

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.

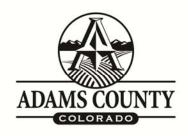
To prepare your resubmittal, you will be expected to provide:

- 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
 - o All digital materials shall be in a single PDF document
 - o The single PDF document shall be bookmarked
 - o 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.

Community & Economic Development Department www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204 PHONE 720.523.6800 FAX 720.523.6998

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

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

BOARD OF COUNTY COMMISSIONERS

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 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 PLN01: ADDED

Email: gjbarnes@adcogov.org

PLN02: THERE IS NO FENCE SHOWN IN THE

COUNTY ROW.

Resubmittal RequiredEDITS 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

BOARD OF COUNTY COMMISSIONERS

FINAL PLAT HARDIN SUBDIVISION

PLT2023-00046

THE ORIGINAL TEXT SOMEHOW

WENT AWAY - THIS HAS BEEN

ADDED TO SHEET 1 AS

OWNERSHIP AND DEDICATION CERTIFICATE

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

KNOW BY ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, THE WILLIAM E. HARDIN REVOCABLE Not in the city? TRUST, BEING THE OWNER OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER (SE1/4) SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ATY OF ARVADA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REVISED 5-16-24 A PARCEL OF LAND WITHIN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, STATE OF COLORADO DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING A FOUND 2" ALUMINUM CAP (ILLEGIBLE) IN A RANGE BOX WHENCE THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER SECTION 6, BEING A FOUND 3.25" ALUMINUM CAP STAMPED PLS 36070 IN RANGE BOX BEARS NORTH 89°52'58" EAST A DISTANCE OF 2640.30 FEET; THENCE NORTH 89°52'58" EAST A DISTANCE OF 741.56 FEET TO THE POINT OF

THENCE DEPARTING THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 6, NORTH 01°05'51" EAST, A DISTANCE OF 1152.72 FEET TO A POINT ON THE SOUTH LINE OF LOT 14, BLOCK 2 OF LAKE SHORE SUBDIVISION AS SHOWN ON THAT CERTAIN MAP RECORDED IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE IN FILE 10, MAP 298;

THENCE ALONG THE SOUTH LINE OF LOTS 12, 13, AND 14, OF BLOCK 2, SAID LAKE SHORE SUBDIVISION, NORTH 84°52'19" EAST, A DISTANCE OF 186.64 FEET TO A POINT ON THE SOUTH LINE OF LOT 12. BLOCK 2 SAID LAKE SHORE SUBDIVISION. SAID POINT BEING THE NORTHWEST CORNER OF LOT 4, BLOCK 5, RESUBDIVISION OF FALBO ESTATES SECOND FILING AS SHOWN ON THAT CERTAIN MAP RECORDED IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE IN FILE 11.

THENCE DEPARTING SOUTH LINE OF SAID LOT 12, ALONG THE WEST LINE OF LOTS 1 THROUGH 4 INCLUSIVE, BLOCK 5, RESUBDIVISION OF FALBO ESTATES SECOND FILING AND THE WEST LINE OF LOTS 1 THROUGH 10, BLOCK 1 OF FALBO ESTATES AS SHOWN ON THAT CERTAIN MAP RECORDED IN THE ADAMS COUNTY CLEARK AND RECORDERS OFFICE IN FILE 11, MAP 142, SOUTH 01°00'50" WEST, A DISTANCE OF 1168.99 FEET TO THE SOUTHWEST CORNER OF SAID FALBO ESTATES AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 6, SOUTH 89°52'58"

CONTAINING ±216,387 SQUARE FEET OR ±4.968 ACRES OF LAND, MORE OR LESS.

WEST, A DISTANCE OF 187.29 FEET TO THE POINT OF BEGINNING.

REVISED HAVE BY THESE PRESENTS LAID OUT AND PLATTED THE SAME INTO LOTS AND TRACTS AS S THIS PLAT UNDER THE NAME AND STYLE OF HARDIN SUBDIVISION - AND DO HEREBY DEDICATE TO ADAMS COUNTY, FOR THE USE OF THE PUBLIC, ALL PUBLIC STREETS AS SHOWN HEREON, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY, THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____ 4. FIELD SURVEY COMPLETION COMPLETION DATE: APRIL 30, 2021.

FOR: THE WILLIAM E. HARDIN REVOCABLE TRUST

EXCLUSIVELY VESTED IN ADAMS COUNTY.

BY: GARY HARDIN, AS SUCCESSOR TRUSTEE

NOTARY ACKNOWLEDGMENTS

STATE OF) SS. COUNTY OF

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME 20__ , BY GARY HARDIN, SUCCESSOR THIS _____ DAY OF _____, 2
TRUSTEE OF THE WILLIAM E. HARDIN REVOCABLE TRUST.

NOTARY PUBLIC MY COMMISSION EXPIRES: ___

IN THE TRACT TABLE - EASEMENTS LIST HAS BEEN ADDED TO CONFIRM THAT A DETENTION POND EASEMENT DEDICATED TO ADAMS TICOUNTY HAS BEEN ADDED TO THIS

THESE 3 NOTES HAVE BEEN ADDED

easements,

	AND TO THE	NOTES	OWNER/MAINTAINED	AREA
	TRACT A	STORM WATER DETENTION	HOME OWNERS ASSOCIATION	±8,230 SQ.
	TRACT B	OPEN SPACE/LANDSCAPING	HOME OWNERS ASSOCIATION	±14,850 SQ.
	TRACT C	PRIVATE DRIVE FOR VEHICULAR & PEDESTRIAN ACCESS, EMERGENCY ACCESS & UTILITIES	HOME OWNERS ASSOCIATION	±39,790 SG
TRACT D		OPEN SPACE/LANDSCAPING	HOME OWNERS ASSOCIATION	±775 SQ. F

SHEET 1 OF 5

HIDDEN LAKE W. 66TH AVE. W. 64TH AVF. SITE

VICINITY MAP SURVEYOR'S NOTES Scale: 1"=1000'

1. 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.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING, INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POWER SURVEYING, INC. RELIED UPON THE FOLLOWING TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE COMPANY, NATIONAL COMMERCIAL SERVICES:

ORDER No. 00100426-200-8E8-ME3, WITH AN EFFECTIVE DATE OF MARCH 5, 2024.

