Re-submittal Form

Case Name/ Number: 5200 Wyandot Project/PRC2020/00003

Case Manager: Lega Bajelan

Re-submitted Items:

☐ Development Plan/ Site Plan
☐ Plat
☐ Parking/ Landscape Plan
☐ Engineering Documents
☐ Subdivision Improvements Agreement (Microsoft Word version)
☐ Other: __________________________

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

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

The cover letter must include the following information:
- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Addressing, Building Safety, Neighborhood Services,
Engineering, Environmental, Parks, Planner, ROW, SIA - Finance, SIA - Attorney
Response to review comments needed:

-PLN01: Information noted, no response needed.
-PLN02:
  -4 We adjusted side setbacks to 5ft. See plans.
  -All other information noted, no comments needed.
-PLN03: Plans will reflect all these considerations including 2 parking spaces per unit and bicycle parking.
-PLN04: Attached is my revised SIA.
-PLN05: I acknowledge the Cash in Lieu and PLD fees.
-PLN06: We respectfully request a waiver from the requirements of Adams County code section 5-03-03-06 to allow a greater width to depth ratio to meet our 27ft to 112ft geometry.
-PLN07: Information noted, no response needed.
-Engineering from Greg Labrie: All Information noted and will be reflected in plans.
  6: Civil engineering addressed this comment in their response letter and updated drawing to ADA compliance.
-8: Water meter will be relocated to appropriate location on plans.
-Storm Water Management plans: All comments have been addressed by civil engineering letter and new proposed water quality plans. See attached
-Letter from Colorado Division of Water Resources: Please refer to the Will Serve Letter from Berkeley Water and Sanitation
-Adams County Fire and Rescue: Information noted, no response needed.
-Colorado Geological Survey: Information noted, no response needed.
-Denver Water: Information noted, no response needed.
-RTD Letter: Information noted, no response needed.
-CDOT letter: Information noted, no response needed.
-Jean York’s letter (from the neighborhood): I understand Jean’s concern for his neighborhood and his desire for quality construction in his surroundings. We will build these units in accordance to the cities guidelines and building codes.
SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT is made and entered into this 14 day of December, 2022, between Foster Properties, an LLC corporation qualified to do business in Colorado (“Developer”), whose address is 5200 Wyandot St. Denver, Colorado 80221 and the Board of County Commissioners of the County of Adams, State of Colorado (“County”), whose address is 4430 S. Adams County Parkway, Brighton, CO 80601.

WITNESSETH:

WHEREAS, Developer is the owner of real property in the County of Adams, State of Colorado, as described in attached hereto, and by this reference made a part hereof.
WHEREAS, it is provided by resolution of the Board of County Commissioners, County of Adams, that where designated the Developer shall have entered into a written agreement with the County to install public and/or private improvements, and to deed land for public purposes or right-of-way.
NOW, THEREFORE, in consideration of the foregoing, the parties hereto promise, covenant, and agree as follows:

1. Engineering Services. Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the improvements and by this reference made a part hereof (“Improvements”).

2. Drawings and Estimates. The Developer shall furnish drawings and cost estimates for all improvements described for approval by the County. Upon request, the Developer shall furnish one set of reproducible “as built” drawings and a final statement of construction costs to the County.

3. Construction. Developer shall furnish and construct, at its own expense and in accordance with drawings and materials approved by the County, the Improvements described and detailed on construction plans.

4. Time for Completion. Improvements shall be completed according to the terms of this agreement within construction completion date within 2 years of permits being issued. The Director of Community and Economic Development Department may for good cause grant extension of time for completion of any part or all of Improvements appearing on plans. Any extension greater than 180 days may be approved only by the Board of County Commissioners. All extensions of time shall be in written form only.

5. Warranties of Developer. Developer warrants that the Improvements shall be installed in
CALL UTILITY NOTIFICATION
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES
811

DATE: 
JOB NO.:

PHOTOGRAPHER:
DRAWN:
CHECKED:
REV.

