



TOWN OF ELIZABETH

**TOWN OF ELIZABETH
Planning Commission Regular Meeting
Tuesday, April 05, 2022 at 6:30 PM
Town Hall, 151 S. Banner Street**

CALL TO ORDER

ROLL CALL

AGENDA CHANGES

UNSCHEDULED PUBLIC COMMENT

MINUTES

- [1.](#) Regular Minutes of January 4, 2022

NEW BUSINESS

2. Election of 2022 Chair
3. Election of 2022 Vice Chair
4. Introduction of Pam Cherry, new Community Development Director
- [5.](#) Briefing on the Board of Trustees approval of Resolution 22R14, a Resolution approving the assignment of rights in and to the Site Development Plan, and the Site Development Agreement, as amended, for the Pine Ridge Crossing Site plan from Pine Ridge Crossing, LLC as owner and Turn 2 Construction, LLC as Developer to Neighborhood Carwash Aurora, LLC DBA Pine Ridge Apartments, LLC

REPORTS

- [6.](#) Staff Report
7. Commissioner Reports

ADJOURNMENT



TOWN OF ELIZABETH

PLANNING COMMISSION

PLANNING COMMISSION – RECORD OF PROCEEDINGS JANUARY 4, 2022

CALL TO ORDER

The Regular Meeting of the Elizabeth Planning Commission was called to order on Tuesday, January 4, 2022, at 6:31 PM by Chair Rachel White.

ROLL CALL

Present were Chair Rachel White, Commissioner Jenny Case and Commissioner Barbara McGinn. There was a quorum to conduct business.

Also present was Planner/Project Manager Zach Higgins and Deputy Town Clerk Harmony Malakowski.

AGENDA CHANGES

No agenda changes from staff.

No agenda changes by the Commissioners.

PUBLIC COMMENT

No Public Comment

MINUTES

Regular Minutes of November 2, 2021

Motion by Commissioner Case, seconded by Commissioner McGinn, to approve the minutes from November 2, 2021, with recommended changes.

The vote of those Commissioners present was unanimously in favor. Motion carried.

NEW BUSINESS

Discussion and possible action on Planning Commission Resolution 22-01, a Resolution establishing a designated public place for the posting of meeting notices

Motion by Commissioner McGinn, seconded by Commissioner Case, to approve Planning Commission Resolution 22-01, a Resolution establishing a designated public place for the



TOWN OF ELIZABETH

PLANNING COMMISSION

posting of meeting notices.

The vote of those Commissioners present was unanimously in favor. Motion carried.

Chair Rachel White closed the Regular Meeting at 6:35 PM and opened the Public Hearing.

PUBLIC HEARING

Ordinance 22-01

Anthony Godaire – Resident of Elizabeth

Chair Rachel White closed the Public Hearing at 6:54 PM and reopened the Regular Meeting.

NEW BUSINESS

Discussion and possible recommendation to Board of Trustees on approval of Ordinance 22-01, an ordinance repealing and reenacting Section 16-6-10 of the Elizabeth Municipal Code regarding changes to the Town’s parking requirements

Motion by Commissioner McGinn, seconded by Commissioner Case, to approve recommendation of Ordinance 22-01, an ordinance repealing and reenacting Section 16-6-10 of the Elizabeth Municipal Code regarding the changes to the Town’s parking requirements.

The roll call vote of those Commissioners present was unanimously in favor. Motion carried.

REPORTS

- Mr. Higgins provided updates to the Commission vacancies.
- Chair White reminded Commissioners that when approached by concerned citizens, to encourage them to attend meetings and participate in the municipal process.
- Commissioner McGinn asked questions regarding No Parking during November through May and private special events.

ADJOURNMENT

Motion by Commissioner Case, seconded by Commissioner McGinn, to adjourn meeting at 7:07 PM. The vote of those Commissioners present was unanimously in favor. Motion carried.

Chair Rachel White

Deputy Town Clerk Harmony Malakowski



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Honorable Mayor and Board of Trustees
FROM: Carrie McCool, Interim Community Development Director
DATE: March 22, 2022
SUBJECT: Pine Ridge Crossing Site Development Plan and Site Development Agreement Assignment

REQUEST

Approval of the assignment of rights in and to the Site Development Plan, and the Site Development Agreement, as amended, for the Pine Ridge Crossing Site Plan from Pine Ridge Crossing, LLC as Owner and Turn 2 Construction, LLC as Developer to Neighborhood Carwash Aurora, LLC DBA Pine Ridge Apartments, LLC.

BACKGROUND

The subject property is zoned Commercial Mixed-Use (CMU), wherein Use by Special Review approval was granted to construct multi-family apartments on 4.18 acres. The approved site plan consists of four (4) two-story apartment buildings, parking (both surface and garage), pool, clubhouse/management office, and playground. The four apartment buildings include a mix of two- and three-bedroom apartments for a total of (64) units at a density of 15 dwelling units per acre. Town records reflect the following approvals for the project with associated dates of approval:

- **December 2017** – Project approved, by the Board of Trustees, for the required Use by Special Review (Resolution 17R36)
- **January 2019** - Project approved, by the Board of Trustees, for the required Site Plan (Resolution 19R11)
- **January 2019** - Site Development Agreement approved, by the Board of Trustees, for installation of required public improvements (Resolution 19R11)
- **April 2019** - First Amendment to Site Development Agreement approved, by the Board of Trustees, for a 60-day extension of the deposit of security with the Town (Resolution 19R28)
- **August 2019** – Second Amendment to the Site Development Agreement approved, by the Board of Trustees, for extension of the obligations of the Site Development Agreement
- **August 2020** – Third Amendment to the Site Development Agreement approved, by the Board of Trustees, for an additional extension of the obligations in the Original Site Development Agreement (Second Amendment). The extension requires the completion of public improvements by August 11, 2023, completion of landscaping improvements by October 1, 2023, and deposit of security with the Town by August 11, 2022.

ANALYSIS

Pine Ridge Apartments, LLC intends to fulfill the obligations and complete the requirements outlined in the Site Development Agreement and construct the apartment development per the governing approvals. Staff finds that completion of the project would further the Town’s future



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

land use and development goal of incorporating the appropriate levels of density and design to support increased housing options and overall long-term neighborhood sustainability that was expected in January of 2019.

Pine Ridge Crossing, LLC as Owner and Turn 2 Construction, LLC as Developer has provided written notice of the assignment per the notice requirements set forth in Section 21 of the Site Development Agreement.

BUDGET

None. The applicant has agreed to pay the Town the actual costs to the Town for expenses and fees incurred by the Town before and during the assignment process.

RECOMMENDED ACTION

Approve Resolution No. 22R14, a Resolution approving the assignment of rights in and to the Site Development Plan, and the Site Development Agreement, as amended, for the Pine Ridge Crossing Site Plan from Pine Ridge Crossing, LLC as Owner and Turn 2 Construction, LLC as Developer to Neighborhood Carwash Aurora, LLC DBA Pine Ridge Apartments, LLC.

ATTACHMENTS

- Resolution 22R14
- Written Notice
- General Assignment
- Resolution 20R36 Third Site Development Agreement Amendment
- Special Warranty Deed

RESOLUTION 22R14

A RESOLUTION APPROVING THE ASSIGNMENT OF RIGHTS IN AND TO THE SITE DEVELOPMENT PLAN, AND THE SITE DEVELOPMENT AGREEMENT, AS AMENDED, FOR THE PINE RIDGE CROSSING SITE PLAN FROM PINE RIDGE CROSSING, LLC AS OWNER AND TURN 2 CONSTRUCTION, LLC AS DEVELOPER TO NEIGHBORHOOD CARWASH AURORA, LLC DBA PINE RIDGE APARTMENTS, LLC

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO AS FOLLOWS:

Section 1. The Board of Trustees hereby approves the Assignment of Rights in and to the Site Development Plan, and the Site Development Agreement, as amended, for the Pine Ridge Crossing Site Plan from Pine Ridge Crossing, LLC as Owner and Turn 2 Construction, LLC as Developer to Neighborhood Carwash Aurora, LLC, dba Pine Ridge Apartments, LLC.

PASSED, APPROVED, and ADOPTED this 22 day of March, 2022, by the Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading, by a vote of 4 for and 3 against.

Megan Vasquez, Mayor

ATTEST:

Michelle M. Oeser, Town Clerk



RECEIVED
MAR 10 2022
Town of Elizabeth

Turn 2 Construction, LLC
Darren Spradling, Managing Member
PO Box 2586
Elizabeth, CO 80107

March 9, 2022

Town of Elizabeth
Attn: Patrick Davidson, Town Administrator
151 S Banner St
PO Box 159
Elizabeth, CO 80107

Hoffman, Parker, Wilson, & Carberry P.C.
511 16th St, Suite 610
Denver, CO 80202

Honorable Mayor and Board of Trustees:

I am formally requesting your consideration of the Assignment of the Site Development Agreement for the Pine Ridge Crossing Site Plan, dated January 22, 2019, and all subsequent amendments, to Neighborhood Carwash Aurora, LLC, DBA Pine Ridge Apartments, LLC. The reason for the Assignment is due to several factors that have inhibited my ability to get the development off the ground, including the COVID-19 pandemic, record-level inflation, and other economic factors specific to Elizabeth that have impacted my ability to finance the development. My family and I are still greatly invested in the success of this project, and I feel that Pine Ridge Apartments, LLC is best suited to develop this project in accordance with the approved plans and Town of Elizabeth development standards.

