

Development Review Team Comments

Date: 9/22/2023

Project Number: PLT2023-00035

Project Name: Grasslands at Comanche, Filing 6 Final Plat

Commenting Division: Planner Review

Name of Reviewer: Lia Campbell

Date: 09/22/2023

Email:

Resubmittal Required

PLN01: Remove planning commission approval block.

BLOCK REMOVED

PLN02: Condition to be added: Per Colorado Parks and Wildlife, if any earth-moving will begin between March 15th and August 31st, a burrowing owl survey should be performed.

ADDED

PLN03: A revised water supply plan is required by the DWR. (see attached DWR comments)

ADDED

PLN04: Revise final plat to show Grasslands at Comanche Filing No. 7

PLN05: See comment from CORE Electric

PREVIOUSLY PROVIDED- 15' EASEMENTS

PLN06: PLD fees = \$6,762.69. Do not pay t

PROVIDED ALONG LOT FRONTS & E 72ND AVE

NOTED

Commenting Division: ROW Review

Name of Reviewer: Ian Cortez

Date: 09/21/2023

Email:

Complete

ROW1: Revise case number on all sheets for the Final Plat **REVISED**

ROW2: Must include the drainage easements within the dedication as they are combined in platting. This will also revise notes 1 and 2. **NOTES REVISED**

ROW3: The Notary Acknowledgement is backwards. State before County. **ADDED**

ROW4: It does not appear any temporary cul-de-sacs or oil and gas operations affect this filing. Remove statements if not pertinent. (notes 7, 15, 16) **ADDED**

ROW5: Planning Commission does not re-hear this case. Remove this recommendation block and add the Clerk and Recorders. **REVISED AS REQUESTED**

ROW6: Add "OWNER:" prior to Grasslands at Comanche LLC. **ADDED**

ROW7: Revise the notary affirmation: THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE.. **ADDED**

Additional comments may be provided on subsequent submittals not contained within this review

See Redline comments on the plat

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 09/21/2023

Email:

Complete

ENV1. If initial land disturbance is anticipated from March 15th to October 31st, a resurvey for potential burrowing owl habitat will be conducted. If potential habitat is found, surveys will be conducted in accordance with the Colorado Parks and Wildlife (CPW) protocols prior to the start of construction. **ADDED**

ENV2. Plat and Covenants Article II, Section 2.02 - update references in covenants to Adams County Health Department (ACHD), instead of Tri-County Health Department (TCHD), and other sections as applicable.

NOTED

ENV3. Applicant shall contact the Colorado Division of Water Resources to address water well concerns regarding proposed development. **DWR COMMENTS ADDRESSED BY OWNER, SEE ATTACHED**

Commenting Division: Development Engineering Review

Name of Reviewer: Steve Krawczyk

Date: 09/15/2023

Email:

Resubmittal Required

Subdivision Plat Document

ENG1: The Minor Plat should include all information required in the Subdivision Plat Application Packet. See the enclosed red marked print for required corrections. **NOTED**

ENG2: Dedication of an off-site drainage easement for the downstream drainage improvements is required. **NOTED**

ENG3: No building permit shall be issued for any dwelling structure on any lot Also, the 72nd Avenue construction to Strasburg Road must be completed before any building permit will be issued for this subdivision **NOTED**

ENG4: Please provide a executed but not recorded off-site improvements drainage easement to the east of the intersection of 72nd Ave. **SEE ATTACHED**

ENG5: Before final approval of the construction plans, the applicant shall enter into a Subdivision Improvement Agreement (SIA) with the county and provide a security bond for all public improvements. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The cost estimate is acceptable for the public improvements. **NOTED**

ENG6: See the EGR2021?00037 for required documents to be submitted with the Subdivision Permit. Include a Culvert Schedule for the proposed lots in the construction for the proposed access locations. **ADDED**

ENG7: No building permit shall be issued for any dwelling structure on any lot where driveway construction plans are required by Adams County until the driveway construction plans have been submitted to the County and have been found to comply with International Fire Code regulations. When the construction of a driveway will result in more than 3,000 square feet of disturbance or more than 10 cubic yards of material being moved, a grading permit for the driveway construction will be required prior to the issuance of the building permit.

CONDITION ADDED

Commenting Division: Addressing Review

Name of Reviewer: David Dittmer

Date: 09/08/2023

Email:

Complete



COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Regional Office
6060 Broadway
Denver, CO 80216
P 303.291.7227

September 30, 2021

Layla Bajelan
Adams County Community and Economic Development
4430 S Adams County Pkwy
Suite W2000B
Brighton, CO 80601

RE: Grasslands at Comanche Filing No. 5 (PLT2021-00027)

Dear Layla Bajelan:

Thank you for the opportunity to comment on the proposed Grasslands at Comanche residential development. The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the State, to provide a quality state park system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

District Wildlife Manager Hannah Posey recently analyzed the proposed development site. The development plan is for an 87.87-acre site, 19 acreage lots on the northeast corner of 72nd Avenue and Piggott Mile Road, Strasburg, Colorado (SW1/4 Sec 33 T2S R62W 6th PM). This currently undeveloped land consists primarily of open space in between two riparian areas (Wolf Creek and Comanche Creek), with residential lots just east of the proposed site. CPW would expect to find small ground-dwelling mammals, small birds, raptors, red fox, raccoons, and coyotes. There is high potential for larger mammals, such as deer, to visit the site, as the site is south and west of winter range habitat for mule deer.

Prairie Dogs and Burrowing Owls

If a prairie dog colony is discovered within the project area, the potential may also exist for the presence of burrowing owls. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. Burrowing owls are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or disturbance of their nests. Therefore, if any earth-moving will begin between March 15th and August 31st, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey can be obtained from your local District Wildlife Manager.

ADDED AS NOTE 14



Mule Deer

The project site is surrounded by high priority habitat, in which CPW will strongly advocate for seasonal restrictions or mitigation. There are riparian areas on either side, which provides habitat for a variety of wildlife species. Mule deer use these riparian areas as movement corridors. There is mule deer winter range habitat surrounding the site and on the conservation easement north of the property. Although the project area will not run directly through this high priority habitat, it is important to note that loss of open spaces and cumulative loss of natural areas will significantly degrade the overall quality of wildlife habitat in the area.

Thank you again for the opportunity to comment on the proposed Grasslands at Comanche Creek development in Strasburg. Please do not hesitate to contact us about ways to continue managing the property in order to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Hannah Posey at (303) 291-7132 or hannah.posey@state.co.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Martinez", with a stylized flourish at the end.

Matt Martinez
Area Wildlife Manager

Cc: M. Leslie, S. Schaller, H. Posey

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Matthew L. Morgan
State Geologist and
Director

September 16, 2023

Lia Campbell
Planner II
Adams County Community & Economic Development

Location:
SE¼ Section 33,
T2S, R62W of the 6th P.M.
39.8265, -104.325

Subject: Grasslands at Comanche, Filing No. 6 Final Plat
Project Number PLT2023-00035; Adams County, CO; CGS Unique No. AD-22-0028-2

Dear Lia:

Colorado Geological Survey has reviewed the Grasslands at Comanche Filing 6 Final Plat referral. I understand the applicant proposes 15 residential lots on 46.2 acres within the Grasslands at Comanche PUD.

CGS reviewed Grasslands at Comanche Filing 6 at preliminary plat on October 11, 2021, and the overall Grasslands at Comanche PUD, including a soils report (Judith Hamilton, May 5, 2005), in 2005. The site does not contain steep slopes, is not undermined, and no geologic hazards are known or suspected to be present that would preclude the proposed residential use and density. **CGS therefore has no objection to approval of PLT2023-00035.** We have advisory comments: **NOTED**

Mineral resource potential. According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publications 5-A, Plate 2, and 5-B, Roper School Quadrangle, 1974), a small portion of the Grasslands at Comanche Filing 6 property is within a mapped E4 (wind-deposited sand, unevaluated but “probable aggregate”) resource area. The NRCS Soil Survey for Adams County rates most of the site soils as “Poor” sources of sand. **NOTED**

A determination of whether the property contains an economically viable mineral resource is outside the scope of CGS review. A site-specific investigation would be required to verify the presence or absence of a mineral resource. However, the site’s relatively remote location and the marginal quality of the resource (due to high fines content) likely preclude economic extraction. **NOTED**

Potential development constraints that will need to be evaluated on an individual lot basis, prior to building permit application, include:

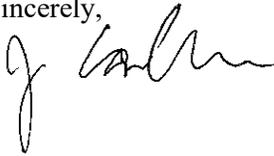
Collapsible soils. The site is underlain by relatively low density, low strength, eolian (wind-deposited) silts, clays and sands. Some of the soils are calcareous. Eolian soils, especially those containing soluble calcareous minerals, tend to be loose, fine-grained, and hydrocompactive, meaning they can lose strength, settle, compress, or collapse when water infiltrates the soils. Thick columns of compressible or collapsible soils can result in significant settlement and structural damage. Alternatively, clay minerals and clayey pockets within the surficial soils may exhibit structurally damaging volume changes (shrink-swell) in response to changes in water content. Potentially highly expansive Denver Formation claystones and shales are present at unknown depths beneath the surficial soils. If claystone layers capable of producing

high swell pressures are present within a few feet of foundation bearing depths, they can cause structural damage if not properly characterized and mitigated.

Lot-specific geotechnical investigations consisting of drilling, sampling, lab testing and analysis will be needed, once building locations have been finalized and prior to issuance of building permits, to: determine the thickness and extent to which the soils beneath each proposed home are subject to collapse under loading and/or wetting; characterize soil and bedrock engineering properties such as density, strength, water content, and swell/consolidation potential; determine depths to groundwater, bedrock, and any impermeable layers that might lead to development of a perched water condition; verify the feasibility of full-depth basements, if planned; and provide earthwork, foundation, floor system, subsurface drainage, and pavement recommendations for design. It is imperative that grading, surface drainage, and subsurface drainage are correctly designed, constructed and maintained to prevent wetting of potentially expansive and collapsible soils in the immediate vicinity of foundation elements.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson". The signature is fluid and cursive, with a large initial "J" and "C".

Jill Carlson, C.E.G.
Engineering Geologist

From: [Brooks Kaufman](#)
To: [Lia Campbell](#)
Subject: RE: Request for Comments: PLT2023-00035
Date: Monday, September 18, 2023 6:39:23 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Please be cautious: This email was sent from outside Adams County

Goo Morning Lia

CORE Electric Cooperative will require a 15-foot utility easement along the front lot and East 72nd Avenue for the final plat. In addition, add the following language to the plat note:

EASMENTS PREVIOUSLY INCLUDED

No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof. Prohibited improvements may be removed by the entities responsible for providing the utility services. The owners of the property subject to or adjacent to the utility easements shown herein are responsible for the maintenance and operation of such areas, which does not include utility lines and related facilities. When the owner(s) or adjacent owners fail to adequately maintain such utility easements, including the removal of prohibited improvements, the maintenance, operation, reconstruction, and removal shall be at the cost of the owner(s).

Respectfully

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop



From: Lia Campbell <LCampbell@adcogov.org>
Sent: Wednesday, August 23, 2023 11:03 AM
Subject: Request for Comments: PLT2023-00035

[CAUTION:] This email is from an external source. Do not open links or attachments unless you trust the sender and confirm the content's safety.

Good morning,

The Adams County Planning Commission is requesting comments on the following application: Major Subdivision Final Plat to create 15 residential lots within the Grasslands at Comanche Planned Unit Development. This request is located northwest of the intersection of E 72nd Ave. and Strasburg Rd. The Assessor's Parcel Number is 0173133400009. Please see attached for more information.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 09/18/2023 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim, please send your response by way of e-mail to LCampbell@adcogov.org.

Lia Campbell
Planner II, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
[4430 S. Adams County Parkway, 1st Floor](#), Suite W2000A
Brighton, CO 80601-8216
720.523.6949 LCampbell@adcogov.org
adcogov.org

**** New Schedule: Monday- Thursday 7 a.m. to 5:30 p.m.****

From: [Posey - DNR, Hannah](#)
To: [Lia Campbell](#)
Subject: Re: Request for Comments: PLT2023-00035
Date: Tuesday, August 29, 2023 3:05:39 PM
Attachments: [NEWCOLOGO_Livelifoutside - Transparent.png](#)

You don't often get email from hannah.posey@state.co.us. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Hi Lia,

I sent Ella Gleason an email just now regarding comments on the Grasslands at Comanche project. Colorado Parks and Wildlife commented on this project back in 2021. I just want to make sure those comments are included. As long as the scope of the project is basically the same, our comments are also the same. NOTED

Thank you
Hannah

On Wed, Aug 23, 2023 at 11:03 AM Lia Campbell <LCampbell@adcogov.org> wrote:

Good morning,

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Lia Campbell

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

[4430 S. Adams County Parkway, 1st Floor](#), Suite W2000A

Brighton, CO 80601-8216

720.523.6949 LCampbell@adcogov.org

adcogov.org

**** New Schedule: Monday- Thursday 7 a.m. to 5:30 p.m.****

--

Hannah Posey
District Wildlife Manager- Brighton



LIVE LIFE
OUTSIDE

P 303.291.7132

6060 Broadway St, Denver, CO 80216

Hannah.Posey@state.co.us | cpw.state.co.us





COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Regional Office
6060 Broadway
Denver, CO 80216
P 303.291.7227

September 30, 2021

Layla Bajelan
Adams County Community and Economic Development
4430 S Adams County Pkwy
Suite W2000B
Brighton, CO 80601

RE: Grasslands at Comanche Filing No. 5 (PLT2021-00027)

Dear Layla Bajelan:

Thank you for the opportunity to comment on the proposed Grasslands at Comanche residential development. The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the State, to provide a quality state park system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

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ADDED AS NOTE 14

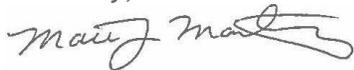


Mule Deer

The project site is surrounded by high priority habitat, in which CPW will strongly advocate for seasonal restrictions or mitigation. There are riparian areas on either side, which provides habitat for a variety of wildlife species. Mule deer use these riparian areas as movement corridors. There is mule deer winter range habitat surrounding the site and on the conservation easement north of the property. Although the project area will not run directly through this high priority habitat, it is important to note that loss of open spaces and cumulative loss of natural areas will significantly degrade the overall quality of wildlife habitat in the area.

Thank you again for the opportunity to comment on the proposed Grasslands at Comanche Creek development in Strasburg. Please do not hesitate to contact us about ways to continue managing the property in order to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Hannah Posey at (303) 291-7132 or hannah.posey@state.co.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Martinez", with a stylized flourish at the end.

Matt Martinez
Area Wildlife Manager

Cc: M. Leslie, S. Schaller, H. Posey

From: VictoriaFlamini@BennettFireRescue.org
To: Lia_Campbell
Cc: CalebConnor@bennettfirerescue.org
Subject: RE: Request for Comments: PLT2023-00035
Date: Wednesday, August 23, 2023 7:25:13 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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Hi Lia,

Thank you for your consideration. This parcel is not within the boundaries of Bennett-Watkins Fire Rescue, so we do not have any comments for this case. NOTED

VICTORIA FLAMINI

Deputy Fire Marshal
Life Safety Division



 [303 644 3572 x 1673](tel:3036443572x1673)
 [303 815 8350](tel:3038158350)
 [720 893 7673](tel:7208937673)
 355 4th Street
Bennett, CO 80102
 BennettFireRescue.org



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From: Lia Campbell <LCampbell@adcogov.org>
Sent: Wednesday, August 23, 2023 11:03 AM
Subject: Request for Comments: PLT2023-00035

Good morning,

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Lia Campbell

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

[4430 S. Adams County Parkway, 1st Floor](#), Suite W2000A

Brighton, CO 80601-8216

720.523.6949 LCampbell@adcogov.org

adcogov.org

**** New Schedule: Monday- Thursday 7 a.m. to 5:30 p.m.****



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

August 30, 2023

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W2000A
Brighton, CO 80601

Attn: Lia Campbell

Re: Grasslands at Comanche, Filing 6 Final Plat, Case # PLT2023-00035

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **Grasslands at Comanche, Filing 6** and has **no apparent conflict**. NOTED

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu [Chokanu]
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

From: [Patrick Conroy](#)
To: [Lia Campbell](#)
Subject: Re: FW: Request for Comments: PLT2023-00035
Date: Thursday, August 24, 2023 11:45:04 AM

You don't often get email from pconroy@svfd8.org. [Learn why this is important](#)

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No additional comments at this time. NOTED

Patrick Conroy, EMT-P, CFEI, ICT3, PSC3
Acting Fire Chief
ICC Certified Building Official
ICC Certified Fire Marshal
Colorado Fire Plans Examiner
Strasburg Fire Protection District
Station: 303-622-4444
Cell: 720-775-8515

On Wed, Aug 23, 2023 at 11:12 AM Lia Campbell <LCampbell@adcogov.org> wrote:

Hi Patrick,

Please see below. I sent this to the wrong email for you at first. Hopefully this works. Let me know if you have any questions.



Lia Campbell

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

[4430 S. Adams County Parkway, 1st Floor](#), Suite W2000A

Brighton, CO 80601-8216

720.523.6949 LCampbell@adcogov.org

adcogov.org

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Sent: Wednesday, August 23, 2023 11:03 AM
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Lia Campbell

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

[4430 S. Adams County Parkway, 1st Floor](#), Suite W2000A

Brighton, CO 80601-8216

720.523.6949 LCampbell@adcogov.org

adcogov.org

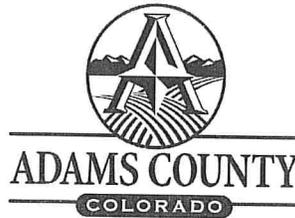
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Patrick Conroy, EMT-P, CFEI, ICT3, PSC3
Acting Fire Chief
ICC Certified Building Official

ICC Certified Fire Marshal
Colorado Fire Plans Examiner
Strasburg Fire Protection District
Station: 303-622-4444
Cell: 720-775-8515

Community & Economic
Development Department
adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218

PHONE 720.523.6800

EMAIL epermitcenter@adcogov.org

Request for Comments

Case Name: Grasslands at Comanche, Filing 5 Final Plat

Project Number: PLT2023-00034

August 22, 2023

The Adams County Planning Commission is requesting comments on the following application: **Major Subdivision Final Plat to create 19 residential lots within the Grasslands at Comanche Planned Unit Development.** This request is located northeast of the intersection of Piggot Rd. and E 72nd Ave. The Assessor's Parcel Numbers are 0173133300005, 0173133300006, 0173133300010.

Applicant Information: Dave Rebol, Grasslands at Comanche LLC
412 W Platte St.
Fort Morgan, CO 80701

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to EGleason@adcogov.org by **Monday, September 18, 2023 COB.**

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases.

Thank you for your review of this case.

Ella Gleason, AICP
Planner II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

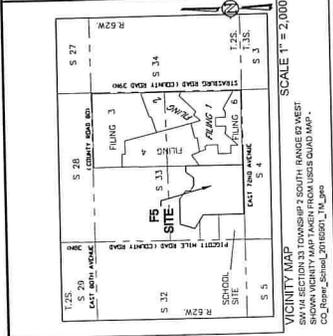
Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

WESTERN ENGINEERING CONSULTANTS, INC. LLC
 172 S. DENVER AVENUE
 LITTLETON, CO 80120
 WWW.WESTERNENGINEERING.COM
 (720) 955-8931
 FAX (720) 294-1330



NOTES

THIS PLAN IS PROVIDED AS THE GENERAL SITE PLAN FOR GRASSLANDS AT COMANCHES AT COMANCHES. ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

IT IS THE OWNER'S AND/OR THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF COLORADO AND ADAMS COUNTY RESPECTIVELY.

SEE COVER SHEET FOR BEARING & BENCHMARK.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY ON SURVEY INFORMATION AND RECORDS THAT HAVE BEEN PROVIDED TO THE OWNER AND ENGINEER FROM A CONSTRUCTION DRAWING RELEASE.

NOT ALL UNLOC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES AND CONSTRUCTION DRAWING RELEASE.

LOT SETBACKS

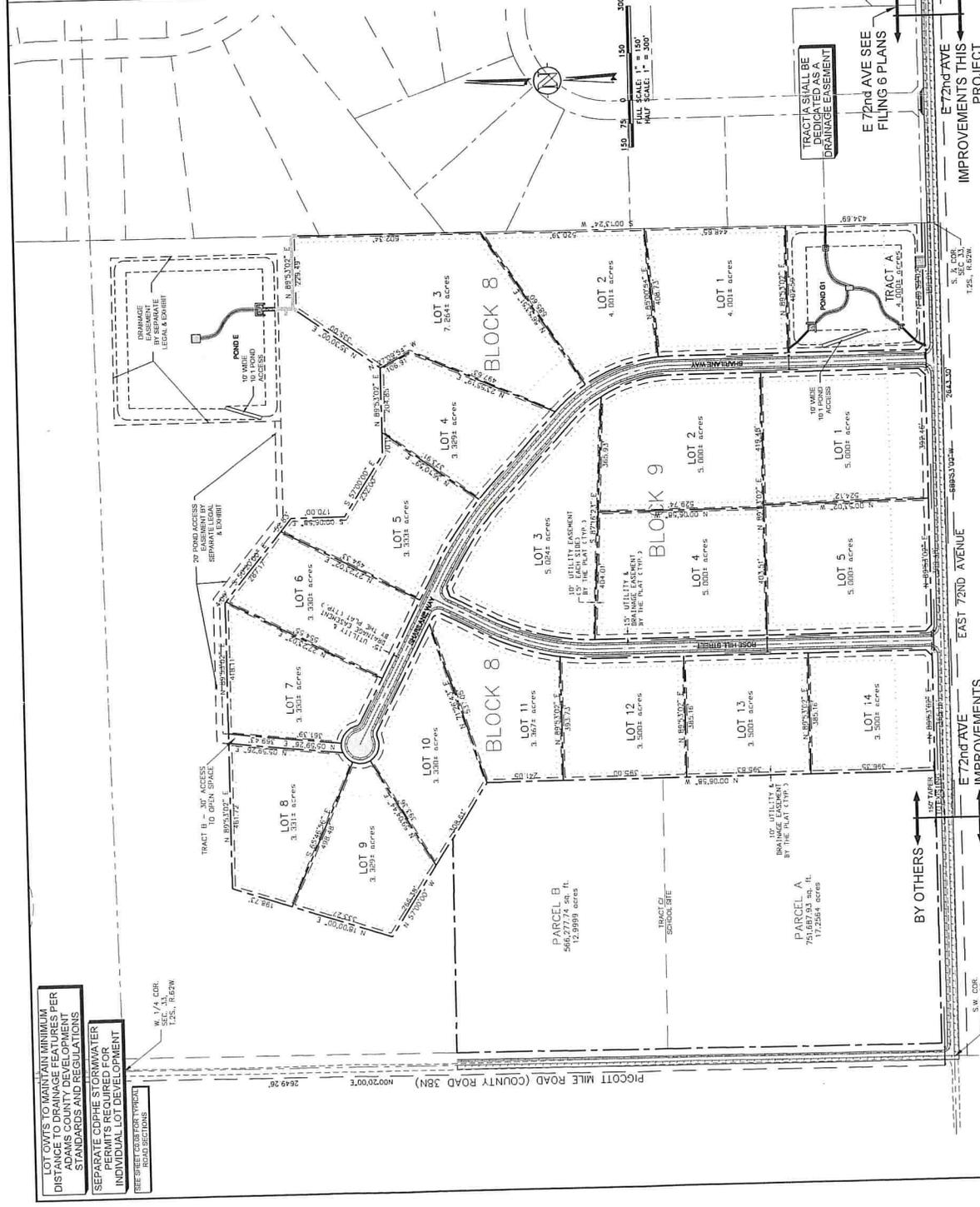
Color Roads	150 FT
Internal Roads	30 FT
Flow and Side Lot Lines	20 FT

SYMBOL LEGEND

EXISTING CONCRETE
 EXISTING ASPHALT
 PROPOSED GRAVEL
 PROPOSED CONCRETE
 PROPOSED ASPHALT

LINE TYPE LEGEND

LOT / PROPERTY / SECTION LINE
 RIGHT OF WAY LINE
 CASHEM
 TO BE ABANDONED LOT LINE
 TO BE ABANDONED SIDEWALK OR GRATEL
 TO BE ABANDONED SIDEWALK OR GRATEL
 CHAINING FENCE
 POOL W/ S
 EXISTING OVERHEAD ELEC
 EXISTING ELECTRICAL LINE
 EXISTING SANITARY LINE
 EXISTING GAS LINE
 EXISTING FIBER OPTIC LINE
 EXISTING TELEPHONE LINE
 EXISTING SANITARY LINE
 EXISTING WATER SERVICE
 EXISTING ELECTRICAL SERVICE
 EXISTING TELEPHONE SERVICE
 EXISTING WATER SERVICE
 EXISTING ELECTRICAL SERVICE
 EXISTING TELEPHONE SERVICE



LOT OWNERS TO MAINTAIN MINIMUM DISTANCE TO DRAINAGE FEATURES PER ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS

SEPARATE CDPHE STORMWATER PERMITS REQUIRED FOR INDIVIDUAL LOT DEVELOPMENT

SEE SHEET COVER FOR TYPICAL ROAD SECTIONS

TRACTS SHALL BE DEDICATED AS A DRAINAGE EASEMENT

E 72nd AVE SEE FILING 6 PLANS

IMPROVEMENTS THIS PROJECT

BY OTHERS

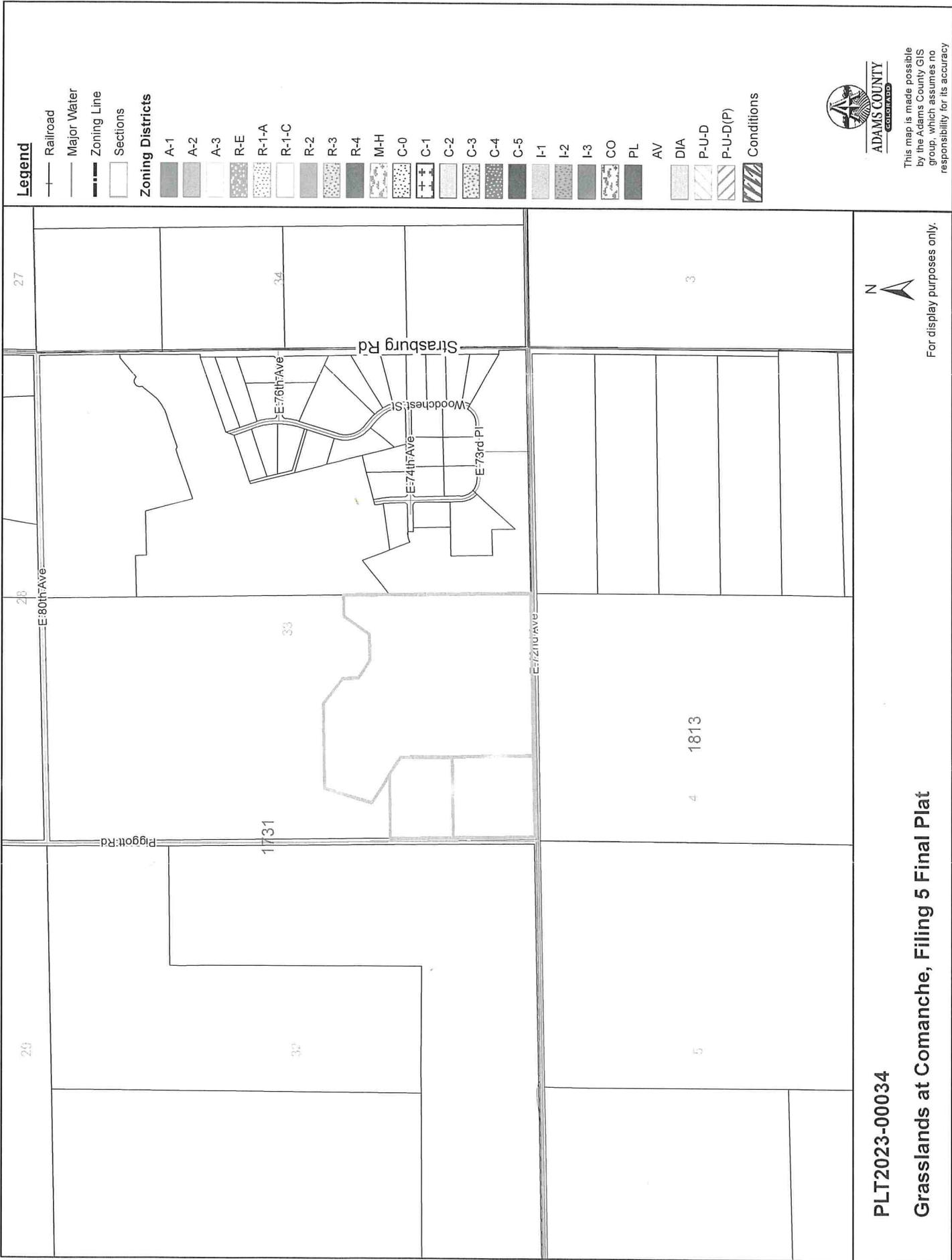
IMPROVEMENTS THIS PROJECT

E 72nd AVE

EAST 72ND AVENUE

PILING 5

PILING 6



This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy



For display purposes only.

PLT2023-00034

Grasslands at Comanche, Filing 5 Final Plat

Spurgin, Andrew

From: Spurgin, Andrew
Sent: Friday, September 30, 2022 2:10 PM
To: DDeBoskey@adco.gov
Cc: McConnell, John; Wilson, Tara; Kraft, Tanner; Jen Rutter
Subject: PRC 2022-00011
Attachments: scan_aspurgin_2022-09-14-14-22-45.pdf

Mr. DeBoskey:

Thank you for the opportunity to comment on PRC 2022-00011. This email has been prepared on behalf of the City of Westminster Community Development Department and our Public Works & Utilities Department and contains information provided by staff of both departments.

The City of Westminster owns 3,000 acres abutting the subject property and operates this site as the Strasburg Natural Resource Farm ("the Farm") and uses the land for application of biosolids produced at the City's Big Dry Creek Wastewater Facility. The Farm provides a location to beneficially apply this nutrient-rich byproduct to agricultural crops. In order for the City's biosolids program to be viable, crops must be grown and harvested. The crop production takes up nutrients in the biosolids so that additional biosolids can be subsequently applied in following growing seasons. This site was specifically chosen as it is separated from residential developments who may object to the impacts from the operations of the Farm including the trucking of biosolids and the application of biosolids to large acreages of farmland.

The City of Westminster's water system serves approximately 135,000 residents in Adams and Jefferson Counties, including numerous customers outside of the Westminster City Limits and therefore is a regional service that contributes to the economy of Adams County. As a full service system there are many components including water storage, pipes, pumps, lift stations, treatment facilities and other critical infrastructure to support the safe and reliable operation of the utility. Introduction of new smaller-lot residences on properties abutting the Farm jeopardizes the City's continued ability to operate the Farm for its intended purpose and the City is concerned about the potential for complaints from these residents who could consider the Farm as a nuisance or who may object to the traffic resulting from trucking of biosolids from the Wastewater Facility to the Farm.

City staff's analysis of the requested Comprehensive Plan Amendment and Rezoning notes the following:

1. It is incorrect for the application to point to the Strasburg Sub-Area Plan since the Plan's northern boundary is at 48th Avenue and the subject property is located at approximately 76th Avenue, well beyond the Sub-Area Plan. Specific to the Strasburg area, the Advancing Adams Comprehensive Plan (page 90) further states "consider designating an urban growth boundary to limit sprawl to reinforce the 20-minute community in Strasburg" which approving this development application would undermine.
2. The differences between Agriculture Large Scale ("AL") and Agriculture Small Scale ("AS") focus on the scale of agriculture and the degree to which farming and ranching is the primary use in AL with "supplementary housing considered secondary" and AS that seeks to "balance housing and agricultural production on the site". The AS designation is described in the Plan as having supporting mobility through separated bicycle infrastructure, sidewalks and a connected street pattern. This mobility infrastructure is not in place at this location, and unlikely to be in place in the probable future, therefore the change to AS is difficult to justify.

