1231 W 68th Ave Redevelopment

Adams County Review Comments (Third Submittal)

9/30/2021

Division		Comment	Responsible Party	RESPONSE
Planning	Plat	PLN01: The plat was not submitted with the last submittal. Please submit the plat and the SIA when resubmitting	IMEG	The Plat will be resubmitted with the SIA.
		ROW1: No survey plats were provided for review after second submittal. Subdivision cannot be approved without review of necessary revisions.	IMEG	The Plat will be resubmitted with the SIA.
Misc	SIA	ATY01: Redlines to the SIA have been provided in an attachment.	IMEG	Attourney revisions have been made.
	Misc	Tri-County Health Department: "TCHD has no objection to the proposal, as long as the proposed residences connect to the available North Washington Water and Sanitation District, as propsoed in the case referral materials."	IMEG	The propsoed residences will connect to the available North Pecos Water & Sanitation District, not the North Washington Water & Sanitation District.
		ENV1. A separate permit for inert fill is required prior to the import of fill material for site development of the subject property.	IMEG	Understood.
Fire Dept.		No comments	-	-
	Plat	ENG2: The dedication statement does not appear to specify Private Drainage Easement ownership as the County's. The County has the sole authority to vacate the easement and has the right to enter the easement for inspection and enforcement purposes. The property owners must maintain the infrastructure as stated in the Storm Drainage Facilities Statement. It should also be clear on the plat that no structures, including fences are permitted to be built within the easement. A perimeter fence around the entire subdivision is fine, as long as gate entry is granted to the County, but any fences erected between Lots 2 and 3 shall not bisect the easement/drainage infrastructure	PWSI	The following statements were added to the Plat: "ADAMS COUNTY IS THE OWNER OF THE PRIVATE DRAINAGE EASEMENT. THE COUNTY HAS THE SOLE AUTHORITY TO VACATE THE EASEMENT AND HAS THE RIGHT TO ENTER THE EASEMENT FOR INSPECITON AND ENFORCEMENT PURPOSES." and "NO STRUCTURES, INCLUDING FENCES ARE PERMITTED TO BE BUILT WITHIN THE EASEMENT. GATE ENTRY IS GRANTED TO ADAMS COUNTY FOR PERIMETER FENCES. FENCES ERECTED BETWEEN LOTS 2 AND 3 SHALL NOT BISECT THE EASEMENT DRAINAGE INFRASTRUCTURE."
	SIA	ENG3: I am getting a different value for the curb & gutter total in the SIA based on the unit price and quantity provided. Repair to the roadway for utility installation may need to be provided in the 68th Ave improvements values. I will provide confirmation of final quantities with the engineering review comments	IMEG	Total cost for curb & gutter were corrected.
	Plat & SIA	Repair to the roadway for utility installation does not need to be provied in the 68th Ave improvements values as stated in PLT2020-00028 comments. The quantities that were included in the draft SIA are fine as is.	IMEG	Understood.
	Misc	At what point will the property owner(s) develop the site? Will the utility connects be installed prior to roadway/sidewalk improvements or are there no immediate plans to build the homes at this time? If the utilities are being installed with this project, then the trenches should be included in the total area of disturbance since roadway subgrade is exposed. The asphalt transitions must be included in the area of disturbance as well. Contact Juliana Archuleta if you have questions regarding applicable "disturbance" in the MS4 area	IMEG	Utility connection, then hardscape, then homes shortly after. Trenching for dry utiities will take place in the dedicated 8' drainage/utility easement
		If the homes are to be built at a later time than the grading and infrastructure upgrades, it appears fill material will be required. Please provide more information on the property owner(s) plans for construction.	IMEG	
		a.Review the land disturbance area for this project, to include utility cuts, and any required off-site improvement, as well as all storage areas, and grading areas. If under 1 acre, then remove the statement on the Drainage Report about CDPHE Construction Stormwater Permit and Adams County Stormwater quality permit applicability. Re-write this section to explain that these are not required, but erosion controls still need to be implemented during construction. A letter stamped by the Engineer is required if the site will be claiming under 1 acre. If for some reason the scope of work changes, or the contractor disturb additional areas, a stop work order will be issued and an Adams County Stormwater Quality permit will be required. Please advice contractors and builders about this threshold to avoid misunderstandings. Provide a plan showing the limits of disturbance with this letter.	IMEG	Disturbance area has been reviewed and falls just under 1 acre. Statement in the Drainage Report has been revised. Disturbance area letter added as Appendix F with exhibit attached.