My family and I started working on this project in 2017. As Elizabeth locals, along with family and friends, we identified the need for the type of housing the Pine Ridge Crossing project offers. The project is the first of its kind in Elizabeth, with amenities such as a clubhouse and pool. Still, we did our best to keep our development plans consistent with the local character of the town with a small-scale, two-story maximum build and adherence to all the Town's comments on design and landscaping. The way that we planned this development project is so contrary to the large, corporate apartment projects that currently prevail in Douglas, El Paso, and Arapahoe counties- just one of the reasons why this project has been so challenging to complete. However, we remain committed and determined to see the completion with the

Assignment of the development agreement to Pine Ridge Apartments, LLC, who we believe will be capable of achieving this task.

With all the support and interest in this project from the community, my wife and I started a community waitlist. Amongst those on the waitlist were number of seniors and families with senior relatives who reached out to us with interest in the ground-floor unit options that we would be providing, as such housing options are limited in Elizabeth. Others who reached out were primarily individuals who couldn't afford a home in this market and had been waiting for the ability to rent in Elizabeth so they could move back to and/or stay in Elizabeth. We know that this project could help so many people who want to live and stay here in Elizabeth which is one of the reasons this Assignment is so important to us.

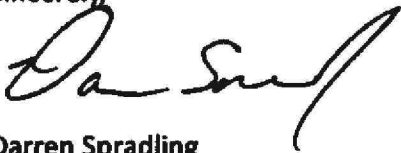
It was always my intention to develop the property. The economic issues that arose between our site plan approval in 2019 and today, which are still unfolding, were unforeseen. The cost of construction for this project has increased by over 12 million dollars in just a few short years- over doubling what I initially planned to pay on construction. With inflation, I wouldn't doubt this sum to continue to increase, which is why the completion of the construction, if it is ever to be completed, is a matter of urgency.

My family and I invested a significant amount of time and money into this project, and we know that the Town of Elizabeth did as well. We have no desire to see everyone's investment go to waste. Pine Ridge Apartments, LLC, has the means to proceed with the plans and is prepared to make this investment in Elizabeth. They intend to complete the requirements in the development agreements immediately as to start pulling permits as early as the end of March.

My family and I are sad to be handing over this project, but we are excited to see this project completed. As Elizabeth locals, we stand by our opinion that Pine Ridge Apartments, LLC is the right team to complete this project which will provide a much-needed housing solution to serve residents now and for years to come.

We appreciate your thoughtful consideration and have enjoyed working with you on this project.

Sincerely,



Darren Spradling

GENERAL ASSIGNMENT

THIS GENERAL ASSIGNMENT (this "Assignment") is executed as of the 13th day of March, 2022, by Turn 2 Construction, LLC, a Colorado limited liability company ("Assignor"), to and for the benefit of Neighborhood Carwash Aurora, LLC, a Colorado limited liability company ("Assignee").

WHEREAS, contemporaneously herewith, Assignee is acquiring from Assignor certain real property described in Exhibit A attached hereto (the "Development Parcel"), together with all of Assignor's right, title, and interest in and to: (a) all buildings, structures, and improvements thereon (the "Improvements"); and (b) all of the rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining to or used in connection with the Development Parcel and/or any of the Improvements, including, without limitation, all (i) development rights and credits, air rights, water, water rights, and water stock relating to the Development Parcel, and (ii) strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected to the Development Parcel (collectively, the "Real Property");

WHEREAS, in connection with the foregoing acquisition, Assignor desires to transfer and assign to Assignee all of Assignor's right, title, and interest in and to certain items and rights applicable or relating thereto, all as hereinafter provided.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor hereby grants, sells, transfers, and assigns unto Assignee, IN ITS PRESENT "AS IS" CONDITION AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, all of Assignor's right, title, and interest in and to that certain intangible property owned by Assignor or used by Assignor exclusively in connection with all or any portion of the Real Property, including, without limitation, all of Assignor's right, title, and interest, if any, in and to: (a) all plats, improvement plans, drawings and specifications (including any CAD files), and development rights relating to the Property; (b) all of Assignor's right, title and interest in and to that certain Site Development Agreement (Pine Ridge Crossing Site Plan) and the Town of Elizabeth dated January 22, 2019, and all of Assignor's right, title and interest in and to that certain First Amendment to Site Development Agreement (Pine Ridge Crossing Site Plan) and the Town of Elizabeth dated April 23, 2019, and all of Assignor's right, title and interest in and to that certain Second Amendment to Site Development Agreement (Pine Ridge Crossing Site Plan) and the Town of Elizabeth dated August 13, 2019, and all of Assignor's right, title and interest in and to that certain Third Amendment to Site Development Agreement (Pine Ridge Crossing Site Plan) and the Town of Elizabeth dated August 11, 2020, all books, records, reports, test results, environmental assessments, if any, as-built plans, specifications, and other similar documents and materials relating to the use, operation, maintenance, repair, construction, or fabrication of all or any portion of the Real Property; (c) a non-exclusive right to use the name "Pine Ridge Crossing"; (d) all transferable business licenses, architectural, site, landscaping or other permits, applications, approvals, authorizations, and other entitlements affecting any portion of the Real Property; and (e) all transferable guarantees, warranties, and utility contracts relating to all or any portion of the Real Property, and Assignor agrees not to release, waive, or alter the liability of any persons providing such guarantees or warranties from and after the date of this Assignment.

This Assignment is binding upon the successors and assigns of Assignor and will inure to the benefit of the successors and assigns of Assignee.

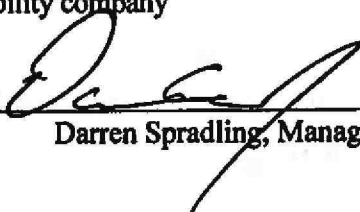
Assignor hereby covenants that it will, at any time and from time to time upon written request therefor, execute and deliver to Assignee, and its successors and assigns, any new or confirmatory instruments and take such further acts as Assignee may reasonably request to evidence the assignment contained herein.

This Assignment shall be governed by and interpreted under the law of the State of Colorado, without regards to its principles of conflict of laws which would result in the application of any law other than the law of the State of Colorado.

ASSIGNOR:

Turn 2 Construction, LLC, a Colorado limited liability company

By



Darren Spradling, Managing Member

EXHIBIT A
(Legal Description)

Lot B-1
Destiny Ventures II Minor Subdivision
Town of Elizabeth
County of Elbert
State of Colorado

RESOLUTION 20R36

A RESOLUTION APPROVING THE THIRD AMENDMENT TO SITE DEVELOPMENT AGREEMENT FOR CERTAIN PROPERTY KNOWN AS THE PINE RIDGE CROSSING PROPERTY

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO AS FOLLOWS:

Section 1. The Third Amendment to Site Development Agreement between the Town and Turn 2 Construction, LLC, attached hereto as Exhibit A, is hereby approved and the Mayor is authorized to execute the same on behalf of the Town.

PASSED, APPROVED, and ADOPTED this 11 day of August, 2020, by the Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading, by a vote of 5 for and 2 against.

Megan Vasquez, Mayor

ATTEST

Michelle M. Oeser, Town Clerk



EXHIBIT A

THIRD AMENDMENT TO SITE DEVELOPMENT AGREEMENT

This Third Amendment to Site Development Agreement (the "Third Amendment") is made this 11th day of August, 2020, by and between the Town of Elizabeth, Colorado, a statutory municipal corporation (the "Town") and Turn 2 Construction, LLC (the "Developer").

RECITALS

A. The Developer is the lessee of certain real property located in the Town of Elizabeth, known generally as Turn 2 Construction, LLC, Town of Elizabeth, County of Elbert, State of Colorado (the "Property").

B. On January 22, 2019, the Board of Trustees of the Town of Elizabeth, after holding all necessary public hearings and having received a recommendation of approval from the Elizabeth Planning Commission, approved the Site Plan for the Property, attached hereto as **Exhibit A** and incorporated herein by this reference, conditioned upon the construction of certain public improvements pursuant to Section 16-2-20(h) of the Town of Elizabeth Municipal Code as more particularly described in **Exhibit B**, attached hereto and incorporated herein by this reference (the "Cost Estimate").

C. Further, on January 22, 2019, the Town approved a Site Development Agreement, setting forth the obligations of the Developer required to be performed as a condition of the Town's approval of the Site Plan for the Property (the "Original Agreement");

D. On April 23, 2019, the Developer entered into a First Amendment to Site Development Agreement providing for a 60-day extension of the obligations in the Original Agreement (the "First Amendment");

E. On August 13, 2019, the Developer entered into a Second Amendment to Site Development Agreement providing for an extension of the obligations in the Original Agreement (the "Second Amendment"); and

F. The Developer now seeks an additional extension for completion of the obligations in the Original Agreement.

AGREEMENT

Now, therefore, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which are mutually acknowledged, the parties hereto agree as follows:

1. Section 8 of the Original Agreement is amended to read as follows:

8. Completion of Public Improvements. The obligations of the Developer provided for in paragraph 3, subsections (a) through (c) of this Agreement, including the inspections hereof, shall be completed by **August 11, 2023** ~~January 1, 2021~~, and proper application for acceptance of the Public Improvements shall be made on or before such date. Upon completion of construction by the Developer of such Public Improvements, the Town's Director

of Public Works or his designee shall inspect the improvements and certify with specificity their conformity or lack thereof to the Town's specifications. The Developer shall make all corrections necessary to bring the improvements into conformity with the Town's specifications. Once approved by the Town's Engineer, the Town shall accept said improvements upon conveyance provided, however, the Town shall not be obligated to accept the Public Improvements until fees described in paragraph two of this Agreement are paid in full by the Developer. The obligations of the Developer for the completion of the landscaping improvements provided for in paragraph 3, subsection (d) of this Agreement, including the inspections hereof, shall be completed by **October 1, 2023** ~~August 1, 2024~~, and proper application for acceptance of the landscaping improvements shall be made on or before such date.