The City would like to be a good neighbor to all properties in the area. Should the Comprehensive Plan Amendment and Rezoning be approved and proceed to subdivision, the City would request a condition of approval that appropriate disclosures be provided to future buyers within the subdivision relative to application of biosolids on the adjacent 3,000 acre farm and the presence of truck activity and other utility operations to support a cost-efficient utility serving 135,000 residents of Adams and Jefferson Counties. **NOTED**

Andrew Spurgin, AICP
Principal Planner

City of Westminster | Community Development Department
aspurgin@cityofwestminster.us | 303.658.2127
4800 West 92nd Avenue, Westminster, CO 80031

City Hall Hours: Monday-Friday, 8 a.m.-5 p.m.

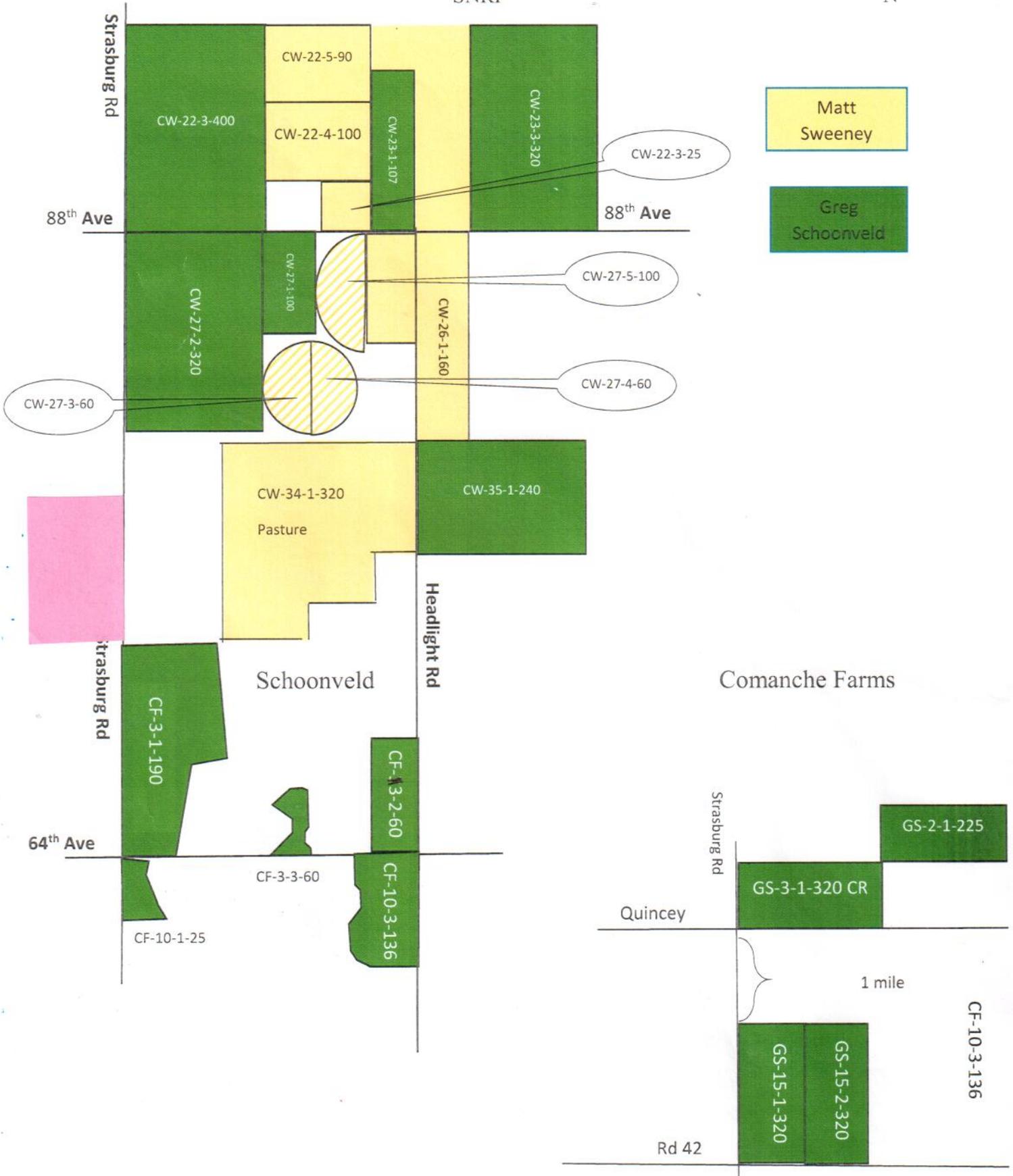


WESTMINSTER | WWW.CITYOFWESTMINSTER.US

<https://www.cityofwestminster.us>

FIELD NAMES

SNRF





August 28, 2023

Lia Campbell, Planner II
Adams County Department of Community and Economic Development
LCampbell@adcogov.org

RE: Grasslands at Comanche, 6th Filing, PLT2023-00035
SE1/4 of Section 33, T2S, R62W, 6th P.M.
Water Division 8, Water District 1
Kiowa-Bijou Designated Basin

Dear Lia Campbell:

We have reviewed your August 23, 2023 submittal concerning the above referenced proposal for the development of 46.224 acres into 15 residential lots located within the Grasslands at Comanche subdivision.

A Water Supply Information Summary Sheet or water supply plan report was not submitted therefore, the water supply demand and proposed uses for this filing are unknown. However, this office previously commented on the Grasslands at Comanche subdivision in our letter dated March 21, 2007 (attached). However, based on review of that letter it does not appear the Filing 6 was part of the original submittal. Therefore, we determined that the previous water supply from our letter dated March 21, 2007 regarding the water supply for the development would not apply for Filing 6.

Based on the above and pursuant to Section 30-28-136(1)(h)(I), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the potential for causing material injury to decreed water rights, or the adequacy of the proposed water supply. Prior to further review of the subdivision water supply plan the following information is required:

1. Provide a water supply plan that clearly defines the water demand for the subdivision and the legal water sources that will be used to meet those demands. Details of necessary information to be included in the subdivision water supply plan can be found on Attachment A of the March 16, 2005 Updated Memorandum Regarding Subdivisions, available [PLAN PROVIDED, SEE DWR APPROVAL EMAIL](#) online <https://dnrweblink.state.co.us/dwr/ElectronicFile.aspx?docid=3565889&dbid=0>
2. If wells in the Arapahoe and Laramie-Fox Hills aquifers are proposed as the water supply for the subdivision in accordance with the Determination of Water Right Nos. 601-BD and 600-BD, the Applicant must demonstrate that the proposed subdivision's water demands are consistent with Adams County's 300 year water supply requirement.

[PLAN PROVIDED, SEE DWR APPROVAL EMAIL](#)

The applicant should be aware that any proposed detention pond for this filing, must meet the requirements of a "storm water detention and infiltration facility" as defined in Designated Basin Rule 5.11, otherwise the structures may be subject to administration by this office. The Applicant should review Rule 5.11 to determine whether the structures meet the requirements of the Rule and ensure any notification requirement is met.



If you, or the applicant, have any questions, please contact me at 303-866-3581 ext. 8246 or ioana.comaniciu@state.co.us

Sincerely,

A handwritten signature in black ink, appearing to read "Ioana Comaniciu".

Ioana Comaniciu, P.E.
Water Resource Engineer

Attachment: March 21, 2007 letter

Ec: Subdivision file: 28887

STATE OF COLORADO

OFFICE OF THE STATE ENGINEER

Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 818
Denver, Colorado 80203
Phone (303) 866-3581
FAX (303) 866-3589

<http://www.water.state.co.us>

March 21, 2007

Chris LaRue
Adams County Planning and Development Department
12200 Pecos St.
Westminster, CO 80234

RE: **The Grasslands at Comanche – PRJ2007-00004**
Section 33, T2S, R62W, 6th P.M.
Kiowa-Bijou Designated Ground Water Basin
Water Division 1, Water District 1

Dear Mr. LaRue:

We have reviewed your January 23, 2007 submittal in conjunction with amendments from the applicant dated March 15, 2007, concerning the above referenced proposal to subdivide 402.2 acres into 119 residential lots, and other future associated facilities consisting of a school and a firehouse. In light of the applicant's approved replacement plan, this response modifies our previous position stated in our letters dated July 18, 2005 through July 25, 2006.

Water Supply Demand

According to the current submittal, the estimated water requirements total 61.55 acre-feet annually. This estimated amount covers two categories of lots each with their own specific water requirement, which are as follows:

1. "Area A" lots, which according to the plat map are those lots associated with Filing 5. The water supply plan would support all 18 lots shown. The proposed annual water demand for these 18 lots (operating independently of the replacement plan) totals 9.9 acre-feet, or 0.55 acre-feet per lot. This breaks down to 0.30 acre-feet for in house use and 0.25 acre-feet/year for irrigation of up to 3,900 square feet of home gardens and lawns.
2. "Area B" lots, which, according to the plat map, would occur in the area of Filings 1 through 4. Of the 102 lots occurring in the east half of Section 33, the water supply plan provides for 101 lots. The one remaining lot (Lot 1, Block 6, Filing 2) is not covered in this water supply plan, and is the future garage sight of the volunteer fire department. The proposed annual water demand totals 45.45 acre-feet, or 0.45 acre-feet per lot. This breaks down to 0.30 acre-feet for in house use and 0.15 acre-feet for irrigation of up to 2,300 square-feet of home gardens and lawns.

The estimated demand for the school is 6.20 acre-feet per year. The proposal contains no estimate of water demand for the lot anticipated to contain fire department. An existing irrigation well may be re-permitted for fire station use. In all of the above mentioned 101 Area B

residential lots, waste water disposal must occur through individual on-lot septic systems as required by the applicant's replacement plan.

Source of Water Supply

The proposed source of water for the entire subdivision consists of using an Arapahoe and a Laramie-Fox Hills aquifer allocation pursuant to Determinations of Water Right Nos. 601-BD and 600-BD. Because the Arapahoe aquifer allocation under 601-BD is effectively divided by two differing not-nontributary classifications, the portion of the allocation serving the above-mentioned Area B, Lots must be operated under a Commission approved replacement plan. The applicant proposes several for source of water supply for a three hundred year period. These sources are detailed as follows:

1. For all 18 of the Area A Lots (Filing 5, Block 8, lots 1-13 and Block 9, lots 1-5), the proposed source of water for **all uses**, for a 300-year period, will be provided by individual on-lot wells producing from the not-nontributary Arapahoe aquifer (requiring 4% return flows) pursuant to Determination of Water Right No. 601-BD. Pumping will not exceed 0.55 acre-feet/yr per lot for a total of 9.9 acre-feet/yr.
2. For years 1 through 100, all 101 Area B Lots (Filings 1 through 4, Block 1 - lots 1-14, Block 2 - lots 1-7, Block 3 - lots 1-6, Block 4 - lots 1-27, Block 5 - 1-24, Block 6 - lots 2-17 and Block 7 - lots 1-7), the proposed source of water for **all uses** will be provided by individual on-lot wells producing from the not-nontributary Arapahoe aquifer (operating under the replacement plan for Determination of Water Right 601-BD). Pumping will not exceed 0.45 acre-feet/yr per lot for a total of 45.45 acre-feet/yr.
3. For Years 101 through 300, for 69 of the 101 Area B Lots, the proposed source of water for **all uses** will be provided by individual on-lot wells producing from the nontributary Laramie-Fox Hills aquifer pursuant to Determination of Water Right 600-BD, pumping will not exceed 0.45 acre-feet/yr per lot for a total of 31.05 acre-feet/yr.
4. For Years 101 through 300, for the remaining 32 Area B Lots, the proposed source of water for **in-house use only** is individual on lot wells producing from the nontributary Laramie-Fox Hills aquifer pursuant to Determination of Water Right 600-BD. Irrigation needs will be provided by an individual well located in Area A, producing not-nontributary (4%) water from the Arapahoe aquifer pursuant to Determination of Water Right No. 601-BD. Pumping for in-house use only will not exceed 0.3 acre-feet/yr for all Laramie-Fox Hills wells, totaling 9.6 acre-feet/yr. Pumping for irrigation needs, supplied by the individual Area A well, will not exceed 0.15 acre-feet/yr for the 32 Area B Lots, totaling 4.8 acre-feet.
5. Approximately 1,860 acre-feet of Arapahoe aquifer ground water (equivalent to 6.20 acre-feet per year for 300 years), pursuant to 601-BD (from Area A) will be reserved for use in a school.
6. The submittals mention a potential water supply for the lot (Lot 1, Block 6, Filing 2) that would require approval for a change of use on an irrigation well, where the fire department is anticipated to be located. However, the irrigation well can not be viewed as a viable source of water until the change of use is approved. Any approval of this subdivision should restrict this lot to uses that have no water demand until an acceptable source of water is approved or obtained.

The allowed average annual amount of withdrawal provided for in Determination of Water Right No. 601-BD, for that portion of the allocation that can be used independent of a replacement plan (Area A), is 57.9 acre-feet. The allowed average annual amount of withdrawal allowed for in Determination of Water Right No. 601-BD for the remaining portion of the allocation is 112 acre-feet. The replacement plan approved for Determination of Water Right 601-BD allows for an average diversion of 47.65 acre-feet annually for a maximum of 100 years. The allowed average annual amount of withdrawal provided for in Determination of Water Right No. 600-BD is 81.5 acre-feet. The subdivision lies within the allowed place of use for Determinations of Water Right Nos. 600-BD and 601-BD, and the proposed uses are uses allowed by those Determinations and the replacement plan.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to 37-90-107(7)(a), C.R.S., "Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years." Based on this allocation approach, the annual amounts of water determined in 600-BD and 601-BD are equal to one percent of the total amount, as determined by rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

In the *Adams County Development Standards and Regulations*, Effective April 15, 2002, Section 5-04-05-06-04 states:

"Prior to platting, the developer shall demonstrate that...the water supply is dependable in quantity and quality based on a minimum useful life of three-hundred (300) years. A minimum 300-year useful life means the water supply from both a static and dynamic basis will be viable for a minimum 300-year period. The static analysis shall include evaluation of the volume of water that is appropriable for the proposed subdivision. The dynamic analysis shall evaluate whether the appropriable water supply is sustainable for three-hundred (300) years, giving consideration to the location and extent of the aquifer, as well as impacts caused by both current and future pumping by others from the aquifer."

The State Engineer's Office does not have evidence regarding the length of time for which this source will be "dependable in quantity and quality." However, treating Adams County's requirement as an allocation approach based on three hundred years, the allowed average annual amount of withdrawal of 57.9 acre-feet/year and 129.15 acre-feet/year (47.65 acre-feet/yr + 81.5 acre-feet/yr) would be reduced to one third of that amount, or 19.3 acre-feet/year and 42.8, which is sufficient to meet the annual demand for this subdivision as proposed. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years. The State Engineer's Office has no comment on the quality of the water supply or the required 'dynamic analysis' to evaluate whether the appropriable water supply is sustainable for three hundred years.

Applications for on lot well permits, submitted by an entity other than the current water right holder (Holly Investment Company.), must include evidence that the applicant has acquired the right to the portion of water being requested on the application. That evidence should include an indication, both explicitly and by identification of the amounts of water, which of the four sources listed on page 2 will be used by that individual lot.

State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I), C.R.S., subject to restricting the fire department lot to uses that have no water demand, it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses on the subdivided land is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Ground Water Commission has retained jurisdiction over the final amount of water available pursuant to the above-referenced Determinations, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years (or 300 years) used for **allocation** due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Should you have any questions, please contact Eric B. Thoman of this office.

Sincerely,



Kevin G. Rein, P.E.
Chief of Water Supply

KGR/EBT:Grasslands5.doc

cc: Jim Hall, Division 1
North K-B GWMD
Designated Basins
Records

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MAR 15 2007

WATER
STATE

AMENDED
WATER SUPPLY PLAN
THE GRASSLANDS AT COMANCHE
SECTION 33, T2S, R62W, 6TH P.M.
ADAMS COUNTY, COLORADO

March 15, 2007

Water supply will be from Arapahoe and Laramie-Fox Hills aquifers. Pumping periods from the aquifers will be different for Area A (greater than 1 mile from the subcrop) and Area B (within 1 mile of the Arapahoe subcrop underlying stream alluvium). Quantity of water in the Arapahoe aquifer underlying the land has been determined by the Colorado Ground Water Commission to be 5,794 acre-feet for Area A (213 acres) and 11,235 acre-feet for Area B (426.38 acres). On a 100-year basis, this is 57.9 acre-feet per year for Area A and 112 acre-feet for Area B (Water Right No. 601-BD). Quantity of water in the Laramie-Fox Hills aquifer underlying the land (639.38 acres) has been determined to be 8,152 acre-feet. On a 100-year basis, this is 81.5 acre-feet per year (Water Right No. 600-BD).

Area A

Water supply for the 18 lots in Area A will be from the Arapahoe aquifer. In this area, 4% of the water pumped must be returned to the shallow aquifer system. Stream depletions will be made up through return flows from irrigation. Annual water availability from the Arapahoe for Area A for this time period is 19.31 acre-feet (5,794 acre-feet/300 years). Annual water requirements for the residential lots in Area A are 0.3 acre-feet per lot for in-house use and .25 acre-feet per year for irrigation on 3900 square feet per lot, or a total of 0.9 acre-feet per year. The total water use from the Arapahoe for 300 years is 2,970 acre-feet..

Area B

Water supply for Area B (101 2-1/2-acre lots) for the first 100 years will be from individual wells in the Arapahoe aquifer. Water supply for years 101-300 for in-house use and for irrigation use on some of the lots will be from individual Laramie-Fox Hills. Irrigation water for remaining lots will be from an Arapahoe well in Area A which will distribute water to these lots.

Arapahoe aquifer - Water usage from an individual Arapahoe well for each of the 101 2-1/2-acre lots in Area B will be limited to 0.45 acre-feet per lot per year. The total maximum pumped for these lots will be 45.45 acre-feet per year.

In Area B actual stream depletions from pumping the Arapahoe must be made up. Stream depletions will be made up through return flows from irrigation and leaching fields, based on the replacement plan approved by the Ground Water Commission on January 9, 2007. Each well's required replacement obligation will be supplied by its own return flows. Replacements will be required even if pumping for in-house use from that

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MAR 15 2007

WATER RESOURCES
STATE ENGINEER
CDJR

well ceases within the 100-year period. Such replacements will be supplied by continued pumping of the well for replacement purposes unless an amended or alternate replacement plan is approved.

Permanent records of all Arapahoe wells will be maintained and updated annually. The information will include a listing of all well permits issued and wells constructed pursuant to the replacement plan, the annual and cumulative amounts of water diverted by each individual well and by all wells in total, information on whether each individual well is serving an occupied dwelling and irrigated landscaping, and if the latter, the amount of land being irrigated, and the return flows occurring from use of each well, assuming 90% return for in-house use and 15% return for irrigation. A property owners' association shall be formed to assure operation of the replacement plan, and each lot owner shall be required to be a member of the association. The association shall be responsible for the operation of the plan, shall prepare all notices and required reports and provide them to the Ground Water Commission., and shall assure that replacement water is provided to the alluvium on an annual bases, as required by the replacement plan. The association shall also record and maintain permanent records of all totalizing flow meter readings and other required data.

Laramie-Fox Hills - Water requirements for Area B for years 101-300 for in-house use for 101 lots at 0.3 acre-feet per lot per year are 30.3 acre-feet per year, or a total of 6060 acre-feet for the 200 years. Water availability from the Laramie-Fox Hills for the entire property is 8152 acre-feet; thus 2092 acre-feet remain for irrigation, or 10.45 acre-feet per year for 200 years. At irrigation requirements of 0.15 per lot per year for the 2-1/2 acre lots, 69 lots could be supplied. The remaining 32 2-1/2-acre lots would require 4.8 acre-feet per year, or a total 960 acre-feet for 200 years. This will be supplied from an Arapahoe well in Area A which will distribute water to these lots for irrigation purposes.

Other matters

A share of the water right, 601-BD shall be transferred to each lot owner, in an annual amount of 0.45 acre-feet each for the 101 2-1/2 acre lots and 0.55 acre-feet each for the 18 four to five acre lots.

Deed and covenant restrictions will be provided limiting area irrigated from individual wells to 2300 square feet per lot for the 101 2-1/2 acre lots and to 3900 square feet per lot for the 18 larger lots. The covenants shall include a description of the replacement plan and how the plan is to be administered. A copy of the Findings and Order for the Replacement Plan for Determination No. 601-BD will be recorded in the real property records of Adams County

Lot 1, Block 6, Filing 2 will be used to house fire trucks for a volunteer fire department.. No water service will be provided to the buildings. An application will be made to convert existing alluvial well permit 134964 on this property, which presently is for domestic use, to exempt use for fire protection only.

Eighteen hundred sixty acre-feet (1860 A-ft) of Arapahoe water in Area A will be transferred to the school site if and when a school is built on the site.

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MAR 15 2007

WATER RESOURCES
STATE ENGINEER
COLO

RECEIVED

JAN 29 2007

WATER SUPPLY PLAN
THE GRASSLANDS AT COMANCHE
SECTION 33, T2S, R62W, 6TH P.M.
ADAMS COUNTY, COLORADO

WATER RESOURCES
STATE ENGINEER
COLO.

January 17, 2007

Water supply will be from Arapahoe and Laramie-Fox Hills aquifers. Pumping periods from the aquifers will be different for Area A (greater than 1 mile from the subcrop) and Area B (within 1 mile of the Arapahoe subcrop underlying stream alluvium). Quantity of water in the Arapahoe aquifer underlying the land has been determined by the Colorado Ground Water Commission to be 5,794 acre-feet for Area A (213 acres) and 11,235 acre-feet for Area B (426.38 acres). On a 100-year basis, this is 57.9 acre-feet per year for Area A and 112 acre-feet for Area B (Water Right No. 601-BD). Quantity of water in the Laramie-Fox Hills aquifer underlying the land (639.38 acres) has been determined to be 8,152 acre-feet. On a 100-year basis, this is 81.5 acre-feet per year (Water Right No. 600-BD).

Area A

Water supply for the 14 lots in Area A will be from the Arapahoe aquifer. In this area, 4% of the water pumped must be returned to the shallow aquifer system. Stream depletions will be made up through return flows from irrigation. Annual water availability from the Arapahoe for Area A for this time period is 19.31 acre-feet (5,794 acre-feet/300 years). Annual water requirements for the residential lots in Area A are 0.3 acre-feet per lot for in-house use and .25 acre-feet per year for irrigation on 5000 square feet per lot, or a total of 7.7 acre-feet per year. The total water use from the Arapahoe for 300 years is 2,310 acre-feet.

14 Lots
Ka well
300 years
Tot 7.7 AF/yr
5000 B
[0.3 Hs, 0.25 Irr]

Area B

Water supply for Area B (101 2-1/2-acre lots and four 5-acre lots) for the first 100 years will be from individual wells in the Arapahoe aquifer. Water supply for years 101-300 for in-house use and for irrigation use on some of the lots will be from individual Laramie-Fox Hills. Irrigation water for remaining lots will be from an Arapahoe well in Area A which will distribute water to these lots.

25 Ac Ark
[101 + 5]
105-Lots
100 yrs
Ka wells
200 yr + beyond
- Kif wells

Arapahoe aquifer - Water usage from an individual Arapahoe well for each of the 101 2-1/2-acre lots in Area B will be limited to 0.45 acre-feet per lot per year. The total maximum pumped for these lots will be 45.45 acre-feet per year. Water supply from an Arapahoe well for each of the 4 four-to-five-acre lots will be limited to 0.55 acre-feet per year, or a total of 2.2 acre-feet per year. Thus estimated maximum total annual usage from the Arapahoe for Area B is 47.65 acre-feet.

101 Lots
0.45 AF/yr/lot
Tot = 45.45
4 Lots
0.55 AF/yr
Tot 2.2 AF/yr

In Area B actual stream depletions from pumping the Arapahoe must be made up. Stream depletions will be made up through return flows from irrigation and leaching

fields, based on the replacement plan approved by the Ground Water Commission on January 9, 2007. Each well's required replacement obligation will be supplied by its own return flows. Replacements will be required even if pumping for in-house use from that well ceases within the 100-year period. Such replacements will be supplied by continued pumping of the well for replacement purposes unless an amended or alternate replacement plan is approved.

Permanent records of all Arapahoe wells will be maintained and updated annually. The information will include a listing of all well permits issued and wells constructed pursuant to the replacement plan, the annual and cumulative amounts of water diverted by each individual well and by all wells in total, information on whether each individual well is serving an occupied dwelling and irrigated landscaping, and if the latter, the amount of land being irrigated, and the return flows occurring from use of each well, assuming 90% return for in-house use and 15% return for irrigation. A property owners' association shall be formed to assure operation of the replacement plan, and each lot owner shall be required to be a member of the association. The association shall be responsible for the operation of the plan, shall prepare all notices and required reports and provide them to the Ground Water Commission, and shall assure that replacement water is provided to the alluvium on an annual bases, as required by the replacement plan. The association shall also record and maintain permanent records of all totalizing flow meter readings and other required data.

Laramie-Fox Hills - Water requirements for Area B for years 101-300 for in-house use for 105 lots at 0.3 acre-feet per lot per year are 31.5 acre-feet per year, or a total of 6300 acre-feet for the 200 years. Water availability from the Laramie-Fox Hills for the entire property is 8152 acre-feet; thus 1852 acre-feet remain for irrigation, or 9.26 acre-feet per year for 200 years. At irrigation requirements of 0.15 per lot per year for the 2-1/2- acre lots, 61 lots could be supplied. The remaining 50 2-1/2 -acre lots and the four 5-acre lots would require 8.5 acre-feet per year, or a total 1700 acre-feet for 200 years. This will be supplied from an Arapahoe well in Area A which will distribute water to these lots for irrigation purposes.

Other matters

A share of the water right, 601-BD shall be transferred to each lot owner, in an annual amount of 0.45 acre-feet each for the 101 2-1/2 acre lots and 0.55 acre-feet each for the 4 four to five acre lots.

Deed and covenant restrictions will be provided limiting area irrigated from individual wells to 3000 square feet per lot for the 101 2-1/2 acre lots and to 5000 square feet per lot for the 18 larger lots. The covenants shall include a description of the replacement plan and how the plan is to be administered. A copy of the Findings and Order for the Replacement Plan for Determination No. 601-BD will be recorded in the real property records of Adams County

STATE OF COLORADO

OFFICE OF THE STATE ENGINEER
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 818
Denver, Colorado 80203
Phone (303) 866-3581
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<http://www.water.state.co.us>



January 10, 2007

Bill Ritter, Jr.
Governor

Harris D. Sherman
Executive Director

Hal D. Simpson, P.E.
State Engineer

Holly Investment Company
D/B/A Comanche Livestock Company
PO Box 557
Strasburg, CO 80136

RE: Replacement Plan - Determination No. 601-BD

Dear Mr. Losh:

Enclosed is a copy of the Colorado Ground Water Commission's Findings and Order for a replacement plan to allow withdrawals from the Arapahoe aquifer in accordance with the conditions of Determination of Water Right No. 601-BD. This Findings and Order are the Commission's approval of your application for a replacement plan. This Order contains important information about your water right and should be reviewed and retained for your records.

Paragraphs 16 through 33 in the above Order represent the terms and conditions of the replacement plan.

As required in paragraph 31 of the Order, a copy of this document must be recorded by the applicant in the public records of the county – in which the claimed overlying land is located – so that a title examination of the overlying land described in the Order, or any part thereof, shall reveal this plan. A copy of this Findings and Order is enclosed for this purpose.

The allowed annual amount of withdrawal and uses for each well permitted under the plan are described in paragraphs 18 and 19 of the Order. Paragraph 26 requires that the applicant form a property owners association to assure operation of the plan. As mentioned in paragraph 27, to facilitate control of the subject water right by the lot owners in the future subdivision, and allow for each lot owner to obtain a well permit, the staff recommends that the applicant transfer an equally apportioned share of the water right and annual allocation amount to each lot owner.

The replacement plan must be fully operational and all required measuring devices must be in place and functioning prior to pumping of any wells permitted in accordance with the terms and conditions of the plan. If you have any questions, please call this office.

Sincerely,

Jay Bloomfield
Designated Basins Branch

enclosures: a/s
cc: North Kiowa Bijou GWMD
Judith Hamilton

COLORADO GROUND WATER COMMISSION
FINDINGS AND ORDER

IN THE MATTER OF AN APPLICATION FOR REPLACEMENT PLAN TO ALLOW THE
WITHDRAWAL OF GROUND WATER FROM THE ARAPAHOE AQUIFER IN THE KIOWA-
BIJOU DESIGNATED GROUND WATER BASIN.

APPLICANT: HOLLY INVESTMENT COMPANY DBA COMANCHE LIVESTOCK COMPANY

REPLACEMENT PLAN - DETERMINATION OF WATER RIGHT NO. 601-BD

In compliance with Section 37-90-107.5, CRS, and the Designated Basin Rules, 2 CCR 410-1, Holly Investment Company DBA Comanche Livestock Company (referred to hereinafter as "applicant") submitted an application for a replacement plan to allow the withdrawal of ground water from the Arapahoe Aquifer in accordance with Determination of Water Right No. 601-BD.

FINDINGS

1. Pursuant to Section 37-90-107(7), CRS, in the Findings and Order dated December 15, 2004, the Ground Water Commission (hereinafter "Commission") approved a Determination of Water Right, No. 601-BD, for Holly Investment Company. In the Findings and Order, dated December 29, 2005, the Commission amended the allowed uses of 601-BD. This determination of water right allows the allocation of ground water from the Arapahoe Aquifer (hereinafter "aquifer"), underlying 639.38 acres, generally described as Section 33, Township 2 South, Range 62 West of the 6th Principal Meridian, in Adams County.
2. The allowed average annual amount of ground water to be withdrawn from the aquifer, in accordance with the conditions of the above determination of water right, shall not exceed 57.9 acre-feet for the not-nontributary (4% replacement) portion of the allocation and 112 acre-feet from the not-nontributary (actual impact replacement) portion of the allocation.
3. a. In accordance with Rule 5.3.6 of the Designated Basin Rules, the replacement water requirement status for the ground water in the aquifer underlying the above described 639.38 acre land area consists of two different requirements, which effectively divides the claimed land into two areas:

Area A - 213 acres, generally described as the westerly portion of the applicant's claimed overlying land area in Section 33, Township 2 South, Range 62 West of the 6th Principal Meridian.

Area B - 426.38 acres, generally described as the easterly portion of the applicant's claimed overlying land area in Section 33, Township 2 South, Range 62 West of the 6th Principal Meridian.

The replacement requirements for the two areas were determined to be as follows: not-nontributary (4% replacement) for Area A, and not-nontributary (actual impact replacement) for Area B. Withdrawal of ground water from the aquifer underlying Area B, a description of which is attached hereto as State's Exhibit A, would impact the Kiowa-Bijou Designated Ground Water Basin Alluvial Aquifer, which has been determined by the Commission to be over-appropriated.

