

**BOULDER COUNTY HOUSING AUTHORITY  
REQUEST FOR PROPOSALS**

**Civil Engineering/Land Surveying Services  
for the  
Emma Street Project  
Emma Street & 120<sup>th</sup> Street, Lafayette, CO 80026**

**RFP# 6826-18**



**SUBMITTAL DUE DATE  
APRIL 9, 2018  
2:00 p.m.**

**BOULDER COUNTY PURCHASING  
2025 14<sup>TH</sup> STREET  
BOULDER, CO 80302**

[Purchasing@bouldercounty.org](mailto:Purchasing@bouldercounty.org)

## REQUEST FOR PROPOSALS

The Boulder County Housing Authority ("BCHA") is soliciting proposals from qualified engineering firms to provide civil engineering and land survey services for the Emma Street project located in Lafayette, CO.

The following documents are part of this RFP:

1. RFP Document
2. Attachment A: ALTA Survey

### **Written Inquiries**

All inquiries regarding this RFP shall be submitted via email to the Boulder County Purchasing Office at [purchasing@bouldercounty.org](mailto:purchasing@bouldercounty.org) on or before 4:00 p.m. **March 27, 2018**. A response from the county to all inquiries shall be posted and sent via email no later than **March 30, 2018**.

### **Submittal Instructions**

Submittals are due at the Administrative Services Information Desk (please note new address below) or the email box (preferred) listed below, for time and date recording on or before 2:00 p.m. Mountain Time on **April 9, 2018**.

**Your response can be submitted in the following ways. Please note that email responses to this solicitation are preferred, but are limited to a maximum of 25MB capacity. NO ZIP FILES ALLOWED. Electronic Submittals must be received in the e-mail box listed below. Submittals sent to any other box will NOT be forwarded or accepted. This e-mail box is only accessed on the due date of your questions or proposals. Please use the Delivery Receipt option to verify receipt of your email. It is the sole responsibility of the proposer to ensure their documents are received before the deadline specified above. Boulder County does not accept responsibility under any circumstance for delayed or failed email or mailed submittals.**

Email [purchasing@bouldercounty.org](mailto:purchasing@bouldercounty.org); identified as RFP # 6826-18 in the subject line.

**-OR-**

### **US Mail**

One (1) unbound copy of your submittal, printed double-sided, 11 point, on at least 50% post-consumer, recycled paper must be submitted in a sealed envelope, clearly marked as **RFP # 6826-18**, to the **Administrative Services Information Desk located at 1325 Pearl Street, Boulder, CO 80302**.

All RFPs must be received and time and date recorded by authorized county staff by the above due date and time. Sole responsibility rests with the Offeror to see that their RFP response is received on time at the stated location(s). Any responses received after due date and time will be returned to the offeror.

The Board of County Commissioners reserves the right to reject any and all responses, to waive any informalities or irregularities therein, and to accept the proposal that, in the opinion of the Board, is in the best interest of the Board and of the County of Boulder, State of Colorado.

**Americans with Disabilities Act (ADA)**: If you need special services provided for under the Americans with Disabilities Act, contact the ADA Coordinator or the Human Resources office at (303) 441-3525 at least 48 hours before the scheduled event.

