Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

Development Team Review Comments

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

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

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

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

- One digital copy of all new materials
  - All digital materials shall be in a single PDF document
  - The single PDF document shall be bookmarked
  - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
  - Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry — DISTRICT 1
Charles "Chaz" Tedesco — DISTRICT 2
Emma Pinter — DISTRICT 3
Steve O'Dorisio — DISTRICT 4
Mary Hodge — DISTRICT 5

Community & Economic
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ADAMS COUNTY
COLORADO

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

Re-submittal Form

Case Name/ Number: PLT2022-00004; Neitenbach Minor Subdivison Final Plat

Case Manager: Layla Bajelan

Re-submitted Items:

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

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

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

The cover letter must include the following information:

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

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Addressing, Building Safety, Neighborhood Services, Engineering, Environmental, Parks, Planner, ROW, SIA - Finance, SIA - Attorney

Community & Economic
Development Department
Development Services Division
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Brighton, CO 80601-8218
PHONE 720.523.6800
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Development Review Team Comments- 1st Review

Date: March 29, 2022
Project Number: PLT2022-00004
Project Name: Neitenbach Minor Subdivision Final Plat

Note to Applicant:
The following review comments and information from the Development Review Team is based on the information you submitted for the Minor Subdivision Final Plat Application. The Development Review Team review comments may change if you provide different information during a land use submittal/ building permit. Please contact the case manager if you have any questions.

Also, please note where "Section" is referenced, it is referring to the appropriate section of the Adams County Development Standards and Regulations.

Commenting Division: Development Services, Planning
Name of Reviewer: Layla Bajelan, Senior Long Range Planner
Email: LBajelan@adcogov.org / 720-523-6863

PLN01: Request: Proposed Minor Subdivision to create 3 lots in the A-1 zone district.

PLN02: Please include the lot width for Lot 3 at the front setback line. All lots will need to meet the minimum dimensional standards of the A-1 zone district.

Minimum Dimensional Standards for the A-1 Zone District: Minimum lot size: 2.5 acres/ Minimum lot width:150 feet (Well and Septic System), 100 feet (Public water or Sewer)

Proposed Lot 1: Lot Size- 2.8 acres/ Lot Width- 603 feet
Proposed Lot 2: Lot Size- 3.0 acres/ Lot Width- 201 feet
Proposed Lot 3: Lot Size: 3.1 acres/ Lot Width: Applicant needs to show the lot width at the front setback line (50 feet into the property)

PLN03: Please provide information with the next resubmittal about the septic system. As outlined in their 03/17 letter, TCHD does not have record of the OWTS servicing the existing house on the property and Staff must be able to confirm that the required setbacks are being met. Please provide a separate site plan that demonstrates that all TCHD setbacks are being met to the new property line.

PLN04: The Division of Water Resources must confirm that there is adequate water supply for the proposed subdivision. Please provide a will serve letter from a water district or information on the proposed wells, as outlined in the 03/14 letter provided by the DWR.

BOARD OF COUNTY COMMISSIONERS

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Charles "Chaz" Tedesco — DISTRICT 2
Emma Pinter — DISTRICT 3
Steve O'Dorisio — DISTRICT 4
Lynn Baca — DISTRICT 5

PLN05: Please apply for a Waiver from the Subdivision Design Standards to allow for private roadways within this development. All application packets can be found here: https://epermits.adcogov.org/submittal-checklists.

PLN06: Public Land Dedication (PLD) fees are required with a final plat application. Please see the attached spreadsheet for the PLD fee calculation. PLD fees in the amount of $2,178.41 will be required to be paid prior to the BoCC Hearing. Please do not pay these fees until the case is scheduled for public hearing.

PLN07: The configuration of Lot 1 could make development difficult without the approval of variances. A way to avoid the triple front of the lot, the applicant could create a landscape tract along Colorado Blvd.

PLN08: Please ensure with Engineering that a tract for detention is not required.

Commenting Division: Development Services, Right-of-Way Agent
Name of Review: David Dittmer
Email: DDittmer@adcogov.org / 720-523-6811

**CAN'T PLAT WHAT YOU DON'T OWN. Provide vesting deed into Horizons West Builders for property that has been properly recorded in Adams County. Property shown vested in Neitenbach's. Need to authorization by current owner in order to begin the subdivision. Ownership will need to vested into Horizons West Builders prior to final plat approval.

ROW1: Review the guidelines as provided in the Minor Subdivision Plat Application guidelines as to Dedication and Ownership Statements and other required notes, including those as required by State Statute.

ROW2: A Title Commitment dated with 30 days of the application will be required. It must include hyperlinks to all documents cited in the commitment. The legal description as provided in the Title Commitment needs to be verbatim on the plat.

ROW3: Review regulations 4-11-02-03-03-05 for all required information on plugged and abandoned well, and this additional information:
1) Provide the name of the well, it's API # and the plugging and abandonment report from the Colorado Oil and Gas Conservation Commission by document number on the plat.
2) Provide the location of the well head and provide dimensions to it from two property lines
3) Well head has to be centered within setback.
4) Need copy of the abandonment of the oil and gas pipeline from the tank battery to the property boundary that has been recorded in Adams County, if facility has been removed.
5) A notice to prospective buyers, and the additional following notes will need to provided on the plat as a note, informing them of the oil and gas issues as provided:

THERE MAY BE EXISTING UNDERGROUND GAS AND/OR OIL LINES WITHIN UNRECORDED EASEMENTS WITHIN THE DEVELOPMENT THAT CANNOT BE ACCURATLY LOCATED ON ANY PLATS. THE SURVEYOR/ENGINEER IS NOT LIABLE FOR ANY BUILDING RESTRICTIONS OR LIMITATIONS CAUSED BY

THESE LINES OR EASEMENTS. RESPONSIBILITY IS WITH OWNER/DEVELOPER TO LOCATE ANY SUCH LINES SO AS TO PROVIDE AN ACCEPTABLE ENVELOPE.

NOTICE TO PERSPECTIVE BUYERS: THE OWNER SHALL DISCLOSE TO PROSPECTIVE BUYERS OF LOTS WITHIN A RADUIS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER SETBACK, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER SETBACK. THERE IS A 50 FOOT BY 100 FOOT BUFFER AROUND THE ABANDONED WELLHEAD DEDICATED AS A WELL MAINTENANCE AND WORKOVER SETBACK. NO STRUCTURES SHALL BE LOCATED WITHIN THIS SETBACK. THERE IS A 20 FOOT ACCESS SHOWN ON THIS PLAT FOR THE PURPOSE OF PUBLIC ACCESS FOR INGRESS AND EGRESS TO THE SETBACK AREA. NO UTILITY LINES SHALL BE PERMITTED WITHIN 10 FEET OF THE ABANDONED WELL AND NO DWELLINGS SHALL BE PERMITTED WITHIN 50 FEET OF THE ABANDONED WELL.

THE ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS) MUST BE LOCATED OUTSIDE OF ALL EASEMENTS ON THE LOT AND ARE TO REMAIN FREE OF ALL UNDERGROUND PIPELINES AND ANY IMPROVEMENTS, E.G. IRRIGATED LANDSCAPE, DRAINAGE DITCHES, PAVING, DRIVEWAYS, OUT-BUILDINGS, ETC. AND MEET ALL APPLICABLE SETBACKS. ADDITIONALLY, OWTS ON LOT ___ ARE TO BE LOCATED OUTSIDE OF ANY OIL AND GAS ACCESS AND WORKOVER SETBACKS. DUE TO SITE CONSTRAINTS, THE BUILDING FOOTPRINT AND DESIGN OF OWTS ARE LIMITED, ENGINEERED OWTS UTILIZING HIGHER LEVEL TREATEMENT AND/OR LIMITS ON THE NUMBER OF BEDROOMS MAY BE NECESSARY TO PERMIT AN OWTS WITHIN THE LIMITED AREA AVAILABLE ON THE LOT.

ROW4: Vicinity map:
1) No Colors
2) Must be to scale (1" = 1000' to 1" = 6000')

ROW5: Provide the following:

PLANNING COMMISSION APPROVAL
RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ A.D. 202_

_____
CHAIR

BOARD OF COUNTY COMMISSIONERS' APPROVAL
APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____ A.D. 202_

_____
CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

_____

APPROVED AS TO FORM

ROW6: A 10' Utility and Drainage Easement is required along Colorado Blvd. within the property boundary
ROW7: If access to lots is by private road, it will need to be placed within a tract and owned and maintained by an HOA or other entity for maintenance issues. Owner will need to enter into Private Road Maintenance Agreement for this private drive, or it will need to build to county engineering standards and dedicated to the county.