- b. Commission approval of a replacement plan, providing for replacement of actual depletions to the Kiowa-Bijou Designated Ground Water Basin Alluvial Aquifer and adequate to prevent any material injury to existing water rights, is required prior to approval of well permits for wells that would withdraw the allocation of ground water from the aquifer underlying Area B, in accordance with the conditions of the subject determination of water right.
4. In accordance with Rule 5.3.6.2(C) of the Designated Basin Rules, the amount of replacement water shall provide for the replacement of depletions of alluvial water for the first 100 years due to all previous pumping - and if pumping continues beyond 100 years, shall replace actual impact until pumping ceases.
5. The above-described 639.38-acre land area is located within the boundaries of the Kiowa-Bijou Designated Ground Water Basin and within the North Kiowa-Bijou Ground Water Management District. The Commission has jurisdiction.
6. The subject application for replacement plan was received complete by the Commission on May 23, 2006.
7.
 - a. In accordance with Rule 5.6.1 of the Designated Basin Rules, the replacement plan must be adequate to prevent any material injury to water rights of other appropriators. More specifically, the applicant's plan must replace any depletions to the affected alluvial aquifers located within designated ground water basins and must prevent injury to the rights of appropriators that are withdrawing ground water from such alluvial aquifers.
 - b. As proposed by the applicant, a total of 119 on-lot wells will be constructed for use within a subdivision, which will span both the above-mentioned Area A and Area B. The replacement plan would allow for 105 individual on-lot wells within the above-mentioned Area B, to use a total annual amount of 47.65 acre-feet of water for 100 years. The use for each well for 101 of the 105 lots, which will be 2½ acres in size, would be limited to an annual withdrawal of 0.45 acre-feet, of which 0.3 acre-feet is designated for use in one single family dwelling, and 0.15 acre-feet is designated for the irrigation. The use of each well for the 4 remaining lots, which will be greater than 2½ acres in size, would be limited to an annual withdrawal of 0.55 acre-feet, of which 0.3 acre-feet is designated for use in one single family dwelling, and 0.25 acre-feet is designated for the irrigation.
 - c. The Applicant's submittal estimated an irrigation requirement of 0.05 acre-feet per 1,000 square feet (2.18 acre-feet per acre). Consumptive use estimates computed by staff, based on the Modified Blaney-Criddle methodology, and assuming lawns are planted with bluegrass, show a consumptive irrigation requirement 2.35 acre-feet per acre. An irrigation efficiency of 85%, results in a pumping irrigation requirement of 2.75 acre-feet per acre.
 - d. The applicant calculated actual depletions to the alluvial aquifers of both Kiowa Creek and Bijou Creek for the proposed withdrawals with a ground water flow model (AUG 3) using the Colorado State Engineer's (SEO) Dawson aquifer AR02 data file, the results of which are attached hereto as Applicant's Exhibit A. The maximum combined depletions to both aquifers caused by the pumping of 47.65 acre-feet per year will start at 1.9% of pumping in the first year and increase to 40.0% of pumping in the 100th year (equivalent to 19.1 acre-feet).

- e. Replacements for depletions are to be made to the Kiowa-Bijou Designated Ground Water Basin Alluvial Aquifer described in Designated Basins Rule 5.2.4.1. The applicant plans to aggregate replacement water to the alluvium of Comanche Creek, a tributary of Kiowa Creek.
- f. The source of replacement water is to be septic system return flows and deep percolation of lawn and garden irrigation water from the 105 lots within Area B.
 - i. The applicant estimates that each lot will contribute 90% of water used in-house and 15% of water used for lawn and garden irrigation. If each lot uses the total annual per-lot allocation (0.45 acre-feet for the 2½ acre and 0.55 acre-feet for the larger lots), these per lot contributions amount to 0.29 acre-feet and 0.31 acre-feet, respectively. According to the applicant's calculations, at full build out, replacements will total 30.77 acre-feet per year, which exceeds calculated depletions in any calendar year for the duration of the plan. These applicant's calculations are attached hereto as Applicant's Exhibit B.
 - ii. A totalizing flow meter will be installed on each well and kept in good working order.
 - iii. The subject property overlies the Kiowa-Bijou Designated Ground Water Basin Alluvial Aquifer as defined in Rule 5.2.4.1 of the Designated Basin Rules. Return flows will percolate directly to the underlying alluvial material at a rate to sufficiently offset calculated depletions.
 - iv. A homeowner's association will be established to administer the replacement plan.
 - v. The approved replacement plan will be recorded in the real property records of Adams County.
- h. Operation of the replacement plan involves constructing the septic systems in compliance with State and County health department standards and, as a result, shall not cause unreasonable impairment of water quality of the receiving aquifer.
8. Records in this office indicate that the applicant controls the water right to be used as a source of replacement water, Determination No. 601-BD.
9. In accordance with Rule 5.6.2 of the Designated Basin Rules, on August 2, 2006, a letter was sent to the North Kiowa-Bijou Ground Water Management District requesting written recommendations concerning this application. No written recommendations from the district were received in response to this request.
10. In accordance with Sections 37-90-107.5 and 37-90-112, CRS, the application was published in The Eastern Colorado News newspaper on August 11 and 18, 2006.
11. No objections to the application were received within the time limit set by statute.
12. The Commission Staff has evaluated the application pursuant to Section 37-90-107.5, CRS, and the requirements of Rule 5.3.6.2(C) and Rule 5.6 of the Designated Basin Rules.

13. a. According to Rule 5.6.2 of the Designated Basin Rules, the applicant has the burden of proving the adequacy of the plan in all respects.
- b. The Commission Staff shall propose any additional terms and conditions or limitations, which are necessary to prevent material injury and to ensure that the plan is administrable and enforceable. Any such terms and conditions or limitations are incorporated into the following Order of the Commission.
14. Upon Commission approval of this replacement plan, well permits for wells to withdraw the authorized amount of water from the aquifer shall be available upon application, subject to the terms and conditions of the replacement plan and the conditions for well permit issuance in Determination of Water Right No. 601-BD, and subject to approval by the Commission.
15. Based on data and information supplied by the applicant, the subject replacement plan, if operated under the conditions of the following Order, will prevent material injury from occurring to the existing appropriators within the Kiowa-Bijou Designated Ground Water Basin, or any other designated basin as a result of withdrawing ground water from the Arapahoe aquifer allocation underlying Area B pursuant to Determination of Water Rights 601-BD.

ORDER

In accordance with Section 37-90-107.5, CRS, and the Designated Basin Rules, the Colorado Ground Water Commission orders that the application for replacement plan, to allow the withdrawal of ground water from the Arapahoe Aquifer underlying a 426.38 acre portion of 639.38 acres, generally described as the easterly portion of the applicant's property in Section 33, Township 2 South, Range 62 West of the 6th Principal Meridian, referred herein as Area B, in accordance with Determination of Water Right No. 601-BD, is approved subject to the following conditions:

16. Well permits for 105 individual on-lot wells within Area B shall be available upon application subject to approval by the Commission and the conditions for well permit issuance in the Commission's Findings and Order of December 15, 2004 and December 29, 2005, for Determination of Water Right No. 601-BD, and subject to the following terms and conditions of this replacement plan.
17. A totalizing flow meter or a Commission approved water flow measuring device shall be installed on each well. The well owners shall maintain the meters in good working order. Permanent records of annual withdrawal of ground water shall be maintained by each well owner and provided to the Commission or the North Kiowa-Bijou Ground Water Management District upon request.
18. The allowed annual amount of ground water to be withdrawn from the aquifer by each permitted well shall not exceed 0.45 acre-feet for 101 of the 105 on-lot wells occurring within Area B. These wells will supply water to 2½ acre parcels. For the four remaining wells within Area B, the allowed annual amount of ground water to be withdrawn from the aquifer by each permitted well shall not exceed 0.55 acre-feet. The total combined withdrawals by 105 wells may not exceed 47.65 acre-feet annually.

19. The allowed use of ground water for each well under this plan is indoor needs for one single-family dwelling, irrigation of lawn and gardens and replacement supply. Place of use for each well shall be limited to the lot on which the well is located. For the 2½ acre lots, outside irrigation is limited to 2,300 square feet of lawn and gardens. For the larger lots, irrigation is limited to 3,900 square feet of lawn and garden.
20. Return flows from in-house use of ground water within the 105 lots shall occur through both individual on lot non-evaporative septic systems and deep percolation of water used for lawn and garden irrigation, all located within Area B. To prevent unreasonable impairment of water quality, the septic systems shall be constructed to state and county health department standards.
21. To insure that sufficient replacements reach the Kiowa-Bijou Designated Ground Water Basin Alluvial Aquifer described in Designated Basins Rules 5.2.4.1, the replacement water return flows must occur over saturated alluvium or a continuous shallow water table on top of bedrock in hydraulic connection with the alluvial aquifer of Comanche Creek or its tributaries. The applicant must provide adequate proof of such underlying conditions upon Commission request.
22. Pumping under this plan is limited to a period of 100 years. The year of first use of this replacement plan shall be the calendar year of construction of a well permitted pursuant to this plan or permitting of an existing well pursuant to the plan.
23. A table showing net depletions to the affected alluvial aquifer in acre-feet per year is attached hereto as State's Exhibit B, based on an assumption of a continuous annual withdrawal from the aquifer of 47.65 acre-feet by all 105 wells. Should all 105 wells begin pumping simultaneously, replacement of depletions would have to be provided in the acre-feet amounts shown in State's Exhibit B.
24. The replacement plan shall provide for the required annual amount of replacement water for the first 100 years. All individual wells may not begin pumping concurrently. So long as each individual well continues to pump and supply an occupied dwelling, that well's required replacement obligation, equal to 1/105 of the acre-feet per year amounts shown on State's Exhibit B, will be replaced by its own return flows. Each well may operate as an independent point of diversion and source of replacement water. Each well's replacement water requirements must be provided even if pumping for residential use ceases within the first 100 years of first use of this replacement plan. Should any well cease pumping for in-house use within the first 100 years, that well must either maintain pumping for its replacement purposes, or an amended or alternate replacement plan must be applied for that will make the required replacement deliveries.
25. The applicant must maintain permanent records, updated annually, containing the following items:
 - a. A listing of all well permits issued and wells constructed pursuant to this plan.
 - b. The annual and cumulative amounts of water diverted by each individual well, and by all wells in total.
 - c. Whether each individual well is serving an occupied dwelling.
 - d. Whether each individual well is serving irrigated landscaping, and amount of land being irrigated.
 - e. The return flows occurring from use of each well, assuming the following rates: 90% for in-house use and 15% for irrigation use.

26. The applicant shall form a property owners association to assure operation of the replacement plan. Each lot owner in the above-described future subdivision shall be a member of the association. This association shall be responsible for the operation of the plan, and shall prepare all notices and reports required by the plan and provide these to the Commission with any other information related to the operation of the replacement plan that may be requested by the Commission.
27. The property owners association shall assure that replacement water is provided to the alluvium as required by this plan. The amount of replacement water shall be calculated and reported on the applicant's submitted reporting form for the Grasslands at Comanche. The replacement water must equal or exceed the depletions to the alluvium on a yearly basis, and the replacement must prevent any material injury to the water rights of other appropriators. No credit shall be claimed by the applicant for an oversupply of replacement water provided to the alluvium during previous years.
28. The property owners association shall record and maintain permanent records of all totalizing flow meter readings and data concerning all other operations associated with the replacement plan which are necessary to document compliance with this plan and to submit this information to the Commission and the North Kiowa-Bijou Ground Water Management District on an annual basis for the calendar year just concluded by **February 15th** of the following year.
29. To insure appropriate control of the subject water right and source of replacement water by the lot owners in the future subdivision, and allow for each lot owner to obtain a well permit, the applicant should transfer a sufficient share of the water right and annual allocation amount to each lot owner, or to the property owners association if the association plans to apply for the permits under this plan. Such transfers shall be by recorded deed, in accordance with the conditions of paragraph 24 of the Commission's Order for Determination No. 601-BD.
30. Any covenants adopted for the future subdivision should contain a description of the replacement plan and how the plan is to be administered, including the required limitations on water use for each lot.
31. A copy of this Findings and Order shall be recorded by the applicant in the real property records of Adams County, so that a title examination of the above described 639.38 acre property, or any part thereof, shall reveal to all future purchasers the existence of this replacement plan. The terms and conditions of this replacement plan shall be considered to be a covenant on and running with the subject property.
32. In the event the permitted wells are not operated in accordance with the conditions of this replacement plan, they shall be subject to administration, including orders to cease diverting ground water.
33. The Commission retains jurisdiction to modify or revoke approval of this replacement plan, if monitoring or operating experience reveals that the plan results in any material injury to water rights of other appropriators or in unreasonable impairment to water quality.

STATE OF COLORADO

OFFICE OF THE STATE ENGINEER
Division of Water Resources
Department of Natural Resources

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Denver, Colorado 80203
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JAN 29 2007

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January 10, 2007

Bill Ritter, Jr.
Governor

Harris D. Sherman
Executive Director

Hal D. Simpson, P.E.
State Engineer

Holly Investment Company
D/B/A Comanche Livestock Company
PO Box 557
Strasburg, CO 80136

RE: Replacement Plan - Determination No. 601-BD

Dear Mr. Losh:

Enclosed is a copy of the Colorado Ground Water Commission's Findings and Order for a replacement plan to allow withdrawals from the Arapahoe aquifer in accordance with the conditions of Determination of Water Right No. 601-BD. This Findings and Order are the Commission's approval of your application for a replacement plan. This Order contains important information about your water right and should be reviewed and retained for your records.

Paragraphs 16 through 33 in the above Order represent the terms and conditions of the replacement plan.

As required in paragraph 31 of the Order, a copy of this document must be recorded by the applicant in the public records of the county – in which the claimed overlying land is located – so that a title examination of the overlying land described in the Order, or any part thereof, shall reveal this plan. A copy of this Findings and Order is enclosed for this purpose.

The allowed annual amount of withdrawal and uses for each well permitted under the plan are described in paragraphs 18 and 19 of the Order. Paragraph 26 requires that the applicant form a property owners association to assure operation of the plan. As mentioned in paragraph 27, to facilitate control of the subject water right by the lot owners in the future subdivision, and allow for each lot owner to obtain a well permit, the staff recommends that the applicant transfer an equally apportioned share of the water right and annual allocation amount to each lot owner.

The replacement plan must be fully operational and all required measuring devices must be in place and functioning prior to pumping of any wells permitted in accordance with the terms and conditions of the plan. If you have any questions, please call this office.

Sincerely,

Jay Bloomfield
Designated Basins Branch

enclosures: a/s
cc: North Kiowa Bijou GWMD
Judith Hamilton



October 5, 2021

Layla Bajelan, Long Range Planner II
Adams County Department of Community and Economic Development
LBajelan@adcogov.org

RE: Grasslands at Comanche, 6th Filing, PLT2021-00028
SE1/4 of Section 33, T2S, R62W, 6th P.M.
Water Division 8, Water District 1
Kiowa-Bijou Designated Basin

Dear Layla Bajelan:

We have reviewed your September 17, 2021 submittal concerning the above referenced proposal for the development of 45.85 acres into 16 residential lots located within the Grasslands at Comanche subdivision.

A Water Supply Information Summary Sheet or water supply plan report was not submitted therefore, the water supply demand and proposed uses for this filing are unknown. However, this office previously commented on the Grasslands at Comanche subdivision in our letter dated March 21, 2007. Therefore, please refer to our letter dated March 21, 2007 concerning the proposal for a subdivision of a 402.2-acre parcel into 119 residential lots, and other future associated facilities consisting of a school and a firehouse.

As mentioned above the 45.85 acres are located within the Grassland of Comanche Subdivision, therefore the comments from our previous letter dated March 21, 2007 (copy enclosed) regarding the water supply for this subdivision still apply unless the Applicant has since amended the water demands or water supplies. If the Applicant has amended the water demands or water supplies such information should be provided to our office for further review. [PLAN PROVIDED, SEE DWR APPROVAL EMAIL](#)

If you, or the applicant, have any questions, please contact Ioana Comanicu at 303-866-3581 ext. 8246.

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

Attachment: March 21, 2007 letter

Ec: Subdivision file: 28887



STATE OF COLORADO

OFFICE OF THE STATE ENGINEER

Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 818
Denver, Colorado 80203
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<http://www.water.state.co.us>

March 21, 2007

Chris LaRue
Adams County Planning and Development Department
12200 Pecos St.
Westminster, CO 80234

RE: **The Grasslands at Comanche – PRJ2007-00004**
Section 33, T2S, R62W, 6th P.M.
Kiowa-Bijou Designated Ground Water Basin
Water Division 1, Water District 1

Dear Mr. LaRue:

We have reviewed your January 23, 2007 submittal in conjunction with amendments from the applicant dated March 15, 2007, concerning the above referenced proposal to subdivide 402.2 acres into 119 residential lots, and other future associated facilities consisting of a school and a firehouse. In light of the applicant's approved replacement plan, this response modifies our previous position stated in our letters dated July 18, 2005 through July 25, 2006.

Water Supply Demand

According to the current submittal, the estimated water requirements total 61.55 acre-feet annually. This estimated amount covers two categories of lots each with their own specific water requirement, which are as follows:

1. "Area A" lots, which according to the plat map are those lots associated with Filing 5. The water supply plan would support all 18 lots shown. The proposed annual water demand for these 18 lots (operating independently of the replacement plan) totals 9.9 acre-feet, or 0.55 acre-feet per lot. This breaks down to 0.30 acre-feet for in house use and 0.25 acre-feet/year for irrigation of up to 3,900 square feet of home gardens and lawns.
2. "Area B" lots, which, according to the plat map, would occur in the area of Filings 1 through 4. Of the 102 lots occurring in the east half of Section 33, the water supply plan provides for 101 lots. The one remaining lot (Lot 1, Block 6, Filing 2) is not covered in this water supply plan, and is the future garage sight of the volunteer fire department. The proposed annual water demand totals 45.45 acre-feet, or 0.45 acre-feet per lot. This breaks down to 0.30 acre-feet for in house use and 0.15 acre-feet for irrigation of up to 2,300 square-feet of home gardens and lawns.

The estimated demand for the school is 6.20 acre-feet per year. The proposal contains no estimate of water demand for the lot anticipated to contain fire department. An existing irrigation well may be re-permitted for fire station use. In all of the above mentioned 101 Area B

residential lots, waste water disposal must occur through individual on-lot septic systems as required by the applicant's replacement plan.

Source of Water Supply

The proposed source of water for the entire subdivision consists of using an Arapahoe and a Laramie-Fox Hills aquifer allocation pursuant to Determinations of Water Right Nos. 601-BD and 600-BD. Because the Arapahoe aquifer allocation under 601-BD is effectively divided by two differing not-nontributary classifications, the portion of the allocation serving the above-mentioned Area B, Lots must be operated under a Commission approved replacement plan. The applicant proposes several for source of water supply for a three hundred year period. These sources are detailed as follows:

1. For all 18 of the Area A Lots (Filing 5, Block 8, lots 1-13 and Block 9, lots 1-5), the proposed source of water for **all uses**, for a 300-year period, will be provided by individual on-lot wells producing from the not-nontributary Arapahoe aquifer (requiring 4% return flows) pursuant to Determination of Water Right No. 601-BD. Pumping will not exceed 0.55 acre-feet/yr per lot for a total of 9.9 acre-feet/yr.
2. For years 1 through 100, all 101 Area B Lots (Filings 1 through 4, Block 1 - lots 1-14, Block 2 - lots 1-7, Block 3 - lots 1-6, Block 4 - lots 1-27, Block 5 - 1-24, Block 6 - lots 2-17 and Block 7 - lots 1-7), the proposed source of water for **all uses** will be provided by individual on-lot wells producing from the not-nontributary Arapahoe aquifer (operating under the replacement plan for Determination of Water Right 601-BD). Pumping will not exceed 0.45 acre-feet/yr per lot for a total of 45.45 acre-feet/yr.
3. For Years 101 through 300, for 69 of the 101 Area B Lots, the proposed source of water for **all uses** will be provided by individual on-lot wells producing from the nontributary Laramie-Fox Hills aquifer pursuant to Determination of Water Right 600-BD, pumping will not exceed 0.45 acre-feet/yr per lot for a total of 31.05 acre-feet/yr.
4. For Years 101 through 300, for the remaining 32 Area B Lots, the proposed source of water for **in-house use only** is individual on lot wells producing from the nontributary Laramie-Fox Hills aquifer pursuant to Determination of Water Right 600-BD. Irrigation needs will be provided by an individual well located in Area A, producing not-nontributary (4%) water from the Arapahoe aquifer pursuant to Determination of Water Right No. 601-BD. Pumping for in-house use only will not exceed 0.3 acre-feet/yr for all Laramie-Fox Hills wells, totaling 9.6 acre-feet/yr. Pumping for irrigation needs, supplied by the individual Area A well, will not exceed 0.15 acre-feet/yr for the 32 Area B Lots, totaling 4.8 acre-feet.
5. Approximately 1,860 acre-feet of Arapahoe aquifer ground water (equivalent to 6.20 acre-feet per year for 300 years), pursuant to 601-BD (from Area A) will be reserved for use in a school.
6. The submittals mention a potential water supply for the lot (Lot 1, Block 6, Filing 2) that would require approval for a change of use on an irrigation well, where the fire department is anticipated to be located. However, the irrigation well can not be viewed as a viable source of water until the change of use is approved. Any approval of this subdivision should restrict this lot to uses that have no water demand until an acceptable source of water is approved or obtained.

The allowed average annual amount of withdrawal provided for in Determination of Water Right No. 601-BD, for that portion of the allocation that can be used independent of a replacement plan (Area A), is 57.9 acre-feet. The allowed average annual amount of withdrawal allowed for in Determination of Water Right No. 601-BD for the remaining portion of the allocation is 112 acre-feet. The replacement plan approved for Determination of Water Right 601-BD allows for an average diversion of 47.65 acre-feet annually for a maximum of 100 years. The allowed average annual amount of withdrawal provided for in Determination of Water Right No. 600-BD is 81.5 acre-feet. The subdivision lies within the allowed place of use for Determinations of Water Right Nos. 600-BD and 601-BD, and the proposed uses are uses allowed by those Determinations and the replacement plan.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to 37-90-107(7)(a), C.R.S., "Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years." Based on this allocation approach, the annual amounts of water determined in 600-BD and 601-BD are equal to one percent of the total amount, as determined by rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

In the *Adams County Development Standards and Regulations*, Effective April 15, 2002, Section 5-04-05-06-04 states:

"Prior to platting, the developer shall demonstrate that...the water supply is dependable in quantity and quality based on a minimum useful life of three-hundred (300) years. A minimum 300-year useful life means the water supply from both a static and dynamic basis will be viable for a minimum 300-year period. The static analysis shall include evaluation of the volume of water that is appropriable for the proposed subdivision. The dynamic analysis shall evaluate whether the appropriable water supply is sustainable for three-hundred (300) years, giving consideration to the location and extent of the aquifer, as well as impacts caused by both current and future pumping by others from the aquifer."

The State Engineer's Office does not have evidence regarding the length of time for which this source will be "dependable in quantity and quality." However, treating Adams County's requirement as an allocation approach based on three hundred years, the allowed average annual amount of withdrawal of 57.9 acre-feet/year and 129.15 acre-feet/year (47.65 acre-feet/yr + 81.5 acre-feet/yr) would be reduced to one third of that amount, or 19.3 acre-feet/year and 42.8, which is sufficient to meet the annual demand for this subdivision as proposed. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years. The State Engineer's Office has no comment on the quality of the water supply or the required 'dynamic analysis' to evaluate whether the appropriable water supply is sustainable for three hundred years.

Applications for on lot well permits, submitted by an entity other than the current water right holder (Holly Investment Company.), must include evidence that the applicant has acquired the right to the portion of water being requested on the application. That evidence should include an indication, both explicitly and by identification of the amounts of water, which of the four sources listed on page 2 will be used by that individual lot.

State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I), C.R.S., subject to restricting the fire department lot to uses that have no water demand, it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses on the subdivided land is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Ground Water Commission has retained jurisdiction over the final amount of water available pursuant to the above-referenced Determinations, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years (or 300 years) used for **allocation** due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Should you have any questions, please contact Eric B. Thoman of this office.

Sincerely,



Kevin G. Rein, P.E.
Chief of Water Supply

KGR/EBT:Grasslands5.doc

cc: Jim Hall, Division 1
North K-B GWMD
Designated Basins
Records

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WATER
STATE

AMENDED
WATER SUPPLY PLAN
THE GRASSLANDS AT COMANCHE
SECTION 33, T2S, R62W, 6TH P.M.
ADAMS COUNTY, COLORADO

March 15, 2007

Water supply will be from Arapahoe and Laramie-Fox Hills aquifers. Pumping periods from the aquifers will be different for Area A (greater than 1 mile from the subcrop) and Area B (within 1 mile of the Arapahoe subcrop underlying stream alluvium). Quantity of water in the Arapahoe aquifer underlying the land has been determined by the Colorado Ground Water Commission to be 5,794 acre-feet for Area A (213 acres) and 11,235 acre-feet for Area B (426.38 acres). On a 100-year basis, this is 57.9 acre-feet per year for Area A and 112 acre-feet for Area B (Water Right No. 601-BD). Quantity of water in the Laramie-Fox Hills aquifer underlying the land (639.38 acres) has been determined to be 8,152 acre-feet. On a 100-year basis, this is 81.5 acre-feet per year (Water Right No. 600-BD).

Area A

Water supply for the 18 lots in Area A will be from the Arapahoe aquifer. In this area, 4% of the water pumped must be returned to the shallow aquifer system. Stream depletions will be made up through return flows from irrigation. Annual water availability from the Arapahoe for Area A for this time period is 19.31 acre-feet (5,794 acre-feet/300 years). Annual water requirements for the residential lots in Area A are 0.3 acre-feet per lot for in-house use and .25 acre-feet per year for irrigation on 3900 square feet per lot, or a total of 0.9 acre-feet per year. The total water use from the Arapahoe for 300 years is 2,970 acre-feet..

Area B

Water supply for Area B (101 2-1/2-acre lots) for the first 100 years will be from individual wells in the Arapahoe aquifer. Water supply for years 101-300 for in-house use and for irrigation use on some of the lots will be from individual Laramie-Fox Hills. Irrigation water for remaining lots will be from an Arapahoe well in Area A which will distribute water to these lots.

Arapahoe aquifer - Water usage from an individual Arapahoe well for each of the 101 2-1/2-acre lots in Area B will be limited to 0.45 acre-feet per lot per year. The total maximum pumped for these lots will be 45.45 acre-feet per year.

In Area B actual stream depletions from pumping the Arapahoe must be made up. Stream depletions will be made up through return flows from irrigation and leaching fields, based on the replacement plan approved by the Ground Water Commission on January 9, 2007. Each well's required replacement obligation will be supplied by its own return flows. Replacements will be required even if pumping for in-house use from that

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STATE ENGINEER
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well ceases within the 100-year period. Such replacements will be supplied by continued pumping of the well for replacement purposes unless an amended or alternate replacement plan is approved.

Permanent records of all Arapahoe wells will be maintained and updated annually. The information will include a listing of all well permits issued and wells constructed pursuant to the replacement plan, the annual and cumulative amounts of water diverted by each individual well and by all wells in total, information on whether each individual well is serving an occupied dwelling and irrigated landscaping, and if the latter, the amount of land being irrigated, and the return flows occurring from use of each well, assuming 90% return for in-house use and 15% return for irrigation. A property owners' association shall be formed to assure operation of the replacement plan, and each lot owner shall be required to be a member of the association. The association shall be responsible for the operation of the plan, shall prepare all notices and required reports and provide them to the Ground Water Commission., and shall assure that replacement water is provided to the alluvium on an annual bases, as required by the replacement plan. The association shall also record and maintain permanent records of all totalizing flow meter readings and other required data.

Laramie-Fox Hills - Water requirements for Area B for years 101-300 for in-house use for 101 lots at 0.3 acre-feet per lot per year are 30.3 acre-feet per year, or a total of 6060 acre-feet for the 200 years. Water availability from the Laramie-Fox Hills for the entire property is 8152 acre-feet; thus 2092 acre-feet remain for irrigation, or 10.45 acre-feet per year for 200 years. At irrigation requirements of 0.15 per lot per year for the 2-1/2 acre lots, 69 lots could be supplied. The remaining 32 2-1/2-acre lots would require 4.8 acre-feet per year, or a total 960 acre-feet for 200 years. This will be supplied from an Arapahoe well in Area A which will distribute water to these lots for irrigation purposes.

Other matters

A share of the water right, 601-BD shall be transferred to each lot owner, in an annual amount of 0.45 acre-feet each for the 101 2-1/2 acre lots and 0.55 acre-feet each for the 18 four to five acre lots.

Deed and covenant restrictions will be provided limiting area irrigated from individual wells to 2300 square feet per lot for the 101 2-1/2 acre lots and to 3900 square feet per lot for the 18 larger lots. The covenants shall include a description of the replacement plan and how the plan is to be administered. A copy of the Findings and Order for the Replacement Plan for Determination No. 601-BD will be recorded in the real property records of Adams County

Lot 1, Block 6, Filing 2 will be used to house fire trucks for a volunteer fire department.. No water service will be provided to the buildings. An application will be made to convert existing alluvial well permit 134964 on this property, which presently is for domestic use, to exempt use for fire protection only.

Eighteen hundred sixty acre-feet (1860 A-ft) of Arapahoe water in Area A will be transferred to the school site if and when a school is built on the site.

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WATER SUPPLY PLAN
THE GRASSLANDS AT COMANCHE
SECTION 33, T2S, R62W, 6TH P.M.
ADAMS COUNTY, COLORADO

WATER RESOURCES
STATE ENGINEER
COLO.

January 17, 2007

Water supply will be from Arapahoe and Laramie-Fox Hills aquifers. Pumping periods from the aquifers will be different for Area A (greater than 1 mile from the subcrop) and Area B (within 1 mile of the Arapahoe subcrop underlying stream alluvium). Quantity of water in the Arapahoe aquifer underlying the land has been determined by the Colorado Ground Water Commission to be 5,794 acre-feet for Area A (213 acres) and 11,235 acre-feet for Area B (426.38 acres). On a 100-year basis, this is 57.9 acre-feet per year for Area A and 112 acre-feet for Area B (Water Right No. 601-BD). Quantity of water in the Laramie-Fox Hills aquifer underlying the land (639.38 acres) has been determined to be 8,152 acre-feet. On a 100-year basis, this is 81.5 acre-feet per year (Water Right No. 600-BD).

Area A

Water supply for the 14 lots in Area A will be from the Arapahoe aquifer. In this area, 4% of the water pumped must be returned to the shallow aquifer system. Stream depletions will be made up through return flows from irrigation. Annual water availability from the Arapahoe for Area A for this time period is 19.31 acre-feet (5,794 acre-feet/300 years). Annual water requirements for the residential lots in Area A are 0.3 acre-feet per lot for in-house use and .25 acre-feet per year for irrigation on 5000 square feet per lot, or a total of 7.7 acre-feet per year. The total water use from the Arapahoe for 300 years is 2,310 acre-feet.

14 Lots
Ka well
300 years
Tot 7.7 AF/yr
5000B
[0.3Hs, 0.25Irr]

Area B

Water supply for Area B (101 2-1/2-acre lots and four 5-acre lots) for the first 100 years will be from individual wells in the Arapahoe aquifer. Water supply for years 101-300 for in-house use and for irrigation use on some of the lots will be from individual Laramie-Fox Hills. Irrigation water for remaining lots will be from an Arapahoe well in Area A which will distribute water to these lots.

25 Ac Ark
[101 + 5]
105-Lots
100 yrs
Ka wells
200 yr + beyond
- Kif wells

Arapahoe aquifer - Water usage from an individual Arapahoe well for each of the 101 2-1/2-acre lots in Area B will be limited to 0.45 acre-feet per lot per year. The total maximum pumped for these lots will be 45.45 acre-feet per year. Water supply from an Arapahoe well for each of the 4 four-to-five-acre lots will be limited to 0.55 acre-feet per year, or a total of 2.2 acre-feet per year. Thus estimated maximum total annual usage from the Arapahoe for Area B is 47.65 acre-feet.

101 Lots
0.45 AF/yr/lot
Tot = 45.45
4 Lots
0.55 AF/yr
Tot 2.2 AF/yr

In Area B actual stream depletions from pumping the Arapahoe must be made up. Stream depletions will be made up through return flows from irrigation and leaching

fields, based on the replacement plan approved by the Ground Water Commission on January 9, 2007. Each well's required replacement obligation will be supplied by its own return flows. Replacements will be required even if pumping for in-house use from that well ceases within the 100-year period. Such replacements will be supplied by continued pumping of the well for replacement purposes unless an amended or alternate replacement plan is approved.

Permanent records of all Arapahoe wells will be maintained and updated annually. The information will include a listing of all well permits issued and wells constructed pursuant to the replacement plan, the annual and cumulative amounts of water diverted by each individual well and by all wells in total, information on whether each individual well is serving an occupied dwelling and irrigated landscaping, and if the latter, the amount of land being irrigated, and the return flows occurring from use of each well, assuming 90% return for in-house use and 15% return for irrigation. A property owners' association shall be formed to assure operation of the replacement plan, and each lot owner shall be required to be a member of the association. The association shall be responsible for the operation of the plan, shall prepare all notices and required reports and provide them to the Ground Water Commission, and shall assure that replacement water is provided to the alluvium on an annual bases, as required by the replacement plan. The association shall also record and maintain permanent records of all totalizing flow meter readings and other required data.

