September 6, 2019

Community & Economic Development Department
Development Services Division
Adams County
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218

Re:  PRC2019-00005
   Flatiron

Commenting Division: Development Services, Planning

Name of Reviewer:  Libby Tart (Greg Barnes to Inherit Case)

Email: Ltart-schoenfelder@adcogov.org / 720-523-6858

PLN1. REQUEST
  1.) Preliminary Subdivision Plat to combine seven parcels and one outlot into one lot on 33.712 acres, and
  2) Rezone the 33.712 acres from Agriculture-1 (A-1) and Residential-1-C (R-1-C) to an Industrial-1 (I-1) zone district.

PLN2. COMPREHENSIVE PLAN:
  a. Site is designated as Urban Residential. Per Imagine Adams County, “Urban Residential areas are designated
     for single and multiple family housing, typically at urban densities of one dwelling per acre or greater. These
     areas are intended to provide for development of residential neighborhoods with a variety of housing types,
     with adequate urban services and transportation facilities.”
  b. The site is in the Welby Subarea Neighborhood. Please cross-reference the Welby Plan, at this link:
     http://www.adcogov.org/documents/welby. Per the Comprehensive Plan, "some existing Mixed-use
     Employment areas, such as the Welby area, contain pockets of existing residential and agricultural uses. In
     these locations, some additional residential may be appropriate. Nonresidential development in these
     locations should incorporate buffering and other mitigation tools to reduce impacts between dissimilar uses.”

Response: Noted

PLN3. SITE LOCATION/ ZONING:
  a. 2761 East 74th Avenue / 0171936304001, 0171936304002, 0171936304003, 0171936304004, 0171936304005, 0171936304006, 0171936304007
  b. The subject property is currently designated Agriculture-1 and R-1-C.

Response: Noted

PLN4. COMMENTS:
The applicant "noted" several important items that are from our additional referral agencies (see below for highlighted needs). The items "noted" did not reference further evidence about the water supply or sewage disposal system. Preliminary plat criteria in #4 and #5 indicate #4 “The applicant has provided evidence that a sufficient water supply has been acquired in terms of quality, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards”. #5 “The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations”. Please submit these items and provide specific responses on the items that several of these agencies requested from the initial referral.

Response: Per the meeting with Greg Barnes on 09/03/19, many of the items responded with “noted” are accepted. We will expand on the comment responses for the Division of Water Resources and Xcel Energy comments.

Preliminary Plat Application Materials

Please update the letter of introduction in the Preliminary Plat to include additional information about the preliminary plat – it appears that your cover sheet for the plat in the sheet set outlines the purpose for the preliminary plat but this letter does not go into detail about the purpose of the request. Please add an extra sentence or two.

Response: Per the meeting with Greg Barnes on 09/03/19, the letter is accepted as is and does not need updated.

Concept Plan Materials

Please ensure your concept plan meets the following:

Landscape requirements adjacent to residential/agricultural zoning (A-1 zone districts) – Buffer "D”, per Chapter 4 of the Adams County Development Standards and Regulations (Section 4-16-06).

- 10% of overall open space on the property (Section 4-16-07)
- Street frontage landscaping requirements (Section 4-16-07-01) – pick one of the landscape options for public road right-of-way
- Provide for a garbage area to be in compliance with Section 4-10-01-03-08 of the Code for screening.

Response: We have reviewed the landscape requirements and can confirm that we will meet these requirements. We will determine the street frontage landscaping at the time of building submittal.

Thank you for updating the signatures in the cover sheet. The preliminary plat sheet set needs a signatory block for the County Attorney.

Response: The attorney signatory block as been added.
Commenting Division: Development Services, Engineering:

Name of Review: Matt Emmens

Email: MEmmens@adcogov.org

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0604H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, the project site is partially located within a delineated 100-year flood hazard zone; A floodplain use permit will be required for any improvements within the 100-year floodplain.

Response: Noted.

ENG2: Property is in MS4 area. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is within the County's MS4 Stormwater Permit area. An Adams County SWQ Permit is required for development of this site; the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template and obtain both a County SWQ Permit and State Permit COR400000.

Response: Noted.

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, evapotranspiration or use of stormwater,
2. Minimization of Directly Connected Impervious Area (MDICIA),
3. Green Infrastructure (GI),
4. Preservation of natural drainage systems that result in the infiltration, evapotranspiration 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.
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.

Response: Noted. We have revised the plans in an effort to follow LID criteria where practical.
ENG4: Sustainable Development Practices Section 3-27-06-05-07-08:

To the maximum extent practicable, new buildings are encouraged to incorporate one or more of the following features:

1. Opportunities for the integration of renewable energy features in the design of buildings or sites, such as: solar, wind, geothermal, biomass, or low-impact hydro sources;

2. Energy-efficient materials, including recycled materials that meet the requirements of these regulations;

3. Materials that are produced from renewable resources;

4. Low-Impact Development (LID) stormwater management features;

5. A green roof, such as a vegetated roof, or a cool roof;

6. Materials and design meeting the U.S. Green Building Council’s LEED-NC certification requirements;

7. A greywater recycling system.

Response: Noted. We have revised the plans in an effort to follow sustainable development practices from section 3-27-06-05-07-08 where we are able to.

ENG5: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (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 Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page: http://www.adcogov.org/onestopcustomer-center.

Response: Noted.

ENG6: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

Response: Noted.

ENG7: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

Response: Noted.

ENG8: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County’s Transportation Dept.
ENG9: The developer is responsible for the repair or replacement of any broken or damaged County infrastructure.

Response: Noted.

ENG10: The applicants site plan shows an access/entrance to Highway 224. Highway 224 is a CDOT roadway. The applicant will need to apply directly to CDOT for an access permit. Prior to construction of this site, the applicant will be required to provide the County a copy of the approved CDOT access permit.

Response: Noted. We have already applied to CDOT for an access permit and are awaiting comments.

ENG11: The applicants site plan shows the detention pond being daylighted to an existing irrigation ditch. The applicant will need to provide documentation from the ditch company allowing the use of this irrigation ditch for stormwater purposes and, provide a drainage easement over the ditch.

Response: Noted. We have contacted the ditch company and confirmed that this is not their ditch. An email with their response has been included with this submittal.

ENG12: The proposed improvement to Clayton Street do not include any type of vehicle turn-around. The applicant will need to provide documentation that this configuration is acceptable to the Fire District/emergency services. The applicant may need to provide emergency access easements through the site.

Response: We have met with the fire district and confirmed that our layout is acceptable through an autoturn analysis. They have also confirmed that easements will not be required. The autoturn has also been included with this submittal.

Commenting Division: Development Services, Right-of-Way and Addressing

Name of Review: Marissa Hillje

Email. mhillje@adcogov.org

ROW1: The line types need a revision. It is difficult to tell the difference between easement/ floodplain etc. See redlines

Response: Line types have been revised. Also note, comment response sheet has been included for your redlines.

ROW2: The outlot A was never dedicated to the County therefore there is not a vacation here. Revise label.

Response: Label has been revised.

ROW3: Reconsider whether the existing parcel lines need to be shown. The amount of parcel lines makes it difficult to read and the other labeling overlap the lines which makes the parcel linework unnecessary and ineffective.

Response: The lines have been removed.

ROW4: There are easement lines shown but no labeling of what the easement is for. Is this access? The County will require a note/statement on what the purpose of the easement is and who is responsible for maintaining it etc.

Response: These easement lines have been removed.
ROW5: The title report submitted in the last review listed several easements that are not shown on this plat. The easements that exist need to be labeled and shown.

Response: As previously mentioned, these easements are in the process of getting relinquished. This process will be finished before the final plat is recorded.

ROW6: See redlines attached (later in this .pdf).

Response: Redlines have been addressed and responses included on the redlined sheets.

Commenting Division: Environmental Programs Manager

Name of Review: Katie Keefe

Email: kkeefe@adcgov.org

ENV1: Note for future development, the western one-third of the northwest parcel is covered by the Natural Resource Conservation Overlay, which aims to protect riparian areas and wildlife habitat. A Resources Review following the methodology outlined in 4-11-02-03-04 must be completed by a qualified professional for land use development projects proposing to disturb more than 1-acre of land within the NRCO.

Response: Noted. A resources review report has included with this submittal.

ENV2: All development within the NRCO must comply with applicable buffer/setback requirements outlined in section 4-11-02-04-02.

Response: Understood.

Name of Review: Donna George with Xcel Energy

303-571-3306/donna.l.george@xcelenergy.com

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the Project Flatiron Rezone and Plat. Please be advised that PSCo has existing natural gas and electric distribution facilities within the areas indicated in this proposed rezone, which must be shown on all subsequent plans. Public Service Company has no objection to this proposed rezone, contingent upon PSCo’s ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

Response: Understood. There are two Xcel easements on the property that we are in the process of relinquishing. We are working with Frank Grady for this process.
To ensure that adequate utility easements are available within this development, PSCo requests 10-foot wide dry utility easements dedicated along the westerly and southerly property lines.

**Response:** Per email from Donna George on 09/06/2019, we have added a 10’ utility easement along the west side of the property.

PSCo also requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

> 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, 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 an easement on its standard form.

**Response:** This note has been added to the preliminary plat as requested.

**Name of Review:** CDOT

**Comment by Steve Loeffler**

**Email/Phone:** steven.loeffler@state.co.us / 303-757-9891

Comment: I have reviewed the referral for Project Flatiron, requesting comments on the Preliminary Subdivision Plat to combine seven parcels and a rezone of the 33.7 acres from A-1 to R-1-C and have no objections.

We had been contacted separately by the developer and have reviewed a traffic study for this development. Our comments for that review are attached.

Thank you for the opportunity to review this referral.

**Response:** We have received the CDOT comments and responded through the engineering submittal with a revised traffic study and plans on 8/14/19. We are awaiting these responses.

**Name of Review:** Colorado Division of Water Resources
Comment by Joanna Williams/Ailis Thyne

Phone: 303-866-3581x8246

We have reviewed the above referenced referral material received July 2, 2019 for the preliminary subdivision plat combined seven parcels and one out lot, totaling a combined 33.712 acres, and rezone the 33.712 acres from agriculture-1 (A-1) and Residential-1-C (R-1-C) to Industrial-1 (I-1). This project proposes to demolish the existing agricultural and residential buildings on the 33.712 acres and construct three warehouse industrial buildings totaling 639,070 square-feet.