2. The first paragraph of Section 11 of the Original Agreement is amended to read as follows:

11. **Performance Guarantee.** In order to secure the construction and installation of the Public Improvements the Developer shall, prior to building permit, furnish the Town at the Developer's expense with the Performance Guarantee described herein. The Performance Guarantee provided by the Developer shall be cash or an irrevocable letter of credit in which the Town is designated as beneficiary in an amount equal to one hundred ten percent (110%) of the estimated costs of the Public Improvements to be constructed and installed as provided for in paragraph 3, subsections (a) through (c) of this Agreement, and as set forth in **Exhibit B**, to secure the performance and completion of the Public Improvements. The Developer agrees that the approval of the final Site Plan by the Town is contingent upon the Developer's provision of an irrevocable letter of credit to the Town no later than ~~August 11, 2022~~ ~~January 22, 2020~~ in the amount and form provided herein. Failure of the Developer to provide an irrevocable letter of credit to the Town in the manner provided herein shall negate the Town's approval of the Site Plan. The letter of credit shall be substantially in the form and content set forth in **Exhibit C**, attached hereto and incorporated herein, and shall be subject to the review and approval of the Town Attorney. The Developer shall not start the construction of any public or private improvement on the property, including but not limited to, staking, earthwork, over-lot grading or the erection of any structure, temporary or otherwise, until the Town has received and approved the irrevocable letter of credit. The Developer shall also provide separate security in the form of cash or an irrevocable letter of credit for the Landscaping Improvements provided for in paragraph 3, subsection (d).

3. Except as modified herein, the Original Agreement remains in full force and effect and is hereby ratified by the Town and the Developer.

WHEREFORE, the parties hereto have executed this Third Amendment on the day and year first above written.

TOWN OF ELIZABETH, COLORADO

By: Megan Vasquez
Megan Vasquez, Mayor

ATTEST:

Harmony Malakowski
Michelle M. Oesser, Town Clerk
Harmony Malakowski, Deputy Clerk
APPROVED AS TO FORM: 13 SEPTEMBER 24 1990
SEAL
ELBERT COUNTY COLORADO

Corey Y. Hoffmann
Corey Y. Hoffmann, Town Attorney

TURN 2 CONSTRUCTION, LLC

By: Lana Spradling, mgr
Name/Title:

Signature: Lana Spradling

STATE OF COLORADO)
)ss.
COUNTY OF ELBERT)

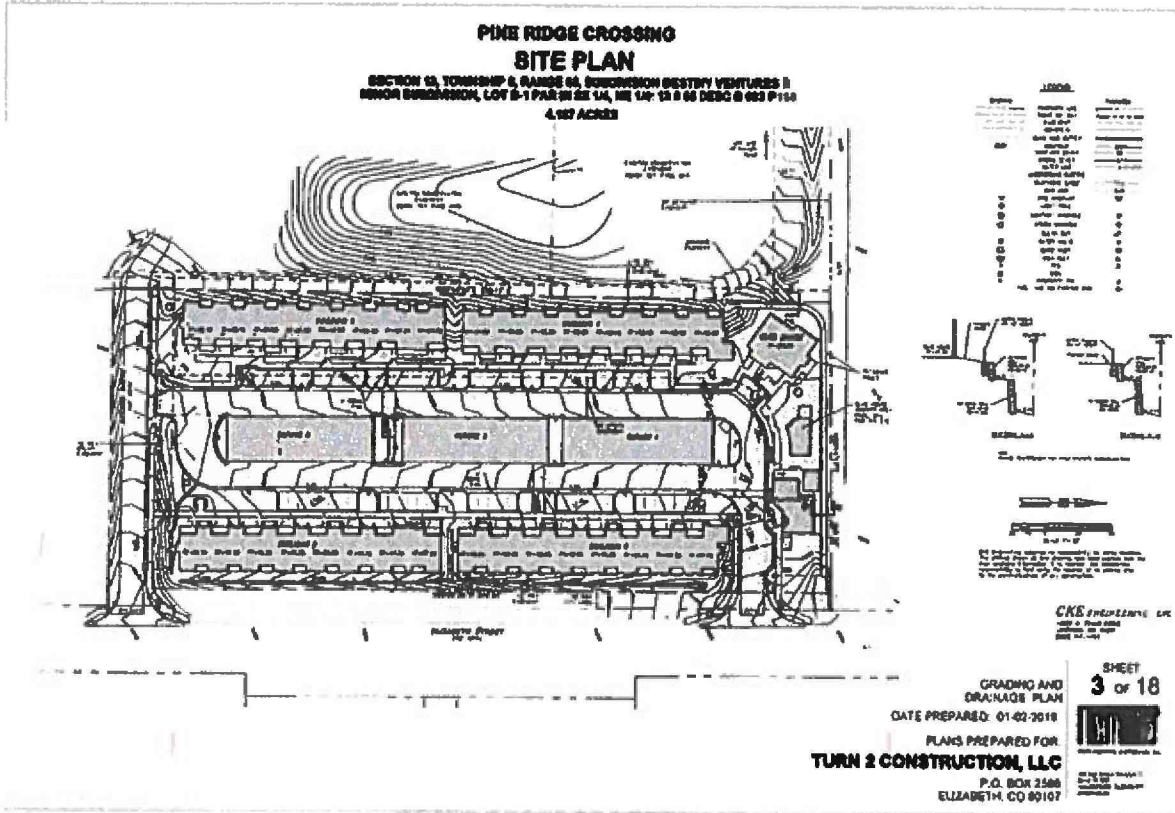
The foregoing instrument was subscribed, sworn to, and acknowledged before me this 14 day of August, 2020 by Michelle M. Oesser as the Deputy

My commission expires: May 2, 2022

(SEAL)
MICHELLE M. OESSER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064817067
MY COMMISSION EXPIRES MAY 2, 2022

Michelle M. Oesser
Notary Public

EXHIBIT A



PINE RIDGE CROSSING SITE PLAN

SECTION 04, TOWNSHIP 6, RANGE 06, SUNDERSON DISTRICT VENTURES II
MINOR SUBDIVISION, LOT 0-4 PAR IN SE 04, NE 1/4: 13 & 04 DEEG & 001 P100
4.187 ACRES

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
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1. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction of the project. The contractor shall also be responsible for obtaining all necessary approvals from the local, state, and federal agencies. The contractor shall also be responsible for obtaining all necessary insurance coverage for the project. The contractor shall also be responsible for obtaining all necessary bonding for the project. The contractor shall also be responsible for obtaining all necessary permits and licenses for the construction of the project. The contractor shall also be responsible for obtaining all necessary approvals from the local, state, and federal agencies. The contractor shall also be responsible for obtaining all necessary insurance coverage for the project. The contractor shall also be responsible for obtaining all necessary bonding for the project.

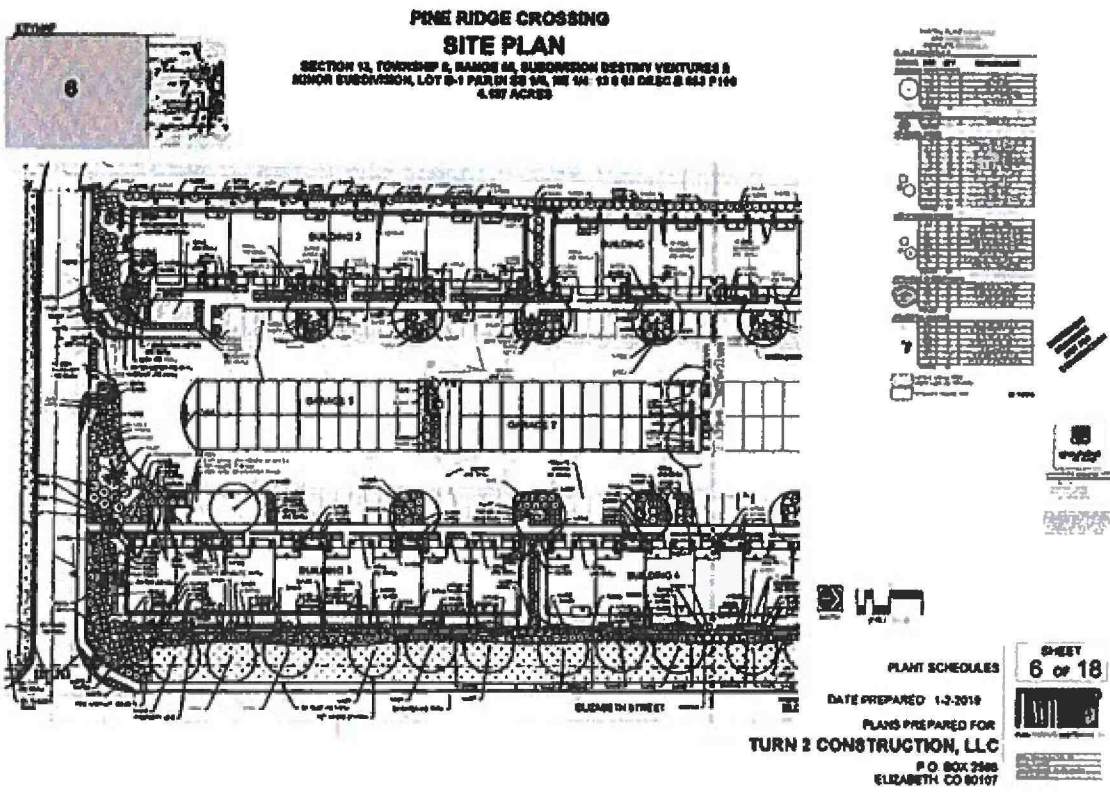
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PLANT SCHEDULES
 DATE PREPARED 1-3-2018
 PLANS PREPARED FOR
TURN 2 CONSTRUCTION, LLC
 P.O. BOX 2586
 ELIZABETH CO 80107