ROW8: Provide the following notes:
1) Basis of Bearings
2) Drainage Facilities Statement
3) If maintenance manual to be required, will need to add this note into plat for storm water facilities
4) Flood Plain Note: In or out of it
5) Closure Statement
6) Title Commitment
7) Notice to prospective buyers of plugged and abandoned well
8) TCHD note may be required for OWTS locations
9) Date of field work

ROW9: Complete surveyors statement must be provided. When plat approved will wet stamp and date all sheets

ROW10: Provide Case Number in the top right-hand corner of all sheets (PLT2022-00004)

ROW11: Add sheet numbers below title of plat (Sheet 1 of X) for all sheets

ROW12: See additional plat notes provided in case file

Commenting Division: Development Services, Engineering:
Name of Review: Steve Krawczyk, Civil Engineer II
Email: SKrawczyk@adcogov.org / 720-523-6854

Minor Subdivision Comments

In order to qualify for a Minor Plat, the applicant has shown that the development meets the eligibility criteria in Chapter 5 of the Adams County Development Standards and Regulations.

Minor Subdivision Plat Document

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

ENG2: Dedication of an emergency access easement across the interior and exterior private access drives is required. The on-site private access drives shall be a minimum of 25 feet wide and labeled as a

“Utility and Drainage Easement and Private Access Drive” Also, the plat dedication shall include the private access drive dedication as a tract dedicated to the HOA..

ENG3 Transportation Analysis: A site specific traffic letter addressing specific issues identified by the Planning and Development to determine the amount and\or distribution of traffic generated from the proposed development. The analysis should address any adjacent improvements that may be necessary to mitigate traffic impacts from the access for the proposed development.

ENG4: Applicant is proposing to install over 3,000 square feet of impervious area on the project site. A drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval as part of the Engineering review (EGR). The waiver for Storm Water Detention will be reviewed, but the applicant is still required to provide Water Quality for the site, The applicant must demonstrate in the waiver request and drainage analysis that the development does not change the existing drainage patterns and volumes. The applicant will need to request a formal waiver for storm water improvements and detention with the EGR Submittal

ENG5: Detention/Water Quality pond located in the plains should be in separate tracts or easements owned and maintained by the homeowner association. Drainage easements shall be dedicated to the county over the entirety.

ENG6. Where soil types allow, the County encourages the use of structural BMPs that match the runoff reduction and water quality recommendations of the Urban Drainage 4-step process outlined in UDFCD Volume 3, BMP Planning for New Development. Provide an Erosion Control and Storm Water Management Plan.

ENG7: Site access intersections shall with Access Point and Colorado Boulevard must meet the spacing requirements of the Chapter 8-9 table 8.6. of the Adams County Development Standards and Regulations In order to determine spacing, the nearest streets, intersections, and driveways, both adjacent and opposite to the proposed development need to be shown on the site plan.

ENG8: The sight distance at the intersection of Sight Access may be inadequate. The construction plans must be revised to provide for the removal of the obstruction. Verification that sight distance requirements are being met must be provided.

ENG9. The applicant shall verify with the fire department to determine if a Fire cistern is required for a water distribution system that will serve the proposed development. All new private streets including emergency access, shall be designed and constructed according to international fire code requirements. Turnarounds must be provided at the ends of private driveways that exceed 150 feet in length. Please be aware that most fire truck’s turning radii varies from 40 to 50 feet. Please check with the Fire Protection District for the latest design vehicle dimensions and turning radius.

ENG10: If applicant proposes to import soil to this site, additional permitting is required. Per section 4-05-02-07, of the Adams County Development Standards and Regulations, a Temporary or Conditional

Use Permit is required to ensure that only clean, inert soil is imported into any site within unincorporated Adams County. This regulation applies to ANY amount of soil imported to a site.

EGR/ENGINEERING STANADARDS

GRADING AND DRAINAGE

If the applicant plans to request waivers of certain requirements, the request must be submitted in writing. The request should identify the specific regulation(s) for which a waiver is being sought and should include a statement explaining why the regulations cannot be met.

ENG11: Drainage Report and Plan in conformance with the Adams County Criteria is required during the Minor Plat process. The Drainage Manual requires that detention and permanent storm water quality be addressed:

a. The drainage calculations and basin delineations to show how the off-site flow will be conveyed downstream after it is released from the Detention pond that is proposed. Address any improvements which may be required due to directing the flow in the same historic direction.

b. Include the details on the construction plans set for any additional construction of future Detention and/or Water Quality Ponds.

c. Eng12: To ensure the construction is performed per the design, the applicant will need to provide construction plans for the new driveway construction.

d. The erosion control plan must include more information about the erosion control for grading proposed on this site. (See enclosed example plans).

e. Erosion control plans and grading plans need to include more detail about the types of erosion control measures such as silt fence, sandbags, and seeding. The sandbags should also be provided in the ditch line. Use the standard entrance details (see enclosed red-mark plans).

ENG13: Before final approval of the construction plans, the applicant shall enter into a Subdivision Improvement Agreement (SIA) with the county and provide a security bond for all public improvements. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. Submit a cost estimate must also include but is not limited to:

a. Drainage improvements
b. Grading Erosion and Sediment Control
c. Private street improvements

ENG14: The applicant plans to subdivide the property. In a subdivision case, the developer should know that 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. Before final approval of the construction plans, the applicant shall enter

into a Subdivision Improvement Agreement (SIA) with the county and provide a security bond for all public improvements. All construction documents must meet the requirements of the Adams County Development Standards and Regulations.

Commenting Division: Environmental Programs:
Name of Review: Katie Keefe, Manager
Email: KKeefe@adcogov.org / 720-523-6986

ENV1. The Final Plat shall include the following notice to prospective buyers of the location of the oil and gas well and associated easements: "The owner shall disclose to prospective purchasers of lots within a radius of 200 feet of the plugged and abandoned well of (1) the location of the plugged and abandoned well, (2) the location of the maintenance and workover setback, and (3) the purpose for the well maintenance and workover setback."

Neitenbach Subdivision Final Plat

Being a part of the Northeast Section 13, Township 1 South,
Range 68 West of the 6th P.M.,
County of Adams, State of Colorado

Case No: PLT2022-00004

This is not a Final Subdivision Plat does not provide for all plat notes and proper acceptance and and dedications. It is also approved by the BOARD OF COUNTY COMMISSIONERS and not the Planning Commission

Sheet 1 of 2

Can't Plat what you do not own
Ownership vested in the Neitenbach's and they will be the signatory and owners. If have a recorded SWD or WD provide it to me and the Assessor for correct ownership.

Ow
Kn[illegible] of the sixth principal meridian, County of Adams, State of Colorado, being more particularly described as follows:

Legal Description (per Reception #2019000061650):
That part of the Northeast one-quarter of Section 13, Township 1 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, described as follows:
Commencing at the East one-quarter corner of said Section 13;
thence N 00°00'00" E, on an assumed bearing along the East line of said Northeast one-quarter a distance of 269.58 feet;
thence N 90°00'00" W, a distance of 30.00 feet to a point on the West R.O.W. of Colorado Blvd, said Point being the True Point of Beginning;
Thence N 00°00'00" E, along said West R.O.W. line a distance of 601.50 feet;
Thence N 87°32'20" W, a distance of 707.00 feet;
Thence S 00°00'00" W, parallel with the East line said Northeast one-quarter a distance of 631.86 feet;
Thence S 90°00'00" E, a distance of 706.35 feet to the True Point of Beginning,

County of Adams, State of Colorado.

containing an area of 10.001 acres, (435,624.54 square feet), more or less.

Neitenbach Subdivision Final Plat

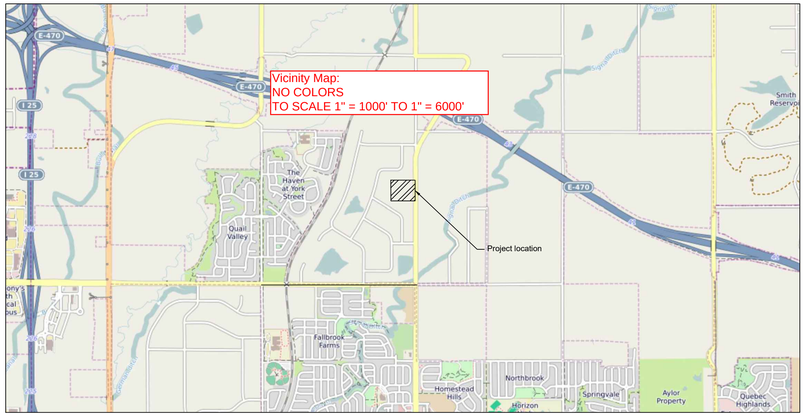
Has by these presents laid out, platted and subdivided the same into a tract, lots and easements as shown on this plat under the name and style of Subdivision and the undersigned does hereby dedicate, grant and convey to Adams County those public easements as shown on the plat for the use of the public, easements, public way and lands hereon shown, for public utility, cable TV, ~~and detention pond areas, floodway and floodplain limits~~, drainage and other public purposes as determined by Adams County; and further restricts the use of all public easement 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; the private Street, 149th Avenue, is privately owned and maintained by Horizon West Builders, a Colorado Limited Liability Company.