		The developer's statement must be signed prior to final approval of engineering documents.	IMEG	Chatos will sign before formal approval.
		The exemption from water quality treatment is based on the area of disturbance, not necessarily the basin geometry. Therefore, the offsite asphalt tapers, utility trenching, etc. must be included in the calculation. If the County drainage easement is not going to be disturbed, that area can be excluded from the calculation. The other onsite basins should be included in the 20% calculation and treated to the maximum extent practicable. The grading plan will need to be adjusted to capture more of the site.	IMEG	Calculations revised to inlcude all areas of disturbance, inlcuding the offsite asphalt tapers. Minor revisions to proposed grading have also been completed to capture as much flow from the site as possible.
		Basin A will likely be developed to some extent by the property owner.	IMEG	Basin A follows a proposed 8' utility easement. Because of this easement, the property owner will not be allowed to develop in this basin in the future.
		Not sure how the 0.79 acres was determined in the MHFD-Detention spreadsheet.	IMEG	0.79 is the total area included in the WQ volume (0.98 total area - 0.19 excluded area = 0.79 acreas included in WQ). The same method was applied for the new basin delineations
		The basin map must include the rooftops and gutter design if the basins are to be drawn around the theoretical structures. It is unclear how the roof runoff will be routed to the sand filter via surface flow. Also, if the houses' size and placement changes, a larger area of developed basin could leave the site untreated given the current grading plan. The grading plan should capture more of Lot 1 and 3 for treatment. The only basins excluded from capture should be those that are not feasible to treat, such as Basin E. See the Drainage Report redlines for additional comments on the WQ Basin Summary analysis.	IMEG	Specific building design shall be provided with the Building Plan Set.
		The pond appears to detain the EURV for the site. This volume is optional in a water quality pond. An engineered spillway is also not a required feature of a SF, without the detention component. Full spectrum detention helps reduce stream degradation impacts associated with urban development and is a positive design feature of the pond. Include discussion over full spectrum design features in the design criteria of the drainage report.	IMEG	Spillway has been removed from the design.
		The specific basin details outlined in the drainage report do not match those outlined in the basin summary table. See the drainage report redlines for further guidance.	IMEG	Basins and associated tables have been revised.
		The downstream drainage analysis should compare total offsite flow analysis of existing vs proposed onsite basins. It may also be helpful to discuss proximity of the site to the Kalcevic Gulch outfall to Clear Creek, relative to the overall Kalcevic Gulch drainage basin. In theory, the increase in peak flows due to the development will not overlap with the basin peak flows at this location.	IMEG	A table has been added that compares the existing 100-year peak flows vs proposed flows for each basin
		How was the watershed area calculated in the MHFD-Detention spreadsheet?	IMEG	The watershed area was calculated by taking the total area of disturbance and subtracting out the areas that will have flows that do not get treated by the sand filter.
		The stage-storage table does not accurately represent the proposed pond's geometry.	IMEG	Stage-storage table has been revised using the user override functions to accurately represent the sand filter.
		The underdrain invert orifice depth, spillway invert stage, and freeboard above max water surface values need to be verified. See drainage report redlines.	IMEG	Spillway has been removed from the design and invert elevations revised.
		Pg 3: what portions of A and C? Redraw basin boundaries	IMEG	Basin delineations have been revised. Now all of Basin A will be directed to the Sand Filter and no flows from Basin C will be treated.
		Pg 3: All areas that are disturbed must be included in calculation, even if they lay outside a delineated basin	IMEG	All distrubed areas are incldued in the calculation
		Pg 3: Check acreage, some don't add up to the total basin area in table	IMEG	Basins and associated tables have been revised.
		Pg 3: How much of basin E will be disturbed or developed?	IMEG	Basin E includes all the street improvements propsoed for W 68th Ave, therefore, 100% of the basin will be developed/distrubed.
		Pg 3: Undistrubed areas can be excluded from calculation, but redeveloped areas must count towards 20%	IMEG	Understood
		Pg 5: Basin A size doesn't match basin summary table.	IMEG	Basins and associated tables have been revised.

