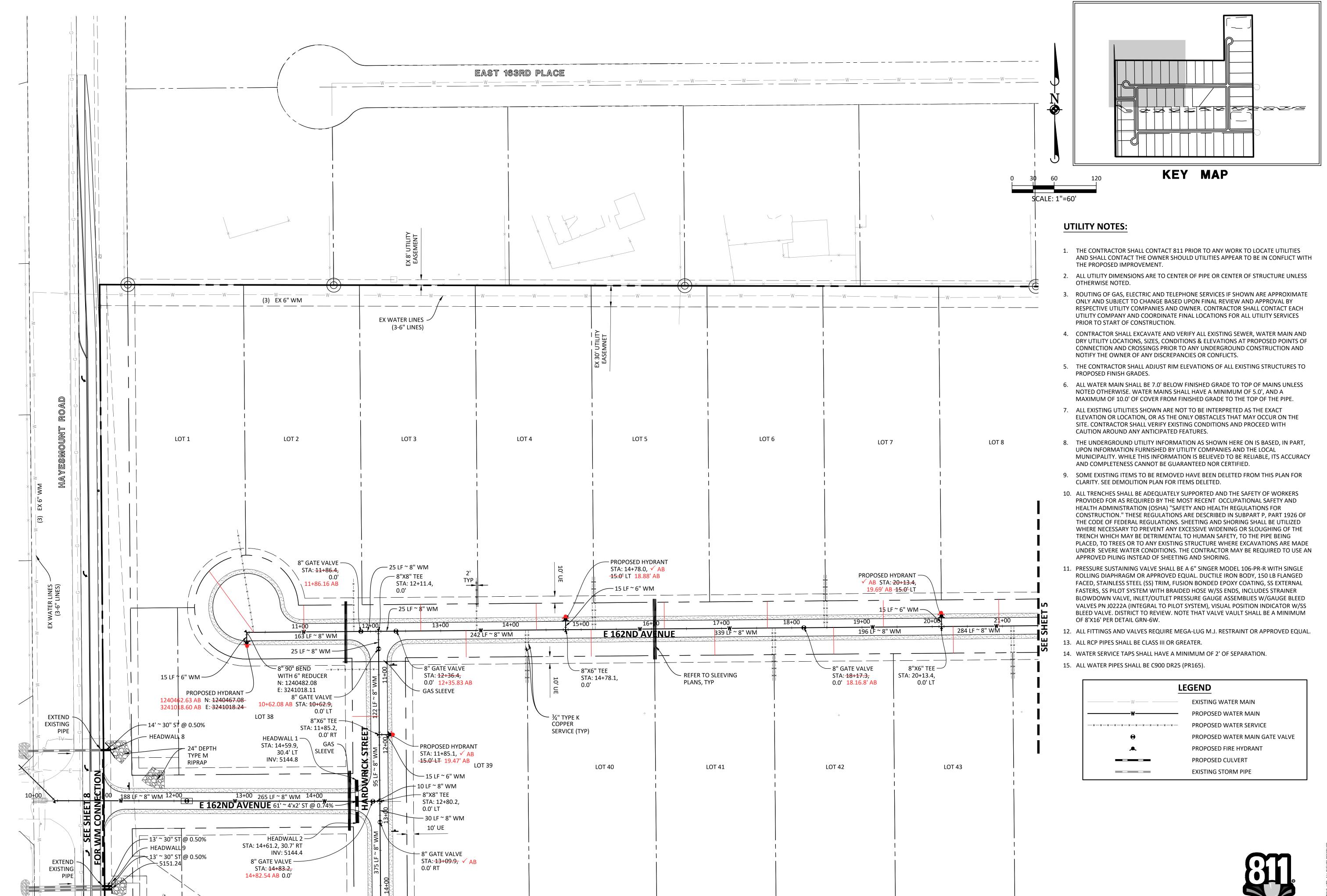
CLUB

COLORADO

COUNTY,

ADAMS

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SEE SHEET 6

PROJ. ASSOC.: LMM
DRAWN BY: LMM
DATE: 05/26/2020
SHEET

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ADAMS

RANCHE

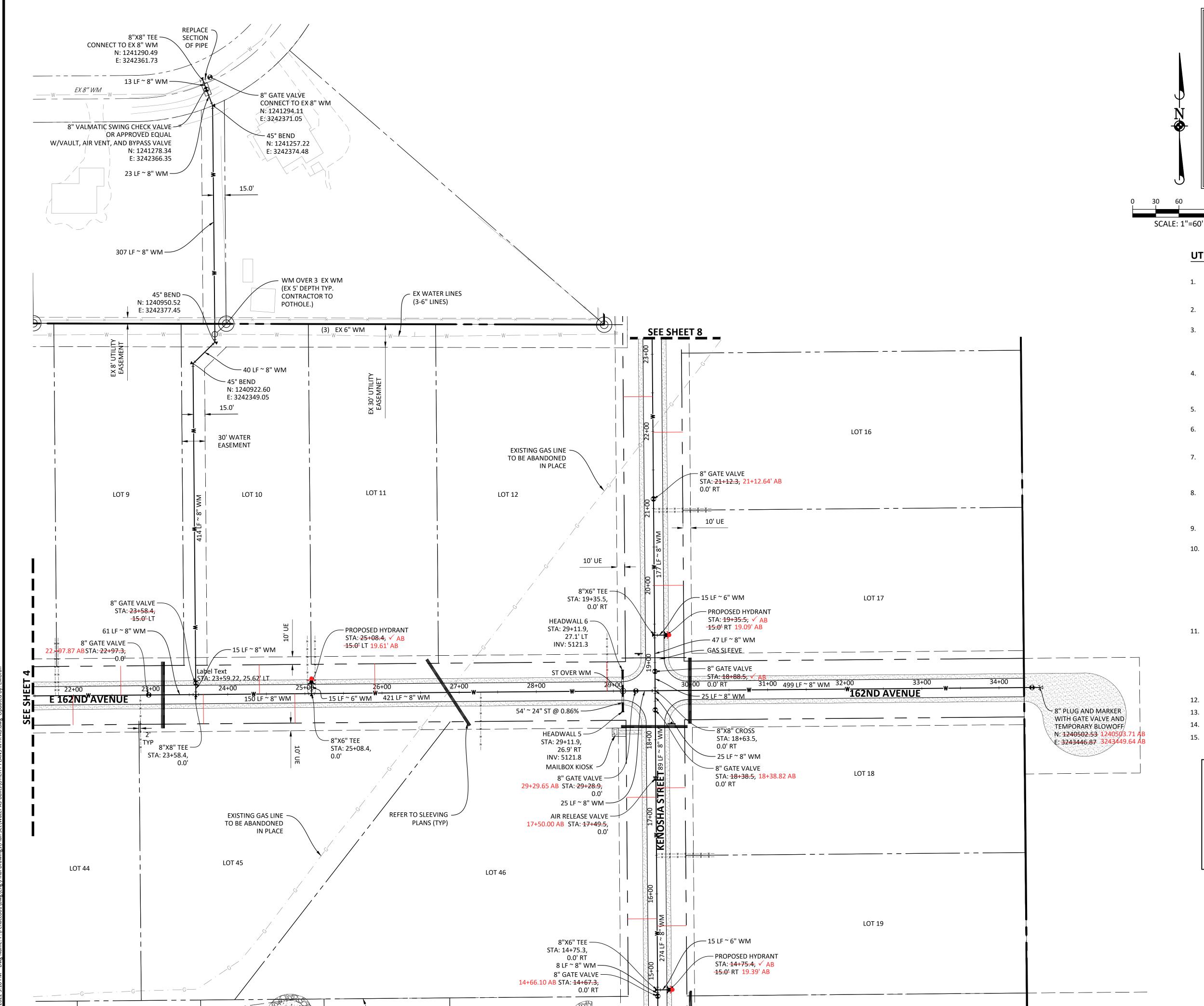
CLUB

COUNTRY

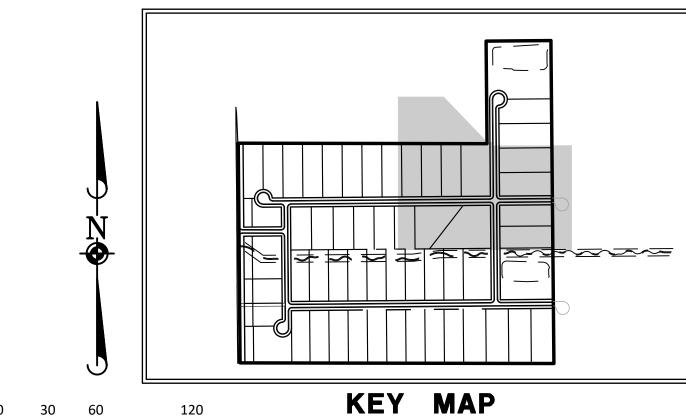
RECORD DRAWING

Know what's below.
Call before you dig.

dig. PCHACCO01



SEE SHEET 7



UTILITY NOTES:

- 1. THE CONTRACTOR SHALL CONTACT 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- 2. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
- 3. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
- 4. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
- 5. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
- 6. ALL WATER MAIN SHALL BE 7.0' BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE. WATER MAINS SHALL HAVE A MINIMUM OF 5.0', AND A MAXIMUM OF 10.0' OF COVER FROM FINISHED GRADE TO THE TOP OF THE PIPE.
- 7. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
- 8. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
- 9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
- 10. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, TO TREES OR TO ANY EXISTING STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
- 11. PRESSURE SUSTAINING VALVE SHALL BE A 6" SINGER MODEL 106-PR-R WITH SINGLE ROLLING DIAPHRAGM OR APPROVED EQUAL. DUCTILE IRON BODY, 150 LB FLANGED FACED, STAINLESS STEEL (SS) TRIM, FUSION BONDED EPOXY COATING, SS EXTERNAL FASTERS, SS PILOT SYSTEM WITH BRAIDED HOSE W/SS ENDS, INCLUDES STRAINER BLOWDOWN VALVE, INLET/OUTLET PRESSURE GAUGE ASSEMBLIES W/GAUGE BLEED VALVES PN J0222A (INTEGRAL TO PILOT SYSTEM), VISUAL POSITION INDICATOR W/SS BLEED VALVE. DISTRICT TO REVIEW. NOTE THAT VALVE VAULT SHALL BE A MINIMUM OF 8'X16' PER DETAIL GRN-6W.
- 12. ALL FITTINGS AND VALVES REQUIRE MEGA-LUG M.J. RESTRAINT OR APPROVED EQUAL.
- 13. ALL RCP PIPES SHALL BE CLASS III OR GREATER.
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- 15. ALL WATER PIPES SHALL BE C900 DR25 (PR165).

LEGEND						
W	EXISTING WATER MAIN					
w	PROPOSED WATER MAIN					
$ {\sf w} - {\sf w} -$	PROPOSED WATER SERVICE					
•	PROPOSED WATER MAIN GATE VALVE					
	PROPOSED FIRE HYDRANT					
	PROPOSED CULVERT					
	EXISTING STORM PIPE					



RECORD DRAWING

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

COLORADO OUNTY, **ADAMS**

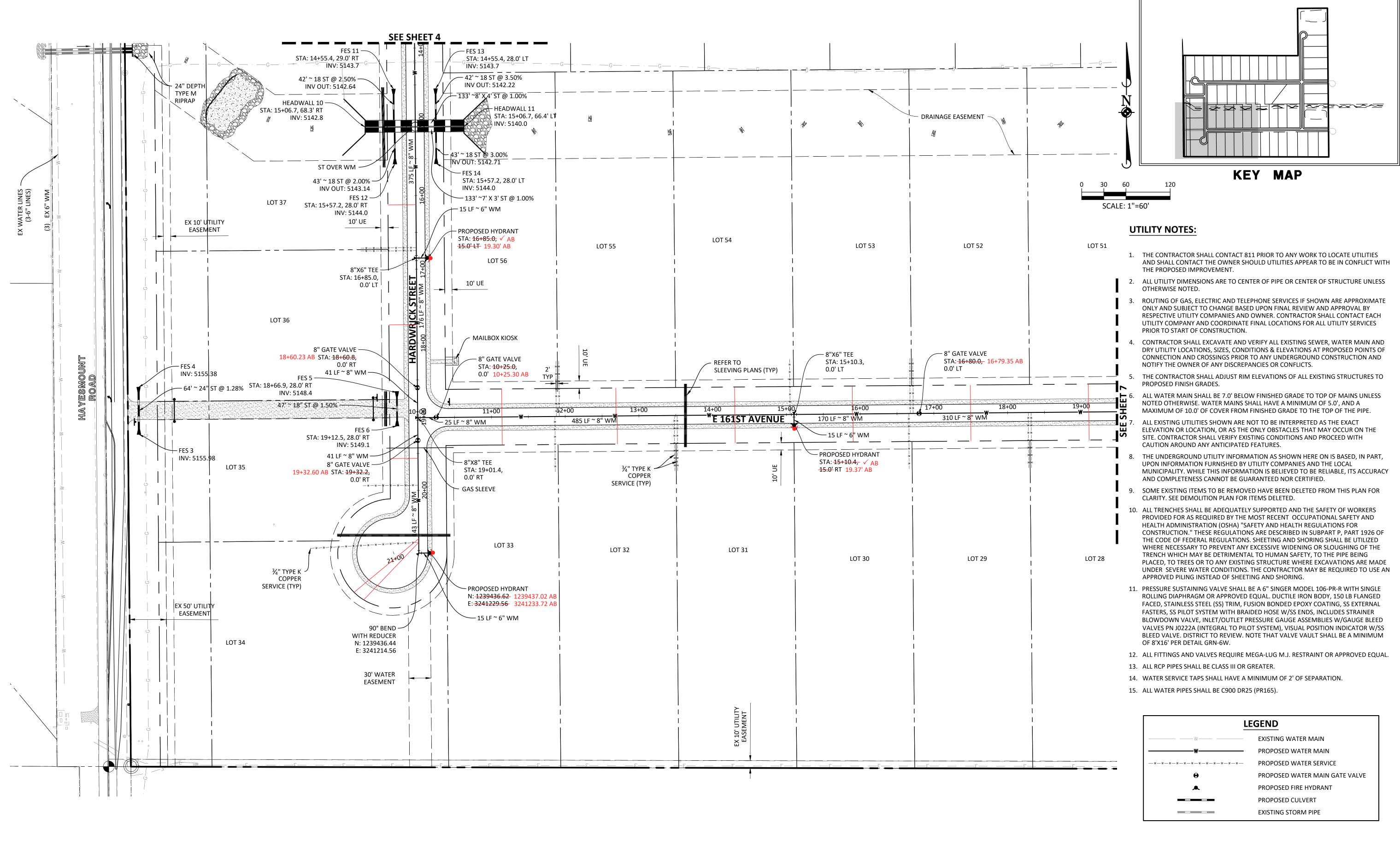
RANCHE

CLUB

COUNTRY

05/26/2020 SHEET

PCHACCO01



RECORD DRAWING Know what's below.

