



Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800 | FAX 720.523.6967
adcogov.org

Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve J. O'Doriso
DISTRICT 4

Lynn E. Baca
DISTRICT 5



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement
- Other: _____

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

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

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Engineering; Planner; Right-of-Way; Addressing; Building Safety;

Neighborhood Services; Environmental; Parks; Attorney; Finance; Plan Coordination

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Development Review Team Comments

Date: 5/3/2024

Project Number: PLT2023-00046

Project Name: Hardin Subdivision Final Plat

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: Greg Barnes

Date: 05/03/2024

Email: gjbarnes@adcogov.org

Resubmittal Required

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Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Steve Krawczyk

Date: 05/03/2024

Email:

Resubmittal Required

COMMENTS NOTED

Subdivision Plat Comments

ENG1: The Plat should include all information required in the Subdivision Plat Application Packet. See the enclosed red marked #2 print for required corrections

ENG2: Dedication of an off-site drainage easement for the drainage improvements that are required with this plat. Address if any easements are required for the off-site irrigation ditch approval.

ENG3: No building permit shall be issued for any dwelling structure on any lots until construction to west 64th Avenue must be completed before any building permit will be issued for this subdivision. See the plat notes for all required approval before building permit

ENG4: 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 applicant will be required to grading, erosion control, On-site detention pond, on-site drainage, and improvements in the 64th street rights-of-way (Curb, Gutter and Sidewalk, Storm Sewer and associated appurtenances as described on the approved construction plans. The Private Street and Fire Hydrant will be inspected and by the Fire District and is not required to be included in the Exhibit B. The water lines will also be inspected by the Water District and is also not required on the Exhibit B.

ENG5: See the EGR2023-00041 for required documents and construction plans to be approved prior to the Subdivision be scheduled for hearing. Include a driveway Schedule for the proposed lots in the construction for the proposed access locations.

ENG6: 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. 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.

Commenting Division: SIA Review 1 - Finance

Name of Reviewer: Greg Barnes

Date: 05/01/2024

Email: gjbarnes@adcogov.org

Resubmittal Required

No SIA was submitted for Finance to review. Please submit a draft of the SIA including exhibits.

**SUBMITTED (CLEAN AND "TRACKING
CHANGES") VERSIONS IN WORD FORMAT**

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Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Attorney Review 2nd Review

Name of Reviewer: Christine Fitch

Date: 05/01/2024

Email:

Resubmittal Required

Please resubmit with Subdivision Improvements Agreement.

Commenting Division: ROW Review 2nd Review

Name of Reviewer: David Dittmer

Date: 04/30/2024

Email:

Resubmittal Required

ROW1: Per numerous previous requests, a Title Commitment, dated within 30 days of the the Final Plat application, or with at this point 4/1/2024 would be acceptable. It must include hyperlinks or an abstract of all cited documents. Review of this subdivision can only be completed by providing this for ownership, entitlements, and encumbrances that affect the property. It must include a Schedule A and B. It appears no comments from the first review were addressed as they still the requested revisions were not addressed. Please provide a plat with requested revisions and the Title Commitment for review.

WE SUBMITTED A TITLE COMMITMENT WITH THE LAST SUBMITTAL. WE WOULD LIKE TO SUBMIT A FINAL ONE WITHIN 30 DAYS OF APPROVAL SUCH THAT WE ONLY SUBMIT ONE UPDATED TC RATHER THAN A TC EACH SUBMITTAL. NOTHING IS CHANGING REGARDING THE SITE EXCEPT THE TITLE COMMITMENT DATE.

Commenting Division: Planner Review 2nd Review

Name of Reviewer: Greg Barnes

Date: 04/29/2024

Email: gjbarnes@adcogov.org

PLN01: ADDED
PLN02: THERE IS NO FENCE SHOWN IN THE COUNTY ROW.

Resubmittal Required

EDITS TO SITE PLAN

PLN01. Please indicate the location of the steel railing on your site plan.

PLN02. Please remove portions of the 6' fence from areas that are to be dedicated to the County for right-of-way

SIA

PLN03. A Subdivision Improvements Agreement is required as part of this subdivision. I have provided the County's standard template. Please provide a draft of this agreement with your resubmittal. Please remember to include subdivision perimeter fencing, steel railing, amenities, and tract landscaping.

PUBLIC LAND DEDICATION

COMMENT NOTED - SEE ABOVE FOR RESPONSE

PLN04. Cash-in-lieu of Public Land Dedication is requested on this project to support Schools, Neighborhood Parks, and Regional Parks for these future residents. An estimate of this payment has been provided. This payment will be expected after the date for the Board of County Commissioners meeting has been set.

PROCESS

COMMENT NOTED

5. A resubmittal will be required. Please see the attached resubmittal instructions and resubmittal form at the beginning of this document. You will be required to provide a response to each of the comments highlighted in yellow. You may choose to respond to any other comments that you wish.

PLN06. Please note this case shall not be scheduled for the Board of County Commissioners until the Engineering Subdivision Review (EGR2023-00041) has been approved by Staff. You should make that application the priority.

PLN07. When resubmitting, please be sure to keep the final plat application (PLT2023-00046) and the engineering subdivision review application (EGR2023-00041) separate. They are different applications.

