



Community & Economic Development Department  
Planning & Development  
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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
  - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
  - Electronic copies can be emailed to [epermitcenter@adcogov.org](mailto: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.

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## Re-submittal Form

Case Name/ Number: \_\_\_\_\_

Case Manager: \_\_\_\_\_

### Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: \_\_\_\_\_

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

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

The cover letter must include the following information:

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

For County Use Only:

Date Accepted:

Staff (accepting intake):

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

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

Community & Economic  
Development Department  
www.adcogov.org



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## **Development Review Team Comments**

**Date:** 9/4/2024

**Project Number:** PLT2023-00056

**Project Name:** Berkeley Center Subdivision

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**Commenting Division:** Plan Coordination 3rd Review

**Name of Reviewer:** David DeBoskey

**Date:** 09/04/2024

**Email:**

**Resubmittal Required**

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DISTRICT 5

**Commenting Division:** Planner Review 3rd Review

**Name of Reviewer:** David DeBoskey

**Date:** 09/04/2024

**Email:**

**Resubmittal Required**

PLN1: What do you mean by “subdivision construction documents”? The Subdivision Improvements Agreement?

PLN2: Regarding (re) zoning, could you resubmit with a document that shows the proposed lot lines AND the respective zones you wish to rezone to (or current zone if they aren’t already)?

It should have accurately sized lots, and importantly show proposed zones. This will be beneficial for the hearings, as well as our review for things like landscaping. When you apply for that rezoning, ensure that the proposed lot lines and proposed zoning are aligned with each other. I.e., eliminate the split zoning with these applications.

PLN3: I have sent this to CDOT to review and will send you their comments.

PLN4: Landscape buffers are not shown on the plan. They are required between the subject area and the adjacent area. If the applicant does not know the future uses on the land, the zones dictate the type of bufferyard. The landscape plan should demonstrate these bufferyards (C or D - depending on what zone you are proposing.)

- Bufferyard C: Fifteen (15) foot minimum bufferyard width with two (2) trees per eighty (80) linear feet of lot line and six (6) foot high sight obscuring fence or wall located on the interior line of the bufferyard. \*
- Bufferyard D: Fifteen (15) foot minimum bufferyard width with three (3) trees per sixty (60) linear feet and six (6) foot sight obscuring fence or wall located on the interior line of the bufferyard. \*

\*A continuous hedge may be substituted for the required fence or wall in Bufferyards C and D, as long as it has a minimum height at installation of three (3) feet and will reach six (6) feet or more at maturity.

**“4-19-06-01 BUFFERYARDS**

The exterior boundaries of the lot which do not abut a public road right-of-way shall meet the bufferyard requirements shown below, depending upon the adjacent land use. All lesser intensity uses shall be buffered from higher intensity uses with a plant material bufferyard. If the adjacent land use is a vacant building or ground, then the zoning shall be used in place of the land use. Plant material used for bufferyards between uses differing in intensity is in addition to the total landscaping requirement.”

\*Note that the fencing required within the bufferyards is interior (facing the subject property side), not exterior and adjacent to common property lines. The landscaping is visible to the neighbors, not the subject occupants.

PLN5: Applicant has chosen Option 2 for the street front landscaping.

Per section 4-19-07-01 Street Frontage Landscaping, applicant will need to landscape the areas along properly lines abutting public road right-of-way using one or a combination of the following landscape options:

Option 2: Install a twenty (20) foot landscape area along the road right-of-way. Within the landscape area, one (1) tree and two (2) shrubs shall be planted per forty (40) linear feet of frontage. Drive aisles shall be counted as zero (0) feet in depth.

**Kimley-Horn Response:**

PLN1:

PLN2: No rezoning is being proposed.

PLN3: Thank you, see submittal items for CDOT comment responses.

PLN4:

PLN5:

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**Commenting Division:** Planner Review 3rd Review

**Name of Reviewer:** David DeBoskey

**Date:** 09/04/2024

**Email:**

**Comment**

PLN6: I want to clarify what the landscaping plan says: Is the applicant proposing to landscape the entire area? Landscape plan shows 318,246 sq ft of landscaped material (289,060 sq ft of it as Native Short Grass Seed Mix). Is that correct, and does the applicant intend on covering the entire subject parcel with grass? How will that change once development occurs? Is development still the plan for this site? If development were to occur on site, then there must remain the minimum landscape requirements. Please demonstrate that the minimum required landscaping will be met regardless of what development comes in. Per Section 4-19-07 Minimum Landscape Area: All developments shall be required to landscape a minimum of ten (10) percent of the lot area. At least fifty (50) percent of the required landscape area shall be placed so it abuts adjoining public rights-of-way, excluding alleys and drives

**Kimley-Horn Response:**

Informational Comments, Reminders, etc. No action this review, but remains relevant.

PLN7: Per Sec. 4-11-01-04 Operational/ Physical compatibility standards, conditions may be imposed upon the approval of development applications when industrial uses are proposed adjacent to residentially zoned or used property to ensure new development will be compatible with existing neighborhood and uses, including, but not limited to, restrictions on:

1. Hours of operations and deliveries;
2. Location of activities generating potential adverse impacts on adjacent uses such as noise and glare;
3. Placement of trash receptacles;
4. Location and screening of loading and delivery zones;
5. Light intensity and hours of full illumination; and
6. Placement and illumination of outdoor vending machines.

**Kimley-Horn Response:**

PLN8: Until the proposed zones are known we cannot provide an estimate of what the PLD fees will be. Once a clear picture of what the proposed zones is shown, then estimate will be generated.

**Kimley-Horn Response:**

PLN9: Continue to expect a Subdivision Improvements Agreement needing to be agreed upon. I will check-in with Engineering on a timeline to expect that.

**Kimley-Horn Response:**

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**Commenting Division:** Development Engineering Review 3rd Review

**Name of Reviewer:** Laurie Clark

**Date:** 09/04/2024

**Email:**

**Resubmittal Required**

ENG1: Submit engineering documents (Drainage Report, Traffic Impact Study, Sediment & Erosion Control Plans and Construction Plans) via email to [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org), using the Subdivision Engineering Review application found at <https://epermits.adcogov.org/submittal-checklists>.

The engineering documents submitted here need to be formally reviewed separately from this subdivision case.

**Kimley-Horn Response: Engineering Documents submitted to email.**

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**Commenting Division:** ROW Review 3rd Review

**Name of Reviewer:** David Dittmer

**Date:** 08/29/2024

**Email:**

**Resubmittal Required**

ROW1: Must provide the requested Land Use Chart. Provide the total gross sq. ft. and acreage of the LOTS and the maintenance will be the individual property owner; TRACT(x), sq. ft./ ac., Use, ownership, maintenance. It must add up to the gross acres as platted.

ROW2: As requested, the TRACT ownership and maintenance NOTE must be located within the GENERAL NOTES on sheet 1. It can be duplicated on Sheet 3, but must be provided under the notes to provide a clear and concise statement that is not lost in a sheet.

**Kimley-Horn Response:**

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**Commenting Division:** Application Intake 3rd Review

**Name of Reviewer:** Kevin Mills

**Date:** 08/12/2024

**Email:**

**Complete**

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**Commenting Division:** Plan Coordination 2nd Review

**Name of Reviewer:** David DeBoskey

**Date:** 05/09/2024

**Email:**

**Resubmittal Required**

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**Commenting Division:** Planner Review 2nd Review

**Name of Reviewer:** David DeBoskey

**Date:** 05/09/2024

**Email:**

**Resubmittal Required**

2nd Review

PLN3: Rezoning application has not been applied for within our system yet, which is fine, but we recommend it is applied for during this subdivision review process (before the subdivision goes to its hearings). If not, it will impact the subdivision criteria of approval. This can start at the same time as the next submittal of this application.

PLN5: Proposed lot line that zig zags separating lots 3 & 4 also creates mixed zoning on proposed parcels. When selecting new zones, please be sure that the proposed lots meet the minimum lot size and widths of the proposed zones.

PLN9: Now that the Subdivision Engineering Review has been initiated, the SIA and those particulars will mostly be initiated and dictated by that review but will be apart of this review near the agreement's completion. So, look out for that within that review.

PLN10: FYI: Public Land Dedication fee estimate cannot be accurately completed because of split zoning on site, but it is required prior to hearings.

PLN11: In CDOT's letter they wanted to review aspects of the development: the Drainage Study, and the Traffic Study. When you coordinated with CDOT, did you send them those? We can, if you did not. We want to make sure they have no concerns given the project's close proximity to CDOT roadways.

PLN12: Attached is a letter from Xcel Energy that was not given earlier during the first staff comment packet, I apologize for not getting this to you when it came in. They are requesting a 10ft dry utility easement along the perimeter and their plat note.

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**Commenting Division:** ROW Review 2nd Review

**Name of Reviewer:** David Dittmer

**Date:** 05/07/2024

**Email:**

**Resubmittal Required**

ROW1: Within the Dedication Statement revise to read: ....SUBDIVIDED THE SAME INTO LOTS AND A TRACT...the purpose statement provides the rest of the information.

ROW2: Need to provide a NOTE as to ownership and maintenance of the TRACT, and its use. Include this in a Land Use Chart that provides the lot sizes, the tract size and total gr ac. (this was on previous submittals and was removed) (Move the TRACT TABLE from sheet 3 to sheet 1 as the note)

ROW6: Define the use of the tract on sheet 3.

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**Commenting Division:** Development Engineering Review 2nd Review

**Name of Reviewer:** Laurie Clark

**Date:** 04/23/2024

**Email:**

**Resubmittal Required**

ENG1: Submit engineering documents (Drainage Report, Traffic Impact Study, Sediment & Erosion Control Plans and Construction Plans) via email to [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org), using the Subdivision Engineering Review application found at <https://permits.adcogov.org/submittal-checklists>. The engineering documents will be formally reviewed separately from the subdivision case.

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**Commenting Division:** Application Intake 2nd Review

**Name of Reviewer:** Rayleen Swarts

**Date:** 04/18/2024

**Email:**

**Complete**



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**Commenting Division:** Planner Review

**Name of Reviewer:** David DeBoskey

**Date:** 02/02/2024

**Email:**

**Resubmittal Required**

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PLN1: No action: Application for final plat minor subdivision to create four lots.

PLN2: On submitted project page, it states "Building Permit drawings will be submitted and processed in support of the Project." Can you explain this? We discourage the filing of building permits prior to completion of a subdivision on the same lot. We suggest you wait to file building permits until after the subdivision process is over.

We highly recommend this order of operations for this site: Subdivision, THEN Building permits/Change-In-Use permits. We can talk about this in the RCC meeting.

PLN3: As noted in the previous Conceptual Review Meeting (PRE2023-00049) "the industrially zoned property on the Northeast of the property has a split zoning of Industrial-1(I-1) and Industrial-2 (I-2) zoned property. Sec. 3-07-02 Summary of Dimensional Requirements requires that I-1 properties have at minimum lot size of 1 acre, I-2 properties require a minimum lot size of 2 acres. Additionally, staff would not be supportive of replating a lot with split zoning. Staff recommends rezoning the portion of land zoned I-2 into I-1 to be more in line with the adjacent properties fronting W. 64th Avenue.".. to improve the conformance of the subdivision recommend the following that standad

This will require a Zoning Map Amendment (Rezoning) application, separate from this application but can be 1. processed as this application (once you submit a complete application for that rezoning application) and 2. Can go to hearings simultaneously.

A rezoning is not required, but it is a component of the criteria of the subdivision approval process.

PLN4: The minimum lot size and lot minimums for C-5 (Proposed lots 1,2,3) are 0ft for size and 100 ft for width. Meets standard.

The minimum lot size and lot minimums for I-1 (Proposed lot 4) are 0ft for size and 100 ft for width. Meets standard.

PLN5: If you decide you don't want to rezone that I-2 area and instead want to create another lot with that zoning, you must verify via survey that it would meet minimum lot width. I-2 minimum lot width is 125 feet. County maps indicate that it possibly is not that wide of a potential lot.

Why is the zig zag the lot line?