- FLOOD ZONE DESIGNATION: AS SHOWN ON F.I.R.M. MAP PANEL #08001C 0583H, WITH AN EFFECTIVE REVISION DATE OF MARCH 5, 2007, THE SUBJECT PROPERTY LIES ENTIRELY WITHIN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- 5. BASIS OF BEARINGS: NORTH 89°52'58" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN A FOUND 2" DIAMETER ILLEGIBLE ALUMINUM CAP IN RANGE BOX AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) AND A FOUND 3-1/4" DIAMETER ALUMINUM CAP IN RANGE BOX, PLS 36070 AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4).
- STORM DRAINAGE FACILITIES STATEMENT: THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL 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 THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES. THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.
- 7. UTILITY EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY IN THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AND EASEMENT ON ITS STANDARD FORM.
- 8. THE LINEAR UNIT OF MEASUREMENT FOR THIS SURVEY IS THE U.S. SURVEY FOOT, DEFINED AS BEING EXACTLY 1200/3937 OF A METER.
- 9. WATER SERVICE AND SANITARY SEWAGE COLLECTION/TREATMENT WILL BE CRESTVIEW WATER AND SANITATION DISTRICT.
- 10. NO STRUCTURES CAN BE BUILT OR CAUSED TO BE BUILT IN THE 20' JUTCHEM DITCH DRAINAGE EASEMENT (J.D.D.E.) PRESCRIPTIVE IRRIGATION RIGHTS/EASEMENT. ACCESS ACROSS SAID EASEMENT AT 90 DEGREES IS
- 11. A MINIMUM 30-FOOT BUILDING SETBACK IS REQUIRED FROM THE EXTERNAL BOUNDARIES OF THE HARDIN

The private access drives will be maintained by the subdivider, its successors or assigns, until such time as maintenance of the private access drives is assumed by the homeowners association. The homeowners association shall be responsible for keeping the private access drives passable at all times. The private access drives shall not be accepted for ownership nor maintenance by Adams County in the future. With the sale of each lot adjoining a particular private access drive, the owner shall provide the purchaser(s) a non exclusive perpetual access easement over, through and across that particular private access drive, and across any offsite private street/road that connect this subdivision to a public

Fract A and B is for common area, landscape, drainage and utility purposes and shall be owned and maintained by the homeowners association. 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 he homeowners association.

No Building permit shall be issued for a dwelling structure on any lot until the private street has been inspected reviewed and approved by the fire protection district. At the time of building permit application, a letter from the fire protection district shall be ubmitted to the Community and Economic Development Department indicating that said construction have been completed and approved based on the fire department requirements.

No building permit and/or Certificate of occupancy shall be issued for any lots until the retaining walls for the detention pond Construction drawing and supporting calculations have been approved. Given the height and location of the retaining wall in the detention pond , an engineer's certification that the retaining wall was built per the approved plans is required before any issuance of any Certificate of Occupancy of any nome in this subdivision, The letter of certification must be from an Professional Engineer registered in the State of Colorado. what is this for? Remove if not LAND USE TABLE needed

REQUESTED IN A PRIOR COMMENT

STATEMENT OF PURPOSE

THIS SUBDIVISION PLAT IS BEING FACILITATED TO CREATE 34 RESIDENTIAL LOTS, 3 TRACTS AND DEDICATE STREET RIGHT-OF-WAY FOR PUBLIC PURPOSES.

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE		BOARD OF	COMMISSIONERS	THIS	DAY OF
,	20				

ADAMS COUNTY ATTORNEY'S CERTIFICATE

APPROVED AS TO FORM

SURVEYOR'S CERTIFICATE

I, RICHARD BRUCE GABRIEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREIN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THE PLAT ACCURATELY REPRESENTS SAID SURVEY.

RICHARD B. GABRIEL, P.L.S. Colorado License No. 37929 For and on behalf of Power Surveying Company, Inc.

CLERK AND RECORDER'S CERTIFICATE

	HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT CLOCKM., THIS, A.D., 20
FIL	LED AT RECEPTION NO
B	Y:ADAMS COUNTY RECORDER
	DEPUTY



www.powersurveying.com

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

SHEET 1 OF 5

REVISION DATE:

REVISION DATE:

JOB NO. 501-21-104 | DWG: 21-104 PLAT.dwg

SHEET 3 OF 5

Surveying Company, Inc.