Executed this _____ day of _____ A.D. 20___.

By: Horizons West Builders, a Colorado Limited Liability Company.

_____ as _____
Name Title

_____ as _____
Name Title



Review the Dedication and Ownership Statements as provided in the Major Subdivision Application for correct language and statements

Dedication Statements: Statements of land to be dedicated to the County for Parks or [illegible] to the Adams County are required.

a. The under signed does hereby dedicate, grant and convey to Adams County those Public Easements (and tracts) as shown on the plat; and further restricts the use of all public Easements to Adams County and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in Adams County.

b. All private streets (149th Avenue) are privately owned and maintained by (Neitenbach, Owners Association)

Easement Statement:

a. Six-foot (6') wide utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of utilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, including, without limitation, vegetation.

PROVIDE ALL NECESSARY NOTES PURSUANT TO COLORADO STATE STATUTES AND ADAMS COUNTY REGULATIONS:
-Basis of Bearings
-Drainage Statement
-Flood Plain
-Closure
-Title Commitment
-Purpose Statement
-Notice to prospective buyers as to Oil and Gas
-TCHD may require a note as well
**See recorded Final Plat for referencing notes and dedication area

NEED APPROVED AS TO FORM FOR COUNTY ATTORNEY

Storm Drainage Facilities Statement
The policy of the county requires that maintenance access shall be provided to all storm 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. 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.

Planning Commission Approval
Approved by the Adams County Planning Commission this _____ day of _____, A.D., 20_____

_____
Chair

Acknowledgement
By:

State of Colorado)
) SS
County of _____)

The foregoing dedication was acknowledged before me this _____ day of _____, A.D. 20__, By _____ as _____ and by _____ as _____ of Horizon West Builders, a Colorado Limited Company.

Notary Public

My commission expires: _____
My address is: _____
Witness my hand and official seal:
_____
Notary Public

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

By:_____
Deputy

Reception No._____

Complete surveyors statement and wet stamp will be required and wet stamp on all sheets

Provide a Tract Table with ownership and maintenance information along with use

Owners will have to enter into Private Road Maintenance Agreement with the county along with Access Permit to tie into county ROW

SURVEYOR'S STATEMENT
I, M. Bryan Short, a duly registered Professional Land Surveyor in the State of Colorado, do hereby state that this Topographic Survey Plat truly and correctly represents the results of a topographic survey made by me under my direction.

\vmware-Bryan\VMwareDnD\353e09f121f005 CO ss.tif

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.

P:\Projects\2020\20074\dwg\20074JD03.dwg January 27, 2022 - 10:24am

REVISIONS						Field Date	May 3, 2021	ST	KGM	CLIENT	PLS Corporation	TITLE	Final Plat	PROJECT NO.	SHEET NO.	NO. OF SHEETS
Date	By	Description				Party Chief	ADS	PM	MBS	Neitenbachs	1205 Des Moines Loveland, Colorado 80537	Colorado Blvd Sect 13-01S-68W, ±10 ac		20074.003	1	2
Date	By	Description				Print Date	January 27, 2022	PLS	MBS		Phone: 970.669.2100 - Info@plscorporation.com	Section 13, Township 1 North, Range 68 West, 6th P .M., Adams County, Colorado				
Date	By	Description														

Neitenbach Subdivision Final Plat

Being a part of the Northeast Section 13, Township 1 South,
Range 68 West of the 6th P.M.,
County of Adams, State of Colorado

CASE NO:

SHEET 2 OF 2

ACCORDING TO GIS THERE IS ALSO A PRODUCING WELL LOCATED ON THE PROPERTY. IT IS TGEH NORTH COLORADO BLVD (OWP). API 00107005. THIS WELL SHALL PROVIDE SETBACKS AND NO-BUILD INFORMATION PURSUANT TO CURRENT ADAMS COUNTY REGULATIONS. ENVIRINMENTAL NEEDS TO REVIEW THESE WELLS.
THE 50' RADIUS MUST BE CENTERED ON THE WELL HEAD FOR ANY PLUGGED AND ABANDONED WELLS. NEED TO PROVIDE LOCATION OF WELL HEAD AND DISTANCES FROM TWO LOT LINES TO LOCATE. NEED TO PROVIDE THE PLUGGING AND ABANDONMENT REPORT DOCUMENT BY NUMBER ON THE PLAT WITH THE WELL NAME
Has the facility also been abandoned and reclaimed?
Due the production on the lands for oil and gas, a plat note will be required stating possible pipelines, etc. that may affect lots, and that the owner/contractor may hit one of these lines during development and notifying owners of the existence of the well.
Oil and Gas Company must provide an abandonment of right-of-way or easement for the gathering line from the facility to the parcel boundary

10' Ulitty and drainage easement

Well Head. Provide location from two lot lines

Need correct monument/Pin set for this corner providing PLS information and provide to the State

Need to provide acreage and sq. ft. of dedicated ROW

Must provide calls and distances for entire lot. Missing several

ONLY PROVIDE FOR LOT LINES ON ADJACENT PROPERTY AND NO EASEMENTS

PROVIDE FOR DISCREPANCY BETWEEN DEED AND MEASURED DISTANCES ON DIMENSIONS

Not a Setback. It is the access road to P&A'd Well head

Subdivision Plats must be tied to two recognize PLS Monuments with their location and information
POINT OF COMMENCEMENT
POINT OF BEGINNING

40' of Right-of-Way Dedicated by this plat

There should be a Lot line for Lot 1 along Colorado

No Colors

Fix line weight

E. 148th Place

LOT 11
Wadley Farms Third Filing

LOT 13
Wadley Farms Third Filing

LOT 7
Wadley Farms Third Filing

LOT 3
133701 SF
3.1 Acres

LOT 1
124116 SF
2.8 Acres

LOT 2
130799 SF
3.0 Acres

Tract A
47008 SF
1.1 Acres

LOT 6
Wadley Farms Third Filing

LOT 5
Wadley Farms Third Filing

LOT 4
Wadley Farms Third Filing

LS 32444

322.62'

abandoned well maintenance access, and workover easement

PA well
North Colorado BLVD (OWP)
50' radius no build zone

20.0' ~~setback and well access easement~~

S 00°24'19" E 631.86'

309.24'

S 89°34'07" W 390.96'

10.0' setback

30.0' setback

269.47'

no cap

0.0' setback

N 00°23'53" W 233'

R=50.00' L=262.57'
Δ=300°52'49"
Ch=49.33'
CB=S 89°36'07" W

R=25.00' L=26.37'
Δ=60°26'24"
Ch=25.17'
CB=N 30°37'05" W

R=25.00' L=26.37'
Δ=60°26'24"
Ch=25.17'
CB=S 29°49'19" W

10.0' drainage and utility easement

40.0'

70.0'
Colorado Blvd
ROW

East Line of NE Section 13

S 00°25'07" E 603.24'

N 00°24'51" W 601.53'

S 00°25'07" E 1185.20'

(Basis of bearings)

Colorado Boulevard

N 00°23'53" W 201.73'

N 00°23'53" W 202.73'

30.0' setback

10.0' drainage and utility easement

R=50.00' L=78.53'
Δ=89°59'14"
Ch=70.70'
CB=N 45°23'30" W

R=25.00' L=39.26'
Δ=89°59'14"
Ch=35.35'
CB=S 45°23'30" E

fire access easement

10.0' drainage and utility easement

S 89°36'53" W 219.72'

24.0'

20.0' well access easement (not dedicated to public)

20.0' setback and drainage easement

425.00'

N 89°36'52" E 706.43'

281.43'

no cap

S 89°36'53" W
30.00'

Legend:

- set iron rod and cap LS 32444
- found iron rod
- proposed access
- lot line
- easement
- section line
- boundary line
- right of way
- adjacent lot lines
- setback

North - Scale 1" = 40'

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.