Laramie-Fox Hills - Water requirements for Area B for years 101-300 for in-house use for 105 lots at 0.3 acre-feet per lot per year are 31.5 acre-feet per year, or a total of 6300 acre-feet for the 200 years. Water availability from the Laramie-Fox Hills for the entire property is 8152 acre-feet; thus 1852 acre-feet remain for irrigation, or 9.26 acre-feet per year for 200 years. At irrigation requirements of 0.15 per lot per year for the 2-1/2- acre lots, 61 lots could be supplied. The remaining 50 2-1/2 -acre lots and the four 5-acre lots would require 8.5 acre-feet per year, or a total 1700 acre-feet for 200 years. This will be supplied from an Arapahoe well in Area A which will distribute water to these lots for irrigation purposes.

Other matters

A share of the water right, 601-BD shall be transferred to each lot owner, in an annual amount of 0.45 acre-feet each for the 101 2-1/2 acre lots and 0.55 acre-feet each for the 4 four to five acre lots.

Deed and covenant restrictions will be provided limiting area irrigated from individual wells to 3000 square feet per lot for the 101 2-1/2 acre lots and to 5000 square feet per lot for the 18 larger lots. The covenants shall include a description of the replacement plan and how the plan is to be administered. A copy of the Findings and Order for the Replacement Plan for Determination No. 601-BD will be recorded in the real property records of Adams County

STATE OF COLORADO

OFFICE OF THE STATE ENGINEER
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 818
Denver, Colorado 80203
Phone (303) 866-3581
FAX (303) 866-3589

<http://www.water.state.co.us>



January 10, 2007

Bill Ritter, Jr.
Governor

Harris D. Sherman
Executive Director

Hal D. Simpson, P.E.
State Engineer

Holly Investment Company
D/B/A Comanche Livestock Company
PO Box 557
Strasburg, CO 80136

RE: Replacement Plan - Determination No. 601-BD

Dear Mr. Losh:

Enclosed is a copy of the Colorado Ground Water Commission's Findings and Order for a replacement plan to allow withdrawals from the Arapahoe aquifer in accordance with the conditions of Determination of Water Right No. 601-BD. This Findings and Order are the Commission's approval of your application for a replacement plan. This Order contains important information about your water right and should be reviewed and retained for your records.

Paragraphs 16 through 33 in the above Order represent the terms and conditions of the replacement plan.

As required in paragraph 31 of the Order, a copy of this document must be recorded by the applicant in the public records of the county – in which the claimed overlying land is located – so that a title examination of the overlying land described in the Order, or any part thereof, shall reveal this plan. A copy of this Findings and Order is enclosed for this purpose.

The allowed annual amount of withdrawal and uses for each well permitted under the plan are described in paragraphs 18 and 19 of the Order. Paragraph 26 requires that the applicant form a property owners association to assure operation of the plan. As mentioned in paragraph 27, to facilitate control of the subject water right by the lot owners in the future subdivision, and allow for each lot owner to obtain a well permit, the staff recommends that the applicant transfer an equally apportioned share of the water right and annual allocation amount to each lot owner.

The replacement plan must be fully operational and all required measuring devices must be in place and functioning prior to pumping of any wells permitted in accordance with the terms and conditions of the plan. If you have any questions, please call this office.

Sincerely,

Jay Bloomfield
Designated Basins Branch

enclosures: a/s
cc: North Kiowa Bijou GWMD
Judith Hamilton

COLORADO GROUND WATER COMMISSION
FINDINGS AND ORDER

IN THE MATTER OF AN APPLICATION FOR REPLACEMENT PLAN TO ALLOW THE WITHDRAWAL OF GROUND WATER FROM THE ARAPAHOE AQUIFER IN THE KIOWA-BIJOU DESIGNATED GROUND WATER BASIN.

APPLICANT: HOLLY INVESTMENT COMPANY DBA COMANCHE LIVESTOCK COMPANY

REPLACEMENT PLAN – DETERMINATION OF WATER RIGHT NO. 601-BD

In compliance with Section 37-90-107.5, CRS, and the Designated Basin Rules, 2 CCR 410-1, Holly Investment Company DBA Comanche Livestock Company (referred to hereinafter as "applicant") submitted an application for a replacement plan to allow the withdrawal of ground water from the Arapahoe Aquifer in accordance with Determination of Water Right No. 601-BD.

FINDINGS

1. Pursuant to Section 37-90-107(7), CRS, in the Findings and Order dated December 15, 2004, the Ground Water Commission (hereinafter "Commission") approved a Determination of Water Right, No. 601-BD, for Holly Investment Company. In the Findings and Order, dated December 29, 2005, the Commission amended the allowed uses of 601-BD. This determination of water right allows the allocation of ground water from the Arapahoe Aquifer (hereinafter "aquifer"), underlying 639.38 acres, generally described as Section 33, Township 2 South, Range 62 West of the 6th Principal Meridian, in Adams County.
2. The allowed average annual amount of ground water to be withdrawn from the aquifer, in accordance with the conditions of the above determination of water right, shall not exceed 57.9 acre-feet for the not-nontributary (4% replacement) portion of the allocation and 112 acre-feet from the not-nontributary (actual impact replacement) portion of the allocation.
3. a. In accordance with Rule 5.3.6 of the Designated Basin Rules, the replacement water requirement status for the ground water in the aquifer underlying the above described 639.38 acre land area consists of two different requirements, which effectively divides the claimed land into two areas:

Area A – 213 acres, generally described as the westerly portion of the applicant's claimed overlying land area in Section 33, Township 2 South, Range 62 West of the 6th Principal Meridian.

Area B – 426.38 acres, generally described as the easterly portion of the applicant's claimed overlying land area in Section 33, Township 2 South, Range 62 West of the 6th Principal Meridian.

The replacement requirements for the two areas were determined to be as follows: not-nontributary (4% replacement) for Area A, and not-nontributary (actual impact replacement) for Area B. Withdrawal of ground water from the aquifer underlying Area B, a description of which is attached hereto as State's Exhibit A, would impact the Kiowa-Bijou Designated Ground Water Basin Alluvial Aquifer, which has been determined by the Commission to be over-appropriated.

- b. Commission approval of a replacement plan, providing for replacement of actual depletions to the Kiowa-Bijou Designated Ground Water Basin Alluvial Aquifer and adequate to prevent any material injury to existing water rights, is required prior to approval of well permits for wells that would withdraw the allocation of ground water from the aquifer underlying Area B, in accordance with the conditions of the subject determination of water right.
4. In accordance with Rule 5.3.6.2(C) of the Designated Basin Rules, the amount of replacement water shall provide for the replacement of depletions of alluvial water for the first 100 years due to all previous pumping - and if pumping continues beyond 100 years, shall replace actual impact until pumping ceases.
5. The above-described 639.38-acre land area is located within the boundaries of the Kiowa-Bijou Designated Ground Water Basin and within the North Kiowa-Bijou Ground Water Management District. The Commission has jurisdiction.
6. The subject application for replacement plan was received complete by the Commission on May 23, 2006.
7.
 - a. In accordance with Rule 5.6.1 of the Designated Basin Rules, the replacement plan must be adequate to prevent any material injury to water rights of other appropriators. More specifically, the applicant's plan must replace any depletions to the affected alluvial aquifers located within designated ground water basins and must prevent injury to the rights of appropriators that are withdrawing ground water from such alluvial aquifers.
 - b. As proposed by the applicant, a total of 119 on-lot wells will be constructed for use within a subdivision, which will span both the above-mentioned Area A and Area B. The replacement plan would allow for 105 individual on-lot wells within the above-mentioned Area B, to use a total annual amount of 47.65 acre-feet of water for 100 years. The use for each well for 101 of the 105 lots, which will be 2½ acres in size, would be limited to an annual withdrawal of 0.45 acre-feet, of which 0.3 acre-feet is designated for use in one single family dwelling, and 0.15 acre-feet is designated for the irrigation. The use of each well for the 4 remaining lots, which will be greater than 2½ acres in size, would be limited to an annual withdrawal of 0.55 acre-feet, of which 0.3 acre-feet is designated for use in one single family dwelling, and 0.25 acre-feet is designated for the irrigation.
 - c. The Applicant's submittal estimated an irrigation requirement of 0.05 acre-feet per 1,000 square feet (2.18 acre-feet per acre). Consumptive use estimates computed by staff, based on the Modified Blaney-Criddle methodology, and assuming lawns are planted with bluegrass, show a consumptive irrigation requirement 2.35 acre-feet per acre. An irrigation efficiency of 85%, results in a pumping irrigation requirement of 2.75 acre-feet per acre.
 - d. The applicant calculated actual depletions to the alluvial aquifers of both Kiowa Creek and Bijou Creek for the proposed withdrawals with a ground water flow model (AUG 3) using the Colorado State Engineer's (SEO) Dawson aquifer AR02 data file, the results of which are attached hereto as Applicant's Exhibit A. The maximum combined depletions to both aquifers caused by the pumping of 47.65 acre-feet per year will start at 1.9% of pumping in the first year and increase to 40.0% of pumping in the 100th year (equivalent to 19.1 acre-feet).

- e. Replacements for depletions are to be made to the Kiowa-Bijou Designated Ground Water Basin Alluvial Aquifer described in Designated Basins Rule 5.2.4.1. The applicant plans to aggregate replacement water to the alluvium of Comanche Creek, a tributary of Kiowa Creek.
- f. The source of replacement water is to be septic system return flows and deep percolation of lawn and garden irrigation water from the 105 lots within Area B.
 - i. The applicant estimates that each lot will contribute 90% of water used in-house and 15% of water used for lawn and garden irrigation. If each lot uses the total annual per-lot allocation (0.45 acre-feet for the 2½ acre and 0.55 acre-feet for the larger lots), these per lot contributions amount to 0.29 acre-feet and 0.31 acre-feet, respectively. According to the applicant's calculations, at full build out, replacements will total 30.77 acre-feet per year, which exceeds calculated depletions in any calendar year for the duration of the plan. These applicant's calculations are attached hereto as Applicant's Exhibit B.
 - ii. A totalizing flow meter will be installed on each well and kept in good working order.
 - iii. The subject property overlies the Kiowa-Bijou Designated Ground Water Basin Alluvial Aquifer as defined in Rule 5.2.4.1 of the Designated Basin Rules. Return flows will percolate directly to the underlying alluvial material at a rate to sufficiently offset calculated depletions.
 - iv. A homeowner's association will be established to administer the replacement plan.
 - v. The approved replacement plan will be recorded in the real property records of Adams County.
- h. Operation of the replacement plan involves constructing the septic systems in compliance with State and County health department standards and, as a result, shall not cause unreasonable impairment of water quality of the receiving aquifer.
8. Records in this office indicate that the applicant controls the water right to be used as a source of replacement water, Determination No. 601-BD.
9. In accordance with Rule 5.6.2 of the Designated Basin Rules, on August 2, 2006, a letter was sent to the North Kiowa-Bijou Ground Water Management District requesting written recommendations concerning this application. No written recommendations from the district were received in response to this request.
10. In accordance with Sections 37-90-107.5 and 37-90-112, CRS, the application was published in The Eastern Colorado News newspaper on August 11 and 18, 2006.
11. No objections to the application were received within the time limit set by statute.
12. The Commission Staff has evaluated the application pursuant to Section 37-90-107.5, CRS, and the requirements of Rule 5.3.6.2(C) and Rule 5.6 of the Designated Basin Rules.

13. a. According to Rule 5.6.2 of the Designated Basin Rules, the applicant has the burden of proving the adequacy of the plan in all respects.
 - b. The Commission Staff shall propose any additional terms and conditions or limitations, which are necessary to prevent material injury and to ensure that the plan is administrable and enforceable. Any such terms and conditions or limitations are incorporated into the following Order of the Commission.
14. Upon Commission approval of this replacement plan, well permits for wells to withdraw the authorized amount of water from the aquifer shall be available upon application, subject to the terms and conditions of the replacement plan and the conditions for well permit issuance in Determination of Water Right No. 601-BD, and subject to approval by the Commission.
 15. Based on data and information supplied by the applicant, the subject replacement plan, if operated under the conditions of the following Order, will prevent material injury from occurring to the existing appropriators within the Kiowa-Bijou Designated Ground Water Basin, or any other designated basin as a result of withdrawing ground water from the Arapahoe aquifer allocation underlying Area B pursuant to Determination of Water Rights 601-BD.

ORDER

In accordance with Section 37-90-107.5, CRS, and the Designated Basin Rules, the Colorado Ground Water Commission orders that the application for replacement plan, to allow the withdrawal of ground water from the Arapahoe Aquifer underlying a 426.38 acre portion of 639.38 acres, generally described as the easterly portion of the applicant's property in Section 33, Township 2 South, Range 62 West of the 6th Principal Meridian, referred herein as Area B, in accordance with Determination of Water Right No. 601-BD, is approved subject to the following conditions:

16. Well permits for 105 individual on-lot wells within Area B shall be available upon application subject to approval by the Commission and the conditions for well permit issuance in the Commission's Findings and Order of December 15, 2004 and December 29, 2005, for Determination of Water Right No. 601-BD, and subject to the following terms and conditions of this replacement plan.
17. A totalizing flow meter or a Commission approved water flow measuring device shall be installed on each well. The well owners shall maintain the meters in good working order. Permanent records of annual withdrawal of ground water shall be maintained by each well owner and provided to the Commission or the North Kiowa-Bijou Ground Water Management District upon request.
18. The allowed annual amount of ground water to be withdrawn from the aquifer by each permitted well shall not exceed 0.45 acre-feet for 101 of the 105 on-lot wells occurring within Area B. These wells will supply water to 2½ acre parcels. For the four remaining wells within Area B, the allowed annual amount of ground water to be withdrawn from the aquifer by each permitted well shall not exceed 0.55 acre-feet. The total combined withdrawals by 105 wells may not exceed 47.65 acre-feet annually.

19. The allowed use of ground water for each well under this plan is indoor needs for one single-family dwelling, irrigation of lawn and gardens and replacement supply. Place of use for each well shall be limited to the lot on which the well is located. For the 2½ acre lots, outside irrigation is limited to 2,300 square feet of lawn and gardens. For the larger lots, irrigation is limited to 3,900 square feet of lawn and garden.
20. Return flows from in-house use of ground water within the 105 lots shall occur through both individual on lot non-evaporative septic systems and deep percolation of water used for lawn and garden irrigation, all located within Area B. To prevent unreasonable impairment of water quality, the septic systems shall be constructed to state and county health department standards.
21. To insure that sufficient replacements reach the Kiowa-Bijou Designated Ground Water Basin Alluvial Aquifer described in Designated Basins Rules 5.2.4.1, the replacement water return flows must occur over saturated alluvium or a continuous shallow water table on top of bedrock in hydraulic connection with the alluvial aquifer of Comanche Creek or its tributaries. The applicant must provide adequate proof of such underlying conditions upon Commission request.
22. Pumping under this plan is limited to a period of 100 years. The year of first use of this replacement plan shall be the calendar year of construction of a well permitted pursuant to this plan or permitting of an existing well pursuant to the plan.
23. A table showing net depletions to the affected alluvial aquifer in acre-feet per year is attached hereto as State's Exhibit B, based on an assumption of a continuous annual withdrawal from the aquifer of 47.65 acre-feet by all 105 wells. Should all 105 wells begin pumping simultaneously, replacement of depletions would have to be provided in the acre-feet amounts shown in State's Exhibit B.
24. The replacement plan shall provide for the required annual amount of replacement water for the first 100 years. All individual wells may not begin pumping concurrently. So long as each individual well continues to pump and supply an occupied dwelling, that well's required replacement obligation, equal to 1/105 of the acre-feet per year amounts shown on State's Exhibit B, will be replaced by its own return flows. Each well may operate as an independent point of diversion and source of replacement water. Each well's replacement water requirements must be provided even if pumping for residential use ceases within the first 100 years of first use of this replacement plan. Should any well cease pumping for in-house use within the first 100 years, that well must either maintain pumping for its replacement purposes, or an amended or alternate replacement plan must be applied for that will make the required replacement deliveries.
25. The applicant must maintain permanent records, updated annually, containing the following items:
 - a. A listing of all well permits issued and wells constructed pursuant to this plan.
 - b. The annual and cumulative amounts of water diverted by each individual well, and by all wells in total.
 - c. Whether each individual well is serving an occupied dwelling.
 - d. Whether each individual well is serving irrigated landscaping, and amount of land being irrigated.
 - e. The return flows occurring from use of each well, assuming the following rates: 90% for in-house use and 15% for irrigation use.

26. The applicant shall form a property owners association to assure operation of the replacement plan. Each lot owner in the above-described future subdivision shall be a member of the association. This association shall be responsible for the operation of the plan, and shall prepare all notices and reports required by the plan and provide these to the Commission with any other information related to the operation of the replacement plan that may be requested by the Commission.
27. The property owners association shall assure that replacement water is provided to the alluvium as required by this plan. The amount of replacement water shall be calculated and reported on the applicant's submitted reporting form for the Grasslands at Comanche. The replacement water must equal or exceed the depletions to the alluvium on a yearly basis, and the replacement must prevent any material injury to the water rights of other appropriators. No credit shall be claimed by the applicant for an oversupply of replacement water provided to the alluvium during previous years.
28. The property owners association shall record and maintain permanent records of all totalizing flow meter readings and data concerning all other operations associated with the replacement plan which are necessary to document compliance with this plan and to submit this information to the Commission and the North Kiowa-Bijou Ground Water Management District on an annual basis for the calendar year just concluded by **February 15th** of the following year.
29. To insure appropriate control of the subject water right and source of replacement water by the lot owners in the future subdivision, and allow for each lot owner to obtain a well permit, the applicant should transfer a sufficient share of the water right and annual allocation amount to each lot owner, or to the property owners association if the association plans to apply for the permits under this plan. Such transfers shall be by recorded deed, in accordance with the conditions of paragraph 24 of the Commission's Order for Determination No. 601-BD.
30. Any covenants adopted for the future subdivision should contain a description of the replacement plan and how the plan is to be administered, including the required limitations on water use for each lot.
31. A copy of this Findings and Order shall be recorded by the applicant in the real property records of Adams County, so that a title examination of the above described 639.38 acre property, or any part thereof, shall reveal to all future purchasers the existence of this replacement plan. The terms and conditions of this replacement plan shall be considered to be a covenant on and running with the subject property.
32. In the event the permitted wells are not operated in accordance with the conditions of this replacement plan, they shall be subject to administration, including orders to cease diverting ground water.
33. The Commission retains jurisdiction to modify or revoke approval of this replacement plan, if monitoring or operating experience reveals that the plan results in any material injury to water rights of other appropriators or in unreasonable impairment to water quality.

STATE OF COLORADO

OFFICE OF THE STATE ENGINEER
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 818
Denver, Colorado 80203
Phone (303) 866-3581
FAX (303) 866-3589

<http://www.water.state.co.us>

JAN 29 2007

RECEIVED
WATER RESOURCES
STATE ENGINEER
COLO.



January 10, 2007

Bill Ritter, Jr.
Governor

Harris D. Sherman
Executive Director

Hal D. Simpson, P.E.
State Engineer

Holly Investment Company
D/B/A Comanche Livestock Company
PO Box 557
Strasburg, CO 80136

RE: Replacement Plan - Determination No. 601-BD

Dear Mr. Losh:

Enclosed is a copy of the Colorado Ground Water Commission's Findings and Order for a replacement plan to allow withdrawals from the Arapahoe aquifer in accordance with the conditions of Determination of Water Right No. 601-BD. This Findings and Order are the Commission's approval of your application for a replacement plan. This Order contains important information about your water right and should be reviewed and retained for your records.

Paragraphs 16 through 33 in the above Order represent the terms and conditions of the replacement plan.

As required in paragraph 31 of the Order, a copy of this document must be recorded by the applicant in the public records of the county – in which the claimed overlying land is located – so that a title examination of the overlying land described in the Order, or any part thereof, shall reveal this plan. A copy of this Findings and Order is enclosed for this purpose.

The allowed annual amount of withdrawal and uses for each well permitted under the plan are described in paragraphs 18 and 19 of the Order. Paragraph 26 requires that the applicant form a property owners association to assure operation of the plan. As mentioned in paragraph 27, to facilitate control of the subject water right by the lot owners in the future subdivision, and allow for each lot owner to obtain a well permit, the staff recommends that the applicant transfer an equally apportioned share of the water right and annual allocation amount to each lot owner.

The replacement plan must be fully operational and all required measuring devices must be in place and functioning prior to pumping of any wells permitted in accordance with the terms and conditions of the plan. If you have any questions, please call this office.

Sincerely,

Jay Bloomfield
Designated Basins Branch

enclosures: a/s
cc: North Kiowa Bijou GWMD
Judith Hamilton



May 25, 2022

Layla Bajelan
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Grasslands at Comanche, Filing No. 5, PRC2022-00005
Current TCHD Case No. 7702
Previous TCHD Case No. 7247

Dear Ms. Bajelan,

Thank you for the opportunity to review and comment on the Re-Submittal for Major Subdivision Preliminary Plat to create 15 residential lots within the Grasslands at Comanche Planned Unit Development. In our previous comment letter of October 11, 2021, TCHD provided comments on: On-Site Wastewater Treatment Systems (OWTS), Active Oil and Gas Facilities, Domestic Wells, Community Design, Community design to support walking and bicycling, and Safe Routes to School.

The applicant has responded satisfactorily to our comments; with the exception of the Groundwater Monitoring Plan. As noted in our prior comments:

Due to water quality concerns TCHD would like to explore options with the Applicant to monitor groundwater for possible impacts of OWTS from this subdivision.

Please contact Michael Weakley, Water Program Supervisor, at 720-200-1593 or by email at mweakley@tchd.org to discuss further.

Please feel free to contact me at 720-200-1568 or wbrown@tchd.org with any questions.

Sincerely,

A handwritten signature in black ink that reads "Warren S. Brown". The signature is fluid and cursive, with the first name being the most prominent.

Warren S. Brown, P.E.
Senior Environmental Health Consultant

cc: Kathleen Boyer, Keith Homersham, Michael Weakley, TCHD

GRASSLANDS AT COMANCHE - SIXTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO: PLT2021-00028

SHEET 1 OF 5
VICINITY MAP

OWNERSHIP AND DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER OF THAT PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, THENCE S89°46'56"W ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 30.00 FEET; THENCE N00°05'51"E PARALLEL WITH THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°05'51"E A DISTANCE OF 290.89 FEET; THENCE N89°54'09"W A DISTANCE OF 40.00 FEET; THENCE N59°07'18"W A DISTANCE OF 688.83 FEET TO A POINT ON A CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS 58°54'14", THE RADIUS OF SAID CURVE IS 190.00 FEET; THE CHORD OF SAID CURVE BEARS S60°19'49"W, 186.84 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.33 FEET TO THE END OF SAID CURVE, THENCE S89°46'56"W A DISTANCE OF 135.00 FEET; THENCE N00°13'04"W A DISTANCE OF 358.92 FEET; THENCE S89°46'56"W A DISTANCE OF 309.00 FEET; THENCE S00°13'04"E A DISTANCE OF 358.92 FEET; THENCE S89°46'56"W A DISTANCE OF 135.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS 42°50'02", THE RADIUS OF SAID CURVE IS 190.00 FEET; THE CHORD OF SAID CURVE BEARS N68°48'03"W, 138.76 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 142.04 FEET; THENCE S42°36'58"W A DISTANCE OF 621.90 FEET; THENCE N00°13'04"W A DISTANCE OF 252.81 FEET; THENCE S89°46'56"W A DISTANCE OF 278.01 FEET; THENCE N00°13'04"W A DISTANCE OF 450.73 FEET; THENCE N89°46'56"E A DISTANCE OF 308.50 FEET; THENCE N00°13'04"W A DISTANCE OF 401.85; THENCE S89°46'56"W A DISTANCE OF 43.50 FEET; THENCE N00°13'04"W A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THE DELTA OF SAID CURVE IS 20°04'21", THE RADIUS OF SAID CURVE IS 325.00 FEET; THE CHORD OF SAID CURVE BEARS S79°44'45"W, 113.28 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.86 FEET; THENCE N20°17'25"W A DISTANCE OF 542.51 FEET; THENCE S52°55'29"W A DISTANCE OF 463.95 FEET; THENCE S00°13'24"W A DISTANCE OF 1526.57 FEET TO A POINT ON A LINE 30.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33; THENCE N89°46'56"E PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 2615.66 FEET TO THE POINT OF BEGINNING. CONTAINS 46.224 ACRES MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF GRASSLANDS AT COMANCHE - SIXTH FILING AND DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF

~~AND DO, BY THESE PRESENTS, OF ITS OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT AND CONVEY TO THE COUNTY OF ADAMS, STATE OF COLORADO STATE OF COLORADO ALL EASEMENTS, EXCEPT THOSE OF PRIOR RECORD, AS SHOWN HEREON UNDER THE NAME AND STYLE OF, AND, BY THESE PRESENTS, OF OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT, AND CONVEY TO THE COUNTY OF ADAMS, STATE OF COLORADO, IN FEE SIMPLE, TOGETHER WITH ALL APPURTENANCES THERETO, all streets, TOGETHER WITH ALL APPURTENANCES THERETO for public use and grant and convey to the County of ADAMS all easements, except those of prior record, as shown hereon.~~

GRASSLANDS AT COMANCHE LLC, A COLORADO LIMITED LIABILITY COMPANY

DAVE REBOL, AS MANAGER

ACKNOWLEDGEMENT:

COUNTY OF ADAMS)
)SS
STATE OF COLORADO)

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS _____ DAY OF _____, 20____, BY DAVE REBOL, MANAGER, GRASSLANDS AT COMANCHE LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

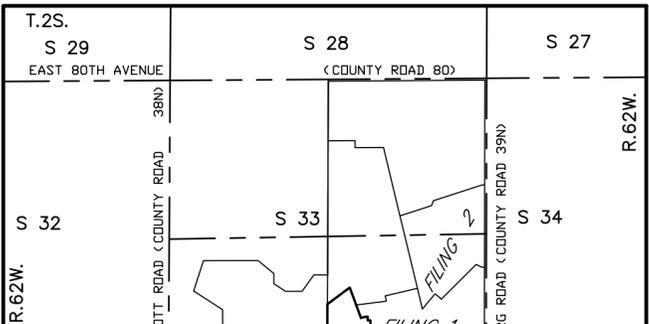
BASIS FOR BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (THE SOUTH 1/4 CORNER IS A 2" ALUMINUM CAP, P.L.S. 18475 AND THE SOUTHEAST CORNER IS A 3-1/4" ALUMINUM CAP, L.S. 23519, IN RANGE BOX) OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, IS ASSUMED TO BEAR SOUTH 89°46'56" WEST. ALL BEARINGS DESCRIBED HEREIN ARE RELATIVE THERETO.

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATED OF THE CERTIFICATION SHOWN HEREON.

~~THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. R.W. BAYER & ASSOCIATES, INC. HAS RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 340-F15807-22, AMENDMENT NO. 1, DATED AUGUST 25, 2022, AT 12:00 A.M. FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY THAT CAN BE PLOTTED ACROSS THE PREMISES. THE PREMISES IS SUBJECT TO THE EXCEPTIONS CONTAINED IN SCHEDULE B - SECTION 2 OF THE TITLE COMMITMENT.~~



STANDARD NOTES: [NOTES ADDED]

- x. 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.
- x. 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.
- x. The purpose of this Plat is to create thirteen single family lots.
- x.) Basis of Bearing - (Worded per Colorado State Board of Registration requirements
- x. The Legal Description(s) on this Plat was (were) prepared by _____, PLS # _____ of the firm _____ (insert name of company and address/contact information)
- x. Date of field work _____
- x. Dimensions in () are as previously deeded or surveyed.
- x. Distances on this Plat are expressed in U.S. survey feet and decimals thereof. A U.S. survey foot is defined as exactly 1200/3937 meters.
- x. The approved drainage plans for (NAME OF PLAT) are on file with the Adams County Planning and Development. The "drainage system" includes the drainage facilities, detention pond(s) and associated appurtenances as described on the approved drainage plans. No modifications to the drainage system shall be allowed without prior approval from Adams County. The drainage system shall be owned and maintained by the homeowners association or equivalent entity. The drainage system shall be maintained by the subdivider, its successors or assigns until such time as the homeowners association accepts such responsibility.
- x. AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF ADAMS COUNTY, NO CONVEYANCE, SALE OR TRANSFER OF TITLE OF LOTS (INSERT ALL LOT NUMBERS) OR TRACTS (INSERT ALL TRACT NAMES)** IDENTIFIED HEREON, SHALL BE MADE, NOR ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED BY THE COUNTY OF ADAMS, STATE OF COLORADO, UNTIL SUCH TIME AS THE FOLLOWING HAS BEEN ACCOMPLISHED.
- 1. The 72nd Avenue construction to Strasburg Road
- 2. The off-site channel to the east has been complete based on the approved construction plans.
- X. No building permit shall be issued for any dwelling structure on any lot where driveway construction plans are required by Adams County until the driveway construction plans have been submitted to the County and have been found to comply with International Fire Code regulations. When the construction of a driveway may result in more than 3,000 square feet of disturbance or more than 10 cubic yards of material being moved, a grading permit for the driveway construction will be required prior to the issuance of the building permit.
- X. The approved drainage plans for (NAME OF PLAT) are on file with the ADAMS County Community & Economic Development. The "drainage system" includes the drainage facilities, detention ponds and associated appurtenances as described on the approved drainage plans. No modifications to the drainage system, which alters the intent of the drainage plans, shall be allowed without prior approval from the ADAMS County Community & Economic Development Department. The drainage system shall be owned and maintained by the homeowners association. The drainage system shall be maintained by the subdivider, its (or his) successors or assigns until such time as the homeowners association accepts such responsibility.

VESTED PROPERTY RIGHT PURSUANT TO C.R.S. 24-68-101, ET SEQ., AS AMENDED, AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.

5. ADAMS COUNTY SHALL BE GRANTED ACCESS EASEMENTS FOR TEMPORARY CUL-DE-SACS AS SHOWN ON THIS PLAT, WITHIN PORTIONS OF LOTS DEPICTED HEREIN. TERM OF THE ACCESS EASEMENTS SHALL BE UNTIL ROADWAY INFRASTRUCTURE IS CONSTRUCTED BEYOND THE TEMPORARY TERMINUS OF THE ACCESS EASEMENT/TEMPORARY CUL-DE-SAC AND HAS RECEIVED FINAL ACCEPTANCE FROM ADAMS COUNTY.

6. THE FIRST AMENDMENT TO SURFACE USE AGREEMENT AS RECORDED 01-20-2021 IN RECEPTION NO. 2021000005800, ADAMS COUNTY RECORDS, QUITCLAIMED ALL INTEREST ANADARKO MAY HAVE UNDER THE SUA (RECORDED IN RECEPTION NO. 2007000052861) TO THE OIL AND GAS OPERATIONS AREAS. ADDITIONALLY, THE SUA IS AMENDED TO DELETE ALL OIL AND GAS OPERATIONS AREAS WITHIN THE SW4, NE4, AND SE4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE 61H P.M., COUNTY OF ADAMS, STATE OF COLORADO.

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbssurveying@hotmail.com
CAD FILE: 21161-6P/21161-6P.DWG

Date Prepared: AUGUST 06, 2021
REVISED: 08-31-22 3RD CD. COMMENTS
REVISED: 01-06-2023 LDT CNF FIG.