## TERMS AND CONDITIONS

1. Proposers are expected to examine the drawing, specifications, schedule of delivery, and all instructions. Failure to do so will be at the bidder's risk.
2. Each bidder shall furnish the information required in the Request for Proposals.
3. The Contract/Purchase Order will be awarded to that responsible bidder whose submittal, conforming to the Request for Proposals, will be most advantageous to the County of Boulder, price and other factors considered.
4. The County of Boulder reserves the right to reject any or all proposals and to waive informalities and minor irregularities in bids received, and to accept any portion of or all items proposed if deemed in the best interest of the County of Boulder to do so.
5. No submittal shall be withdrawn for a period of thirty (30) days subsequent to the opening of bids without the consent of the County Purchasing Agent or delegated representative.
6. A signed purchase order or contract furnished to the successful bidder results in a binding contract without further action by either party.
7. Late or unsigned proposals will not be accepted or considered. It is the responsibility of proposers to insure that the proposal arrives at the Administrative Services Front Desk or appropriate email box prior to the time indicated in the "Request for Proposals."
8. The proposed price shall be exclusive of any Federal or State taxes from which the County of Boulder is exempt by law.
9. Any interpretation, correction or change of the RFP documents will be made by Addendum. Interpretations, corrections and changes of the RFP documents made in any other manner will not be binding, and proposer shall not rely upon such interpretations, corrections and changes. The County's Representative will not be responsible for oral clarification.
10. Confidential/Proprietary Information: Proposals submitted in response to this "Request for Proposals" and any resulting contract are subject to the provisions of the Colorado Public (Open) Records Act, 24-72-201 et.seq., C.R.S., as amended. Any restrictions on the use or inspection of material contained within the proposal and any resulting contract shall be clearly stated in the proposal itself. Confidential/proprietary information must be readily identified, marked and separated/packaged from the rest of the proposal. Co-mingling of confidential/proprietary and other information is NOT acceptable. Neither a proposal, in its entirety, nor bid price information will be considered confidential/proprietary. Any information that will be included in any resulting contract cannot be considered confidential.
11. Boulder County promotes the purchase/leasing of energy efficient, materials efficient and reduced toxic level products where availability, quality and budget constraints allow. Bidders are expected whenever possible to provide products that earn the Energy Star and meet the Energy Star specifications for energy efficiency with power management features

enabled. Bidders are encouraged to offer products and equipment with post-consumer recycled-content materials. Products should be packaged and delivered with a minimum amount of recycled packaging that adequately protects the product, but is not excessive.

12. Pursuant to Colorado law (House Bill 1292), in any bidding process for public works in which a bid is received from a non-resident bidder who is from a state that provides a percentage bidding preference, a comparable percentage disadvantage shall be applied to the bid of that bidder. Bidders may obtain additional information from the Department of Personnel's website: <http://www.colorado.gov/dpa/>.

## INSURANCE REQUIREMENTS

- Commercial General Liability
  - Minimum limits of \$1,000,000 Each Occurrence, \$2,000,000 General aggregate.
  - Must show BCHA and Boulder County as additional insured (see below).
- Automobile Liability
  - Minimum limits are required to be \$1,000,000 for each Accident.
  - Coverage must include: All vehicles owned, non-owned, and hired to be used on the contract.
- Workers Compensation
  - Workers' Compensation must be maintained with the statutory limits.
  - Employer's Liability is required for minimum limits of \$100,000 Each Accident/\$500,000 Disease-Policy Limit/\$100,000 Disease-Each Employee.
  - ***If you are a sole proprietor with no employees, contact us to fill out a waiver.***
- Professional Liability
  - Minimum limits are required to be \$1,000,000 per loss and \$2,000,000 aggregate.

### ADDITIONAL INSURED LANGUAGE:

Boulder County Housing Authority, a Colorado county housing authority organized under C.R.S. 29-4-501; County of Boulder, State of Colorado, a body corporate and politic; Aspinwall, LLC, a Colorado limited liability company; Josephine Commons, LLC, a Colorado limited liability company; and MFPH Acquisitions, LLC, a Colorado limited liability company, are named as Additional Insured with respect to General Liability and Pollution Liability.

**Note that the above insurance amounts are the minimum required for this project. Proof of current insurance must be provided with your proposal in the form of a sample certificate. If you require a waiver of insurance requirements (e.g. Workers' Comp and sole proprietorships) you may request one in your response with an explanation.**

**New certificates will be requested if the contract process takes more than 30 days after an award.**

**SPECIFICATIONS**  
**RFP # 6826-18**  
**CIVIL ENGINEERING/LAND SURVEYING SERVICES**

The Boulder County Housing Authority ("BCHA") is inviting qualified engineering firms and consultant teams to submit proposals to provide civil engineering and land surveying services for the Emma Street project in Lafayette, Colorado.



The Emma Street property consists of approximately 24-acres of undeveloped land located at the intersection of Emma Street and 120<sup>th</sup> Street in Lafayette, CO. BCHA purchased the property in July 2017, with the anticipation that the Emma Street site will become Lafayette's next much-needed affordable housing development.

The proposed program for Emma Street seeks to create a mixed-income residential project that will provide Lafayette residents with new affordable housing to serve a variety of incomes and provide significant community amenities. This vision seeks to create a neighborhood with a variety of users that will create a vibrant community for current and future residents. BCHA seeks to achieve this goal through thoughtful design principles that incorporate local and regional open space connections, multi-modal transportation options, provide social and economic opportunities, and encourage a healthy and active lifestyle.