P:\Projects\2020\20074\dwg\20074v003.dwg January 27, 2022 - 10:23am

REVISIONS			Field Date		ST	KGM	CLIENT	PLS Corporation	TITLE	Amended Plat	PROJECT NO.	SHEET NO.	NO. OF SHEETS
Date	By	Description	Party Chief		PM	MBS	Neitenbachs	1205 Des Moines Loveland, Colorado 80537	Colorado Blvd Sect 13-01S-68W, ±10 ac		20074.003	2	2
Date	By	Description	Print Date	January 27, 2022	PLS	MBS		Phone: 970.669.2100 - Info@plscorporation.com	Section 13, Township 1 North, Range 68 West, 6th P .M., Adams County, Colorado				
Date	By	Description											

Neitenbach Subdivision Final Plat

Being a part of the Northeast Section 13, Township 1 South,
Range 68 West of the 6th P.M.,
County of Adams, State of Colorado

Engineering's Redl-ines

Ownership and Dedication Certificate

Known all men by these presents that Horizons West builders, being the owner of parcel of land lying in the Northeast of Section 13, Township 1 South, Range 68 West, of the sixth principal meridian, County of Adams, State of Colorado, being more particularly described as follows:

This legal must match that of the title commitment

Legal Description (per Reception #2019000061650):

That part of the Northeast one-quarter of Section 13, Township 1 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, described as follows:

Commencing at the East one-quarter corner of said Section 13;
thence N 00°00'00" E, on an assumed bearing along the East line of said Northeast one-quarter a distance of 269.58 feet;
thence N 90°00'00" W, a distance of 30.00 feet to a point on the West R.O.W. of Colorado Blvd, said Point being the True Point of Beginning;
Thence N 00°00'00" E, along said West R.O.W. line a distance of 601.50 feet;
Thence N 87°32'20" W, a distance of 707.00 feet;
Thence S 00°00'00" W, parallel with the East line said Northeast one-quarter a distance of 631.86 feet;
Thence S 90°00'00" E, a distance of 706.35 feet to the True Point of Beginning,

County of Adams, State of Colorado.

containing an area of 10.001 acres, (435,624.54 square feet), more or less.

Has by these presents laid out, platted and subdivided the same into a tract, lots and easements as shown on this plat under the name and style of Neitenbach Subdivision and the undersigned does hereby dedicate, grant and convey to Adams County those public easements as shown on the plat for the use of the public, easements, public way and lands hereon shown, for public utility, cable TV, and detention pond areas, ~~floodway and floodplain~~ limits, drainage and other public purposes as determined by Adams County; and further restricts the use of all public easement 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; the private Street, 149th Avenue, is privately owned and maintained by Horizon West Builders, a Colorado Limited Liability Company.

Executed this _________ day of ______________ A.D. 20___.

By: Horizons West Builders, a Colorado Limited Liability Company.

Need a recorded Statement of Authority and the operating agreement for the LLC

Manager or Member is typically authorized to sign on behalf of an LLC.

___________________________ as _____________________
Name Title

___________________________ as _____________________
Name Title

Dedication Statements: Statements of land to be dedicated to the County for Parks or other public uses, grants of easements and dedications of public streets to the Adams County are required.

a. The under signed does hereby dedicate, grant and convey to Adams County those Public Easements (and tracts) as shown on the plat; and further restricts the use of all public Easements to Adams County and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in Adams County.

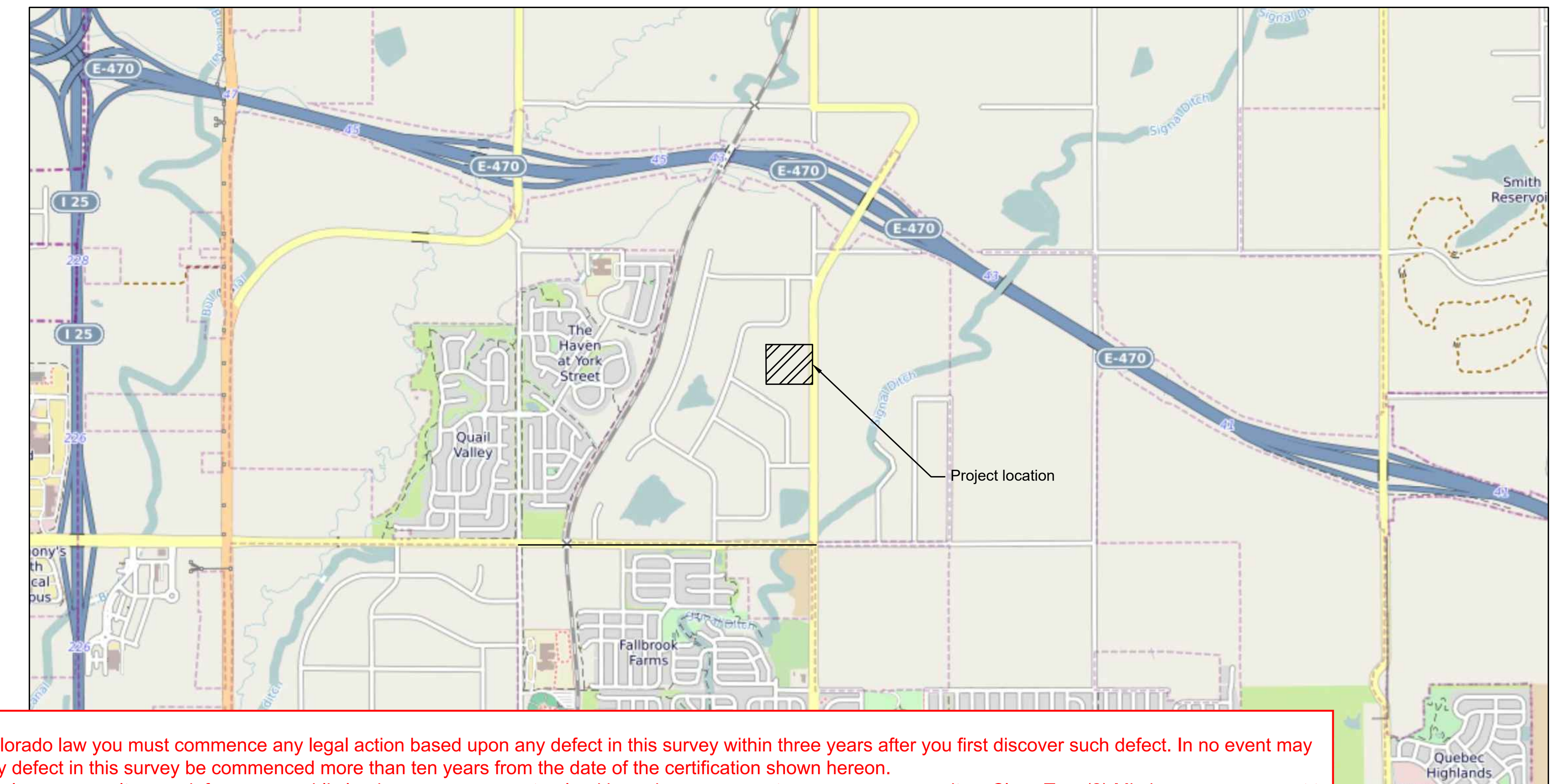
b. All private streets (149th Avenue) are privately owned and maintained by (Neitenbach, Owners Association)

Easement Statement:

a. Six-foot (6') wide utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of utilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, including, without limitation, vegetation.

Storm Drainage Facilities Statement

The policy of the county requires that maintenance access shall be provided to all storm 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. 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.



STANDARD 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 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 18-4-508, C.R.S.
3. The purpose of this Minor Plat is to create three single family lots.,
4.) Basis of Bearing - (Worded per Colorado State Board of Registration requirements
5. The Legal Description(s) on this Plat Correction was (were) prepared by______________, PLS #_______, of the firm___(insert name of company and address/contact information)_____.
6. Date of field work_________.
7. Dimensions in ( ) are as previously deeded or surveyed.
8. Distances on this Minor Adjustment are expressed in U.S. survey feet and decimals thereof. A U.S. survey foot is defined as exactly 1200/3937 meters.
9. The Private Access Drives *Tract A) will be maintained by the subdivider, its (or his) successors or assigns, until such time as maintenance of the private access drives is assumed by the homeowners association. The homeowners association shall be responsible for keeping the private access drive passable at all times. The private access drives shall not be accepted for ownership nor maintenance by Adams County in the future. A non_exclusive maintenance and drainage easement will be conveyed to the homeowners association including the area ten feet beyond the toe of a fill section or crest of a cut section for the maintenance of road fills and cuts, deposit of snow and maintenance of drainage facilities. With the sale of each lot, the owner shall provide the purchaser(s) a non_exclusive perpetual access easement over, through and across the private access drives, and across any offsite private roads that connect this subdivision to a public road.
10.The approved drainage plans for (NAME OF PLAT) are on file with the Adams County Planning and Development. The "drainage system" includes the drainage facilities, detention pond(s) and associated appurtenances as described on the approved drainage plans. No modifications to the drainage system shall be allowed without prior approval from Adams County. The drainage system shall be owned and maintained by the homeowners association or equivalent entity. The drainage system shall be maintained by the subdivider, its successors or assigns until such time as the homeowners association accepts such responsibility.
11. Tract B is is dedicated to Adams County for right-of-way purposes.
12/. Tract C is for common area, landscape, drainage, utility and access purposes and shall be owned and maintained by the homeowners association. Tract C will be maintained by the subdivider, its (or his) successors or assigns, until such time as the tract is conveyed to the homeowners association.