Commenting Division: Application Intake 2nd Review

Name of Reviewer: Sarahi Mijares Rivas

Date: 04/12/2024

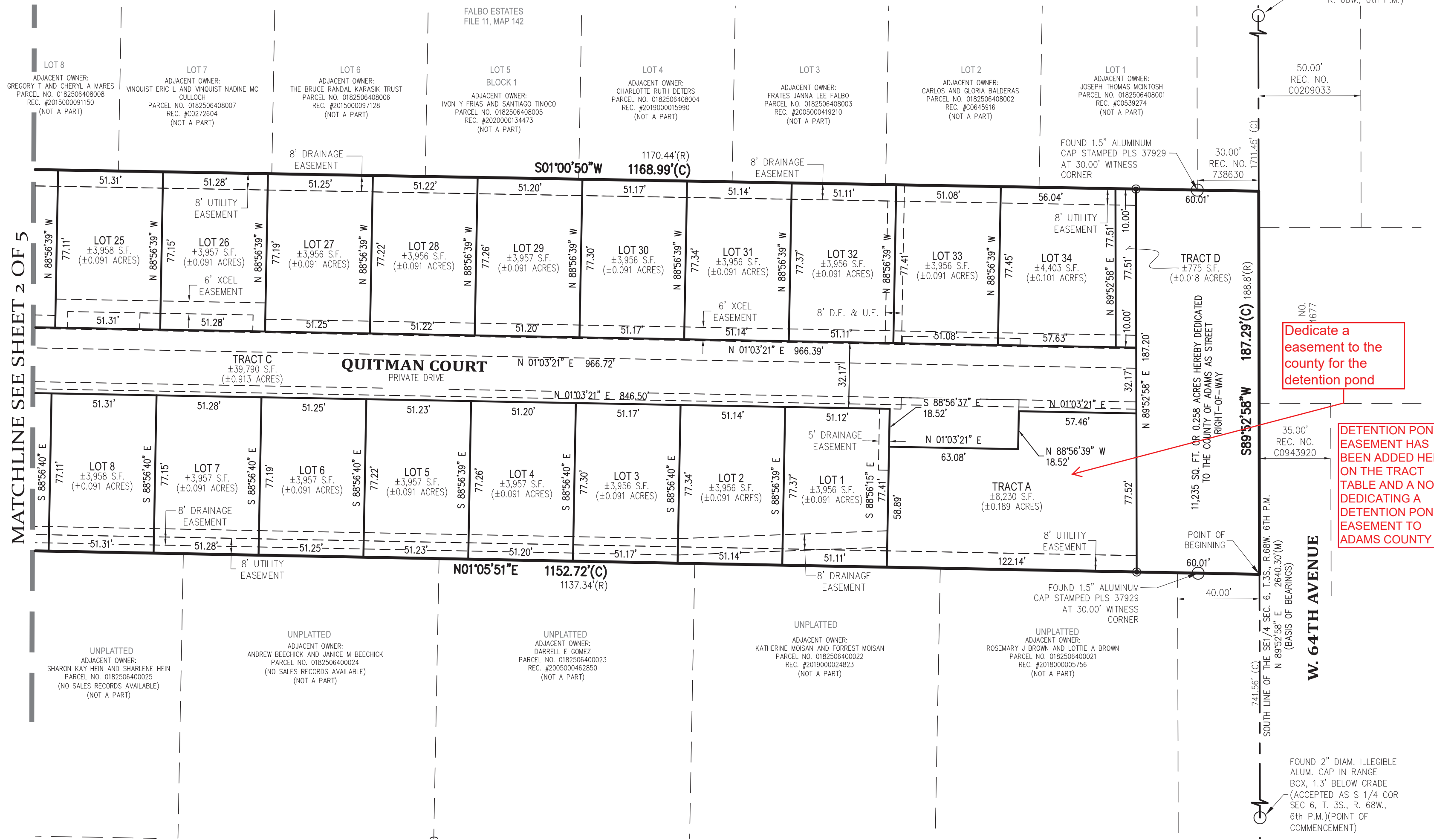
Email:

Complete

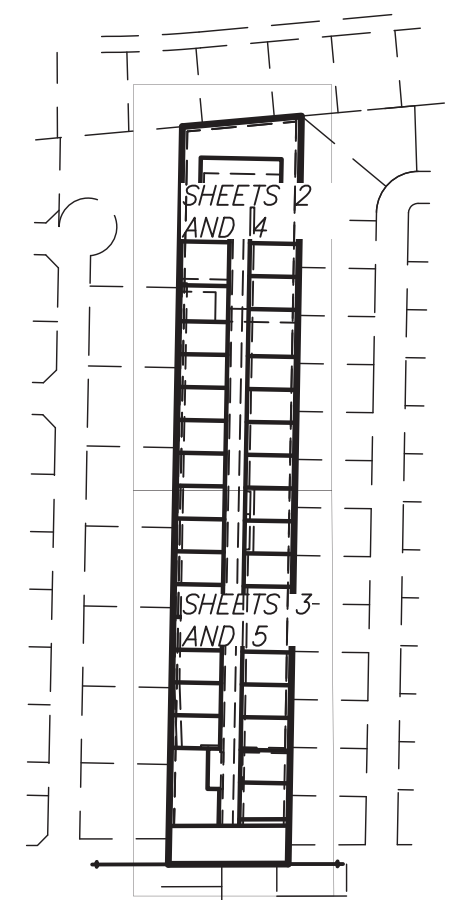
FINAL PLAT HARDIN SUBDIVISION

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 5

PLT2023-00046



NOTE:
SEE SHEETS 4 AND 5 FOR
EASEMENT INFORMATION



KEY MAP SHEETS
SCALE 1" = 300'

Dedicate a
easement to the
county for the
detention pond

DETENTION POND
EASEMENT HAS
BEEN ADDED HERE,
ON THE TRACT
TABLE AND A NOTE
DEDICATING A
DETENTION POND
EASEMENT TO
ADAMS COUNTY

LINE TABLE

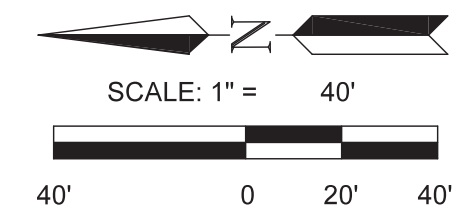
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L2	- S 88°54'09" E 8.00'
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L14	- S 88°56'39" E 30.00'
L15	- S 01°03'21" W 5.00'
L16	- S 88°56'39" E 6.00'
L17	- S 88°56'39" E 8.00'
L18	- N 88°56'39" W 8.00'
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CURVE TABLE

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C4	28.00'	43.98'	39.60'	S 46°03'16" W	89°59'51"
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C6	22.42'	15.66'	15.34'	N 18°57'19" W	40°01'18"
C7	27.42'	21.49'	20.94'	N 68°36'02" E	44°54'19"
C8	27.42'	21.58'	21.02'	N 23°36'06" E	45°05'32"

MAP LEGEND

- MONUMENT FOUND, AS NOTED
- SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
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- EXISTING RECORD EASEMENT LINE
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- NEW LOT LINE PER THIS PLAT
- ADJOINING PARCEL OR LOT LINE
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- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS



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Established 1948
6911 BROADWAY
Denver, CO 80221
PH. 303-702-1617
FAX. 303-702-1488
www.powersurveying.com

TYPE OF SUBMITTAL:	FINAL PLAT
PREPARATION DATE:	MARCH 17, 2024
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-21-104	DWG: 21-104 PLAT.dwg
SHEET 3 OF 5	



Right of Way & Permits

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

April 30, 2024

COMMENT NOTED

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

Attn: Greg Barnes

Re: Hardin Subdivision Final Plat – 2nd Submittal Case # PLT2023-00046

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the resubmittal documents for **Hardin Subdivision**. PSCo has had an ample correspondence with the developer and agreed on several things. Please continue working with the Right of Way Division Agent Brett Mcgrath and Xcel designers.

NOTE: Upon recordation of the final plat, PSCo requests that a copy is provided via email violeta.ciocanu@xcelenergy.com.

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

Greg Barnes

From: Ciocanu, Violeta <Violeta.Ciocanu@xcelenergy.com>
Sent: Tuesday, April 30, 2024 11:04 AM
To: Greg Barnes
Subject: RE: Hardin Subdivision Final Plat – 2nd Submittal Case # PLT2023-00046

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

Greg, no objections to the plat.
Violeta

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Tuesday, April 30, 2024 10:53 AM
To: Ciocanu, Violeta <Violeta.Ciocanu@xcelenergy.com>
Subject: RE: Hardin Subdivision Final Plat – 2nd Submittal Case # PLT2023-00046

EXTERNAL - STOP & THINK before opening links and attachments.

Hi Violeta,

I wanted to follow-up on this to be sure that I meet your expectations. I'm unclear from your letter whether Xcel would object to the current plat, based on the proposed easement widths.