- Site Planning: Assist BCHA and its development partners in creating a detailed site plan for the relevant phase of development that achieves BCHA's goals of affordability and sustainability.
- Surveying services: Surveying services will be required as necessary to support the entitlement and site planning described above. Additionally, the scope includes the preparation of subdivision plats to be included with the entitlement and site planning process.
- Construction Documents: Prepare all required construction drawings for the relevant phase of development. This will include, but is not limited to, grading plans, utility plans, horizontal control plans, erosion control plans, drainage plans, storm water plan, etc.
- Cost Estimation/Bid Package support: The selected firm may be requested to provide opinions of cost for the development of relevant portions of the project. This may include providing engineers opinion of costs as well as providing drawings and responding to comments as part of the bid-package process with BCHA's selected general contractor.

BCHA Proposed Schedule for the Emma Street Project.

March 12, 2018..... Request for Proposals Posted  
 March 27, 2018.....RFP Questions Due  
 March 30, 2018.....Answers Due  
**April 9, 2018.....RFP Submittals Due**

Contract Form

BCHA is willing to work with the contract form or forms the Selected Firm(s) is most accustomed to, however BCHA reserves the right to require amendments to such contracts before execution. Proposers should be aware that BCHA expects the following terms to be included in the final contract or contracts:

- 1) BCHA shall be deemed the owner of any instruments of service, including drawing and specifications, produced or authorized by the Selected Firm, and BCHA shall own and retain all common law, statutory, and other rights, including copyrights.
- 2) The firm shall indemnify and hold BCHA harmless from and against all damages that are caused by the negligent acts or omissions of the proposer, its employees and consultants.
- 3) The contract will incorporate regulatory requirements resulting from Federal funding sources and BCHA's status as a local government.

**SUBMITTAL SECTION**  
**RFP # 6826-18**  
**CIVIL ENGINEERING/LAND SURVEYING SERVICES**

Submittal Requirements

- **Provide resumes for the key personnel named in your response.**
- **Provide recent letters of recommendation from owners of projects which support your submission for this project. Respondents should provide three letters of recommendation that attest to the owner's satisfaction in terms of cost control, quality of work and compliance with schedules.**
- **Address each of the evaluation criteria below:**

Statement of Approach:

The Statement of Approach should describe how the firm will contribute to the project's success, as outlined below:

- Describe your firm's overall project management approach. Discuss the depth of staffing and strategies that your firm uses to meet deadlines when current work is causing staffing hardships.
- Discuss strategies for managing complex projects and working with multidisciplinary teams.
- Describe your firm's anticipated assignment of project responsibility and staffing and the level of capability of those staff.
- Describe how the team will work to implement BCHA's goals for the site while meeting budget mandates.
- Describe how the team will assist BCHA with infrastructure design, development phasing, site planning and all other parts of the scope to achieve a project that is consistent with BCHA's and Lafayette's goals and objectives.

Statement of Qualifications:

The Statement of Qualifications should focus on the firm's past experience with similar projects, highlighting key personnel the firm expects to contribute to the project(s). Your response should provide the information listed below:

- Evidence of the capacity of your firm to accomplish the work with the time required for the completion of this project.
- Indicate specific experience with:
  - Infrastructure design for projects in Lafayette, Colorado;
  - Site planning/Civil Engineering experience on similar sized projects including residential and mixed-use sites;
  - Sustainable design approaches for site infrastructure;
  - Entitlement process for complex residential and mixed-use developments.
- A general overview of your firm's capabilities on prior, similar size projects for public housing authorities and other affordable housing developers.

Proposed Fee Structure:

- Provide information on your preliminary fee structure based on the scope indicated above. Hourly rates are acceptable given the complexity of the scope of work.

- Submit a schedule of hourly rates by employee classification, including terms and rates of overtime for additional work if requested.