6911 BROADWAY

Denver, CO 80221

Established 1948

PH. 303-702-1617 FAX. 303-702-1488

PROPOSED FIRE HYDRANT



Right of Way & Permits

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

COMMENT NOTED

April 30, 2024

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

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>
Sent: Monday, April 22, 2024 3:48 PM

To: Greg Barnes

Subject: Re: Hardin Subdivision (PLT2023-00046) Resubmittal

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

FINAL PLAT HARDIN SUBDIVISION

PLT2023-00046

TABLE OF CONTENTS

2-3 EXISTING/PROPOSED CONDITIONS

1 COVER SHEET

4-5 EASEMENT DETAILS

OWNERSHIP AND DEDICATION CERTIFICATE

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 1 OF 5

HIDDEN LAKE W. 66TH AVE. SITE

VICINITY MAP

Scale: 1"=1000'

TRACT TABLE

110101				
TRACT	USE	OWNER/MAINTAINED	EASEMENTS	AREA
TRACT A	STORM WATER DETENTION	H.O.A.	DETENTION POND EASEMENT TO ADAMS COUNTY	±8,230 SQ. FT. OR ±0.189 ACRES
TRACT B	OPEN SPACE/LANDSCAPING	H.O.A.	N/A	±14,850 SQ. FT. OR ±0.341 ACRES
TRACT C	PRIVATE DRIVE FOR VEHICULAR & PEDESTRIAN ACCESS, EMERGENCY ACCESS & UTILITIES	H.O.A.	N/A	±39,790 SQ. FT. OR ±0.913 ACRES
TRACT D	OPEN SPACE/LANDSCAPING	H.O.A.	N/A	±775 SQ. FT. OR ±0.018 ACRES

H.O.A. = HOME OWNERS ASSOCIATION

KNOW BY ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, THE WILLIAM E. HARDIN REVOCABLE TRUST, BEING THE OWNER OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER (SE1/4) SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND WITHIN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, STATE OF COLORADO DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING A FOUND 2" ALUMINUM CAP (ILLEGIBLE) IN A RANGE BOX WHENCE THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER SECTION 6, BEING A FOUND 3.25" ALUMINUM CAP STAMPED PLS 36070 IN RANGE BOX BEARS NORTH 89°52'58" EAST A DISTANCE OF 2640.30 FEET; THENCE NORTH 89°52'58" EAST A DISTANCE OF 741.56 FEET TO THE POINT OF

THENCE DEPARTING THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 6, NORTH 01°05'51" EAST, A DISTANCE OF 1152.72 FEET TO A POINT ON THE SOUTH LINE OF LOT 14, BLOCK 2 OF LAKE SHORE SUBDIVISION AS SHOWN ON THAT CERTAIN MAP RECORDED IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE IN FILE 10, MAP 298;

THENCE ALONG THE SOUTH LINE OF LOTS 12, 13, AND 14, OF BLOCK 2, SAID LAKE SHORE SUBDIVISION, NORTH 84°52'19" EAST, A DISTANCE OF 186.64 FEET TO A POINT ON THE SOUTH LINE OF LOT 12. BLOCK 2 SAID LAKE SHORE SUBDIVISION. SAID POINT BEING THE NORTHWEST CORNER OF LOT 4, BLOCK 5, RESUBDIVISION OF FALBO ESTATES SECOND FILING AS SHOWN ON THAT CERTAIN MAP RECORDED IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE IN FILE 11.

THENCE DEPARTING SOUTH LINE OF SAID LOT 12, ALONG THE WEST LINE OF LOTS 1 THROUGH 4 INCLUSIVE, BLOCK 5, RESUBDIVISION OF FALBO ESTATES SECOND FILING AND THE WEST LINE OF LOTS 1 THROUGH 10, BLOCK 1 OF FALBO ESTATES AS SHOWN ON THAT CERTAIN MAP RECORDED IN THE ADAMS COUNTY CLEARK AND RECORDERS OFFICE IN FILE 11, MAP 142, SOUTH 01°00'50" WEST, A DISTANCE OF 1168.99 FEET TO THE SOUTHWEST CORNER OF SAID FALBO ESTATES AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 6, SOUTH 89°52'58" WEST, A DISTANCE OF 187.29 FEET TO THE POINT OF BEGINNING.

CONTAINING ±216,387 SQUARE FEET OR ±4.968 ACRES OF LAND, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT AND PLATTED THE SAME INTO LOTS, EASEMENTS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF HARDIN SUBDIVISION - AND DO HEREBY DEDICATE TO ADAMS COUNTY, FOR THE USE OF THE PUBLIC. ALL PUBLIC STREETS AS SHOWN HEREON. AND DO HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY, THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC

EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____ , 20___.

FOR: THE WILLIAM E. HARDIN REVOCABLE TRUST

BY: GARY HARDIN, AS SUCCESSOR TRUSTEE

NOTARY ACKNOWLEDGMENTS

STATE OF) SS. COUNTY OF

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME 20__ , BY GARY HARDIN, SUCCESSOR THIS _____ DAY OF _____, 2
TRUSTEE OF THE WILLIAM E. HARDIN REVOCABLE TRUST.

NOTARY PUBLIC MY COMMISSION EXPIRES: ___

SURVEYOR'S NOTES

- 1. 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 THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING, INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POWER SURVEYING, INC. RELIED UPON THE FOLLOWING TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE COMPANY, NATIONAL COMMERCIAL SERVICES:

ORDER No. 00100426-200-8E8-ME3, WITH AN EFFECTIVE DATE OF MARCH 5, 2024.

- 3. FLOOD ZONE DESIGNATION: AS SHOWN ON F.I.R.M. MAP PANEL #08001C 0583H, WITH AN EFFECTIVE REVISION DATE OF MARCH 5, 2007, THE SUBJECT PROPERTY LIES ENTIRELY WITHIN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- 4. FIELD SURVEY COMPLETION COMPLETION DATE: APRIL 30, 2021.
- BASIS OF BEARINGS: NORTH 89°52'58" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN A FOUND 2" DIAMETER ILLEGIBLE ALUMINUM CAP IN RANGE BOX AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) AND A FOUND 3-1/4" DIAMETER ALUMINUM CAP IN RANGE BOX, PLS 36070 AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4).