Call before you dig.

SHEET

COLORADO

COUNTY,

ADAMS

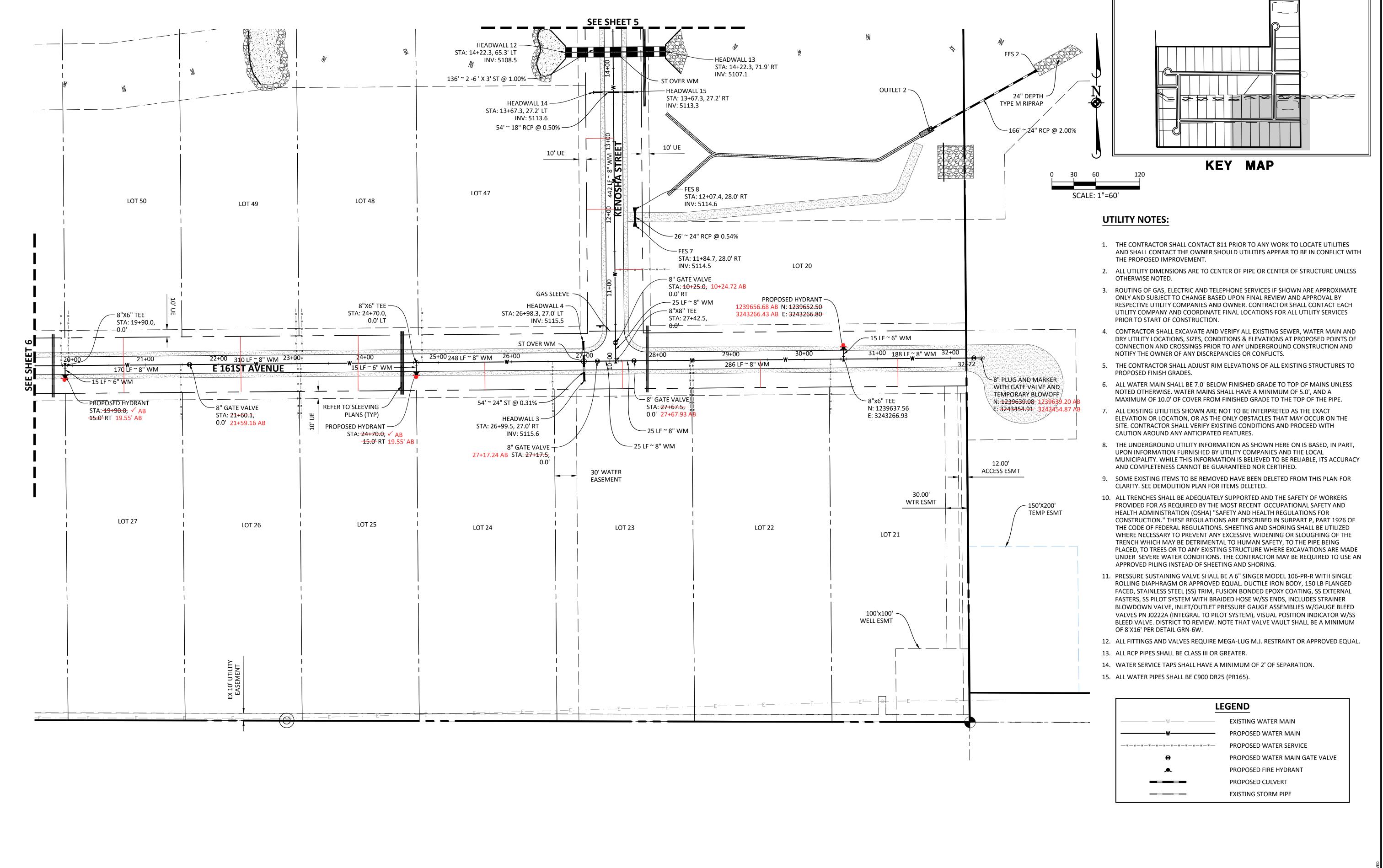
05/26/2020

PCHACCO01

RANCHE

CLUB

OUNTRY





COLORADO

COUNTY,

ADAMS

05/26/2020

SHEET

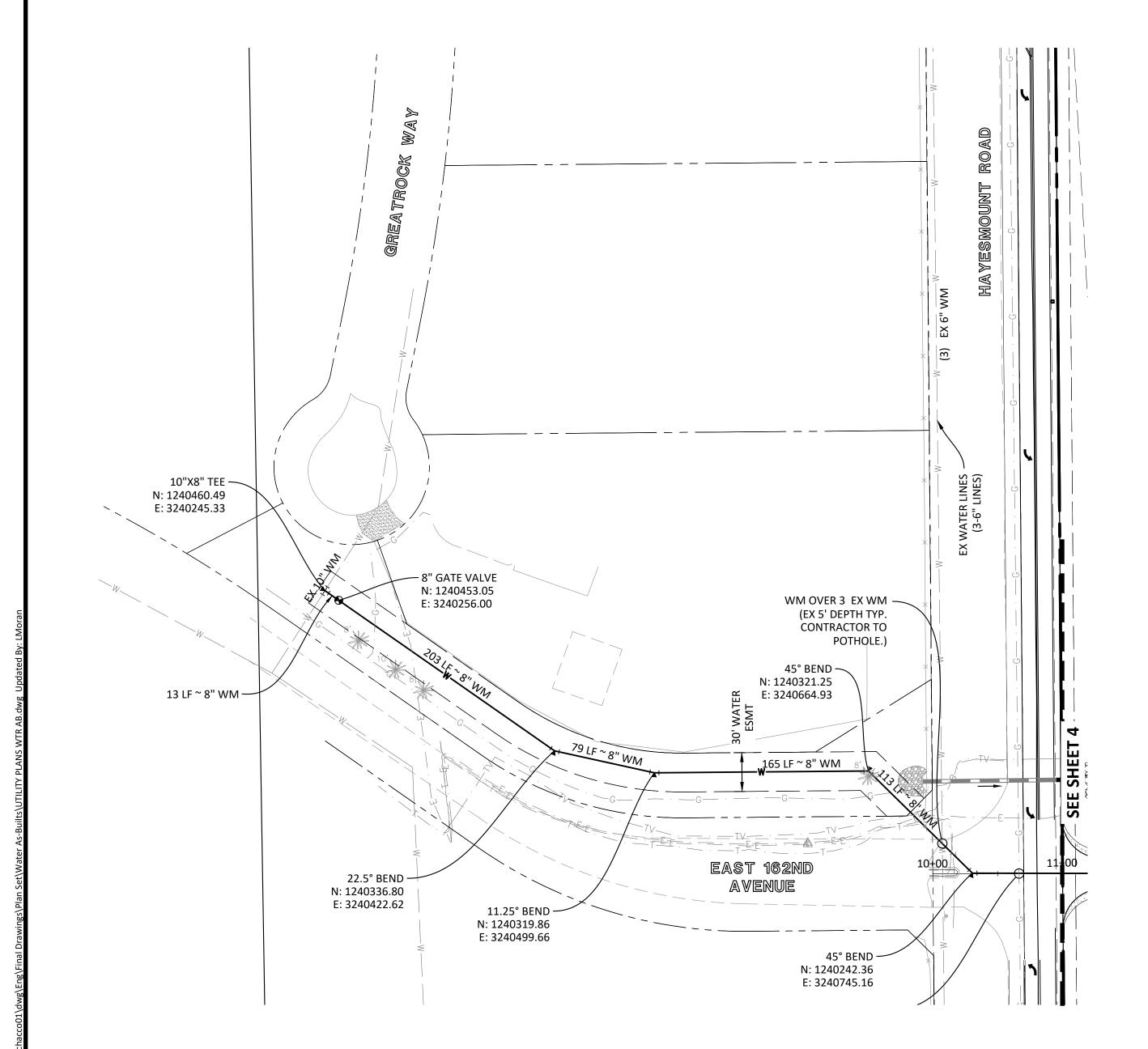
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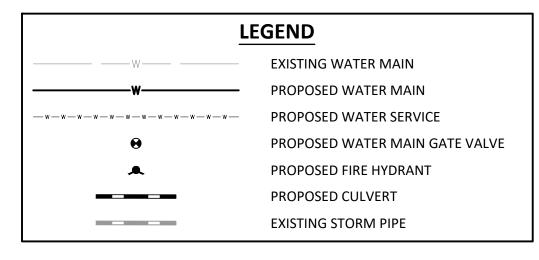
RANCHE