DATE
DESCRIPTION

C2.3
12-13-22
19-28301

5200 Wyandot Street
DENVER, CO 80122
(303) 329-9004

DENVER, COLORADO

1857 W/FIBER MESH
NOTE: ALL CONCRETE SHALL BE PLACED MONOLITHICALLY, 4500 PSI
DRAINAGE DETAILS

BIORETENTION POND

- **DRAINAGE OUTLET**: 4" PVC from downsputs
  - (TYP) cleanout

- **Lot**:
  - LOT 4 = 47.00
  - LOT 3 = 46.00
  - LOT 2 = 45.00
  - TOP ELEV:
    - LOT 4 = 46.38
    - LOT 3 = 45.38
    - LOT 2 = 44.38

- **Growing Medium Elev**:
  - INV DISCH = 43.50
  - INV MH = 41.00
  - INV IN = 42.50
  - RIM = 45.00

- **Outlet Lot 2 Pond**:
  - SUMP PUMP
  - STANDARD
  - MH COVER
  - INSULATION
    - CLOSED CELL FOAM
    - FULLY INSULATE W/ PER CDOT M-604-20
  - 48" PRECAST MH POND OUTLET
  - BACK-UP
  - *PROVIDE BATTERY INV MH
  - 2.5' (4" PERF PVC)
  - UNDERDRAIN
  - CLEANOUT TO CHASE
  - 2" DISC (PRESSURE)

- **Underdrain**
  - PVC UNDERDRAIN
  - 8 LF 4" PERF

- **NOTE**: SLOPE SUBGRADE 1% MIN TOWARD @ 1.0%

- **Concrete Pan**
  - POND INFLOW
  - SECTION A

- **Rain Garden Growing Media**
  - WOVN WEB
  - WATER TIGHT CAT ON SOLID CLEAN OUT
  - SOLID 4" CLEAN OUT, BUT SHEEP ON (2) KEY HOLES
  - 2'-6" MIN
  - 1'-6" MIN

- **Slotted Pipe Meeting Table B-1**
  - FILTER MATERIAL MEETING TABLE B-1
CALL UTILITY NOTIFICATION
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND CENTER OF COLORADO
MEMBER UTILITIES
811

PLAN DETAILS
EROSION CONTROL

Wyandot Subdivision
5200 Wyandot Street
Denver, Colorado

EROSION CONTROL PLAN DETAILS
C3.5
good workmanlike manner and in substantial compliance with the plans and requirements of this Agreement and shall be substantially free of defects in materials and workmanship. These warranties of Developer shall remain in effect until Preliminary Acceptance of the improvements by the County.

6. Guarantee of Compliance. Developer shall furnish to the County a cash escrow deposit or other acceptable collateral, releasable only by the County, to guarantee compliance with this agreement. Said collateral shall be agreed upon by before final plat goes to the Board of county Commissioners. Upon approval of the final plat, completion of said Improvements constructed according to the terms of this Agreement, and Preliminary Acceptance by the Director of Public Works in accordance with section 5-02-05-01 of the County’s Development Standards and Regulations, the collateral shall be released. Completion of said Improvements shall be determined solely by the County and a reasonable part of said collateral, up to 20%, may be retained to guarantee maintenance of public Improvements for a period of one year from the date of Preliminary Acceptance.

No building permits shall be issued: (1) until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners, (2) until the final plat has been approved, and (3) the Improvements described in Paragraph 7 have been completed. No certificates of occupancy shall be issued until all improvements described in Exhibit “B” have been Preliminarily Accepted by the Department of Public Works.

7. Acceptance and Maintenance of Public Improvements. All Improvements designated “public” shall be public facilities and become the property of the County or other public agencies upon acceptance. During the period of one year from and after the acceptance of public improvements, the Developer shall, at its own expense, make all needed repairs or replacement due to defective materials or workmanship which, in the opinion of the County, becomes necessary.

8. Successors and Assigns. This agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of the Developer, and shall be deemed a covenant running with the real property.

9. Improvements and Dedication. The undersigned Developer hereby agrees to provide the following Improvements and to dedicate described property.

A. The improvements shall be constructed in accordance with all County requirements and specifications in accordance with the approved plans and time schedule agreed upon.

B. Public dedication of land for right-of-way purposes or other public purpose. Upon approval of this agreement by the Board of County Commissioners, the Developer hereby agrees to convey by warranty deed to the County of Adams the following described land for right-of-way or other public purposes described in plans.