PLAT NOTES CONTINUED:

- 7. IN THE EVENT THAT AN EXISTING WELL IS PLUGGED AND ABANDONED, THE TWO-HUNDRED-FIFTY (250) FOOT EASEMENT MAY BE REMOVED FROM THE PLAT THROUGH AN AMENDMENT TO THE SUBDIVISION. A COPY OF THE WELL ABANDONMENT REPORT SHALL BE PROVIDED ALONG WITH A RECORDED COPY OF THE OIL & GAS WELL WAIVER.
- 8. THE AMOUNT OF WATER IN THE DENVER BASIN AQUIFER, AND IDENTIFIED IN THE REFERENCED LETTER, ARE CALCULATED BASED ON ESTIMATED CURRENT AQUIFER CONDITIONS. FOR PLANNING PURPOSES PROPERTY OWNERS SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN THE 300 YEAR USED FOR ALLOCATION DUE TO ANTICIPATED WATER LEVEL DECLINES.
- 9. IT SHOULD BE KNOWN THE CITY OF WESTMINSTER OWNS THE AGRICULTURAL LAND EAST (ACTUALLY NORTHEAST) OF THE COMANCHE PUD. THE CITY USES THIS PROPERTY FOR CATTLE GRAZING, CROP PRODUCTION, AND THE APPLICATION OF BIOSOLIDS. BIOSOLIDS ARE HIGHLY TREATED, NUTRIENT RICH, SOLIDS RECOVERED FROM THE MUNICIPAL WASTEWATER TREATMENT PROCESS.
- 10. THE PARCEL DESCRIBED HEREIN IS ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOOD) AS SHOWN ON THE F.E.M.A., FLOOD RATE INSURANCE MAP, MAP NUMBER 08001C0730H, EFFECTIVE DATE: MARCH 5, 2007.
- 11. THE LOTS WITHIN THIS FILING ARE SUBJECT TO THE NOTES AND RESTRICTIONS CONTAINED IN THE GRASSLANDS AT COMANCHE PLANNED UNIT DEVELOPMENT, CASE NO. PRJ2007-00004, RECORDED IN RECEPTION NO. 2008000005062.
- 12. THIS SUBDIVISION FILING IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION OF THE GRASSLANDS AT COMANCHE/BIJOU PRESERVE RECORDED IN RECEPTION NO. 2009000009415, ADAMS COUNTY RECORDS.
- 13. TRACT A IS DESIGNATED AS A DRAINAGE EASEMENT FOR DETENTION POND BY THIS PLAT. IT SHALL BE OWNED AND MAINTAINED BY THE HOA.
- 14. TRACT B IS DESIGNATED AS A DRAINAGE EASEMENT FOR DETENTION POND BY THIS PLAT. IT SHALL BE OWNED AND MAINTAINED BY THE HOA.

PLAT NOTES CONTINUED ON SHEET 5 OF 5.

Tracts A and B are for drainage and utility purposes and shall be owned and maintained by the homeowners association or equivalent entity. Tract A and B will be maintained by the subdivider, its (or his) successors or assigns, until such time as the tract is conveyed to the homeowners association or equivalent entity or equivalent entity. [NOTE ADDED]

Surveyor's Certificate:

I, _____ (name printed), a Professional Land Surveyor licensed to practice land surveying in the State of Colorado, do hereby certify that the survey of _____ PLAT name here) was made by me or directly under my supervision on or about the _____ day of _____, 20____, and that the survey is based upon my knowledge, information and belief, it has been prepared in accordance with applicable standards of practice, the survey is not a guaranty or warranty, either expressed or implied, and the accompanying plat accurately and properly shows said minor plat and the survey thereof.

[CERTIFICATE ADDED]

Licensed Colorado Land Surveyor

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

This must be dedicated by separate deed.

NO TEMPORARY CUL-DE-SACS PROPOSED, NOTE REMOVED

RAYMOND W. BAYER,
REG P.L.S. NO. 6973

PLANNING COMMISSION APPROVAL:

RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, A.D. 20____.

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 20____.

CHAIR

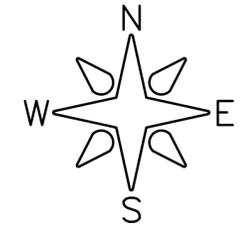
ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM

GRASSLANDS AT COMANCHE - SIXTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 2 OF 5

CASE NO: PLT2021-00028



SCALE: 1"=400'

- FILING NO. 1 (RECORDED) - 18 LOTS
- FILING NO. 2 (RECORDED) - 11 LOTS
- FILING NO. 2 (AMENDED) - 1 LOT
- FILING NO. 3 (PROPOSED) - 32 LOTS
- FILING NO. 4 (PROPOSED) - 24 LOTS
- FILING NO. 5 (PROPOSED) - 19 LOTS
- FILING NO. 6 (PROPOSED) - 15 LOTS
- TOTAL - 120 LOTS

GRASSLANDS AT COMANCHE - SECOND FILING IN RECEPTION NO. 200800005063
AFFIDAVIT OF CORRECTION (SECOND FILING) IN RECEPTION NO. 201300048277
GRASSLANDS AT COMANCHE - SECOND FILING - AMENDED PLAT IN RECEPTION NO. 2008000071020

E. 1/4 COR. SEC. 33, T. 2S., R. 62W.
(Existing 3-1/4" Alum Cap, in Range Box, P. L. S. 23519)

LAND USE CHART				
	ACREAGE	USE	OWNERSHIP	MAINTAINED BY
15 LOTS	35.687	RESIDENTIAL		
TRACT A	2.360	DRAINAGE & POND	HOA	HOA
TRACT B	1.300	DRAINAGE & POND	HOA	HOA
RIGHT-OF-WAY/ E. 72ND AVE. & STRASBURG ROAD	0.858	ACCESS & UTILITY	ADAMS CD.	ADAMS CD.
RIGHT-OF-WAY/ INTERIOR STREETS	4.019	ACCESS & UTILITY	ADAMS CD.	ADAMS CD.
TOTAL ACREAGE:	46.224			

* HOA - HOMEOWNERS ASSOCIATION (NAME TBD)

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbysurveying@hotmail.com
CAD FILE: 21161-6P/21161-6PA.DWG

Date Prepared: AUGUST 06, 2021
REVISED: 01-06-2023 LOT CONFIG.

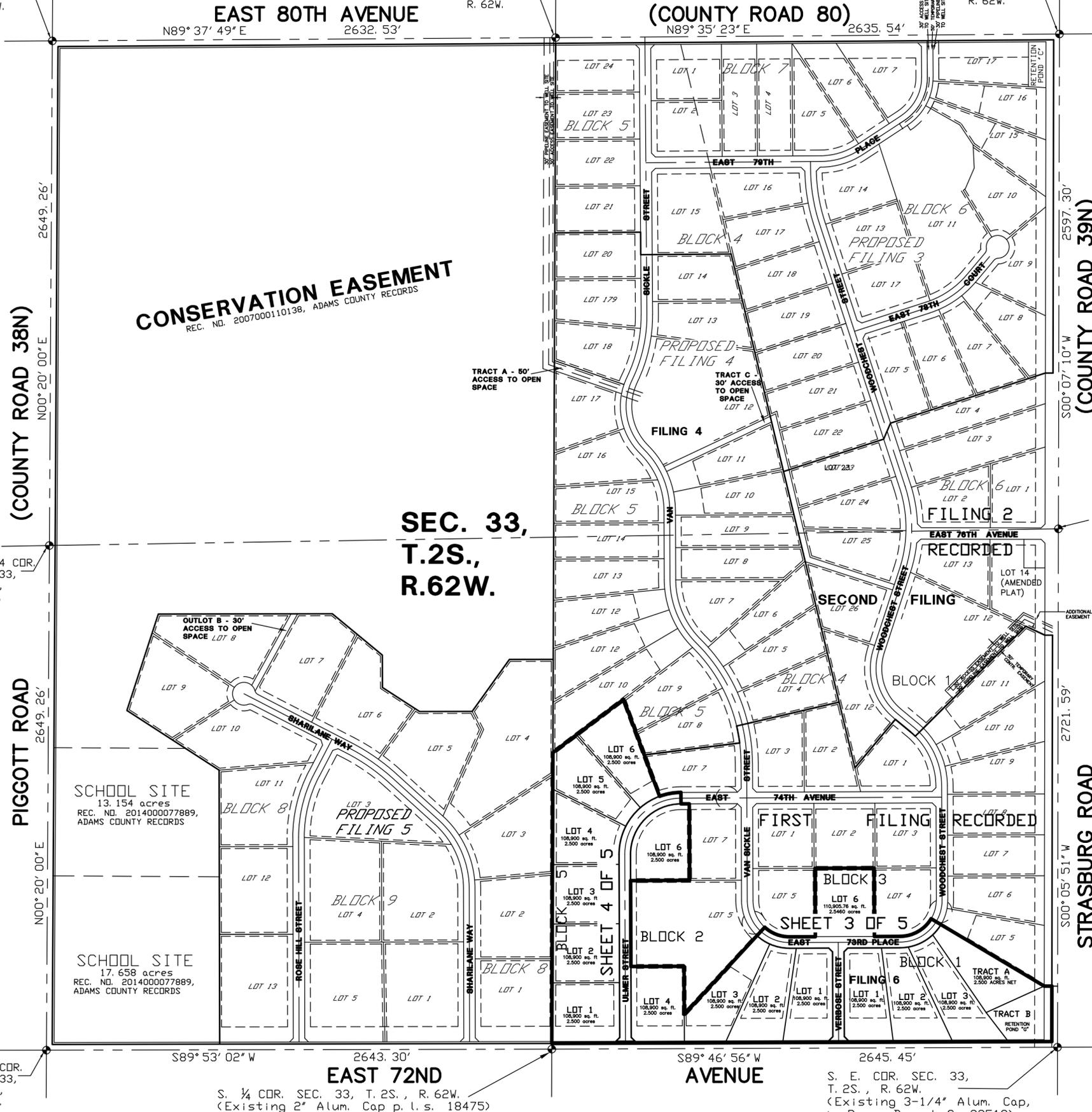
N. W. COR.
SEC. 33,
T. 2S.,
R. 62W.

N. 1/4 COR.
SEC. 33,
T. 2S.,
R. 62W.

N. E. COR.
SEC. 33,
T. 2S.,
R. 62W.

W. 1/4 COR.
SEC. 33,
T. 2S.,
R. 62W.

S. W. COR.
SEC. 33,
T. 2S.,
R. 62W.



(COUNTY ROAD 38N)
N00° 20' 00" E
2649.26'

PIGGOTT ROAD
N00° 20' 00" E
2649.26'

(COUNTY ROAD 39N)
S00° 07' 10" W
2597.30'

STRASBURG ROAD
S00° 05' 51" W
2721.59'

S. 1/4 COR. SEC. 33, T. 2S., R. 62W.
(Existing 2" Alum. Cap p.l.s. 18475)

S. E. COR. SEC. 33,
T. 2S., R. 62W.
(Existing 3-1/4" Alum. Cap,
in Range Box, L. S. 23519)

GRASSLANDS AT COMANCHE - SIXTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO: PLT2021-00028

SHEET 3 OF 5

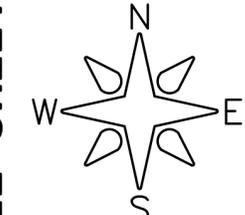
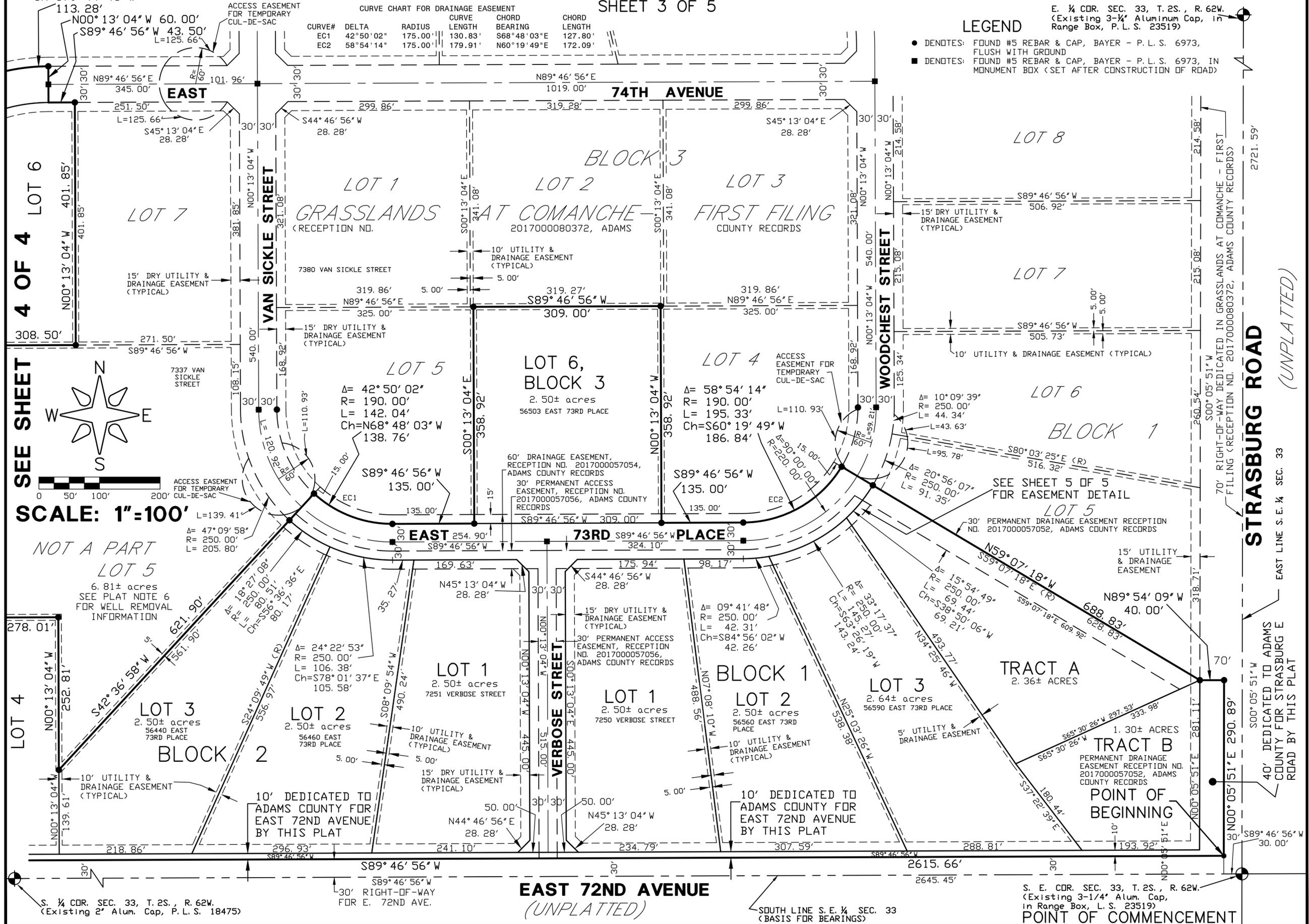
LEGEND

- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND
- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)

CURVE CHART FOR DRAINAGE EASEMENT

CURVE#	DELTA	RADIUS	CURVE LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
EC1	42°50'02"	175.00'	130.83'	S68°48'03"E	127.80'	
EC2	58°54'14"	175.00'	179.91'	N60°19'49"E	172.09'	

Δ= 20°04'21"
R= 325.00'
L= 113.86'
Ch=S79°44'45"W



SCALE: 1"=100'

NOT A PART LOT 5
6.81± acres
SEE PLAT NOTE 6 FOR WELL REMOVAL INFORMATION

SEE SHEET 5 OF 5 FOR EASEMENT DETAIL

STRASBURG ROAD (UNPLATTED)

EAST 72ND AVENUE (UNPLATTED)

S. E. COR. SEC. 33, T. 2S., R. 62W. (Existing 3-1/4" Alum. Cap, in Range Box, L. S. 23519)

S. 1/4 COR. SEC. 33, T. 2S., R. 62W. (Existing 2" Alum. Cap, P. L. S. 18475)

SOUTH LINE S. E. 1/4 SEC. 33 (BASIS FOR BEARINGS)

70' RIGHT-OF-WAY DEDICATED IN GRASSLANDS AT COMANCHE - FIRST FILING (RECEPTION NO. 2017000080372, ADAMS COUNTY RECORDS)

POINT OF BEGINNING

POINT OF COMMENCEMENT

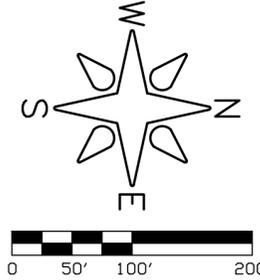
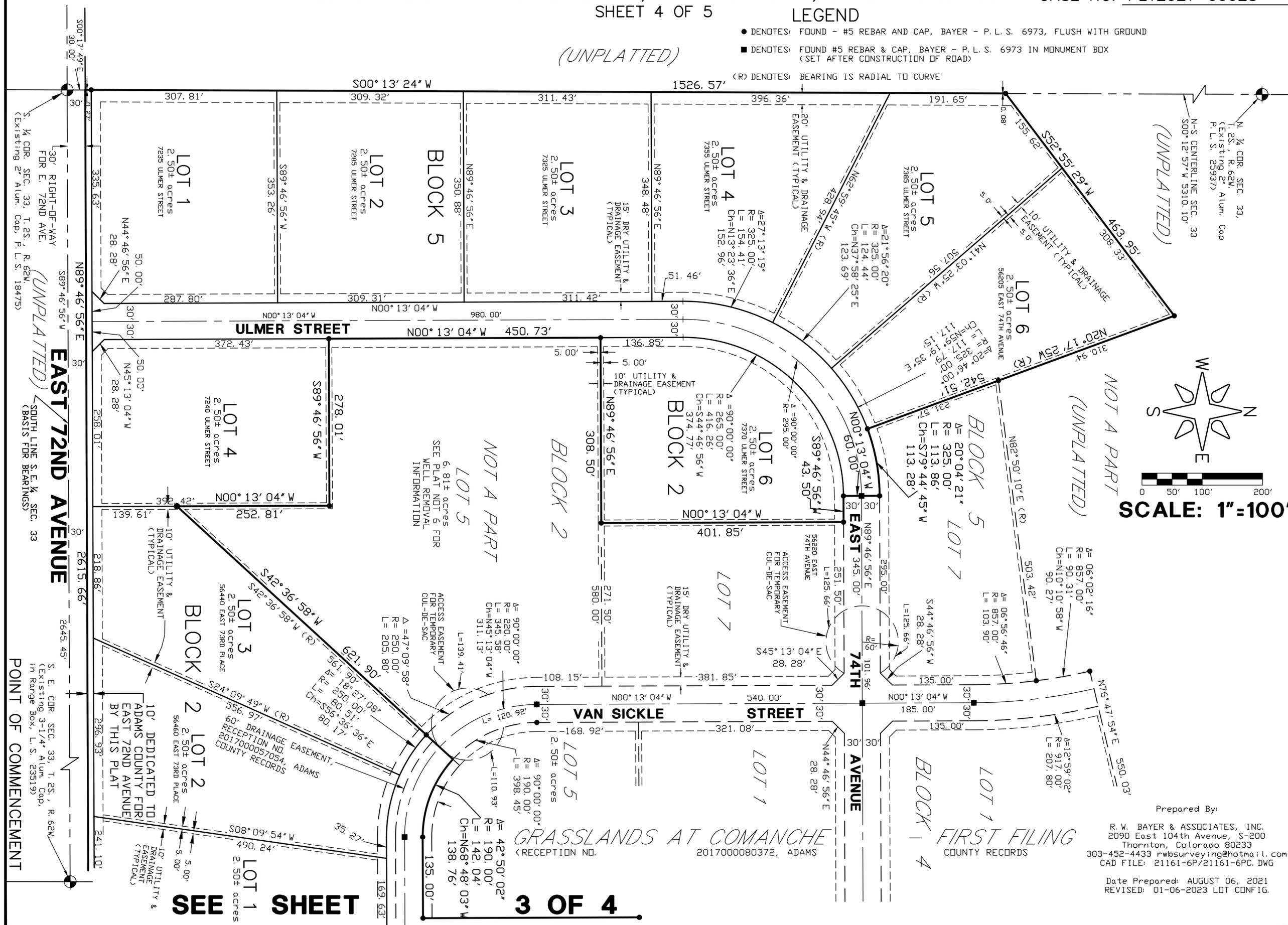
GRASSLANDS AT COMANCHE - SIXTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 4 OF 5

CASE NO: PLT2021-00028

(UNPLATTED)

- LEGEND**
- DENOTES: FOUND - #5 REBAR AND CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND
 - DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973 IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)
 - (R) DENOTES: BEARING IS RADIAL TO CURVE



SCALE: 1"=100'

GRASSLANDS AT COMANCHE
(RECEPTION NO. 2017000080372, ADAMS)

FIRST FILING
COUNTY RECORDS

Prepared By:
R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbbsurveying@hotmail.com
CAD FILE: 21161-6P/21161-6PC.DWG

Date Prepared: AUGUST 06, 2021
REVISED: 01-06-2023 LDT CONFIG.

SEE SHEET

3 OF 4

GRASSLANDS AT COMANCHE - SIXTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 5 OF 5

CASE NO: PLT2021-00028

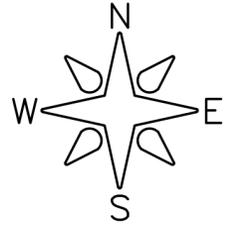
PLAT NOTES CONTINUED:

15. NOTICE TO PROSPECTIVE BUYERS: THE OWNER SHALL DISCLOSE TO PROSPECTIVE BUYERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL OF (1) THE LOCATION OF THE OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER SETBACK, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER SET BACK. THERE IS A 50 FT X 100 FT BUFFER AROUND THE ABANDONED WELLHEAD DEDICATED AS A WELL MAINTENANCE AND WORKOVER SETBACK. NO STRUCTURES SHALL BE LOCATED WITHIN THIS SETBACK. THERE IS A 20FT ACCESS SHOWN ON THIS PLAT FOR THE PURPOSES OF PUBLIC ACCESS FOR INGRESS AND EGRESS TO THE SETBACK AREA. NO UTILITY LINES SHALL BE PERMITTED WITH TEN (10') FEET OF THE ABANDONED WELL AND NO DWELLINGS SHALL BE PERMITTED WITHIN FIFTY (50') OF THE ABANDONED WELL.

16. THE 300' WAVIER AREA, 250' BUILDING EXCLUSION ZONE, 200' OPERATIONS EASEMENT, 30' ACCESS EASEMENT, 50' TEMPORARY CONSTRUCTION EASEMENT AND 30' PIPELINE EASEMENT AS SHOWN IN THE SUA DOCUMENT AND IN GRASSLANDS AT COMANCHE - FIRST FILING, RECORDED IN RECEPTION NO. 2017000080372, ADAMS COUNTY RECORDS, NO LONGER HAVE AFFECT AND HAVE BEEN REMOVED FROM THIS PLAT FILING.

LEGEND

- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND
- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)
- (R) DENOTES: BEARING IS RADIAL TO CURVE

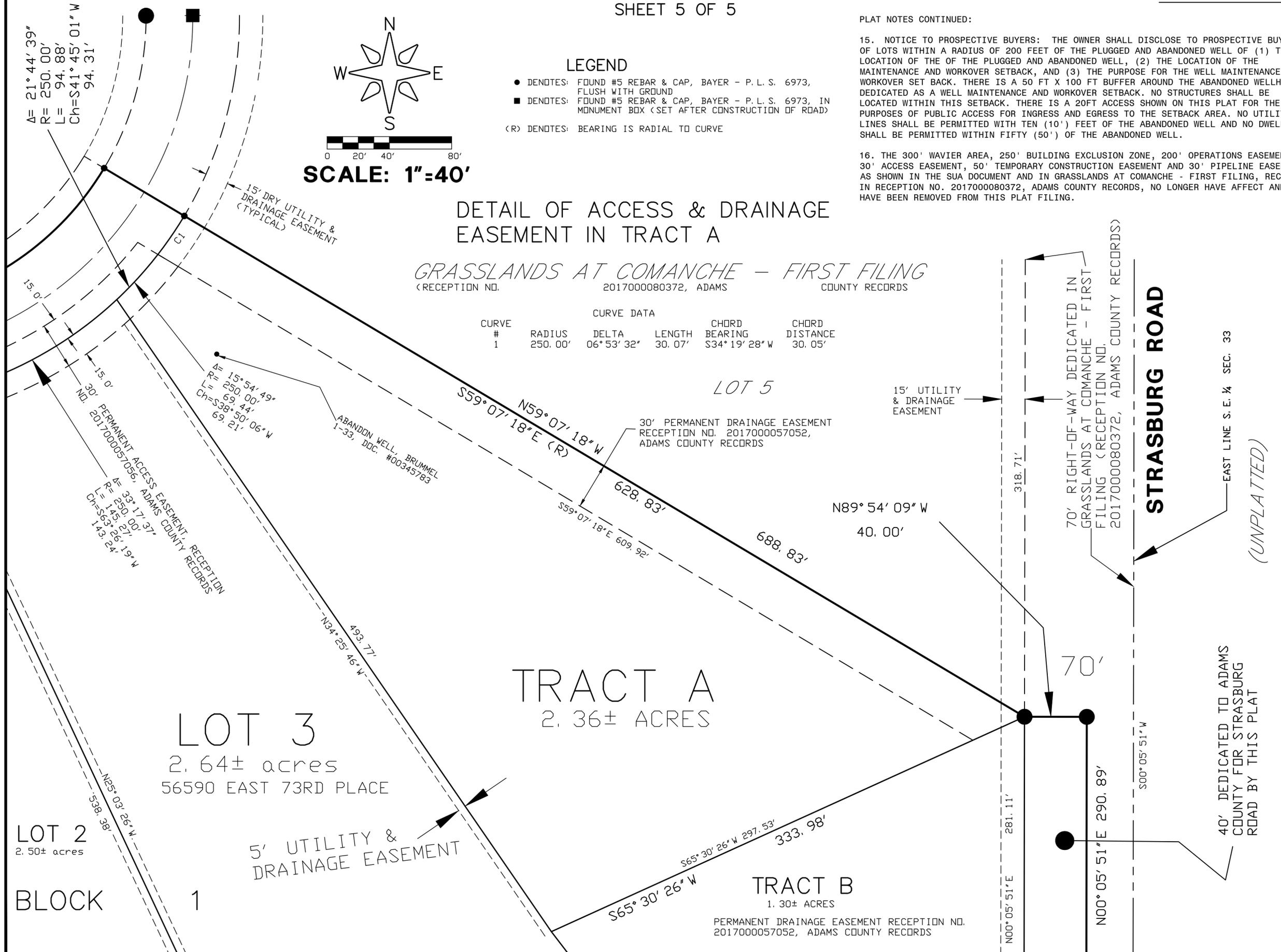


SCALE: 1"=40'

DETAIL OF ACCESS & DRAINAGE EASEMENT IN TRACT A

GRASSLANDS AT COMANCHE - FIRST FILING
(RECEPTION NO. 2017000080372, ADAMS COUNTY RECORDS)

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
1	250.00'	06°53'32"	30.07'	S34°19'28"W	30.05'



GRASSLANDS AT COMANCHE - SIXTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CASE **REVISE CASE NO; PLT2023-00035** -00028

SHEET 1 OF 5
VICINITY MAP

OWNERSHIP AND DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER OF THAT PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, THENCE S89°46'56"W ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 30.00 FEET; THENCE N00°05'51"E PARALLEL WITH THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°05'51"E A DISTANCE OF 290.89 FEET; THENCE N89°54'09"W A DISTANCE OF 40.00 FEET; THENCE N59°07'18"W A DISTANCE OF 688.83 FEET TO A POINT ON A CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS 58°54'14", THE RADIUS OF SAID CURVE IS 190.00 FEET; THE CHORD OF SAID CURVE BEARS S60°19'49"W, 186.84 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.33 FEET TO THE END OF SAID CURVE, THENCE S89°46'56"W A DISTANCE OF 135.00 FEET; THENCE N00°13'04"W A DISTANCE OF 358.92 FEET; THENCE S89°46'56"W A DISTANCE OF 309.00 FEET; THENCE S00°13'04"E A DISTANCE OF 358.92 FEET; THENCE S89°46'56"W A DISTANCE OF 135.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS 42°50'02", THE RADIUS OF SAID CURVE IS 190.00 FEET; THE CHORD OF SAID CURVE BEARS N68°48'03"W, 138.76 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 142.04 FEET; THENCE S42°36'58"W A DISTANCE OF 621.90 FEET; THENCE N00°13'04"W A DISTANCE OF 252.81 FEET; THENCE S89°46'56"W A DISTANCE OF 278.01 FEET; N00°13'04"W A DISTANCE OF 450.73 FEET THENCE N89°46'56"E A DISTANCE OF 308.50 FEET; THENCE N00°13'04"W A DISTANCE OF 401.85; THENCE S89°46'56"W A DISTANCE OF 43.50 FEET; THENCE N00°13'04"W A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THE DELTA OF SAID CURVE IS 20°04'21", THE RADIUS OF SAID CURVE IS 325.00 FEET; THE CHORD OF SAID CURVE BEARS S79°44'45"W, 113.28 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.86 FEET; THENCE N20°17'25"W A DISTANCE OF 542.51 FEET; THENCE S52°55'29"W A DISTANCE OF 463.95 FEET; THENCE S00°13'24"W A DISTANCE OF 1526.57 FEET TO A POINT ON A LINE 30.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33; THENCE N89°46'56"E PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 2615.66 FEET TO THE POINT OF BEGINNING. CONTAINS 46.224 ACRES MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF GRASSLANDS AT COMANCHE - SIXTH FILING AND DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, ALL STREETS, AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, FOREVER, AND ALSO GRANT THE EASEMENTS AS SHOWN, LABELED AS UTILITY EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, SEWER LINES, WATER LINES; TOGETHER WITH A RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

EXECUTED THIS _____ DAY OF _____, 20_____.

ADDED OWNER: GRASSLANDS AT COMANCHE LLC, A COLORADO LIMITED LIABILITY COMPANY

DAVE REBOL, ~~AS~~ **TEXT REVISED** MANAGER

ACKNOWLEDGEMENT: **BACKWARDS**

COUNTY OF ADAMS)
)SS
STATE OF COLORADO)

REVISED AS REQUESTED
THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS _____ DAY OF _____, 20_____, BY DAVE REBOL, MANAGER, GRASSLANDS AT COMANCHE LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

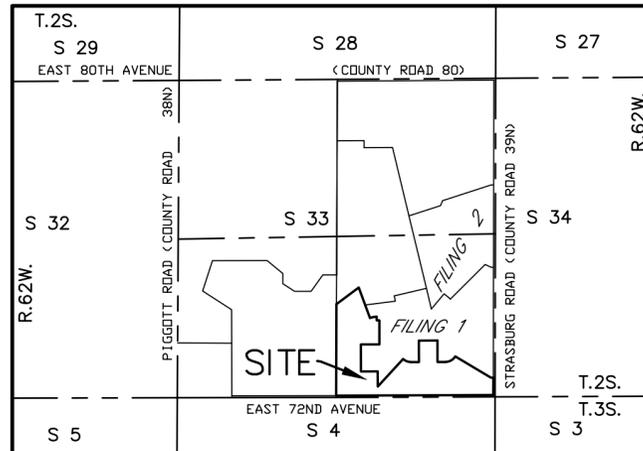
BASIS FOR BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (THE SOUTH 1/4 CORNER IS A 2" ALUMINUM CAP, P.L.S. 18475 AND THE SOUTHEAST CORNER IS A 3-1/4" ALUMINUM CAP, L.S. 23519, IN RANGE BOX) OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, IS ASSUMED TO BEAR SOUTH 89°46'56" WEST. ALL BEARINGS DESCRIBED HEREIN ARE RELATIVE THERETO.

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATED OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. R.W. BAYER & ASSOCIATES, INC. HAS RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 340-F15807-22, AMENDMENT NO. 1, **DATED AUGUST 25, 2022, AT 12:00 A.M.** FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY THAT CAN BE PLOTTED ACROSS THE PREMISES. THE PREMISES IS SUBJECT TO THE EXCEPTIONS CONTAINED IN SCHEDULE B - SECTION 2 OF THE TITLE COMMITMENT.