Water Supply Demand

Estimated water requirements were not provided in the referral material, therefore the water supply demand for this project is unknown. Details of necessary information to be included in the subdivision water supply plan can be found on Attachments A and C of the 2005 Memorandum Regarding Subdivision, available online at: http://water.state.co.us/groundwater/GWAAdmin/Pages/SubdivisionWSP.aspx.

Source of Water Supply

According to information provided, the project is located within the boundaries of the North Washington Street Water and Sanitation District ("District") and the District currently serves the property. A letter of service from the District dated April 3, 2019 was included in the referral material. The District receives water from Denver Water through master meter contract no. 192. We consider Denver Water a reliable water supplier.

A search of our records indicates an existing well operating under well permit no. 276438 is located on the property. Section 37-92-602(3)(b)(III), C.R.S. requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. Therefore, the existing exempt well permit must be re-permitted pursuant to a decreed augmentation plan, or the existing well must be plugged and abandoned in accordance with the Water Well Construction Rules 2-CCR-402-2 prior to subdivision approval.

State Engineer’s Office Opinion

Based on the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., the State Engineer’s Office has not received enough information to render an opinion regarding the potential for causing material injury to decreed water rights, or the adequacy of the proposed water supply. Prior to further evaluation of the project a water supply plan must be provided. In addition, the applicant must also clarify if the well operating under permit no. 276438 will be used within the subdivision or if the well will be plugged and abandoned prior to subdivision approval. If the well will be used within the subdivision the proposed uses must be specified and the applicant must demonstrate that a court approved augmentation plan has been obtained for the well. Should you or the applicant have any questions, please contact Ioana Comaniciu at (303) 866-3581 x8246

Response: Per the phone conversation with Joanna Williams on 09/05/19, the water supply form has been included with this submittal. Also, the existing well will be capped/filled and no longer used. NWSWSD has also issued a will serve letter (water and sanitation) for this development.

Name of Review: Tri-County Health
Comment by Kathy Boyer

Email/Phone: kboyer@tchd.org / 720-200-1585

On-Site Wastewater Treatment System (OWTS) – Abandonment

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. Our records indicate the presence of an On-Site Wastewater Treatment System (OWTS) on the subject property. The existing OWTS shall be abandoned in accordance with Regulation No. O-17, Section 6.8. TCHD must be notified in writing once the system has been properly abandoned. For more information, or to submit the notification, the applicant may contact the TCHD Commerce City Office, 4201 E 72nd Avenue, (303) 288-6816. More information is available at http://www.tchd.org/269/Septic-Systems.

Response: Noted. We will be abandoning the OWTS in accordance with applicable criteria. The proposed development will utilize a central waste system that will outfall to NWSWSD.

Should you have any questions or comments, please feel free to contact me at (303) 561-3333.

Best regards,

Ware Malcomb

Ted Swan, PE
Director of Civil Engineering
Hi Ted,

Per our phone conversation, the Lower Clear Creek Ditch Company does not operate or own this ditch, and therefore has no standing in this matter. We appreciate you reaching out to us, and if you ever have any questions about the Lower Clear Creek Canal to please let us know.

Thank you,
Matt

Matt Stockton
President
Lower Clear Creek Ditch Company
c. 720-556-5842
Website
Note: Board meets on the first Thursday once a month.

On Thu, Jul 25, 2019 at 1:37 PM Ted Swan <tswan@waremalcomb.com> wrote:

Hello Bob,

We are working on the development of the Welby Gardens (NE corner of HWY 224 and Clayton St) site below. The site currently outfalls storm water east to a ditch (see green arrow below) that discharges to the Platte River further east. The county recently notified us that this may be a Private Irrigation Lateral owned by the Lower Clear Creek Ditch company and that we may have to obtain an easement from the ditch company to connect. Can you please let us know if this is in fact owned by the Lower Clear Creek Ditch company and let us know when we can set up a time to discuss the next steps forward? Thank you for your help,
Ted Swan, PE, LEED AP
Director, Civil Engineering
D 303.689.1516 P 303.561.3333 x1557 M 970.402.6977
990 S. Broadway Suite 230, Denver, CO 80209
tswan@waremalcomb.com

WARE MALCOMB
ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

Inc. 5000 Fastest-Growing Private Company
Zweig Best Firm to Work For
Zweig Hot Firm

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1. NAME OF DEVELOPMENT AS PROPOSED: Flatiron Subdivision Filing No. 1

2. LAND USE ACTION: Proposed development will consolidate all lots into one lot for industrial use

3. NAME OF EXISTING PARCEL AS RECORDED: Parcels 1, 2 and 3

4. TOTAL ACREAGE: 0

5. NUMBER OF LOTS PROPOSED: 0

6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation.
   A. Was parcel recorded with county prior to June 1, 1972? ☐ YES or ☐ NO
   B. Has the parcel ever been part of a division of land action since June 1, 1972? ☐ YES or ☐ NO
   If yes, describe the previous action:

7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner. See attached Flatiron Plat
   1/4 of the SW 1/4, Section 36, Township 2, N or X S, Range 68, E or X W
   Principal Meridian (choose only one): ☑ Sixth ☐ New Mexico ☐ Ute ☐ Costilla

   Optional GPS Location: GPS Unit must use the following settings: Format must be UTM, Units must be meters, Datum must be NAD83, Unit must be set to true N, Zone 12 or Zone 13
   Easting: _____________
   Northing: _____________

8. PLAT – Location of all wells on property must be plotted and permit numbers provided. See attached Alta. The existing well is to be capped and filled (Permit # 276438)
   Surveyor’s Plat: ☐ YES or ☐ NO If not, scaled hand drawn sketch: ☑ YES or ☐ NO

9. ESTIMATED WATER REQUIREMENTS
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10. WATER SUPPLY SOURCE
   | NEW WELLS: PROPOSED AQUIFERS – (CHECK ONE) | MUNICIPAL | ASSOCIATION | COMAPNY | DISTRICT |
   | | | | | NAME NWSWSD |
   | | | | | LETTER OF COMMITMENT FOR SERVICE ☑ YES or ☐ NO |
   | | | | | WATER COURT DECREE CASE NUMBERS: |

11. WAS AN ENGINEER’S WATER SUPPLY REPORT DEVELOPED? ☐ YES or ☐ NO If YES, PLEASE FORWARD WITH THIS FORM.
   (This may be required before our review is completed.)

12. TYPE OF SEWAGE DISPOSAL SYSTEM
   ☑ CENTRAL SYSTEM
   ☐ SEPTIC TANK/LEACH FIELD
   ☐ LAGOON
   ☐ ENGINEERED SYSTEM (Attach a copy of engineering design.)
ALTA / NSPS LAND TITLE SURVEY

WELBY GARDEN CENTER SUBDIVISION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

PARCEL A:
LOT 1, WELBY GARDEN CENTER SUBDIVISION - AMENDED PLAT, ACCORDING TO THE PLAT RECORDED JUNE 22, 1995 IN PLAT BOOK F17 AT PAGE 286, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:
LOT 2, WELBY GARDEN CENTER SUBDIVISION - AMENDED PLAT, ACCORDING TO THE PLAT RECORDED JUNE 22, 1995 IN PLAT BOOK F17 AT PAGE 286, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL C:
LOT 3, WELBY GARDEN CENTER SUBDIVISION, ACCORDING TO THE PLAT RECORDED AUGUST 25, 1994 IN PLAT BOOK F17 AT PAGE 286, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL D:
LOT 4, WELBY GARDEN CENTER SUBDIVISION, ACCORDING TO THE PLAT RECORDED AUGUST 25, 1994 IN PLAT BOOK F17 AT PAGE 286, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL E:
LOT 5, WELBY GARDEN CENTER SUBDIVISION, ACCORDING TO THE PLAT RECORDED AUGUST 25, 1994 IN PLAT BOOK F17 AT PAGE 286, COUNTY OF ADAMS, STATE OF COLORADO.

CIVIL ENGINEERING & SURVEYING

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, Commits a Class Two (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-5-409

3. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WARE MALCOMB RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER: RELIRED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY, A DIVISION OF NSPS, A DIVISION OF FIDELITY NATIONAL TITLE COMPANY, FOR AND ON BEHALF OF WARE MALCOMB.

4. UNDERGROUND UTILITIES: THIS PROPERTY CONTAINS UNDERGROUND UTILITY LINES. ON-SITE UNDERGROUND UTILITY LOCATIONS WERE PROVIDED BY WARE MALCOMB AND ARE SHOWN HEREON. WARE MALCOMB ACKNOWLEDGES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF THESE UNDERGROUND UTILITY LINES. THE CLIENT IS ADVISED THAT EXCAVATION MAY BE REQUIRED TO OBTAIN MORE ACCURATE LOCATIONS.

5. A CERTIFICATE OF PROFESSIONAL LIABILITY INSURANCE WILL BE FURNISHED UPON REQUEST.

6. THERE IS A PROPOSED CHANGE IN RIGHT-OF-WAY AT THE END OF SUBJECT PROPERTY WHERE A TURN LANE IS PROPOSED FOR 144TH AVENUE.

7. THE TOPOGRAPHY SHOWN HEREON WAS PREPARED BY WARE MALCOMB. BASED ON DRONE PHOTOGRAMMETRY FROM OVERFLIGHT ON JANUARY 19TH, 2019, GROUND CONTROL BY WARE MALCOMB. THE CONTOUR INTERVAL IS ONE FOOT. THE BENCHMARK FOR THIS PROJECT IS ADAMS COUNTY GIS STATION NO. 227, A STANDARD 3.6" C307 ALUMINUM CAP STAPLED AT 1.073023 GPS 20 285 LPS 114345 Flush with ground. The station is located west of the intersection of Colorado Highway 224 and York Street, 0.18 MILES WEST OF YORK STREET IN THE MEDIAN BETWEEN THE EASTBOUND AND WESTBOUND LANES OF HIGHWAY 24. 12.9' NORTH OF THE BACK OF CURB OF THE EAST BOUND LANES. ELEVATION IS 5120.86 NAVD 88 Datum.

8. ACCORDING TO THE WELBY GARDEN CENTER SUBDIVISION PLAT OUTLOT A IS A TEMPORARY CUL-DE-SAC TO BE ABANDONED AND VACATED IF CLAYTON STREET IS EXTENDED.