PLN6: This standard is met:

5-03-03-06 LOT DEPTH TO WIDTH RATIO

No lot shall have an average depth greater than three times the average width unless the lot width is a minimum of four-hundred-twenty-five (425) feet.

PLN7: The signature block on plat should be in this order, top to bottom:

OWNER

SURVEYOR

PLANNING COMMISSION

BOARD OF COUNTY COMMISSIONERS

COUNTY ATTORNEY

CLERK AND RECORDER

PLN8: The submitted plat indicates the city of Denver multiple times. This is not Denver. Change this all throughout the plat document.

PLN9: Per Sec. 5-02-04 Subdivision Improvement agreement (SIA) will be required at resubmittal

PLN10: Public Land Dedication fees are required in the amount of \$XX.XX. See attached spreadsheet. Do not pay these fees until you are scheduled for public hearing \_\_\_\_\_ 7.65 acres but I-2 size is undetermined so PLD fees are uncertain.

PLN11: Crestview Water & Sanitation District has a sanitary sewer main situated on the east property line of the part of the property facing Federal. This sanitary sewer main runs north-south. There is also a meter vault providing water to Pioneer Village Mobile Home Park located in the northeast corner of 63rd and Federal. Potholing will be required for this water service.

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**Commenting Division:** Planner Review

**Name of Reviewer:** David DeBoskey

**Date:** 02/02/2024

**Email:**

**Comment**

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BOARD OF COUNTY COMMISSIONERS

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For Future Development NOT for this subdivision.

PLN12: A fuel station is proposed for future development on the south east parcel. What is happening on the other proposed parcels?

PLN13: W. 64th Avenue is a section line, Per section 3-24-07-03-07 Minimum setback from Section line for Commercial-5 zoned lots will require a setback of 100 feet as part of any development on the northern properties. Per section 3-25-07-03-07 & 3-26-07-03-07 Minimum setback from Section line for the industrially zoned lots will require a setback of 145 feet from the section line.

PLN14: When developing the site, look at 4-09-02-04 Automobile Service stations for design standards specific for fuel stations.

PLN15: Per Section 4-19-06-01, All Commercially zoned areas on the site abut a residential neighborhood on the east of the subject property, therefore applicant will need to provide a landscape buffer in order to provide separation between the non-compatible uses.

Additionally, per section 4-19-07-01 Street Frontage Landscaping, applicant will need to landscape the areas along properly lines abutting public road right-of-way using one or a combination of the following landscape options:

1. Option 1: Install a twenty-five (25) foot wide area along the road right-of-way. Within the landscape area, one (1) tree and two (2) shrubs shall be planted per forty (40) linear feet of frontage. Drive aisles shall be counted as zero (0) feet in depth.
2. Option 2: Install a twenty (20) foot landscape area along the road right-of-way. Within the landscape area, one (1) tree and two (2) shrubs shall be planted per forty (40) linear feet of frontage. Drive aisles shall be counted as zero (0) feet in depth.
3. Option 3: Install a ten (10) foot landscape area along the road right-of-way. Within the landscape area, two (2) trees and five (5) shrubs shall be planted per forty (40) linear feet of frontage. Drive aisles shall be counted as zero (0) feet in depth.
4. Option 4: Install a five (5) foot landscape area along the road right-of-way. Within the landscape area, one (1) tree and two (2) shrubs shall be placed per forty (40) linear feet of frontage. A thirty (30) inch high decorative wall or the building shall be located between the parking area and the road frontage. Drive aisles shall be counted as zero (0) feet in depth.
5. Option 5: Install a landscape berm with a two (2) foot minimum average height. The berm shall have a slope of no greater than one (1) foot of rise to every four (4) feet of run. Within the landscape area, one (1) tree and five (5) shrubs shall be planted per sixty (60) linear feet of frontage.

PLN16: Per Section 4-19-07 Minimum Landscape Area: All developments shall be required to landscape a minimum of ten (10) percent of the lot area. At least fifty (50) percent of the required landscape area shall be placed so it abuts adjoining public rights-of-way, excluding alleys and drives.

PLN17: Per Sec. 4-11-01-04 Operational/ Physical compatibility standards, conditions may be imposed upon the approval of development applications when industrial uses are proposed adjacent to residentially zoned or used property to ensure new development will be compatible with existing neighborhood and uses, including, but not limited to, restrictions on:

1. Hours of operations and deliveries;
2. Location of activities generating potential adverse impacts on adjacent uses such as noise and glare;
3. Placement of trash receptacles;
4. Location and screening of loading and delivery zones;
5. Light intensity and hours of full illumination; and
6. Placement and illumination of outdoor vending machines.

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**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Laurie Clark

**Date:** 02/01/2024

**Email:**

**Resubmittal Required**

ENG1: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Maps (FIRM Panels #08001C0584H and #08001C0592H), the project site is not located within a regulated 100-yr floodplain. A Floodplain Use Permit will not be required.

ENG2: A drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval. Drainage design shall have no adverse off-site impacts on neighboring properties or the public ROW.

ENG3: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14:  
All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:

1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
2. Minimization of Directly Connected Impervious Area (MDCIA),
3. Green Infrastructure (GI),
4. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.
5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.
6. Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.
7. Treatment of stormwater flows as close to the impervious area as possible.

LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

ENG4: The applicant is required to complete a traffic trip generation analysis signed and stamped by a professional engineer. If the proposed scope of work shows the use of the site will generate over 20 vehicles per day, then a traffic impact study signed and stamped by a professional engineer will be required.

ENG5: The proposed site improvements are required to go through an engineering review process through the Subdivision application. The developer is required to submit for review and receive approval of all civil site construction plans and reports. Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County One Stop Customer Center the following: Engineering Review Application, Engineering Review Fee, a copy of all construction documents, plans and reports in PDF format.

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**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Laurie Clark

**Date:** 02/01/2024

**Email:**

**Comment**

ENG6: Property IS in Adams County MS4 Stormwater Permit area. Because the proposed improvements disturb more than one (1) acre of land, OR are part of a larger development that disturbs over one (1) acre, a Stormwater Quality (SWQ) Permit WILL be required and the applicant would be required to prepare a Stormwater Management Plan (SWMP) using the Adams County ESC Template, and obtain both a County SWQ Permit and a State Permit COR400000. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs.

ENG7: If the applicant proposes to import greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CY.

ENG8: The developer is required to construct roadway improvements adjacent to the proposed site such as curb, gutter, and sidewalks. Additional roadway improvements will be determined based on the Traffic Impact Study and applicant is required to coordinate with CDOT.

ENG9: A Subdivision Improvements Agreement (SIA) will be required for all public improvements.

ENG10: No building permits will be issued until all public improvements have been constructed, inspected, and preliminarily accepted by the Adams County Public Works Department.

ENG11: The developer is responsible for the repair or replacement of any broken or damaged public infrastructure.

ENG12: All proposed drainage facilities with maintenance access shall be within dedicated easements.

ENG13: The engineering documents for the subdivision must be approved before development of individual lots within the proposed subdivision.

ENG14: Applicant is responsible for additional coordination with CDOT concerning bus corridor requirements for Federal Blvd.

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**Commenting Division:** ROW Review

**Name of Reviewer:** David Dittmer

**Date:** 02/01/2024

**Email:**

**Resubmittal Required**

ROW1: Remove superfluous information in the Title

ROW2: Add the case number to top right-hand corner of all sheets (PLT2023-00056)

ROW3: Opening statement must be: OWNERSHIP AND DEDICATION CERTIFICATE, followed by the legal as provided, then the new m/b legal for the boundary of the new subdivision.

ROW4: Remove all mention of The City and County of Denver. We are not Denver. Revise all of the dedication statements, execution blocks, etc.

ROW5: Note 4 for the title commitment appears to be in error. The commitment provided is dated 10/12/2023 not 7/17/2023 and do not find the earlier date stated as effective as of that date.

ROW6: Must provide the approved Storm Water Facilities Statement as contained in the application guidelines and checklist.

ROW7: You must have CDOT approval of all access points from Federal Blvd. and county approved access permits on county ROW. If additional ROW dedication is required for either road pending engineering review of the traffic impact to the surrounding infrastructure, it can be dedicated by this plat to the county, and the county will deed to CDOT for anything along Federal.

ROW7: The order of appearance of signature/approval blocks:

OWNER

LIEN HOLDER ACCEPTANCE - If property is under a deed of trust the lien holder must approve the plat.

SURVEYOR

PLANNING COMMISSION

BOARD OF COUNTY COMMISSIONERS

COUNTY ATTORNEY'S OFFICE - Approved as to form

ROW8: Must provide an approved dedication statement. See application guidelines and checklist.

ROW9: Revise all dates to current year.

ROW10: Note 4 - Define a US foot per C.R.S. and PLS Bylaws

ROW11: Provide a copy of a recorded Statement of Authority for QuikTrip Corporation or a copy of the operating agreement to verify signatories ability to encumber the corporation.

ROW12: Review line weights. It may be the copy but there appear to be signature lines that are heavier than others.

SHEET 2:

ROW13: Sheet 2 is the existing conditions and parcel lines. Do not provide where the new lots are to be located on this sheet. These parcel lines must be vacated. The parcels must be referenced as to the legal descriptions provided on sheet 1. You must state parcel lines being vacated by this plat.

ROW14: Stay consistent with document citations. See 20' easement citation for book 454, page 55. Name the type of easement. This easement cannot be vacated.



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**Commenting Division:** ROW Review

**Name of Reviewer:** David Dittmer

**Date:** 02/01/2024

**Email:**

**Comment**

SHEET 3

ROW15: The easements that appear to be missing cannot be vacated by this plat and must remain in place. If needing to vacate these easements, it will be an agreement between the property owner and the owner of the utility easement. Once the vacation has been completed and recorded, cite the vacation reception number. If utilities are installed it will be at the owners expense to move these utilities and provide a new easement. The easement/ROW document cited above is exclusively for sanitary sewer. It can be crossed, but nothing can share the trench. Does the 9' wide drainage easement being dedicated about the 5' wide utility easement as recorded at B1009567? The new one cannot lay on top of the existing.

ROW16: Use a heavy pen weight to draw attention to vacation and dedication statements.

ROW17: Pending access review and approvals from CDOT, it does not appear each lot will be allowed a separate access. Due to this, an access easement located within a TRACT will be required. This Tract will be owned and maintained by the owners or owners association due to individual ownership of the lots. Any Storm Water Quality facilities, detention area, must be located within a TRACT to be owned and maintained by the owners, or owners association, and dedicated to the county. Access to the detention area must be provided by an access easement. Due to individual ownership of the lots, utility easements must be provided for utilities to serve the individual lots. These should be along the front and rear lot lines, and pending comments from PSCO, side lot line easements may be necessary.

ROW

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**Commenting Division:** Environmental Analyst Review

**Name of Reviewer:** Megan Grant

**Date:** 02/01/2024

**Email:**

**Complete**

ENV1. The subject parcel is located within the Adams County Mineral Conservation Overlay (MCO) district, the purpose of which is to establish reasonable and uniform limitations, safeguards, and controls for the conservation and wise utilization of natural resources and for rehabilitation of excavated land. Land within this classification is designated as containing commercial mineral deposits in sufficient size parcels and in areas where extraction and rehabilitation can be undertaken while still protecting the health, safety, and welfare of the inhabitants of the area and the County. Although this parcel is located within the MCO district and the parcel is greater than 5 acres, the parcel is previously developed and unlikely to provide a mineral resource of commercial quantity and quality; therefore, the MCO restrictions are exempted in this case.

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**Commenting Division:** Neighborhood Services Review

**Name of Reviewer:** Cornelia Warnke

**Date:** 01/24/2024

**Email:**

**Complete**

There are no open violations at this location at this time. No comment.