SHEET
5 of 18

TURN 2 CONSTRUCTION, LLC
 P.O. BOX 2586
 ELIZABETH CO 80107



**PINE RIDGE CROSSING
SITE PLAN**

SECTION 13, TOWNSHIP 3, RANGE 43, SUBDIVISION COUNTRY VENTURES II
MINOR SUBDIVISION, LOT 5-4 PART IN SE 34, NE 25- 13 & 44 DESC D 123 P 116
4.167 ACRES

PLANT SCHEDULES

DATE PREPARED: 1-2-2010

PLANS PREPARED FOR
TURN 3 CONSTRUCTION, LLC
P.O. BOX 2588
ELIZABETH CO 80107

SHEET
7 of 18

PINE RIDGE CROSSING SITE PLAN

SECTION 11, TOWNSHIP 6, RANGE 61, SUBSECTION DESTINY VENTURES I
NEVON SUBDIVISION, LOT 2-1 PART IN SEC 04, NE 04: 12 S 01 E23C 0 003 P100
4.167 ACRES

1. PLAYGROUND DECK AND WALKWAY SYSTEM

2. PLAYGROUND DECK AND WALKWAY SYSTEM

3. PLAYGROUND DECK AND WALKWAY SYSTEM

4. PLAYGROUND DECK AND WALKWAY SYSTEM

5. PLAYGROUND DECK AND WALKWAY SYSTEM

6. POOL AND DECK

7. MATERIALS LIST

ITEM	QUANTITY	UNIT	REMARKS
1. 2" x 4" SYP	100	LF	FOR DECK FRAMING
2. 2" x 6" SYP	50	LF	FOR DECK FRAMING
3. 4" x 6" SYP	20	LF	FOR DECK FRAMING
4. 2" x 8" SYP	15	LF	FOR DECK FRAMING
5. 4" x 8" SYP	10	LF	FOR DECK FRAMING
6. 2" x 10" SYP	5	LF	FOR DECK FRAMING
7. 4" x 10" SYP	5	LF	FOR DECK FRAMING
8. 2" x 12" SYP	5	LF	FOR DECK FRAMING
9. 4" x 12" SYP	5	LF	FOR DECK FRAMING
10. 2" x 14" SYP	5	LF	FOR DECK FRAMING
11. 4" x 14" SYP	5	LF	FOR DECK FRAMING
12. 2" x 16" SYP	5	LF	FOR DECK FRAMING
13. 4" x 16" SYP	5	LF	FOR DECK FRAMING
14. 2" x 18" SYP	5	LF	FOR DECK FRAMING
15. 4" x 18" SYP	5	LF	FOR DECK FRAMING
16. 2" x 20" SYP	5	LF	FOR DECK FRAMING
17. 4" x 20" SYP	5	LF	FOR DECK FRAMING
18. 2" x 22" SYP	5	LF	FOR DECK FRAMING
19. 4" x 22" SYP	5	LF	FOR DECK FRAMING
20. 2" x 24" SYP	5	LF	FOR DECK FRAMING
21. 4" x 24" SYP	5	LF	FOR DECK FRAMING
22. 2" x 26" SYP	5	LF	FOR DECK FRAMING
23. 4" x 26" SYP	5	LF	FOR DECK FRAMING
24. 2" x 28" SYP	5	LF	FOR DECK FRAMING
25. 4" x 28" SYP	5	LF	FOR DECK FRAMING
26. 2" x 30" SYP	5	LF	FOR DECK FRAMING
27. 4" x 30" SYP	5	LF	FOR DECK FRAMING
28. 2" x 32" SYP	5	LF	FOR DECK FRAMING
29. 4" x 32" SYP	5	LF	FOR DECK FRAMING
30. 2" x 34" SYP	5	LF	FOR DECK FRAMING
31. 4" x 34" SYP	5	LF	FOR DECK FRAMING
32. 2" x 36" SYP	5	LF	FOR DECK FRAMING
33. 4" x 36" SYP	5	LF	FOR DECK FRAMING
34. 2" x 38" SYP	5	LF	FOR DECK FRAMING
35. 4" x 38" SYP	5	LF	FOR DECK FRAMING
36. 2" x 40" SYP	5	LF	FOR DECK FRAMING
37. 4" x 40" SYP	5	LF	FOR DECK FRAMING
38. 2" x 42" SYP	5	LF	FOR DECK FRAMING
39. 4" x 42" SYP	5	LF	FOR DECK FRAMING
40. 2" x 44" SYP	5	LF	FOR DECK FRAMING
41. 4" x 44" SYP	5	LF	FOR DECK FRAMING
42. 2" x 46" SYP	5	LF	FOR DECK FRAMING
43. 4" x 46" SYP	5	LF	FOR DECK FRAMING
44. 2" x 48" SYP	5	LF	FOR DECK FRAMING
45. 4" x 48" SYP	5	LF	FOR DECK FRAMING
46. 2" x 50" SYP	5	LF	FOR DECK FRAMING
47. 4" x 50" SYP	5	LF	FOR DECK FRAMING
48. 2" x 52" SYP	5	LF	FOR DECK FRAMING
49. 4" x 52" SYP	5	LF	FOR DECK FRAMING
50. 2" x 54" SYP	5	LF	FOR DECK FRAMING
51. 4" x 54" SYP	5	LF	FOR DECK FRAMING
52. 2" x 56" SYP	5	LF	FOR DECK FRAMING
53. 4" x 56" SYP	5	LF	FOR DECK FRAMING
54. 2" x 58" SYP	5	LF	FOR DECK FRAMING
55. 4" x 58" SYP	5	LF	FOR DECK FRAMING
56. 2" x 60" SYP	5	LF	FOR DECK FRAMING
57. 4" x 60" SYP	5	LF	FOR DECK FRAMING
58. 2" x 62" SYP	5	LF	FOR DECK FRAMING
59. 4" x 62" SYP	5	LF	FOR DECK FRAMING
60. 2" x 64" SYP	5	LF	FOR DECK FRAMING
61. 4" x 64" SYP	5	LF	FOR DECK FRAMING
62. 2" x 66" SYP	5	LF	FOR DECK FRAMING
63. 4" x 66" SYP	5	LF	FOR DECK FRAMING
64. 2" x 68" SYP	5	LF	FOR DECK FRAMING
65. 4" x 68" SYP	5	LF	FOR DECK FRAMING
66. 2" x 70" SYP	5	LF	FOR DECK FRAMING
67. 4" x 70" SYP	5	LF	FOR DECK FRAMING
68. 2" x 72" SYP	5	LF	FOR DECK FRAMING
69. 4" x 72" SYP	5	LF	FOR DECK FRAMING
70. 2" x 74" SYP	5	LF	FOR DECK FRAMING
71. 4" x 74" SYP	5	LF	FOR DECK FRAMING
72. 2" x 76" SYP	5	LF	FOR DECK FRAMING
73. 4" x 76" SYP	5	LF	FOR DECK FRAMING
74. 2" x 78" SYP	5	LF	FOR DECK FRAMING
75. 4" x 78" SYP	5	LF	FOR DECK FRAMING
76. 2" x 80" SYP	5	LF	FOR DECK FRAMING
77. 4" x 80" SYP	5	LF	FOR DECK FRAMING
78. 2" x 82" SYP	5	LF	FOR DECK FRAMING
79. 4" x 82" SYP	5	LF	FOR DECK FRAMING
80. 2" x 84" SYP	5	LF	FOR DECK FRAMING
81. 4" x 84" SYP	5	LF	FOR DECK FRAMING
82. 2" x 86" SYP	5	LF	FOR DECK FRAMING
83. 4" x 86" SYP	5	LF	FOR DECK FRAMING
84. 2" x 88" SYP	5	LF	FOR DECK FRAMING
85. 4" x 88" SYP	5	LF	FOR DECK FRAMING
86. 2" x 90" SYP	5	LF	FOR DECK FRAMING
87. 4" x 90" SYP	5	LF	FOR DECK FRAMING
88. 2" x 92" SYP	5	LF	FOR DECK FRAMING
89. 4" x 92" SYP	5	LF	FOR DECK FRAMING
90. 2" x 94" SYP	5	LF	FOR DECK FRAMING
91. 4" x 94" SYP	5	LF	FOR DECK FRAMING
92. 2" x 96" SYP	5	LF	FOR DECK FRAMING
93. 4" x 96" SYP	5	LF	FOR DECK FRAMING
94. 2" x 98" SYP	5	LF	FOR DECK FRAMING
95. 4" x 98" SYP	5	LF	FOR DECK FRAMING
96. 2" x 100" SYP	5	LF	FOR DECK FRAMING
97. 4" x 100" SYP	5	LF	FOR DECK FRAMING

PINE RIDGE CROSSING SITE PLAN

SECTION 13, TOWNSHIP 6, RANGE 66, SUBDIVISION DESTINY VENTURES II
BENCH SUBDIVISION, LOT B-1 PAR IN 2014, NE 1/4: 13 & 66 DEC B 023 P 100
4.107 ACRES

1. TREE PLANTING
Planting of trees shall be done in accordance with the following specifications:
1. All trees shall be planted in the fall or early spring.
2. All trees shall be planted in the same soil as they were growing in at the time of purchase.
3. All trees shall be planted in the same location as shown on the site plan.
4. All trees shall be planted in the same quantity as shown on the site plan.