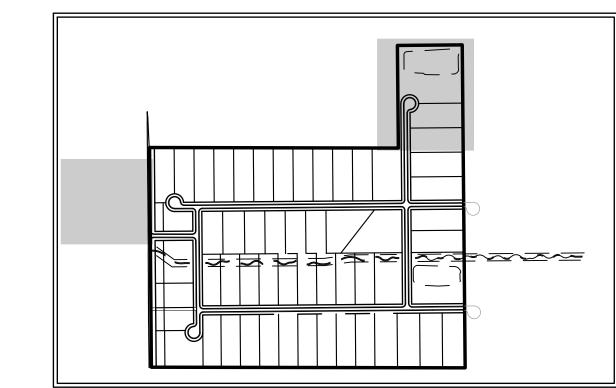
CLUB

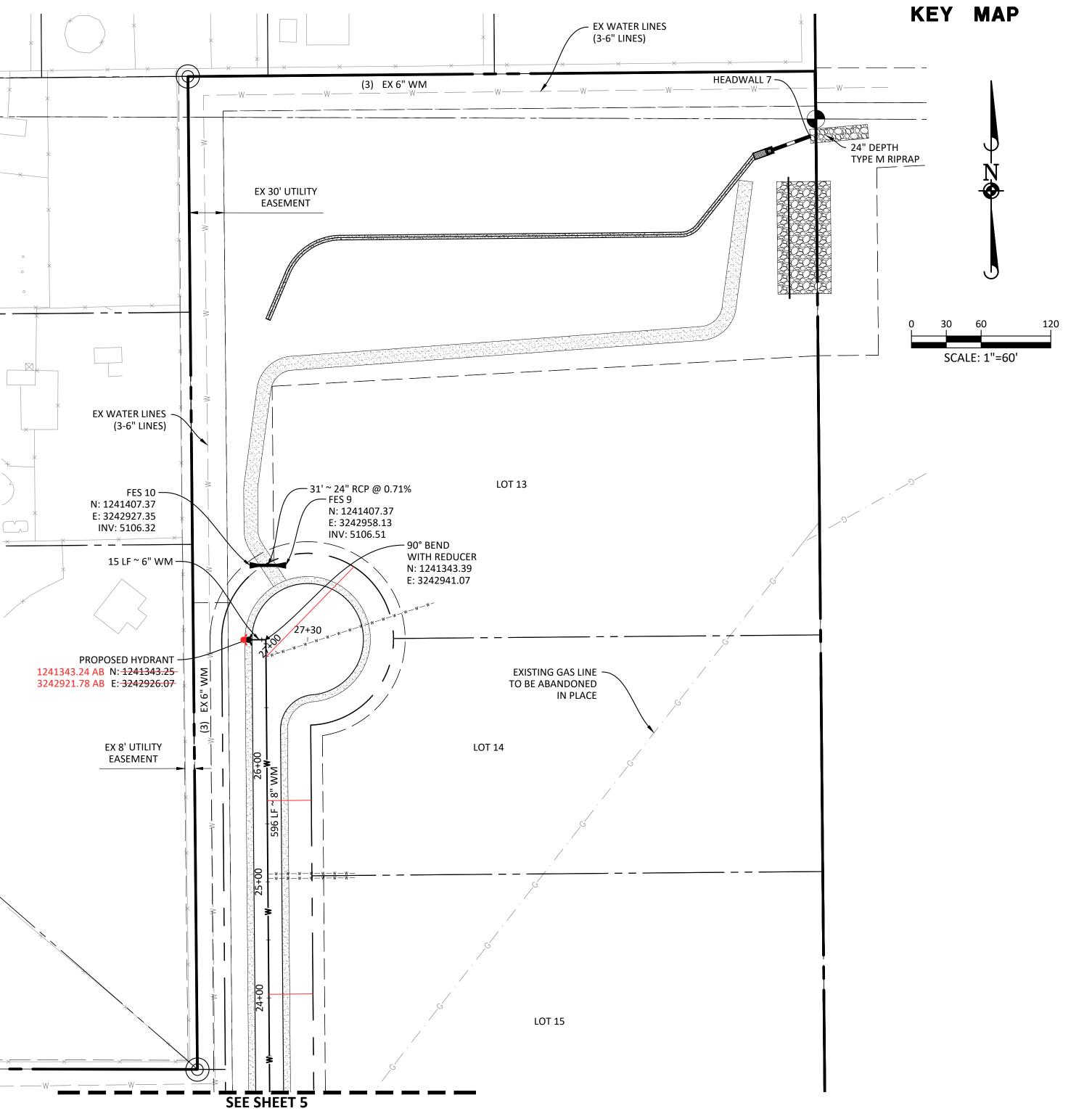
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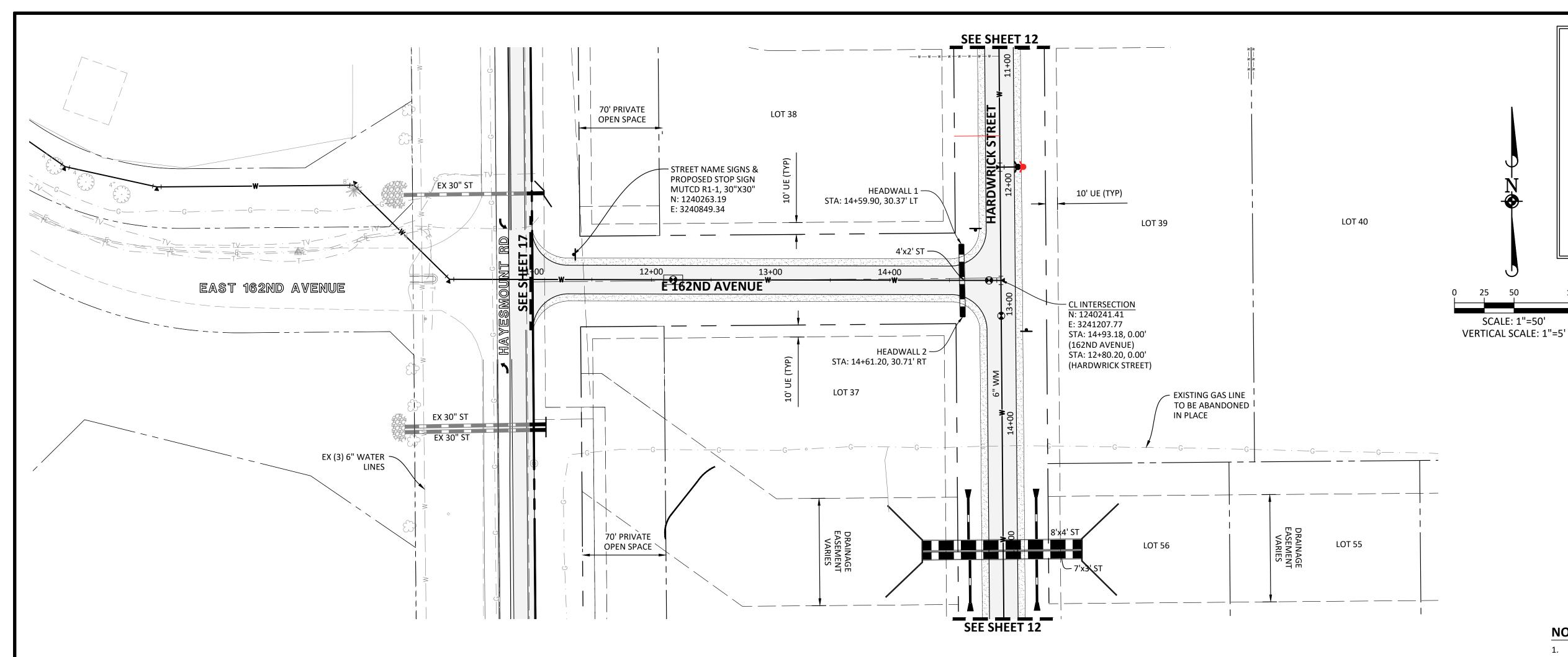
178

COLORADO COUNTY,

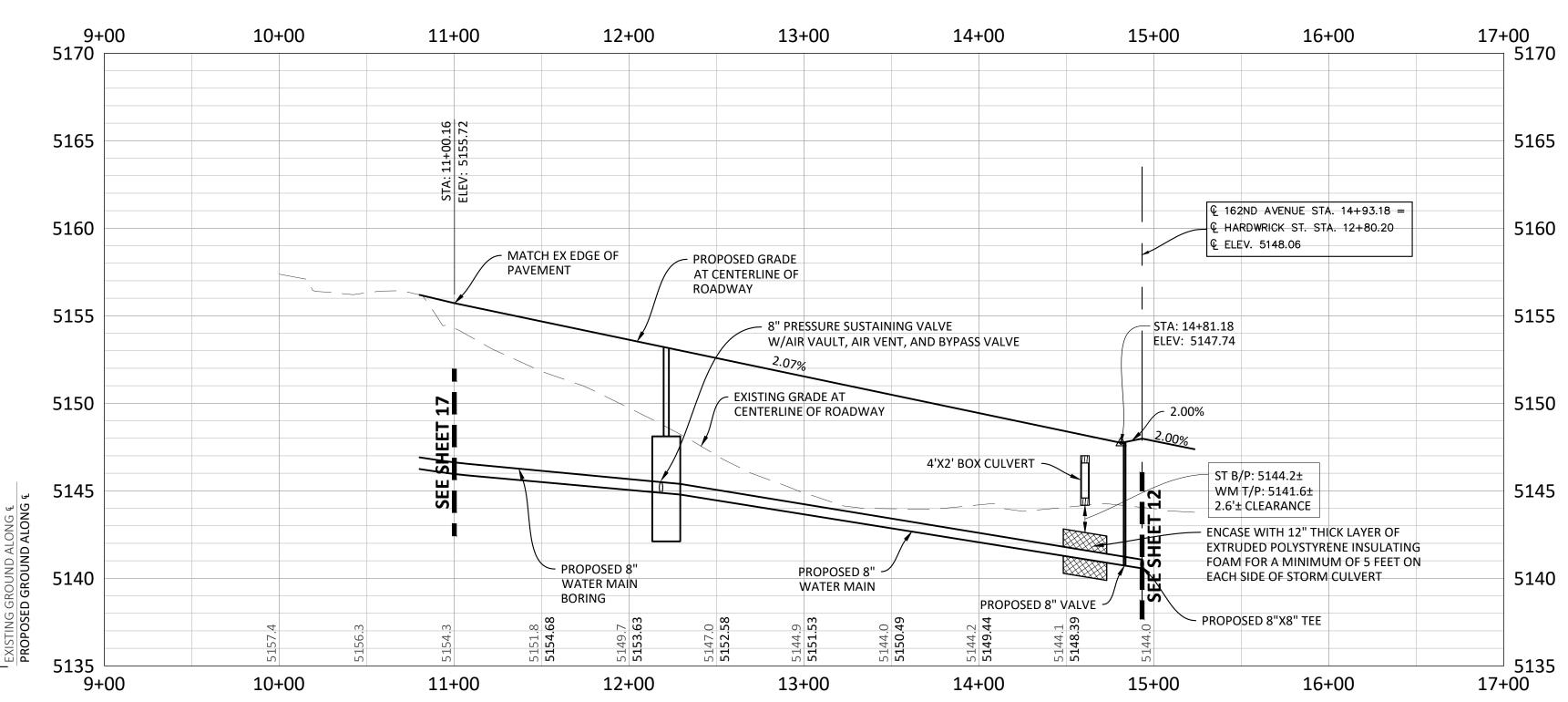
COUNTRY CLUB RANCHETTES ADAMS



05/26/2020



162ND AVENUE



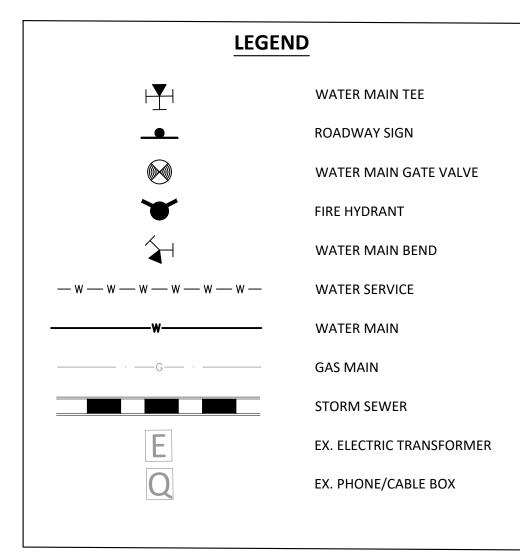
NOTES:

SCALE: 1"=50'

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KEY MAP

- 2. ALL ROAD ELEVATIONS SHOWN IN PROFILE ARE CENTERLINE OF PAVEMENT UNLESS OTHERWISE NOTED.
- 3. ALL STORM CULVERT DESIGN INFO IS SHOWN ON UTILITY PLANS.
- 4. DEFLECTION PER EACH PIPE JOINT SHALL BE 1° MAXIMUM, OR PER MANUFACTURER'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. A MEGALUG JOINT RESTRAINT SHALL BE USED FOR GREATER DEFLECTIONS.