Greg Barnes Pronouns: he/him/his
Principal Planner, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216
720.523.6853 gjbarnes@adcogov.org
adcogov.org

My work schedule is:

Monday: Alternating weeks of: 7 am – 3:30 pm and off (work from home)
Tuesday: 7:30 am – 5:00 pm (in office)
Wednesday: 7:00 am – 4:30 pm (work from home)
Thursday: 7:30 am – 5:00 pm (in office)
Friday: 7:30 am – 5:00 pm (in office)

From: Ciocanu, Violeta <Violeta.Ciocanu@xcelenergy.com>
Sent: Tuesday, April 30, 2024 10:47 AM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: Hardin Subdivision Final Plat – 2nd Submittal Case # PLT2023-00046

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

Greg,
Please see attached.

Greg Barnes

From: Bryan Brasher <brbrasher@gmail.com>
Sent: Monday, April 22, 2024 3:48 PM
To: Greg Barnes
Subject: Re: Hardin Subdivision (PLT2023-00046) Resubmittal

You don't often get email from brbrasher@gmail.com. [Learn why this is important](#)

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

Good afternoon, Greg.

Thank you for providing this update and thank you to all you at the planning office do for the community.

Please if possible again refrain from publishing my email address in public documents.

In addition to my previous support for the project, I urge the commission to prioritize infrastructure and planning initiatives that ensure a high quality of life for a growing mixed-density neighborhood. In the face of inevitable increases in car traffic, especially from the ongoing construction at Lowell and 64th, improved pedestrian and bike infrastructure along 64th Avenue are needed as residents walk or bike to Tennyson Knolls Elementary and Westminster High School, Jim Baker Reservoir, Clear Creek Valley Park, Gold Strike RTD Station, and the Clear Creek Trail. This demands that 64th Ave (perhaps from Tennyson to Federal?) have features such as those recommended by the DOT's "Improving Safety for Walking, Biking, and Rolling" guidelines. This could include improvements like bike lanes, widening sidewalks, increasing visibility and safety at crosswalks, and enforcing current laws on how close cars can park to an intersection to prevent blindspots. These would contribute to a healthier environment through reduced traffic congestion and encouraging physical activity. A well-connected neighborhood fosters a stronger sense of community and creates a desirable place to live for residents of all ages. These will not only enhance safety but also create economic benefits by increasing property values and supporting local businesses North and South of 64th along Lowell.

And finally, while not directly involved with the Hardin Subdivision, I'd like to express disappointment with the loss of commercial zoning at the NW corner of Lowell and 64th. With pending applications for rezoning for the SW corner (currently zone C-4, I believe) and for proposals for further development South of Lowell, there is a need to preserve existing commercial spaces (e.g., the garden centers) while also encouraging new businesses. Combining commercial and residential areas creates walkable neighborhoods where errands and leisure are a stroll away, reducing car dependence. This vibrancy often attracts residents, boosting not dropping property values. Mixed-use areas foster a strong sense of community, making them desirable places to live so long as they have the accompanying infrastructure to support the growth.

Thank you for your time,

Bryan Brasher

On Thu, Apr 18, 2024 at 4:57 PM Greg Barnes <GJBarnes@adcogov.org> wrote:

I wanted to inform you that the applicant for the Hardin Subdivision Final Plat has resubmitted. To view the applicant's resubmittal, please visit: <https://adcogov.org/sites/default/files/2024-04/PLT2023-00046-submittal2.pdf>.

Greg Barnes

From: Bryan Brasher <Redacted by Request>
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To: Greg Barnes
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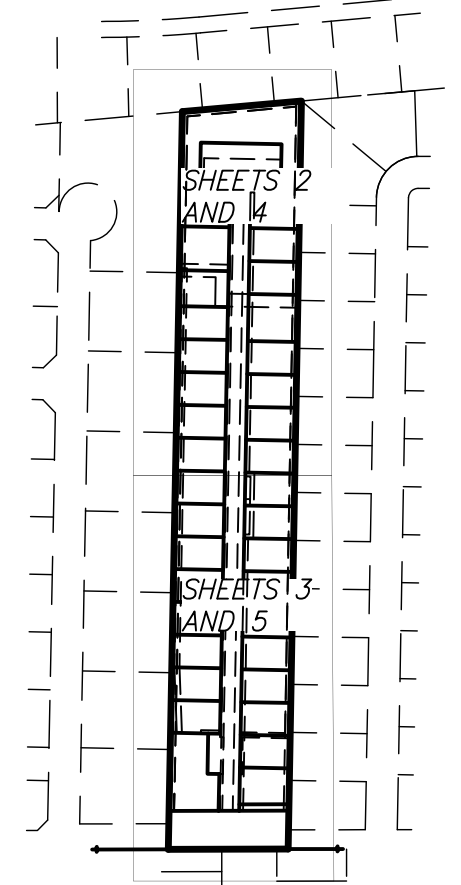
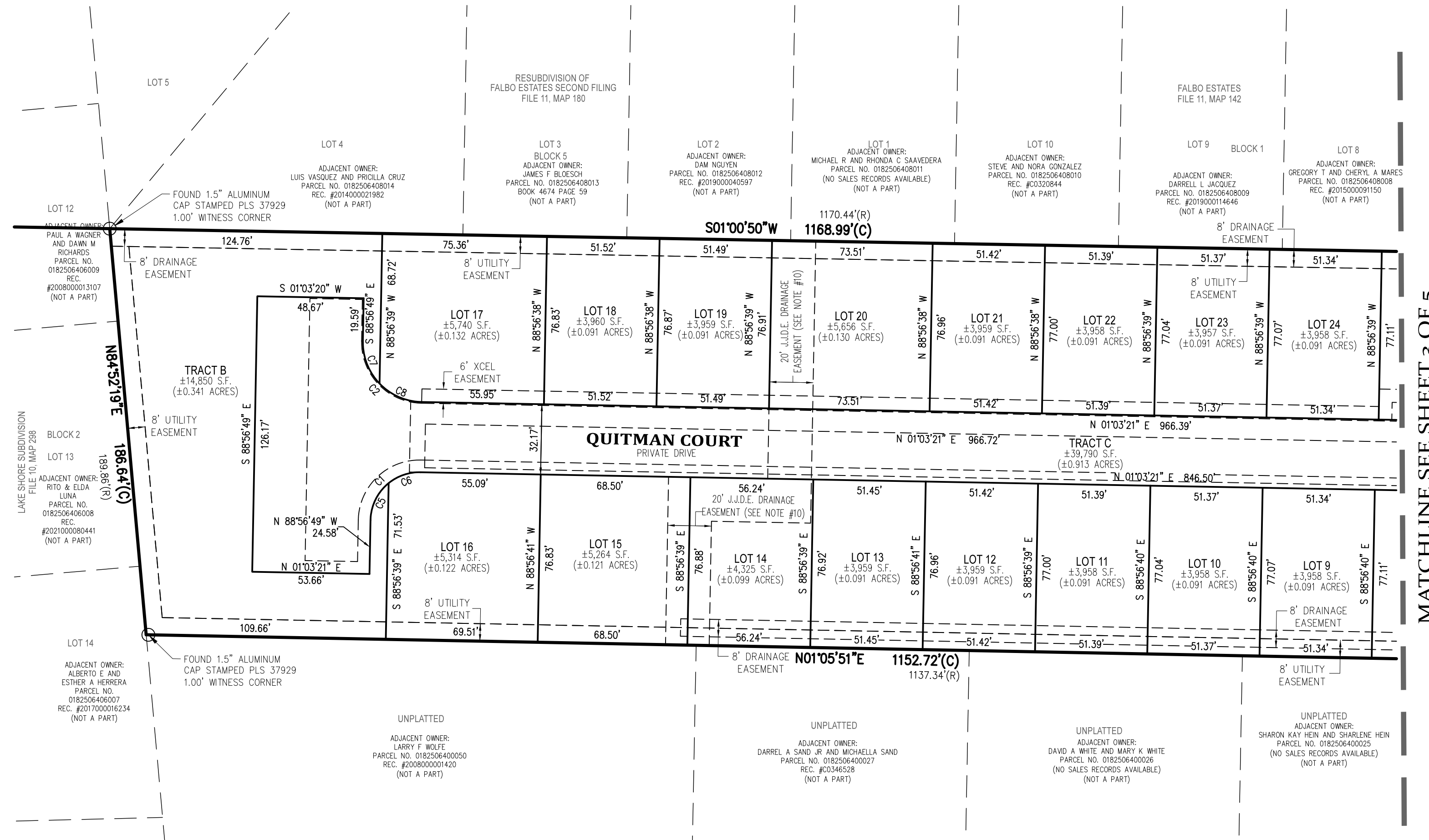
Bryan Brasher