PLAT NOTES:

- AS SHOWN ON THIS PLAT: TEN-FOOT (10') WIDE UTILITY (FIVE FOOT ON EACH SIDE) EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ALONG COMMON SIDE AND REAR LOT LINES. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID EASEMENTS. **BOTH ARE BEING USED FOR DRAINAGE AS WELL**
- AS SHOWN ON THIS PLAT: FIFTEEN FOOT WIDE UTILITY AND DRAINAGE EASEMENTS ADJOINING ALL EXTERIOR AND INTERIOR STREETS AND TWENTY FOOT WIDE (20') ALONG THE INTERIOR OF THIS FILING ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, TELEVISION CABLE, AND TELECOMMUNICATIONS AND DRAINAGE FACILITIES; ADDITIONALLY, THE DRY UTILITY AND DRAINAGE EASEMENTS ARE DEDICATED ALONG ALL SIDE AND REAR LOT LINES UNLESS SAID LOT LINE IS COMMON TO MORE THAN ONE LOT. **TEXT ADDED**
- THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SUBDIVISION DEVELOPMENT AGREEMENT. REFER TO THE APPROVED DRAINAGE FACILITIES MAINTENANCE PLAN, RECEPTION NO. 2017000017306, ADAMS COUNTY RECORDS. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- THIS PLAN HAS BEEN APPROVED BY ADAMS COUNTY AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO C.R.S. 24-68-101, ET SEQ., AS AMENDED, AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.
- ADAMS COUNTY SHALL BE GRANTED ACCESS EASEMENTS FOR TEMPORARY CUL-DE-SACS AND DRIVEWAYS TO BE GRANTED TO ALL LOTS OF LOTS DEPICTED HEREON. THESE EASEMENTS SHALL BE UNTIL TEMPORARY ROADWAY INFRASTRUCTURE IS COMPLETED AND HAS RECEIVED FINAL ACCEPTANCE FROM ADAMS COUNTY. **NOTES REMOVED**
IF NO CUL-DE-SACS ARE PRESENT WITHIN THIS FILING THIS NOTE IS NOT PERTINENT
- THE FIRST AMENDMENT TO SURFACE USE AGREEMENT AS RECORDED 01-20-2021 IN RECEPTION NO. 2021000005800, ADAMS COUNTY RECORDS, QUITCLAIMED ALL INTEREST ANADARKO MAY HAVE UNDER THE SUA (RECORDED IN RECEPTION NO. 2007000052861) TO THE OIL AND GAS OPERATIONS AREAS. ADDITIONALLY, THE SUA IS AMENDED TO DELETE ALL OIL AND GAS OPERATIONS AREAS WITHIN THE SW4, NE4, AND SE4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE 61H P.M., COUNTY OF ADAMS, STATE OF COLORADO.

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbysurveying@hotmail.com
CAD FILE: 21161-6P/21161-6P.DWG

Date Prepared: AUGUST 06, 2021
REVISED: 08-31-22 3RD CD. COMMENTS
REVISED: 01-06-2023 LDT CDNFIF.

PLAT NOTES CONTINUED:

- IN THE EVENT THAT AN EXISTING WELL IS PLUGGED AND ABANDONED, THE TWO-HUNDRED-FIFTY (250) FOOT EASEMENT SHALL BE GRANTED TO THE SUBDIVISION. A COPY OF THE WELL ABANDONMENT RECORDS SHALL BE FILED WITH THE OIL & GAS WELL WAIVER. **THERE ARE NO OIL AND GAS WELLS THAT AFFECT THIS FILING.** **NOTE REMOVED**
 - THE AMOUNT OF WATER IN THE DENVER BASIN AQUIFER, AND IDENTIFIED IN THE REFERENCED LETTER, ARE CALCULATED BASED ON ESTIMATED CURRENT AQUIFER CONDITIONS. FOR PLANNING PURPOSES PROPERTY OWNERS SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN THE 300 YEAR USED FOR ALLOCATION DUE TO ANTICIPATED WATER LEVEL DECLINES.
 - IT SHOULD BE KNOWN THE CITY OF WESTMINSTER OWNS THE AGRICULTURAL LAND EAST (ACTUALLY NORTHEAST) OF THE COMANCHE PUD. THE CITY USES THIS PROPERTY FOR CATTLE GRAZING, CROP PRODUCTION, AND THE APPLICATION OF BIOSOLIDS. BIOSOLIDS ARE HIGHLY TREATED, NUTRIENT RICH, SOLIDS RECOVERED FROM THE MUNICIPAL WASTEWATER TREATMENT PROCESS.
 - THE PARCEL DESCRIBED HEREIN IS ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOOD) AS SHOWN ON THE F.E.M.A., FLOOD RATE INSURANCE MAP, MAP NUMBER 08001C0730H, EFFECTIVE DATE: MARCH 5, 2007.
 - THE LOTS WITHIN THIS FILING ARE SUBJECT TO THE NOTES AND RESTRICTIONS CONTAINED IN THE GRASSLANDS AT COMANCHE PLANNED UNIT DEVELOPMENT, CASE NO. PRJ2007-00004, RECORDED IN RECEPTION NO. 2008000005062.
 - THIS SUBDIVISION FILING IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION OF THE GRASSLANDS AT COMANCHE/BIJOU PRESERVE RECORDED IN RECEPTION NO. 2009000009415, ADAMS COUNTY RECORDS.
 - TRACT A IS DESIGNATED AS A DRAINAGE EASEMENT FOR DETENTION POND BY THIS PLAT. IT SHALL BE OWNED AND MAINTAINED BY THE HOA.
 - TRACT B IS DESIGNATED AS A DRAINAGE EASEMENT FOR DETENTION POND BY THIS PLAT. IT SHALL BE OWNED AND MAINTAINED BY THE HOA.
- PLAT NOTES CONTINUED ON SHEET 5 OF 5.

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HERBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOW BY ME TO EXIST ON OR ACROSS THE HEREINBEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

PLANNING COMMISSION DOES NOT HEAR THIS AGAIN. REMOVE THIS AND ADD THE CLERK AND RECORDER'S BLOCK

RAYMOND W. BAYER
REG P.L.S. NO. 6973 **APPROVAL BLOCKS REVISED**

PLANNING COMMISSION APPROVAL:

RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, A.D. 20_____.

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 20_____.

CHAIR

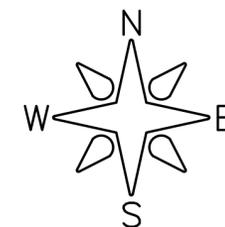
ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM

GRASSLANDS AT COMANCHE - SIXTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 2 OF 5

CASE NO: PLT2021-00028



SCALE: 1"=400'

- FILING NO. 1 (RECORDED) - 18 LOTS
- FILING NO. 2 (RECORDED) - 11 LOTS
- FILING NO. 2 (AMENDED) - 1 LOT
- FILING NO. 3 (PROPOSED) - 32 LOTS
- FILING NO. 4 (PROPOSED) - 24 LOTS
- FILING NO. 5 (PROPOSED) - 19 LOTS
- FILING NO. 6 (PROPOSED) - 15 LOTS
- TOTAL - 120 LOTS

GRASSLANDS AT COMANCHE - SECOND FILING IN RECEPTION NO. 200800005063
AFFIDAVIT OF CORRECTION (SECOND FILING) IN RECEPTION NO. 201300048277
GRASSLANDS AT COMANCHE - SECOND FILING - AMENDED PLAT IN RECEPTION NO. 2008000071020

E. 1/4 COR. SEC. 33, T. 2S., R. 62W.
(Existing 3-1/4" Alum Cap, in Range Box, P. L. S. 23519)

LAND USE CHART				
	ACREAGE	USE	OWNERSHIP	MAINTAINED BY
15 LOTS	35.687	RESIDENTIAL		
TRACT A	2.360	DRAINAGE & POND	HOA	HOA
TRACT B	1.300	DRAINAGE & POND	HOA	HOA
RIGHT-OF-WAY/ E. 72ND AVE. & STRASBURG ROAD	0.858	ACCESS & UTILITY	ADAMS CD.	ADAMS CD.
RIGHT-OF-WAY/ INTERIOR STREETS	4.019	ACCESS & UTILITY	ADAMS CD.	ADAMS CD.
TOTAL ACREAGE:	46.224			

* HOA - HOMEOWNERS ASSOCIATION (NAME TBD)

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwb surveying@hotmail.com
CAD FILE: 21161-6P/21161-6PA.DWG

Date Prepared: AUGUST 06, 2021
REVISED: 01-06-2023 LOT CONFIG.

N. W. COR.
SEC. 33,
T. 2S.,
R. 62W.

N. 1/4 COR.
SEC. 33,
T. 2S.,
R. 62W.

N. E. COR.
SEC. 33,
T. 2S.,
R. 62W.

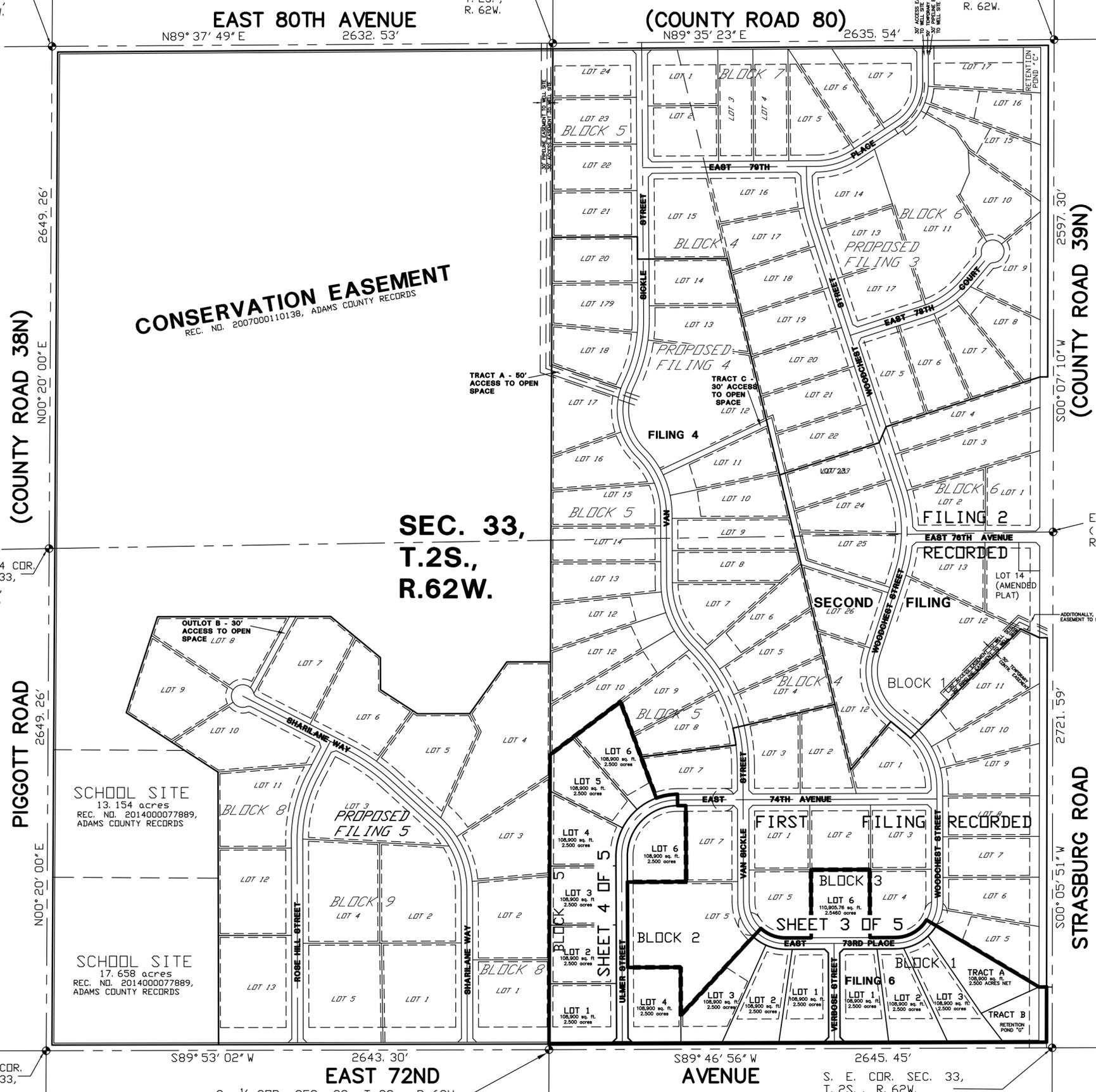
W. 1/4 COR.
SEC. 33,
T. 2S.,
R. 62W.

SEC. 33,
T.2S.,
R.62W.

S. W. COR.
SEC. 33,
T. 2S.,
R. 62W.

S. 1/4 COR. SEC. 33, T. 2S., R. 62W.
(Existing 2" Alum. Cap p.l.s. 18475)

S. E. COR. SEC. 33,
T. 2S., R. 62W.
(Existing 3-1/4" Alum. Cap,
in Range Box, L. S. 23519)



CONSERVATION EASEMENT
REC. NO. 2007000110138, ADAMS COUNTY RECORDS

SCHOOL SITE
13.154 acres
REC. NO. 201400077889,
ADAMS COUNTY RECORDS

SCHOOL SITE
17.658 acres
REC. NO. 201400077889,
ADAMS COUNTY RECORDS

SHEET 4 OF 5

FIRST FILING

SHEET 3 OF 5

FILING 6

FILING 4

RECORDED

SECOND FILING

RECORDED

FILING 2

TRACT A

TRACT B

RETENTION POND

RETENTION POND

GRASSLANDS AT COMANCHE - SIXTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO: PLT2021-00028

SHEET 3 OF 5

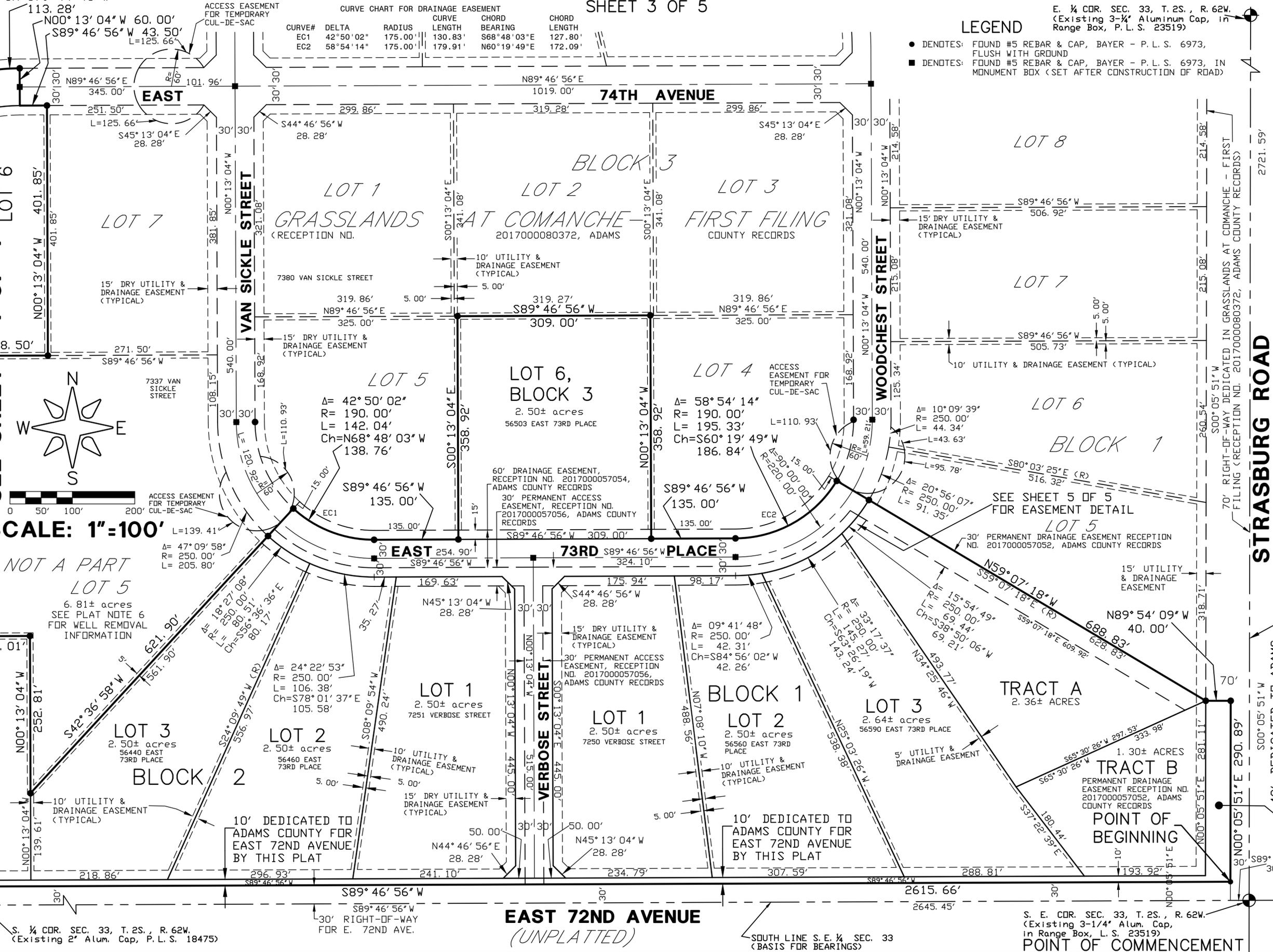
LEGEND

- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND
- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)

CURVE CHART FOR DRAINAGE EASEMENT

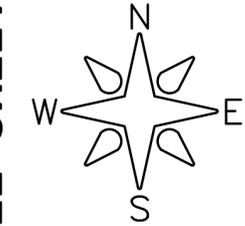
CURVE#	DELTA	RADIUS	CURVE LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
EC1	42°50'02"	175.00'	130.83'	S68°48'03"E	127.80'	
EC2	58°54'14"	175.00'	179.91'	N60°19'49"E	172.09'	

Δ= 20°04'21"
R= 325.00'
L= 113.86'
Ch=S79°44'45"W



SEE SHEET 4 OF 4

SCALE: 1"=100'



STRASBURG ROAD (UNPLATTED)

EAST LINE S.E. 1/4 SEC. 33

40' DEDICATED TO ADAMS COUNTY FOR STRASBURG ROAD BY THIS PLAT

NOT A PART LOT 5
6.81± acres
SEE PLAT NOTE 6 FOR WELL REMOVAL INFORMATION

SEE SHEET 5 OF 5 FOR EASEMENT DETAIL

POINT OF BEGINNING

POINT OF COMMENCEMENT

S. 1/4 CDR. SEC. 33, T. 2S., R. 62W. (Existing 2" Alum. Cap, P. L. S. 18475)

S. E. CDR. SEC. 33, T. 2S., R. 62W. (Existing 3-1/4" Alum. Cap, in Range Box, L. S. 23519)

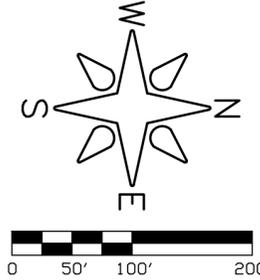
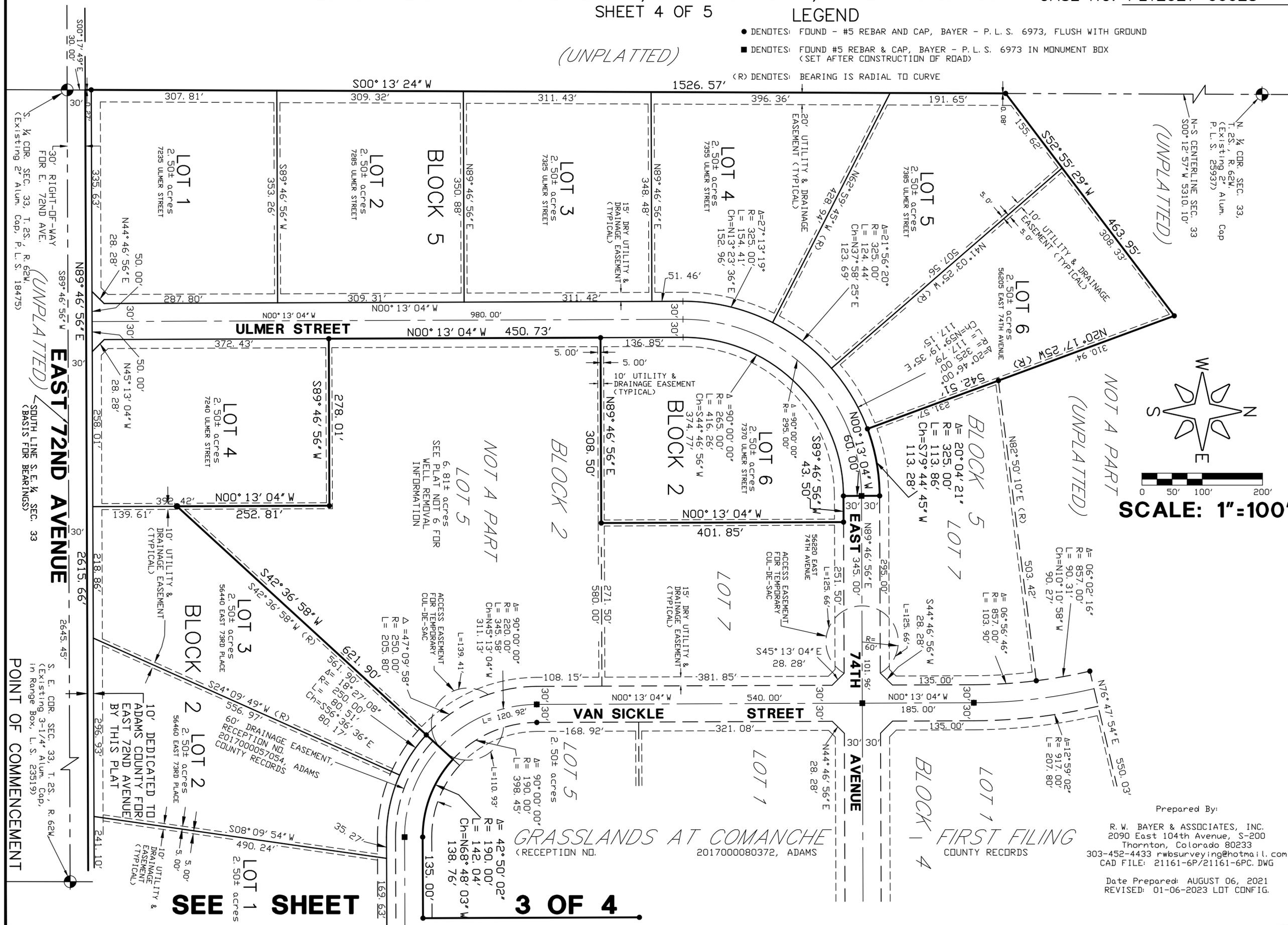
GRASSLANDS AT COMANCHE - SIXTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 4 OF 5

CASE NO: PLT2021-00028

(UNPLATTED)

- LEGEND**
- DENOTES: FOUND - #5 REBAR AND CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND
 - DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973 IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)
 - (R) DENOTES: BEARING IS RADIAL TO CURVE



SCALE: 1"=100'

GRASSLANDS AT COMANCHE
(RECEPTION NO. 2017000080372, ADAMS)

FIRST FILING
COUNTY RECORDS

Prepared By:
R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbbsurveying@hotmail.com
CAD FILE: 21161-6P/21161-6PC.DWG
Date Prepared: AUGUST 06, 2021
REVISED: 01-06-2023 LDT CONFIG.

SEE SHEET

3 OF 4

30' RIGHT-OF-WAY FOR E. 72ND AVE. (UNPLATTED)

EAST 72ND AVENUE (UNPLATTED)

POINT OF COMMENCEMENT

NOT A PART (UNPLATTED)

NOT A PART

BLOCK 2

BLOCK 3

LOT 2

LOT 1

60' DRAINAGE EASEMENT, RECEPTION NO. 2017000057054, COUNTY RECORDS

ACCESS EASEMENT FOR TEMPORARY CUL-DE-SAC

ACCESS EASEMENT FOR TEMPORARY CUL-DE-SAC

15' DRY UTILITY & DRAINAGE EASEMENT (TYPICAL)

10' UTILITY & DRAINAGE EASEMENT (TYPICAL)

20' UTILITY & DRAINAGE EASEMENT (TYPICAL)

15' DRY UTILITY & DRAINAGE EASEMENT (TYPICAL)

10' UTILITY & DRAINAGE EASEMENT (TYPICAL)

10' UTILITY & DRAINAGE EASEMENT (TYPICAL)

10' DEDICATED TO ADAMS COUNTY FOR EAST 72ND AVENUE BY THIS PLAT

10' UTILITY & DRAINAGE EASEMENT (TYPICAL)

GRASSLANDS AT COMANCHE - SIXTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 5 OF 5

CASE NO: PLT2021-00028

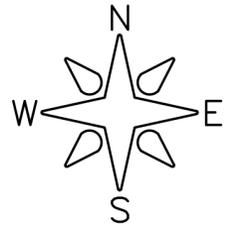
PLAT NOTES CONTINUED:

15. NOTICE TO PROSPECTIVE BUYERS: THE OWNER SHALL DISCLOSE TO PROSPECTIVE BUYERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL OF (1) THE LOCATION OF THE OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER SETBACK, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER SET BACK. THERE IS A 50 FT X 100 FT BUFFER AROUND THE ABANDONED WELLHEAD DEDICATED AS A WELL MAINTENANCE AND WORKOVER SETBACK. NO STRUCTURES SHALL BE LOCATED WITHIN THIS SETBACK. THERE IS A POET ACCESS SHOWN ON THIS PLAT FOR THE PURPOSE OF ACCESS TO THE WELL AREA. NO UTILITY LINES SHALL CROSS THE WELL AND NO DWELLINGS SHALL

IF NO OIL AND GAS WELLS OR OPERATIONS AFFECT THIS FILING THE NOTE IS NOT PERTINENT

NOTE REMOVED

16. THE 300' WAVIER AREA, 250' BUILDING EXCLUSION ZONE, 200' OPERATIONS EASEMENT, 30' ACCESS EASEMENT, 50' TEMPORARY CONSTRUCTION EASEMENT AND 30' PIPELINE EASEMENT AS SHOWN IN THE SUA DOCUMENT AND IN GRASSLANDS AT COMANCHE - FIRST FILING, RECORDED IN RECEPTION NO. 2017000080372, ADAMS COUNTY RECORDS, NO LONGER HAVE AFFECT AND HAVE BEEN REMOVED FROM THIS PLAT FILING.



SCALE: 1"=40'

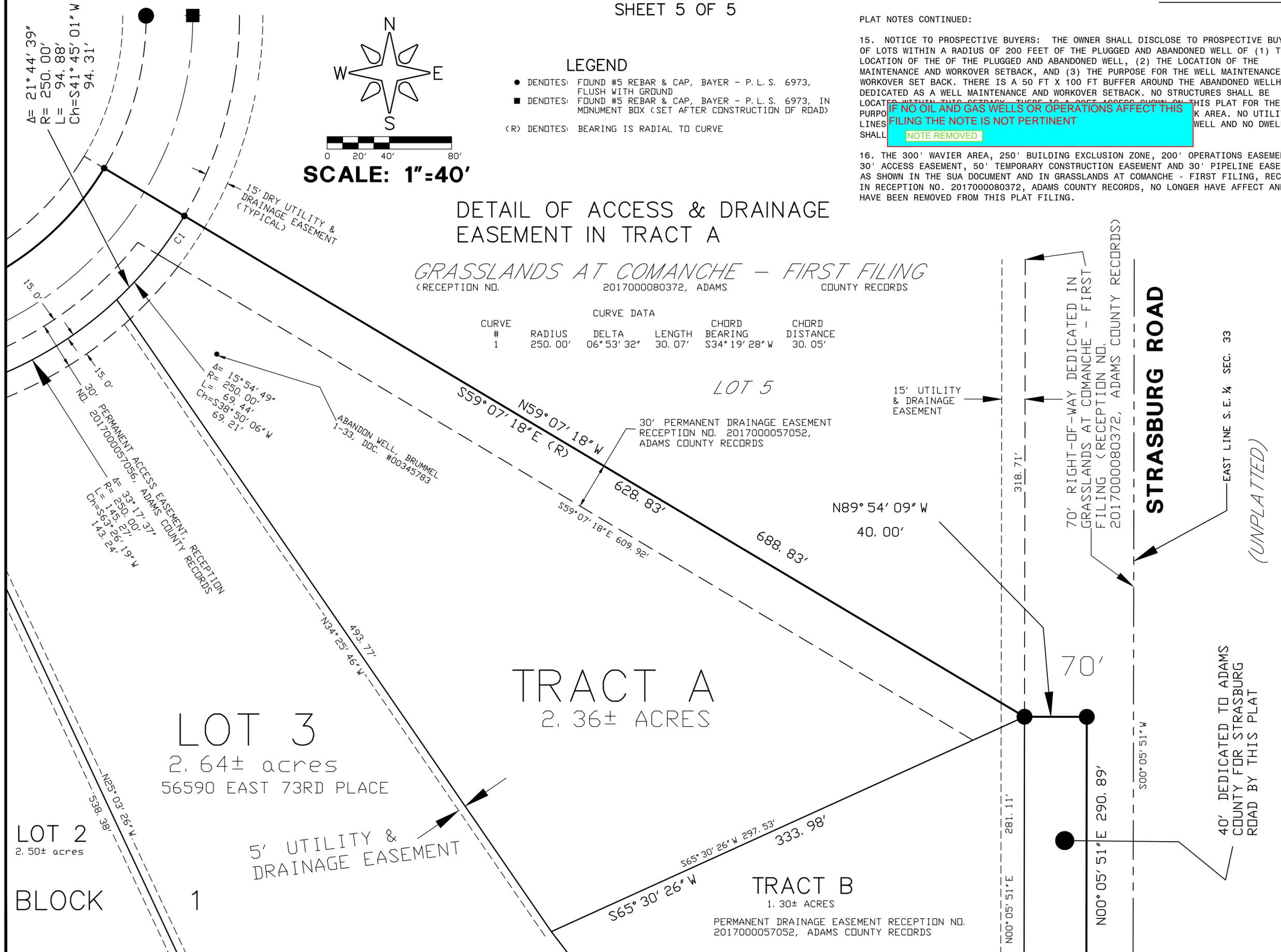
LEGEND

- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND
- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)
- (R) DENOTES: BEARING IS RADIAL TO CURVE

DETAIL OF ACCESS & DRAINAGE EASEMENT IN TRACT A

GRASSLANDS AT COMANCHE - FIRST FILING
(RECEPTION NO. 2017000080372, ADAMS COUNTY RECORDS)

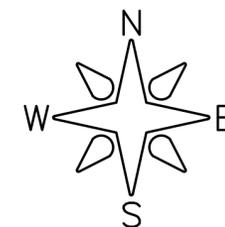
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
1	250.00'	06°53'32"	30.07'	S34°19'28"W	30.05'



GRASSLANDS AT COMANCHE - SIXTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 2 OF 5

CASE NO: PLT2023-00035



SCALE: 1"=400'

- FILING NO. 1 (RECORDED) - 17 LOTS
- FILING NO. 2 (RECORDED) - 10 LOTS
- FILING NO. 2 (AMENDED) - 1 LOT
- FILING NO. 3 (PROPOSED) - 32 LOTS
- FILING NO. 4 (PROPOSED) - 24 LOTS
- FILING NO. 5 (PROPOSED) - 19 LOTS
- FILING NO. 6 (PROPOSED) - 15 LOTS
- FILING NO. 7 (RECORDED) - 1 LOT
- TOTAL - 119 LOTS

GRASSLANDS AT COMANCHE - SECOND FILING IN RECEPTION NO. 200800005063
AFFIDAVIT OF CORRECTION (SECOND FILING) IN RECEPTION NO. 201300048277
GRASSLANDS AT COMANCHE - SECOND FILING - AMENDED PLAT IN RECEPTION NO. 2008000071020
GRASSLANDS AT COMANCHE, FILING NO. 7 IN RECEPTION NO.