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**Commenting Division:** Addressing Review

**Name of Reviewer:** David Dittmer

**Date:** 01/11/2024

**Email:**

**Complete**

# BERKLEY CENTER SUBDIVISION

CASE NO. PLT2023-00056

## A REPLAT OF LOT 1, BLOCK 1, ELLETT SUBDIVISION, LOT 1 BLOCK 1, LEXI PAPPAGEORGE SUBDIVISION AND A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, ALL LYING WITHIN THE NORTHEAST 1/4 SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

### SHEET 1 OF 3

#### PURPOSE STATEMENT:

THE PURPOSE OF THIS SUBDIVISION REPLAT IS TO COMBINE FIVE (5) INDIVIDUAL PARCELS INTO ONE SUBDIVISION AND CREATE 4 NEW LOTS AND 1 TRACT FOR COMMERCIAL DEVELOPMENT.

#### CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

#### PARCEL A:

LOT 1, BLOCK 1, ELLETT SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

EXCEPT THE NORTH 10 FEET THEREOF CONVEYED TO THE COUNTY OF ADAMS DESCRIBED IN RESOLUTION AND DEED RECORDED NOVEMBER 25, 1969 IN BOOK 1561 AT PAGE 44.

#### PARCEL B:

LOT 1, BLOCK 1, LEXI PAPPAGEORGE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

#### PARCEL C:

A PARCEL OF LAND LOCATED IN THE N1/2, NW1/4, NW1/4, NE1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THE NORTH LINE OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST, SAID POINT BEING 345.38 FEET EAST OF THE N1/4 CORNER OF SECTION 8 AND 320.00 FEET WEST OF THE NORTHEAST CORNER OF THE N1/2, NW1/4, NW1/4, NE1/4 OF SECTION 8; THENCE S 0°03'30" E DISTANCE OF 20.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 64TH AVENUE; THENCE S 90°00'00" W ALONG THE SOUTH RIGHT-OF-WAY LINE OF 64TH AVENUE, A DISTANCE OF 270.38 FEET TO A POINT, SAID POINT BEING 75.00 FEET EAST OF 20.00 FEET SOUTH OF THE N1/4 CORNER OF SECTION 8; THENCE S 44°58'15" W A DISTANCE OF 28.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD, SAID POINT BEING 55.00 FEET EAST AND 40.00 FEET SOUTH OF THE N1/4 CORNER OF SECTION 8; THENCE S 0°03'30" E ALONG THE EAST RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD, A DISTANCE OF 289.80 FEET TO THE SOUTH LINE OF THE N1/2, NW1/4, NW1/4, NE1/4 OF SECTION 8; THENCE N 90°00'00" E ALONG THE SOUTH LINE OF THE N1/2, NW1/4, NW1/4, NE1/4 OF SECTION 8, A DISTANCE OF 141.89 FEET; THENCE N 0°31'25" W A DISTANCE OF 166.68 FEET; THENCE N 89°28'25" E DISTANCE OF 149.85 FEET; THENCE N 0°03'30" W A DISTANCE OF 141.76 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 64TH AVENUE, AND 20.00 FEET SOUTH OF THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

EXCEPT THAT PORTION CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ADAMS, STATE OF COLORADO, AS DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 6, 1907 IN BOOK 33 AT PAGE 220.

AND EXCEPT THAT PORTION TAKEN IN RULE AND ORDER RECORDED OCTOBER 15, 1971 IN BOOK 1745 AT PAGE 484.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO DESCRIBED IN DEED RECORDED DECEMBER 11, 1984 IN BOOK 2945 AT PAGE 579.

AND FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 7, 2005 AT RECEPTION NO. 20051107001229480.

#### PARCEL D:

A PARCEL OF LAND LOCATED IN THE N1/2, NW1/4, NW1/4, NE1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THE NORTH LINE OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST, SAID POINT BEING 345.38 FEET EAST OF THE N1/4 CORNER OF SECTION 8, AND 320.00 FEET WEST OF THE NORTHEAST CORNER OF THE N1/2, NW1/4, NW1/4, NE1/4 OF SECTION 8; THENCE S 0°03'30" E DISTANCE OF 20.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 64TH AVENUE AND THE POINT OF BEGINNING; THENCE S 90°00'00" E A DISTANCE OF 30.00 FEET; THENCE S 0°03'30" W A DISTANCE OF 309.80 FEET TO A POINT ON THE SOUTH LINE OF THE N1/2, NW1/4, NW1/4, NE1/4, OF SECTION 8; THENCE S 90°00'00" W ALONG THE SOUTH LINE OF THE N1/2, NW1/4, NW1/4, NE1/4, OF SECTION 8, A DISTANCE OF 178.49 FEET; THENCE N 0°31'25" W A DISTANCE OF 166.68 FEET; THENCE N 89°28'25" E A DISTANCE OF 149.85 FEET; THENCE N 0°03'30" W A DISTANCE OF 141.76 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 64TH AVE., AND THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 7, 2005 AT RECEPTION NO. 20051107001229480.

#### PARCEL E:

A PARCEL OF LAND BEING A PORTION OF THE EAST 290.00 FEET OF THE N1/2, NW1/4, NE1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE N1/2, NW1/4, NW1/4, NE1/4 OF SECTION 8, THENCE SOUTH ALONG THE EAST LINE OF THE N1/2, NW1/4, NW1/4, NE1/4 A DISTANCE OF 20.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 64TH AVENUE, WHICH IS THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE EAST LINE OF THE N1/2, NW1/4, NW1/4, NE1/4 A DISTANCE OF 309.80 FEET TO THE SOUTH LINE OF THE N1/2, NW1/4, NW1/4, NE1/4; THENCE WEST ALONG THE SOUTH LINE A DISTANCE OF 290.00 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF THE N1/2, NW1/4, NW1/4, NE1/4 A DISTANCE OF 309.80 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 64TH AVENUE; THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF 64TH AVENUE, A DISTANCE OF 290.00 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 7, 2005 AT RECEPTION NO. 20051107001229480.

ALL OF WHICH BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 8, FROM WHICH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 8 BEARS NORTH 89°49'13" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID NORTH LINE; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, SOUTH 00°18'56" EAST, A DISTANCE OF 65.02 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 89°41'04" EAST, A DISTANCE OF 55.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF NORTH FEDERAL BOULEVARD, A 110.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY, BEING THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN THE RULE AND ORDER RECORDED OCTOBER 15, 1971 IN BOOK 1745, PAGE 484 IN THE OFFICE OF THE CLERK AND RECORDER FOR SAID COUNTY AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF WEST 64TH AVENUE, A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES, THE FOLLOWING FOURTEEN (14) COURSES: 1) NORTH 44°45'13" EAST, A DISTANCE OF 35.17 FEET;

#### GENERAL NOTES (continued):

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OF LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

#### STORM DRAINAGE FACILITIES STATEMENT:

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHELL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS 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.

#### CERTIFICATE OF OWNERSHIP:

IN WITNESS THEREOF, QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_ DAY OF \_\_\_\_\_, 2024

OWNER: QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION

#### BY:

JASON ACORD

TITLE: REGIONAL DIRECTOR OF REAL ESTATE / ASSISTANT SECRETARY

STATE OF KANSAS )

)SS

COUNTY OF JOHNSON)

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 2024, BY JASON ACORD AS DIRECTOR OR REAL ESTATE / ASSISTANT SECRETARY FOR QUICK TRIP CORPORATION, AN OKLAHOMA CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

#### SURVEYOR'S CERTIFICATE:

I, JESUS A. LUGO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE 12TH DAY OF DECEMBER, 2023, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2024.

LICENSED PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER 38081

#### PLANNING COMMISSION APPROVAL:

RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS \_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIR

#### BOARD OF COUNTY COMMISSIONERS' APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS \_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIR

#### ADAMS COUNTY ATTORNEY'S OFFICE:

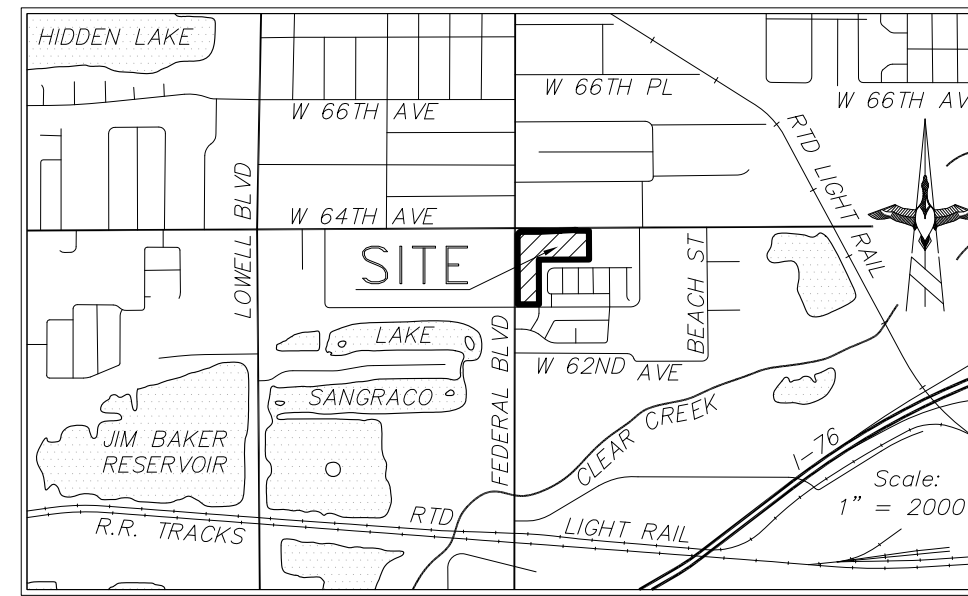
APPROVED AS TO FORM

#### CLERK AND RECORDER'S CERTIFICATE:

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT \_\_\_\_\_ M., ON THIS \_\_\_ DAY OF \_\_\_\_\_, A.D. 2024.

DEPUTY CLERK AND RECORDER

RECEPTION NUMBER



VICINITY MAP

#### SHEET INDEX:

SHEET 1	COVER SHEET
SHEET 2	BOUNDARY, EXISTING PARCELS & EASEMENTS DETAIL
SHEET 3	FINAL LOT AND EXISTING EASEMENTS DETAIL

#### CERTIFICATE OF DEDICATION AND OWNERSHIP (continued):

2) NORTH 89°49'13" EAST, A DISTANCE OF 195.35 FEET; 3) NORTH 86°54'53" EAST, A DISTANCE OF 7.84 FEET; 4) SOUTH 03°05'07" EAST, A DISTANCE OF 1.00 FEET; 5) NORTH 86°54'56" EAST, A DISTANCE OF 210.82 FEET; 6) SOUTH 48°07'00" EAST, A DISTANCE OF 1.95 FEET; 7) NORTH 86°52'59" EAST, A DISTANCE OF 5.90 FEET; 8) NORTH 41°52'59" EAST, A DISTANCE OF 1.96 FEET; 9) NORTH 86°54'49" EAST, A DISTANCE OF 141.57 FEET; 10) NORTH 03°05'11" WEST, A DISTANCE OF 1.00 FEET; 11) NORTH 86°54'53" EAST, A DISTANCE OF 0.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 970.00 FEET; 12) EASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°14'55", AN ARC LENGTH OF 21.14 FEET; 13) SOUTH 00°18'56" EAST, A DISTANCE OF 9.60 FEET; 14) NORTH 89°49'13" EAST, A DISTANCE OF 133.05 FEET TO THE EAST LINE OF LOT 1, BLOCK 1, ELLETT SUBDIVISION PER THE PLAT RECORDED NOVEMBER 17, 1969 AT RECEPTION NO. 878049 IN SAID OFFICE OF THE CLERK AND RECORDER, BEING 10.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1, BEING THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN THE RESOLUTION AND DEED RECORDED NOVEMBER 25, 1969 IN BOOK 1561, PAGE 44 IN SAID OFFICE OF THE CLERK AND RECORDER; THENCE ALONG SAID EAST LINE OF LOT 1, SOUTH 00°18'09" EAST, A DISTANCE OF 299.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1 AND THE WESTERLY PROLONGATION THEREOF, BEING THE NORTH LINE OF LOT 2, BLOCK 1, LEXI PAPPAGEORGE SUBDIVISION PER THE PLAT RECORDED JULY 2, 1991 AT RECEPTION NO. B1009567 IN SAID OFFICE OF THE CLERK AND RECORDER, SOUTH 89°50'23" WEST, A DISTANCE OF 523.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1, SAID LEXI PAPPAGEORGE SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID LOT 2, BEING THE EAST LINE OF LOT 1, SOUTH 00°18'56" EAST, A DISTANCE OF 464.98 FEET TO THE SOUTHWEST CORNER OF LOT 2, BEING THE SOUTHEAST CORNER OF LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, BEING THE NORTHERLY RIGHT-OF-WAY OF WEST 63RD AVENUE, A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY, SOUTH 89°44'10" WEST, A DISTANCE OF 220.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF WEST 63RD AVENUE AND THE EASTERLY RIGHT-OF-WAY OF NORTH FEDERAL BOULEVARD; THENCE ALONG THE WEST LINE OF SAID LOT 1 AND THE NORTHERLY PROLONGATION THEREOF, BEING THE EASTERLY RIGHT-OF-WAY OF NORTH FEDERAL BOULEVARD, A 110.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY, NORTH 00°18'56" WEST, A DISTANCE OF 729.93 FEET TO THE POINT OF BEGINNING.