FINAL PLAT HARDIN SUBDIVISION

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 5

PLT2023-00046

NOTE:
SEE SHEETS 4 AND 5 FOR EASEMENT INFORMATION



KEY MAP SHEETS
SCALE 1" = 300'

MATCHLINE SEE SHEET 3 OF 5

LINE TABLE

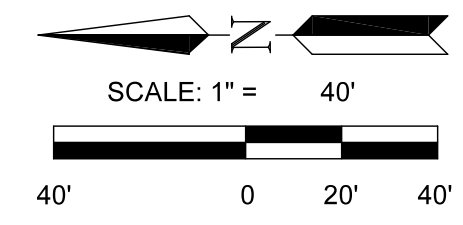
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- PLAT BOUNDARY LIMITS



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6911 BROADWAY
Denver, CO 80221
PH. 303-702-1617
FAX. 303-702-1488
www.powersurveying.com

TYPE OF SUBMITTAL:	FINAL PLAT
PREPARATION DATE:	MARCH 17, 2024
REVISION DATE:	MAY 14, 2024
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-21-104	DWG: 21-104 PLAT.dwg

SHEET 2 OF 5

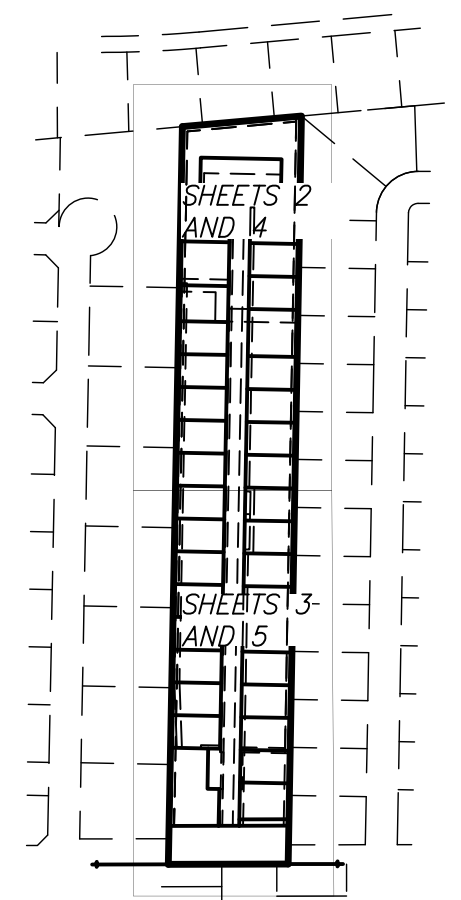
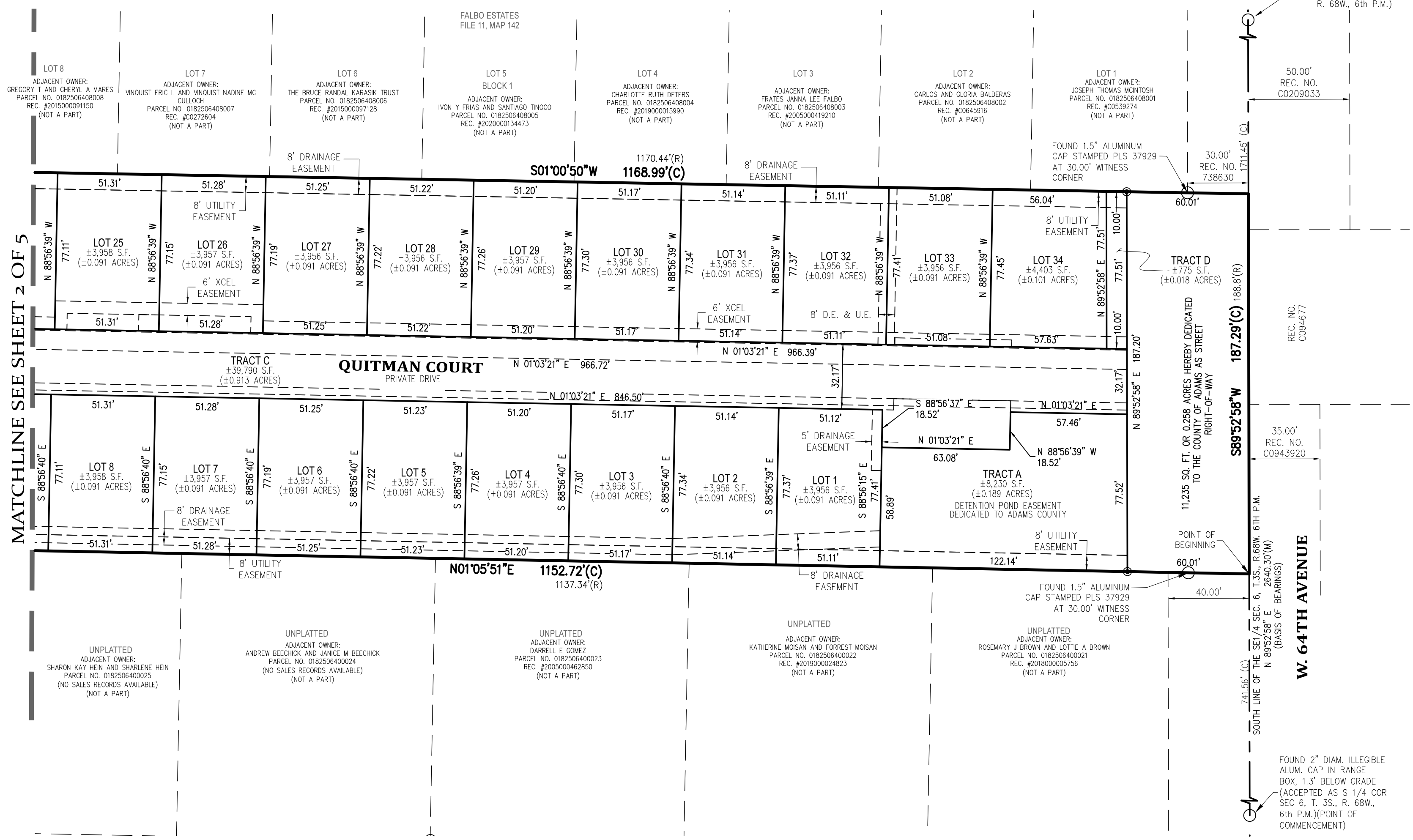
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TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 5

PLT2023-00046

FOUND 3-1/4" DIAM. ALUMINUM CAP IN RANGE BOX, PLS 36070, 1.3' BELOW GRADE (ACCEPTED AS SE COR SEC 6, T.03S., R. 68W., 6th P.M.)