Surveyor's Certificate:

I, ____(name_printed)___, a Professional Land Surveyor licensed to practice land surveying in the State of Colorado, do hereby certify that the survey of __(MINOR PLAT name here)_ was made by me or directly under my supervision on or about the ________ day of ____________ , 20 _____, and that the survey is based upon my knowledge, information and belief, it has been prepared in accordance with applicable standards of practice, the survey is not a guaranty or warranty, either expressed or implied, and the accompanying plat accurately and properly shows said minor plat and the survey thereof.

____
Licensed Colorado Land Surveyor

SEAL License Number_____________

(A professional land surveyor seal shall be placed on each sheet of the plat or other document resulting from the practice of land surveying in compliance with C.R.S. 12-25-217 as amended from time to time. The signature of the licensee and the date shall appear through the seal.)

BOARD OF COUNTY COMMISSIONERS' APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS ______ DAY OF ___________________ A.D. 202_

____
CHAIR

ROW6: A 10' Utility and Drainage Easement is required along Colorado Blvd. within the property boundary

ROW7: Provide the following acceptance block:

ADAMS COUNTY ATTORNEY'S OFFICE

____
APPROVED AS TO FORM

Acknowledgement

By:

State of Colorado)
) SS
County of ____________)

The foregoing dedication was acknowledged before me this ____________ day of ________, A.D. 20__, By ______________________ as ________________ and by _________________ as ________________ of Horizon West Builders, a Colorado Limited Company.

Notary Public

My commission expires: ______________
My address is: ______________________
Witness my hand and official seal:

____
Notary Public

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

By:__________________________
Deputy

Reception No._________________

SURVEYOR'S STATEMENT

I, M. Bryan Short, a duly registered Professional Land Surveyor in the State of Colorado, do hereby state that this Topographic Survey Plat truly and correctly represents the results of a topographic survey made by me under my direction.

.\vmware-Bryan\VMwareDnD\353e09f1\210505 CO ss.tiff

Add to the general notes

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.

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REVISIONS		
Date ___________	By_________	Description ____________________
Date ___________	By_________	Description ____________________
Date ___________	By_________	Description ____________________

Field Date	May 3, 2021	ST	KGM
Party Chief	ADS	PM	MBS
Print Date	January 27, 2022	PLS	MBS

CLIENT: Neitenbachs

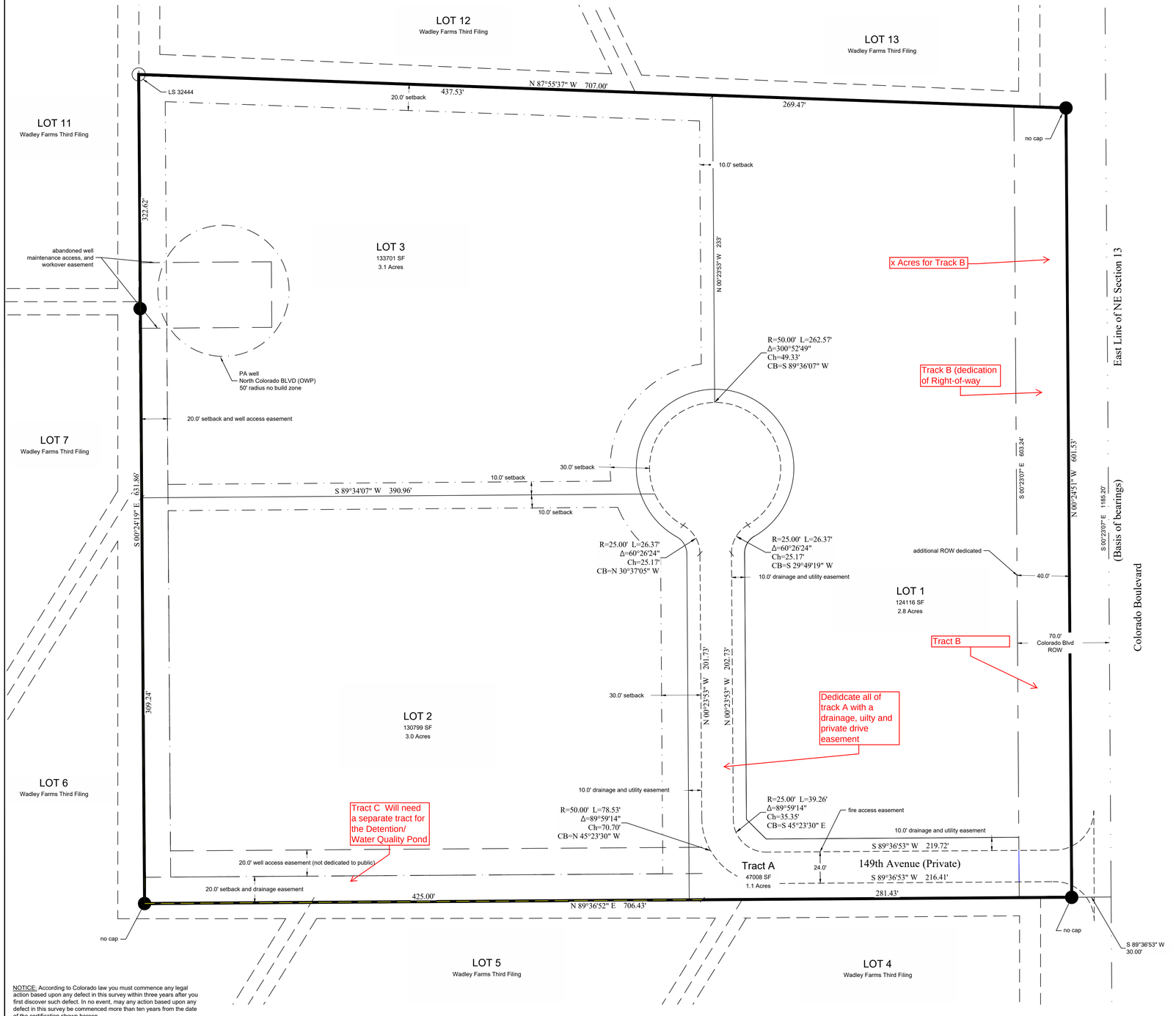
PLS Corporation
1205 Des Moines Loveland, Colorado 80537
Phone: 970.669.2100 - Info@plscorporation.com

TITLE: **Final Plat**
Colorado Blvd Sect 13-01S-68W, ±10 ac
Section 13, Township 1 North, Range 68 West, 6th P .M., Adams County, Colorado

PROJECT NO.	SHEET NO.	NO. OF SHEETS
20074.003	1	2

Neitenbach Subdivision Final Plat

Being a part of the Northeast Section 13, Township 1 South,
Range 68 West of the 6th P.M.,
County of Adams, State of Colorado



Legend:

- set iron rod and cap LS 32444
- found iron rod
- proposed access
- lot line
- easement
- section line
- boundary line
- right of way
- adjacent lot lines
- setback