CONTAINS 322,193 SQUARE FEET OR 7.397 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO FOUR LOTS AND ONE TRACT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BERKLEY CENTER SUBDIVISION AND THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE DRAINAGE AND ACCESS 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 QUIT CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

#### GENERAL NOTES:

- BEARINGS ARE BASED ON THE THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE COLORADO NORTH ZONE 0502, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GROUND UNITS, BEING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHICH BEARS NORTH 89°49'13" EAST BETWEEN THE FOUND MONUMENTS SHOWN AND DESCRIBED HEREON.
- THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ADAMS COUNTY COLORADO MAP NUMBER 08001C0592H, REVISED DATE MARCH 5, 2007.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORDS, ALTURA LAND CONSULTANTS, LLC RELIED UPON TITLE COMMITMENT NO. NCS-1180566-CO, WITH AN EFFECTIVE DATE OF JULY 17, 2023 AS PREPARED BY FIRST AMERICAN, TO DELINEATE THE AFORESAID INFORMATION.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY, ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY ALTURA LAND CONSULTANTS, LLC ON JULY 14, 2023.
- 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 CERTIFICATION SHOWN HEREON.

COVER SHEET

<p>6950 South Tucson Way, Unit C Centennial, Colorado 80112 Phone: (720) 488-1303</p>	PREPARED	12/12/23
	1ST SUBMITTAL	4/1/24
	<b>SHEET 1 OF 3</b>	
		JOB NO. 23092

# BERKLEY CENTER SUBDIVISION

CASE NO. PLT2023-00056

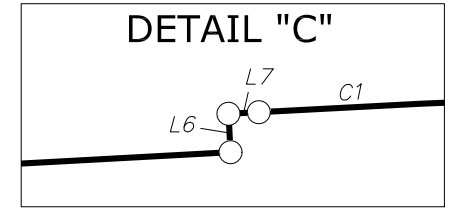
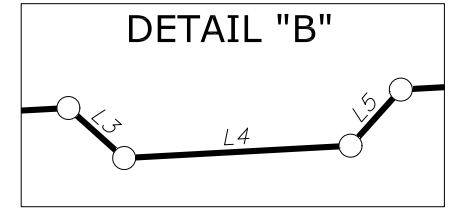
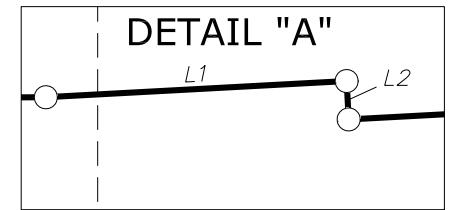
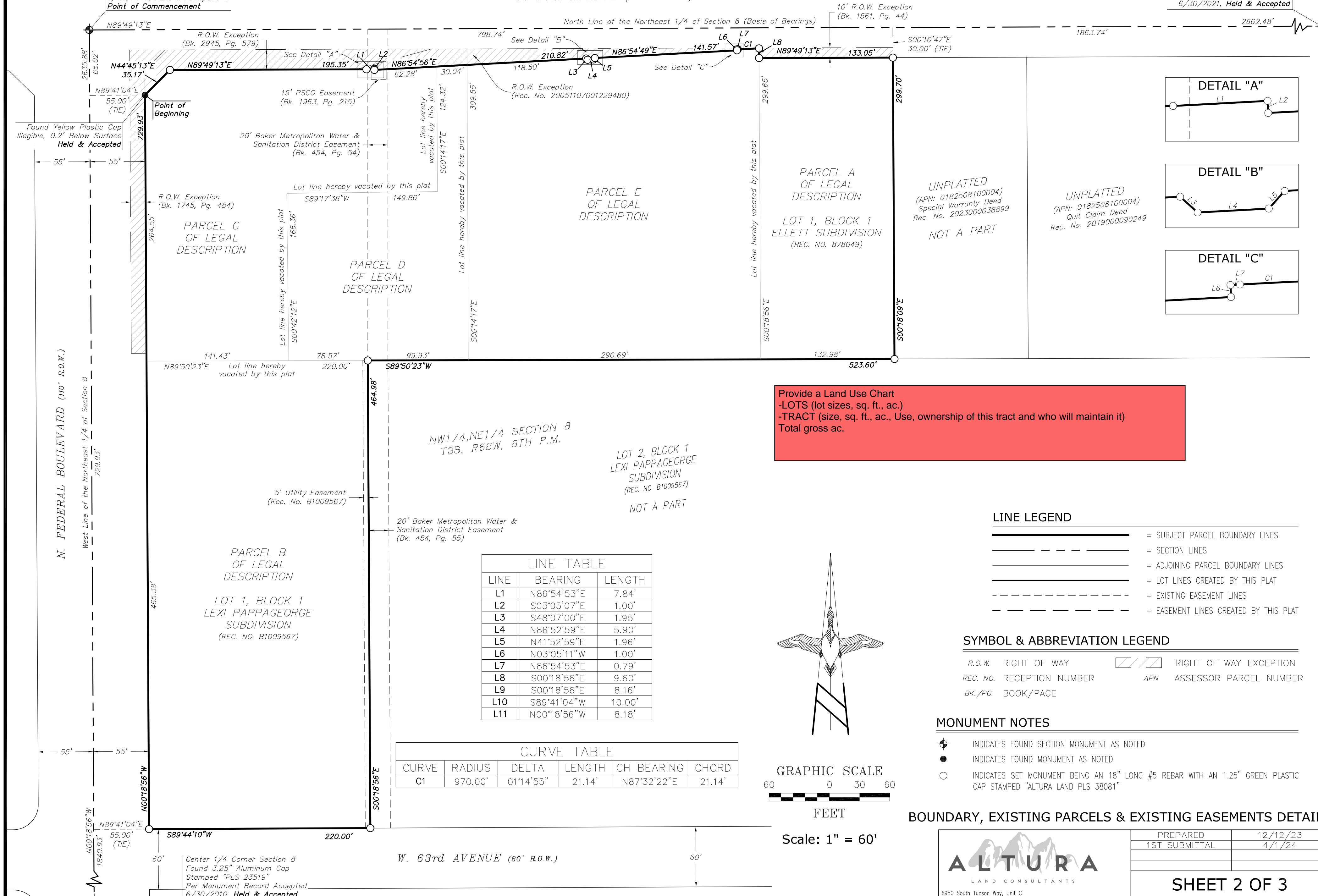
A REPLAT OF LOT 1, BLOCK 1, ELLETT SUBDIVISION, LOT 1 BLOCK 1, LEXI PAPPAGEORGE SUBDIVISION AND A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, ALL LYING WITHIN THE NORTHWEST 1/4 SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 3

W. 64th AVENUE (R.O.W. VARIES)

North 1/4 Corner Section 8  
Found 3.25" Aluminum Cap  
Stamped "PLS 26588"  
Per Monument Record Accepted  
6/30/2010, Held & Accepted &  
Point of Commencement

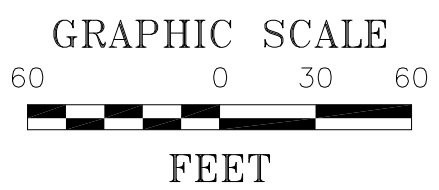
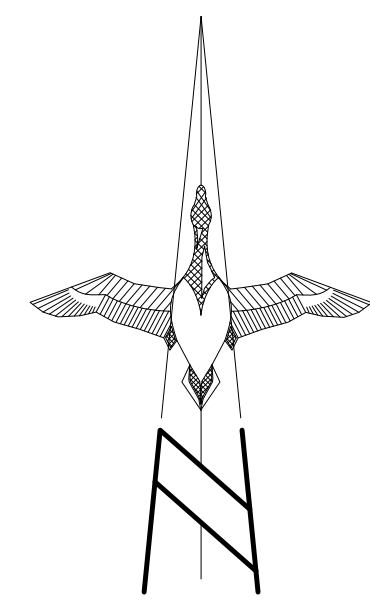
Northeast Corner Section 8  
Found 3.25" Aluminum Cap  
Stamped "PLS 24673"  
Per Monument Record Accepted  
6/30/2021, Held & Accepted



Provide a Land Use Chart  
-LOTS (lot sizes, sq. ft., ac.)  
-TRACT (size, sq. ft., ac., Use, ownership of this tract and who will maintain it)  
Total gross ac.

LINE	BEARING	LENGTH
L1	N86°54'53"E	7.84'
L2	S03°05'07"E	1.00'
L3	S48°07'00"E	1.95'
L4	N86°52'59"E	5.90'
L5	N41°52'59"E	1.96'
L6	N03°05'11"W	1.00'
L7	N86°54'53"E	0.79'
L8	S00°18'56"E	9.60'
L9	S00°18'56"E	8.16'
L10	S89°41'04"W	10.00'
L11	N00°18'56"W	8.18'

CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CHORD
C1	970.00'	01°14'55"	21.14'	N87°32'22"E	21.14'



Scale: 1" = 60'

LINE LEGEND	
	= SUBJECT PARCEL BOUNDARY LINES
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
	= LOT LINES CREATED BY THIS PLAT
	= EXISTING EASEMENT LINES
	= EASEMENT LINES CREATED BY THIS PLAT

SYMBOL & ABBREVIATION LEGEND					
	R.O.W.	RIGHT OF WAY		RIGHT OF WAY EXCEPTION	
	REC. NO.	RECEPTION NUMBER		APN	ASSESSOR PARCEL NUMBER
	BK./PG.	BOOK/PAGE			

- MONUMENT NOTES**
- INDICATES FOUND SECTION MONUMENT AS NOTED
  - INDICATES FOUND MONUMENT AS NOTED
  - INDICATES SET MONUMENT BEING AN 18" LONG #5 REBAR WITH AN 1.25" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081"