NOTE:
SEE SHEETS 4 AND 5 FOR EASEMENT INFORMATION



KEY MAP SHEETS
SCALE 1" = 300'

MATCHLINE SEE SHEET 2 OF 5

LINE TABLE

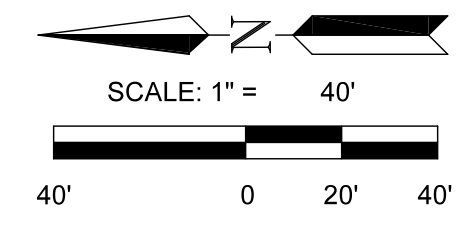
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L13	- N 88°56'49" W	19.00'
L14	- S 88°56'39" E	30.00'
L15	- S 01°03'21" W	5.00'
L16	- S 88°56'39" E	6.00'
L17	- S 88°56'39" E	8.00'
L18	- N 88°56'39" W	8.00'
L19	- N 88°56'39" W	8.00'
L20	- S 88°56'39" E	8.00'
L21	- S 89°52'58" W	6.00'

CURVE TABLE

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C1	22.42'	35.21'	31.70'	S 43°56'44" E	90°00'09"
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MAP LEGEND

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- SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
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- U.E. UTILITY EASEMENT
- J.D.D.E. JUTCHEM DITCH DRAINAGE EASEMENT
- PROPOSED FIRE HYDRANT
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- - - - - NEW EASEMENT GRANTED PER THIS PLAT (DIMENSIONED IN [] BRACKETS)
- NEW LOT LINE PER THIS PLAT
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- CENTER LINE
- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS



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Established 1948
6911 BROADWAY
Denver, CO 80221
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FAX. 303-702-1488
www.powersurveying.com

TYPE OF SUBMITTAL:	FINAL PLAT
PREPARATION DATE:	MARCH 17, 2024
REVISION DATE:	MAY 14, 2024
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-21-104	DWG: 21-104 PLAT.dwg

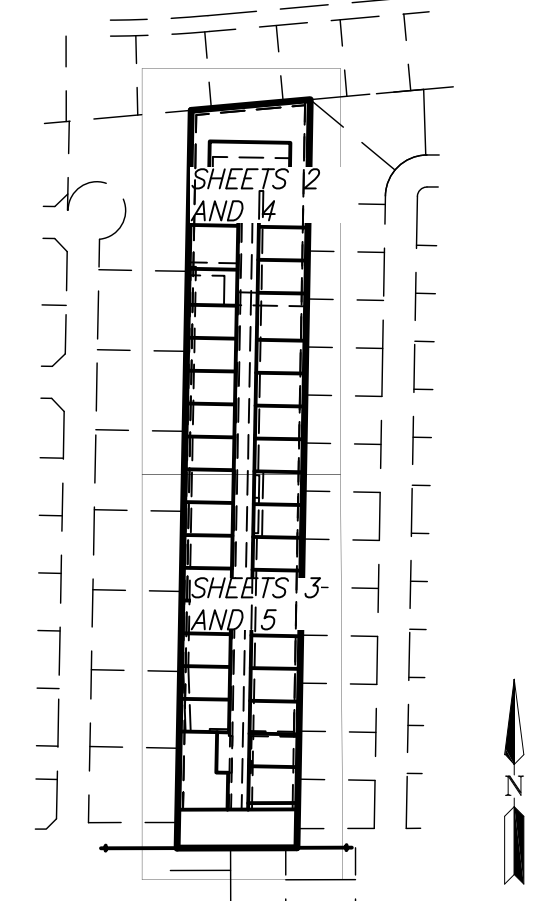
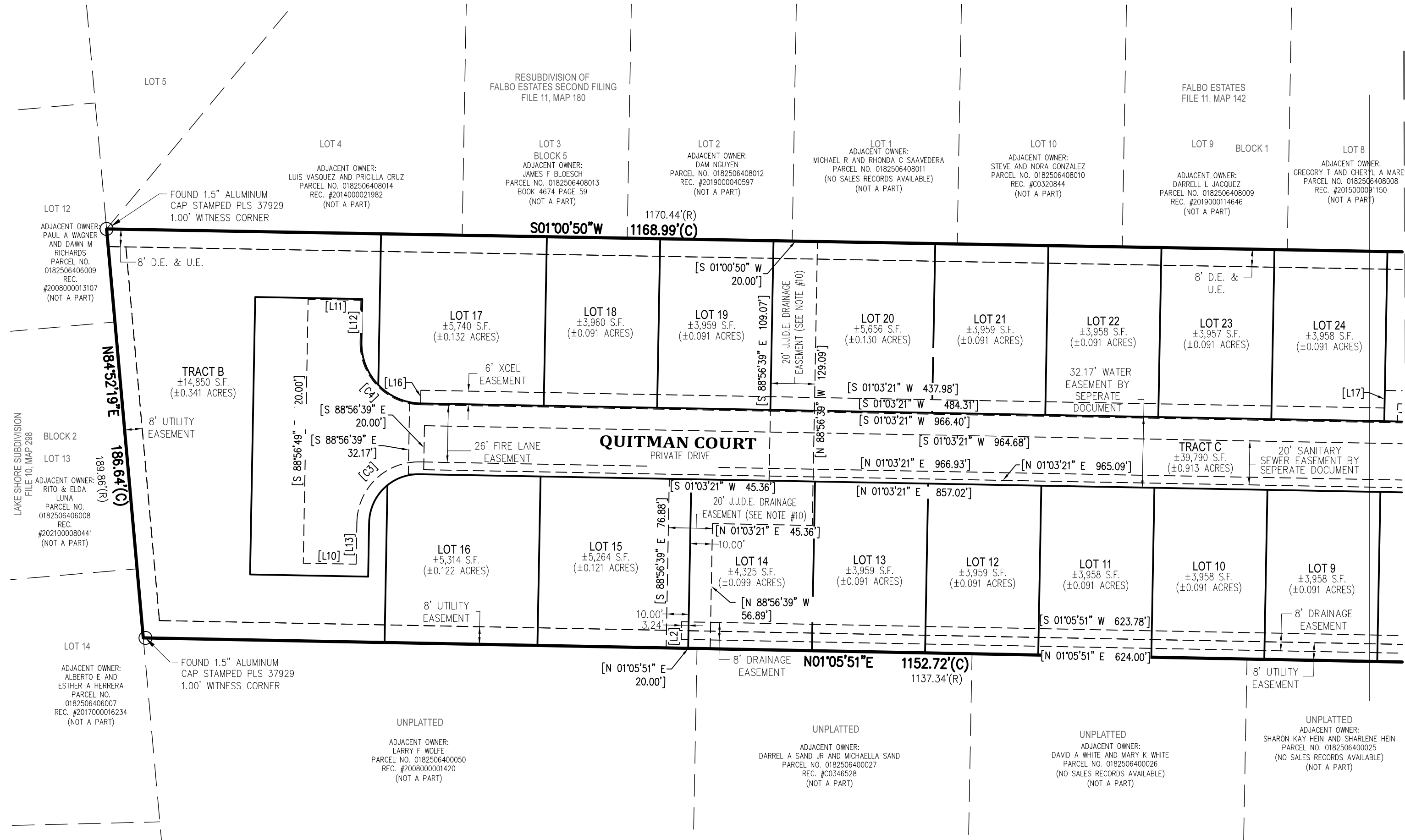
FINAL PLAT HARDIN SUBDIVISION