SURVEYOR'S NOTES (CONTINUED FROM LEFT)

- 6. STORM DRAINAGE FACILITIES STATEMENT: THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL 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 THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS. A DETENTION POND EASEMENT OVER TRACT A IS DEDICATED BY THIS PLAT TO ADAMS
- 7. UTILITY EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AND EASEMENT ON ITS STANDARD FORM.
- 8. THE LINEAR UNIT OF MEASUREMENT FOR THIS SURVEY IS THE U.S. SURVEY FOOT, DEFINED AS BEING EXACTLY 1200/3937 OF A METER.
- 9. WATER SERVICE AND SANITARY SEWAGE COLLECTION/TREATMENT WILL BE CRESTVIEW WATER AND SANITATION
- 10. NO STRUCTURES CAN BE BUILT OR CAUSED TO BE BUILT IN THE 20' JUTCHEM DITCH DRAINAGE EASEMENT (J.D.D.E.) PRESCRIPTIVE IRRIGATION RIGHTS/EASEMENT. ACCESS ACROSS SAID EASEMENT AT 90 DEGREES IS PERMISSIBLE.
- 11. A MINIMUM 30-FOOT BUILDING SETBACK IS REQUIRED FROM THE EXTERNAL BOUNDARIES OF THE HARDIN SUBDIVISION.
- THE PRIVATE ACCESS DRIVES WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS MAINTENANCE OF THE PRIVATE ACCESS DRIVES IS ASSUMED BY THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR KEEPING THE PRIVATE ACCESS DRIVES PASSABLE AT ALL TIMES. THE PRIVATE ACCESS DRIVES SHALL NOT BE ACCEPTED FOR OWNERSHIP NOR MAINTENANCE BY ADAMS COUNTY IN THE FUTURE. WITH THE SALE OF EACH LOT ADJOINING A PARTICULAR PRIVATE ACCESS DRIVE, THE OWNER SHALL PROVIDE THE PURCHASER(S) A NON_EXCLUSIVE PERPETUAL ACCESS EASEMENT OVER. THROUGH AND ACROSS THAT PARTICULAR PRIVATE ACCESS DRIVE. AND ACROSS ANY OFFSITE PRIVATE STREET/ROAD THAT CONNECT THIS SUBDIVISION TO A PUBLIC ROAD.
- NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE 13. TRACT A AND B IS FOR COMMON AREA, LANDSCAPE, DRAINAGE AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. 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.
 - 14. NO BUILDING PERMIT SHALL BE ISSUED FOR A DWELLING STRUCTURE ON ANY LOT UNTIL THE PRIVATE STREET HAS BEEN INSPECTED, REVIEWED, AND APPROVED BY THE FIRE PROTECTION DISTRICT. AT THE TIME OF BUILDING PERMIT APPLICATION. A LETTER FROM THE FIRE PROTECTION DISTRICT SHALL BE SUBMITTED TO THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT INDICATING THAT SAID CONSTRUCTION HAVE BEEN COMPLETED AND APPROVED BASED ON THE FIRE DEPARTMENT REQUIREMENTS.

STATEMENT OF PURPOSE

THIS SUBDIVISION PLAT IS BEING FACILITATED TO CREATE 34 RESIDENTIAL LOTS, 3 TRACTS AND DEDICATE STREET RIGHT-OF-WAY FOR PUBLIC PURPOSES.

BOARD OF COUNTY COMMISSIONERS APPROVAL

	 				BOARD	OF	COMMISSIONERS	THIS	 DAY OF
-	 	 _, 2	20	_•					

ADAMS COUNTY ATTORNEY'S CERTIFICATE

APPROVED AS TO FORM

SURVEYOR'S CERTIFICATE

I, RICHARD BRUCE GABRIEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREIN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THE PLAT ACCURATELY REPRESENTS SAID SURVEY.

RICHARD B. GABRIEL, P.L.S. Colorado License No. 37929 For and on behalf of Power Surveying Company, Inc.



CLERK AND RECORDER'S CERTIFICATE

CEETH I I RECORDERS CERTIFICATE	
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT O'CLOCKM., THIS DAY OF	_, A.D., 20
FILED AT RECEPTION NO	
BY: ADAMS COUNTY RECORDER	
 DEPUTY	

LAND USE TABLE

LOTS	141,507 SQ. FT.	3.249 ACRES
TRACTS	63,645 SQ. FT.	1.461 ACRES
DEDICATION	11,235 SQ. FT.	0.258 ACRES
SITE TOTAL	216,387 SQ. FT.	4.968 ACRES