9. A ZONING REPORT OR LETTER WAS NOT PROVIDED FOR THIS SURVEY.

10. THE GREENHOUSES, BOILER ROOM BUILDING, MAINTENANCE BUILDING AND SOIL SHED ARE AMENDED TO BE DETERMINED 198900 SQUARE FEET, 30 ACRES OF CURRENT FLOORS AND WALKWAYS. THIS CALCULATION IS BASED UPON LINEWORK IN THE "WELBY MASTER LAYOUT" AUTOCAD DRAWING FILE PROVIDED BY THE OWNER. THIS CALCULATION DOES NOT INCLUDE THE CORRUGATED METAL BUILDING AND GREENHOUSE AT 2781 7TH AVENUE.

SURVEYOR'S CERTIFICATION

TO: SUNCAP PROPERTY GROUP LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

WARE MALCOMB, A COLORADO CORPORATION (AS TO PARCEL A)
ALEX C. GERACE AND PROVVIDENZA GERACE (AS TO PARCEL B)
CARMEN A. GERACE (AS TO PARCEL C)
JOHN D. GERACE AND CHARLOTTE E. GERACE (AS TO PARCEL D)
ESTHER GERACE AND THE HEIRS OR DEVISEES OF ESTHER GERACE, DECEASED (AS TO PARCEL E)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7a, 7b, 8, 9, 10, 11, 12, 13, 14 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 17, 2018

DATE OF PLAT OR MAP: 03/27/2019

TOMAS D. STAAB, PLS
COLORADO PL NO. 20565
FOR AND ON BEHALF OF WARE MALCOMB

COUNTY SURVEYOR'S CERTIFICATE

DEPOSITED THIS ___ DAY OF __________ 20___ AT ___ M., IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLAT / RIGHT-OF-WAY SURVEYS AT __________, RECEPTION NO. __________

CIVIL ENGINEERING & SURVEYING

CARNEL A. GERACE (AS TO PARCEL C)
ALEX C. GERACE AND PROVVIDENZA GERACE (AS TO PARCEL B)
WELBY GARDENS COMPANY, A COLORADO CORPORATION (AS TO PARCEL A)

JOB NO. C1C9835-010
DATE: 03/2019

THOMAS D. STAAB, PLS
COLORADO PL NO. 20565
FOR AND ON BEHALF OF WARE MALCOMB

WARE MALCOMB

DRAWN BY: AJ

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03/27/2019

Sheet 1 of 4
ALTA / NSPS LAND TITLE SURVEY

WELBY GARDEN CENTER SUBDIVISION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

TITLE COMMITMENT NOTES:

BASED ON A REVIEW OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 100-4022323-020-281 AMENDMENT NO. 1, EFFECTIVE DATE MARCH 14, 2019, THE FOLLOWING SURVEY COMMENTS TO THE SCHEDULE B PART E - EXCEPTIONS ARE NOTED:

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY

PURPOSE: COMMUNICATION SYSTEMS

RECORDING DATE: APRIL 12, 1960

RECORDING NO.: BOOK 839 AT PAGE 151

(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)

10. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWER LINES AS SET FORTH BELOW:

RECORDING DATE: MARCH 24, 1967

RECORDING NO.: BOOK 1356 AT PAGE 243

(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)

11. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWER LINES AS SET FORTH BELOW:

RECORDING DATE: MARCH 19, 1968

RECORDING NO.: BOOK 1424 AT PAGE 379

(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)

12. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWER LINES AS SET FORTH BELOW:

RECORDING DATE: JULY 2, 1968

RECORDING NO.: BOOK 1461 AT PAGE 205

(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)

13. EASEMENTS(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO

PURPOSE: UTILITIES

RECORDING DATE: NOVEMBER 7, 1977

RECORDING NO.: BOOK 2187 PAGE 537

(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)

14. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT-OF-WAY AGREEMENT AS SET FORTH BELOW:

RECORDING DATE: FEBRUARY 21, 1978

RECORDING NO.: BOOK 2215 AT PAGE 339

(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)

15. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT AS SET FORTH BELOW:

RECORDING DATE: FEBRUARY 21, 1978

RECORDING NO.: BOOK 2215 AT PAGE 342

(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)

16. EASEMENTS(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO

PURPOSE: UTILITIES

RECORDING DATE: DECEMBER 11, 1980

RECORDING NO.: BOOK 2516 AT PAGE 724

(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)

17. RESERVATION OF 5% ROYALTY INTEREST IN GOLD MINED AND/OR PRODUCED FROM THE PREMISES AS EXCEPTED IN DEEDS Recorded MAY 4, 1981 IN BOOK 2531 AT PAGE 923 AND MAY 11, 1981 IN BOOK 2552 AT PAGE 952.

(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY - NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

18. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWER LINES AS SET FORTH BELOW:

RECORDING DATE: NOVEMBER 23, 1968

RECORDING NO.: BOOK 2513 AT PAGE 380

(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)

19. TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, PARENTAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF WELBY GARDEN CENTER SUBDIVISION SET FORTH BELOW:

RECORDING DATE: AUGUST 29, 1994

RECORDING NO.: PLAT BOOK F17 AT PAGE 298

(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)

20. TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, PARENTAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF WELBY GARDEN CENTER SUBDIVISION - AMENDED PLAT SET FORTH BELOW:

RECORDING DATE: MAY 26, 1995

RECORDING NO.: PLAT BOOK F17 AT PAGE 383

(AFFECTS PARCELS A-1 AND A-2)

(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)

21. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ZONING HEARING DECISION AS SET FORTH BELOW:

RECORDING DATE: JULY 28, 1999

RECORDING NO.: BOOK 5835 AT PAGE 765

(AFFECTS PARCELS A-1 AND A-2)

(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY - NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

22. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION TO CORRECT OFFICIAL ZONING MAP AS SET FORTH BELOW:

RECORDING DATE: JULY 28, 1999

RECORDING NO.: BOOK 5835 AT PAGE 765

(AFFECTS PARCELS A-1 AND A-2)

(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY - NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)
PURPOSE STATEMENT:

The purpose of this plat is to eliminate the previous lot lines and create one platted lot.

LEGAL DESCRIPTION:

Know all men by these presents that Suncap Property Group, LLC, a North Carolina limited liability company being the sole owner of the following described tract of land:

A parcel of land beingLots 1 and 2, Weiley Garden Center Subdivision - Amended Plat, according to the plat recorded June 22, 1995 in plat book F17 at page 383 in the records of the Adams County Clerk and Recorder’s office and lots 2, 3, 4, 5, 6, and outlot of a Weiley Garden Center Subdivision, according to the plat recorded August 25, 1994 in plat book F17 at page 286 in said records, located in the Southwest Quarter of Section 36, Township 2 South, Range 68 West of the Sixth Principal Meridian, County of Adams, State of Colorado. Being more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 36 and considering the Northerly line of said Northwest corner of the Southwest Quarter to bear North 88°32'55" East, with all bearings herein relative thereto, being monumented as shown hereon, Thence North 88°32'55" East along said North line, a distance of 55.70 feet to the point of beginning.

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 of all such maintenance cost will be assessed to the property owners.

Notes:

1. 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 after the date of the certification shown hereon.

2. Any person who knowingly removes, alters or defaces any public land survey monument or accessory commits a class two (2) misdemeanor pursuant to state statute 18-5-408, C.R.S.

3. Basis of bearings: Bearings are based on the North line of the Northeast Quarter of the Southwest Quarter of Section 36, Township 2 South, Range 68 West of the 6th P.M., which is assumed to bear North 88°32'55" East and is monumented as shown hereon.

4. Based on a review of flood insurance rate map community panel number 080102014, revised March 5, 2007, subject property is determined to be within Zone D, Zone E, and Zone AE, as shown hereon.

5. Monumentation shall be in accordance with the Colorado revised statutes (CRS 38-6-1-105).

6. The lineal distance unit used in the preparation of this plat is the United States survey foot. The United States department of commerce, national institute of standards and technology defines the United States survey foot as 1200/3937 meters.

Surveyor’s Certificate:

1. Thomas D. Staab, a duly licensed professional land surveyor, in the State of Colorado do hereby certify that there are no roads, pipelines, irrigation ditches, or other easements in, over or under said parcel of land except as shown on this plat. I further certify that I have performed the survey shown hereon, or such survey was prepared under my direct responsibility and supervision, that this plat accurately represents said survey, and that all monuments exist as shown herein. I further certify that this plat is based on my knowledge, information and belief. Is in accordance with applicable standards of practice, and is not a guaranty or warranty either expressed or implied.

2. Colorado PLS No. 25965

For & on behalf of Ware Malcom

Board of County Commissioners Approval:

Approved by the Adams County Board of Commissioners this ______ day of ___________, 20_____.

Planning Commission Approval:

Approved by the Adams County Planning Commission this ______ day of ___________, 20_____.

Certificate of Clerk and Recorder:

This plat was filed for record in the office of the Adams County Clerk and Recorder in the State of Colorado at ______________________ M on the ______ day of ____________, A.D., 20_____.

County Clerk and Recorder By:

Date 05/30/2019

Scale 1:500

Flatiron Filing No. 1
GENERAL ECOLOGICAL RESOURCES SURVEY

Welby Gardens
2761 East 74th Avenue
Denver, Colorado 80229

Prepared for:

6101 Carnegie Boulevard, Suite 180
Charlotte, North Carolina 28209

WESTERN ENVIRONMENT AND ECOLOGY, INC.
2217 West Powers Avenue
Littleton, Colorado 80120
(303) 730 3452 (phone)
(303) 730-3461 (fax)
www.westernenvironment.com
GENERAL ECOLOGICAL RESOURCES SURVEY

Welby Gardens
2761 East 74th Avenue
Denver, Colorado 80229

Western Environment and Ecology, Inc.
Project Number: 846-001-01

August 14th, 2019

Prepared for:

Suncap
PROPERTY GROUP

6101 Carnegie Boulevard, Suite 180
Charlotte, North Carolina 28209

Prepared by:

Brian Kraus
Staff Technician

Reviewed by:

Austin Curry
Project Manager

WESTERN ENVIRONMENT AND ECOLOGY, INC.
2217 West Powers Avenue
Littleton, Colorado 80120
(303) 730 3452 (phone)
(303) 730-3461 (fax)
www.westernenvironment.com
1.0 INTRODUCTION

Western Environment and Ecology, Inc. (Western Environment) was retained by Mr. Ben Faist, of SunCap Property Group, to conduct a broad qualitative survey and general survey of ecological resources, including threatened and endangered species, wetlands, and other significant habitats, of the Welby Gardens site at 2761 East 74th Avenue, Denver, Colorado 80229. Mr. Faist indicated this survey was in response to the potential re-development of the property.