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 5

PLT2023-00046

NOTE:

SEE SHEETS 2 AND 3 FOR LOT
DETAIL INFORMATION



KEY MAP SHEETS
SCALE 1" = 300'

LINE TABLE

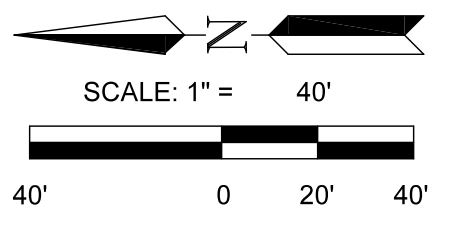
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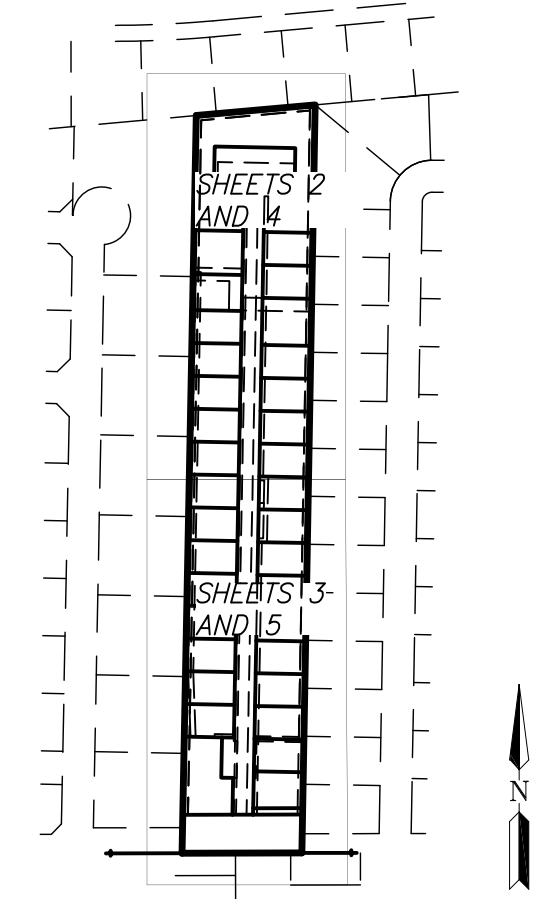
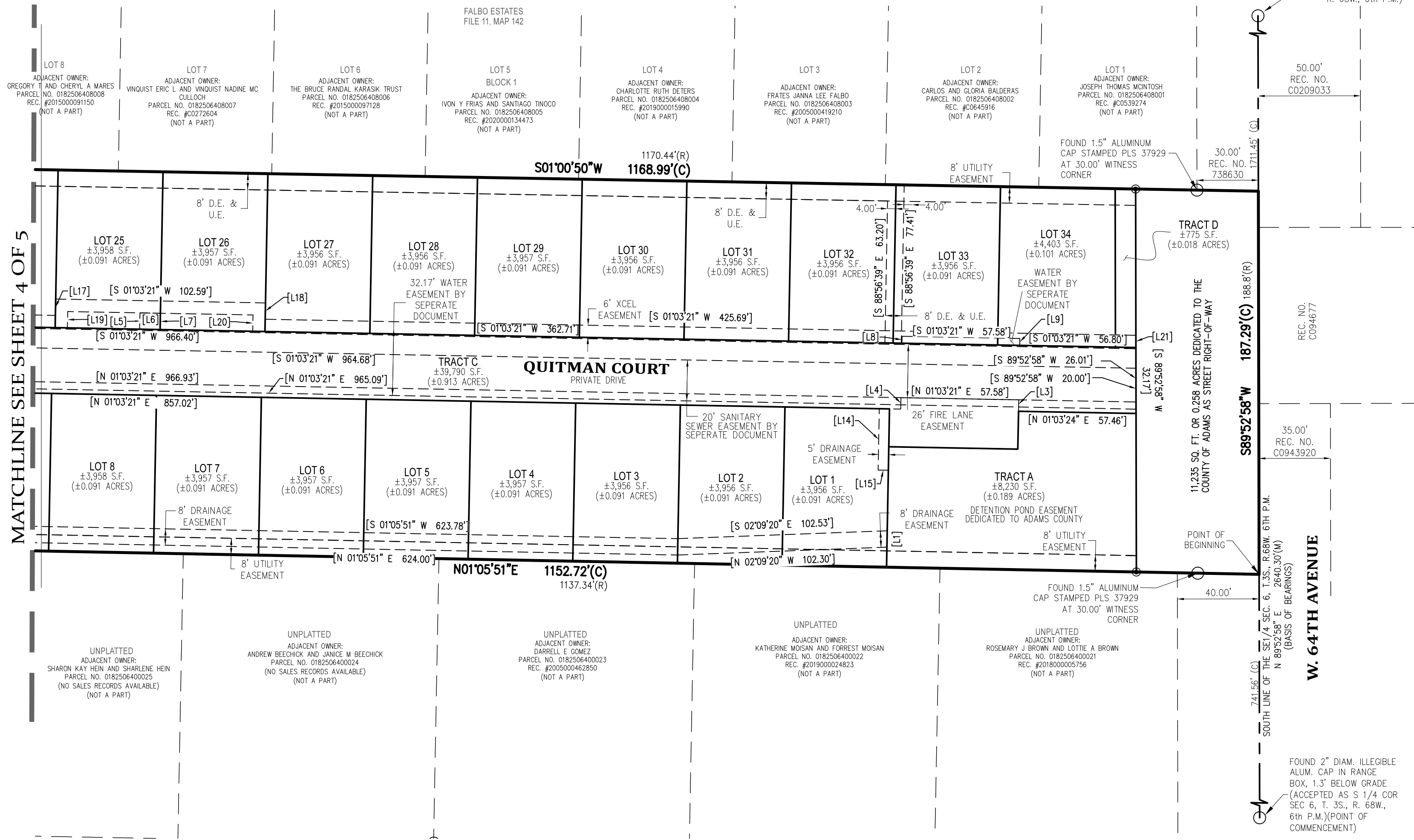
SHEET 4 OF 5