Engineering	Drainage Report	Pg 5: Basin A, how will flows be directed to the sand fitler? Redraw basin boundaries accordingly	IMEG	Basin A will be directed to the sand filter via surface flows through Basin B1.
		Pg 5: Basin B, how will roof runoff from Lots 1 & 3 be directed to the sand filter?	IMEG	Overall site grading in Basin B now allows for surface drainage into the sand filter.
		Pg 5: Basin C- acres don't match basin summary table	IMEG	Basins and associated tables have been revised.
		Pg 5: Basin C - County drainage easement can be excluded from WQ calculation if it is not disturbed.	IMEG	Grading has been revised so that no disturbance is proposed for the Coutny's drainage easement.
		Pg 5: Basin C - typo of 0.06 acres	IMEG	Revised.
		Pg 6: Downstream drainage analysis - discuss total flows of all onsite basins, existing vs proposed	IMEG	A table has been added that compares the existing 100-year peak flows vs proposed flows for each basin
		Basin Worksheet: How was the watershed area determined	IMEG	0.79 is the total area included in the WQ volume (0.98 total area - 0.19 excluded area = 0.79 acreas included in WQ). The same method was applied for the new basin delineations
		Basin Worksheet: EURV is optional	IMEG	Acknowledged. EURV still provided.
		Basin Worksheet: Table is not currently representative of the final pond geometry. The override colums should be populated with actual pond geometry once the design is complete.	IMEG	Override columns were utilized to correctly represent the final pond geometry.
		Basin Worksheet: Top of berm is final stage.	IMEG	Top of berm used as the final stage.
		Rational Worksheet: totals helpful for comparison purposes	IMEG	Totals added as a table in the report.
		Outlet Worksheet: the current design is showing the orifice invert at elevation 5200.58	IMEG	Revised. New design shows orifice invert at 5200.78
		Outlet Worksheet: spillway invert, not top of berm	IMEG	Spillway removed from design.
		Outlet Worksheet: freeboard of 1 ft not possible given distance from spillway invert to top of berm. Use MHFD definition of freeboard to determine this value (Section 5.3, Chapter 12, USDCM Volume 2). Weir calculations are required	IMEG	Spillway removed from design.
		a. Add a section to describe required public improvements, scope of work and acreage impacted. In addition to the new attached sidewalk and curb an gutter, are there any road full depth re-construction/widening being required? Clarify. b. The detention exemption is listed as 100:1, number needs to be updated to match code: 1000:1 c. Proposed grading, sub-basin D needs to be routed to the sand filter, this is a large area that will be impervious in the future. d. Indicate groundwater level and distance to bedrock to support sand filter. (Geotech report should be included in the Drainage Report once complete. When does the owner plan on completing a Geotech investigation? Required for building permits as well for foundation design) e. Add a section to discuss roof drains, all roof drains need to drain to the sand filter. Add a note on the plans about this requirement and construction of the lots will be probably be phased and this may be overlooked. Sump pumps too f. Add common swales between lots draining into the sand filter. (This a recommendation, not required by County Code) g. Dedicate drainage/utility easements along property lines to preserve swales and allow drainage into the sand filer. (This a recommendation, swales are not required by County Code) h. Add grading details for each individual lot drainage. Swale cross sections, flow direction. (This a recommendation, swales are not required by County Code) i. Clarify that the sand filter will be Partial-Infiltration, no impermeable liner, but underdrain provided. j. Provide run-downs to all swale entry points into the sand filter. (This a recommendation, swales are not required by County Code) k. Sand filter needs to be delineated with a 3' wire fence. In addition educational signage is needed on each lot sharing the drainage feature to inform future property owners about structure, function, drain time, etc. (This a recommendation, fence delineating SF is not required by County Code. Signage requirements previously stated in EGR comments. A detail of signage must be included in CD set/Storm Drainage Plans) l. What is the flat area of the sand filter? Not clear on Grading plans. m. Only the bottom area accounts for WQCV, the slopes do not provide infiltration. Ensure the slopes are not being accounted for capacity. (Include a MHFD design sheet or similar document in the drainage report that talks about depth and SF surface area. Ensure all MHFD minimum recommended design criteria have been incorporated into the design.) n. How are the slopes going to be stabilized? Vegetation must be established, include irrigation. Wood chips are not allowed as they float and will collect at the