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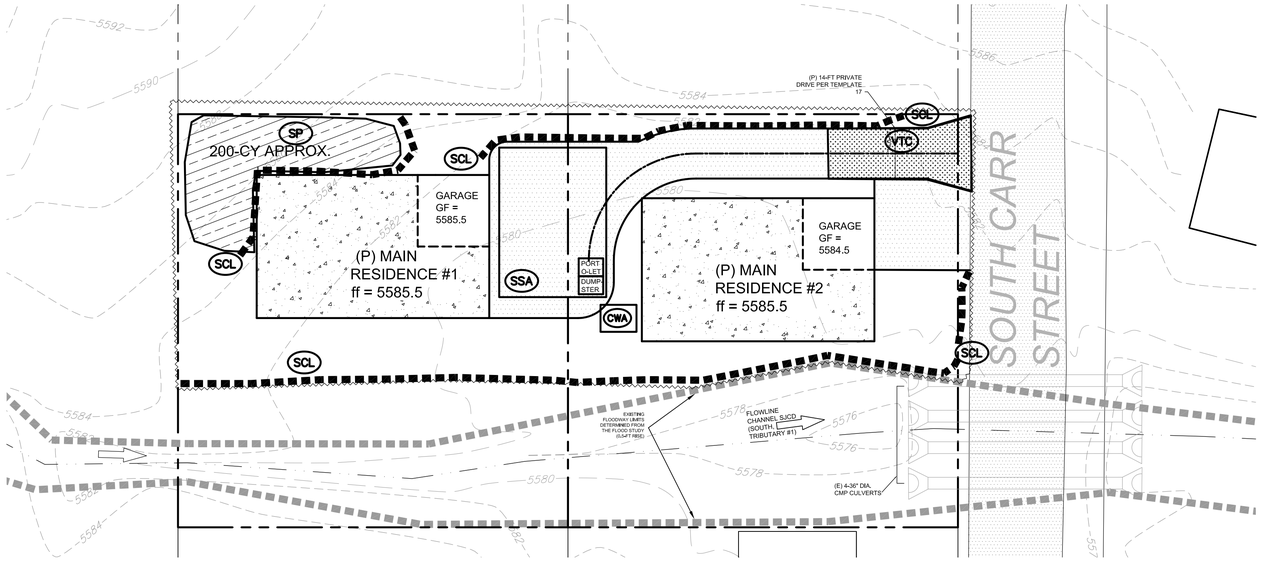
REVISIONS				Field Date		ST	KGM	CLIENT	PLS Corporation	TITLE	Amended Plat	PROJECT NO.	SHEET NO.	NO. OF SHEETS
Date	By	Description		Party Chief		PM	MBS	Neitenbachs	1205 Des Moines Loveland, Colorado 80537	Colorado Blvd Sect 13-01S-68W, ±10 ac		20074.003	2	2
Date	By	Description		Print Date	January 27, 2022	PLS	MBS		Phone: 970.669.2100 - Info@plscorporation.com	Section 13, Township 1 North, Range 68 West, 6th P .M., Adams County, Colorado				
Date	By	Description												



GRAPHIC SCALE

20 0 10 20 40

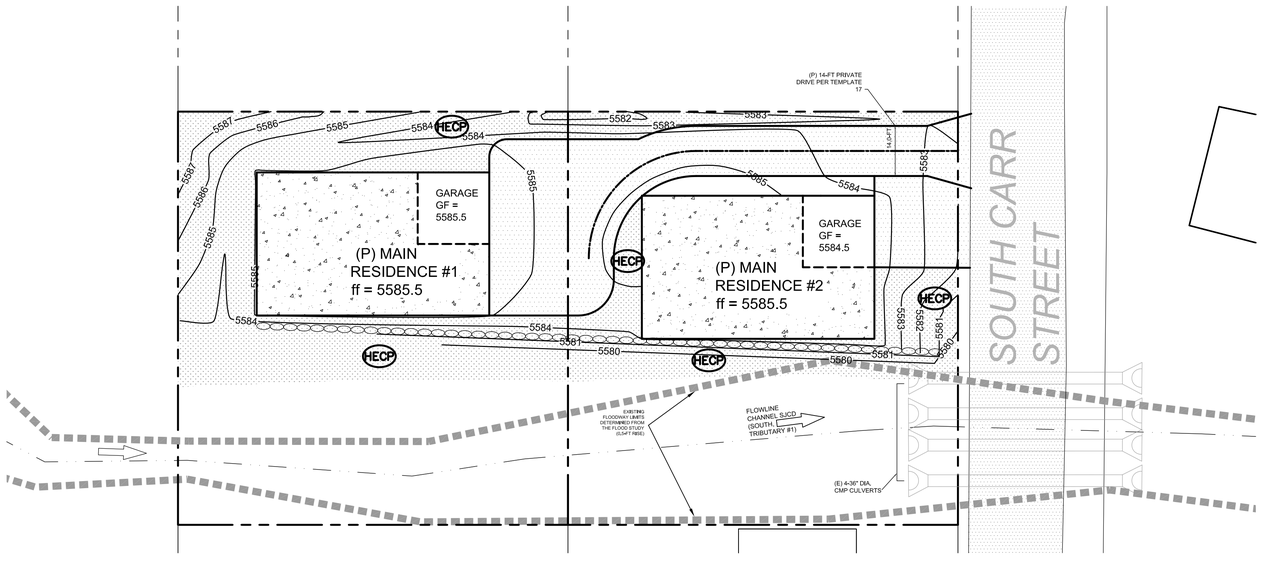
(IN FEET)

1 inch = 20 ft.

ACTIVE BMP LEGEND

- CWA — CONCRETE WASHOUT AREA
- SCL — SEDIMENT CONTROL LOG (TO REMAIN IN-PLACE UNTIL VEG. IS ESTABLISHED TO 70% PRE-DISTURBANCE CONDITIONS)
- VTC — VEHICLE TRACKING CONTROL
- SSA — STABILIZED STAGING AREA
- SP — STOCKPILE MANAGMENT
- LOC — LIMITS OF CONSTRUCTION

ACTIVE BMP PLAN



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

INACTIVE BMP LEGEND

- SM — SEEDING & MULCHING
- HECP — HYDRAULICALLY APPLIED EROSION CONTROL PRODUCT

INACTIVE BMP PLAN

SEE SHEET GESC-1.1 FOR ADDITIONAL PLAN NOTES

ACTIVE AND INACTIVE BMP PLANS

WATER RESOURCES ▪ FLOODPLAIN MANAGEMENT ▪ SITE DEVELOPMENT

HIGH POINT ENGINEERING

P.O. Box 15-0894 ▪ Lakewood, Colorado 80215

▪ ph: (720) 837-0648 ▪ www.FloodplainSpecialists.com

THIS DRAWING IS CONSIDERED A PROPRIETARY PRODUCT OF HIGH POINT ENGINEERING. IT IS NOT TO BE USED OR REPRODUCED IN ANY MANNER UNLESS AUTHORIZED IN WRITING BY HIGH POINT ENGINEERING.

SHEET INDEX:

REVISION DATE	SHEET	DESCRIPTION
12-02-13	GESC-1.1	COVER SHEET AND EROSION & SEDIMENT CONTROL NOTES
12-02-13	GESC-1.2	GRADING PLAN
12-02-13	GESC-1.3	ACTIVE AND INACTIVE BMP PLANS
07-26-12	SHEET 1-9	JEFFERSON COUNTY G.E.S.C STANDARD DETAILS

GESC PLAN FOR NEW RESIDENCES

AT

7871 & 7872 SOUTH CARR STREET

LITTLETON, CO 80128

JEFFERSON COUNTY

SCALE: AS SHOWN

PROJ. NO. 13-0328

DRAWING STATUS: LAND DISTURBANCE PERMIT SUB. #1

SHEET: GESC 1.3

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. The contractor shall notify the Jefferson County Division of Highways and Transportation at least three days prior to starting construction.
2. All grading, erosion, and sediment control must conform with approved plans. Revisions to disturbance areas, slopes, and/or erosion and sediment control measures are not permitted without prior approval from the Jefferson County Planning and Zoning Division.
3. The landowner and/or contractor is responsible for obtaining a permit for Stormwater Discharges Associated with Construction Activity from the Colorado Department of Public Health and Environment, at least 10 days prior to the start of construction activities for land disturbance areas of one acre or greater. The permit must be kept current throughout the construction duration.
4. Erosion control measures must be installed prior to grading activities.
5. All temporary and permanent soil erosion and sediment control practices must be maintained and repaired as needed to assure continued performance of their intended function. For example, erosion control blankets, straw bale dikes or silt fences may require periodic replacement. Sediment traps and basins will require periodic sediment removal.
6. All topsoil, where physically practical, must be salvaged and no topsoil shall be removed from the site except as set forth in the approved plans. Topsoil and overburden must be segregated and stockpiled seperately. Topsoil and overburden must be redistributed within the graded area after rough grading to provide a suitable base for areas which will be seeded and planted. Runoff from stockpiled areas must be controlled to prevent erosion and resultant sedimentation of receiving water.
7. The landowner and/or contractor must immediately take all necessary steps to control increased sediment discharge.
8. The landowner and/or contractor is responsible for cleanup and removal of all sediment and debris from all drainage infrastructure and other public facilities.
9. The landowner and/or contractor must take reasonable precautions to ensure that vehicles do not track or spill earth materials on to streets/roads and must immediately remove such materials if this occurs.
10. The landowner and/or contractor is responsible for controlling waste such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste, as applicable. In addition, spill prevention and containment BMP's for construction materials, waste, and fuel must be provided, as applicable.
11. If it is necessary to move material in excess of 300 cubic yards and/or 10,000 square feet of land disturbance area to or from another unicorporated Jefferson County site, a grading permit is necessary for the off-site property. If the material is moved to a property within another jurisdiction, evidence is required that the local government has approved the grading operation.
12. The stormwater volume capacity of detention ponds must be restored and storm sewer lines will be cleaned upon completion of the project.
13. Soil stabilization measures must be applied within 30 days to disturbed areas that may not be at final grade, but will be left dormant for longer than 60 days.
14. Permanent vegitative cover consisting of the mix noted below must be hydro-seeded at 13.2 pounds pure live seed per acre.