2. LAWN PLANTING
Lawn planting shall be done in accordance with the following specifications:
1. All lawns shall be planted in the fall or early spring.
2. All lawns shall be planted in the same soil as they were growing in at the time of purchase.
3. All lawns shall be planted in the same location as shown on the site plan.
4. All lawns shall be planted in the same quantity as shown on the site plan.

3. SHRUB PLANTING
Shrub planting shall be done in accordance with the following specifications:
1. All shrubs shall be planted in the fall or early spring.
2. All shrubs shall be planted in the same soil as they were growing in at the time of purchase.
3. All shrubs shall be planted in the same location as shown on the site plan.
4. All shrubs shall be planted in the same quantity as shown on the site plan.

4. ROCK PLANTING
Rock planting shall be done in accordance with the following specifications:
1. All rocks shall be planted in the fall or early spring.
2. All rocks shall be planted in the same soil as they were growing in at the time of purchase.
3. All rocks shall be planted in the same location as shown on the site plan.
4. All rocks shall be planted in the same quantity as shown on the site plan.

5. STONE WALL
Stone wall shall be done in accordance with the following specifications:
1. All stone walls shall be built in the fall or early spring.
2. All stone walls shall be built in the same soil as they were growing in at the time of purchase.
3. All stone walls shall be built in the same location as shown on the site plan.
4. All stone walls shall be built in the same quantity as shown on the site plan.

6. NATURAL EDGE DETAIL
Natural edge detail shall be done in accordance with the following specifications:
1. All natural edge details shall be done in the fall or early spring.
2. All natural edge details shall be done in the same soil as they were growing in at the time of purchase.
3. All natural edge details shall be done in the same location as shown on the site plan.
4. All natural edge details shall be done in the same quantity as shown on the site plan.

7. RETENTION WALL
Retention wall shall be done in accordance with the following specifications:
1. All retention walls shall be built in the fall or early spring.
2. All retention walls shall be built in the same soil as they were growing in at the time of purchase.
3. All retention walls shall be built in the same location as shown on the site plan.
4. All retention walls shall be built in the same quantity as shown on the site plan.

8. OVERHEAD STRUCTURE
Overhead structure shall be done in accordance with the following specifications:
1. All overhead structures shall be built in the fall or early spring.
2. All overhead structures shall be built in the same soil as they were growing in at the time of purchase.
3. All overhead structures shall be built in the same location as shown on the site plan.
4. All overhead structures shall be built in the same quantity as shown on the site plan.

9. UTILITY DETAIL
Utility detail shall be done in accordance with the following specifications:
1. All utility details shall be done in the fall or early spring.
2. All utility details shall be done in the same soil as they were growing in at the time of purchase.
3. All utility details shall be done in the same location as shown on the site plan.
4. All utility details shall be done in the same quantity as shown on the site plan.

10. CONCRETE PAVING
Concrete paving shall be done in accordance with the following specifications:
1. All concrete paving shall be done in the fall or early spring.
2. All concrete paving shall be done in the same soil as they were growing in at the time of purchase.
3. All concrete paving shall be done in the same location as shown on the site plan.
4. All concrete paving shall be done in the same quantity as shown on the site plan.

LANDSCAPE DETAILS
SHEET 9 of 18
DATE PREPARED: 1-3-2018
PLANS PREPARED FOR:
TURN 2 CONSTRUCTION, LLC
P.O. BOX 2890
EUREKA, CA 95507

PINE RIDGE CROSSING SITE PLAN

SECTION 13, TOWNSHIP 6, RANGE 66, SOUTHWEST CORNER VENTURES 3
MINOR SURVEYOR, LOT 9-1 PART OF SE 14, NE 14, S30 SE DISC 8 663 P100
4.187 ACRES



BLDG TYPE 1 - FRONT ELEVATION

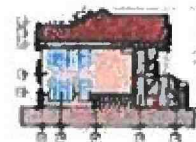


BLDG TYPE 1 - SIDE 1 ELEVATION



BLDG TYPE 1 - REAR ELEVATION

BLDG TYPE 1 - SIDE 2 ELEVATION OF BUILDING 11



BLDG TYPE 1 - SIDE 2 ELEVATION

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PREPARED	01-02-2019		
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PREPARED	01-02-2019		
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

BUILDING TYPE 1 ELEVATIONS
 DATE PREPARED 01-02-2019
 PLANS PREPARED FOR
TURN 2 CONSTRUCTION, LLC
 P.O. BOX 2286
 ELIZABETH CO 80107

SHEET
11 of 18

 TURN 2 CONSTRUCTION, LLC
 P.O. BOX 2286
 ELIZABETH CO 80107

PINE RIDGE CROSSING SITE PLAN

SECTION 13, TOWNSHIP 4, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT 5-1 PAR 21 62 24, RE 14 13 0 01 DESC 0 02 P108
4.107 ACRES



BLDG TYPE II - FRONT ELEVATION - PLAN

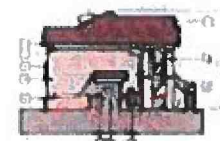


BLDG TYPE I - SIDE 1 ELEVATION



BLDG TYPE II - REAR ELEVATION - PLAN

ELEVATION 2 REAR ELEVATION AT BUILDING 1



BLDG TYPE I - SIDE 2 ELEVATION

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PREPARED FOR PERMIT	01-02-2019	J. TURNER	J. TURNER
2	REVISED PER COMMENTS	01-02-2019	J. TURNER	J. TURNER
3	REVISED PER COMMENTS	01-02-2019	J. TURNER	J. TURNER
4	REVISED PER COMMENTS	01-02-2019	J. TURNER	J. TURNER
5	REVISED PER COMMENTS	01-02-2019	J. TURNER	J. TURNER
6	REVISED PER COMMENTS	01-02-2019	J. TURNER	J. TURNER
7	REVISED PER COMMENTS	01-02-2019	J. TURNER	J. TURNER
8	REVISED PER COMMENTS	01-02-2019	J. TURNER	J. TURNER
9	REVISED PER COMMENTS	01-02-2019	J. TURNER	J. TURNER
10	REVISED PER COMMENTS	01-02-2019	J. TURNER	J. TURNER

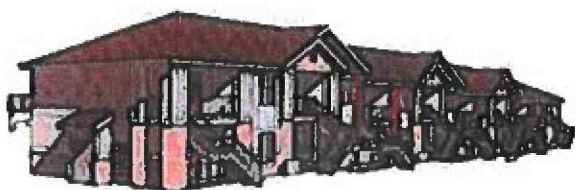
NO.	DESCRIPTION	DATE	BY	CHKD.
1	PREPARED FOR PERMIT	01-02-2019	J. TURNER	J. TURNER
2	REVISED PER COMMENTS	01-02-2019	J. TURNER	J. TURNER
3	REVISED PER COMMENTS	01-02-2019	J. TURNER	J. TURNER
4	REVISED PER COMMENTS	01-02-2019	J. TURNER	J. TURNER
5	REVISED PER COMMENTS	01-02-2019	J. TURNER	J. TURNER
6	REVISED PER COMMENTS	01-02-2019	J. TURNER	J. TURNER
7	REVISED PER COMMENTS	01-02-2019	J. TURNER	J. TURNER
8	REVISED PER COMMENTS	01-02-2019	J. TURNER	J. TURNER
9	REVISED PER COMMENTS	01-02-2019	J. TURNER	J. TURNER
10	REVISED PER COMMENTS	01-02-2019	J. TURNER	J. TURNER

BUILDING TYPE 2 ELEVATIONS
 DATE PREPARED 01-02-2019
 PLANS PREPARED FOR
TURN 2 CONSTRUCTION, LLC
 P.O. BOX 5798
 ELIZABETH, CO 80107

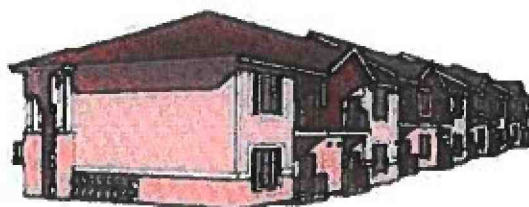
SHEET
12 of 18

**PINE RIDGE CROSSING
SITE PLAN**

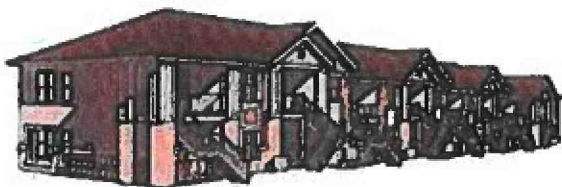
SECTION 13, TOWNSHIP 8, RANGE 66, SUBDIVISION BOSTON VENTURES II
BOSTON SUBDIVISION, LOT 8-1 PAR IN SE 1/4, NE 1/4; 13 0 45 DEED 0 000 P100
4.997 ACRES