bottom of the sand filter. o. Provide rip-rap protection at the outlet pipe. (Flow velocity analysis should be completed on outlet pipe to determine appropriate outlet erosions protections) p. Add the following section: Pets should be kept away from the sand filter. Pet waste is a source of water pollution and is not allowed inside the sand filter. Keep 3 wire fence around perimeter of sand filter without blocking flow entering the drainage facility. No divider fence can be installed between lots. No structures, playground, or sitting areas can be placed over the drainage easement. (Can include discussion in drainage report and O&M Manual	IMEG	We don't have much building info - what process does the County see these lots going through at the end? Is individual drainage swales going to be required? A - Proposed public improvement includes a new 5-foot concrete sidewalk, curb & gutter, and asphalt widening of W 68th Ave. These improvements do not include reconstruciton or full depth replacement of W 68th Ave. Discussion on the public improvements were added under the Basin E description. B - Detention exemption changed from 100:1 to 1000:1. C - due to grading constraints, flows from Basin D cannot be routed to the sand filter. D - Geotech will be done at a later date, but before building permits are acquired. E - Alternatively, the overall site grading was revised to allow for surface flow into the sand filter. F - instead of common swales between lots, a 3' vegitated swale is proposed along the top of the eastern 4:1 slope. G - Swales inbetween lots were not included in the updated design. Per the discussion with Eden on 9/13/21, the building envelope for Lot 3 was revised so that it no longer interferes with the proposed swale An easement around the swale has been added to the design to protect the drainage structure during construction. H - instead of common swales between lots, a 3' vegitated swale is proposed along the top of the eastern 4:1 slope. I - sand filter will not include impermeable liner. Clarity on partial infiltration added to 'Developed Site Drainage Conditions'. J - Proposed swale material along the 4:1 sand filter slope is concrete with rip rap protection at the bottom. K - note on required signage added to Storm Drainage and Construction Drawings. L/M - the flat area of the sand filter is 335 SF. This area does not include the proposed rip-rap area at the bottom of the swale. Area noted on profile sheet in the Storm Drainage and to the Overall Grading sheet in the CDs. N - all side slopes will have vegitation blankets for stabilization. O - outlet structure was added to the design and will house the WQ plate, allowing for lower velocities in the proposed outlet pipe downstream of the plate. P - wording added to drainage report.
	CDs	C-2: this sheet will not print and may have corrputed data.	IMEG	Sheet will be exported again to resolve issue.
		C-4: Label Kalcevic Gulch drainageway	IMEG	Drainageway label added.
		C-4: will existing fence be demolished?	IMEG	Fence location will remain, material may be replaced
		C-7: Add contour labels	IMEG	Proposed controur labels added.
		C-8: is the existing and proposed grade the same?	IMEG	No, the line for the existing grade printed out white, color will be fixed so that is it visible
		C-10: Add outlet structure to sand filter.	IMEG	An outlet structure has been added to the design and will house the orifice plate further upstream of the outlet pipe.
		a.Add a sign for the sand filter, on both lots. Sample attached, adapt for sand filter. b.Include all applicable comments from Drainage Report.	IMEG	Note added to sheet C-9 of the Storm Drainage drawings, and sheet C-10 of the CDs
		"The sand filter is sized for partial flows…" review according to comments provided.	IMEG	-
		Basin D needs to be routed to sand filter	IMEG	Due to grading constraints, flows from Basin D will not be conveyed to the sand filter
		Orifice plate needs to be inside a concrete box, top overflow required.	IMEG	An outlet structure has been added to the design and will house the orifice plate further upstream of the outlet pipe.
		Routine Maintenance: identify that only the side slopes of the sand filter are to be mowed and that vegitation shall be no shorter than 6 inches	IMEG	Added under Routine Maintenance
		Routine Maintenance: Replace standing water bullet with " Side slopes should be maintained at 4H:1V to allow for mowing. Side slopes should be fully vegetated, but no trees or shrubs should be located on the basin side slopes. The bottoms of sand filters are not intended for vegetative growth so that layers of sediment can be easily removed. Maintenance access needs to be provided to the bottom, inlets, and outlet of the sand filter.	IMEG	Standing water bullet item replaced.
		Routine Maintenance: replace "sand filter" with "flat bottom" under the sediment accumulation bullet point	IMEG	Replaced.