The objectives of this study were to (1) establish presence/absence and potential habitat of any federal or state threatened and endangered species on the property, (2) identify any wetlands or other ecologically sensitive areas on and adjacent to the property, and (3) make practical recommendations based on the results of the study.
2.0 STUDY AREA

This General Ecological Resource Survey was conducted for two adjacent parcels (Adams County Parcel # 0171936304001, # 0171936304002), which total approximately 32.663 acres at 2761 East 74th Avenue, Denver, Colorado 80229 (Figure 1). The site is located northeast of the intersection of East 74th Avenue (Highway 224) and Clayton Street (Figure 2). The Adams County Assessor’s Office indicates that the subject property is zoned agricultural and occupied by 17 commercial structures including an office, retail store, greenhouse/nurseries, and outbuildings. Surrounding properties include vacant land to the south, and commercial facilities and vehicle storage to the north and west. East 74th Avenue is present at the southern border of the site and Clayton Street occurs along the eastern border. The South Platte River is present adjacent east of the property, while Clear Creek is located approximately 1,080 feet to the south.

The site occurs at an elevation range of approximately 5,104 to 5,122 feet above sea level (USGS Commerce City, 7.5 Minute Quadrangle, 2013). The topography is generally flat, with a gradual slope to the east towards the South Platte River. The USDA National Resource Conservation Service classifies site soils as Loamy alluvial land, Ellcot-Glenberg complex, and Nunn clay loam on 0-3 percent slopes overlying Quaternary Age modern alluvium (Tweto, 1979). Review of the Federal Emergency Management Agency (FEMA) Flood Insurance Maps (attached) indicate that the southern and eastern portions of the site are located within the 100-year flood plain. Additionally, Mr. Faist indicated that, according to Ms. Katie Keefe, Environmental Program Manager for Adams County, the northeastern area of the site is located within Adams County National Resource Conservation Overlay (NRCO).

Western Environment reviewed records maintained by the Colorado Division of Water Resources (DWR), which identified several monitoring wells on the subject property. Lithologic logs from one of these wells (attached), documented clayey sand and sandy clay from the surface to approximately 10 feet below ground surface (bgs). Gravelly sand was found from 10 feet to a depth of 25 feet bgs. A static groundwater level was encountered at approximately 17 feet bgs.
Figure 1 - Project Location Map

Welby Gardens
2761 East 74th Avenue
Denver, Colorado 80229
3.0 METHODS

Species that are federally or state listed as threatened or endangered, including federally proposed and candidate species, occurring or having historically occurred in Adams County were considered for this study (Table 1). The county classification was determined by following the Colorado Field Office of the U.S. Fish and Wildlife Service’s county checklist (USFWS, 2011). The list was narrowed based on habitat requirements of the species relative to existing habitats on the project.

Additionally, Western Environment also reviewed parameters from the Adams County Development Standards and Regulations Parts 3-38 and 4-11-02-03 regarding the National Resource Conservation Overlay (NRCO). The NRCO is utilized to identify and protect natural, wildlife, cultural and agricultural resources. Western Environment reviewed the site for natural resources including water bodies, 100-year flood plains, and wetlands, as well as a general inventory of cultural and agricultural resources.

The property was surveyed on July 24th, 2019. Information was collected on topography, ecosystems, and species of flora and fauna found on and adjacent to the property. Photographs were taken, and emphasis was placed on potential habitat of threatened and endangered species, and the presence of wetlands.

At the time of the inspection, the majority of the site was occupied by the Welby Gardens facility. The site buildings consisted of an office, a retail store, multiple plant nurseries/greenhouses and outbuildings located in the southwestern portion of the site. Semi-truck trailers, lawn equipment storage, organic soil mix, and stockpiles of used soil and plant containers from the greenhouses/nurseries were observed adjacent to the north of the buildings. Unmanaged vegetation was present in the north, northeast, and eastern portion of the site. These unmanaged areas were dominated by upland grasses and invasive weeds including western wheatgrass (*Pascopyrum smithii*), kochia (*Bassia scoparia*), Canada thistle (*Cirsium arvense*), Russian thistle (*Salsola kali*), and curly dock (*Rumes crispus*). Woody vegetation including cottonwood trees (*Populus sp.*) and narrow leaf willow saplings (*Salix exigua*) was present adjacent to the east along the South Platte River.
Table 1. Common name, scientific name, and status of federal and state threatened and endangered species that could occur or historically occurred in the Colorado Piedmont (CDOW, 2011; USFWS, 2011).

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
<th>Status¹</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Birds</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bald eagle</td>
<td>Haliaeetus leucocephalus</td>
<td>ST</td>
</tr>
<tr>
<td>Whooping crane</td>
<td>Grus americana tabida</td>
<td>FE, SE</td>
</tr>
<tr>
<td>Least Tern</td>
<td>Sterna antillarum</td>
<td>FE, SE</td>
</tr>
<tr>
<td>Mountain plover</td>
<td>Charadrius montanus</td>
<td>FPT, SC</td>
</tr>
<tr>
<td>Piping Plover</td>
<td>Charadrius melodus</td>
<td>FT, ST</td>
</tr>
<tr>
<td>Mexican spotted owl</td>
<td>Strix occidentalis lucida</td>
<td>FT, ST</td>
</tr>
<tr>
<td>Plains Sharp-Tailed Grouse</td>
<td>Tympanuchus phasianellus jamesii</td>
<td>SE</td>
</tr>
<tr>
<td>Western burrowing owl</td>
<td>Athene cunicularia</td>
<td>ST</td>
</tr>
<tr>
<td>Lesser Prairie Chicken</td>
<td>Tympanuchus pallidicinctus</td>
<td>ST</td>
</tr>
<tr>
<td>Ferruginous Hawk</td>
<td>Buteo regalis</td>
<td>SC</td>
</tr>
<tr>
<td><strong>Mammals</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Black-footed ferret</td>
<td>Mustela nigripes</td>
<td>FE, SE</td>
</tr>
<tr>
<td>Preble’s meadow jumping mouse</td>
<td>Zapus hudsonius preblei</td>
<td>FT, ST</td>
</tr>
<tr>
<td>Canada Lynx</td>
<td>Lynx canadensis</td>
<td>FT, SE</td>
</tr>
<tr>
<td>Black-tailed prairie dog</td>
<td>Cynomys ludovicianus</td>
<td>SC</td>
</tr>
<tr>
<td><strong>Amphibians</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boreal Toad</td>
<td>Bufo boreas boreas</td>
<td>SE</td>
</tr>
<tr>
<td><strong>Plants</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ute ladies’-tresses</td>
<td>Spiranthes diluvialis</td>
<td>FT</td>
</tr>
<tr>
<td>Colorado butterfly plant</td>
<td>Gaura neomexicana coloradensis</td>
<td>FT</td>
</tr>
<tr>
<td>Western prairie fringed orchid</td>
<td>Platanthera praecocis</td>
<td>FT</td>
</tr>
</tbody>
</table>

¹ *Status Codes:* FE = Federally Endangered, FT = Federally Threatened, FPT = Federally Proposed as Threatened, FC = Federal Candidate, SE = State Endangered, ST = State Threatened, SC = State Concerned
4.0 RESULTS AND DISCUSSION

4.1 Wetlands

At the time of the site visit, no perennial waters or wetland habitats were observed on the project site. However, two stormwater drainages/irrigation laterals was located within the southeastern section of the property. During the site inspection, the drainages were dry and no wetland vegetation were observed. Both of these drainages appear to have direct connection to the South Platte River, which is located directly east of the site. During the site visit, the South Platte River contained flowing water within an approximately 160 feet wide channel. The only wetland vegetation observed along the South Platte River included narrow leaf willows (*Salix exigua*).

View of the South Platte River located directly east of the site

The U.S. Army Corps of Engineers (Corps) regulates the discharge of dredged or fill materials into Waters of the U.S. under the authority of Section 404 of the Clean Water Act. Waters of the U.S. include ephemeral, intermittent and perennial streams, their surface connected wetlands and adjacent wetlands, certain lakes, ponds, drainage ditches and irrigation ditches that have a nexus to interstate commerce.
Western Environment evaluated, to the best of our ability based upon site conditions at the time of the survey, the three components of a jurisdictional wetland as defined in the US Army Corp of Engineers, (ACOE) Wetland Delineation Manual (1987). These components are: 1) Vegetation, 2) Soil and 3) Hydrology. The ACOE Manual defines Nonwetlands as “including upland areas that are neither deepwater aquatic habitats, wetlands, nor other special aquatic sites. They are seldom or never inundated, or if frequently inundated, they have saturated soils for only brief periods during the growing season, and, if vegetated, they normally support a prevalence of vegetation typically adapted for life only in aerobic soil conditions.”

The U.S. Fish and Wildlife Service’s Wetland Mapper identified a freshwater emergent wetland within the extreme northeastern corner of the site (attached). However, during the site inspection no wetlands were observed. Also, review of the FEMA flood map (attached) identified the South Platte River within a regulatory floodway, and indicated that the eastern and southern portions of the site are located within the 100-year flood plain.