**SIGNATURE PAGE**  
**RFP # 6826-18**  
**CIVIL ENGINEERING/LAND SURVEYING SERVICES**

**Failure to complete, sign and return this signature page with your proposal may be cause for rejection.**

Contact Information	Response
Company Name	
Name and Title of Primary Contact Person	
Company Address	
Phone Number	
Email Address	
Company Website	

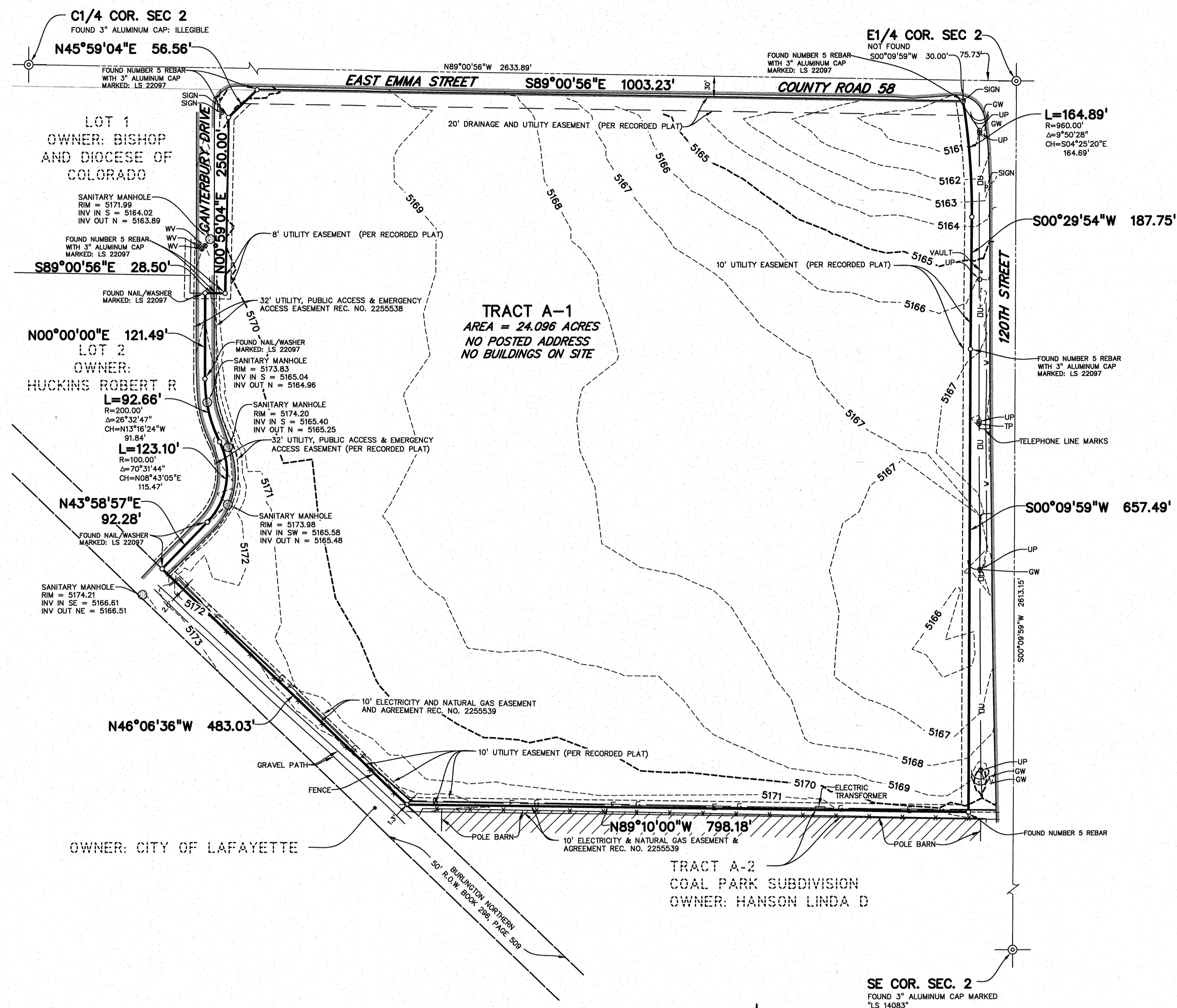
**By signing below I certify that:**

- I am authorized to bid on my company's behalf.
- I am not currently an employee of Boulder County.
- None of my employees or agents is currently an employee of Boulder County.
- I am not related to any Boulder County employee or Elected Official.
- I am not a Public Employees' Retirement Association (PERA) retiree.

\_\_\_\_\_  
**Signature of Person Authorized to Bid on  
 Company's Behalf**

\_\_\_\_\_  
**Date**

Note: If you cannot certify the above statements, please explain in the space provided below.