COUNTRY CLUB RANCHETTES



162ND

PROFILE

PLAN AND

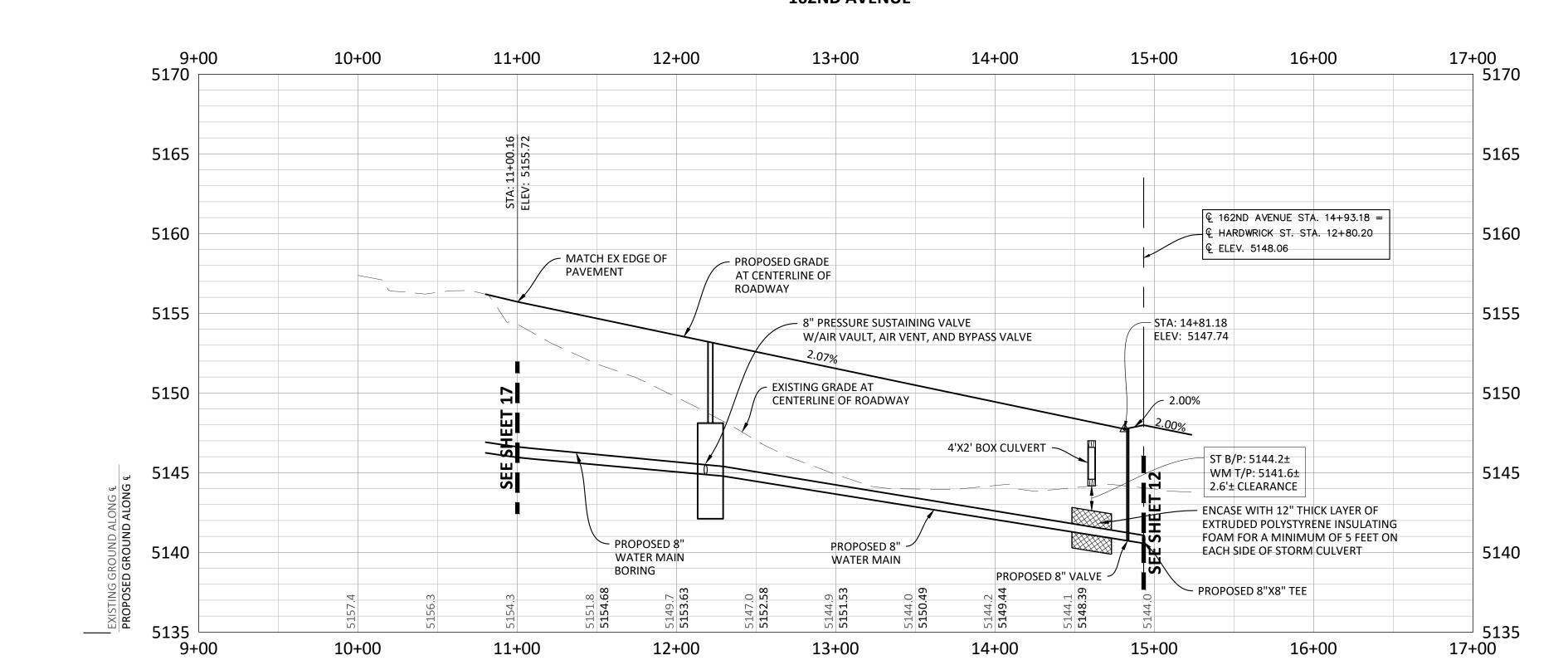
COLORADO

ADAMS COUNTY,

DRAWN BY: LMM 05/26/2020

SHEET 9 of 21 PCHACCO01

RECORD DRAWING



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

5150

5145

5140

5135

5130

5125 ^{_} 9+00

PROPOSED

90° BEND

10+00

TO HYDRANT

0.50%

PROPOSED

8" VALVE

PROPOSED

8" TEE

12+00

∼ PROPOSED

8" VALVE

5148.7 **5149.33**

PROPOSED

DEFLECT PIPE TO -

14+00

FIT ROADWAY RADIUS PER MANUFACTURER'S SPECIFICATIONS

8" WATERMAIN

13+00

PROPOSED

8"X6" TEE

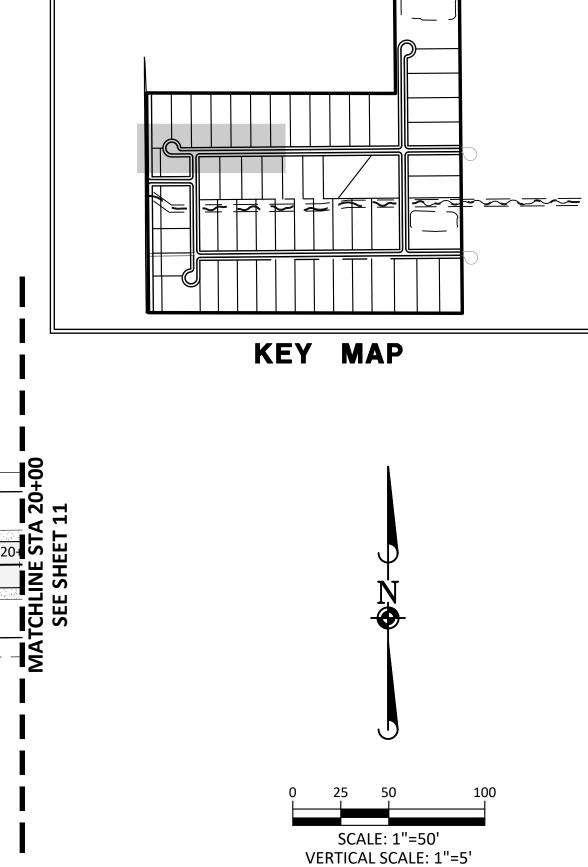
15+00

EXISTING GRADE AT

CENTERLINE OF ROADWAY

5148.5 **5150.08**

11+00



NOTES:

5140

5135

00+05 20+05 2137.24 20+00

PROPOSED 8" VALVE

18+00

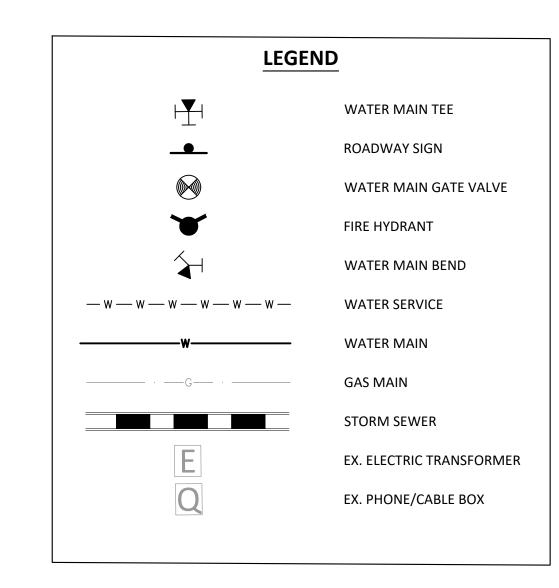
17+00

16+00

5139.2 **5140.25**

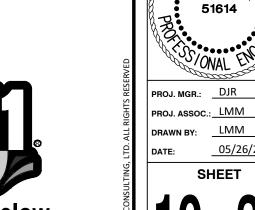
19+00

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RECORD DRAWING



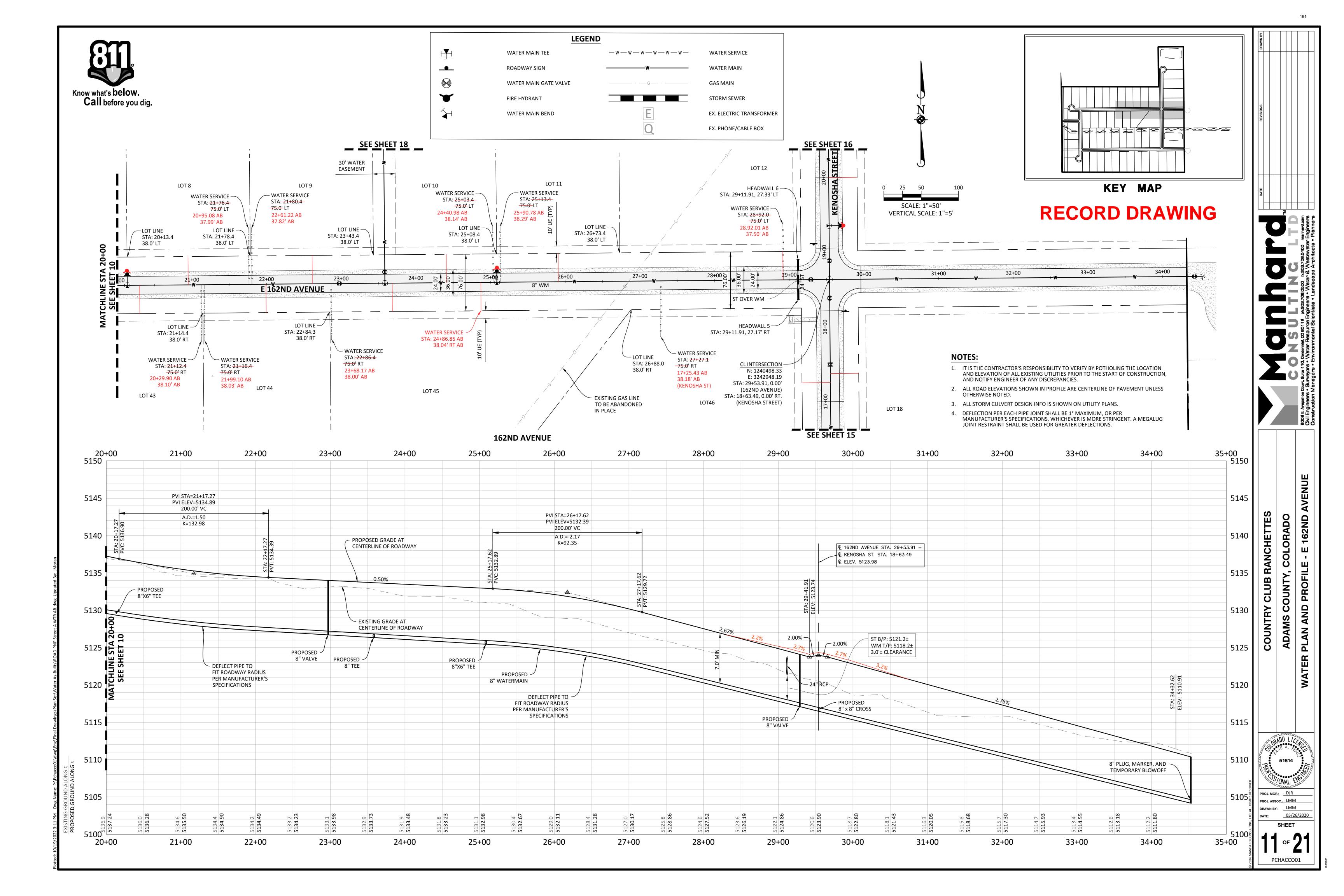
162ND COLORADO PROFILE

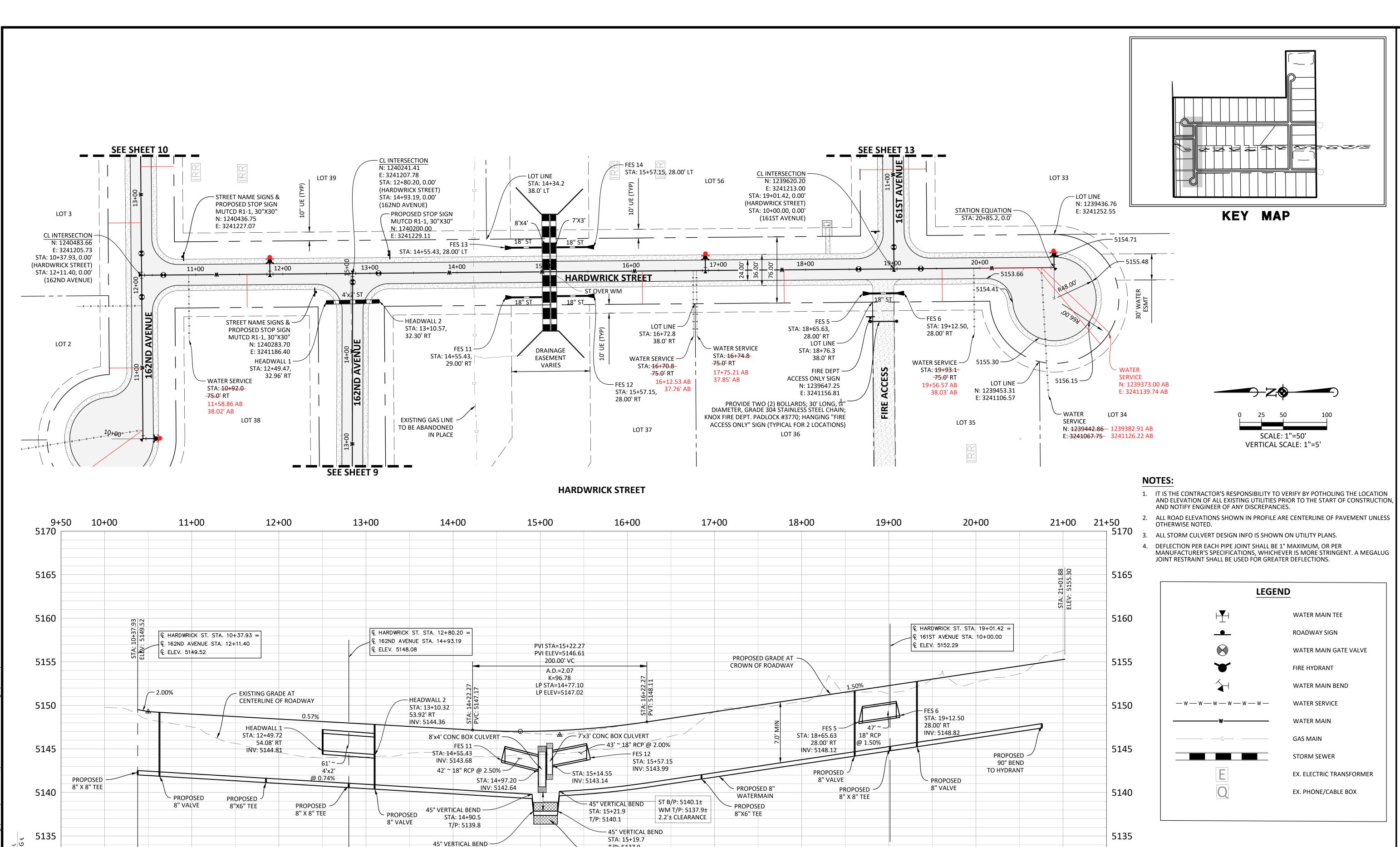
COUNTRY CLUB RANCHETTES ADAMS COUNTY, PLAN AND

PROJ. ASSOC.: LMM

05/26/2020

PCHACCO01





T/P: 5137.9

16+00

ENCASE WITH 12" THICK LAYER OF EXTRUDED POLYSTYRENE INSULATING FOAM FOR A MINIMUM OF 5 FEET ON

EACH SIDE OF STORM CULVERTS

17+00

5151.4 **5151.52**

18+00

5153.0 **5153.02**

20+00

5151.4 **5152.2**7

19+00

STA: 14+92.4 T/P: 5137.9

14+00

15+00

5144.1 **5147.87**

13+00

12+00

11+00

10+00

9+50

Know what's below.

Call before you dig.