It is the opinion of Western Environment that no perennial waters or wetland habitats occur on the site. The two stormwater drainages appear to be constructed in uplands as irrigation laterals to drain uplands and therefore are unlikely Waters of the U.S. subject to the Corps regulations. However, the South Platte River is Waters of the U.S. subject to the Corps regulations. Also, the eastern and southern portions of the site are within the 100-year flood plain. **As such, any discharge into or impact to the South Platte River, or changes in the flood plain will require consultation with the Corps prior to construction.**

### 4.2 Cultural Resource Survey

Western Environment reviewed the Compass database from the Colorado Historical Society - Office of Archeology and Historic Preservation (Colorado’s On-line Cultural Resource Database). This review indicated no cultural resources within the project boundaries. Additionally, Western Environment reviewed the National Register of Historic Places (NRHP) and no resources were identified. It is the opinion of Western Environment that the project site does not contain any cultural resources.
4.3 Agricultural Resources Survey

According to the Adams County Assessor’s Office, the project site is zoned as agricultural. The site’s current usage is as a wholesale gardening center with plant nurseries and greenhouses. According to the USDA National Resource Conservation Service (NRCS), the majority of the site soils is classified as Loamy alluvial land (moderately wet), Ellcot-Glenberg complex (occasionally flooded), and Nunn clay loam on 0-3 percent slopes. The NRCS farmland classification (see attached) for these soils indicate that only Nunn clay loam is rated “prime farmland if irrigated”. The NCRS also indicated that only the Loamy alluvial land had a hydric soil rating (6%). The remaining site soils had a hydric soil rating of 0% (Not Hydric). Western Environment also used historical aerial photos to review past uses of the subject site. The first available photo for review, dated 1963, indicated the site was vacant and in cultivated agricultural use. No changes to the site were observed until 1991, when the current nurseries, greenhouses and outbuildings were constructed on the site. Lots surrounding the greenhouses were utilized for agricultural production and equipment storage. No changes were observed from 1991 to the present.

View of the greenhouses within the southwestern portion of the site
4.4 Wildlife Species Eliminated from Consideration as Occurring on the Project

The following threatened and endangered species that have historically been thought to occur in the Colorado Pediment were immediately ruled out of serious consideration for this project based on available habitat: Mexican spotted owl, whooping crane, least tern, Canada lynx, black-footed ferret, boreal toad, western prairie fringed orchid and Colorado butterfly plant.

The Mexican spotted owl was eliminated because it requires forests that are not present on the project. The whooping crane was also eliminated due to rarity in Colorado, and no known nesting or feeding habitat exists on or adjacent to the property. Less than 20 sightings of whooping cranes along the eastern plains and mountainous regions of Colorado have been recorded since 1931 (Andrews and Righter, 1992). The least tern inhabits sandy shorelines of reservoirs, lakes, and rivers with bare sandy shorelines. This shore bird is a casual to very rare spring and fall migrant on the northeastern plains of Colorado, and is unlikely to occur on the subject project.

The Canada lynx is a rare forest-dwelling species of northern latitudes that feeds primarily on snowshoe hares. No lynx habitat or its prey exist on the subject site. The black-footed ferret was eradicated from the Colorado Piedmont, however, in 2013 Colorado Parks and Wildlife has reintroduced populations in Larimer, Adams, Pueblo, Baca, and Powers Counties in Colorado.

Colorado's only alpine species of toad, the boreal toad, has been found in spruce-fir forests and alpine meadows at elevations between 7,000 and 12,000 feet. The toad also requires lakes, marshes, ponds, or bogs with shallow water for breeding. These habitats do not exist on the property.

The Colorado butterfly plant has only been found in northern Larimer County in recent years and is generally associated with streams that do not exist onsite (Colorado Native Plant Society 1997). The western prairie fringed orchid is restricted to west of the Mississippi River, however only currently occurs in Iowa, Kansas, Minnesota, Nebraska, North Dakota and in Manitoba, Canada (USFWS, 2001).
4.5 Species Included in Survey

**Western Burrowing Owl (Athene cunicularia)**  
*State Threatened*

The burrowing owl is found primarily in eastern Colorado as a summer resident. Two aspects of the biology of the western burrowing owl appear to influence both its regional and local abundance: 1) it prefers areas of short vegetation, and 2) it rarely, if ever, digs its own burrows. Historically, burrowing owls were common wherever there were prairie dog colonies in northeastern Colorado. **During the inspection, no burrowing owls or prairie dog burrows were observed on or adjacent to the subject property.**

**Bald Eagle (Haliaeetus leucocephalus)**  
*State Threatened*

The bald eagle was removed from the Federal Endangered and Threatened Species List on July 9th, 2007. In winter bald eagles are transient and use areas that provide feeding and roosting opportunities. Western Environment reviewed National Diversity Information Source (NDIS) data maintained by the CPW (2017), which indicated no active bald eagle nest or roost sites near the subject property. **During the inspection, no bald eagles or nest sites were observed on or adjacent to the site.**

**Mountain Plover (Charadrius montanus)**  
*State Concerned Species*

Typical habitat characteristics of the mountain plover are a mixture of short vegetation, bare ground, and a flat topography at both breeding and wintering locations. This small shorebird breeds in Colorado, and in parts of its breeding range the species commonly shows a preference for prairie dog towns and sites that are heavily grazed by domestic livestock. Prairie dog grazing promotes the short grasses that the plover prefers, and their digging creates areas of bare soil important for plover nesting. Plovers breed in Eastern Colorado from approximately April 1st through August 1st. Mountain plovers were proposed for federal listing as threatened on
February 16, 1999 (USFWS, 1999b), however the U.S. Fish and Wildlife Service withdrew the proposal on September 8th, 2003. The Mountain plover is a migratory bird and protected under the Migratory Bird Treaty Act. Harassment or destruction of the species or its nest is a federal offense. **Due to the lack of prairie dog burrow or grazed areas in the vicinity of the site, mountain plover are unlikely to occur.**

**Piping Plover (Charadrius melodus)**

*Federally Threatened, State Threatened*

This small shorebird can be found on very sparsely vegetated beaches, mudflats and sandy areas near water on shores and islands. Piping Plovers usually arrive in Colorado in late April or early May, and leave when the nesting cycle is completed, or by late August. Nesting populations have been documented in eastern Colorado along the South Platte and Arkansas River drainages. Food sources for Piping Plovers include insects, crustaceans and other small aquatic animals. Plovers feed along beaches, especially in areas where waves have washed up debris (CPW, 1994). **Due to the lack of sandbars or mud-flats in the vicinity of the project, piping plover are unlikely to occur.**

**Plains Sharp-Tailed Grouse (Tympanuchus phasianellus jamesii)**

*State Endangered*

The Plains Sharp-Tailed Grouse historically occurred on Colorado’s eastern grasslands. Grouse habitat is characterized by rolling hills with Gambles oak, sage brush, service berries and grassy glades. This grouse is a resident from Alaska east to the Hudson Bay, and south to northern New Mexico. Currently, Colorado populations occur in Douglas County, northern and eastern Weld County, and Logan County east of Sterling. **No known populations of the Plains Sharp-Tailed Grouse are known to occur in proximity to the subject project** (CPW, 2017).
Lesser Prairie Chicken (*Tympanuchus pallidicinctus*)

*State Threatened*

Historically, this bird occupied the grasslands of Texas, Oklahoma, New Mexico, Kansas and southeastern Colorado. It prefers sandy grassland areas abundant in midgrasses, sandsage and yucca. The majority of Colorado breeding pairs occur in the southeastern portion of the state in Baca, Prowers, Kiowa and Cheyenne Counties, and for the most part, on the Comanche National Grasslands near Campo. No known populations of the Lesser Prairie Chicken are known to occur in proximity to the subject project (CPW, 2017).

Ferruginous Hawk (*Buteo regalis*)

*State Concerned*

This hawk is known to occur throughout eastern Colorado and in northwestern Colorado. In Colorado, the species is a common winter resident, but is considered an uncommon summer resident on the eastern plains (Andrews and Righter, 1992). Areas that could be potential nesting sites include large trees, rock outcrops, manmade structures such as windmills and power poles, or the ground. These birds often can be seen associated with prairie dog colonies, which they utilize for foraging. This hawk, as are all birds of prey, is federally protected under the Migratory Bird Species Act. No ferruginous hawks were observed on site during the inspection.

Black-tailed Prairie Dog (*Cynomys ludovicianus*)

*Former Candidate for Federal Listing, State Concerned*

The U.S. Fish and Wildlife Service was petitioned to list the black-tailed prairie dog as a threatened species in July of 1998. The agency determined on February 3rd, 2000, that listing the species was warranted, but it is precluded by other species in greater need of protection (USFWS, 2000). The black-tailed prairie dog was added to the candidate list, and the species’ status was reviewed annually. On August 12th, 2004 the USFWS determined that the black-tailed prairie dog no longer meets the Endangered Species Act definition as threatened, and was removed as a candidate for federal listing. During the inspections, no prairie dogs or burrows were observed on or adjacent to the site.
Preble’s Meadow Jumping Mouse (*Zapus hudsonius preblei*)

*Federally Threatened, State Threatened*

Typical Preble’s habitat has been described as “well-developed plains riparian vegetation with relatively undisturbed grassland and a water source in close proximity,” and “dense herbaceous vegetation consisting of a variety of grasses, forbs and thick shrubs” (Armstrong et al., 1997). Although any vegetation could offer cover and hibernacula for Preble’s, the species is mostly known from habitat containing shrub cover, such as willow or narrow-leaf cottonwood.

Preble’s are known to regularly range outward into adjacent uplands to feed and hibernate. For this reason, the U.S. Fish and Wildlife Service generally requires a 300 foot development buffer from the edge of the 100 year flood plain. Review of the Flood Insurance Maps from FEMA indicated the eastern portion of the property and the adjacent property to the south along the South Platte River is located within the 100-year flood plain. However, the property is located within the USFWS Denver Metropolitan area Block Clearance Zone (attached). Additionally, the project is not located within the critical habitat designated by the USFWS for the Preble’s Meadow Jumping Mouse. **It is the opinion of Western Environment that development of the site will not impact Preble’s habitat.**
Ute Ladies’-Tresses Orchid (*Spiranthes diluvialis*)

Federally Threatened

This orchid usually occurs in “...old stream channels, alluvial terraces, wet meadows, and other sites where the soil is saturated to within 18” of the surface at least temporarily during the growing seasons” (USFWS, 1992). The eastern Colorado populations of species are located in mesic riparian meadows in relict tall grass prairie areas near Boulder Creek, South Boulder Creek, and Saint Vrain Creek in Boulder County, Colorado, and in mesic meadows in the riparian woodland under story along Clear Creek in Jefferson County, Colorado (USFWS 50 CFR Part 17). One population was historically identified in Weld County east of Greeley near Crow Creek in 1856, but is now considered extirpated. Soil conditions and vegetation composition of known *Spiranthes* sites suggest that wetlands regulated by the Corps under the Clean Water Act qualify as potential *Spiranthes* habitat. **No known populations of *Spiranthes* occur near the subject site.**

Other Wildlife

During the inspection, a red-tailed hawk (*Buteo jamaicensis*) was observed flying over the site. No other wildlife was observed.
5.0 CONCLUSIONS AND RECOMMENDATIONS

At the time of the survey, no threatened or endangered species or their obvious habitat were seen on the subject site. It is the opinion of Western Environment that wetlands and/or Waters of the U.S. subject to regulation under Section 404 of the Clean Water Act do not occur on the site.