**TITLE COMMITMENT NOTES**

1. THE PROPERTY AS SHOWN HEREON IS SUBJECT TO THE FOLLOWING PER TITLE COMMITMENT NO. NCS-852230-CO, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MAY 17, 2017. NOT ALL EXCEPTIONS CONTAINED WITHIN THIS TITLE COMMITMENT ARE NOTED BELOW AND NOT ALL THE EXCEPTIONS LISTED BELOW ARE SHOWN HEREON.
2. MINERAL RIGHTS AS CONVEYED BY DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE RECORDED NOVEMBER 9, 1978 AT RECEPTION NO. 308815, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. THIS IS NOT A SURVEY RELATED ITEM.
3. OIL AND GAS LEASE RECORDED MAY 22, 1995 AT RECEPTION NO. 1518148, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. THIS IS NOT A SURVEY RELATED ITEM.
4. OIL AND GAS LEASE RECORDED MAY 22, 1995 AT RECEPTION NO. 1518149, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. THIS IS NOT A SURVEY RELATED ITEM.
5. NOTICE OF RIGHT TO USE SURFACE OF LANDS RECORDED DECEMBER 24, 1996 AT RECEPTION NO. 01666161. THIS IS NOT A SURVEY RELATED ITEM.  
NOTE: CORRECTION OF NOTICE IN CONNECTION THEREWITH RECORDED MARCH 7, 1997 AT RECEPTION NO. 01681844.
6. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE EASEMENT DEED RECORDED AUGUST 14, 2001 AT RECEPTION NO. 2185252. THIS DOCUMENT DOES NOT CONTAIN A SPECIFIC LEGAL DESCRIPTION OF THE EASEMENT, THEREFORE IT IS NOT SHOWN HEREON.  
NOTE: ASSIGNMENT AND AMENDMENT OF UTILITIES AND ROADWAY EASEMENT AGREEMENT IN CONNECTION THEREWITH RECORDED FEBRUARY 19, 2002 AT RECEPTION NO. 2255538. THE LEGAL DESCRIPTION OF THIS EASEMENT PER THIS DOCUMENT IS SHOWN HEREON.
7. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE ELECTRICITY AND NATURAL GAS EASEMENT AND AGREEMENT RECORDED FEBRUARY 19, 2002 AT RECEPTION NO. 2255539 AND RECORDED JANUARY 9, 2006 AT RECEPTION NO. 2749336. THE LEGAL DESCRIPTION OF THIS EASEMENT PER THIS DOCUMENT IS SHOWN HEREON.
8. EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF COAL PARK SUBDIVISION, RECORDED FEBRUARY 9, 2004 AT RECEPTION NO. 2556420. EASEMENTS PER THIS DOCUMENT ARE SHOWN HEREON.
9. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE COAL PARK SUBDIVISION DEVELOPMENT AGREEMENT RECORDED FEBRUARY 9, 2004 AT RECEPTION NO. 2556421. THIS IS NOT A SURVEY RELATED ITEM.
10. REQUEST FOR NOTIFICATION OF APPLICATION FOR DEVELOPMENT RECORDED JULY 12, 2016 AT RECEPTION NO. 03529919. THIS IS NOT A SURVEY RELATED ITEM.

**LEGAL DESCRIPTION**

PARCEL A:  
TRACT A-1, COAL PARK SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL B:  
AN EASEMENT FOR ACCESS AND UTILITIES AS SET FORTH AND DESCRIBED IN EASEMENT DEED RECORDED AUGUST 14, 2001 AT RECEPTION NO. 2185252 AND AS FURTHER DESCRIBED IN ASSIGNMENT AND AMENDMENT OF UTILITIES AND ROADWAY EASEMENT AGREEMENT RECORDED FEBRUARY 19, 2002 AT RECEPTION NO. 2255538.

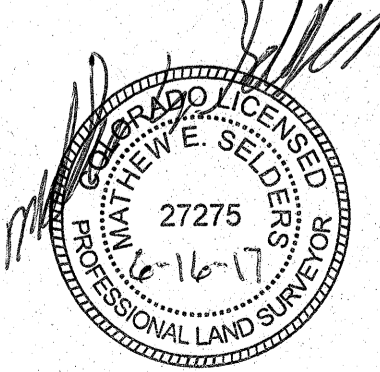
SURVEYOR: MATHEW E. SELDERS  
DREXEL, BARRELL & CO.  
1800 38TH STREET  
BOULDER, COLORADO 80301  
(303) 442-4338

CERTIFIED TO: HOUSING AUTHORITY OF THE COUNTY OF BOULDER, COLORADO  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,6(A),6(B),7(A),8,9,10(A),10(B),11,13,14,16,17,18,19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 16, 2017.