10. Default by Developer. A default by the Developer shall exist if: (a) Developer fails to construct the Improvements in substantial compliance with the Plans and the other requirements of this Agreement; (b) Developer fails to complete construction of the Improvements within 2 years of permits being issued; (c) Developer fails to cure any noncompliance specified in any written notice of noncompliance within a reasonable time after receipt of the notice of noncompliance; or (d) Developer
otherwise breaches or fails to comply with any obligation of Developer under this Agreement.

A. Remedies of County. If the County, after written notice, determines that a default by Developer exists and if Developer fails to cure such default within the time specified by the County the County shall be entitled to: (a) make a draw on the collateral for the amount reasonably determined by the County to be necessary to cure the default in a manner consistent with the approved Plans up to the face amount of the Collateral; and (b) sue the Developer for recovery of any amount necessary to cure the default over and above the amount available in the Collateral provided.

B. County Right to Completion of Subdivision Improvements. The right of the County to complete or cause completion of the Improvements as herein provided shall include the following rights:

a. The County shall have the right to complete the Improvements, in substantial accordance with the plans, the estimated costs, and other requirements of this Agreement, either itself or by contract with a third party or by assignment of its rights to a successor developer who has acquired the Property by purchase, foreclosure, or otherwise.

b. The County, any contractor under the County, or any such successor developer, their agents, subcontractors and employees shall have the non-exclusive right to enter upon the streets and easements shown on the final plat of the Subdivision and upon any part of the Subdivision owned by Developer for the purpose of completing the Improvements.

C. Use of Funds by County. Any funds obtained by the County through Collateral, or recovered by the County from Developer by suit or otherwise, shall be used by the County to pay the costs of completion of the Improvements substantially in accordance with the Plans and the other requirements of this Agreement and to pay the reasonable costs and expenses of the County in connection with the default by Developer, including reasonable attorneys’ fees.
December 12, 2022

Mr. Greg Labrie  
Development Services  
Adams County  
4430 S Adams County Pkwy  
Brighton, CO 80601-6800

RE: Drainage letter report  
PRC2020-00003 5200 Wyandot  
ACE Project 19-23801

Dear Mr. Labrie:

This letter report accompanies the resubmittal of the construction plans for the referenced project. Please contact me should you have any questions.

LOCATION

The Wyandot Subdivision consists of a parcel of land located in the southwest quarter of the northwest quarter of Section 16, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, Colorado. The site is located on the east side of Wyandot Street, north of 52\textsuperscript{nd} Avenue.

The site area is a part of the South Platte River Basin, as delineated in the City and County of Denver Storm Drainage Master Plan, dated September 2014 (Basin 0059-01). The South Platte River passes southwest to northeast approximately 2 miles to the east of the site boundary. Other than poorly defined roadside ditches, there are no apparent storm drainage facilities near the site.

DESCRIPTION OF PROPERTY

The site consists of 0.23 acres more or less. A site topographic survey was provided by Huey Surveying, LLC. Based on this survey, and as supported by the USGS quadrangle mapping, the site generally slopes to the east and is split by a ridge line. The northern portion drains to the east by northeast at 3.1 percent and the southern portion drains to the east by southeast at 4.1 percent. The site is currently vacant ground covered in native grass, weeds and some trees. A soils investigation was provided by KC Hamilton Engineering, Inc. for the subject site. Based on this report, the soils present are dense clays and gravel underlain by medium hard to hard sandstone-claystone with layers of weathered claystone to a depth of 35 feet (maximum depth explored). Groundwater was not encountered during initial drilling, but was observed at depths of 17 to 18 feet 10 days after drilling. Based on the NRCS website,
the soil maps indicate the soils here are “stoneham loam”, 3 to 5 percent slopes. These soils are consistent with the characteristics of hydrologic “Type C/D” soils and were utilized for runoff and detention determination.

As indicated above, this site lies in the South Platte River Basin, which flows from southwest to northeast approximately 2 miles to the east. This site lies near a natural ridge line separating the South Platte River Basin from the Clear Creek Basin to the north. There is no existing FEMA regulatory floodplain near this site. See enclosed FIRM map.

Development of the site will consist of subdividing the 0.23 acres into three lots for a 3-plex structure. Access to the each unit will be off of Wyandot Street. The site will be landscaped and driveways for each unit provided. Water, sewer and drainage improvements will all be part of the site improvements, including water quality facilities for each unit.

There are no irrigation facilities within the development area.