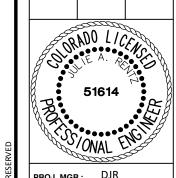
RECORD DRAWING

5130

5125

21+50

21+00



TREE

HARDWRIC

PROFILE

AND

PLAN

COLORADO

COUNTY,

ADAMS

COUNTRY CLUB RANCHETTES

PROJ. ASSOC.: LMM DRAWN BY: LMM 05/26/2020

PCHACCO01

VENUE

161ST

PLAN AND PROFILE

COUNTRY CLUB RANCHETTES

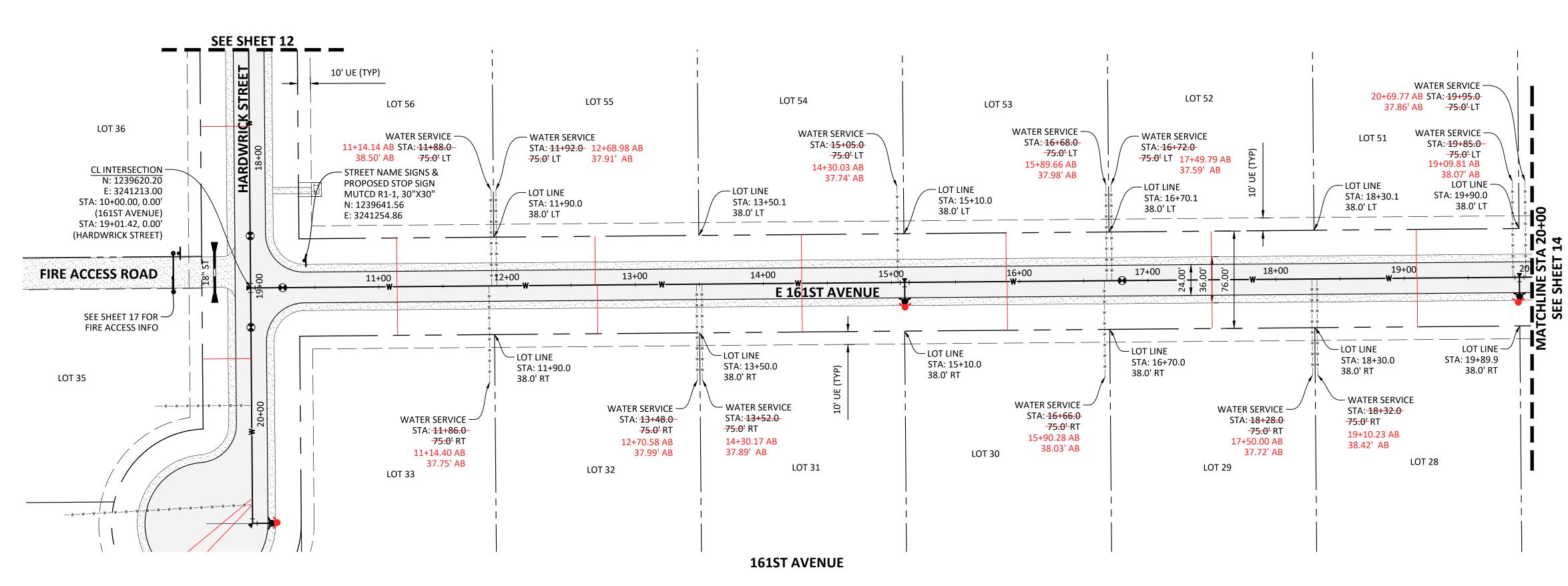
COLORADO

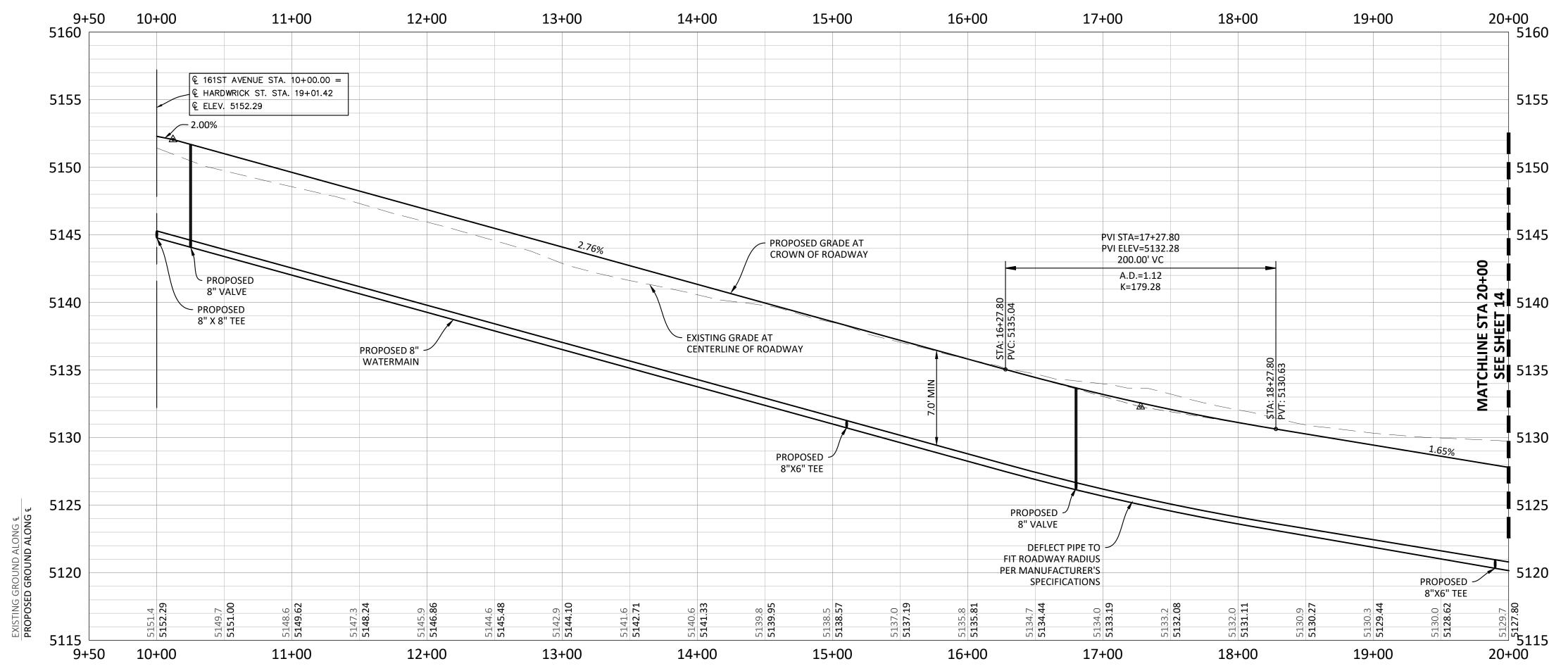
ADAMS COUNTY,

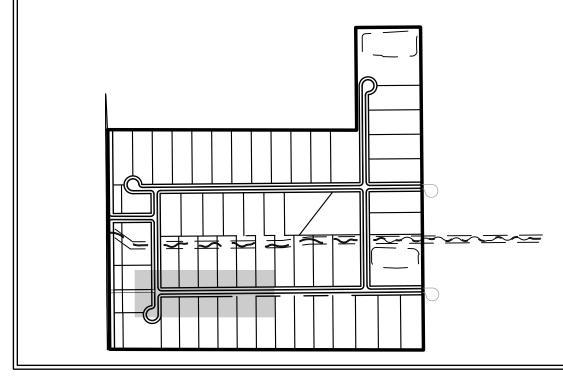
PROJ. ASSOC.: LMM

05/26/2020

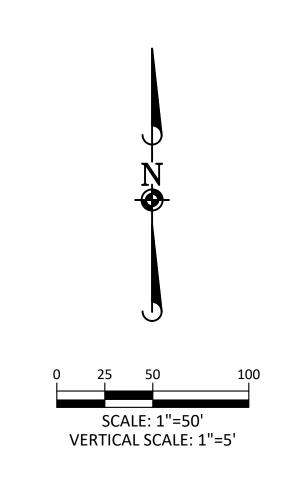
PCHACCO01





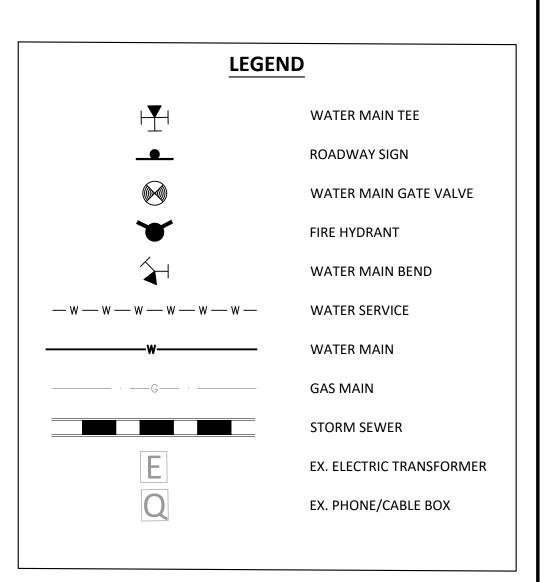


KEY MAP



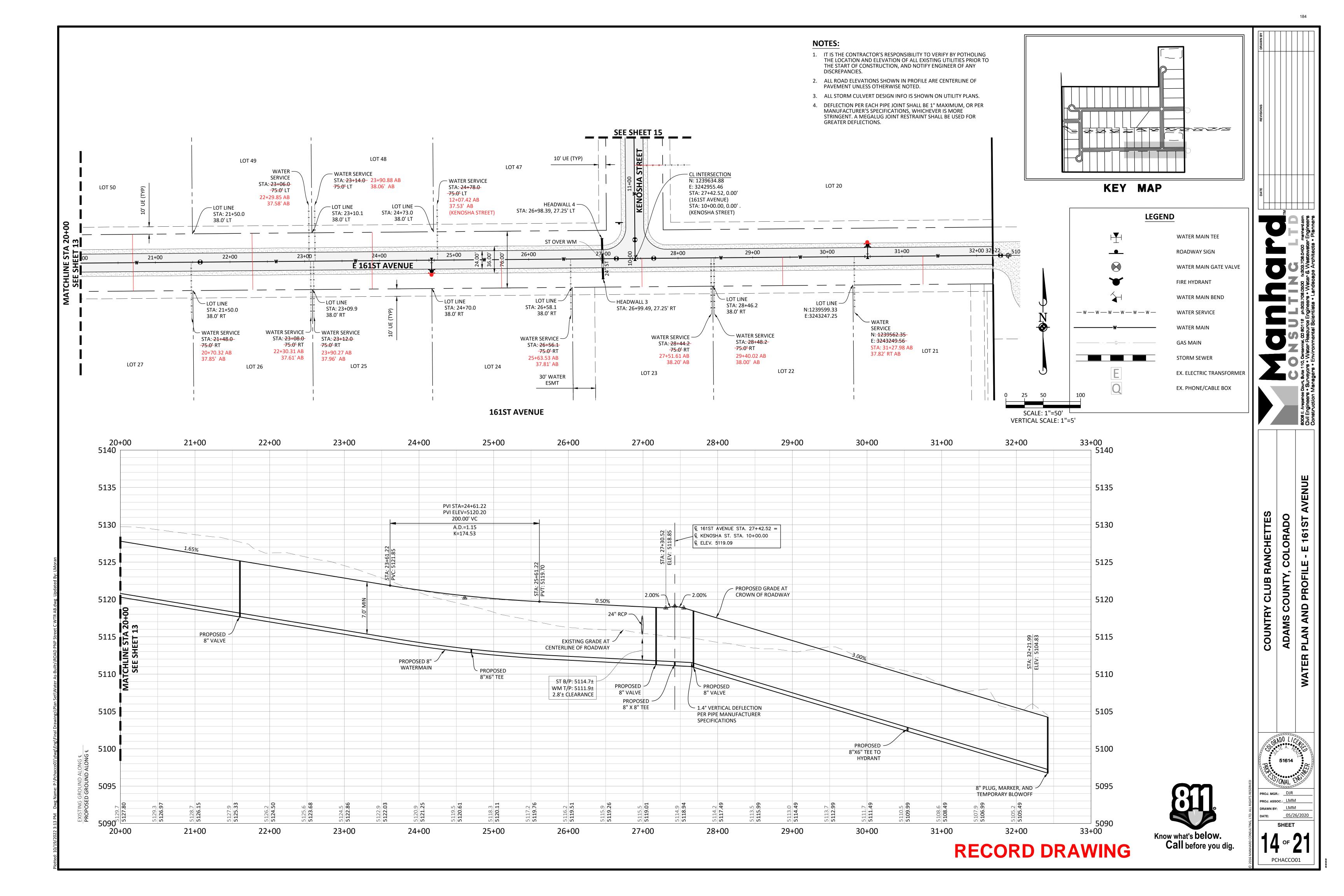
NOTES:

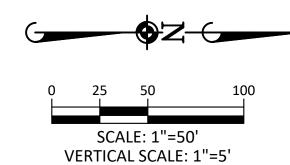
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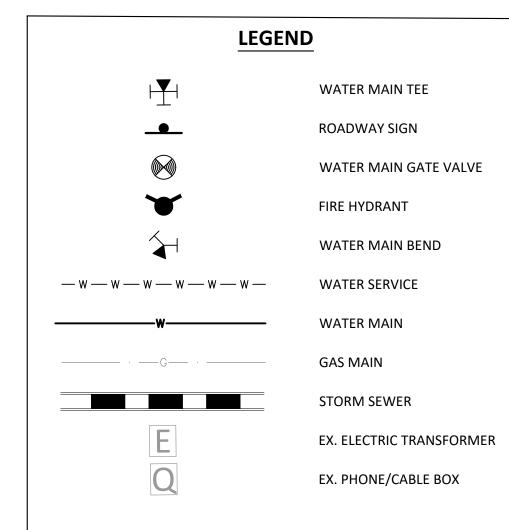


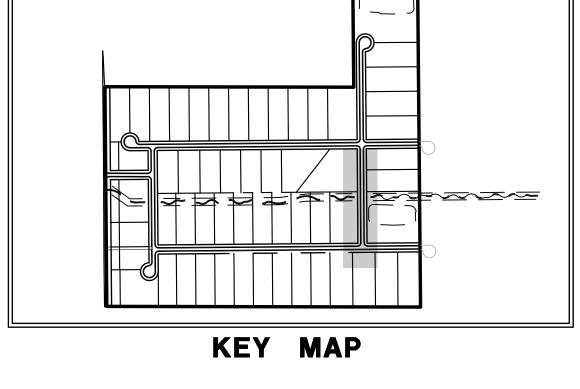


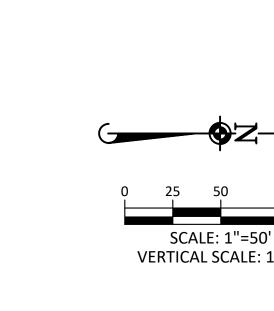




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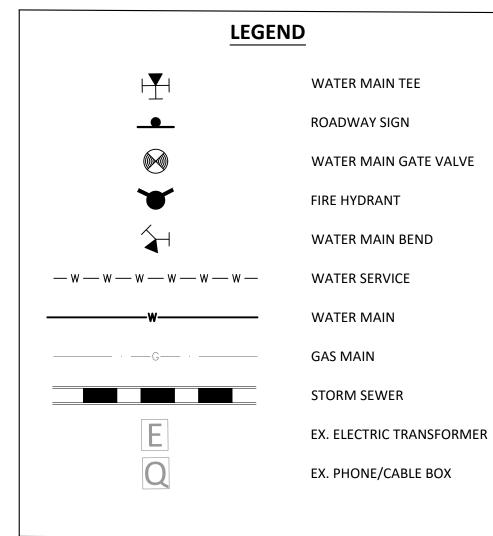








- 3. ALL STORM CULVERT DESIGN INFO IS SHOWN ON UTILITY PLANS.