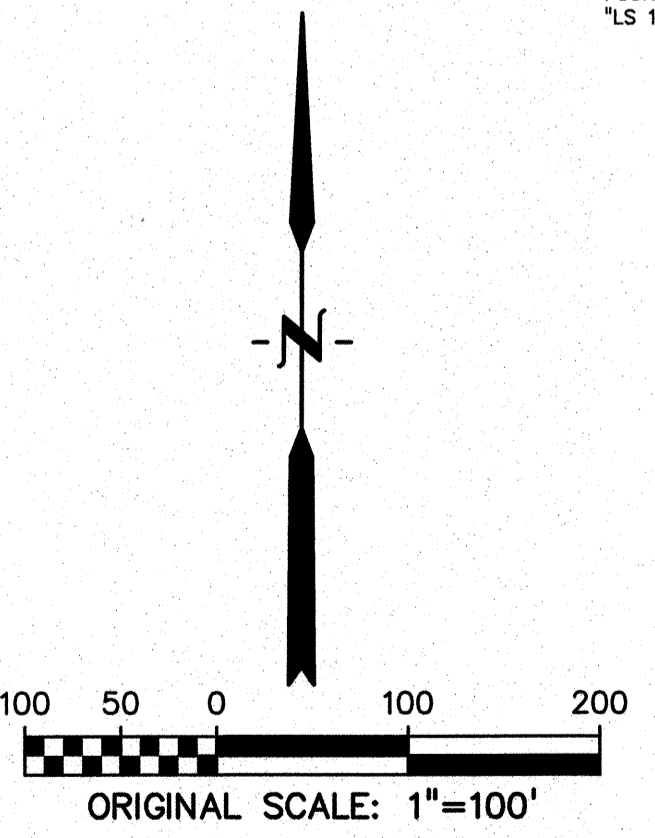
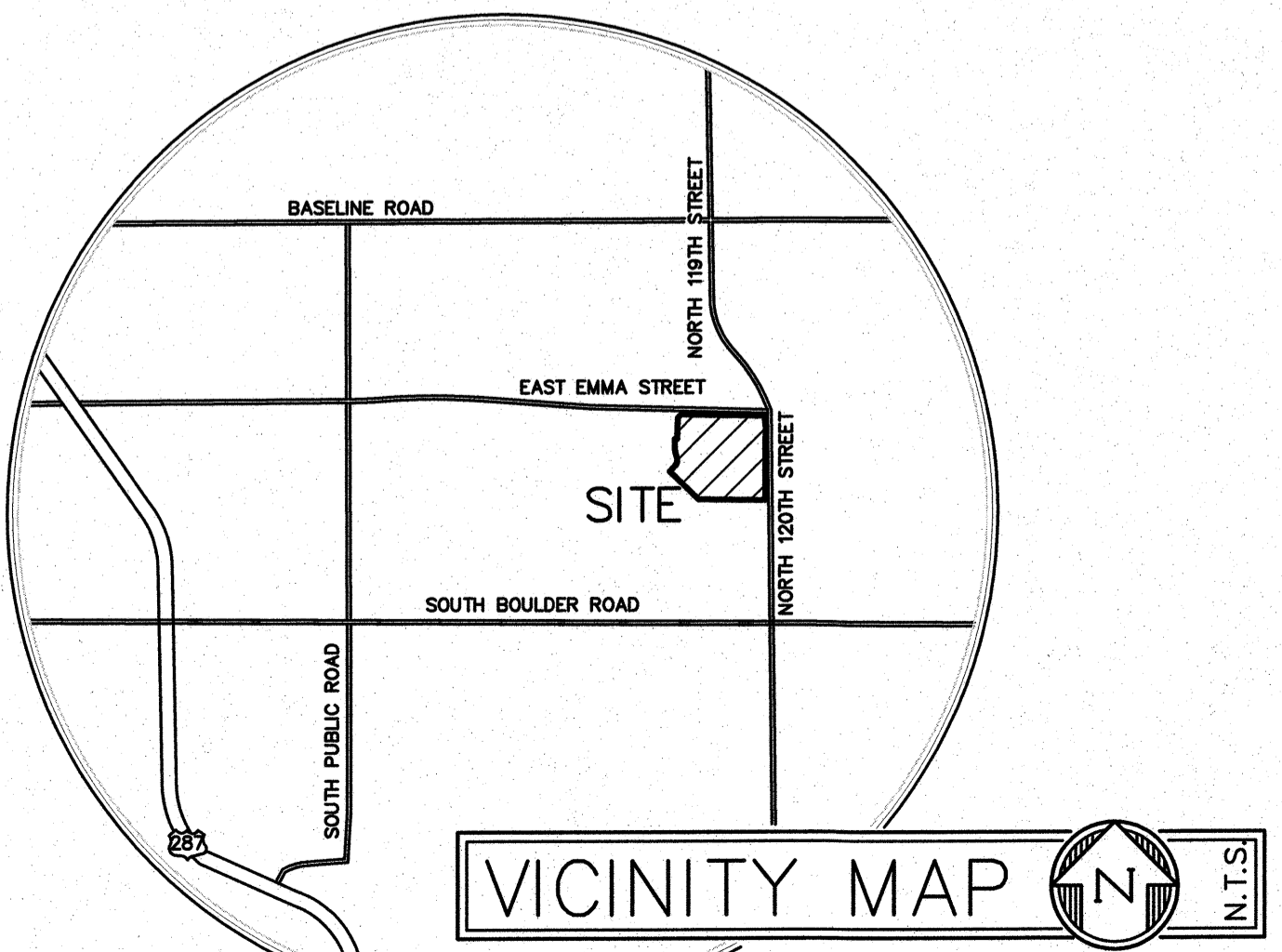
DATE OF PLAT OR MAP: 1/3/18  
IN ACCORDANCE WITH THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2, THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT REFLECTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY RESPONSIBLE CHARGE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