SUB-BASIN DESCRIPTION

The site survey indicates the site lies on a ridge line. The existing drainage pattern for the site is west to east, with each respective sub-basin draining toward the northeast and southeast corners of the site. A steep drop-off, covered in native vegetation, occurs along the east property line.

There is no apparent offsite flow onto the site. Flow from the adjacent site to the north appears to be diverted east and west along the property line to Wyandot.

PROPOSED SITE DRAINAGE

The in accordance with existing drainage patterns, the back yards for this 3 plex will drain to the south to W 52nd Ave via a concrete pan (sized for 2xQ100). The roofs, driveways, and front yards will flow to a bioretention facility in the front yard. An infiltration study was completed by KC Hamilton. The infiltration rate was somewhat low but the constraints of these small sites resulted in use of a non-infiltration design. The standard design is sized for 12-hour drain time. The underdrains will connect to an outlet structure where the flows will be pumped to the curb flowline of Wyandot Street. Overflow for each bioretention area is directed to the unit’s driveway, discharging to Wyandot Street.

CONCLUSION

The drainage design has been completed in accordance with Adams County requirements. Please contact me should you have any questions.

Sincerely,

Susan P. Mizuno, P.E.
Project Manager

ARROW CIVIL ENGINEERS
PROJECT 19-28301

LOCATION MAP

FIGURE 1
LOCATION MAP

ARROW CIVIL ENGINEERS
The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: [Web Soil Survey](https://soils.usda.gov)
Coordinate System: Web Mercator (EPSG:3857)
Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado
Survey Area Data: Version 15, Sep 13, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 2, 2014—Aug 21, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.
## Map Unit Legend

<table>
<thead>
<tr>
<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>StD</td>
<td>Stoneham loam, 3 to 5 percent slopes</td>
<td>0.3</td>
<td>100.0%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td><strong>0.3</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>
Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.
Soils that have profiles that are almost alike make up a soil series. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into soil phases. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A complex consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An association is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An undifferentiated group is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include miscellaneous areas. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Adams County Area, Parts of Adams and Denver Counties, Colorado

StD—Stoneham loam, 3 to 5 percent slopes

Map Unit Setting

- **National map unit symbol:** 2x0j1
- **Elevation:** 3,500 to 6,500 feet
- **Mean annual precipitation:** 12 to 18 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 115 to 155 days
Farmland classification: Not prime farmland

Map Unit Composition
Stoneham and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Stoneham

Setting
Landform: Interfluves, low hills
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvial and/or eolian tertiary aged pedisement

Typical profile
Ap - 0 to 4 inches: loam
Bt - 4 to 9 inches: clay loam
Btk - 9 to 13 inches: clay loam
Bk1 - 13 to 18 inches: loam
Bk2 - 18 to 34 inches: loam
C - 34 to 80 inches: loam

Properties and qualities
Slope: 3 to 5 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat):
   Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 12 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 0.5
Available water storage in profile: High (about 9.1 inches)

Interpretive groups
Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4c
Hydrologic Soil Group: C
Ecological site: Loamy Plains (R067BY002CO)
Hydric soil rating: No
Minor Components

Weld
Percent of map unit: 5 percent
Landform: Interfluvess
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Loamy Plains (R067BY002CO)
Hydric soil rating: No

Kimst
Percent of map unit: 5 percent
Landform: Interfluvess, low hills
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: Loamy Plains (R067BY002CO)
Hydric soil rating: No

Satanta
Percent of map unit: 5 percent
Landform: Interfluvess
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Loamy Plains (R067BY002CO)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado
Survey Area Data: Version 15, Sep 13, 2018
on 04/08/19 from "COLORADO.TPC" WGS84 105°01'00" W

SITE LOCATION

WGS84 105°01'00" W

Map created with TOPO!® ©2002
UNINCORPORATED AREAS
080001

SITE LOCATION

ZONX

FIRM
FLOOD INSURANCE RATE MAP
ADAMS COUNTY,
COLORADO
AND INCORPORATED AREAS

PANEL 592 OF 1150
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
ADAMS COUNTY 080001 0802 H

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on Insurance applications for the subject community.