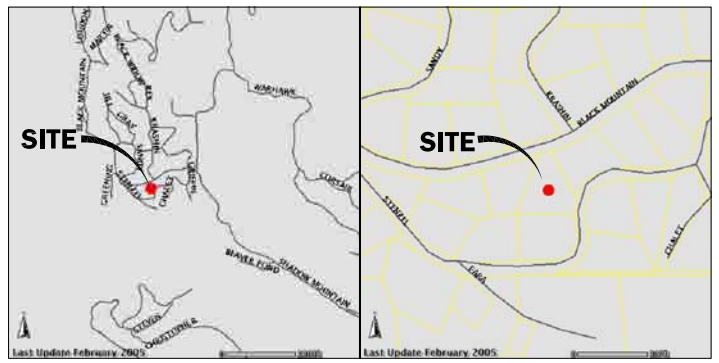
Species	Variety	Percent of Mix	lbs PLS/Ac
Western Wheatgrass	Arriba	15	4.8
Big Bluegrass	Sherman	15	1.0
Sheep Fescue	Covar	25	2.0
Blue Grama	Lovington	15	1.0
Slender Wheatgrass	Primar	15	3.4
Sandberg Bluegrass	Native	15	1.0
		100%	13.2 lbs/ac

15. Fugitive dust emissions resulting from grading activities and/or wind shall be controlled using the best available control technology, as defined by the Colorado Department of Public Health and Environment, at the time of grading.
16. The erosion and sediment control plan shall be modified by the Jefferson County Planning and Zoning Department, or its authorized representative, as field conditions warrant.

- EXAMPLE -

GRADING, EROSION & SEDIMENT CONTROL PLAN
and
PRIVATE ACCESS DRIVEWAY PLAN
for
JEFFERSON COUNTY NOTICE OF INTENT

DALE A. DAVIS CUSTOM HOMES
9299 BLACK MOUNTAIN DRIVE
CONIFER, CO 80433
JEFFERSON COUNTY



LOCATION AND VICINITY MAPS
N.T.S.

SHEET INDEX

C-1 COVER SHEET / EROSION CONTROL NOTES
C-2 GRADING, EROSION AND SEDIMENT CONTROL PLAN & DRIVEWAY PROFILE AND CROSS-SECTIONS
C-3 DETAILS

ESTIMATED EARTHWORK QUANTITIES

Cut: 135 CY
Fill: 110 CY

Total cut material to remain on site: 25 CY

17. There are no flood plain boundaries on this site.
18. There are no drainage facilities on this site.
19. There are no hazard areas on this site.
20. There are no major outcrops on this site.
21. Seeding shall be performed along disturbed areas with slopes less than 30%.
22. Seeding and placement of erosion blankets shall be performed along disturbed areas with slopes greater than 30%.
23. Erosion blankets shall be used at all gutter downspouts and in the flowline of swales.
24. Prior to closing of the home, the soil will be stabilized by either landscape material, straw blankets, or seed and crimped mulch.
25. Inlet protection shall be 3" to 6" diameter rock and shall be placed at the entrance of all culverts as indicated on the drawings.

CONSTRUCTION NOTES

1. A topgraphic survey for this site was performed by Pitsker and Associates, dated May 6, 2006.
2. Design is based on the Jefferson County Roadway Design and Construction Manual. Follow all provisions therein.
3. A maximum grade of 10% is maintained on driveway sections except on horizontal curves with a radius between 30 and 50 feet, where a maximum grade of 8% is maintained.
4. All horizontal curves have a 51 foot radius or greater at centerline unless otherwise noted.
5. All fill on site to be compacted to 95% density of the standard proctor. The owner is required to provide a compaction test for the fill after it has been placed on site.
6. Maximum cut and fill slopes shall not exceed 2H:1V.

PROJECT SCHEDULE

1. Initial Erosion Control Installation: May 2006
2. Initial Grading and Excavation: May 2006
3. Finish Grading: September 2006
4. Final Erosion Control Installation (Seeding): September 2006

CONTACTS

Dale A. Davis Custom Homes
3352 S. Nelson Ct.
Littleton, CO 80227
303.697.4948
Contact: Dale Davis

Purrington Professional Engineering, LLC
6949 Highway 73, Suite 14
Evergreen, CO 80439
Phone: 303.674.7272
Contact: James Lester

Pitsker and Associates
26689 Pleasant Park Road
Conifer, CO 80433
Phone: 303.674.6018
Contact: Russ

Jefferson County Planning & Zoning
100 Jefferson County Parkway
Golden, CO 80401
Phone: 303.271.8700
Contact: Burton Prentice

DATE: 05.04.06
JOB NUMBER: 06-197.300

DATE	REVISION	BY

DALE A DAVIS CUSTOM HOMES
9299 BLACK MOUNTAIN DRIVE
CONIFER, CO 80433
JEFFERSON COUNTY

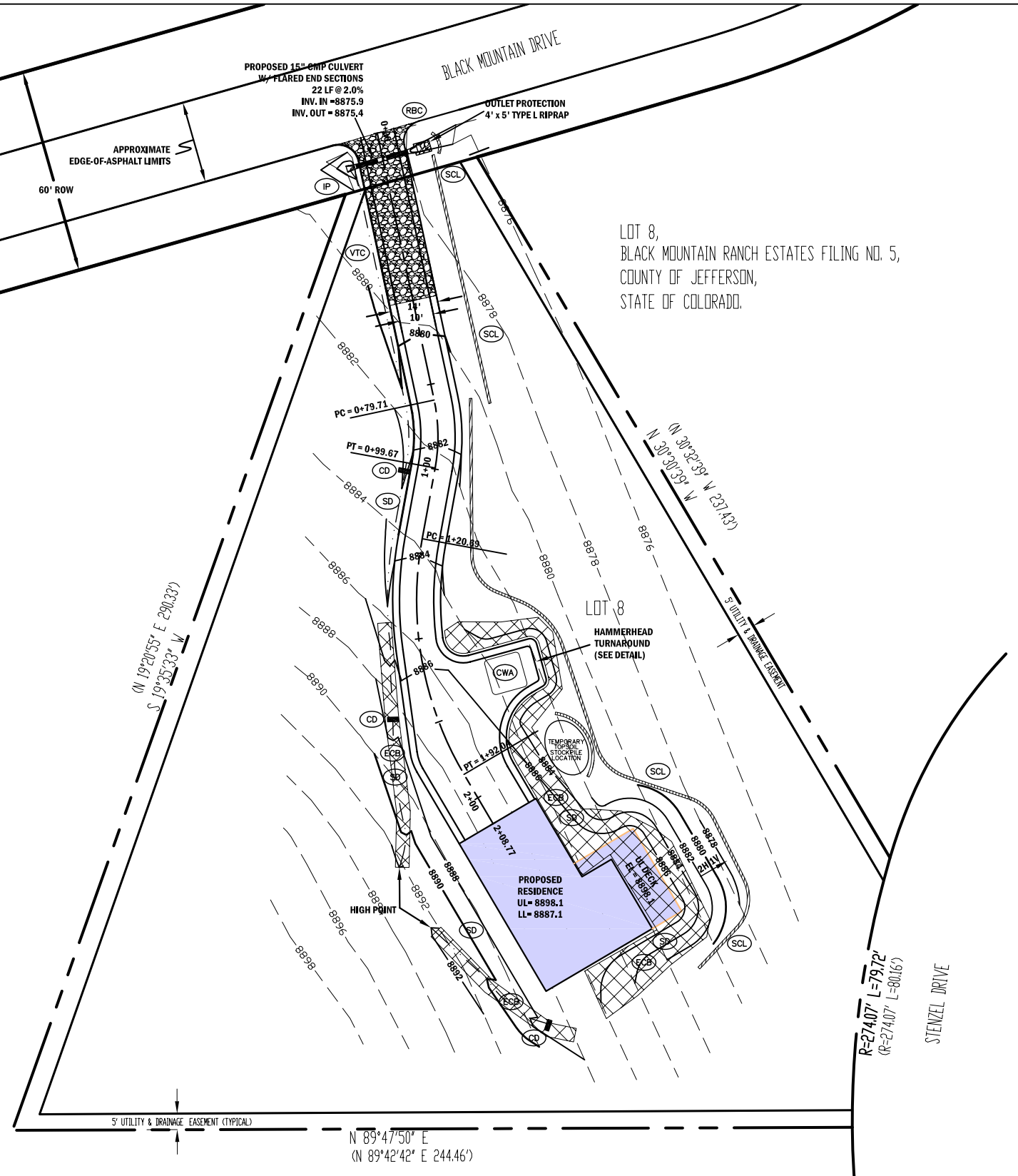
PURRINGTON PROFESSIONAL ENGINEERING
6949 Highway 73, Suite 14
Evergreen, CO 80439
Phone: 303.674.7272
Fax: 303.674.1919
www.purrpro.com

PDF

COVER SHEET AND EROSION CONTROL NOTES

SCALE: N.T.S.