MATHEW E. SELDERS  
COLORADO LICENSED PROFESSIONAL  
LAND SURVEYOR NO. 27275



**GENERAL NOTES**

1. THE BASIS OF BEARINGS IS THE EASTERLY LINE OF THE SUBJECT PROPERTY, BEING MONUMENTED AS SHOWN HEREON, WITH THE LINE ASSUMED TO BEAR 500°09'59"W.
2. SET 2" ALUMINUM CAPS STAMPED "DB & CO. LS 27275" AT ALL EXTERIOR BOUNDARY CORNERS OF THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED.
3. DREXEL BARRELL & CO. RELIED UPON TITLE COMMITMENT NO. NCS-852230-CO, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MAY 17, 2017 FOR ALL INFORMATION REGARDING THE LEGAL DESCRIPTION, EASEMENTS AND RIGHTS-OF-WAYS.
4. THERE ARE 0 STRIPED PARKING SPACES ON THE SUBJECT PROPERTY.
5. ALL REFERENCES TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF BOULDER COUNTY, STATE OF COLORADO.
6. REFERENCES NOTED "PER RECORDED PLAT" AS SHOWN HEREON ARE PER THE PLAT OF COAL PARK SUBDIVISION AS RECORDED IN THE BOULDER COUNTY RECORDS.
7. THE CONTOURS SHOWN HEREON WERE INTERPOLATED FROM FIELD SPOT ELEVATIONS ON THE SITE. IF ANY AREAS ARE CRITICAL TO DESIGN, FURTHER SURVEY INFORMATION MAY BE NECESSARY.
8. THE PIPE SIZES AND THE PIPE MATERIALS SHOWN HEREON ARE BASED UPON A VISUAL INSPECTION FROM THE SURFACE, THESE ITEMS SHOULD BE FIELD VERIFIED PRIOR TO DESIGN.
9. THE ELEVATIONS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS ON THE TRIMBLE VRS NETWORK AND ARE ON NAVD 88 DATUM.
10. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE OR AS-MARKED BY UNDERGROUND CONSULTING SERVICES. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POTHOLES THE UTILITIES. DREXEL, BARRELL & CO. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES. THERE MAYBE SOME UTILITIES THAT COULD NOT BE LOCATED DUE TO LACK OF TRACER WIRE OR A SIGNAL ON THE UTILITY COULD NOT BE OBTAINED.
11. THE INVERT ELEVATIONS SHOWN HEREON WERE OBTAINED FROM MEASUREMENTS FROM THE TOP OF THE STRUCTURE TO THE INVERT OF THE PIPE, THEREFORE THERE MAYBE SLIGHT VARIANCES IN THE ACTUAL INVERT ELEVATIONS SHOWN.
12. THE FOLLOWING RESTRICTIONS ARE PER A ZONING VERIFICATION LETTER FROM THE CITY OF LAFAYETTE, DATED MAY 31, 2017 SUPPLIED BY CLIENT.  
ZONING DESIGNATION M1/PUD - INDUSTRIAL / PLANNED UNIT DEVELOPMENT  
PRINCIPAL BUILDING SET-BACK LINES  
FRONT ARTERIAL 20 FEET  
FRONT COLLECTOR 20 FEET  
FRONT LOCAL 20 FEET  
SIDE YARD 0 FEET  
REAR YARD 0 FEET  
SIDE STREET N/A  
MINIMUM LOT AREA (IN THOUSANDS) SINGLE-FAMILY 10  