	O&M	Routine Maintenance: add "Rake Sand filters require annual or semi-annual inspection to identify clogs or excess sediment material accumulation on the surface of the filter material bed. Inspection should include testing the infiltration rate of the basin using an infiltrometer. Once the infiltration rate falls below what is required to drain the basin in 12 hours, the upper several inches of filter material will need to be replaced to restore filter capacity and remove accumulated pollutants and sediment. The design requirements to facilitate maintenance are discussed later in this section. Sand filters rank as medium-to-high for design, maintenance, and operation costs. Construction costs depend on location; replacement filter material may be costly; and the filter may need expensive concrete walls in urban areas. Filter Surface Maintenance - Scarify the top 2 inches of sand on the surface of the filter. This may be required once every two to five years depending on observed drain times. After this has been done two or three times, replenish the top few inches of the filter with clean coarse sand (CDOT Class B or C filter material) to the original elevation. Maintain a minimum sand depth of 12 inches. Eventually, the entire sand layer may require replacement. "	IMEG	Added.
		Add section before References that state "Add the following section: Pets should be kept away from the sand filter. Pet waste is a source of water pollution and is not allowed. Keep 3 wire fence around perimeter of sand filter. No divider fence can be installed between lots.	IMEG	Added.
		Inspection Form: Mark 'micropool' as N/A	IMEG	Micropool marked as NA
		Inspection Form: replace "Pond" with "Sand Filter"	IMEG	Replaced.
		Inspection Form: add Flat Bottom to control	IMEG	Added.
		Maintenenace Form: Revise location address	IMEG	Revised
		Maintenance Form: mark NA for micropool, check spelling of vegetation, and replace "pond" with "sand filter'	IMEG	Revised.
		Attached CDs: Only sand filter and details pages needed, remove all other pages from O&M	IMEG	Understood.
	ESC	C-2: Add standards ADCO General Construciton notes and Standard Stormwater notes	IMEG	General construction and standard stormwater notes added.
		C-3: Add additional contour labels for proposed condition	IMEG	
		C-4: Is fence to be demolished? If not, LOC can be adjusted to exclude County Drainage Easement	IMEG	Fence will be not be improved/replaced during this project. LCO adjusted to exclude the County Drainage Easement.
		C-4: LOC should include offsite improvements including tapers and potential utility trenching	IMEG	LOC adjusted to include all offsite improvements.
		C-6: What is the phasing of this development? Are the building to be constructed at the same time as the grading and drainage infrastrucure installation?	IMEG	Building construciton will begin shortly after site civil is complete.
	Storm Drainage	Include a note or detail of the sign in the CDs/Storm Drainage Plans.	IMEG	Note added to sheet C-9 of the Storm Drainage drawings, and sheet C-10 of the CDs
		The basin map must include the rooftops and gutter design if the basins are to be drawn around the theoretical structures. It is unclear how the roof runoff will be routed to the sand filter via surface flow. Also, if the houses' size and placement change		Overall site grading in Basin B now allows for surface drainage into the sand filter.
		Glue as a means of securing the orifice plate to the 4" PVC underdrain pipe will not withstand the pressure forces on the orifice plate. Orifice plates are typically located at the base of an outlet structure. If the design engineer feels an outlet structure is not warranted, I would recommend contacting MHFD for recommendations on orifice plate access and securing methods absent an outlet structure. A headwall of sorts may be required. See Storm Drainage Plans redlines.	IMEG	An outlet structure has been added to the design and will house the orifice plate further upstream of the outlet pipe.
		The underdrain pipe should not be perforated outside of a filter material layer to prevent clogging. See Storm Drainage Plans redlines.	IMEG	Understood. Additional callout's added to note this.