SEE SHEET 14

SEE SHEET 14

10+00

LOT 24

HEADWALL 3 —

STA: 9+73.00, 43.03' LT

CL INTERSECTION -

N: 1239634.88 E: 3242955.46

STA: 10+00.00, 0.00'

(KENOSHA STREET)

(161ST AVENUE)

STA: 27+42.52, 0.00'

5135

5130

5125

5120

5115

5110

5105

9+00

D ALONG & ND ALONG

HEADWALL 3

STA: 9+73.00 24" RCP 43.03' LT @ 0.31% INV: 5115.30

LOT 23

WATER SERVICE ~ STA: 13+04.59 AB

LOT 47

38.29' LT AB

ST OVER WM

HEADWALL 15

KENOSHA STREET

6'x3' CONC BOX CULVERT -

STA: 14+05.7

T/P: 5108.3

45° VERTICAL BEND -

STA: 14+08.6

T/P: 5105.2

14+00

45° VERTICAL BEND -

18" RCP —

2 - 6'X3' ST —

14+00

PVI STA=14+40.85 PVI ELEV=5116.46

200.00' VC A.D.=4.21

K=47.53

LP STA=13+67.34

LP ELEV=5116.94

5122.9 **5117.66**

DRAINAGE

EASEMENT

STA: 13+67.34, 27.25' RT

HEADWALL 14 —

STA: 13+67.35, 27.25' LT

KENOSHA STREET

STA: 12+09.39,

13+00

28.00' RT

STA: 12+09.39

ST B/P: 5110.7±

WM T/P: 5108.7±

2.0 ± CLEARANCE

13+00

27.99' RT

— 26' ~ 24" RCP @ 0.54%

EL: 5114.39

DRAINAGE

EASEMENT

STA: 14+67.3

- LOT LINE

38.0' RT

STA: 14+67.3

STA: 15+40.85
PVT: 5120.11

ST B/P: 5107.2±

WM T/P: 5105.2±

2.0'± CLEARANCE

STA: 14+43.1

EXTRUDED POLYSTYRENE INSULATING

FOAM FOR A MINIMUM OF 5 FEET ON

16+00

T/P: 5105.2

- ENCASE WITH 12" THICK LAYER OF

EACH SIDE OF STORM CULVERTS

8"X6" TEE — 45° VERTICAL BEND

38.0' LT

15+00

15+00

- 6'x3' CONC

STA: 14+48.4

T/P: 5110.6

BOX CULVERT

- 45° VERTICAL BEND

PROPOSED

8" VALVE

5122.9

15+00

LOT 46

- WATER SERVICE

37.93' LT AB

WATER SERVICE -

STA: 16+47.5

15+58.38 AB

16+00

-75.0' RT

37.86' AB

STA: 15+67.78 AB

WATER SERVICE ~

38.18' LT AB

17+00

STA: 17+25.43 AB

– LOT LINE

STA: 16+49.5

WATER SERVICE

17+00

PVI STA=16+80.74 PVI ELEV=5125.22 200.00' VC

A.D.=-4.33

K=46.23

HP STA=17+49.51

HP ELEV=5124.65

AIR RELEASE VALVE -

STA: 17+49.52

17+00

T/P: 5117.64

- DEFLECT PIPE TO FIT ROADWAY RADIUS

PER MANUFACTURER'S

SPECIFICATIONS

W/ 6' DIA. PRECAST VAULT

LOT 18

18+00

17+80.74 5124.54

→ 5135

5110

5105

18+00

STA: 16+51.5 17+37.41 AB

75.0' RT 38.30' AB

38.0' RT

WATER SERVICE ~

37.53' LT AB

12+00

12+00

EXISTING GRADE AT

0.56%

PROPOSED 8"

WATERMAIN

5119.3 **5117.80**

12+00

STA: 11+83.66

INV: 5114.53

27.99' RT

CENTERLINE OF ROADWAY

STA: 12+07.42 AB

FES 7 -

STA: 11+83.66,

27.98' RT

STREET NAME SIGNS &

PROPOSED STOP SIGN

MUTCD R1-1, 30"X30"

N: 1239681.72

E: 3242934.10

- HEADWALL 4

44.12' LT

STA: 10+27.00,

11+00

WATER SERVICE —

STA: 11+24.7 11+24.78 AB

11+00

€ KENOSHA ST. STA. 10+00.00 =

€ 161ST AVENUE STA. 27+75.00

€ ELEV. 5119.09

STA: 10+27.00

INV: 5114.56

PER MANUFACTURER'S

DEFLECT PIPE

11+00

SPECIFICATIONS

44.12' LT

- PROPOSED

8" X 8" TEE

10+00

PROPOSED GRADE AT

CROWN OF ROADWAY

<u>___ 2.00%</u>

75.0' RT 37.84' AB

TREET

KENOSHA

PROFILE

AND

PLAN

COLORADO

ADAMS COUNTY,

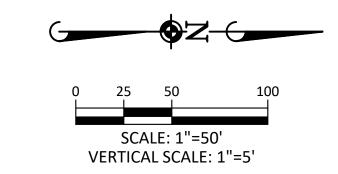
CLUB RANCHETTES

COUNTRY

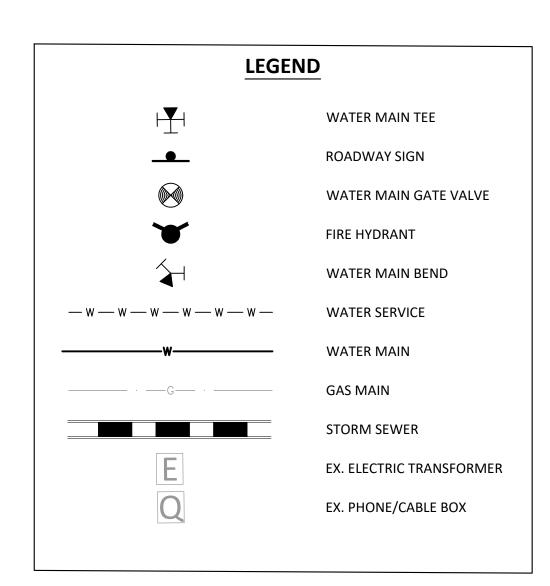
DRAWN BY: LMM

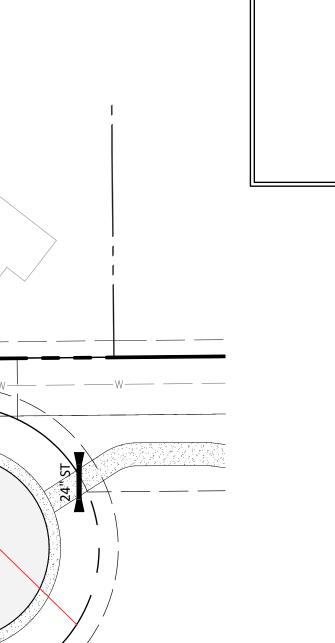
PCHACCO01





- 1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY BY POTHOLING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 2. ALL ROAD ELEVATIONS SHOWN IN PROFILE ARE CENTERLINE OF PAVEMENT UNLESS OTHERWISE NOTED.
- 3. ALL STORM CULVERT DESIGN INFO IS SHOWN ON UTILITY PLANS.
- 4. DEFLECTION PER EACH PIPE JOINT SHALL BE 1° MAXIMUM, OR PER MANUFACTURER'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. A MEGALUG JOINT RESTRAINT SHALL BE USED FOR GREATER DEFLECTIONS.





- WATER SERVICE

1241406.30 AB N: 1241375.12

3243017.11 AB E: 3243085.98

EX (3) 6" WATER LINES

— WATER SERVICE

STA: 25+06.8

25+69.90 AB

-75.0' RT

38.09' AB

26+00

N: 1241344.37 E: 3243051.06

25+00

STA: 25+04.8

WATER SERVICE —

STA: 25+02.8

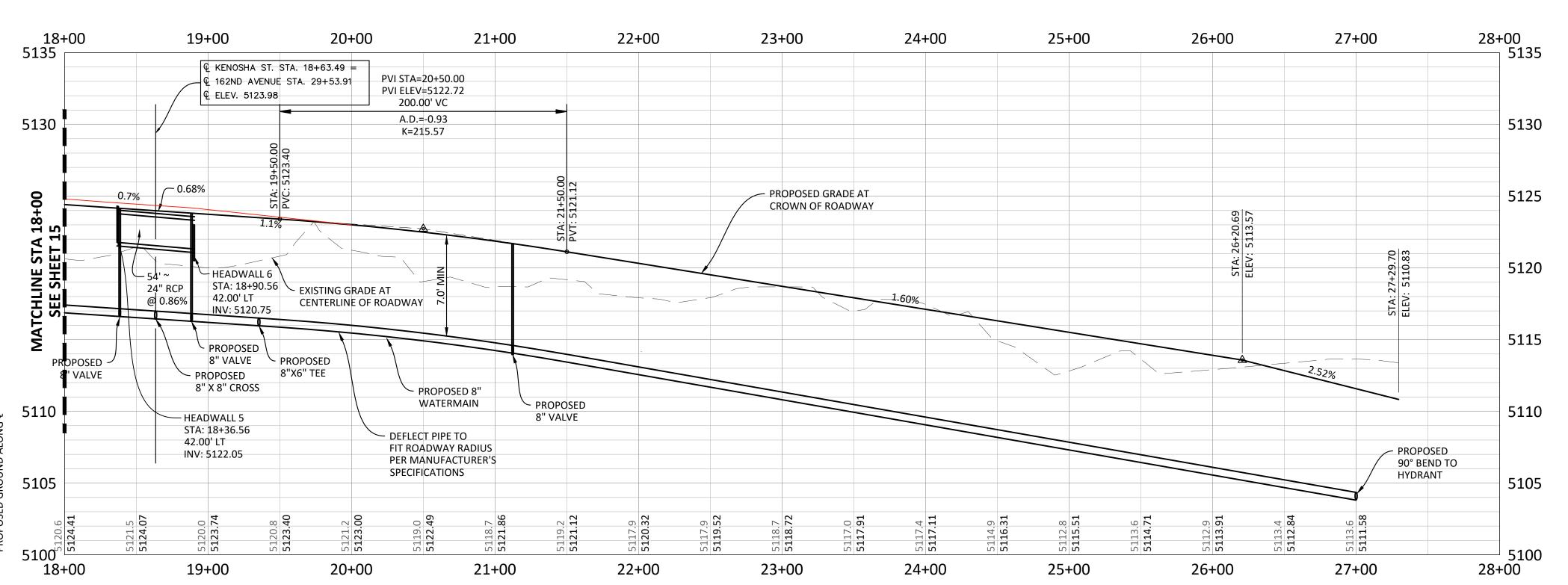
24+03.11 AB

-75.0' RT

37.74' AB

LOT 15

38.0' RT





SEE SHEET 11

SEE SHEET 11

— CL INTERSECTION

N: 1240498.33

(162ND AVENUE)

- HEADWALL 5

42.00' LT

N: 1240456.56

E: 3242969.54

STA: 18+36.56,

STREET NAME SIGNS &

PROPOSED STOP SIGN

MUTCD R1-1, 30"X30"

— PROPOSED STOP SIGN

MUTCD R1-1, 30"X30"