BOUNDARY, EXISTING PARCELS & EXISTING EASEMENTS DETAIL

**ALTURA**  
LAND CONSULTANTS  
6950 South Tucson Way, Unit C  
Centennial, Colorado 80112  
Phone: (720) 488-1303

PREPARED	12/12/23
1ST SUBMITTAL	4/1/24
<b>SHEET 2 OF 3</b>	
JOB NO. 23092	



# BERKLEY CENTER SUBDIVISION

CASE NO. PLT2023-00056

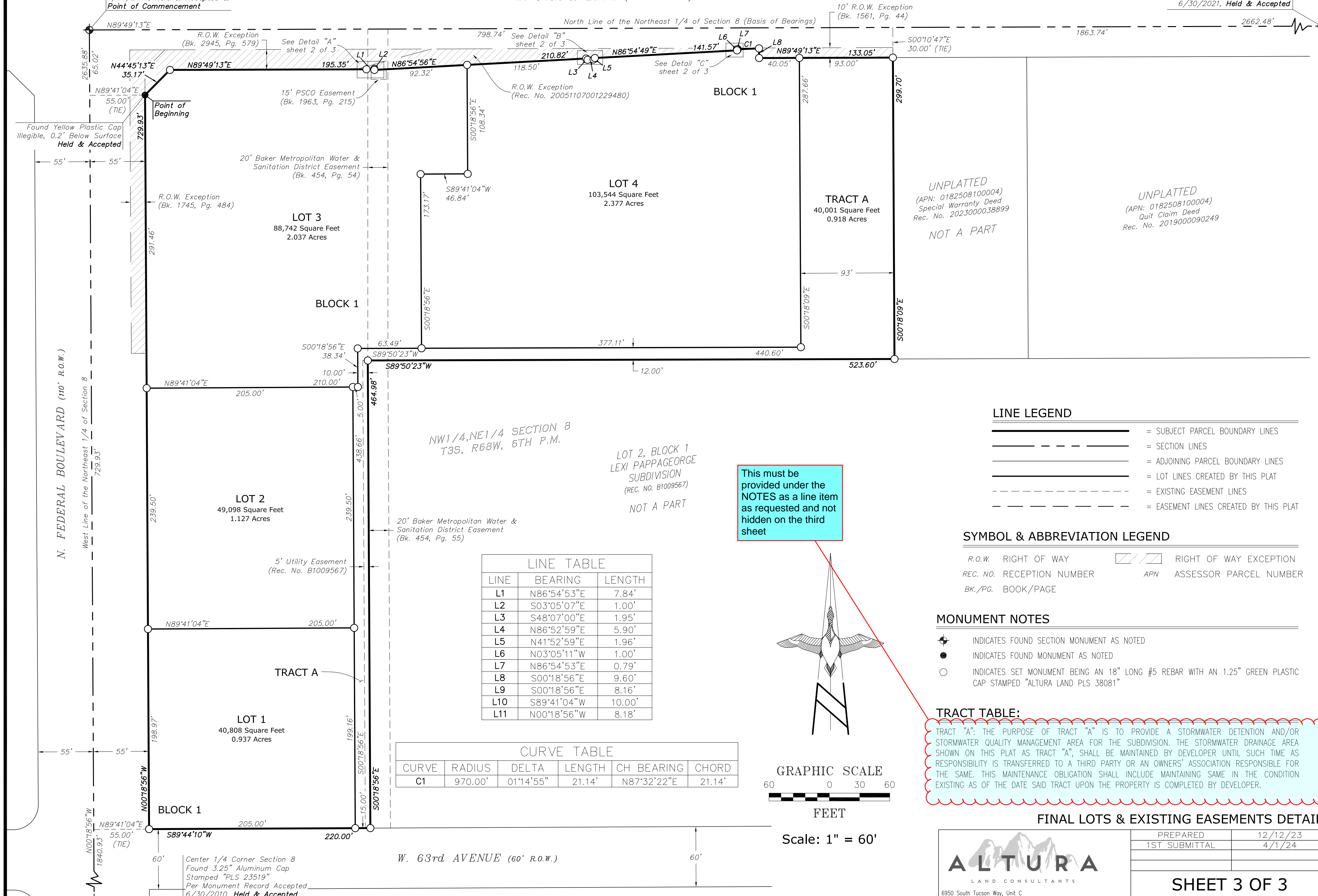
A REPLAT OF LOT 1, BLOCK 1, ELLETT SUBDIVISION, LOT 1 BLOCK 1, LEXI PAPPAGEORGE SUBDIVISION AND A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, ALL LYING WITHIN THE NORTHWEST 1/4 SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 3

W. 64th AVENUE (R.O.W. VARIES)

North 1/4 Corner Section 8  
Found 3.25" Aluminum Cap  
Stamped "PLS 26588"  
Per Monument Record Accepted  
6/30/2010, Held & Accepted &  
Point of Commencement

Northeast Corner Section 8  
Found 3.25" Aluminum Cap  
Stamped "PLS 24673"  
Per Monument Record Accepted  
6/30/2021, Held & Accepted



**LINE LEGEND**

	= SUBJECT PARCEL BOUNDARY LINES
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
	= LOT LINES CREATED BY THIS PLAT
	= EXISTING EASEMENT LINES
	= EASEMENT LINES CREATED BY THIS PLAT

**SYMBOL & ABBREVIATION LEGEND**

R.O.W.	RIGHT OF WAY		RIGHT OF WAY EXCEPTION
REC. NO.	RECEPTION NUMBER	APN	ASSESSOR PARCEL NUMBER
BK./PG.	BOOK/PAGE		

**MONUMENT NOTES**

- INDICATES FOUND SECTION MONUMENT AS NOTED
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET MONUMENT BEING AN 18" LONG #5 REBAR WITH AN 1.25" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081"

**TRACT TABLE:**

TRACT "A": THE PURPOSE OF TRACT "A" IS TO PROVIDE A STORMWATER DETENTION AND/OR STORMWATER QUALITY MANAGEMENT AREA FOR THE SUBDIVISION. THE STORMWATER DRAINAGE AREA SHOWN ON THIS PLAT AS TRACT "A", SHALL BE MAINTAINED BY DEVELOPER UNTIL SUCH TIME AS RESPONSIBILITY IS TRANSFERRED TO A THIRD PARTY OR AN OWNERS' ASSOCIATION RESPONSIBLE FOR THE SAME. THIS MAINTENANCE OBLIGATION SHALL INCLUDE MAINTAINING SAME IN THE CONDITION EXISTING AS OF THE DATE SAID TRACT UPON THE PROPERTY IS COMPLETED BY DEVELOPER.

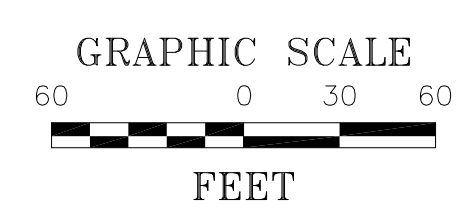
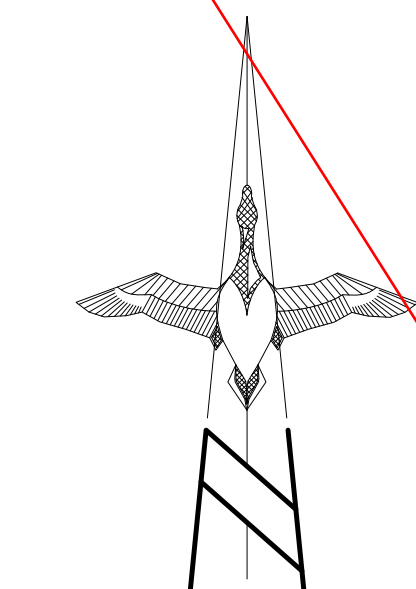
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**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CHORD
C1	970.00'	01°14'55"	21.14'	N87°32'22"E	21.14'

This must be provided under the NOTES as a line item as requested and not hidden on the third sheet



**FINAL LOTS & EXISTING EASEMENTS DETAIL**

PREPARED	12/12/23
1ST SUBMITTAL	4/1/24
<b>ALTURA</b>	
LAND CONSULTANTS	
6950 South Tucson Way, Unit C Centennial, Colorado 80112 Phone: (720) 488-1303	
<b>SHEET 3 OF 3</b>	
JOB NO. 23092	



# BERKLEY CENTER SUBDIVISION

CASE NO. PLT2023-00056

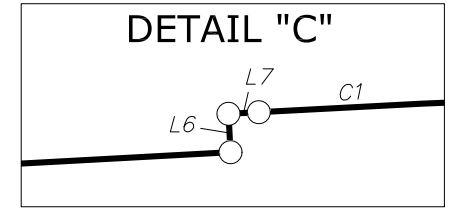
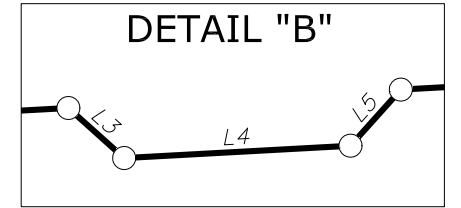
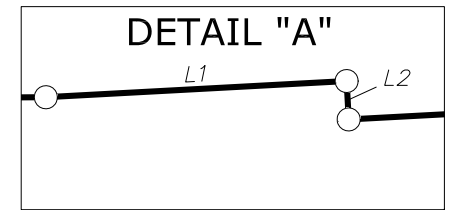
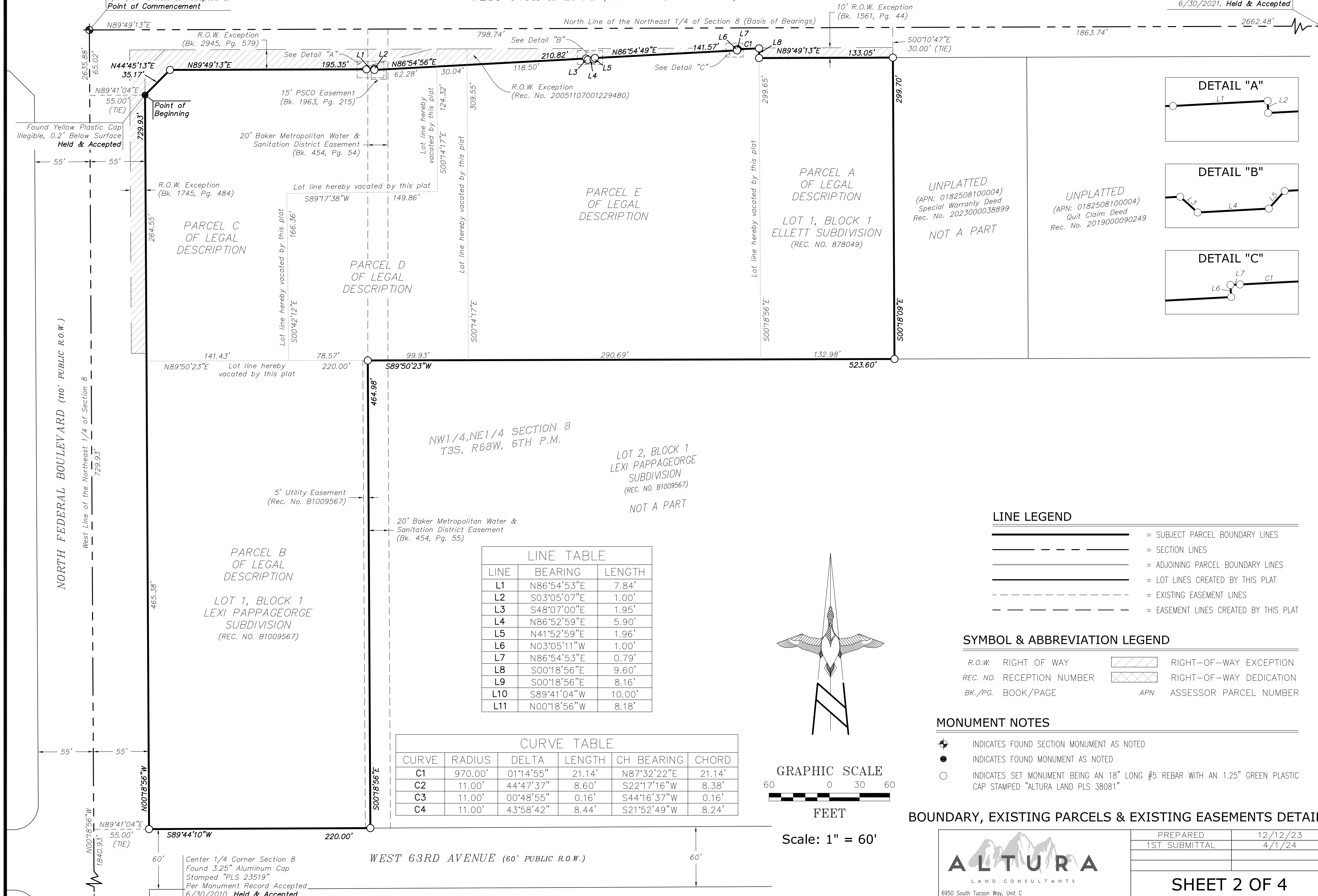
A REPLAT OF LOT 1, BLOCK 1, ELLETT SUBDIVISION, LOT 1 BLOCK 1, LEXI PAPPAGEORGE SUBDIVISION AND A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, ALL LYING WITHIN THE NORTHWEST 1/4 SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 4