N. W. COR.
SEC. 33,
T. 2S.,
R. 62W.

N. ¼ COR.
SEC. 33,
T. 2S.,
R. 62W.

N. E. COR.
SEC. 33,
T. 2S.,
R. 62W.

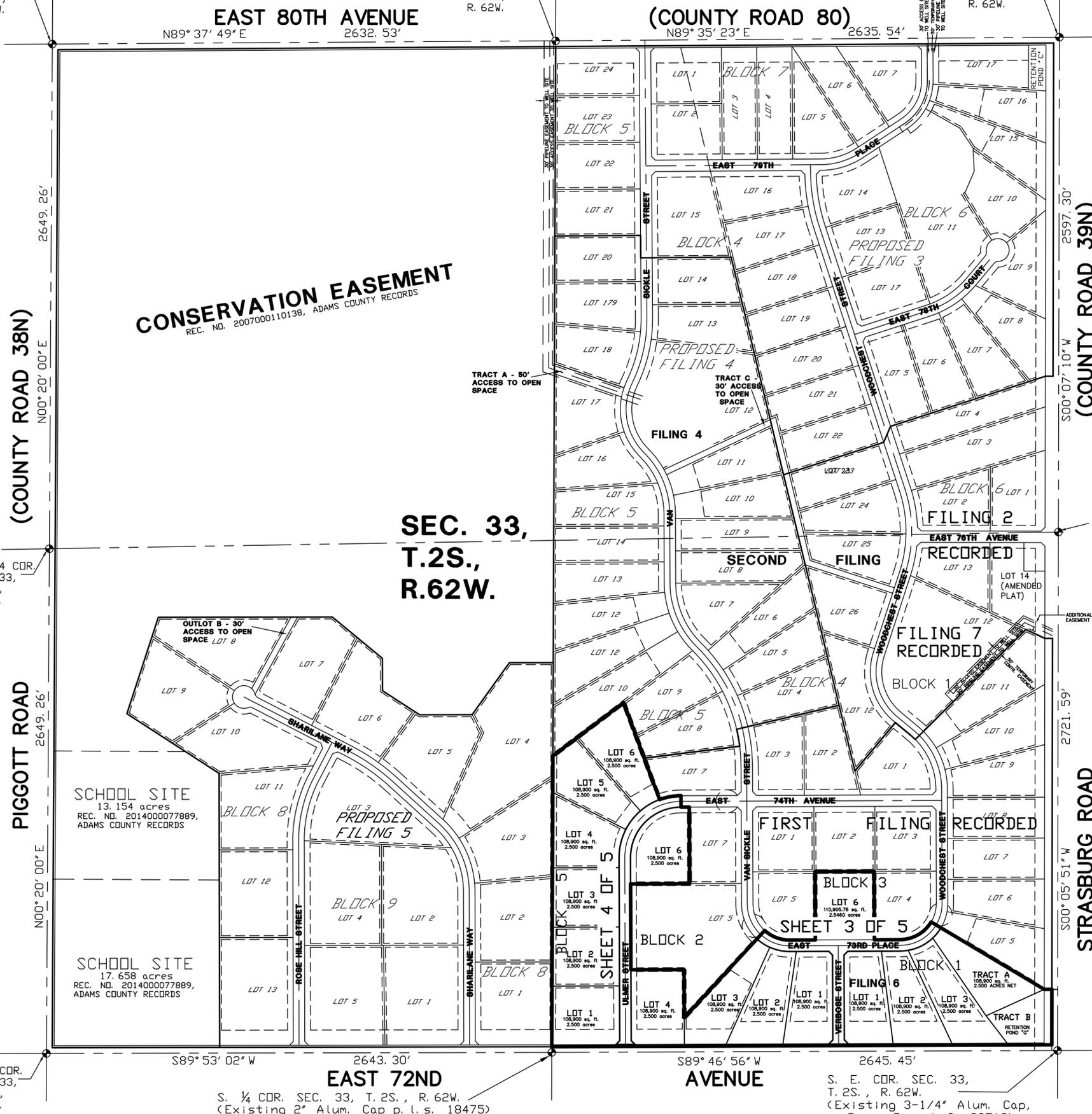
W. 1/4 COR.
SEC. 33,
T. 2S.,
R. 62W.

E. ¼ COR. SEC. 33, T. 2S., R. 62W.
(Existing 3-¼" Alum Cap, in
Range Box, P. L. S. 23519)

S. W. COR.
SEC. 33,
T. 2S.,
R. 62W.

S. ¼ COR. SEC. 33, T. 2S., R. 62W.
(Existing 2" Alum. Cap p. l. s. 18475)

S. E. COR. SEC. 33,
T. 2S., R. 62W.
(Existing 3-1/4" Alum. Cap,
in Range Box, L. S. 23519)



LAND USE CHART				
	ACREAGE	USE	OWNERSHIP	MAINTAINED BY
15 LOTS	37.690	RESIDENTIAL		
TRACT A	2.357	DRAINAGE & POND	HOA	HOA
TRACT B	1.300	DRAINAGE & POND	HOA	HOA
RIGHT-OF-WAY/ E. 72ND AVE. & STRASBURG ROAD	0.858	ACCESS & UTILITY	ADAMS CD.	ADAMS CD.
RIGHT-OF-WAY/ INTERIOR STREETS	4.019	ACCESS & UTILITY	ADAMS CD.	ADAMS CD.
TOTAL ACREAGE:	46.224			

* HOA - HOMEOWNERS ASSOCIATION (NAME TBD)

Prepared By:
R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbysurveying@hotmail.com
CAD FILE: 21161-6P/21161-6PA.DWG
Date Prepared: AUGUST 06, 2021
REVISED: 11-02-23 2ND COMMENTS

GRASSLANDS AT COMANCHE - SIXTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO: PLT2023-00035

SHEET 3 OF 5

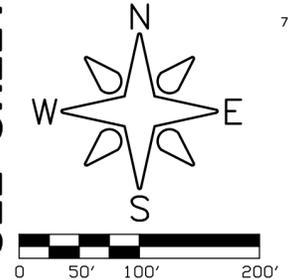
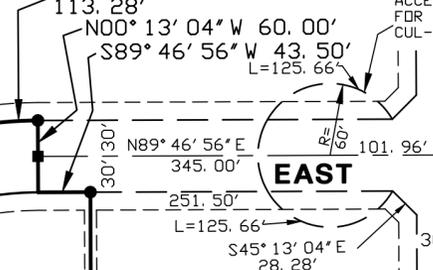
LEGEND

- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND
- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)

CURVE CHART FOR DRAINAGE EASEMENT

CURVE#	DELTA	RADIUS	CURVE LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
EC1	42°50'02"	175.00'	130.83'	S68°48'03"E	127.80'	
EC2	58°54'14"	175.00'	179.91'	N60°19'49"E	172.09'	

Δ= 20°04'21"
R= 325.00'
L= 113.86'
Ch=S79°44'45"W



SCALE: 1"=100'

NOT A PART LOT 5
6.81± acres
SEE PLAT NOTE 6 FOR WELL REMOVAL INFORMATION

LOT 4
N00°13'04"W
252.81'
139.61'
100°13'04"E
218.86'

LOT 3
2.50± acres
56440 EAST 73RD PLACE

LOT 2
2.50± acres
56460 EAST 73RD PLACE

LOT 1
2.50± acres
7251 VERBOSE STREET

LOT 1
2.50± acres
7250 VERBOSE STREET

LOT 2
2.50± acres
56560 EAST 73RD PLACE

LOT 3
2.64± acres
56590 EAST 73RD PLACE

TRACT A
2.36± ACRES

TRACT B
1.30± ACRES
PERMANENT DRAINAGE EASEMENT RECEPTION NO. 2017000057052, ADAMS COUNTY RECORDS

POINT OF BEGINNING

POINT OF COMMENCEMENT

S. ¼ CDR. SEC. 33, T. 2S., R. 62W.
(Existing 2" Alum. Cap, P. L. S. 18475)

EAST 72ND AVENUE
(UNPLATTED)

SOUTH LINE S.E. ¼ SEC. 33
(BASIS FOR BEARINGS)

S. E. CDR. SEC. 33, T. 2S., R. 62W.
(Existing 3-1/4" Alum. Cap, in Range Box, L. S. 23519)

STRASBURG ROAD
(UNPLATTED)

EAST LINE S.E. ¼ SEC. 33

40' DEDICATED TO ADAMS COUNTY FOR STRASBURG ROAD BY THIS PLAT

70' RIGHT-OF-WAY DEDICATED IN GRASSLANDS AT COMANCHE - FIRST FILING (RECEPTION NO. 2017000080372, ADAMS COUNTY RECORDS)

SEE SHEET 5 OF 5 FOR EASEMENT DETAIL

LOT 5
30' PERMANENT DRAINAGE EASEMENT RECEPTION NO. 2017000057052, ADAMS COUNTY RECORDS

LOT 6
15' UTILITY & DRAINAGE EASEMENT

LOT 7
15' DRY UTILITY & DRAINAGE EASEMENT (TYPICAL)

LOT 8
15' DRY UTILITY & DRAINAGE EASEMENT (TYPICAL)

LOT 6, BLOCK 3
2.50± acres
56503 EAST 73RD PLACE

LOT 4
Δ= 58°54'14"
R= 190.00'
L= 195.33'
Ch=S60°19'49"W
186.84'

LOT 5
Δ= 42°50'02"
R= 190.00'
L= 142.04'
Ch=N68°48'03"W
138.76'

LOT 6
Δ= 10°09'39"
R= 250.00'
L= 44.34'
L= 43.63'

EAST
N89°46'56"E
345.00'

74TH AVENUE
N89°46'56"E
1019.00'

WOODCHEST STREET
N00°13'04"W
540.00'

VAN SICKLE STREET
N00°13'04"W
381.85'

GRASSLANDS AT COMANCHE
(RECEPTION NO. 2017000080372, ADAMS COUNTY RECORDS)

FIRST FILING
COUNTY RECORDS

10' UTILITY & DRAINAGE EASEMENT (TYPICAL)

15' DRY UTILITY & DRAINAGE EASEMENT (TYPICAL)

10' UTILITY & DRAINAGE EASEMENT (TYPICAL)

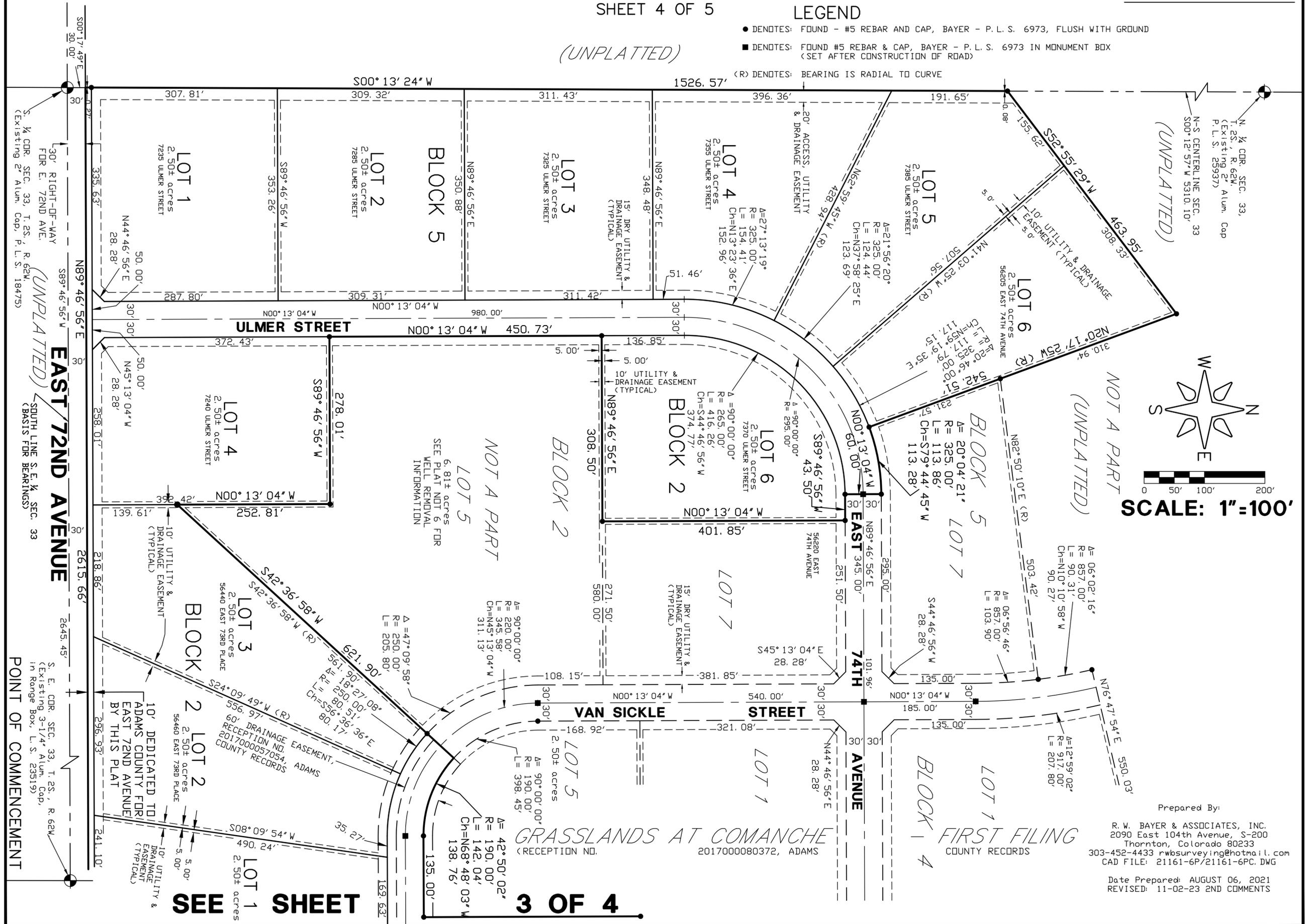
GRASSLANDS AT COMANCHE - SIXTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 4 OF 5

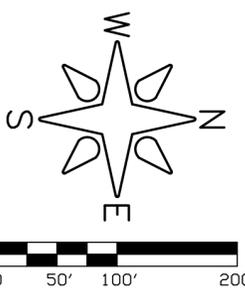
CASE NO: PLT2023-00035

(UNPLATTED)

- LEGEND**
- DENOTES: FOUND - #5 REBAR AND CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND
 - DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973 IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)
 - (R) DENOTES: BEARING IS RADIAL TO CURVE



N. ¼ CDR. SEC. 33,
T. 2S., R. 62W.
(Existing 2" Alum. Cap
P. L. S. 25937)
N-S CENTERLINE SEC. 33
500' 12' 57" W 5310.10'



NOT A PART
(UNPLATTED)

Prepared By:
R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbbsurveying@hotmail.com
CAD FILE: 21161-6P/21161-6PC.DWG
Date Prepared: AUGUST 06, 2021
REVISED: 11-02-23 2ND COMMENTS

GRASSLANDS AT COMANCHE
(RECEPTION NO. 2017000080372, ADAMS)

FIRST FILING
COUNTY RECORDS

SEE SHEET

3 OF 4

GRASSLANDS AT COMANCHE - SIXTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 5 OF 5

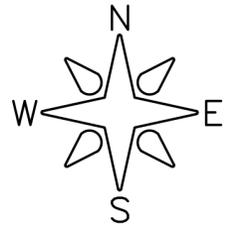
CASE NO: PLT2023-00035

PLAT NOTES CONTINUED:

12. TRACTS A AND B ARE FOR DRAINAGE AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR EQUIVALENT ENTITY. TRACT A AND B WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACT IS CONVEYED TO THE HOMEOWNER'S ASSOCIATION OR EQUIVALENT ENTITY.

13. THE 300' WAVIER AREA, 250' BUILDING EXCLUSION ZONE, 200' OPERATIONS EASEMENT, 30' ACCESS EASEMENT, 50' TEMPORARY CONSTRUCTION EASEMENT AND 30' PIPELINE EASEMENT AS SHOWN IN THE SUA DOCUMENT AND IN GRASSLANDS AT COMANCHE - FIRST FILING, RECORDED IN RECEPTION NO. 2017000080372, ADAMS COUNTY RECORDS, NO LONGER HAVE AFFECT AND HAVE BEEN REMOVED FROM THIS PLAT FILING.

14. IF INITIAL LAND DISTURBANCE IS ANTICIPATED FROM MARCH 15TH TO OCTOBER 31ST, A RESURVEY FOR POTENTIAL BURROWING OWL HABITAT WILL BE CONDUCTED. IF POTENTIAL HABITAT IS FOUND, SURVEYS WILL BE CONDUCTED IN ACCORDANCE WITH THE COLORADO PARKS AND WILDLIFE (CPW) PROTOCOLS PRIOR TO THE START OF CONSTRUCTION.



SCALE: 1"=40'

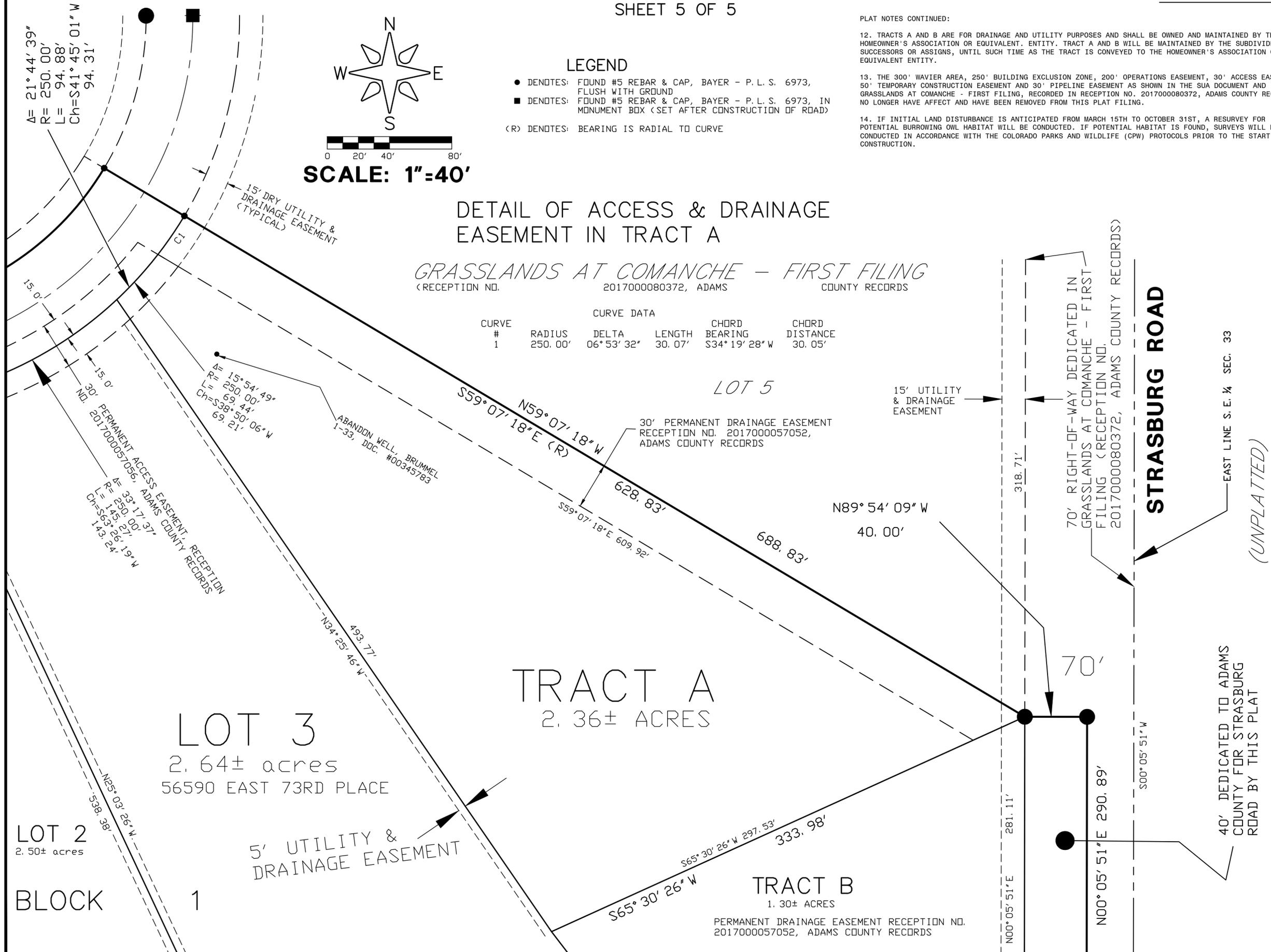
LEGEND

- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND
- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)
- (R) DENOTES: BEARING IS RADIAL TO CURVE

DETAIL OF ACCESS & DRAINAGE EASEMENT IN TRACT A

GRASSLANDS AT COMANCHE - FIRST FILING
(RECEPTION NO. 2017000080372, ADAMS COUNTY RECORDS)

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
1	250.00'	06°53'32"	30.07'	S34°19'28"W	30.05'



STRASBURG ROAD

(UNPLATTED)

40' DEDICATED TO ADAMS COUNTY FOR STRASBURG ROAD BY THIS PLAT

TRACT A
2.36± ACRES

TRACT B
1.30± ACRES

LOT 3
2.64± acres
56590 EAST 73RD PLACE

LOT 2
2.50± acres

BLOCK 1

PERMANENT DRAINAGE EASEMENT RECEPTION NO. 2017000057052, ADAMS COUNTY RECORDS

**STATEMENT OF AUTHORITY
(38-30-172, C.R.S.)**

1. This Statement of Authority relates to an entity named Grasslands at Comanche, LLC, a Colorado limited liability company

And is executed on behalf of the entity pursuant to the provisions of Section 38-30-172 C.R.S.

2. The type of entity is a Limited Liability Company

3. The mailing address for the entity is:

412 W Platte Avenue, Ft Morgan, CO 80701

4. The entity is formed under the laws of Colorado

5. The name of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

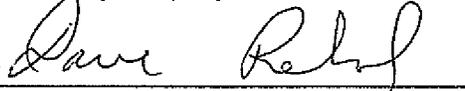
Dave Rebol, Managing Member

6. The authority of the foregoing person(s) to bind the entity is Not limited OR Limited as follows:

7. Other matters concerning the manner in which the entity deals with interest in real property:

Dated this 24th day of February, 2023.

Grasslands at Comanche, LLC, a Colorado limited liability company

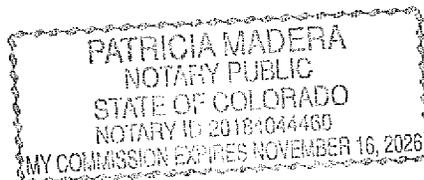


Dave Rebol
Managing Member

State of Colorado
County of Weld

The foregoing instrument was acknowledged before me this 24th day of February, 2023 by Dave Rebol as Managing Member of Grasslands at Comanche, LLC, a Colorado limited liability company.

Notary Public: Patricia Madera
My Commission Expires: 11-16-2026



PERMANENT ACCESS AND DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That **GRASSLANDS AT COMANCHE LLC**, whose legal address is 412 West Platte Street, Fort Morgan, Colorado, hereinafter called "Grantor", for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, and convey to the **COUNTY OF ADAMS, STATE OF COLORADO**, a body politic, whose address is 4430 South Adams County Parkway, Brighton, Colorado 80601 hereinafter "County", its successors and assigns, a permanent access and drainage easement for the purpose of accessing, inspecting and maintaining detention ponds to be used in the event Grantor fails to maintain said detention ponds, together with the lateral and subjacent support thereto as may from time to time be required on, over, across, and through the following described land to wit:

Legal description as set forth in Exhibit "A and B" attached hereto and incorporated by this reference.

Together with the right to ingress and egress over and across the land of Grantor by means of roads and lanes thereon if such there be; otherwise by such route as shall cause the least practical damage and inconvenience to the Grantor.

In further consideration hereof, Grantor covenants and agrees that no permanent buildings or structures will be placed, erected, installed or permitted upon said easement that will cause any obstructions to prevent the proper maintenance and use of said access.

In the event the County exercises its right to maintain the access all of the County's costs to maintain the access shall be reimbursed by Grantor within thirty days of receiving the County's invoice, including any collection costs and attorney fees.

In further consideration of the granting of this easement, it is hereby agreed that all work performed by the county, its successors and assigns, in connection with this easement shall be done with care, and the surface of the property shall be restored to its original condition, or as close thereto as possible, except as necessarily modified to accommodate the facilities and appurtenances installed and any damage caused on said easement arising out of the reconstruction, maintenance and repair of said access and appurtenances in the exercise of the rights hereby provided shall be restored reasonably similar to its original condition following completion of the work performed.

IN WITNESS WHEREOF, the parties hereto have set their hand and seal this

10th day of August 2023.

OWNER: GRASSLANDS AT COMANCHE LLC

By: Dave Rebol
DAVE REBOL

STATE OF COLORADO _____)
COUNTY OF Morgan _____) §

The foregoing instrument was acknowledged before me this 10th day of August,
2023 by Dave Rebol as General Manager of Grasslands at Comanche LLC

IN WITNESS WHEREOF, I have hereto set my hand and official seal.

Kathryn J. Highberger
Notary Public

My commission expires: Feb. 1, 2024

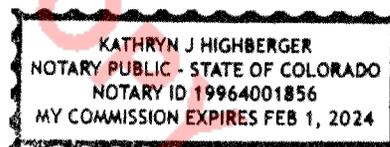


EXHIBIT A
PAGE 1 OF 2

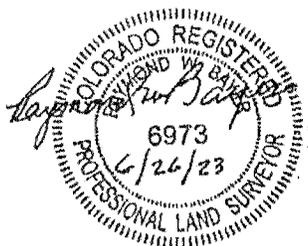
LEGAL DESCRIPTION: DRAINAGE ACCESS EASEMENT

THAT PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SOUTHEAST ONE-QUARTER SAID SECTION 33, THENCE N00°17'49"W A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 72ND AVENUE; THENCE N13°13'24"E A DISTANCE OF 1526.57 FEET TO THE PROPOSED NORTHWEST CORNER OF PROPOSED GRASSLANDS AT COMANCHE - SIXTH FILING ALSO BEING THE POINT OF BEGINNING; THENCE N00°13'24"E A DISTANCE OF 499.50 FEET; THENCE N89°53'02"E A DISTANCE OF 20.00 FEET; THENCE S00°13'24"W A DISTANCE OF 484.38 FEET TO THE NORTH LINE OF SAID PROPOSED GRASSLANDS AT COMANCHE - SIXTH FILING; THENCE S52°55'29"W ALONG SAID NORTH LINE, A DISTANCE OF 25.14 FEET TO THE POINT OF BEGINNING.
CONTAINS 9,839 SQUARE FEET OR 0.226 ACRES MORE OR LESS.

BASIS FOR BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (THE SOUTH ¼ CORNER IS A 2" ALUMINUM CAP, P.L.S. 18475 AND THE SOUTHEAST CORNER IS A 3-1/4" ALUMINUM CAP, L.S. 23519, IN RANGE BOX) OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, IS ASSUMED TO BEAR NORTH 89°53'02" EAST. ALL BEARINGS DESCRIBED HEREIN ARE RELATIVE THERETO.



RAYMOND W. BAYER,
REG. P.L.S. NO. 6973

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 rwbsurveying@hotmail.com
CAD FILE: 21161-6P_EX/21161P-6_EX.dwg

Date Prepared: JUNE 23, 2023

EXHIBIT B

PAGE 1 OF 2

LEGAL DESCRIPTION: DRAINAGE ACCESS EASEMENT

THAT PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33, THENCE N00°20'00"E ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 2288.08 FEET; THENCE N89°53'02"E A DISTANCE OF 1033.75 FEET TO THE PROPOSED NORTHWEST CORNER OF PROPOSED TRACT B, GRASSLANDS AT COMANCHE - FIFTH FILING ALSO BEING THE POINT OF BEGINNING;
THENCE N05°59'26"E A DISTANCE OF 38.06 FEET;
THENCE N89°53'02"E A DISTANCE OF 457.92 FEET;
THENCE S50°20'00"E A DISTANCE OF 329.53 FEET;
THENCE N90°00'00"E A DISTANCE OF 283.51 FEET;
THENCE N00°00'00"E A DISTANCE OF 530.00 FEET;
THENCE N90°00'00"E A DISTANCE OF 570.00 FEET;
THENCE S00°00'00"E A DISTANCE OF 530.00 FEET;
THENCE N90°00'00"E A DISTANCE OF 35.14 FEET;
THENCE S00°13'24"W A DISTANCE OF 77.17 FEET;
THENCE S89°53'02"W A DISTANCE OF 20.00 FEET;
THENCE N00°13'24"E A DISTANCE OF 57.36 FEET;
THENCE S89°44'43"W A DISTANCE OF 35.07 FEET;
THENCE N00°00'00"E A DISTANCE OF 530.00 FEET;
THENCE N90°00'00"W A DISTANCE OF 530.00 FEET;
THENCE S00°00'00"E A DISTANCE OF 530.00 FEET;
THENCE N90°00'00"W A DISTANCE OF 310.72 FEET;
THENCE N50°20'00"W A DISTANCE OF 329.50 FEET;
THENCE S89°53'02"W A DISTANCE OF 422.65 FEET;
THENCE S05°59'26"W A DISTANCE OF 17.95 FEET TO THE NORTHEAST CORNER OF PROPOSED TRACT B, GRASSLANDS AT COMANCHE - FIFTH FILING;
THENCE S89°53'02"W A DISTANCE OF 30.17 FEET TO THE POINT OF BEGINNING.
CONTAINS 56,422 SQUARE FEET OR 0.514 ACRES MORE OR LESS.

BASIS FOR BEARINGS:

THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (THE SOUTH ¼ CORNER IS A 2" ALUMINUM CAP, P.L.S. 18475 AND THE SOUTHWEST CORNER IS A 2" ALUMINUM CAP, L.S. 18475, IN RANGE BOX) OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, IS ASSUMED TO BEAR NORTH 89°53'02" EAST. ALL BEARINGS DESCRIBED HEREIN ARE RELATIVE THERETO.