KENÖSHA STREET

LOT LINE —

38.0' RT

STA: 20+97.2

WATER SERVICE -

STA: 20+95.3

19+99.93 AB

75.0' RT

38.10' AB

N: 1240545.25

E: 3242926.83

LOT 17

– HEADWALL 6 STA: 18+90.56,

42.00' LT

E: 3242948.18 STA: 18+63.49, 0.00' (KENOSHA STREET) STA: 29+53.91, 0.00' - EXISTING GAS LINE TO BE ABANDONED

WATER SERVICE ~

38.18' LT AB

STA: 22+45.09 AB

- WATER SERVICE

KENOSHA STREET

STA: 20+99.3

-75.0' RT

38.80' AB

LOT 12

STA: 23+01.1

38.0' RT

STA: 23+38.7

38.0' LT

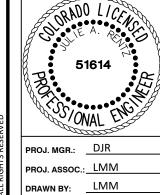
IN PLACE

RECORD DRAWING



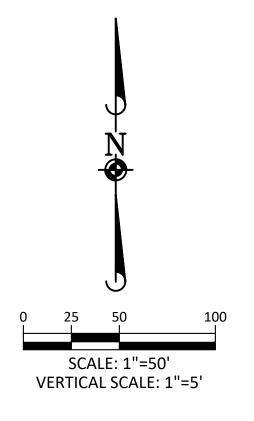
KENOSHA COUNTRY CLUB RANCHETTES ADAMS COUNTY, COLORADO PROFILE

PLAN AND



PCHACCO01

05/26/2020



E 162ND AVENUE

__w_w_w_w+w-

LOT 38

- 8" PRESSURE SUSTAINING VALVE

STA: 17+60.47 **17+60.45** AB

EAST 162ND AVENUE STA-12+18.19 12+18.17 AB

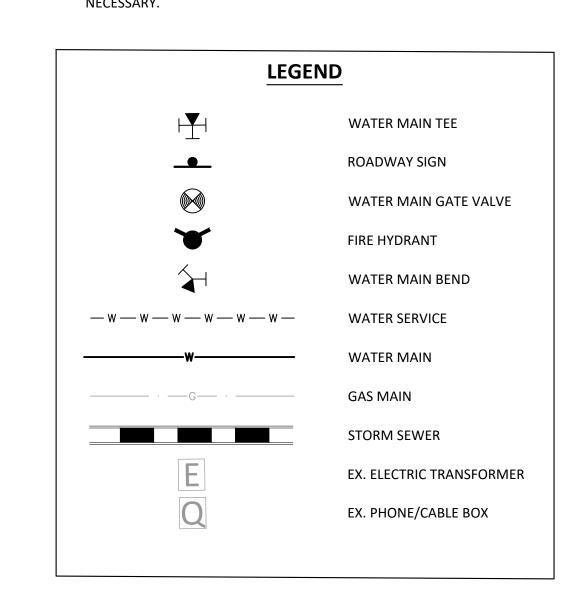
∡abel Text

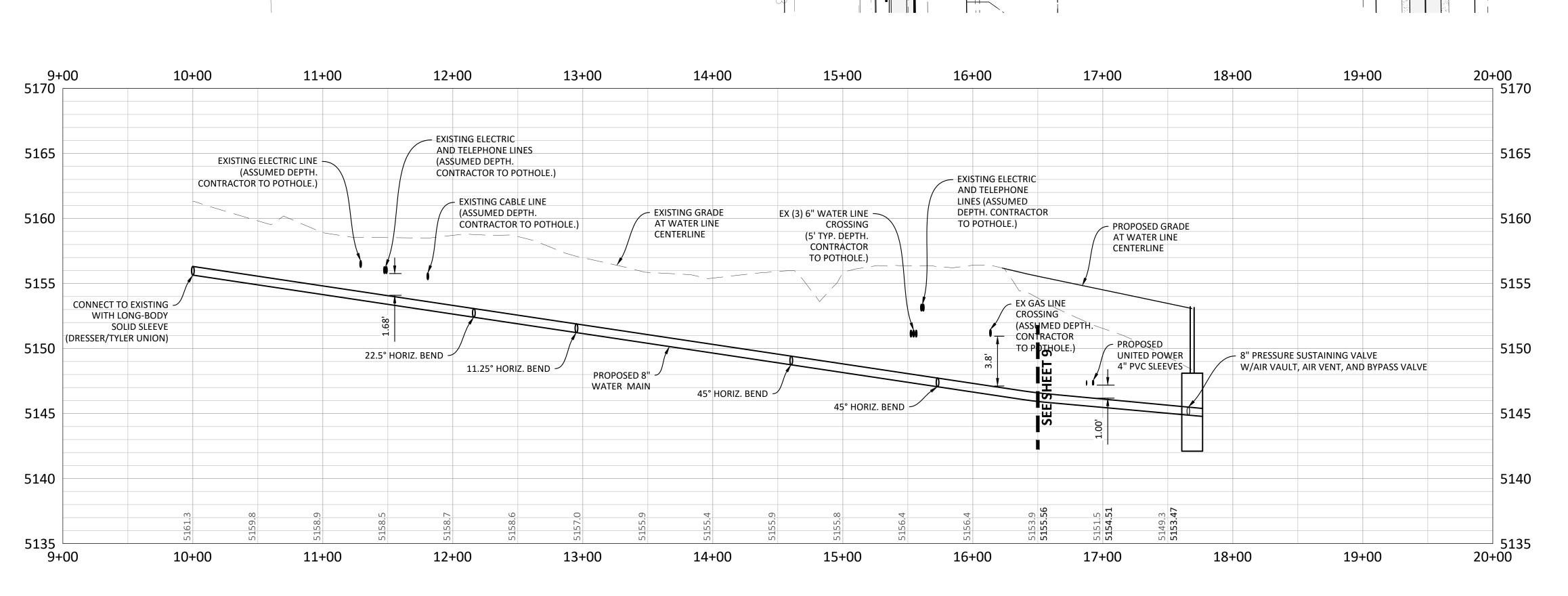
W/AIR VAULT, AIR VENT, AND BYPASS VALVE

E 162ND AVENUE

NOTES:

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- 5. CONTRACTOR TO RELOCATE EXISTING IRRIGATION LINES, SPRINKLER HEADS, ETC. AS NECESSARY.





/EX 30" ST

17+00

EXISTING (3) -6" WATER LINES. 5' DEPTH TYP. CONTRACTOR TO

POTHOLE.

45° BEND –

STA: 15+72.85

45° BEND – STA: 14+60.32

- EXISTING FENCE

- EXISTING FENCE

STA: 12+16.16



10"X8" TEE STA: 10+00.00

8" VALVE -

STA: 10+13.00

RECORD DRAWING

ADAMS COUNTRY CL ADAMS COU

2

OFFSITE (GREATROCK

COLORADO

COUNTY,

CLUB RANCHETTES

51614

BROUMER: DIR

PROJ. MGR.: DJR

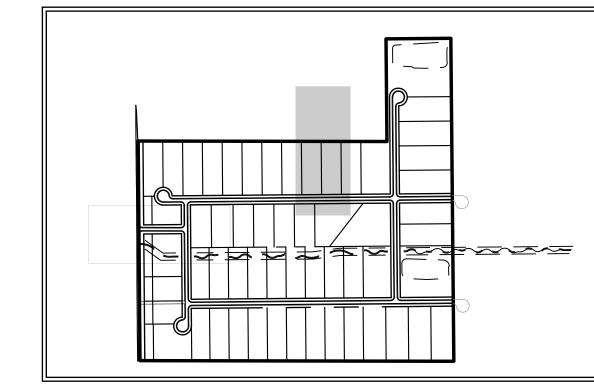
PROJ. ASSOC.: LMM

DRAWN BY: LMM

DATE: 05/26/2020

SHEET

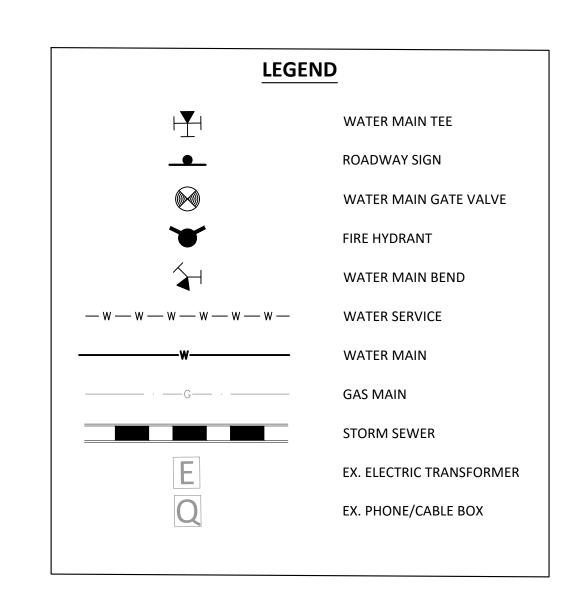
PCHACCO01

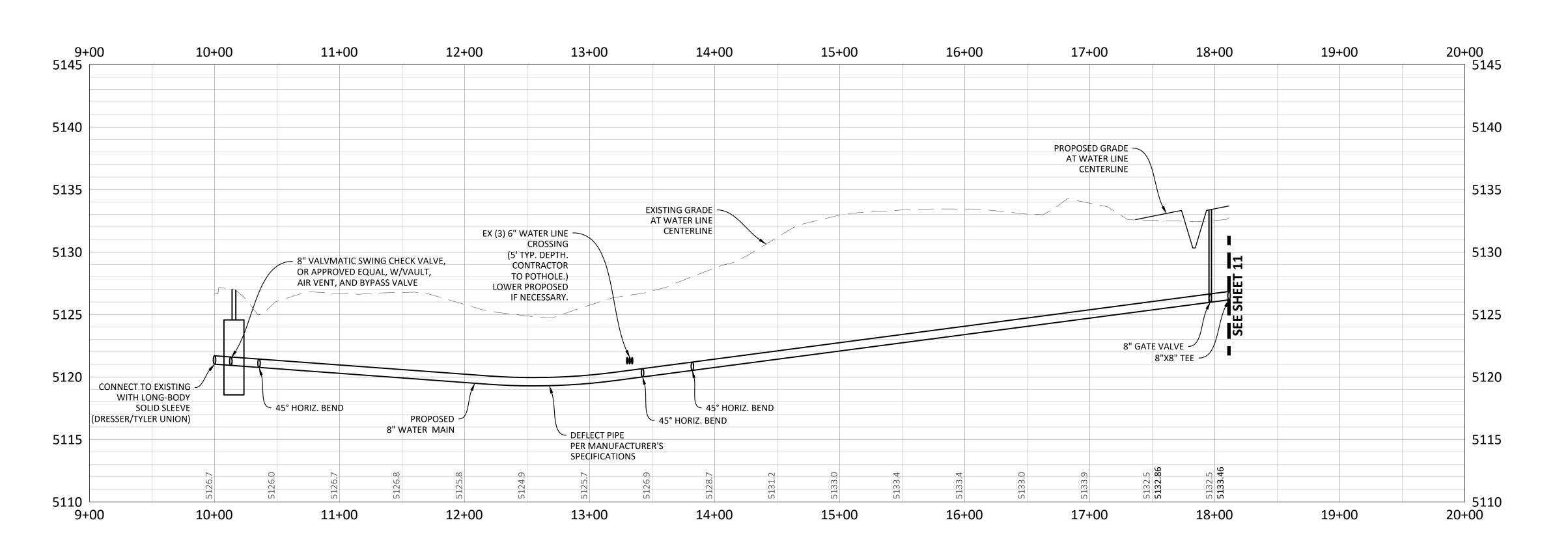


KEY MAP

NOTES:

- 1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY BY POTHOLING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
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RECORD DRAWING

ADAMS COUNTY, COLORADO AND PROFILE - OFFSITE (ROCKING HORSE FAF

COUNTRY CLUB RANCHETTES

ORADO LICENSO 51614



SHEET

18 of 21

PCHACCO01

DRAWN BY: LMM

EXHIBIT B IMPROVEMENTS

Nine thousand two hundred and seventy five (9,275) linear feet of eight inch (8") waterline, fourteen (14) fire hydrants, and sixty-one (61) three quarter inch (3/4") water services with curb stops and meter pits, two (2) eight inch (8") pressure sustaining valves, twenty four (24) eight inch (8") gate valves as more specifically set forth in the final plat for Country Club Ranchettes - Filing No. 1, recorded at Reception # 2020000006698, part of the Southwest Quarter of Section 2, Township 1 South, Range 65 West of the 6th Principal Meridian, County of Adams, State of Colorado.

Exhibit E

Warranty Agreement

WARRANTY AGREEMENT (Country Club Ranchettes Filing No. 1)

This WARRANTY AGREEMENT ("Agreement") is entered into to become effective as of the 8th day of February, 2023, by and between COUNTRY CLUB RANCHETTES, LLC, a Colorado limited liability company, its successors and permitted assigns (the "Developer"), and GREATROCK NORTH WATER AND SANITITION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District").