BUILDING TYPE 1 - PERSPECTIVE 1



BUILDING TYPE 1 - PERSPECTIVE 2





BUILDING TYPE 2 - PERSPECTIVE 1



BUILDING TYPE 2 - PERSPECTIVE 2

PERSPECTIVES
 DATE PREPARED 01-02-2013
 PLANS PREPARED FOR
TURN 2 CONSTRUCTION, LLC
 P.O. BOX 2546
 ELIZABETH, CO 80107

SHEET
13 of 18

PINE RIDGE CROSSING SITE PLAN

SECTION 12, TOWNSHIP 4, RANGE 64, SUBDIVISION BENTLEY VENTURES II
MIRON SUBDIVISION, LOT 5-1 PART IN E 1/4, NE 1/4, S 1/2 S 66 020 2 001 P400
4.167 ACRES

NO.	DATE	BY	DESCRIPTION
1	01-02-2019	TURN 2 CONSTRUCTION, LLC	PRELIMINARY
2	01-02-2019	TURN 2 CONSTRUCTION, LLC	REVISED
3	01-02-2019	TURN 2 CONSTRUCTION, LLC	REVISED
4	01-02-2019	TURN 2 CONSTRUCTION, LLC	REVISED
5	01-02-2019	TURN 2 CONSTRUCTION, LLC	REVISED
6	01-02-2019	TURN 2 CONSTRUCTION, LLC	REVISED
7	01-02-2019	TURN 2 CONSTRUCTION, LLC	REVISED
8	01-02-2019	TURN 2 CONSTRUCTION, LLC	REVISED
9	01-02-2019	TURN 2 CONSTRUCTION, LLC	REVISED
10	01-02-2019	TURN 2 CONSTRUCTION, LLC	REVISED
11	01-02-2019	TURN 2 CONSTRUCTION, LLC	REVISED
12	01-02-2019	TURN 2 CONSTRUCTION, LLC	REVISED
13	01-02-2019	TURN 2 CONSTRUCTION, LLC	REVISED
14	01-02-2019	TURN 2 CONSTRUCTION, LLC	REVISED
15	01-02-2019	TURN 2 CONSTRUCTION, LLC	REVISED
16	01-02-2019	TURN 2 CONSTRUCTION, LLC	REVISED
17	01-02-2019	TURN 2 CONSTRUCTION, LLC	REVISED
18	01-02-2019	TURN 2 CONSTRUCTION, LLC	REVISED
19	01-02-2019	TURN 2 CONSTRUCTION, LLC	REVISED
20	01-02-2019	TURN 2 CONSTRUCTION, LLC	REVISED

ELEVATION MATERIAL NOTES	
1	BRICK
2	WOOD SHAKES
3	CONCRETE
4	ASPH/FLT
5	PAINT
6	GLASS
7	IRON
8	STEEL
9	COPPER
10	ZINC
11	ALUMINUM
12	BRASS
13	STAINLESS STEEL
14	BLACK PAVEMENT
15	GRASS
16	GRAVEL
17	ASPH/FLT
18	CONCRETE
19	BRICK
20	WOOD SHAKES
21	CONCRETE
22	ASPH/FLT
23	PAINT
24	GLASS
25	IRON
26	STEEL
27	COPPER
28	ZINC
29	ALUMINUM
30	BRASS
31	STAINLESS STEEL
32	BLACK PAVEMENT
33	GRASS
34	GRAVEL
35	ASPH/FLT
36	CONCRETE
37	BRICK
38	WOOD SHAKES
39	CONCRETE
40	ASPH/FLT
41	PAINT
42	GLASS
43	IRON
44	STEEL
45	COPPER
46	ZINC
47	ALUMINUM
48	BRASS
49	STAINLESS STEEL
50	BLACK PAVEMENT
51	GRASS
52	GRAVEL
53	ASPH/FLT
54	CONCRETE
55	BRICK
56	WOOD SHAKES
57	CONCRETE
58	ASPH/FLT
59	PAINT
60	GLASS
61	IRON
62	STEEL
63	COPPER
64	ZINC
65	ALUMINUM
66	BRASS
67	STAINLESS STEEL
68	BLACK PAVEMENT
69	GRASS
70	GRAVEL
71	ASPH/FLT
72	CONCRETE
73	BRICK
74	WOOD SHAKES
75	CONCRETE
76	ASPH/FLT
77	PAINT
78	GLASS
79	IRON
80	STEEL
81	COPPER
82	ZINC
83	ALUMINUM
84	BRASS
85	STAINLESS STEEL
86	BLACK PAVEMENT
87	GRASS
88	GRAVEL
89	ASPH/FLT
90	CONCRETE
91	BRICK
92	WOOD SHAKES
93	CONCRETE
94	ASPH/FLT
95	PAINT
96	GLASS
97	IRON
98	STEEL
99	COPPER
100	ZINC
101	ALUMINUM
102	BRASS
103	STAINLESS STEEL
104	BLACK PAVEMENT
105	GRASS
106	GRAVEL
107	ASPH/FLT
108	CONCRETE
109	BRICK
110	WOOD SHAKES
111	CONCRETE
112	ASPH/FLT
113	PAINT
114	GLASS
115	IRON
116	STEEL
117	COPPER
118	ZINC
119	ALUMINUM
120	BRASS
121	STAINLESS STEEL
122	BLACK PAVEMENT
123	GRASS
124	GRAVEL
125	ASPH/FLT
126	CONCRETE
127	BRICK
128	WOOD SHAKES
129	CONCRETE
130	ASPH/FLT
131	PAINT
132	GLASS
133	IRON
134	STEEL
135	COPPER
136	ZINC
137	ALUMINUM
138	BRASS
139	STAINLESS STEEL
140	BLACK PAVEMENT
141	GRASS
142	GRAVEL
143	ASPH/FLT
144	CONCRETE
145	BRICK
146	WOOD SHAKES
147	CONCRETE
148	ASPH/FLT
149	PAINT
150	GLASS
151	IRON
152	STEEL
153	COPPER
154	ZINC
155	ALUMINUM
156	BRASS
157	STAINLESS STEEL
158	BLACK PAVEMENT
159	GRASS
160	GRAVEL
161	ASPH/FLT
162	CONCRETE
163	BRICK
164	WOOD SHAKES
165	CONCRETE
166	ASPH/FLT
167	PAINT
168	GLASS
169	IRON
170	STEEL
171	COPPER
172	ZINC
173	ALUMINUM
174	BRASS
175	STAINLESS STEEL
176	BLACK PAVEMENT
177	GRASS
178	GRAVEL
179	ASPH/FLT
180	CONCRETE
181	BRICK
182	WOOD SHAKES
183	CONCRETE
184	ASPH/FLT
185	PAINT
186	GLASS
187	IRON
188	STEEL
189	COPPER
190	ZINC
191	ALUMINUM
192	BRASS
193	STAINLESS STEEL
194	BLACK PAVEMENT
195	GRASS
196	GRAVEL
197	ASPH/FLT
198	CONCRETE
199	BRICK
200	WOOD SHAKES



BUILDING TYPE II - FRONT ELEVATION



BUILDING TYPE II - SIDE 1 ELEV.



BUILDING TYPE II - REAR ELEVATION



BUILDING TYPE II - SIDE 2 ELEV.



BUILDING TYPE II - PERSPECTIVE



BUILDING TYPE IV - FRONT ELEVATION



BUILDING TYPE IV - SIDE 1 ELEV.



BUILDING TYPE IV - PERSPECTIVE



BUILDING TYPE IV - REAR ELEVATION



BUILDING TYPE IV - SIDE 2 ELEV.

BUILDING TYPE 3 AND 4 ELEVATIONS AND PERSPECTIVES
 DATE PREPARED: 01-02-2019
 PLANS PREPARED FOR:
TURN 2 CONSTRUCTION, LLC
 P.O. BOX 2888
 ELIZABETH, CO 80107

Sheet
14 of 18

 TURN 2 CONSTRUCTION, LLC
 P.O. BOX 2888
 ELIZABETH, CO 80107

PINE RIDGE CROSSING SITE PLAN

SECTION 12, TOWNSHIP 4, RANGE 65, SUBDIVISION DESTINY VENTURES I,
MINOR SUBDIVISION, LOT 8-9 PAIR IN 1/4, DE 14- 12 0 00 0000 0 000 0 000
4.167 ACRES

MAJ. KIOSK - FRONT

MAJ. KIOSK - SIDE 1

MAJ. KIOSK - REAR

MAJ. KIOSK - SIDE 2

POOL EQUIP. - FRONT

POOL EQUIP. - SIDE 1

POOL EQUIP. - REAR

POOL EQUIP. - SIDE 2

MONUMENT SIGN - FRONT

MONUMENT SIGN - SIDE

POOL FENCING

Accessories	Front	Side 1	Side 2	Rear
MAJ. KIOSK	10'-0" / 10'-0" / 10'-0"	10'-0" / 10'-0" / 10'-0"	10'-0" / 10'-0" / 10'-0"	10'-0" / 10'-0" / 10'-0"
POOL EQUIP.	10'-0" / 10'-0" / 10'-0"	10'-0" / 10'-0" / 10'-0"	10'-0" / 10'-0" / 10'-0"	10'-0" / 10'-0" / 10'-0"
MONUMENT SIGN	10'-0" / 10'-0" / 10'-0"	10'-0" / 10'-0" / 10'-0"	10'-0" / 10'-0" / 10'-0"	10'-0" / 10'-0" / 10'-0"
POOL FENCING	10'-0" / 10'-0" / 10'-0"	10'-0" / 10'-0" / 10'-0"	10'-0" / 10'-0" / 10'-0"	10'-0" / 10'-0" / 10'-0"