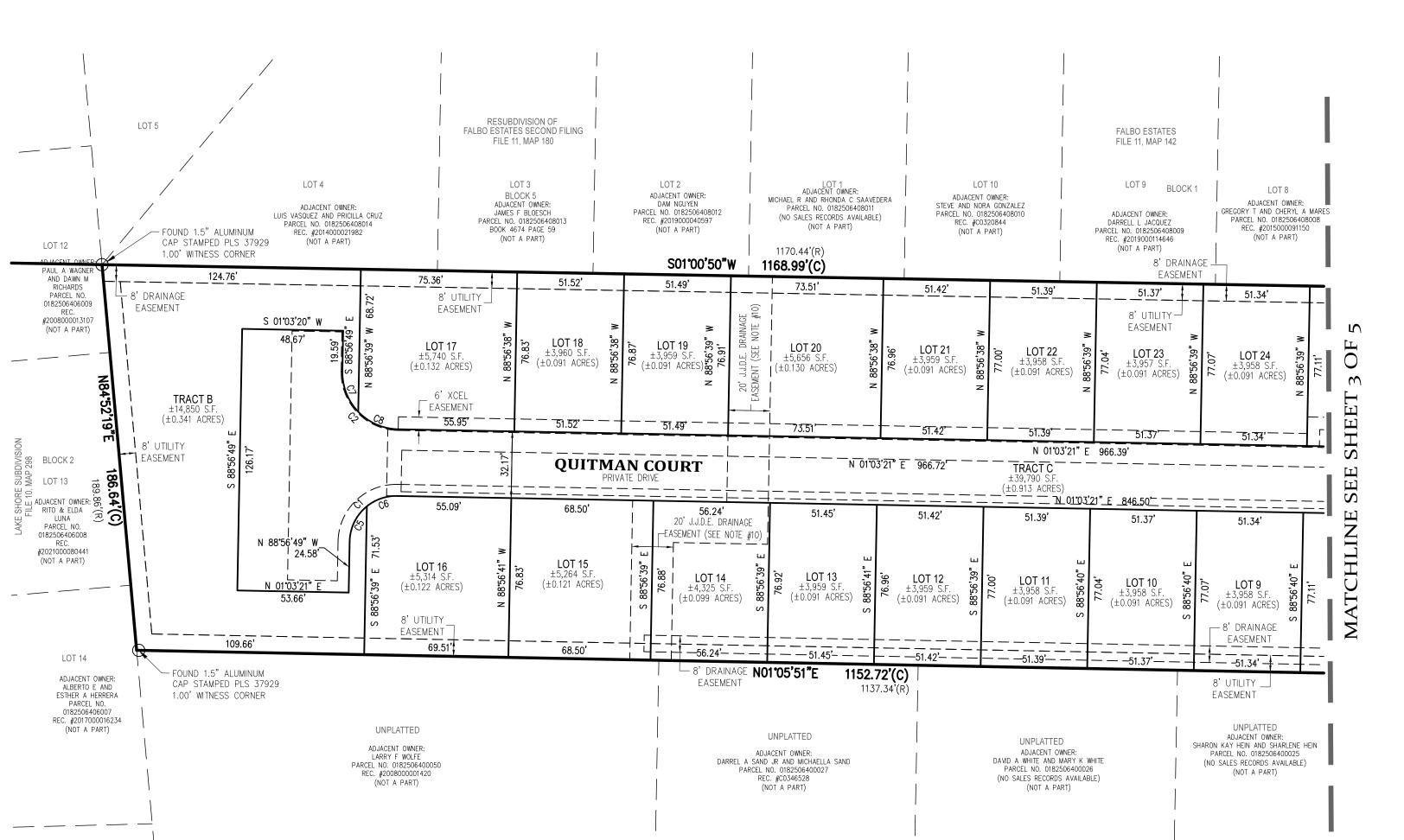
Л	TYPE OF SUBMITTAL:	FINAL PLAT
v1	PREPARATION DATE:	MARCH 17, 2024
	REVISION DATE:	MAY 14, 2024
	REVISION DATE:	
	REVISION DATE:	
	JOB NO. 501-21-104	DWG: 21-104 PLAT.dwg
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SHEET 1 OF 5

PLT2023-00046

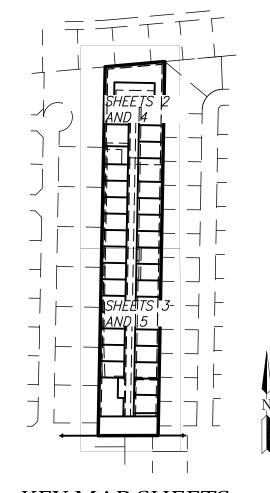
FINAL PLAT HARDIN SUBDIVISION

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



NOTE:

SEE SHEETS 4 AND 5 FOR EASEMENT INFORMATION



KEY MAP SHEETS

SCALE 1" = 300'

LINE TABLE

- L1 N 88'56'15" W 8.01'
 L2 S 88'54'09" E 8.00'
 L3 S 88'56'39" E 5.58'
 L4 N 88'56'39" W 5.58'
 L5 S 88'56'39" W 10.00'
 [L6 S 01'03'21" W 10.00']
 [L7 N 88'56'39" W 8.00']
 [L8 S 88'56'39" W 3.42']
 [L9 N 88'56'39" W 3.42']
 [L10 N 01'03'21" E 24.00']
 [L11 S 01'03'21" W 24.00']
 [L12 N 88'56'49" W 19.00'
 [L13 N 88'56'49" W 19.00']
 [L14 S 88'56'39" E 30.00'
- [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']

MAP LEGEND

JUTCHEM DITCH DRAINAGE EASEMENT

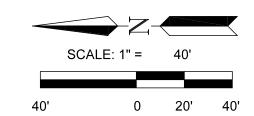
PROPOSED FIRE HYDRANT

J.D.D.E.

\circ	MONUMENT FOUND, AS NOTED	EXISTING RECORD EASEMENT LINE	
•	SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE	NEW EASEMENT GRANTED PER THIS PLAT (DIMENSIONED IN [] BRACKETS)	 PLAT
(C)	CALCULA TED		
(M)	MEASURED	ADJOINING PARCEL OR LOT LINE	
(R)	RECORD	CENTER LINE	
D.E.	DRAINAGE EASEMENT		 <u>-</u>
U.E.	UTILITY EASEMENT	PLAT BOUNDARY LIMITS	

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH		DELTA ANGLE
C1	22.42'	35.21	31.70'	S 43°56'44" E	90'00'09"
C1 C2 C3 C4 C5	27.42'	43.07'	38.77'	N 46°03'16" E	89°59'51"
C3	28.00'	43.98'	39.60'	N 43 ° 56'44" W	90'00'09"
C4	28.00'	43.98'	39.60'	S 46°03'16" W	89*59'51"
C5	22.42'	19.56'	18.94'	S 63°57'23" E	49°58'51"
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"





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SHEET 2	OF 5

---- PUBLIC LANDS SURVEY SECTION LINE

- PLAT BOUNDARY LIMITS

DRAINAGE EASEMENT

PROPOSED FIRE HYDRANT

JUTCHEM DITCH DRAINAGE EASEMENT

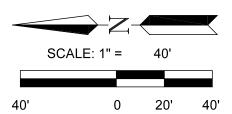
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D.E.