- It is the opinion of Western Environment that the South Platte River is Waters of the U.S., subject to US Army Corps of Engineers regulations under Section 404 of the Clean Water Act. Also, the eastern and southern portions of the site are located within the 100-year flood plain. Any discharge or impacts to the South Platte River, or within the flood plain will require consultation with the Corps prior to construction.

- The southern and eastern portions of the property are located within the 100-year floodplain. Floodplains are listed as a Natural Resource Protection Factor (1.0) of the Natural Resources Conservation Overlay (NRCO) under Part 3-38-05-02-01 of the Adams County Development Standards and Regulations. No other Natural Resource Protection Factors were identified on the project site. Exemptions to the NRCO (as indicated in Part 4-11-02-03-03) include agricultural activities, development within a “approved project”, single-family home, and remodeling or expansion of existing structures. Western Environment recommends consulting with Adams County prior to development to determine any restrictions associated with developing within the NRCO.

No other ecological issues were identified with the site.
6.0 LITERATURE CITED

Colorado Division of Wildlife. 1999. Endangered, Threatened, and Special Concern Wildlife

U.S. Fish and Wildlife Service. 1999b. Services proposes to list mountain plover as threatened.


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/1/2019 at 12:32:45 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.
This page was produced by the NWI mapper

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.
The soil surveys that comprise your AOI were mapped at 1:20,000.

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: https://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

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

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

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

Date(s) aerial images were photographed: Oct 20, 2018—Oct 26, 2018

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

<table>
<thead>
<tr>
<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>EgA</td>
<td>Ellicott-Glenberg complex, 0 to 3 percent slopes, occasionally flooded</td>
<td>6.4</td>
<td>12.9%</td>
</tr>
<tr>
<td>Lw</td>
<td>Loamy alluvial land, moderately wet</td>
<td>21.6</td>
<td>43.8%</td>
</tr>
<tr>
<td>NuA</td>
<td>Nunn clay loam, 0 to 1 percent slopes</td>
<td>11.8</td>
<td>24.0%</td>
</tr>
<tr>
<td>NuB</td>
<td>Nunn clay loam, 1 to 3 percent slopes</td>
<td>9.5</td>
<td>19.3%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td><strong>49.2</strong></td>
<td><strong>100.0%</strong></td>
</tr>
<tr>
<td>Farmland Classification—Adams County Area, Parts of Adams and Denver Counties, Colorado</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prime farmland if subsoiled, completely removing the root inhibiting soil layer</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prime farmland if irrigated and reclaimed of excess salts and sodium</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Farmland of statewide importance</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Farmland of statewide importance, if drained</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Farmland of statewide importance, if irrigated and drained</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Farmland of unique importance</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Farmland of unique importance, if irrigated</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Soil Rating Points**
- Not prime farmland
- All areas are prime farmland
- Prime farmland if irrigated
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of statewide importance, if drained
- Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of local importance, if irrigated and either protected from flooding or not frequently flooded during the growing season

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Natural Resources Conservation Service
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National Cooperative Soil Survey
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| Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season |
| Farmland of statewide importance, if irrigated and drained |
| Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season |
| Farmland of statewide importance, if irrigated and the product of \( I \) (soil erodibility) x \( C \) (climate factor) does not exceed 60 |
| Farmland of unique importance |
| Not rated or not available |

**Water Features**
- Streams and Canals

**Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**
- Aerial Photography

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

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**Source of Map:** Natural Resources Conservation Service

**Web Soil Survey URL:**

**Coordinate System:** Web Mercator (EPSG:3857)

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**Survey Area Data:** Version 15, Sep 13, 2018

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**Date(s) aerial images were photographed:** Oct 20, 2018—Oct 26, 2018

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Farmland Classification

<table>
<thead>
<tr>
<th>Map unit symbol</th>
<th>Map unit name</th>
<th>Rating</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>EgA</td>
<td>Ellicott-Glenberg complex, 0 to 3 percent slopes, occasionally flooded</td>
<td>Not prime farmland</td>
<td>11.8</td>
<td>14.0%</td>
</tr>
<tr>
<td>Lw</td>
<td>Loamy alluvial land, moderately wet</td>
<td>Not prime farmland</td>
<td>29.2</td>
<td>34.5%</td>
</tr>
<tr>
<td>MISLD</td>
<td>Gravel pits</td>
<td>Not prime farmland</td>
<td>2.7</td>
<td>3.2%</td>
</tr>
<tr>
<td>NuA</td>
<td>Nunn clay loam, 0 to 1 percent slopes</td>
<td>Prime farmland if irrigated</td>
<td>20.7</td>
<td>24.5%</td>
</tr>
<tr>
<td>NuB</td>
<td>Nunn clay loam, 1 to 3 percent slopes</td>
<td>Prime farmland if irrigated</td>
<td>12.7</td>
<td>15.0%</td>
</tr>
<tr>
<td>W</td>
<td>Water</td>
<td>Not prime farmland</td>
<td>7.4</td>
<td>8.8%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td></td>
<td><strong>84.5</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

**Aggregation Method:** No Aggregation Necessary

**Tie-break Rule:** Lower
Hydric Rating by Map Unit—Adams County Area, Parts of Adams and Denver Counties, Colorado

Natural Resources Conservation Service
Web Soil Survey
National Cooperative Soil Survey

8/14/2019
Page 1 of 5
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Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: Web Mercator (EPSG:3857)

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# Hydric Rating by Map Unit

<table>
<thead>
<tr>
<th>Map unit symbol</th>
<th>Map unit name</th>
<th>Rating</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>EgA</td>
<td>Ellicott-Glenberg complex, 0 to 3 percent slopes, occasionally flooded</td>
<td>0</td>
<td>11.8</td>
<td>14.0%</td>
</tr>
<tr>
<td>Lw</td>
<td>Loamy alluvial land, moderately wet</td>
<td>6</td>
<td>29.2</td>
<td>34.5%</td>
</tr>
<tr>
<td>MISLD</td>
<td>Gravel pits</td>
<td>0</td>
<td>2.7</td>
<td>3.2%</td>
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<tr>
<td>NuA</td>
<td>Nunn clay loam, 0 to 1 percent slopes</td>
<td>0</td>
<td>20.7</td>
<td>24.5%</td>
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<tr>
<td>NuB</td>
<td>Nunn clay loam, 1 to 3 percent slopes</td>
<td>0</td>
<td>12.7</td>
<td>15.0%</td>
</tr>
<tr>
<td>W</td>
<td>Water</td>
<td>10</td>
<td>7.4</td>
<td>8.8%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td></td>
<td><strong>84.5</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>
Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named ‘Rating’. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:


Rating Options

Aggregation Method: Percent Present
Component Percent Cutoff: None Specified
Tie-break Rule: Lower
1. **WELL PERMIT NUMBER**: 185418

2. **OWNER NAME(S)**: North Valley Ranch, ENPRO Geology Group
   - Mailing Address: 1419 1/2nd Street, Suite 110
   - City, St. Zip: Boulder, CO 80302
   - Phone: (303) 489-6160

3. **WELL LOCATION AS DRILLED**: NE 1/4 SW 1/4, Sec. 26 Twp. 2 S, Range 68 W
   - Distances from Sec. Lines:
     - 2230 ft. from S line
     - 1860 ft. from W line
   - Subdivision:
     - Lot
     - Block
     - Filing (Unit)

4. **GROUND SURFACE ELEVATION**
   - DATE COMPLETED: 11/9/84
   - TOTAL DEPTH: 25 ft.
   - DEPTH COMPLETED: 20 ft.

5. **GEOLOGIC LOG**:
   - Depth | Description of Material (Type, Size, Color, Water Location)
   - 0-5 | Clay, Sand
   - 5-10 | Clay, Clay, and Gravel, very fine to medium gravel, and pebbles
   - 10-15 | Clay, Clay, and Gravel, and Gravel, and Granite, and Pebbles

6. **HOLE DIAM. (in.)**
   - From (ft) | To (ft)
   - 0 | 25

7. **PLAIN CASING**
   - OD (in.) | Kind | Wall Size | From (ft) | To (ft)
   - 4 | PVC | | | |
   - 2 | PVC | | | |

   - PERF. CASING: Screen Slot Size:
   - 1 | PVC | | | |

8. **FILTER PACK**
   - Material | Size | Depth | Interval
   - Sand | 10-20 | 0-10 | 11-25

9. **PACKER PLACEMENT**
   - Material | Amount | Density | Interval | Placement
   - Cement | | | 0-10 | Grout
   - Bentonite Pellets | 10-20 | Grout

10. **GROUTING RECORD**

11. **DISINFECTION**
    - Type | Amt. Used
    - XLA | XLA

12. **WELL TEST DATA**
    - Testing Method
    - Static Level | ft. Date/Time measured | Production Rate | gpm.
    - Pumping level | ft. Date/Time measured | Test length (hrs.)

13. **REMARKS**
   - Contractor: Monitoring Well Only

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1. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge. [Pursuant to Section 24-4-104 (13)(e) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

2. **CONTRACTOR**: ENPRO Geology Group, Inc.
   - Phone: (303) 489-6160
   - Mailing Address: 1419 1/2nd St., Suite 110, Boulder, CO 80302
   - Lic. No.

3. **Name/Title (Please type or print)**: [Signature] [Date]
ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL

1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

2) The construction of this well shall be in compliance with the Water Well Construction and Pump Installation Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 17.

3) Approved pursuant to CRS 37-92-602(3)(b)(1) for uses as described in CRS 37-92-602(1)(f). Use of this well is limited to monitoring water levels and/or water quality sampling.

4) This well must be equipped with a locking cap or seal to prevent well contamination or possible hazards as an open well. The well must be kept locked at all times except during sampling or measuring.

5) Records of water level measurements and water quality analyses shall be maintained by the well owner and submitted to the Division of Water Resources upon request.