MAP NUMBER

08001C0592H

MAP REVISED
MARCH 5, 2007

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov.
Weighted impervious:

<table>
<thead>
<tr>
<th>Material</th>
<th>Weight</th>
<th>Area</th>
<th>Impervious</th>
</tr>
</thead>
<tbody>
<tr>
<td>concrete</td>
<td>1</td>
<td>430</td>
<td>430</td>
</tr>
<tr>
<td>roofs</td>
<td>0.9</td>
<td>1223</td>
<td>1100.7</td>
</tr>
<tr>
<td>landscape</td>
<td>0</td>
<td>910</td>
<td>0</td>
</tr>
<tr>
<td>trib area</td>
<td>2563</td>
<td>1530.7</td>
<td></td>
</tr>
</tbody>
</table>

effective impervious: 0.59723

wqcv = 0.188189 inches

Vol = 40.19398 cu ft

Volume provided:

<table>
<thead>
<tr>
<th>Area</th>
<th>Avg</th>
<th>Depth=7.5&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>top</td>
<td>171</td>
<td>121</td>
</tr>
<tr>
<td>bottom</td>
<td>72</td>
<td>76 cu ft</td>
</tr>
</tbody>
</table>
I. Catchment Hydrologic Data

<table>
<thead>
<tr>
<th>Catchment ID</th>
<th>Area</th>
<th>Percent Imperviousness</th>
<th>NRCS Soil Type</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0.04 Acres</td>
<td>0.00%</td>
<td>D, A, B, C, or D</td>
</tr>
</tbody>
</table>

II. Rainfall Information

\[ I \text{ (inch/hr)} = \frac{C_1 \times P_1}{(C_2 + T_d)^{C_3}} \]

- Design Storm Return Period, \( T_r = 100 \text{ years} \) (input return period for design storm)
- \( C_1 = 28.50 \) (input the value of \( C_1 \))
- \( C_2 = 10.00 \) (input the value of \( C_2 \))
- \( C_3 = 0.786 \) (input the value of \( C_3 \))
- \( P_1 = 2.60 \text{ inches} \) (input one-hr precipitation--see Sheet "Design Info")

III. Analysis of Flow Time (Time of Concentration) for a Catchment

- Runoff Coefficient, \( C = 0.50 \)
- Overide Runoff Coefficient, \( C = \) (enter an overide \( C \) value if desired, or leave blank to accept calculated \( C \))
- 5-yr. Runoff Coefficient, \( C-5 = 0.15 \)
- Overide 5-yr. Runoff Coefficient, \( C = \) (enter an overide \( C-5 \) value if desired, or leave blank to accept calculated \( C-5 \))

IV. Peak Runoff Prediction

- Rainfall Intensity at Computed \( T_c \), \( I = \) inch/hr
- Peak Flowrate, \( Q_p = \) cfs
- Rainfall Intensity at Regional \( T_c \), \( I = \) inch/hr
- Peak Flowrate, \( Q_p = \) cfs
- Rainfall Intensity at User-Defined \( T_c \), \( I = 8.82 \) inch/hr
- Peak Flowrate, \( Q_p = 0.18 \) cfs
December 12, 2022

Mr. Greg Labrie
Development Services
Adams County
4430 S Adams County Pkwy
Brighton, CO 80601-6800

RE: Response to comments
PRC2020-00003 5200 Wyandot – 1st Review
ACE Project 19-23801

Dear Mr. Labrie:

This letter accompanies the resubmittal of the construction plans for the referenced project. The plan for the site has changed to a 3 plex, providing bioretention for water quality. Detention is not required due to the change in impervious area is less than 10,000 square feet. The following is our response to comments that are still relevant. (X) refers to comment number in the comment letter:

1. (4) Construction by Berkeley Water and Sanitation District has been completed. This proposed construction does not conflict with that work.
2. (5) We have added a note to match existing pavement and sub-grade.
3. (6) We have removed the Curb Cut detail and redesigned driveways to comply with ADA requirements.
4. (7) We have added a note to the cover sheet and the roadway detail sheet addressing requirements per your comment.
5. (8) We have noted that the existing water meter needs to be relocated.

Please contact me should you have any questions.

Sincerely,

Susan P. Mizuno, P.E.
Project Manager
Name/s
Developer

By: Regan Foster
Developer and owner

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

My commission expires: ________________________________

Address: __________________________________________
______________________________________
Notary Public

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

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

ATTEST: BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Clerk of the Board Chair

Approved as to form

______________________________
County Attorney