RECITALS

WHEREAS, the District has initially accepted certain public infrastructure, improvements, facilities and services (collectively, the "Public Infrastructure") constructed by the Developer pursuant to the Initial Acceptance Resolution, dated February 7, 2023 (the "Initial Acceptance Resolution"); and

WHEREAS, Developer wishes to convey the Public Infrastructure set forth in **Exhibit A**, attached hereto and incorporated by reference ("Country Club Ranchettes Improvements"), to the District; and

WHEREAS, the District wishes to accept Country Club Ranchettes Improvements on the conditions stated within the Initial Acceptance Resolution and the District's reissued Rules and Regulations, dated December 3, 2019, as amended (the "Rules and Regulations"); and

WHEREAS, the Developer executed a Bill of Sale, dated January 17, 2023, conveying the Country Club Ranchettes Improvements to the District as required by the Initial Acceptance Resolution; and

WHEREAS, pursuant to the Rules and Regulations, the District requires a warranty period on any public infrastructure; and

WHEREAS, the District and the Developer desire to state their intentions with regards to the warranty for the Country Club Ranchettes Improvements initially accepted under the Initial Acceptance Resolution.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the Developer and the District hereby agree as follows:

TERMS AND CONDITIONS

1. **Warranty.** The Developer agrees to warrant, keep in good repair, and to make any repairs or changes required by the District to the Country Club Ranchettes Improvements described in **Exhibit A** until they are finally accepted by the District. The Developer warrants to the District that the Country Club Ranchettes Improvements are of good quality and new unless otherwise required or permitted, and that (1) the Country Club Ranchettes Improvements conform to the approved plans and specifications under which the Country Club Ranchettes Improvements were constructed; and (2) such Country Club Ranchettes Improvements conform to all applicable standards for construction of the same. Country Club Ranchettes Improvements not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective and require correction hereunder as recommended

by the District's engineer ("District Engineer"). All warranties provided in the underlying construction documents for the Country Club Ranchettes Improvements, including warranties for materials, subcontractors and material suppliers are hereby assigned to the District.

Developer shall also obtain and maintain all permits, licenses, and other consents required from all government authorities, utility companies, and appropriate parties under any restrictive covenants in connection with its work on the Country Club Ranchettes Improvements until such permits licenses, and other consents are deactivated or otherwise satisfied and closed and shall maintain the area covered by the permit licenses, and other consents to the satisfaction of the issuing jurisdiction and the District. Developer warrants that no claims exist or will be submitted against the District.

- 2. **Bond.** To secure Developer's obligation as to the warranty prior to the point at which the Country Club Ranchettes Improvements are finally accepted by the District, the Developer shall furnish a warranty bond substantially in the form set forth in **Exhibit B** attached hereto. The warranty bond must be in a bond amount of five percent (5 %) of the value of the Country Club Ranchettes Improvements. The warranty bond period will extend to a date one (1) year from the date of the Initial Acceptance Resolution. The Developer shall deliver the fully executed warranty bond to the District within thirty (30) days of the District's issuance of its Initial Acceptance Resolution.
- 3. **Process for Cure.** The District may provide written notice to the Developer of any claimed defect in the Country Club Ranchettes Improvements at any time within the warranty Period (the "Claim Notice"). The Developer shall cause the defect to be cured at no cost to the District within thirty (30) days following its receipt of the Claim Notice; provided, however, that if the defect cannot be reasonably cured within such thirty (30) day period, the Developer shall cause work to be initiated to cure the defect within such thirty (30) day period, and shall diligently proceed to completion, but in no event shall such cure continue for more than ninety (90) days without notice to the District and written consent of the District agreeing to such extended cure period. The District, through the District Engineer, shall have the right to inspect and approve the warranty work, which approval shall be in the District's reasonable discretion based upon the District Engineer's recommendation. If the Developer fails to cause the defect to be cured within the applicable cure period, it shall be deemed a default hereunder and the District may proceed to enforce all reasonable and legal action to cure the defect.
- 4. **No Liens.** The Developer hereby represents that no liens or claims have been filed against the property and agrees to resolve any claims, related to the construction of the Country Club Ranchettes Improvements, at its expense and to indemnify and hold harmless the District, its successors, and assigns against all liabilities, losses and/or damages of any kind arising out of any liens claims, demands, costs, judgments, and/or other expenses associated with any act or omission of the Developer in the performance of construction of the Country Club Ranchettes Improvements; the foregoing specifically includes, without limitation, attorney's fees. Any and all damage or incidents must be reported to the District immediately after its occurrence.
- 5. **Default/Remedies.** With the specific exception of a default in the Developer's cure of any claimed defect of the Country Club Ranchettes Improvements, which shall be governed under the provisions of Section 2, if either party to this Agreement fails to perform in accordance with the terms of this Agreement, after giving ten (10) days written notice to the other party of the alleged default, and upon said party in default having failed to cure said breach within ten (10) days, the other party shall have the right to pursue any remedy available by law or in equity.

- 6. **No Assignment.** This Agreement, inclusive of any of the rights, obligations, duties and/or authority hereunder, may not be assigned, in whole or in part, by either the District or the Developer without the prior, written consent of the other party, which consent shall not be unreasonably withheld. Notwithstanding the forgoing, this Agreement may be assigned to a developer that acquires all or substantially all of the property within the District. Any assignment made in violation of this Section shall be immediately void and of no force or effect. Consent to one assignment shall not constitute consent to any subsequent assignment, nor shall it constitute a waiver of any right to consent to such subsequent assignment. For purposes of this Agreement, assignments shall include all delegations.
- 7. **Modification.** This Agreement may only be modified, amended or changed, in whole or in part, by way of a written agreement, executed by both parties with the same formalities as this Agreement. Any modification in violation of this provision shall be null and void.
- 8. **Severability.** If any clause or provision of this Agreement is adjudged invalid and/or unenforceable by a court of competent jurisdiction or by operation of any law, such clause or provision shall not affect the validity of this Agreement as a whole, but shall be severed herefrom, leaving the remaining Agreement intact and enforceable.
- 9. **Survival of Obligations.** Unfulfilled obligations of both the District and the Developer arising under this Agreement shall be deemed to survive any expiration, termination by court order, or other end to this Agreement. All such obligations shall be binding upon, and inure to the benefit of, either the District or the Developer, or both as applicable, their respective successors, assigns, and legal substitutes.
- 10. **Venue.** This Agreement shall be governed and construed in accordance with the laws of the State of Colorado.
- 11. **Governmental Immunity.** Nothing in this Agreement shall be construed to constitute a waiver, in whole or in part, of any of the District's rights and protections under the Colorado Governmental Immunity Act, Section 24-10-101, *et seq.*, C.R.S.
- 12. **No Third Party Beneficiaries.** Nothing expressed or implied in this Agreement is intended to confer upon, or give to, any third person or entity that is not a party hereto any right, remedy, or claim hereunder. All of the covenants, terms, conditions, and provisions of this Agreement exist for the sole and exclusive benefit of the District and the Developer.
- 13. **Notices.** Except as otherwise provided herein, all notices or payments given under this Agreement must be made in writing and shall be hand delivered, sent by Certified U.S. Mail with return receipt requested, sent via First Class U.S. Mail, or sent via facsimile to the following addresses:

District:

Greatrock North Water and Sanitation District c/o White, Bear Ankele Tanaka & Waldron 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122 Attn: Jennifer Gruber Tanaka, Esq.

Developer: Country Club Ranchettes, LLC

1635 E. Layton Dr.

Englewood, CO 80113-7000

Attn: Jay Scolnick

All notices or documents delivered or required to be delivered under the provisions of this Agreement shall be deemed received one (1) day after sent via email, hand delivery or facsimile, or three (3) days after deposit with the United States Postal Service. Either the District or the Developer may change the address to which future notices shall be sent by written notice, sent as described above.

- 13. **Prevailing Party.** In the event of any litigation between the District and the Developer concerning the subject matter of this Agreement, the prevailing party in such litigation shall receive from the losing party, in addition to the amount of any judgment or other award entered therein, all reasonable costs, expenses and attorney's fees incurred by said prevailing party during litigation.
- 14. **Further Assurances.** The District and the Developer each covenant that they will do, execute, acknowledge, and deliver or cause to be done, executed, acknowledged, and delivered, such acts, instruments, and transfers as may reasonably be required for the performance of their respective obligations hereunder.
- 15. **Compliance with Laws.** This Agreement shall be performed in accordance with, and to the extent permitted by, all applicable laws, rules, regulations, ordinances and/or similar directives of the jurisdiction in which this Agreement is performed. The Developer declares that it has complied with all Federal, State and local laws, rules, regulations, ordinances and/or similar directives regarding business permits, certificates and licenses that are required to provide the consulting services under this Agreement.
- 16. **Waivers.** No waiver of any of the provisions of this Agreement shall be deemed to constitute a waiver of any other provision of this Agreement, nor shall such waiver constitute a continuing waiver unless otherwise expressly provided herein. No waiver of any default hereunder shall be deemed to constitute a waiver of any subsequent default hereunder.
- 17. **Binding Effect.** This Agreement shall inure to, and be binding upon, the District and/or the Developer, their respective successors and assigns.
- 18. **Counterpart Execution.** This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.
- 19. **Conflicting Provisions.** This Agreement shall control over those conflicting provisions of the underlying construction contracts for the Improvements. With the exception of such conflicting provisions, the construction contracts shall govern.

Entered into and executed as of the date first written above.

	DEVELOPER:
	COUNTRY CLUB RANCHETTES, LLC, a Colorado limited liability company
	By:
	DISTRICT:
	GREATROCK NORTH WATER AND SANITITION DISTRICT, a quasi- municipal corporation and political subdivision of the State of Colorado
ATTEST:	Officer of the District
APPROVED AS TO FORM:	
WHITE BEAR ANKELE TANAKA & WALDRON Attorneys at Law	
General Counsel to the District	

EXHIBIT A IMPROVEMENTS

Nine thousand two hundred and seventy five (9,275) linear feet of eight inch (8") waterline, fourteen (14) fire hydrants, and sixty-one (61) three quarter inch (3/4") water services with curb stops and meter pits, two (2) eight inch (8") pressure sustaining valves, twenty four (24) eight inch (8") gate valves as more specifically set forth in the final plat for Country Club Ranchettes - Filing No. 1, recorded at Reception # 2020000006698, part of the Southwest Quarter of Section 2, Township 1 South, Range 65 West of the 6th Principal Meridian, County of Adams, State of Colorado.

EXHIBIT B WARRANTY BOND

Developer	Surety
Name: Country Club Ranchettes, LLC	Name: [Full formal name of Surety]
Address (principal place of business):	Address (principal place of business):
1635 E. Layton Dr.	[Insert address of Surety's principal place of
Englewood, CO 80113-7000	business]
D: 4 : 4	
District	Agreement
Name: Greatrock North Water and Sanitation District	Warranty Agreement, dated February 8, 2023
Address (principal place of business):	Project:
c/o WHITE BEAR ANKELE TANAKA & WALDRON, Attorneys at Law, 2154 East Commons Avenue, Suite 2000, Centennial, Colorado 80122	Country Club Ranchettes Improvements
Bond	
Bond [Amount]	Bond period commences on the date that the
Date of Bond: [Date]	District issues its Initial Acceptance Resolution
	pursuant to Section 3.7.5 of the District's Rules and Regulations and continues for a period of
Modifications to this Bond form:	one (1) year following such date.
□ None □ See Paragraph 9	
	ound hereby, subject to the terms set forth herein,
do each cause this Warranty Bond to be duly ex	ecuted by an authorized officer, agent, or
representative. Developer as Principal	Surety
Developer as i illicipai	Surety
(Full formal name of Developer)	(Full formal name of Surety) (corporate seal)
By:	By:
(Signature)	(Signature) (Attach Power of Attorney)
Name:	Name:
(Printed or typed)	(Printed or typed)
Title:	Title:
Attest:	Attest:
(Signature)	(Signature)
Name:	Name:
(Printed or typed)	(Printed or typed)
Title:	Title:
Notes: (1) Provide supplemental execution by any additional particle. Developer, Surety, District,, or other party is considered plural	

- 1. The Developer and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the District for the performance of the Correction Period Obligations stated in the Agreement and Rule 3.7.5 of the District's Rules and Regulations. The District's Rules and Regulations are incorporated herein by reference.
- 2. If the Developer performs the correction period obligations, the Surety and the Developer shall have no obligation under this Warranty Bond.
- 3. If District gives written notice to Developer and Surety during the Bond Period of Developer's obligation under the Correction Period Obligations, and Developer does not fulfill such obligation, then Surety shall be responsible for fulfillment of such Correction Period Obligations. Surety shall either fulfill the Correction Period Obligations itself, through its agents or contractors, or, in the alternative, Surety may waive the right to fulfill the Correction Period Obligations itself, and reimburse the District for all resulting costs incurred by District in performing Developer's Correction Period Obligations, including but not limited to correction, removal, replacement, and repair costs.
- 4. The Surety's liability is limited to the amount of this Warranty Bond. Renewal or continuation of the Warranty Bond will not modify such amount, unless expressly agreed to by Surety in writing.
- 5. The Surety shall have no liability under this Warranty Bond for obligations of the Developer that are unrelated to the Agreement. No right of action will accrue on this Warranty Bond to any person or entity other than the District or its heirs, executors, administrators, successors, and assigns.
- 6. Any proceeding, legal or equitable, under this Warranty Bond may be instituted in any court of competent jurisdiction in the location in which the Country Club Ranchettes Improvements are located and must be instituted within two years after the Surety refuses or fails to perform its obligations under this Warranty Bond.
- 7. Written notice to the Surety, the District, or the Developer must be mailed or delivered to the address shown in this Warranty Bond.

8. Definitions

- 8.1. *The Agreement*—The Warranty Agreement between the District and Developer identified on the cover page of this Warranty Bond.
- 8.2. *Contract Documents*—All the documents that comprise the agreement between the District and Developer.
- 8.3. *Correction Period Obligations*—The duties, responsibilities, commitments, and obligations of the Developer with respect to correction or replacement of defective Country Club Ranchettes Improvements, as set forth in Paragraph 3 of the Agreement, as amended.
- 8.4. Country Club Ranchettes Improvements —As defined in the Agreement.