6) Upon conclusion of the monitoring program the well owner shall plug and abandon this well in accordance with the Water Well Construction and Pump Installation Rules. An abandonment report must be completed and submitted to the Division of Water Resources within 60 days of abandonment.

7) The owner shall mark the well in a conspicuous place with well permit number and name of aquifer as appropriate, and shall take necessary means and precautions to preserve these markings.

8) This well must be constructed by or under the supervision of a licensed well driller or other authorized individual according to the Water Well Construction and Pump Installation Rules.

9) A well completion report including lithologic log must be submitted by the individual authorized to construct the well. For non-standard construction the report must include an as-built drawing showing details such as depth, casing, perforated zones, and a description of the grouting type and interval. This well was acknowledged for construction under monitoring hole notice MH-24779A dated November 7, 1994. This well is known as MW-2.

10) This well shall be constructed not more than 200 feet from the location specified on this permit.

APPROVED PERMIT TO CONSTRUCT A WELL

WELL PERMIT NUMBER 185448 -
DIV. 1 CNTY. 1 WD 2 DES. BASIN MD

Lot: Block: Filing: Subdiv:

APPROVED WELL LOCATION
ADAMS COUNTY
NE 1/4 SW 1/4 Section 36
Twp 2 S RANGE 68 W 6th P.M.

DISTANCES FROM SECTION LINES
2230 Ft. from South Section Line
1800 Ft. from West Section Line
Application must be complete where applicable. Type or print in BLACK INK. No overstrikes or erasures unless initialed.

(1) APPLICANT - mailing address
NAME Go ENPRO Consulting Group, Inc.
STREET 1914 14th Street, Suite 110
CITY Boulder (CO) 80302 (ZIP)
TELEPHONE NO. (303) 449-0160

(2) LOCATION OF PROPOSED WELL
County Adams
NE ¼ of the SW ¼, Section 36
Twp. 2 S, Rng. 68 W, 6th P.M.

(3) WATER USE AND WELL DATA
Proposed maximum pumping rate (gpm) NA
Average annual amount of ground water to be appropriated (acre-feet): NA
Number of acres to be irrigated: NA
Proposed total depth (feet): 25

Aquifer ground water is to be obtained from:
Shallow alluvial/unconfined

Owner's well designation MW-2

GROUND WATER TO BE USED FOR:
( ) HOUSEHOLD USE ONLY - no irrigation (0)
( ) DOMESTIC (1) ( ) INDUSTRIAL (5)
( ) LIVESTOCK (2) ( ) IRRIGATION (6)
( ) COMMERCIAL (4) ( ) MUNICIPAL (8)
( ) OTHER (9)

DETAILED USE ON BACK IN (11)

(4) DRILLER
Name Site Services, Inc.
STREET 15047 West 14th Ave
CITY Golden (CO) 80401 (ZIP)
TELEPHONE NO. 273-0008, Lic. No.

CONDITIONS OF APPROVAL
This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

APPLICATION APPROVED

PERMIT NUMBER
DATE ISSUED
EXPIRATION DATE

BY (STATE ENGINEER)
I.D. 1 COUNTY 01 02
(5) THE LOCATION OF THE PROPOSED WELL and the area on which the water will be used must be indicated on the diagram below. Use the CENTER SECTION (1 section, 640 acres) for the well location.

The scale of the diagram is 2 inches = 1 mile
Each small square represents 40 acres.

WATER EQUIVALENTS TABLE (Rounded Figures)
An acre-foot covers 1 acre of land 1 foot deep
1 cubic foot per second (cfs) = 448 gallons per minute (gpm)
A family of 5 will require approximately 1 acre-foot of water per year.
1 acre-foot = 43,560 cubic feet = 375,000 gallons.
1,000 gpm pumped continuously for one day produces 4.42 acre-feet.

(6) THE WELL MUST BE LOCATED BELOW by distances from section lines.

2250 ft. from South sec. line
1800 ft. from West sec. line
LOT_____ BLOCK_____ FILING #_____

SUBDIVISION_____

(7) TRACT ON WHICH WELL WILL BE LOCATED Owner: Brannan 5×6 Company
No. of acres 22. Will this be the only well on this tract? Yes

(8) PROPOSED CASING PROGRAM
Plain Casing
2 in. from 0 ft. to 15 ft.
Perforated casing
2 in. from 15 ft. to 25 ft.

(9) FOR REPLACEMENT WELLS give distance and direction from old well and plans for plugging it:

(10) LAND ON WHICH GROUND WATER WILL BE USED:
Owner(s): Brannan Seed & Travel Company
Legal description: Portion of NE 1/4 SW 1/4, Section 36, T25, R68 W

(11) DETAILED DESCRIPTION of the use of ground water: Household use and domestic wells must indicate type of disposal system to be used.

NO Conversion Use
Groundwater Monitoring Only

(12) OTHER WATER RIGHTS used on this land, including wells. Give Registration and Water Court Case Numbers.

Type or right Used for (purpose) Description of land on which used

(13) THE APPLICANT(S) STATE(S) THAT THE INFORMATION SET FORTH HEREON IS TRUE TO THE BEST OF HIS KNOWLEDGE.

SIGNATURE OF APPLICANT(S)

Use additional sheets of paper if more space is required.
PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE PREVIOUS LOT LINES AND CREATE ONE PLATTED LOT.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT SUNCAP PROPERTY GROUP, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36 AND CONSIDERING THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER TO BEAR NORTH 89°33'45" EAST, WITH ALL BEARINGS HEREIN RELATIVE THERETO, BEING MONUMENTED AS SHOWN HEREOF, THENCE NORTH 89°33'46" EAST ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°04'33" WEST, A DISTANCE OF 18.78 FEET TO NON-TANGENT CURVE TO THE LEFT;

AN ARC LENGTH OF 14.22 FEET AND A CHORD THAT BEARS NORTH 16°54'18" WEST, A DISTANCE OF 33.76 FEET AND A CURVE HAVING A CENTRAL ANGLE OF 3°32'59", A RADIUS OF 545.00 FEET, AN ARC LENGTH OF 33.76 FEET AND A CHORD THAT BEARS NORTH 16°54'18" WEST, A DISTANCE OF 33.76 FEET TO NON-TANGENT CURVE TO THE RIGHT;

THENCE NORTH 89°33'45" EAST ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 1°48'21", A RADIUS OF 451.10 FEET, AN ARC LENGTH OF 14.22 FEET AND A CHORD THAT BEARS SOUTH 19°37'54" WEST, A DISTANCE OF 1,075.71 FEET TO

THENCE NORTH 00°10'23" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 1,277.72 FEET OF THE NORTHEASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 224 AND A NON-TANGENT CURVE TO THE LEFT;

THENCE EAST 1,277.72 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTH 00°10'23" EAST ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 89°33'45" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°33'45" EAST ALONG SAID NORTHEASTERN LINE AND SAID CURVE HAVING A CENTRAL ANGLE OF 10°32'53", A DISTANCE OF 1,277.72 FEET OF THE SOUTHWESTERLY RIGHT-OF-WAY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS EXECUTED THIS ______ DAY OF ________________ 20 ______.

NOTES:

1. 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. IF 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 HEREOF.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY CERTIFIES A CLASS TWO (2) MISDEMEANOR PUNISHMENT TO STATE STATUTE 16-5-408, C.R.S.

3. BASIS OF ALL BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., WHICH IS ASSUMED TO BEAR NORTH 89°33'45" EAST AND IS MONUMENTED AS SHOWN HEREOF.

4. BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 0801001084, REVISED MARCH 5, 2007, SUBJECT PROPERTY IS DETERMINED TO BE WITHIN ZONE X, ZONE D, AND ZONE AE, AS SHOWN HEREOF.

5. MONUMENTATION SHALL BE IN ACCORDANCE WITH THE COLORADO REVISED STATUTES (CRS 38-31-105).

6. THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS PLAT IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF THE INTERIOR, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200.0037 METERS.

CERTIFIED: SS

THOMAS D. STAAB
COLORADO PL.S. NO. 29595
FOR & ON BEHALF OF WARE MALCOMB

BOARD OF COUNTY COMMISSIONERS APPROVAL:

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

CLIENT AUTHORIZATION:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF ________________ 20 ______.

CERTIFICATE OF CLERK AND RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT ______:_____.M. ON THE _____ DAY OF ________________ 20 ______.

THE COUNTY CLERK AND RECORDER

DEPUTY

FLATIRON FILING NO. 1

CASE # PRC2019-00005

PRELIMINARY PLAT

FLATIRON FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

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 EXECUTED THIS ______ DAY OF ________________ 20 ______.

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 EXECUTED THIS ______ DAY OF ________________ 20 ______.

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 EXECUTED THIS ______ DAY OF ________________ 20 ______.

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 EXECUTED THIS ______ DAY OF ________________ 20 ______.

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 EXECUTED THIS ______ DAY OF ________________ 20 ______.
PRELIMINARY PLAT
FLATIRON FILING NO. 1
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

POINT OF BEGINNING
FOUND NO. 4 REBAR
0.0' BELOW GRADE

POINT OF COMMENCEMENT
NORTHWEST CORNER
NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF
SECTION 36

FOUND 2 1/2" ALUMINUM CAP
STAMPED "PLS 6973 2007"
0.4' BELOW GRADE

UPON INSPECTION
THE SOUTHWEST CORNER OF THE
SOUTHWEST QUARTER OF
SECTION 36

FOUND NO. 6 REBAR
0.0' BELOW GRADE
IN BOTTOM OF IRRIGATION DITCH

30.00' METROPOLITAN DENVER SEWAGE
DISPOSAL DISTRICT NO. 1 EASEMENT
BOOK 1451, PAGE 205

30.00' METROPOLITAN DENVER SEWAGE
DISPOSAL DISTRICT NO. 1 EASEMENT
BOOK 3513, PAGE 360

LOT 1
205.00' NORTH WASHINGTON
WATER & SANITATION
DISTRICT EASEMENT
BOOK 1045, PAGE 65

955.71'

115.00'

D.E.

30.00' ROW DEDICATED
PER THIS PLAT
1,793 SQ. FT.