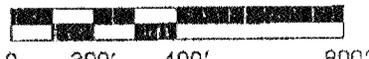


RAYMOND W. BAYER,
REG. P.L.S. NO. 6973

Prepared By

R. W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 rwbsurveying@hotmail.com
CAD FILE: 21161-5P_EX/21161-5P_EX.dwg

Date Prepared: DECEMBER 30, 2022
REVISED: 07-14-23 CONFIGURATION

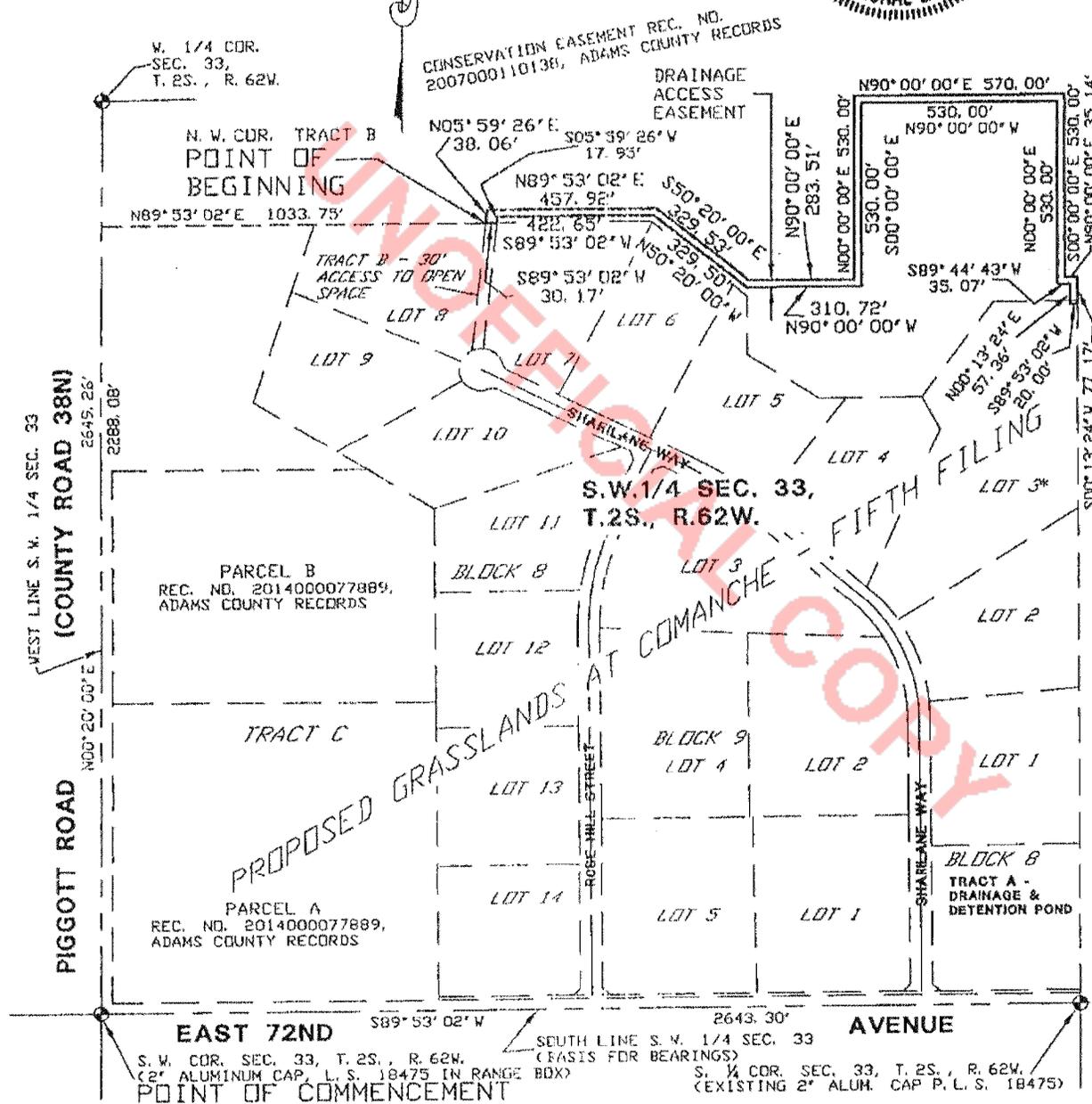


SCALE: 1"=400'

THIS MAP IS NOT INTENDED TO REPRESENT A MONUMENTED SURVEY. IT IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

EXHIBIT B PAGE 2 OF 2

Prepared By:
R. W. BAYER & ASSOCIATES, INC.
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WESTMINSTER, COLORADO 80234
(303) 452-4433 rwbsurveying@hotmail.com
CAD FILE: 21161-SP_EX/21161-SP_EX.dwg
Date Prepared: DECEMBER 30, 2022
REVISED: 07-14-23 CORRECTION



BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ACCEPTING A PERMANENT ACCESS AND DRAINAGE EASEMENT
FROM GRASSLANDS AT COMANCHE LLC TO ADAMS COUNTY FOR ACCESS AND
DRAINAGE PURPOSES

Resolution 2023-488

WHEREAS, the Planning Commission for Adams County, Colorado, has considered the advisability of accepting a Permanent Drainage and Access Easement from Grasslands at Comanche LLC, for property located in South one-half of Section 33, Township 2 South, Range 62 West of the 6th Principal Meridian as described in the attached Permanent Drainage and Access Easement; and,

WHEREAS, this Permanent Drainage and Access Easement is in conjunction with the drainage requirements for development of the property as reviewed with case number EGR2021-00037 and PRC2022-00005; and,

WHEREAS, at a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton on Thursday the 24th day of August 2023, the Planning Commission recommended that the Board of County Commissioners accept said Permanent Drainage and Access Easement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Permanent Drainage and Access Easement from Grasslands at Comanche LLC, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is accepted.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Henry _____	Excused
Tedesco _____	Excused
Pinter _____	Aye
O'Dorisio _____	Aye
Baca _____	Aye

Commissioners

STATE OF COLORADO)
County of Adams)

I, Josh Zygielbaum, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 17th day of October A.D. 2023.

County Clerk and ex-officio Clerk of the Board of County Commissioners

Josh Zygielbaum:

By:



Deputy

**PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO**

**RESOLUTION RECOMMENDING ACCEPTANCE OF A PERMANENT DRAINAGE
AND ACCESS EASEMENT FROM GRASSLANDS AT COMANCHE LLC TO ADAMS
COUNTY FOR DRAINAGE AND ACCESS PURPOSES**

At a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton, Colorado, on Thursday the 24th day of August 2023, the following proceedings, among others, were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of accepting a Permanent Drainage and Access Easement from Grasslands at Comanche LLC, for access and maintenance of a storm water drainage facility on the following described property:

See Legal Description as set forth in Exhibit "A and B" attached hereto and incorporated herein by this reference.

WHEREAS, this Permanent Drainage Easement is on property located in the South half of Section 33, Township 2 South, Range 62 West of the 6th Principal Meridian, County of Adams, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED that the Adams County Planning Commission recommends to the Board of County Commissioners that said Permanent Drainage and Access Easement from Grasslands at Comanche LLC be accepted by the Board of County Commissioners.

Upon a motion duly made and seconded, the foregoing resolution was adopted.

I, John F. DuPriest, Chair of the Adams County Planning Commission, do here by certify that the annexed foregoing resolution is a true and correct record of the proceedings of the Adams County Planning Commission.



Chair
Adams County Planning Commission

Re: Grasslands at Comanche Overall Basemap

Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>

Wed 10/25/2023 10:28 AM

To: Jay Stoner <jay@ldicolorado.com>

Cc: Chadwin Cox <chadwin.cox@westerneci.com>; Daverebol@hotmail.com <daverebol@hotmail.com>; Jarrod Ashida <jarrod@ldicolorado.com>; Leticia Maldonado <leticia.maldonado@westerneci.com>

📎 1 attachments (201 KB)

March21_07ltr.pdf;

Good Morning,

Thank you for the information provided and clarification on the number of lots created in all filings associated with the Grassland at Comanche. Based on this new information the number of lots created in all filing is 119 lots which is consistent with original water supply plan for this development that was reviewed and commented by the State Engineer's Office in a letter dated March 21, 2007 concerning the proposal for a subdivision of a 402.2-acre parcel into 119 residential lots, and other future associated facilities consisting of a school and a firehouse.

Therefore the comments from our previous letter dated March 21, 2007 (copy enclosed) regarding the water supply for this development still apply, provided no new lots will be created in any of the filings. Any change to the current water supply should be provided to this office for further review.

Please contact me at this office if you have any questions.

Sincerely,

Ioana Comaniciu, P.E.

Water Resources Engineer



P 303-866-3581 x 8246

1313 Sherman St., Suite 818, Denver, CO 80203

ioana.comaniciu@state.co.us | www.colorado.gov/water

On Mon, Oct 16, 2023 at 2:21 PM Jay Stoner <jay@ldicolorado.com> wrote:

Hi Ioana,

Let me try to explain the changes to the plat as concisely and completely as possible.

The original plat showed 34 lots in filing 1, but only 17 lots were developed. This created a need to create a filing 6 which includes 15 lots which totals 32 lots, so we lost 2 lots.

The original plat showed 18 lots in filing 5, but we added 1 lot so the new filing 5 has 19 lots. So, at this point we have lost 1 lot.

The original plat showed 12 lots in filing 2, but the new plat shows 11 lots in filing 2. This was to provide a well for the fire department property. So, we are still down 1 lot.

The original plat showed 32 lots in filing 3, and the new plat still shows 32 lots in filing 3. So, we are still down 1 lot.

The original plat showed 24 lots in filing 4, and the new plat still shows 24 lots in filing 4.

The new plat shows filing 7 with one large lot. The old plat showed 2 lots, one was lot 12 in filing 2 which was the equestrian center that didn't have well rights and the other was lot 11, filing 1 which has been eliminated to make one large lot that can have a home built on it with one well.

In conclusion, after moving some of the lots around and combining two lots into one, we went from needing 120 wells to now needing 119 wells.

Please compare the two attached plats to see the changes that were made and let me know if you have any questions.

Thanks,

Jay

Jay D Stoner – President



Serving Colorado Since 1977

5655 Bridlespur Ridge Place

Colorado Springs, CO 80918

970-566-4891

jay@ldicolorado.com

Romans 12

From: Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>

Sent: Monday, October 16, 2023 12:52 PM

To: Jay Stoner <jay@ldicolorado.com>

Cc: chadwin.cox@westerneci.com; daverebol@hotmail.com; Jarrod Ashida <jarrod@ldicolorado.com>; Leticia Maldonado <leticia.maldonado@westerneci.com>

Subject: Re: Grasslands at Comanche Overall Basemap

Good afternoon,

Thank you for the updated map provided. However based on our phone conversations I remember you explaining the changes were made from our original review in 2007. Therefore could you also describe in detail the changes that were made to the overall Grasslands of Comanche development including filing 5 and filing 6.

Thank you for your help in this matter.

Sincerely,

Ioana Comaniciu, P.E.
Water Resources Engineer



P 303-866-3581 x 8246

1313 Sherman St., Suite 818, Denver, CO 80203

ioana.comaniciu@state.co.us | www.colorado.gov/water

On Thu, Oct 12, 2023 at 9:35 AM Jay Stoner <jay@ldicolorado.com> wrote:

Good morning, Ioana,

Per our conversation last week, I've attached the current base map for Grasslands for your review. We have moved some lots around for storm drainage reasons, but this plat shows that we are still planning to develop a total of 119 residential lots. This equals the number of domestic water wells that Grasslands has the right to drill. We have not added the need for additional wells.

Please let me know if this addresses the concerns from the Division of Water Resources and if you have any questions.

Thanks,

Jay

Jay D Stoner – President



Serving Colorado Since 1977

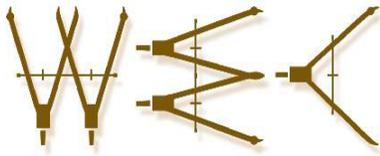
5655 Bridlespur Ridge Place

Colorado Springs, CO 80918

970-566-4891

jay@ldicolorado.com

Romans 12



WESTERN ENGINEERING CONSULTANTS,

127 S Denver Ave. Fort Lupton, CO 80621

2501 Mill Street, Brush, CO 80723

Office: 720-685-9951

Cell. 303-913-7341, Fax 720-294-1330

Email: chadwin.cox@westerneci.com

Inc LLC

November 02, 2023

Adams County Community and Economic Development
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8216

RE: Grasslands at Comanche Filing No. 6 Revised Pond G2 Emergency Overflow Design

Adams County Community and Economic Development:

Western Engineering Consultants Inc. LLC (WEC) has prepared this letter to summarize "Grasslands at Comanche Filing No. 6" revised Pond G2 emergency spillway design.

WEC had previously redesigned Pond G2 to meet Adams County Design Standards for infiltration, conditional upon geotechnical testing to prove adequate infiltration rates existed in the design pond bottom.

As part of the infiltration motion acceptance, WEC was requested to design the pond's emergency overflow to not overtop Strasburg Road. WEC originally designed the pond emergency overflow to flow under Strasburg Road and follow an improved channel east to Comanche Creek. WEC had a voicemail from Mr. Greg Labrie that East 72nd Avenue right of way appeared to exist east of Strasburg Road to Comanche Creek. However, per Mr. David Dittmer's findings there is no such right of way east of Strasburg Road.

WEC has therefore redesigned the emergency overflow to not overtop existing Strasburg Road. The overflow Channel was revised from a 36" RCP @ 4.5' depth to invert, to a 3' deep x 8' box culvert at grade to daylight to existing grades east of Strasburg Road. Flows will then follow the existing natural channel east downstream to Comanche Creek.

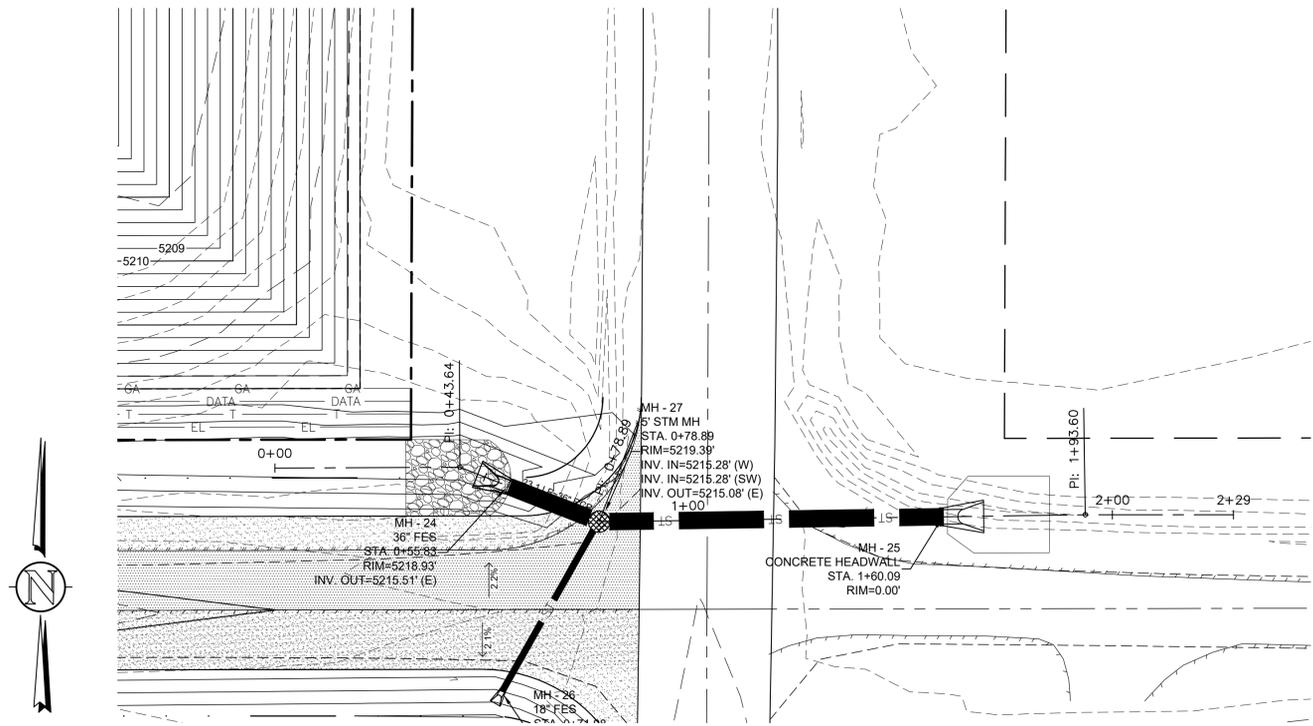
CLOSING

Please contact me with any questions or comments you may have on this Project letter.

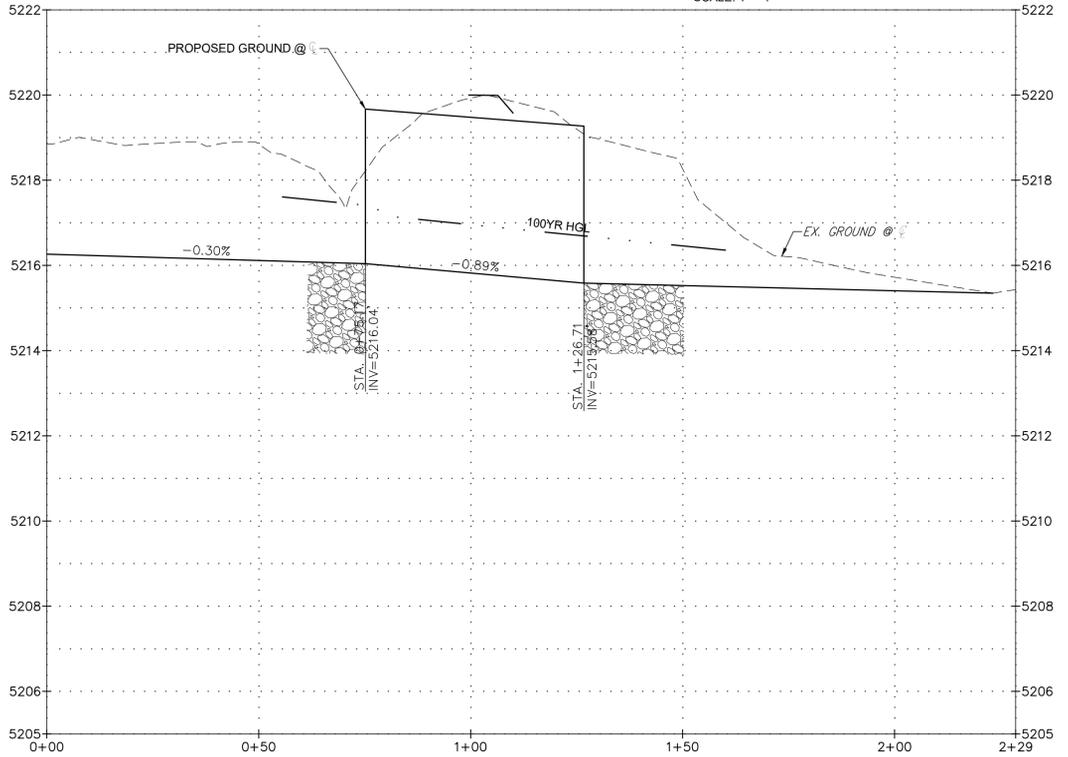
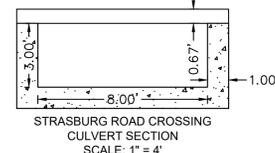
Sincerely,

Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager

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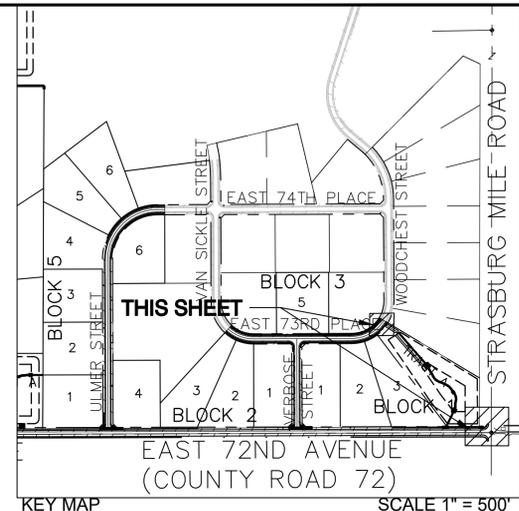
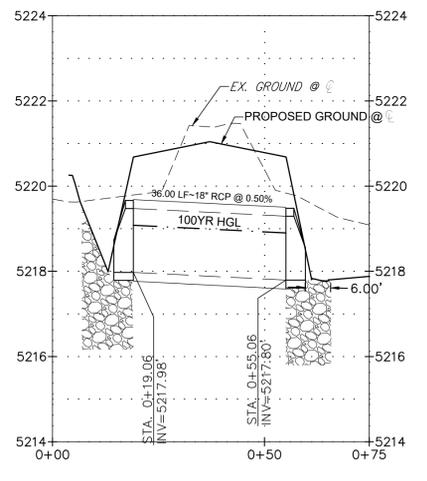
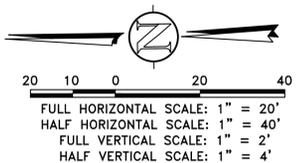
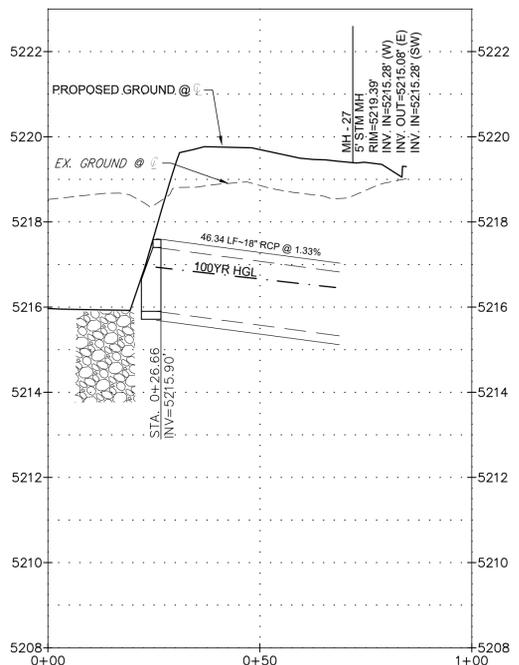
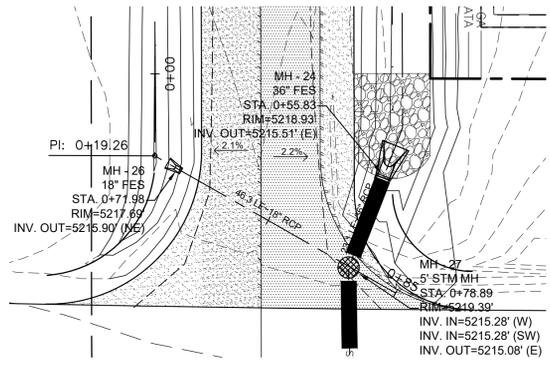
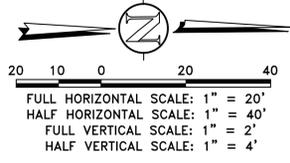


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 HALF HORIZONTAL SCALE: 1" = 40'
 FULL VERTICAL SCALE: 1" = 2'
 HALF VERTICAL SCALE: 1" = 4'



ALL OPEN PIPE CULVERTS AND STORM LINES INTO PONDS SHALL HAVE TRASH RACKS PER ADAMS COUNTY DEVELOPMENTS STANDARDS AND REGULATIONS

24" THICK TYPE M RIPRAP ON 12" TYPE II BEDDING UPSTREAM & DOWNSTREAM OF EACH FES.



Western Engineering Consultants, Inc LLC
 127 S. DENVER AVE
 FT. LUTON, CO 80621
 www.westerneci.com
 email@westerneci.com
 (720) 885-8951
 FAX (720) 294-1330

NO.	DATE	BY	REVISION
1	09/29/21	CFC	INITIAL PLAN
2	12/27/22	CFC	REV PER COUNTY COMMENTS
3	04/26/23	CFC	REV PER COUNTY COMMENTS
4	06/29/23	CFC	REV PER COUNTY COMMENTS
5	11/29/23	CFC	REV EMERGENCY DETAIL

GRASSLANDS AT COMANCHE LLC
 CONTACT: AARON ASHIDA
 1035 37th AVENUE CT
 GREELEY, CO 80643
 MOBILE (970)415-0228

CULVERT PLAN & PROFILES
 GRASSLANDS AT COMANCHE
 FILING 6
 ADAMS COUNTY, COLORADO

Dig Safely.
 CALL UNCC
 THREE WORKING DAYS
 BEFORE YOU DIG
 1-800-922-1987
 www.uncc.org
 UTILITY NOTIFICATION
 CENTER OF COLORADO

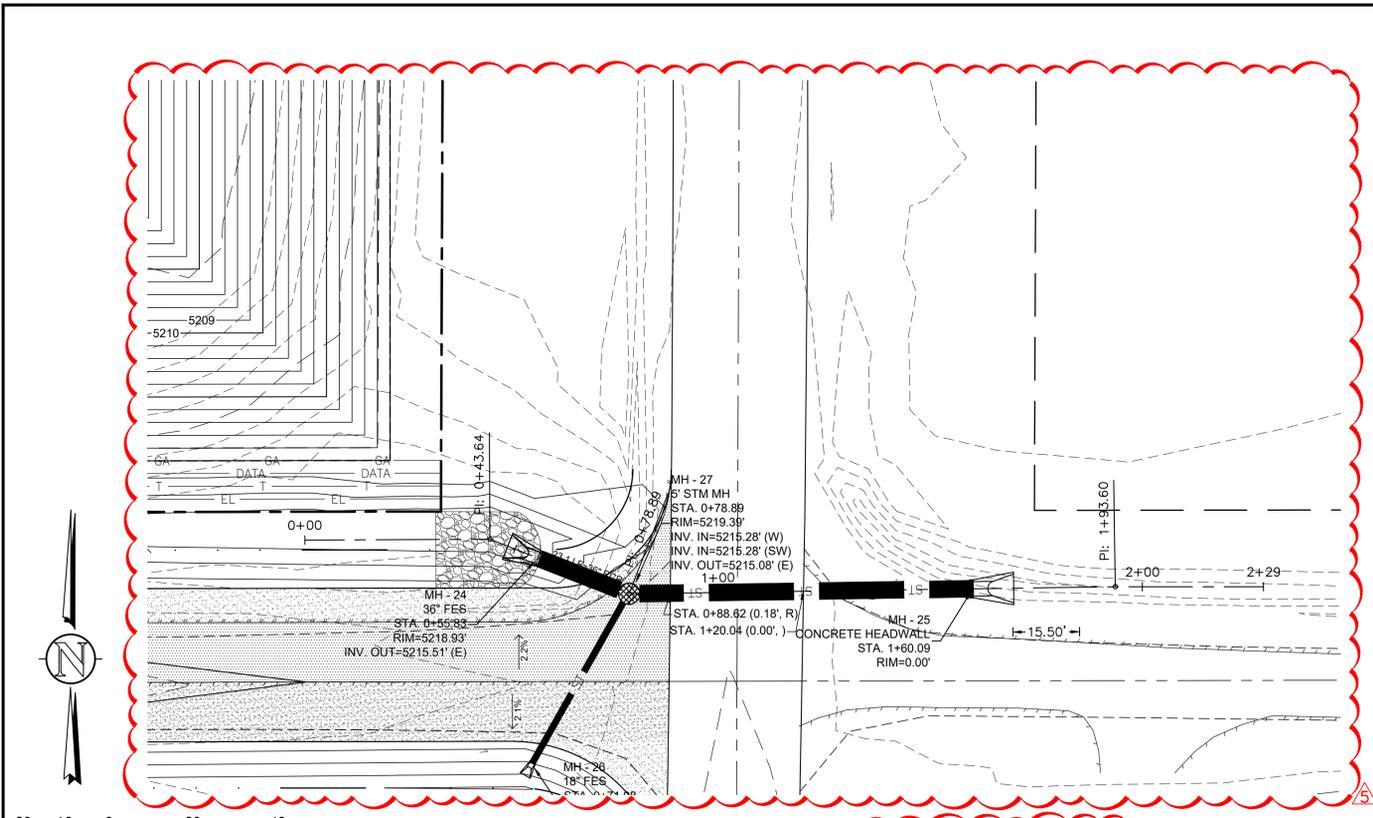
ONLY VALID FOR CONSTRUCTION
 IF SEAL & ORIGINAL SIGNATURE
 ARE ON EACH SHEET

INITIAL PLAN
 RELEASE: 09/22/21
 DESIGNED BY: CFC
 DRAWN BY: CFC
 CHECKED BY: CFC

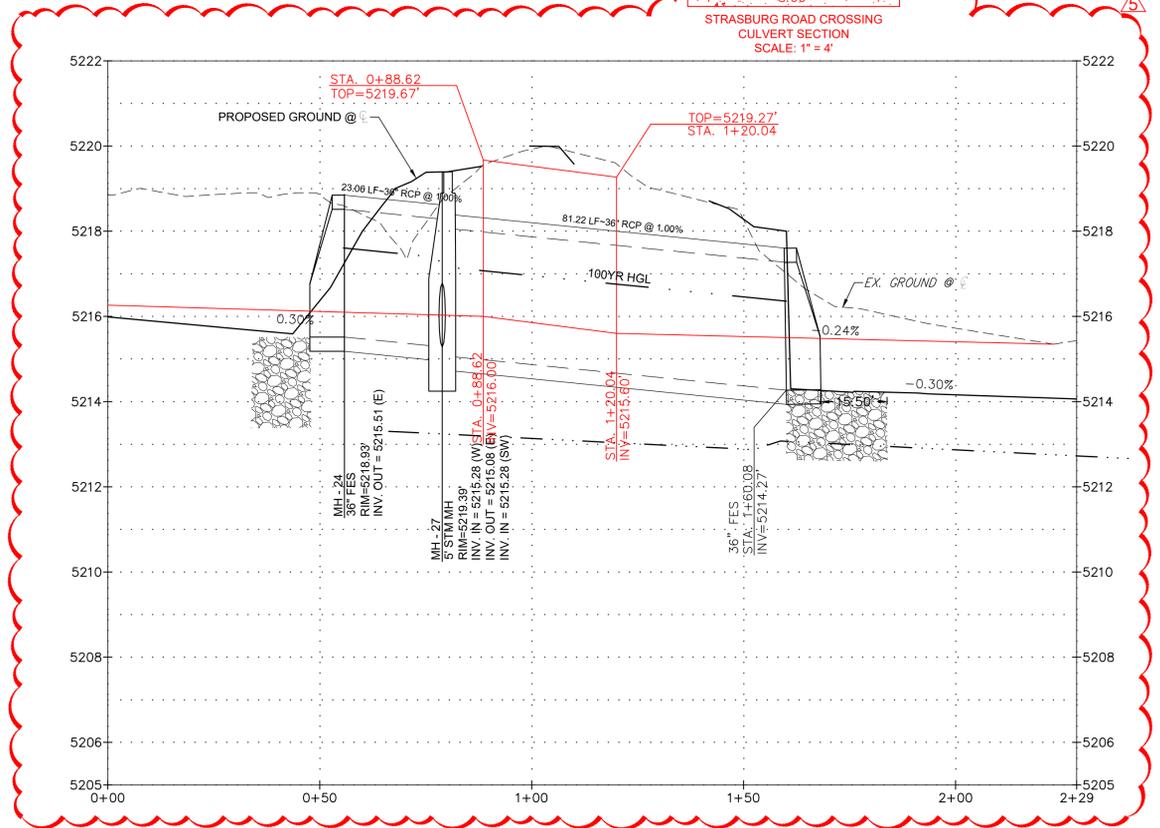
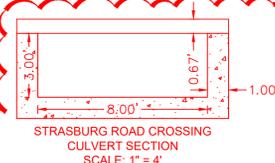
PROJECT NO.
 01-0320.004.01
 DOC CON #
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SHT C4.09

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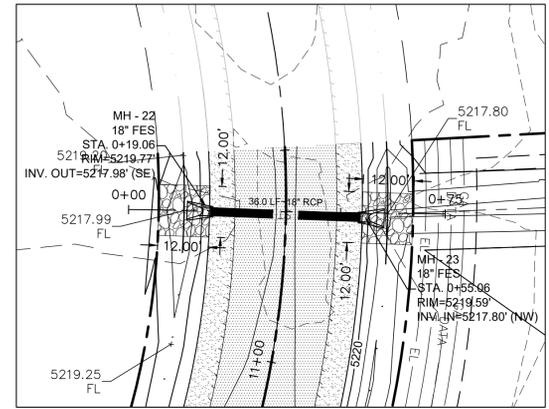
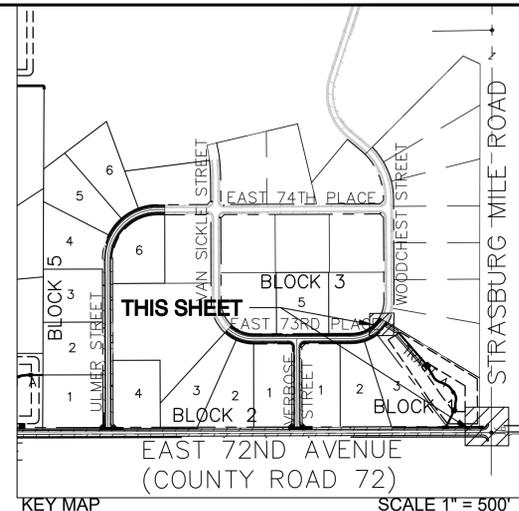
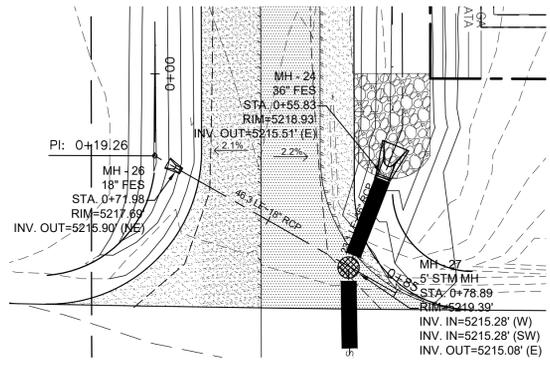


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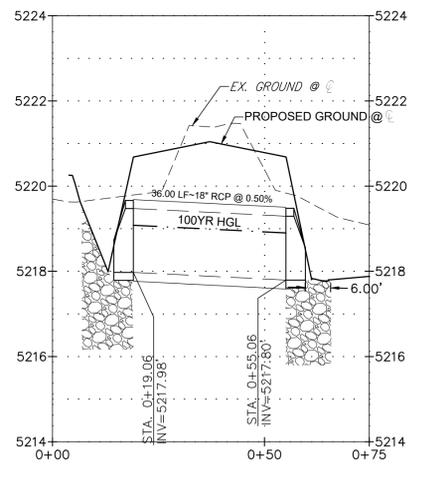
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Western Engineering Consultants, Inc LLC

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SHT **C4.09**