		The orifice plate is typically placed at the base of the SF/pond with an outlet structure providing access to the area for inspection and maintenance. The outlet structure may also afford EURV release depending on pond design. The velocities exiting the orifice at the currently proposed location may cause erosion. See Storm Drainage Plans redlines.	IMEG	An outlet structure has been added to the design and will house the orifice plate further upstream of the outlet pipe.
		Add County General Construction Notes to plan set	IMEG	General Construciton Notes added.
		C-3: Include a detail showing limits of disturbance for the purposes of water quality exemption calculation and MS4 SWQ Permit requirements. Disturbance includes tapers and potentially utility trenching (depending on phasing	IMEG	Red line added to identify the limits of disturbance.
		C-3: Final Grading Plan required prior to construction. Depending on whether home construction in proposed at a later date, grading plan may require inert fil permit	IMEG	Understood.
		C-3: Will existing chainlink fence be demolished?	IMEG	The fence will not be improved/replaced during this project.
		C-3: Label Kalcevic Gulch drainageway	IMEG	Label added.
		C-4: Label slope values on slope vectors	IMEG	Labels added to slope arrows.
		C-5: It is difficult to interpret grading plan, Add additonal contour labels for proposed contour data.	IMEG	Additional contour labels added for clarify.
		C-5: Label slope values on vectors	IMEG	Labels added to slope arrows.
		C-5: How will gutters route roof runoff into SF?	IMEG	Basin B has been divided into three parts. Building footprints and gutter routing info is not available at this time. Overall grading has been revised to allow for surface drainage into the sand filter.
		C-5: Basin B is much smaller based on grading plan alone. Building footprints and gutter routing needed for basin delineation to make sense.	IMEG	
		C-5: Typo of basin area for Basin B	IMEG	Revised.
		C-5: appears grading will occur in County drainage easement. Will the existing fence be demolished?	IMEG	Grading has been revised to avoide disturbance in the County drainage easement. The existing fence will be replaced.
		C-6: Emergency spillway is optional with water quality pond	IMEG	Spillway was removed from design.
		C-8: Provide more contour labels	IMEG	Additional contour labels added for clarify.
		C-8: provide lateral detail of spillway as well, for weir geometry info (to match outlet worksheet values)	IMEG	Spillway was removed from design.
		C-9: Glue will not withstand the pressure forces on the orifice plate. Orifice plates are typically located at the base of an outlet structure. If the design engineer feels an outlet structure is not warranted, I would recommend contacting MHFD for recommendations on orifice plate access and securing methods absent an outlet structure. A headwall of sorts may be required.	IMEG	An outlet structure has been added to the design and will house the orifice plate further upstream of the outlet pipe.
		C-9: Note water tight caps and solid (not perforated) pipes on clean-outs. Perforated clean-outs short circut water quality benefits/ drain times.	IMEG	Notes added for clarity.
		C-9: Add outlet structure to sand filter detail	IMEG	C-9 now contains details for both the sand filter and outlet structure.
		C-9: Orifice plate typically placed at base of SF with outlet structure providing access to area for maintenance. Outlet structure also affords EURV release depending on design.	IMEG	An outlet structure has been added to the design and will house the orifice plate further upstream of the outlet pipe.
		C-9: Velocities exiting orifice may cause erosion (venturi effect). Orifice plates usually placed further upstream in system.	IMEG	
		C-9: Pipe should not be perforated outside of filter material layer to prevent clogging. Pipe may be perforated with proper filter fabric wrapping. The County does not have specs on filter fabric. MHFD should be consulted if pipe is to be perforated under the berm	IMEG	Understood. Additional callout's added to note this.
		C-9: Slotted underdrain must be fully within filter material layer. 5" layer is minimum depth but can be deaper given underdrain slope	IMEG	