RETAINING WALL

ACCESSORY BUILDING ELEVATIONS

DATE PREPARED 01-22-2019

PLANS PREPARED FOR

TURN 2 CONSTRUCTION, LLC

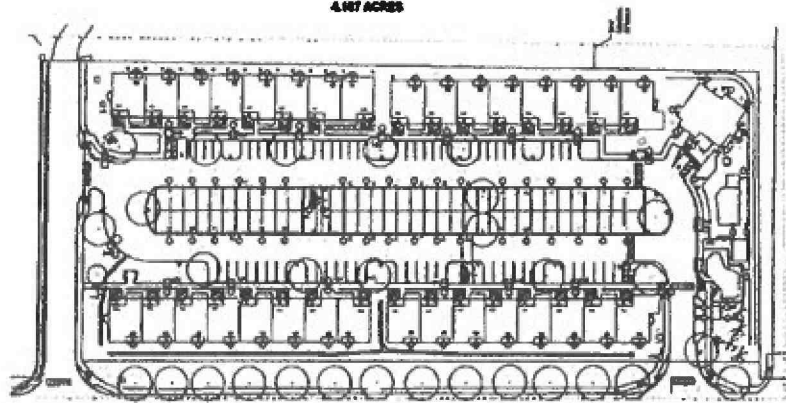
P.O. BOX 2888

ELIZABETH CO 80107

SHEET 15 of 18

**PINE RIDGE CROSSING
SITE PLAN**

SECTION 17, TOWNSHIP 6, RANGE 66, SUBDIVISION DESTINY VENTURES II
MIDCO SUBDIVISION, LOT 2-1 PAR. IN SE 1/4, NE 1/4: 03 0 01 DE90 D 000 P100
4.167 ACRES



11/16/2019 10:00 AM

LANDSCAPE SPECIFICATIONS			
NO.	DESCRIPTION	QUANTITY	REMARKS
1	Planting of 4" x 6" x 8" x 12" x 18" x 24" x 36" x 48" x 60" x 72" x 84" x 96" x 108" x 120" x 144" x 168" x 192" x 216" x 240" x 270" x 300" x 324" x 360" x 396" x 432" x 468" x 504" x 540" x 576" x 612" x 648" x 684" x 720" x 756" x 792" x 828" x 864" x 900" x 936" x 972" x 1008" x 1044" x 1080" x 1116" x 1152" x 1188" x 1224" x 1260" x 1296" x 1332" x 1368" x 1404" x 1440" x 1476" x 1512" x 1548" x 1584" x 1620" x 1656" x 1692" x 1728" x 1764" x 1800" x 1836" x 1872" x 1908" x 1944" x 1980" x 2016" x 2052" x 2088" x 2124" x 2160" x 2196" x 2232" x 2268" x 2304" x 2340" x 2376" x 2412" x 2448" x 2484" x 2520" x 2556" x 2592" x 2628" x 2664" x 2700" x 2736" x 2772" x 2808" x 2844" x 2880" x 2916" x 2952" x 2988" x 3024" x 3060" x 3096" x 3132" x 3168" x 3204" x 3240" x 3276" x 3312" x 3348" x 3384" x 3420" x 3456" x 3492" x 3528" x 3564" x 3600" x 3636" x 3672" x 3708" x 3744" x 3780" x 3816" x 3852" x 3888" x 3924" x 3960" x 3996" x 4032" x 4068" x 4104" x 4140" x 4176" x 4212" x 4248" x 4284" x 4320" x 4356" x 4392" x 4428" x 4464" x 4500" x 4536" x 4572" x 4608" x 4644" x 4680" x 4716" x 4752" x 4788" x 4824" x 4860" x 4896" x 4932" x 4968" x 5004" x 5040" x 5076" x 5112" x 5148" x 5184" x 5220" x 5256" x 5292" x 5328" x 5364" x 5400" x 5436" x 5472" x 5508" x 5544" x 5580" x 5616" x 5652" x 5688" x 5724" x 5760" x 5796" x 5832" x 5868" x 5904" x 5940" x 5976" x 6012" x 6048" x 6084" x 6120" x 6156" x 6192" x 6228" x 6264" x 6300" x 6336" x 6372" x 6408" x 6444" x 6480" x 6516" x 6552" x 6588" x 6624" x 6660" x 6696" x 6732" x 6768" x 6804" x 6840" x 6876" x 6912" x 6948" x 6984" x 7020" x 7056" x 7092" x 7128" x 7164" x 7200" x 7236" x 7272" x 7308" x 7344" x 7380" x 7416" x 7452" x 7488" x 7524" x 7560" x 7596" x 7632" x 7668" x 7704" x 7740" x 7776" x 7812" x 7848" x 7884" x 7920" x 7956" x 7992" x 8028" x 8064" x 8100" x 8136" x 8172" x 8208" x 8244" x 8280" x 8316" x 8352" x 8388" x 8424" x 8460" x 8496" x 8532" x 8568" x 8604" x 8640" x 8676" x 8712" x 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PINE RIDGE CROSSING SITE PLAN

**SECTION 14, TOWNSHIP 4, RANGE 62, SHERIDAN COUNTY MONTANA
SECTION 14, TOWNSHIP 4, RANGE 62, SHERIDAN COUNTY MONTANA
SECTION 14, TOWNSHIP 4, RANGE 62, SHERIDAN COUNTY MONTANA
4.87 ACRES**

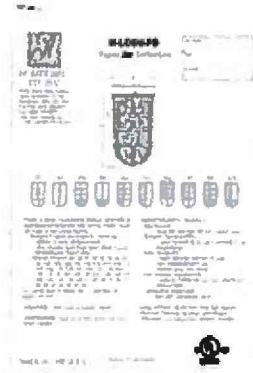
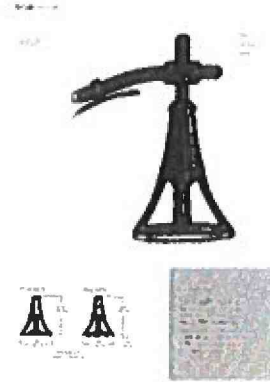
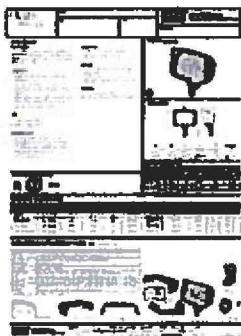
MA - LIGHTING
Sea Salt Lighting

DATE PREPARED 01-02-2019
PLANS PREPARED FOR
TURN 2 CONSTRUCTION, LLC
P.O. BOX 2548
ELIZABETH, CO 80107

SHEET 17 of 18

PINE RIDGE CROSSING SITE PLAN

SECTION 15, TOWNSHIP 4, RANGE 45, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PART OF 1A, NE 1/4, 43 & 44 DECS & 663 PMS
4.187 ACRES



SITE LIGHTING CUT SHEETS
DATE PREPARED 01-22-10, 9
PLANS PREPARED FOR
TURN 2 CONSTRUCTION, LLC
P.O. BOX 2288
ELIZABETH CO OH 44717

SHEET
18 of 18

EXHIBIT B

CKE Engineering Inc

ENGINEER'S OPINION OF PROBABLE COST

Project: Pine Ridge Crossing
 Location: Elizabeth CO
 Subject: Roadway Improvements
 Client: Turn 2 Construction LLC

Date: 11/13/18
 Job No.:
 Prep. By: JC
 Chd. By: JC

Note: Any opinions of price, probable project costs or construction costs rendered by CKE Engineering Inc represent its best judgment and are furnished for general guidance. CKE Engineering Inc makes no warranty of guarantee, either expressed or implied as to the accuracy of such opinions as compared to bid or actual cost.