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SHEET 5 OF 5

PLT2023-00046

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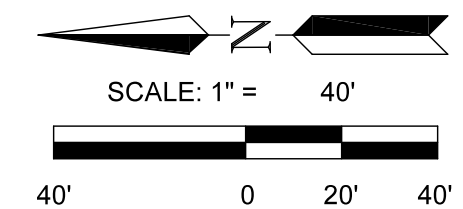
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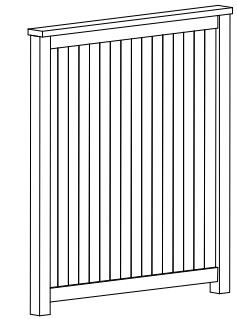
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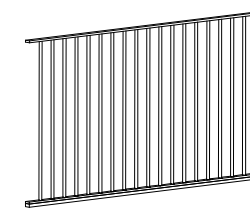
SHEET 5 OF 5



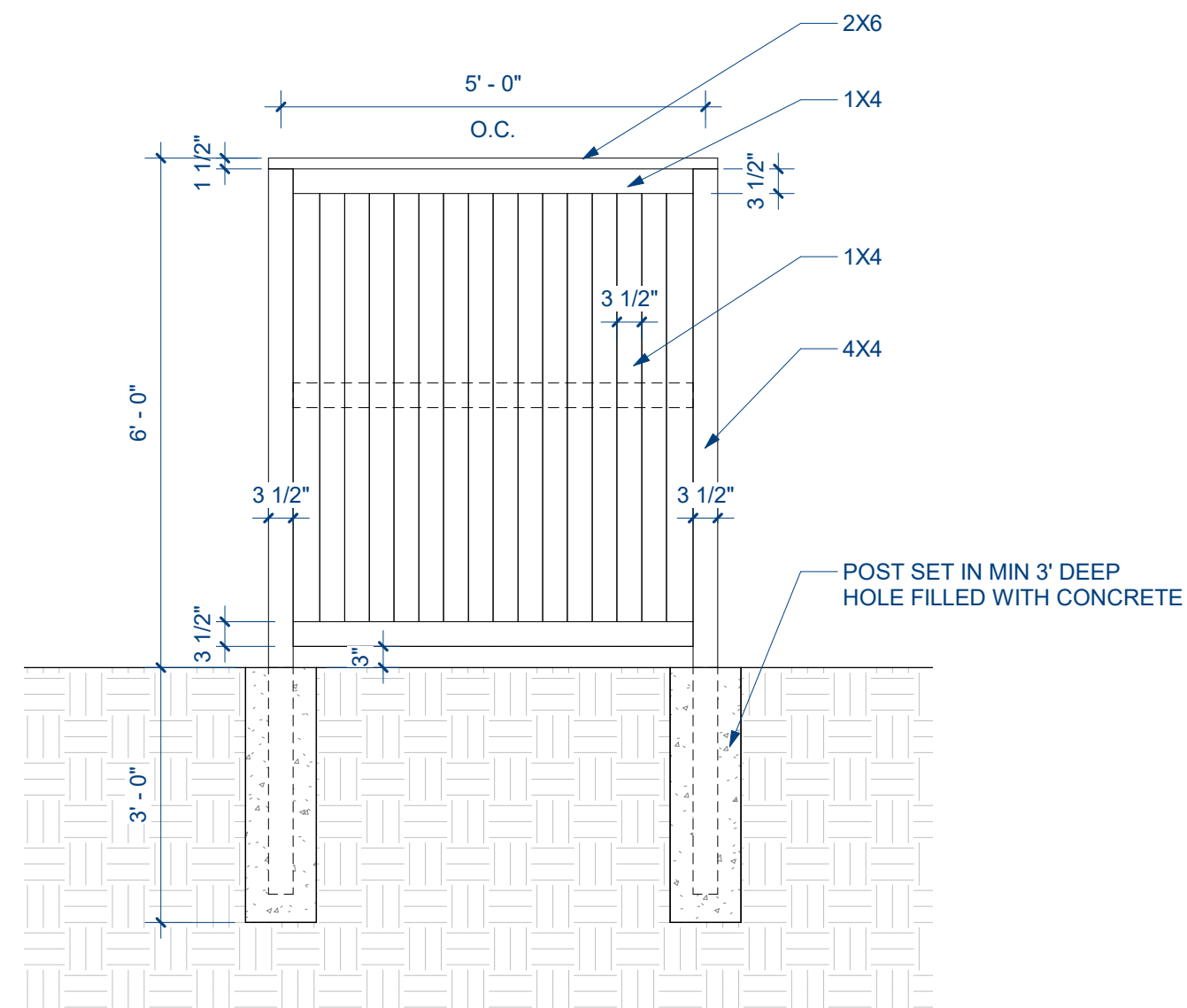
BENCH REFERENCE



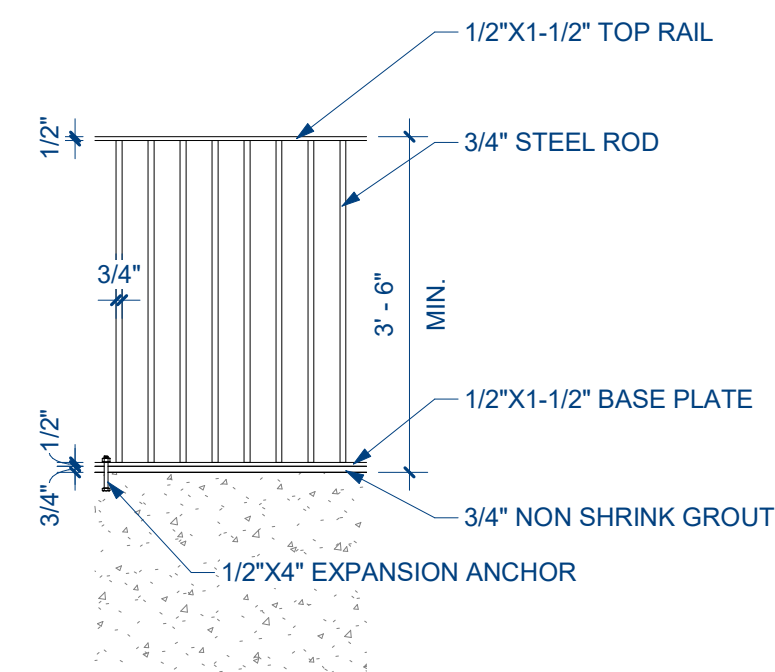
6' FENCE DETAIL



STEEL RAILING DETAIL @ DETENTION POND



ALL FENCE MATERIAL TO BE WESTERN RED CEDAR FINISH WITH SEMI-TRANSPARENT STAIN



PARKING SUMMARY

LOT	GARAGE	GUEST	ACCESSIBLE
TRACT C		14	2
1	2	2*	
2	2	2*	
3	2	2*	
4	2	2*	
5	2	2*	
6	2	2*	
7	2	2*	
8	2	2*	
9	2	2*	
10	2	2*	
11	2	2*	
12	2	2*	
13	2	2*	
14	2	2*	
15	2	2*	
16	2	2*	
17	2	2*	
18	2	2*	

LOT	GARAGE	GUEST	ACCESSIBLE
19	2	2*	
20	2	2*	
21	2	2*	
22	2	2*	
23	2	2*	
24	2	2*	
25	2	2*	
26	2	2*	
27	2	2*	
28	2	2*	
29	2	2*	
30	2	2*	
31	2	2*	
32	2	2*	
33	2	2*	
34	2	2*	
TOTAL	68	82	2