WEST 64TH AVENUE (PUBLIC R.O.W., WIDTH VARIES)

North 1/4 Corner Section 8  
Found 3.25" Aluminum Cap  
Stamped "PLS 26588"  
Per Monument Record Accepted  
6/30/2010, Held & Accepted &  
Point of Commencement

Northeast Corner Section 8  
Found 3.25" Aluminum Cap  
Stamped "PLS 24673"  
Per Monument Record Accepted  
6/30/2021, Held & Accepted



UNPLATTED  
(APN: 0182508100004)  
Special Warranty Deed  
Rec. No. 2023000038899  
NOT A PART

UNPLATTED  
(APN: 0182508100004)  
Quit Claim Deed  
Rec. No. 2019000090249

**LINE LEGEND**

	= SUBJECT PARCEL BOUNDARY LINES
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
	= LOT LINES CREATED BY THIS PLAT
	= EXISTING EASEMENT LINES
	= EASEMENT LINES CREATED BY THIS PLAT

**SYMBOL & ABBREVIATION LEGEND**

R.O.W.	RIGHT OF WAY		RIGHT-OF-WAY EXCEPTION
REC. NO.	RECEPTION NUMBER		RIGHT-OF-WAY DEDICATION
BK./PG.	BOOK/PAGE	APN	ASSESSOR PARCEL NUMBER

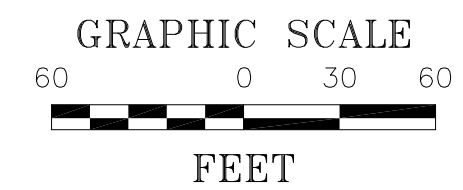
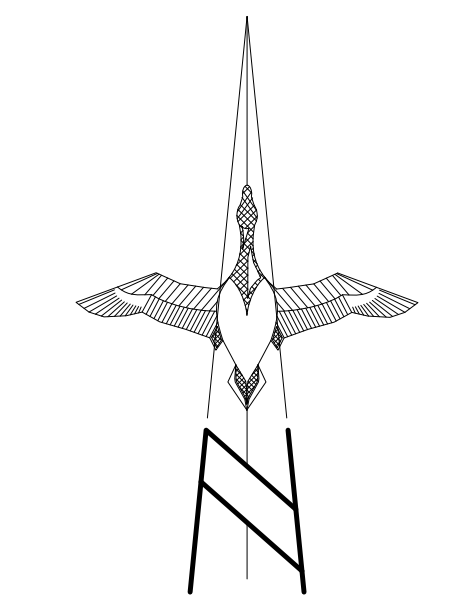
- MONUMENT NOTES**
- INDICATES FOUND SECTION MONUMENT AS NOTED
  - INDICATES FOUND MONUMENT AS NOTED
  - INDICATES SET MONUMENT BEING AN 18" LONG #5 REBAR WITH AN 1.25" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081"

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Scale: 1" = 60'

**BOUNDARY, EXISTING PARCELS & EXISTING EASEMENTS DETAIL**

 6950 South Tucson Way, Unit C Centennial, Colorado 80112 Phone: (720) 488-1303	PREPARED	12/12/23
	1ST SUBMITTAL	4/1/24
<b>SHEET 2 OF 4</b>		JOB NO. 23092



# BERKLEY CENTER SUBDIVISION

CASE NO. PLT2023-00056

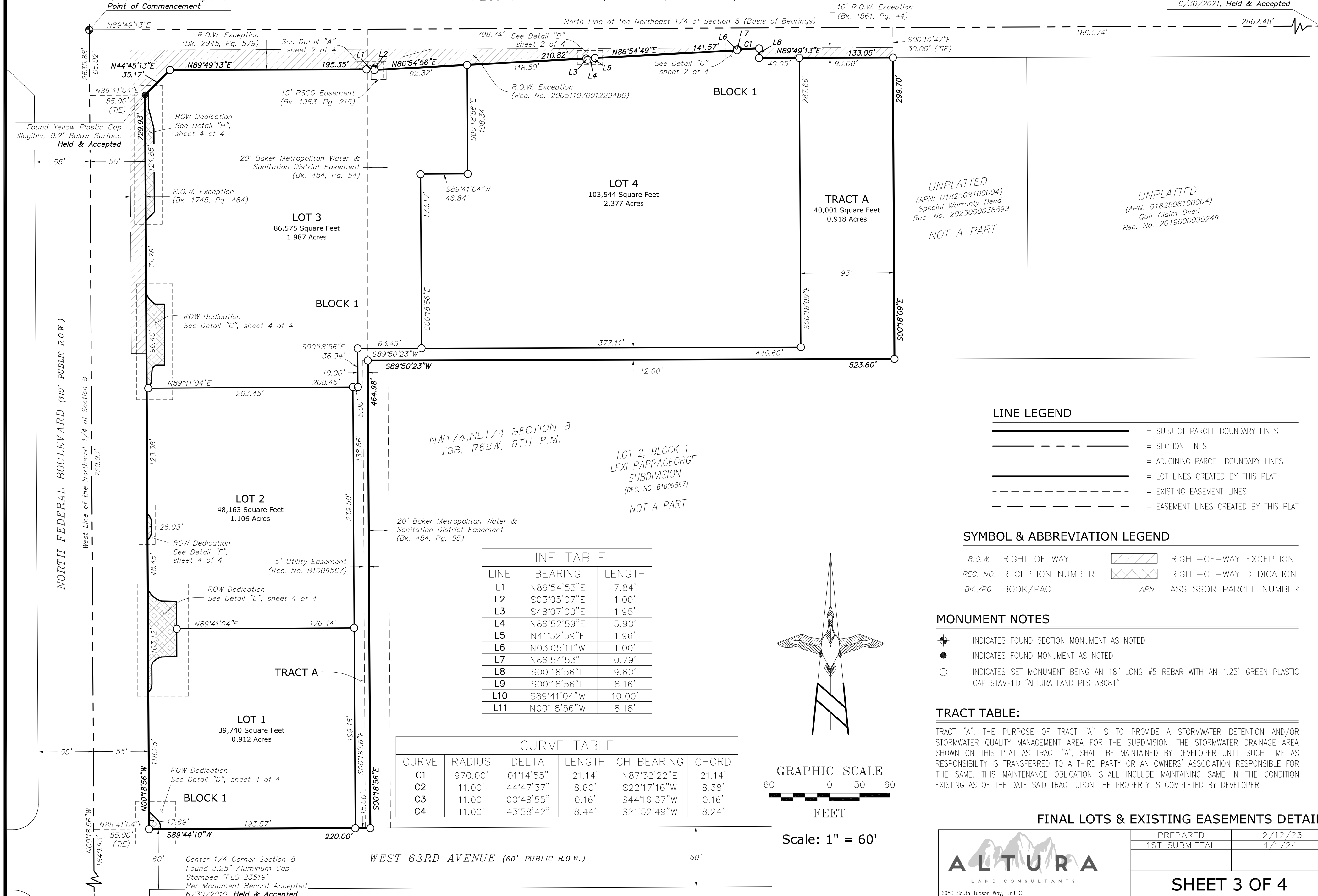
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SHEET 3 OF 4

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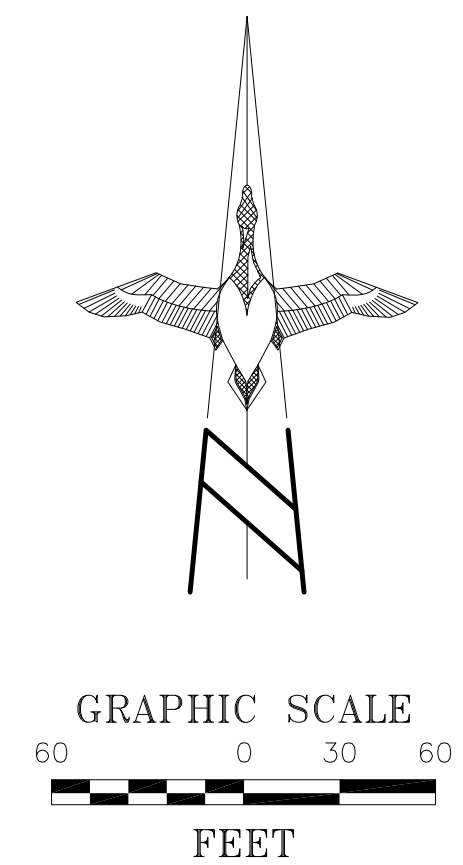
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**FINAL LOTS & EXISTING EASEMENTS DETAIL**