U.E.

J.D.D.E.

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SHEET 3	OF 5

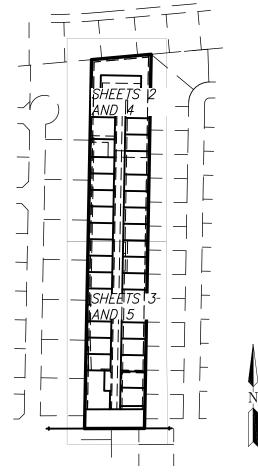
FINAL PLAT HARDIN SUBDIVISION

PLT2023-00046

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

NOTE:

SEE SHEETS 2 AND 3 FOR LOT DETAIL INFORMATION



EY MAP SHEETS 4*LE 1" = 300'*

LINE TABLE

L1 - N 88*56'15" W 8.01' L2 - S 88*54'09" E 8.00' L3 - S 88°56'39" E 5.58' L4 - N 88'56'39" W 5.58' L5 - S 88'56'39" E 8.00' [L6 - S 01°03'21" W 10.00'] [L7 - N 88'56'39" W 8.00'] [L8 - S 88'56'39" E 3.42'] [L9 - N 88'56'39" W 3.42'] [L10 - N 01'03'21" E 24.00'] [L11 - S 01'03'21" W 24.00'] [L12 - N 88°56'49" W 19.00'] [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']

8 WNER: :RYL A MARES 506408008 0091150 ART)		
	MATCHLINE SEE SHEET 5 OF 5	KE SCAA
LENE HEIN		

CURVE TABLE

CURVE	RADIUS	ARC LENGTH			DELTA ANGLE
C1	22.42'	35.21'	31.70'	S 43°56'44" E	90'00'09"
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20'



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SHEET 4	OF 5

LOT 12 ADJACENT OWNER PAUL A WAGNER AND DAWN M	FOUND 1.5" ALUMINUM CAP STAMPED PLS 37 1.00' WITNESS CORNER	7929 (NOT A PART)	FALBO ESTATE FILE 11 LC BLC ADJACE JAMES PARCEL NO. BOOK 46 (NOT			LOT 1 ADJACENT OWNER: MICHAEL R AND RHONDA C SAAVEDE PARCEL NO. 0182506408011 (NO SALES RECORDS AVAILABLE) (NOT A PART)	LOT ADJACENT (STEVE AND NOR, PARCEL NO. 018 REC. #C03; (NOT A P	DWNER: A GONZALEZ 2506408010 20844	FALBO ESTATES FILE 11, MAP 142 LOT 9 BLOCK 1 ADJACENT OWNER: DARRELL L JACQUEZ PARCEL NO. 0182506408009 REC. #2019000114646 (NOT A PART)	LOT 8 ADJACENT OWNER: GREGORY T AND CHERYL A MARE PARCEL NO. 0182506408008 REC. #2015000091150 (NOT A PART)	ES
RICHARDS PARCEL NO. 0182506406009 REC. #2008000013107 (NOT A PART) NOIS/NIGROS BLOCK 2 189. 86' NOIS/NIGROS BLOCK 2	TRACT B ±14,850 S.F. (±0.341 ACRES) 8' UTILITY EASEMENT	[L11] [L16] [L16] [S 88'56'39" E 20.00'] [S 88'56'39" E 32.17'] [S 88'56'39" E 32.17']	LOT 17 ±5,740 S.F. (±0.132 ACRES) 6' XCEL EASEMENT 26' FIRE LANE EASEMENT	QUITMAN PRIVATE	[S 01'00'50" W 20.00'] LOT 19 ±3,959 S.F. ±0.091 ACRES) 20, 7'7DE DRIVE [S 02'03'21" W 45.36']	[S 01'03'21" W 437	484.31'] — — — — — — — — — — — — — — — — — — —	LOT 22 ±3,958 S.F. (±0.091 ACRES) 32.17' WATER EASEMENT BY SEPERATE DOCUMENT	8' D.E. & U.E. LOT 23 ±3,957 S.F. (±0.091 ACRES) TRACT C ±39,790 S.F. (±0.913 ACRES) SE	LOT 24 ±3,958 S.F. (±0.091 ACRES) [L17] 20' SANITARY EWER EASEMENT BY PERATE DOCUMENT	SEE SHEET 5 OF 5
RITO & ELDA LUNA PARCEL NO. 0182506406008 REC. #2021000080441 (NOT A PART) LOT 14 ADJACENT OWNER: ALBERTO E AND ESTHER A HERRERA PARCEL NO. 0182506406007 REC. #2017000016234	FOUND 1.5" ALUMIN CAP STAMPED PLS 1.00' WITNESS CORN	37929	LOT 16 ±5,314 S.F. (±0.122 ACRES) 8' UTILITY EASEMENT	LOT 15 ±5,264 S.F. (±0.121 ACRES) 10.00'- 3.24'- [N 01'05'51" E- 20.00']	20' J.J.D.E. DRAINAGE EASEMENT (SEE NOTE #10')	LOT 13 ±3,959 S.F. (±0.091 ACRES)	LOT 12 ±3,959 S.F. (±0.091 ACRES)	LOT 11 ±3,958 S.F. (±0.091 ACRES) S 01'05'51" W 623.78' 	, — — — — — — — — — — — — — — — — — — —	LOT 9 ±3,958 S.F. (±0.091 ACRES) 8' DRAINAGE EASEMENT JTILITY EMENT	MATCHLINE
(NOT A PART)		ADJACI LARR' PARCEL NO. REC. #20	PLATTED ENT OWNER: (F WOLFE		DARREL A SAI PARCEL F	UNPLATTED DJACENT OWNER: ID JR AND MICHAELLA SAND NO. 0182506400027 EC. #C0346528 (NOT A PART)		UNPLATTED ADJACENT OWNER: DAVID A WHITE AND MARY H PARCEL NO. 0182506400 (NO SALES RECORDS AVAIL (NOT A PART)	< WHITE 0026	UNPLATTED ADJACENT OWNER: HARON KAY HEIN AND SHARLENE HEIN PARCEL NO. 0182506400025 (NO SALES RECORDS AVAILABLE) (NOT A PART)	