VILLALOBOS MINOR SUBDIVISION

A RE-SUBDIVISION OF
PART OF THE NORTHEAST QUARTER OF SECTION 4
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO

OWNERSHIP AND DEDICATION STATEMENT:
KNOW ALL MEN BY THESE PRESENTS THAT ELEAZAR VILLALOBOS AND MARLENE YOLANDA ANDRADE , BEING THE SOLE OWNERS OF THE FOLLOWING DESCRIBED LAND AS DESCRIBED IN THE DEED RECORDED AT RECEPTION NUMBER 2018000082944:

THAT PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST WEST CENTERLINE OF SAID SECTION 4 A DISTANCE OF 1534.87 FEET EAST OF THE CENTER OF SAID SECTION; THENCE EAST ON SAID CENTER SECTION LINE A DISTANCE OF 208.71 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION A DISTANCE OF 208.71 FEET; THENCE WEST PARALLEL WITH THE EAST WEST CENTER SECTION LINE A DISTANCE OF 208.71 FEET ; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION A DISTANCE OF 208.71' TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF VILLALOBOS MINOR SUBDIVISION.

ALL PUBLIC STREETS OR RIGHT-OF-WAY ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.

ADAMS COUNTY IS THE OWNER OF THE PRIVATE DRAINAGE EASEMENT. THE COUNTY HAS THE SOLE AUTHORITY TO VACATE THE EASEMENT AND HAS THE RIGHT TO ENTER THE EASEMENT FOR INSPECTION AND ENFORCEMENT PURPOSES.

THE UNDER SIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THIS PLAT FOR PUBLIC UTILITIES AND CABLE TV; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

EXECUTED THIS _____ DAY OF_____,AD 20____

_____
ELEAZAR VILLALOBOS

_____
MARLENE YOLANDA ANDRADE

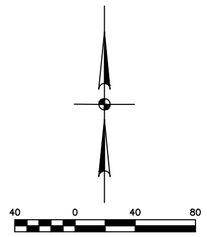
STATE OF_____
COUNTY OF_____) SS
CITY OF_____)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF _____,AD 20____

BY; ELEAZAR VILLALOBOS, & MARLENE YOLANDA ANDRADE

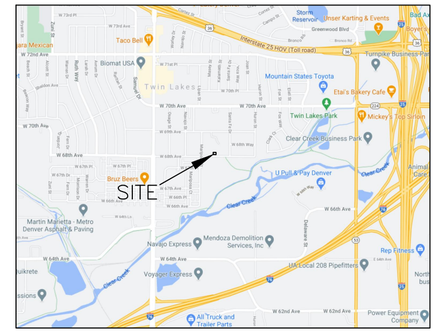
MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC



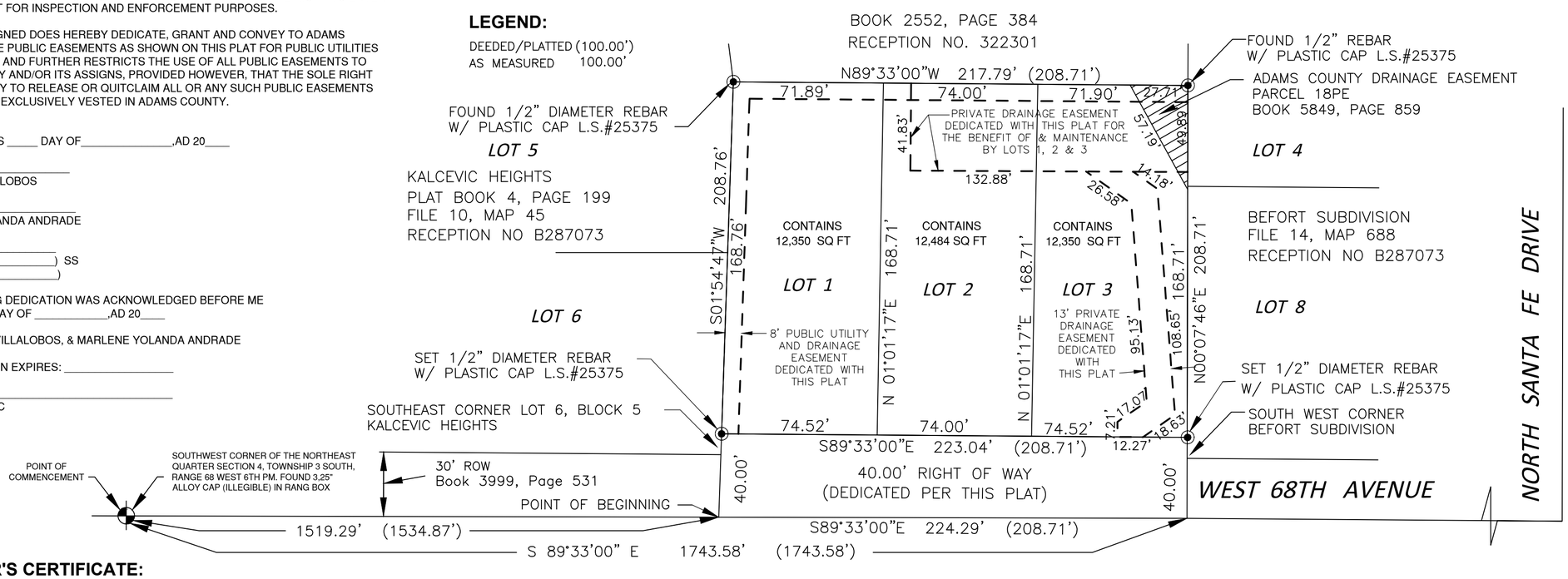
SCALE: 1 INCH = 40 FEET

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 OF LOTS 1, 2 AND 3 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.
NO STRUCTURES, INCLUDING FENCES ARE PERMITTED TO BE BUILT WITHIN THE EASEMENT. GATE ENTRY IS GRANTED TO ADAMS COUNTY FOR PERIMETER FENCES. FENCES ERECTED BETWEEN LOTS 2 AND 3 SHALL NOT BISECT THE EASEMENT / DRAINAGE INFRASTRUCTURE.



VICINITY MAP

LEGEND:
DEEDED/PLATTED (100.00')
AS MEASURED 100.00'



SURVEYOR'S CERTIFICATE:

TO ALL INTERESTED PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I, RICHARD P. PALMER, A PROFESSIONAL LAND SURVEYOR DULY REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN TO ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY 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 HEREON,

_____
RICHARD P. PALMER DATE
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 25375

NOTICE: ACCORDING TO COLORADO STATE 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.

DATE: 09-29-21
SCALE: 1 INCH = 40 FEET
DRAWN BY: SAM
REVIEWED BY: RICK PALMER
PROJECT NO.: 2018-120

BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHEAST ONE QUARTER OF SECTION 4, T. 3 S., R. 68 W. OF THE 6TH P.M., BEARS S 89°33'OO" E, PER PLAT OF "KALCEVIC HEIGHTS", RECORDED AT RECEPTION NUMBER 418938, APRIL 6, 1954

BOARD OF COUNTY COMMISSIONERS

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

_____
CHAIR

CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO , AT _____ M, ON THE _____ DAY OF _____ A.D., 20_____

_____
COUNTY CLERK AND RECORDER

FLOOD NOTE: THIS PROPERTY LIES IN A "ZONE X" AREA PER FEMA MAP N UMBER 08001C0603H, REVISED MARCH 5, 2007

THE APPROVED STORM WATER OPERATIONS AND MAINTENANCE MANUEL IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION #_____

PLANNING COMMISSION BOARD

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

_____
CHAIR

PWSI, INC., RELIED UPON TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY FILE NO. 42067CEW, EFFECTIVE DATE MARCH 25, 2021 FOR BOUNDARY AND EASEMENT MAPPING OF THIS PLAT.

PWSI, INC.
LAND SURVEYING MAPPING CONSTRUCTION TRIMBLE GPS
7550 W. YALE AVE., SUITE B-110
DENVER, COLORADO 80227
PHONE: (303) 904-1345
FAX: (303) 904-1346
EMAIL: RICK@PWSI.NET