Item No.	Item Description	Units	Quantity	Unit Price	Item Cost
Access Road/ Bits Access					
1	CKA and Concrete Removal	LF	180	\$ 23.00	\$ 4,140.00
2	Pine Grading/ Shaping	CY	148	\$ 12.00	\$ 1,776.00
3	Curb and Gutter	LF	420	\$ 14.00	\$ 5,880.00
4	Concrete Sidewalk	LF	200	\$ 18.00	\$ 3,600.00
5	Handicap Ramps	EA	6	\$ 400.00	\$ 2,400.00
6	Concrete Crest Pavl Curb Returns	SV	120	\$ 48.00	\$ 5,760.00
7	Asphalt	TONS	240	\$ 90.00	\$ 21,600.00
8	Stamps	EA	3	\$ 200.00	\$ 600.00
9	Grasshik Striping	LF	150	\$ 12.00	\$ 1,800.00
	Sub-Total				\$ 45,576.00
Sanitary Sewer Main					
1	8" PVC	LF	538.79	\$ 33.00	\$ 17,774.07
2	Manholes	EA	4	\$ 3,500.00	\$ 14,000.00
	Sub-Total				\$ 31,774.07
Water					
1	8" PVC Main	LF	742	\$ 33.00	\$ 24,486.00
2	12" PVC Main	LF	302	\$ 43.00	\$ 12,986.00
3	8" PVC Hydrant Lateral	LF	40	\$ 27.00	\$ 1,080.00
4	8" Tee and Saddle	EA	1	\$ 1,000.00	\$ 1,000.00
5	8" x 4" Swivel Tee	EA	1	\$ 850.00	\$ 850.00
6	8" x 6" Swivel Tee	EA	6	\$ 550.00	\$ 3,300.00
7	12" x 8" Swivel Tee	EA	1	\$ 850.00	\$ 850.00
8	12" x 12" Tee	EA	1	\$ 1,100.00	\$ 1,100.00
9	8" x 12" Tee	EA	1	\$ 800.00	\$ 800.00
10	12" Gate Valve	EA	3	\$ 1,250.00	\$ 3,750.00
11	8" Gate Valve	EA	7	\$ 800.00	\$ 5,600.00
12	8" Gate Valve	EA	7	\$ 750.00	\$ 5,250.00
13	4" GV	EA	1	\$ 850.00	\$ 850.00
14	8" 45' Bend	EA	2	\$ 400.00	\$ 800.00
15	PH Assembly	EA	3	\$ 2,200.00	\$ 6,600.00
16	2" Blow Off	EA	1	\$ 850.00	\$ 850.00
	Sub-Total				\$ 71,763.00
Storm Sewer					
1	12" RCP	LF	119	\$ 33.00	\$ 3,927.00
2	18" RCP	LF	25	\$ 43.00	\$ 1,075.00
3	24" RCP	LF	260	\$ 55.00	\$ 14,300.00
4	30" RCP	LF	114	\$ 67.00	\$ 7,638.00
5	30" FES	EA	2	\$ 850.00	\$ 1,700.00
6	24" 22' Bend	EA	1	\$ 480.00	\$ 480.00
7	8" MS	EA	6	\$ 3,000.00	\$ 18,000.00
8	18" Type R Inlet	EA	2	\$ 4,500.00	\$ 9,000.00
9	Type M Riprap	CY	15	\$ 48.00	\$ 720.00
	Sub-Total				\$ 79,790.00
Detention Pond					
1	Earthwork	CY	1574	\$ 4.00	\$ 6,296.00
2	Trickle Channel	LF	180	\$ 14.00	\$ 2,520.00
3	Access Drive	SV	120	\$ 28.00	\$ 3,360.00
4	Outlet Structure	EA	1	\$ 5,500.00	\$ 5,500.00
5	Deep M. Forms	CY	81	\$ 28.00	\$ 2,268.00
6	Sign	EA	1	\$ 200.00	\$ 200.00
7	Concrete Forebay	SV	25	\$ 48.00	\$ 1,200.00
	Sub-Total				\$ 21,694.00
Summary:					
					Cost of Items: \$ 251,090.07
					15% Contingencies: \$ 38,163.51
					Subtotal: \$ 278,784.28
					7% Const. Engineering/Construction:
					Total Cost: \$ 278,784.28

Probable Cost Estimate Exhibit E (Public/ROW)					
Project: Pine Ridge Crossings			Grounded By Design, LLC.		
			Date: December 26, 2018		
Sitework					
Item	Quantity	Unit	Unit Cost	Cost	
Compost Soy/1000sf	47	cy	\$19.75	\$919.25	
Site Preparation	15,515	sf.	\$0.11	\$1,706.65	
Fine Grading	15,515	sf.	\$0.28	\$4,344.20	
Grading	287	cy.	\$7.68	\$2,208.58	
Import and Place Topsoil (6" depth)	0	cy.	\$26.78	\$0.00	
			Sitework Total	\$8,178.68	
Landscape-Plants					
Item	Quantity	Unit	Unit Cost	Cost	
Deciduous Trees - 2" cal	14	ea	\$500.00	\$7,040.00	
Shrubs (5 gal)	73	ea	\$51.23	\$3,739.79	
Ornamental Grasses (1 gal.)	0	ea	\$17.18	\$0.00	
Perennials (4" pot)	78	ea	\$2.28	\$177.00	
Native Grass seed	12,458	sf	\$0.35	\$4,360.30	
Sod (NATURE'S PRAIRIE TURF SOD)	0	sf	\$0.37	\$0.00	
			Landscape-Plants Total	\$16,117.09	
Landscape-Materials					
Item	Quantity	Unit	Unit Cost	Cost	
Shredded Cedar Mulch (4" Depth)	178	sf	\$0.67	\$119.26	
Weed Barrier	2,879	sf	\$0.20	\$575.80	
Gravel Mulch (1"-1/2" Size - 3" Depth)	2,879	sf	\$0.61	\$2,819.89	
Perforated Steel Edging	481	lf	\$5.90	\$2,896.90	
			Landscape-Materials Total	\$6,211.85	
Site Furniture					
Item	Quantity	Unit	Unit Cost	Cost	
Pet Pickup	2	ea	\$150.00	\$300.00	
			Landscape-Materials Total	\$300.00	
Irrigation					
Item	Quantity	Unit	Unit Cost	Cost	
Turf Irrigation	0	sf	\$0.51	\$0.00	
Temp Native grass Irrigation	12,458	sf	\$0.51	\$6,353.58	
Planting Beds with Drip	3,057	sf	\$0.87	\$2,659.59	
			Irrigation Total	\$9,013.17	
				Subtotal	\$40,918.80
				15% Contingency	\$6,122.82
				Total	\$46,941.63

Disclaimer:

This opinion of probable landscape construction cost is made as an experienced and qualified professional generally familiar with the industry. However, since the experienced and qualified professional does not have control over the cost of labor, materials, equipment, services furnished by others, the Contractors' methods of determining prices, competitive bidding or market conditions; the Landscape Architect cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this probable estimate of landscape construction costs. If the OWNER wishes greater assurance as to probable construction costs, the OWNER shall employ an independent cost estimator or contractor.

EXHIBIT C

FORM- IRREVOCABLE LETTER OF CREDIT

Issuing Bank's Letterhead

Irrevocable Letter of Credit

Issuing Bank: [Type in bank name.]
Letter of Credit No.: [Type letter of credit number.]
Amount: [Type in aggregate amount.]

Issuance Date: [Type loc issuance date.]
Expiry Date: [Type loc expiration date.]
Name of Developer: [Type in name of developer.]

Town of Elizabeth
[Address]

Attention: Mayor and Town Attorney

Ladies and Gentlemen:

We hereby establish this Irrevocable Letter of Credit in your favor for an amount up to the aggregate sum of \$_____ U.S. Dollars.

Funds under this credit are available to you by your draft or drafts drawn at sight on us containing the number of this Letter of Credit, as set forth above, in the Form of Sight Draft attached hereto as Exhibit 1 and incorporated by this reference. Partial drawings are permitted. The amount of the funds available under this Letter of Credit may not be reduced, except by payment of drafts drawn hereunder, or pursuant to written authorization given to us by the Town. The sole condition for payment of any draft under this Letter of Credit is that the draft be accompanied by a letter, on the Town's letterhead, signed by the Mayor or designee, stating that one or more of the following conditions exist:

a. The Town has determined that the Developer is in default of its obligations under that certain [type in "agreement" or "permit"], to secure the performance of the [type in the name and date of the agreement, such as "Subdivision Improvements Agreement between the Town and Developer" and the name of the project, or "Development Agreement between the Town and Developer" and the name of the project] or [for permit, type in the name of the project];

or

b. That the expiry date of this Irrevocable Letter of Credit is less than fourteen (14) days from the date of the Mayor or designee's letter and the Developer has not provided the Town with a replacement letter of credit in an amount and form acceptable to the Town to secure the performance of the [type in name of the agreement] or [for permit, type in the name of the project] described herein.

SPECIAL WARRANTY DEED

State Doc Fee: \$170.00
Recording Fee: \$18.00

THIS DEED is dated the 18th day of December, 2021, and is made between (whether one, or more than one),

Pine Ridge Crossing, LLC, a Colorado limited liability company

the "Grantor" of the County of Elbert and State of Colorado and

Neighborhood Carwash Aurora, LLC, a Colorado limited liability company

14205 E. DeWitts Ave

as Tenants in Common, (whether one, or more than one), the "Grantee", whose legal address is 701-S-Elizabeth Street Elizabeth, CO 80107 of the County of Arapahoe and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of One Million Seven Hundred Thousand Dollars and No Cents (\$1,700,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, (together with any improvements thereon, located in the County of Elbert and State of Colorado described as follows:

Parcel B-1, Destiny Ventures II Minor Subdivision, County of Elbert, State of Colorado, also known by street address as: 701 S Elizabeth Street, Elizabeth, CO 80107

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the Grantee's heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree that the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a).

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

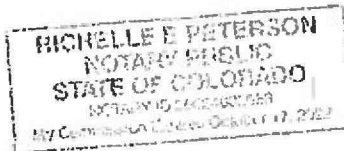
Pine Ridge Crossing LLC, a Colorado limited liability company

[Signature]
Darren Spradling, Member
[Signature]
Lana Spradling, Member

State of Colorado
County of Elbert

The foregoing instrument was acknowledged before me this 18th day of December, 2021 by Darren Spradling and Lana Spradling as Members of Pine Ridge Crossing LLC, a Colorado limited liability company.

Notary Public: Ricki Peterson
My Commission Expires: 10-17-22





TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission
FROM: Zach Higgins, AICP Planner/Project Manager
DATE: April 05, 2022
SUBJECT: Staff reports

- Nick Snively and Julie Uhernik have been appointed to the Planning Commission through 12/31/2025 as voting members.
- Ed Beard has been appointed to the Planning Commission as a non-voting member through 12/31/2023.
- The Planning Commission membership vacancies will continue to be posted on the Town's website and Facebook. We will consider additional members as they become available.
- The Board of Trustees has requested a joint training with the Planning Commission, Main Street Board of Directors, and the Historic Advisory Board which will be held April 26th at 5:00pm.
- The Main Street Streetscape Project's Kickoff Meeting was held on March 10th, the second public meeting will be held June 30th at Town Hall.
- The Historic Advisory Board has an open survey until April 11th followed by the second public meeting regarding the potential Historic Preservation code update on April 18th.
- The Farmers Market Agreement has been approved by the MSBOD and BOT as Resolution 22R15 with Elizabeth Brewing Company for the 2022 Farmers Market season.