EXISTING RECORD EASEMENT LINE

(DIMENSIONED IN [] BRACKETS)

----- PUBLIC LANDS SURVEY SECTION LINE

- NEW LOT LINE PER THIS PLAT

— — — ADJOINING PARCEL OR LOT LINE

- PLAT BOUNDARY LIMITS

— CENTER LINE

NEW EASEMENT GRANTED PER THIS PLAT

MAP LEGEND

CAL CULA TED

DRAINAGE EASEMENT

PROPOSED FIRE HYDRANT

JUTCHEM DITCH DRAINAGE EASEMENT

UTILITY EASEMENT

MEASURED

RECORD

MONUMENT FOUND, AS NOTED

SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE

 \bigcirc

(C)

(M)

(R)

D.E.

U.E.

J.D.D.E.

JOB NO. 501-21-104 | DWG: 21-104 PLAT.dwg

SHEET 5 OF 5

PH. 303-702-1617 FAX. 303-702-1488

6911 BROADWAY



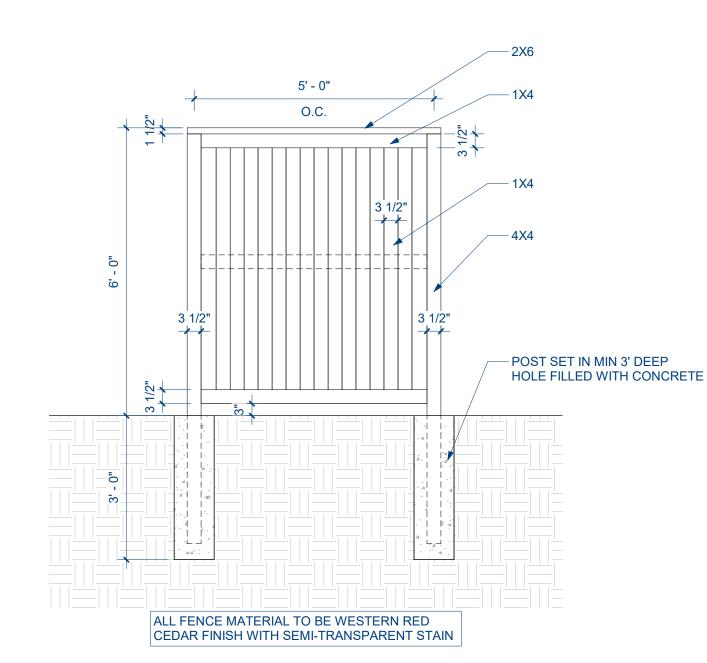
BENCH REFERENCE

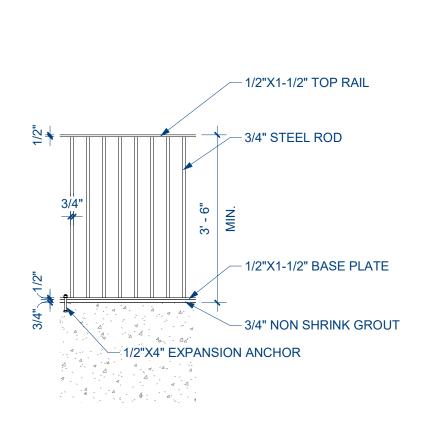


6' FENCE DETAIL



STEEL RAILING DETAIL @ DENTENTION POND





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

















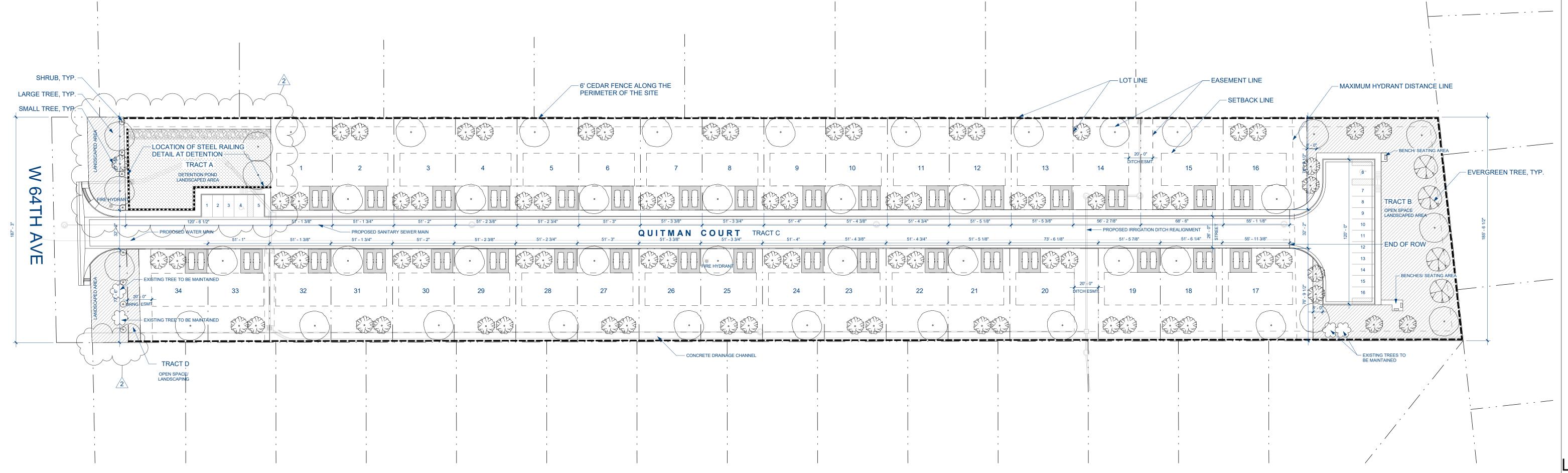
MAINTAINED

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.