PREPARED	12/12/23
1ST SUBMITTAL	4/1/24
<b>SHEET 3 OF 4</b>	
JOB NO. 23092	

**ALTURA**  
LAND CONSULTANTS  
6950 South Tucson Way, Unit C  
Centennial, Colorado 80112  
Phone: (720) 488-1303

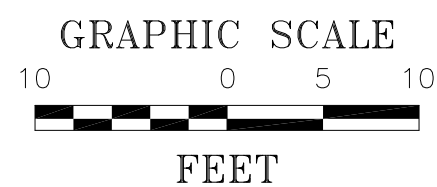
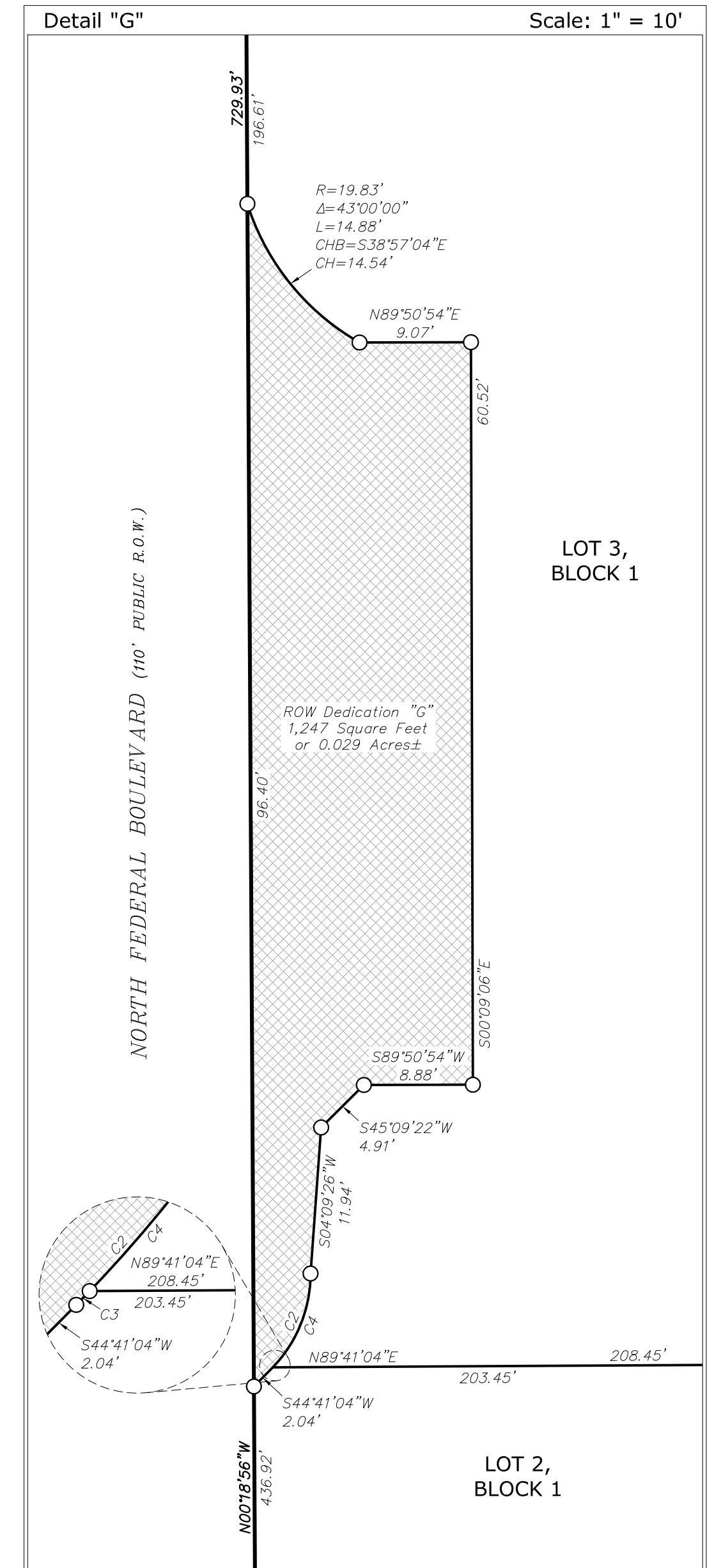
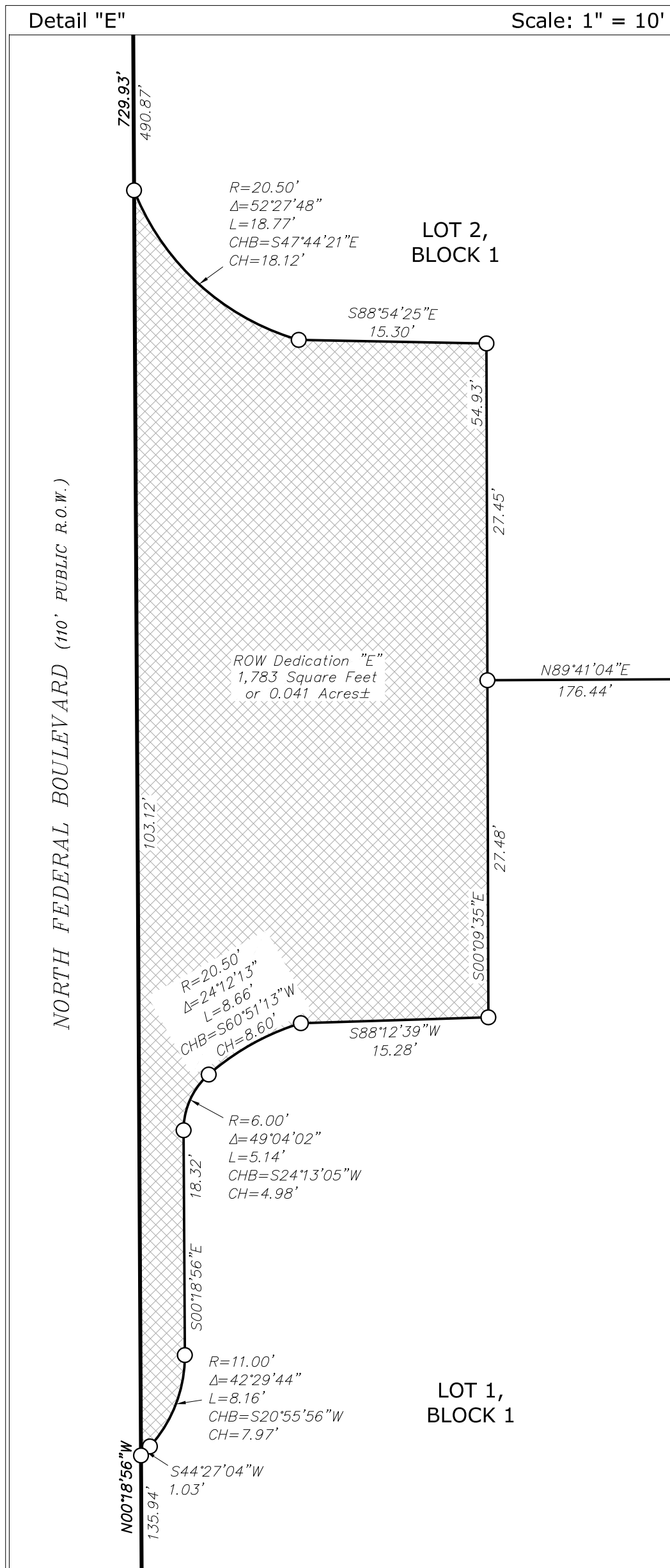
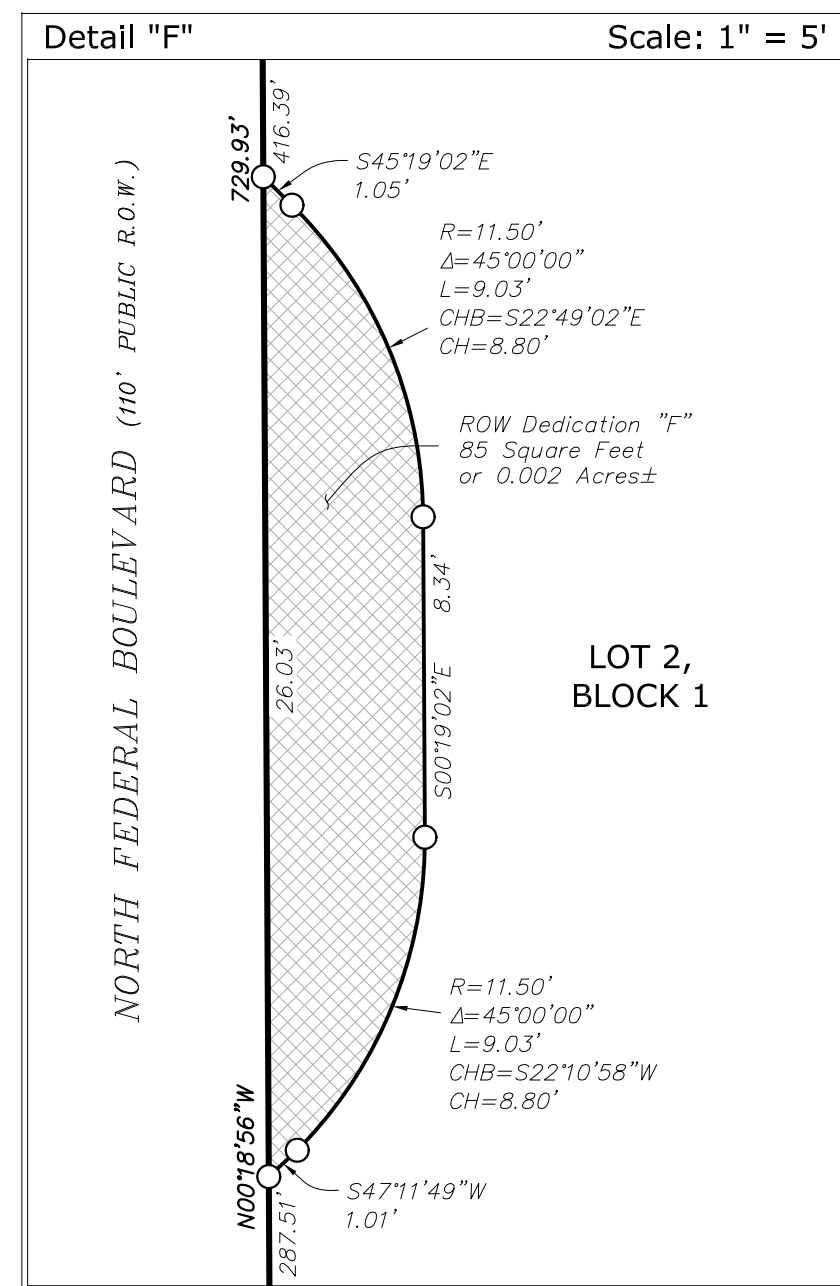
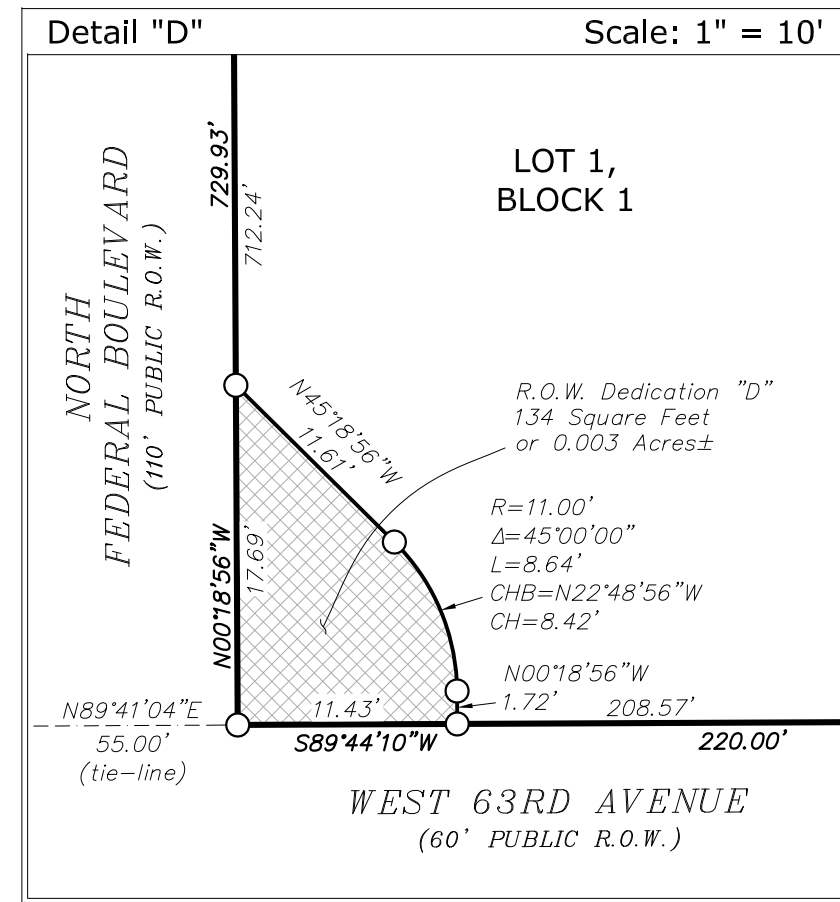
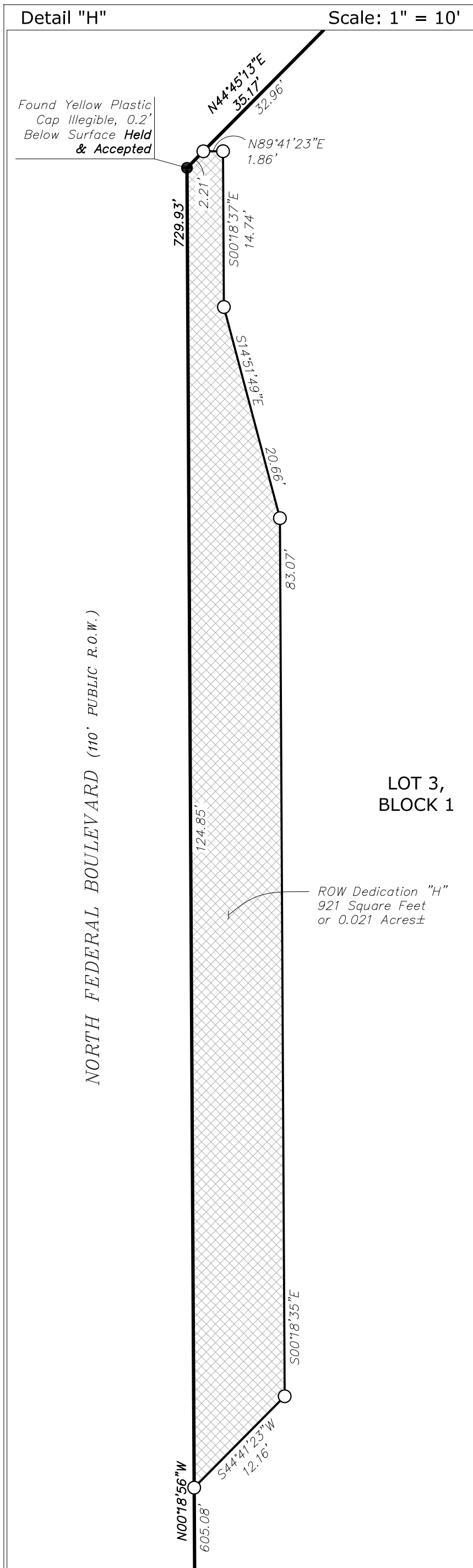