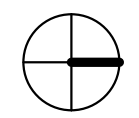
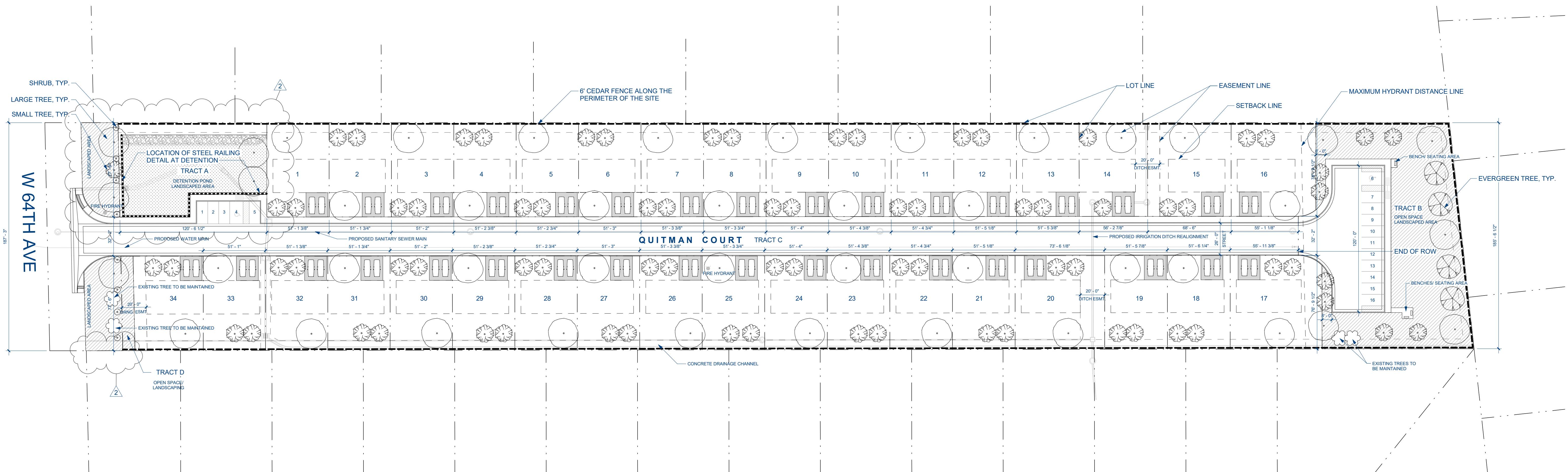
* GUEST SPACES IN DRIVEWAY
GRAND TOTAL: 152

LEGEND

- AREAS TO BE PROVIDED WITH RIGHT OF WAY LANDSCAPING PER SECTION 5-03-05-02
- AREAS TO BE PROVIDED WITH DETENTION POND LANDSCAPING PER SECTION 5-03-05-03
- EASEMENT AREAS TO BE PROVIDED WITH LANDSCAPING
- LARGE TREE
- SMALL TREE
- EVERGREEN TREE
- SHRUB
- EXISTING TREE TO BE MAINTAINED

NOXIOUS WEED MANAGEMENT PLAN

- UPON COMPLETION OF INFRASTRUCTURE INSTALLATION ALL OPEN LAND SHALL BE SEEDED WITH A DRY LAND GRASS SEED MIX.
- OWNER SHALL ENGAGE A LANDSCAPE CONTRACTOR TO ASSESS THE PROJECT AT THE BEGINNING OF THE GROWING SEASON, WEED THE PROPERTY AND APPLY HERBICIDE AS APPLICABLE.
- LANDSCAPING CONTRACTOR SHALL VISIT THE SITE ON A REGULAR BASIS DURING THE GROWING SEASON AND TO MOW THE PROPERTY (IF NEEDED) AND UNDERTAKE SUPPLEMENTAL WEEDING AND/OR HERBICIDE APPLICATION AS NEEDED.



REVISIONS

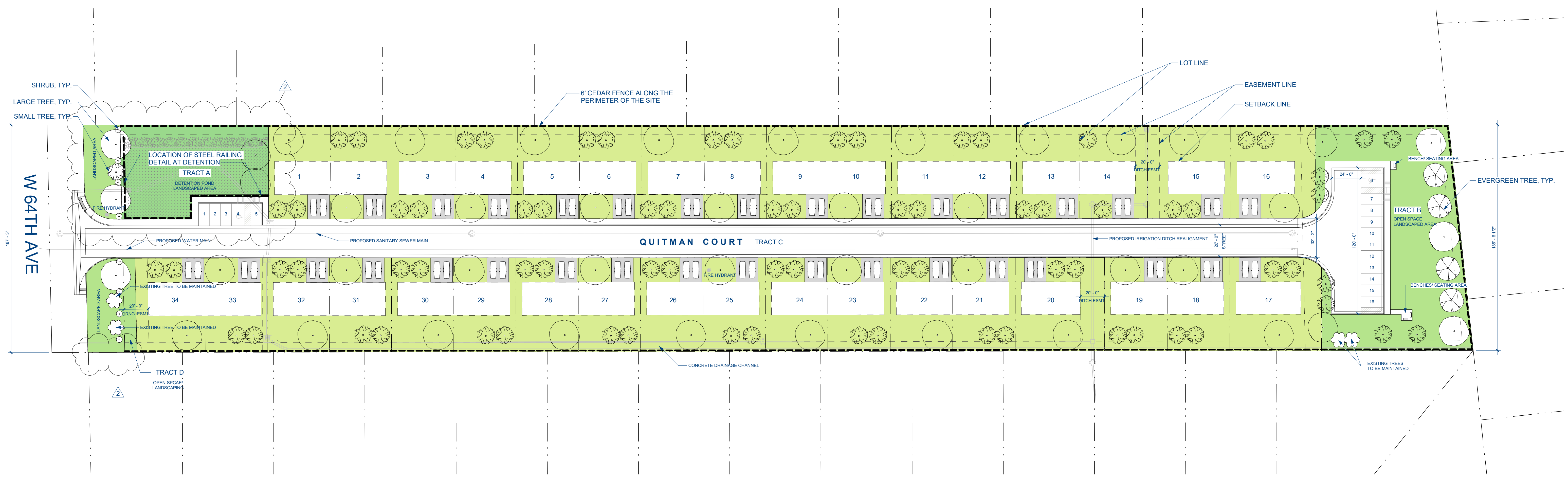
No.	Description	Date
1	Response to Review Comments Dated 1/16/24	04/11/24
2	Response to Review Comments Dated 5/3/24	05/29/24

HARDIN SUBDIVISION

4147 W 64TH AVE
ARVADA, CO 80003

LEGEND

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- EASEMENT AREAS TO BE PROVIDED WITH LANDSCAPING
- FRONT YARD / BACK YARD AREAS TO BE PROVIDED WITH LANDSCAPING
- LARGE TREE
- SMALL TREE
- EVERGREEN TREE
- SHRUB
- EXISTING TREE TO BE MAINTAINED



REVISIONS

No.	Description	Date
1	Response to Review Comments Dated 1/16/24	04/11/24
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1 **COLORED ILLUSTRATIVE LANDSCAPE PLAN**
A006 1" = 40'-0"

A006
ILLUSTRATIVE LANDSCAPE PLAN
05/29/2024