SITE DEVELOPMENT LANDSCAPE PLAN A005 1" = 40'-0"

1301 WALNUT STREET, SUITE 101 BOULDER, CO 80302 303-993-6277

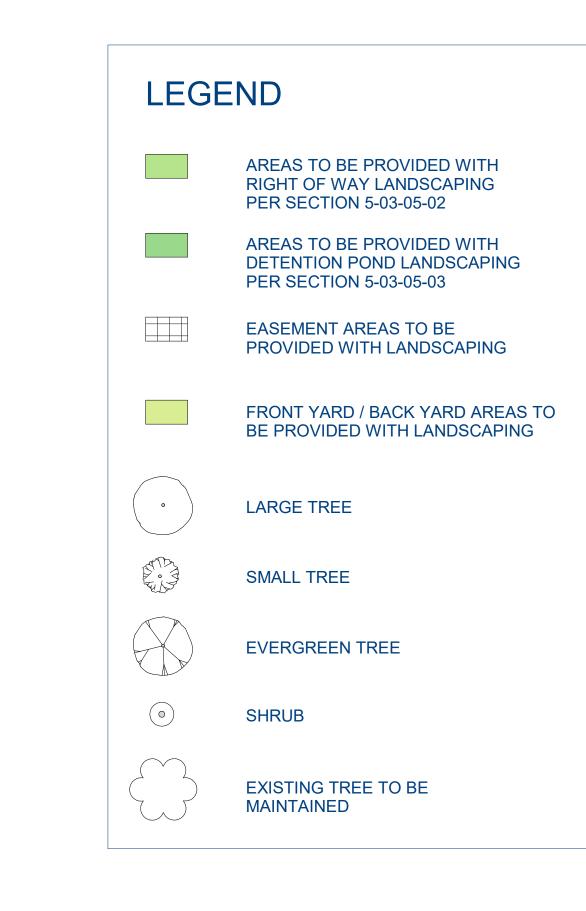
SUBDIVISION , 64TH AVE A, CO 80003

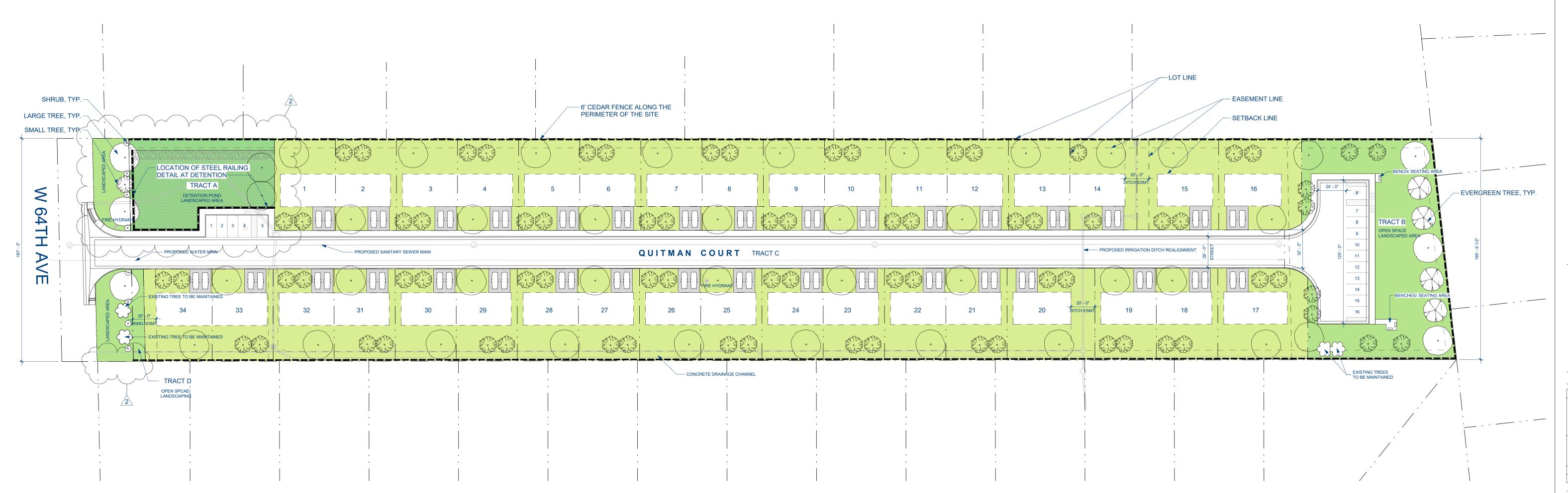
REVISIONS

Response to 04/11/24 Comments Dated 1/16/24 2 Response to 05/29/24 Comments Dated 5/3/24

A005 LANDSCAPE &

PARKING PLAN 05/29/2024





COLORED ILLUSTRATIVE LANDSCAPE PLAN

1" = 40'-0"

architecture + planning

1301 WALNUT STREET,
SUITE 101
BOULDER, CO 80302
303-993-6277

DIN SUBDIVISION
4147 W 64TH AVE
ARVADA, CO 80003

REVISIONS

No. Description Date

1 Response to Review Comments Dated 1/16/24

2 Response to Review Comments
Comments

A006

Dated 5/3/24

ILLUSTRATIVE LANDSCAPE PLAN 05/29/2024