# BERKLEY CENTER SUBDIVISION

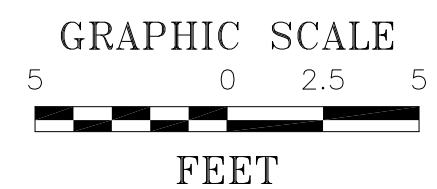
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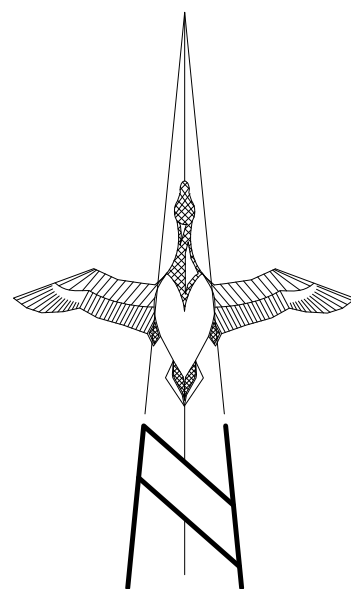
SHEET 4 OF 4



Scale: 1" = 10'  
Details "D", "E", "G" & "H"



Scale: 1" = 5'  
Detail "I"



CURVE TABLE					
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6950 South Tucson Way, Unit C  
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## RIGHT-OF-WAY DEDICATION DETAILS

PREPARED	12/12/23
1ST SUBMITTAL	4/1/24

SHEET 4 OF 4

JOB NO. 23092

## Traffic & Safety

Region 1  
2829 W Howard Place, 2<sup>nd</sup> Floor  
Denver, Colorado 80204



**COLORADO**  
Department of Transportation  
Region 1

---

**Project Name:** Berkley Center Subdivision

**Print Date:** 9/20/2024

**Highway:** 287

**Mile Marker:** 287.751

**A comment response letter is REQUIRED along with the next submittal.**

**Review POC:** Eyl, Aaron

---

### Environmental Comments:

For ANY ground disturbance/work within CDOT ROW---

Required:

Arch/History/Paleo:

Since this is a permit, a file search for Arch, Paleo and History is required. If the file search identifies anything, a more extensive report will be required. If nothing is identified, then the file search should be sufficient. For the file search contact:

Cultural/History File Search: <https://www.historycolorado.org/file-access> Email: [hc\\_filesearch@state.co.us](mailto:hc_filesearch@state.co.us)

Paleo File Search: Colorado University Museum of Natural History - <https://www.colorado.edu/cumuseum/research-collections/paleontology/policies-procedure>) Email: [jacob.vanveldhuizen@colorado.edu](mailto:jacob.vanveldhuizen@colorado.edu) and from the Denver Museum of Nature and Science – Email: [kristen.mackenzie@dmns.org](mailto:kristen.mackenzie@dmns.org) <https://www.dmns.org/science/earth-sciences/earth-sciences-collections/>

### Hydraulics Comments:

JB 5/28/24

The proposed conditions mainly keep historic drainage patterns. There is no increase in stormwater discharge into CDOT ROW/Federal Boulevard based on the offsite discussion on page 10 in the drainage report.

No further drainage comments or concerns at this time.

### Permits Comments:

5/23/24 SB Any utilities being relocate to facilitate the access work will require their own individual permits and any landscaping will require it's own permits

5.30.24

- There are a total of 8 existing access along Federal at this site. 6 of these accesses will need to be closed. Each closure requires an access permit. The other 2 accesses will also require access permits. These are for the proposed RIRO accesses. These accesses would be considered a relocation on the access permit application.
  - The east side of the 64th ave and Federal intersection will also require an access permit. Per the traffic study the volume will increase by more than 20%. Because 64th ave is a county street the county would be the permittee on the permit application.
  - The full movement access located on 64th ave is off system and will not require a permit.
  - The access permit application can be found at the following link:  
<https://www.codot.gov/business/permits/accesspermits/forms/cdot0137>
  - The state highway access permit will cover any access work, sidewalk work, street lighting, and stormwater work. Any work outside of that including, but not limited to, landscaping, survey, or utility work will require a separate permit. Application is made online at the following link:  
<https://cdotpermits.force.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F> -- Aaron Eyl 5.30.24
- KH Response:**

9.16.24

- Please note that any signal work is also covered under a special use/utility permit. A special use/utility permit covers any work including, but not limited to, landscaping, survey, or utility taking place in CDOT ROW.
- If a variance is requested due to access spacing a design waiver will need to be submitted with the appropriate access permit application. The CDOT Region 1 Traffic Program Engineer will give the final approval of the variance.
- Per page 26 of the Traffic Impact Study, the southbound left turn lane from Federal onto 64th ave needs to be extended. Can the existing median be modified to accomplish this? - Aaron Eyl 9.26.24

#### **Residential Engineer Comments:**

5/24/24 - AMP

Portions of the CDOT M standard drawings M-608-1 (10 sheets) and M-609-1 (4 sheets) are shown in the plans. Key and relevant information and notes are found on the other sheets, so the entire 10- and 4-sheet sets should be included.

Add this note to the plans: "Any and all work within CDOT right-of-way must be performed according to the standards set forth in the latest editions of the CDOT M&S Standard Plans and Standard Specifications for Road and Bridge Construction."

The existing curb ramp at 63rd Ave. is too far from the intersection such that pedestrian visibility may be reduced. The proposed ramp need not match the existing location but should be located closer to Federal Boulevard.

9/16/24 - AMP

Review complete. No additional comments.

#### **Right Of Way Comments:**

Jim Daley Comment - 05/21/24: There are no ROW dedications shown on provided plat, so assume no ROW changes will be made. If ROW is to be dedicated it should be transferred by Plat to the Municipality/County first, and deeded to CDOT at a later date. There are no A-Lines on the ROW shown on ROW plans, so no access control line modifications required based on this information (uploaded highlighted CDOT ROW plans to this permit).

5/31/24 KM - No concerns from Property Mgmt based on the current submission.

9/5/2024 - John Olson - No Comments on REvision 1 Comments, all were ok in ROW/Survey. No comment on Traffic Study or Plat submitted with Revision 2

### **Traffic Comments:**

Comments from CDOT R1 Traffic & Safety – 6/5/24

#### General Comments

The construction plans need to include details of the driveway / intersection geometrics including curb ramp, driveway access, and other geometric and traffic control details.

#### Traffic Impact Study Comments

The statement on page 1, first paragraph, about the subdivision being completed in the next several years does not appear to be consistent with a 2026 short-term buildout horizon. The analysis needs to include a short-term buildout scenario that corresponds to the year during or after full buildout of the development.

Per section 4.4 and 4.1 of the State Highway Access Code (SHAC), minimum driveway access spacing is 325' with a 45 mph speed limit. The distance between the two proposed driveways on Federal is only 275'. Please try to move the south driveway on Federal further to the south to meet the minimum spacing requirement. If the SHAC requirement can't be met, a variance will be required from CDOT.

In the second bullet on page 2 of the TIS (and elsewhere in the document), the 20% increase discussed in the first sentence refers to the site-generated vehicle trips, not roadway ADT. The second sentence about traffic increasing on the east leg of the Federal & 64th Ave intersection is not really relevant. Permits are required for all of the proposed access locations based on the first sentence in Section 2.3(3) of the SHAC which states "to obtain permission to construct, modify, relocate, or close a vehicular access... a state highway access permit is required."

On page 6 of the TIS, it might be desirable to include the figure in the List of Figures.

## Trip Generation (4.1)

Please reformat the Trip Generation Summary Report in Appendix C of the TIS. Even when printed at 11x17 it is difficult to work with. Text size should be Arial 11pt or equivalent height. Show the percent assumptions for internal capture and pass-by trip reductions. Make the colors of the columns consistent across the Total Trips, Net Trips after IC, and Net Trips after IC and PB tables.

Please check the pass-by calculation in the PM peak for ITE code 934 Fast Food Restaurant w/Drive Thru. The pass-by percentage should be 50% for the PM peak but it appears a larger percentage was used (82/76 ? 37/34). Minor comment.

It appears a 76% reduction in vehicle trips was assumed in the AM and PM peak hours for Land Use Code 945. However, according to Tables E.37 and E.38 in the Trip Generation Manual, the pass-by trip reductions should be 62% and 56%, respectively.

Please state the assumptions used to calculate daily and AM peak hour trips for Land Use Code 948, Automated Car Wash, since the Trip Generation Manual only shows a trip rate for the PM peak hour.

Table 1 should include 4 rows that show the detail for the Total Trips after Internal Capture and Pass-by, similar to the 4 rows for Trips after Internal Capture. Also add 5 rows to the top of Table 1 showing the initial gross trips generated from the base trip rates / fitted curves.

## Trip Distribution (4.2)

No comments.

## Traffic Assignment (4.3)

No comments.

## Traffic Operations Analysis (5.0)

In Section 5.2, please add the delay and LOS results for the individual approaches in addition to the overall intersection results in Table 3. Add a statement that all individual approaches operate at an acceptable LOS in existing, background, and buildout conditions for 2026 and 2045.

Consider adding two more items to Table 3 showing 2026 and 2045 Background + Pass-by project trips and corresponding delay and LOS since the development is not responsible for impacts to the local roadway system from pass-by trips, similar to background trips. This is not absolutely necessary given the extra Synchro runs and

analyses, but it would provide information about the magnitude of the development's responsibilities at intersection #1 for example.

#### Turn Bay Length Analysis (5.3)

On page 26, second sentence of the first bullet under intersection #1, the required deceleration length at 45 mph should be 435' per Table 4-6 of the SHAC and possibly longer when adjusting for grade. The subsequent statement that the SB left turn lane doesn't meet SHAC requirements in the existing condition is somewhat misleading because it provides 225' of storage where only about 70' is required.

The last sentence of that bullet is also somewhat misleading. In our opinion, the existing median could be modified to significantly shorten the SBLT taper to increase storage. One of our primary safety concerns with left turn lanes is the possibility of LT queue spillback into the inside thru lane. These crashes can involve dangerous high-speed differentials between vehicles. It appears up to 90 – 100' of additional storage could be achieved, which would meet/exceed the 275' storage requirement. Modification of the median would be the responsibility of the developer given the additional traffic the proposed development will generate for the SBLT movement.

#### Vehicle Queuing Analysis (5.4)

Please update the queuing analysis based on any changes to the assumptions mentioned above (e.g., pass-by reductions) and update Table 5. Of primary interest are the SBLT queue lengths.

#### Conclusions and Recommendations (6.0)

Update this section based on comments above. Add information about the SBLT lane and median modifications as appropriate.

#### Signs

On pages 2, 24, 29, and possibly others, the text states that an R1-1 STOP sign should be placed on the right side of the driveways on Federal for egress/exiting traffic and R3-2 No Left Turn signs should be placed below the STOP signs. In our opinion, R6-1R ONE WAY signs should be installed on the Federal median directly in front of the 2 driveway openings. The R3-2 No Left Turn signs are considered optional/supplemental.

END – 6/5/24 EB

#### Other Comments:

9/19/2024 AS - Sidewalk adjacent to the intersection of Federal and 64th appears to be less than 4' exclusive of the curb per the CDOT Roadway Design Guide Chapter 12 Accessible Pedestrian Design. Sidewalk will need to be reoriented east around the existing utility pole to meet the required minimum width.

**KH Response: Sidewalk updated to 5' and reoriented east around the existing utility pole.**

6/3: Install 8' sidewalk along Federal Blvd (CDOT ROW) to match CDOT's plans for Federal Blvd BRT construction. 5' sidewalk does not meet CDOT's plans/requirements. Maintain 8' sidewalk width approaching curb ramps. Curb ramp width shall match sidewalk width at 8' per PROWAG.

6/3: Plans show attached sidewalk. Install 8' detached sidewalk so sidewalk does not conflict with overhead electric poles. Landscaping plans may need to be modified to accommodate 8' sidewalk.

My clarifying comment: "Design intent: Install 8' wide detached sidewalk, with a 5' wide (presumably grass/landscaping) strip between the curb and the sidewalk. If that does not work, please proceed with the 8' attached sidewalk that meanders around the existing overhead electric poles."