33.650 ACRES

S04°41'16"W
60.20'

S00°10'23"E  328.64'

S00°10'23"E  856.64'

S89°49'37"W
10.00'

S00°10'23"E
113.00'

N89°49'37"E
10.00'

SHADED ZONE X
MAP 06901C008481
EFFECTIVE 03/05/2007

UNSHADDED ZONE X
MAP 06901C008481
EFFECTIVE 03/05/2007

30.00' ROW DEDICATED
PER THIS PLAT
1,793 SQ. FT.

33.650 ACRES

S04°41'16"W
60.20'

S00°10'23"E  328.64'

S00°10'23"E  856.64'

S89°49'37"W
10.00'

S00°10'23"E
113.00'

N89°49'37"E
10.00'

SHARED ZONE X
MAP 06901C008481
EFFECTIVE 03/05/2007

30.00' METROPOLITAN DENVER SEWAGE
DISPOSAL DISTRICT NO. 1 EASEMENT
BOOK 1451, PAGE 205

30.00' METROPOLITAN DENVER SEWAGE
DISPOSAL DISTRICT NO. 1 EASEMENT
BOOK 3513, PAGE 360

UNPLATTED
PUBLIC SERVICE COMPANY
OF COLORADO
REC. NO. 1962000676207

LOT 1
BLOCK 1
1,465,800 SQ. FT.
33.650 ACRES

0.50' ROW DEDICATED
PER THIS PLAT
1,793 SQ. FT.

33.650 ACRES

S00°04'33"E  328.64'

S00°04'33"E  328.64'

S00°04'33"E  856.64'

S89°49'37"W
10.00'

S00°10'23"E
113.00'

N89°49'37"E
10.00'

30.00' ROW DEDICATED
PER THIS PLAT
1,793 SQ. FT.

33.650 ACRES

S00°04'33"E  328.64'

S00°04'33"E  328.64'

S00°04'33"E  856.64'

S89°49'37"W
10.00'

S00°10'23"E
113.00'

N89°49'37"E
10.00'

30.00' ROW DEDICATED
PER THIS PLAT
1,793 SQ. FT.

33.650 ACRES

S00°04'33"E  328.64'

S00°04'33"E  328.64'

S00°04'33"E  856.64'

S89°49'37"W
10.00'

S00°10'23"E
113.00'

N89°49'37"E
10.00'

30.00' ROW DEDICATED
PER THIS PLAT
1,793 SQ. FT.

33.650 ACRES

S00°04'33"E  328.64'

S00°04'33"E  328.64'

S00°04'33"E  856.64'

S89°49'37"W
10.00'

S00°10'23"E
113.00'

N89°49'37"E
10.00'

30.00' ROW DEDICATED
PER THIS PLAT
1,793 SQ. FT.

33.650 ACRES

S00°04'33"E  328.64'

S00°04'33"E  328.64'

S00°04'33"E  856.64'

S89°49'37"W
10.00'

S00°10'23"E
113.00'

N89°49'37"E
10.00'

30.00' ROW DEDICATED
PER THIS PLAT
1,793 SQ. FT.

33.650 ACRES

S00°04'33"E  328.64'

S00°04'33"E  328.64'

S00°04'33"E  856.64'

S89°49'37"W
10.00'

S00°10'23"E
113.00'

N89°49'37"E
10.00'

30.00' ROW DEDICATED
PER THIS PLAT
1,793 SQ. FT.

33.650 ACRES

S00°04'33"E  328.64'

S00°04'33"E  328.64'

S00°04'33"E  856.64'

S89°49'37"W
10.00'

S00°10'23"E
113.00'

N89°49'37"E
10.00'

30.00' ROW DEDICATED
PER THIS PLAT
1,793 SQ. FT.

33.650 ACRES

S00°04'33"E  328.64'

S00°04'33"E  328.64'

S00°04'33"E  856.64'

S89°49'37"W
10.00'

S00°10'23"E
113.00'

N89°49'37"E
10.00'
LEGAL DESCRIPTION:

STORM DRAINAGE FACILITIES STATEMENT:

RECORDED AUGUST 25, 1994 IN PLAT BOOK F17 AT PAGE 286 IN SAID RECORDS, LOCATED IN MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO BEARS SOUTH 78°37'54" WEST, A DISTANCE OF 1,079.65 FEET TO A POINT OF NON-TANGENCY; POINT OF BEGINNING NORTHEAST QUARTER OF THE SOUTHWEST QUARTER TO BEAR NORTH 89°33'45" EAST, WITH PARTICULARLY DESCRIBED AS FOLLOWS.

PLAT, ACCORDING TO THE PLAT RECORDED JUNE 22, 1995 IN PLAT BOOK F17 AT PAGE 383 IN

KNOW ALL MEN BY THESE PRESENTS THAT SUNCAP PROPERTY GROUP, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY EXECUTED THIS ______ DAY OF ________________ 20 ______. MY COMMISSION EXPIRES: ______________

SURVEYOR'S CERTIFICATE:

BOARD OF COUNTY COMMISSIONERS APPROVAL:

CERTIFICATE OF CLERK AND RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _____:__________.M. ON THE _____ DAY OF ___________________, 20 ____, IN THE STATE OF COLORADO, COUNTY OF ADAMS, IN THE OFFICE OF THE CLERK AND RECORDER FOR ADAMS COUNTY, AND A TRUE AND ACCURATE COPY OF THE SAME IS HEREBY CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL PLAT FILED IN THE OFFICE OF THE CLERK AND RECORDER FOR ADAMS COUNTY OF THE PLAT RECORDED JUNE 22, 1995 IN PLAT BOOK F17 AT PAGE 383 IN SAID RECORDS. IN WITNESS WHEREOF, I HAVE HEREunto set my hand and seal this day of ________________, 20 ____.

COUNTY OF ADAMS, STATE OF COLORADO

I, THOMAS D. STAAB, A DULY LICENSED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF COLORADO DO CERTIFY THAT THIS PLAT IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH THE SURVEY AND MONUMENTS SHOWN HEREIN. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST AS SHOWN HEREIN. I FURTHER CERTIFY THAT THIS PLAT IS A TRUE COPY OF THE ORIGINAL PLAT RECORDED JUNE 22, 1995 IN PLAT BOOK F17 AT PAGE 383 IN SAID RECORDS. THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _____:__________.M. ON THE _____ DAY OF ________________, 20 ____, IN THE STATE OF COLORADO, COUNTY OF ADAMS, IN THE OFFICE OF THE CLERK AND RECORDER FOR ADAMS COUNTY, AND A TRUE AND ACCURATE COPY OF THE SAME IS HEREBY CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL PLAT FILED IN THE OFFICE OF THE CLERK AND RECORDER FOR ADAMS COUNTY OF THE PLAT RECORDED JUNE 22, 1995 IN PLAT BOOK F17 AT PAGE 383 IN SAID RECORDS. IN WITNESS WHEREOF, I HAVE HEREunto set my hand and seal this day of ________________, 20 ____.
PRELIMINARY PLAT
FLATIRON FILING NO. 1
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

POINT OF COMMENCEMENT
NORTHWEST CORNER
NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF
SECTION 36

FOUND 2 1/2" ALUMINUM CAP
STAMPED "PLS 6973 2007"
0.4' BELOW GRADE

POINT OF BEGINNING
FOUND NO. 4 REBAR
1.0' BELOW GRADE

NORTH LINE OF NE 1/4
SW 1/4 OF SECTION 36

N89°33'45"E  1,315.71'

BASIS OF BEARING

NORTHWEST CORNER
SW 1/4 OF SECTION 36 FOUND NO. 6 REBAR
0.0' BELOW GRADE
IN BOTTOM OF IRRIGATION DITCH

S00°10'23"E  328.64'

ZONE X
MAP 08001C0604H
EFFECTIVE 03/05/2007

30.00' METROPOLITAN DENVER SEWAGE
DISPOSAL DISTRICT NO. 1 EASEMENT
BOOK 1451, PAGE 205

ZONE D
MAP 08001C0604H
EFFECTIVE 03/05/2007

S00°04'33"E  1,314.92'

15.00' METROPOLITAN DENVER SEWAGE
DISPOSAL DISTRICT NO. 1 EASEMENT
BOOK 3513, PAGE 360

30.00' METROPOLITAN DENVER SEWAGE
DISPOSAL DISTRICT NO. 1 EASEMENT
BOOK 1358, PAGE 243

30.00' METROPOLITAN DENVER SEWAGE
DISPOSAL DISTRICT NO. 1 EASEMENT
BOOK 1045, PAGE 65

15.00' METROPOLITAN DENVER SEWAGE
DISPOSAL DISTRICT NO. 1 EASEMENT
BOOK 1358, PAGE 243

ZONE X
MAP 08001C0604H
EFFECTIVE 03/05/2007

S00°04'33"E  320.62'

ZONE Z
MAP 08001C0604H
EFFECTIVE 03/05/2007

S00°04'33"E  856.64'

ZONE AE
MAP 08001C0604H
EFFECTIVE 03/05/2007

30.00' NORTH WASHINGTON
WATER & SANITATION
DISTRICT EASEMENT
BOOK 1400, PAGE 68

FOUND MONUMENT AS DESCRIBED
SET 18" NO. 5 REBAR WITH YELLOW
PLASTIC CAP PLS 25965
FLUSH WITH GROUND

30.00' NORTH WASHINGTON
WATER & SANITATION
DISTRICT EASEMENT
BOOK 1040, PAGE 68

FOUND NO. 4 REBAR W/ 
1" YELLOW PLASTIC CAP
STAMPED "LS 6973 BAYER"
0.2' BELOW GRADE

30.00' ROW DEDICATED
PER THIS PLAT

5.00' ROW DEDICATED
PER THIS PLAT
1,793 SQ.FT.

500'10"32"W
115.00' D.E.

S00°04'33"E
750.00' ROW

15.02' METROPOLITAN DENVER SEWAGE
DISPOSAL DISTRICT NO. 1 EASEMENT
BOOK 1593, PAGE 205

30.00' METROPOLITAN DENVER SEWAGE
DISPOSAL DISTRICT NO. 1 EASEMENT
BOOK 1353, PAGE 205

125.00' D.E.

30.00' (TIE)

MATCHLINE SEE SHEET 3

30.00' (TIE)

MATCHLINE SEE SHEET 3

TRANSMIT TO
COUNTY OF ADAMS
DENVER, COLORADO

COUNTY COMMENTS
COUNTY COMMENTS