MAXIMUM DWELLING UNIT PER ACRE 4  
BUILDING HEIGHT 35 FEET  
ACCESSORY STRUCTURE  
REAR YARD SET-BACK 0 FEET  
MAXIMUM HEIGHT 20 FEET
13. THIS SITE IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR BOULDER COUNTY, COLORADO, MAP NUMBER 080130602J, WITH A MAP REVISED DATE OF DECEMBER 18, 2012.
14. DREXEL BARRELL & CO. DID NOT OBSERVE ANY MARKERS DELINEATING WETLANDS ON THE SUBJECT PROPERTY ON THE DATE OF LAST FIELD INSPECTION.
15. THE CLIENT DID NOT DESIGNATE ANY LOCATIONS TO MAKE A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES. ANY VISIBLE AND ABOVE GROUND BUILDINGS WITHIN 5' OF PROPERTY LINES ARE SHOWN HEREON.
16. ADJOINERS INFORMATION SHOWN HEREON WAS OBTAINED FROM THE COUNTY OF BOULDER'S WEB SITE ON MARCH 23, 2017.
17. DREXEL BARRELL & CO. HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
18. DREXEL BARRELL & CO. DID NOT OBSERVE STREET OR SIDEWALK CONSTRUCTION OR REPAIRS BEING PERFORMED ON THE DATE OF LAST FIELD INSPECTION AS NOTED HEREON.
19. DREXEL BARRELL & CO. DID NOT OBSERVE ANY EARTH MOVING OR BUILDING CONSTRUCTION BEING CONDUCTED ON THE SITE ON THE DATE OF LAST FIELD INSPECTION AS NOTED HEREON.
20. ALL TIES TO THE RECORD TITLE LINES FROM THE IMPROVEMENTS SHOWN HEREON ARE PERPENDICULAR TO THE RECORD TITLE LINES.
21. 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.
22. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS TO THE RIGHT TO GRANT THE SAME.
23. THE LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
24. THE LAST FIELD INSPECTION OF THE SITE WAS ON JUNE 16, 2017.



**LEGEND**

GW	.....	GUY WIRE
TP	.....	TELEPHONE PEDESTAL
UP	.....	UTILITY POLE
WW	.....	WATER WALLE
E	.....	ELECTRIC LINE MARKS
X	.....	FENCE LINE
C	.....	GAS LINE MARKS
OU	.....	OVERHEAD UTILITIES
W	.....	WATER LINE MARKS
---	.....	EDGE OF ASPHALT

ALTA/NSPS LAND TITLE SURVEY OF TRACT A-1, COAL PARK SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 2, T1S, R69W OF THE 6TH P.M., CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO. FOR: COUNTY OF BOULDER.

IN ACCORDANCE WITH CRS 13-80-105; 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.			
Drexel, Barrell & Co. Engineers/Surveyors 1800 38TH STREET BOULDER, COLORADO 80301 (303) 442-4338			
BOULDER, COLORADO (303) 442-4338 COLORADO SPRINGS, COLORADO (719) 260-0887 GREELEY, COLORADO (970) 351-0645			
Revisions - Date	Date	Drawn By	Job No.
1/3/18	6/1/17	DF	6095-2
	Scale	Checked By	Drawing No.
	1" = 100'	MES	B88-81