C-1

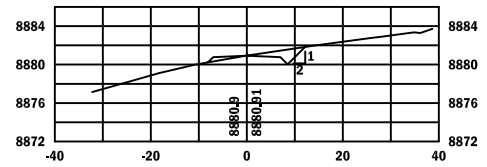


BMP MASTER LEGEND

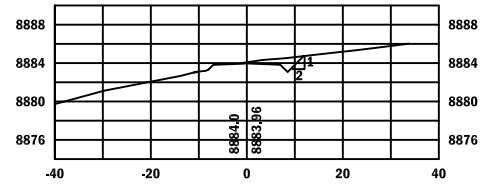
*	CD	NATURAL ROCK CHECK DAM		RB	ROCK BERM
*	CWA	CONCRETE WASHOUT AREA		RR	RIPRAP RUNDOWN
	CF	CONSTRUCTION FENCE	*	RBC	ROCK BERM FOR CULVERT PROTECTI
	DW	DEWATERING	*	SCL	SEDIMENT CONTROL LOG
	DD	DIVERSION DITCH	*	SD	SEEDING
*	ECB	EROSION CONTROL BLANKET		SF	SILT FENCE
	HB	HAY BALE		SSA	STABILIZED STAGING AREA
*	IP	INLET PROTECTION	*	VTC	VEHICLE TRACKING CONTROL

* EROSION CONTROL MEASURES USED ON THIS PROJECT

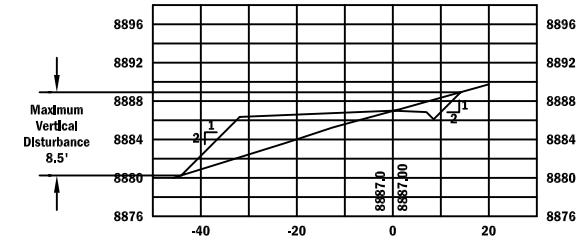
0+75



1+25

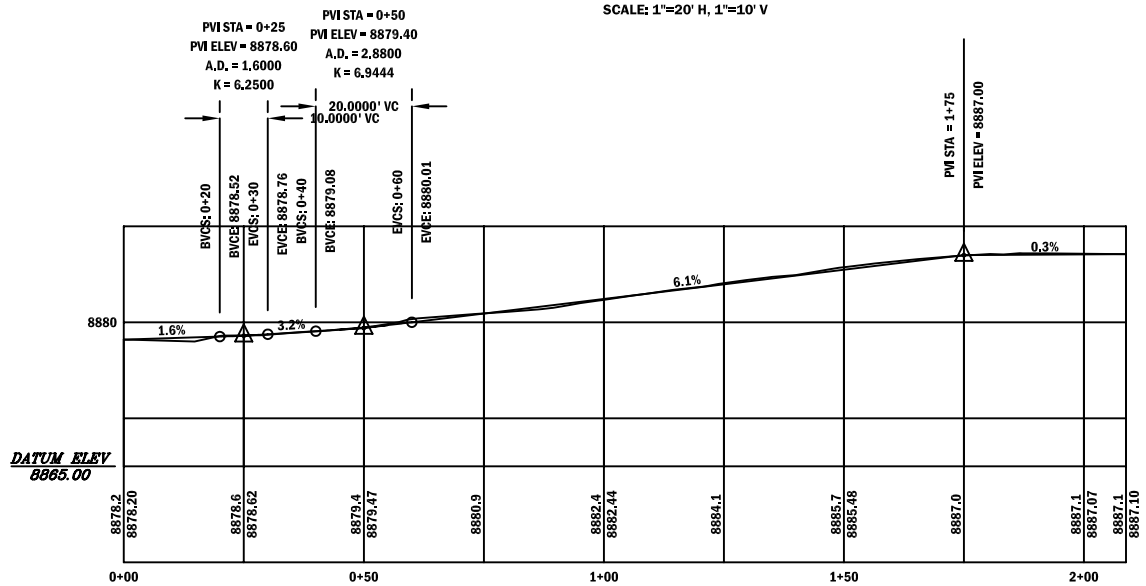


1+75



DRIVEWAY CROSS SECTIONS

SCALE: 1"=20' H, 1"=10' V



DRIVEWAY PROFILE

SCALE: 1"=20' H, 1"=10' V

DATE	REVISION	BY

DALE A DAVIS CUSTOM HOMES
9299 BLACK MOUNTAIN DRIVE
CONIFER, CO 80433
JEFFERSON COUNTY

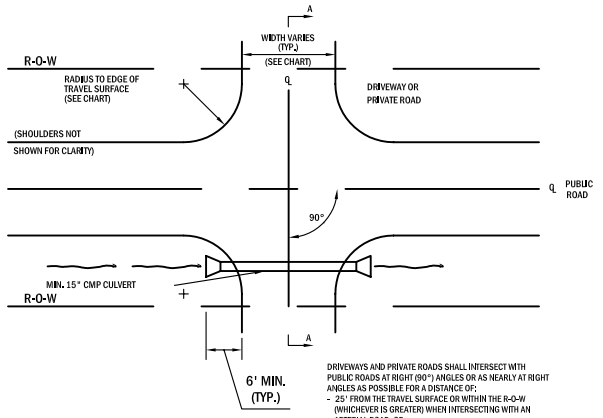
PURRINGTON PROFESSIONAL ENGINEERING
6949 Highway 73, Suite 1A
Evergreen, CO 80439
Phone: 303.674.7272
Fax 303.674.1919
www.purrpro.com

PPE

GRADING, EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

C-2



PLAN

DRIVEWAYS AND PRIVATE ROADS SHALL INTERSECT WITH PUBLIC ROADS AT RIGHT (90°) ANGLES OR AS NEARLY AT RIGHT ANGLES AS POSSIBLE FOR A DISTANCE OF:
- 25' FROM THE TRAVEL SURFACE OR WITHIN THE R-O-W (WHICHEVER IS GREATER) WHEN INTERSECTING WITH AN ARTERIAL ROAD, OR
- 15' FROM THE TRAVEL SURFACE OR WITHIN THE R-O-W (WHICHEVER IS GREATER) WHEN INTERSECTING WITH A COLLECTOR OR LOCAL ROAD.

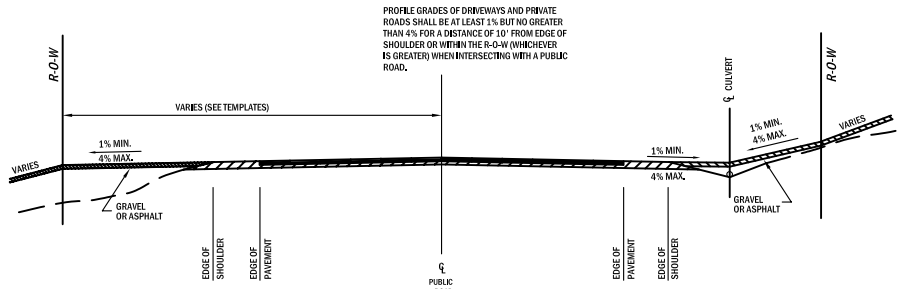
TRAVEL SURFACE

	WIDTH (FEET)	RADIUS (FEET)
DRIVEWAY	10	10
PRIVATE ROAD	16-18	15

* A DRIVEWAY PERMIT FROM THE JEFFERSON COUNTY PLANNING & ZONING DEPARTMENT IS REQUIRED FOR A NEW OR MODIFICATION TO AN EXISTING DRIVEWAY OR PRIVATE ROAD ACCESSING A COUNTY ROAD.

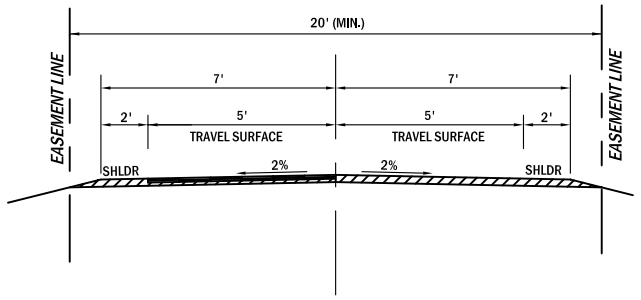
DRIVEWAY / PRIVATE ROAD APPROACHES FOR ROADS

PROFILE GRADES OF DRIVEWAYS AND PRIVATE ROADS SHALL BE AT LEAST 1% BUT NO GREATER THAN 4% FOR A DISTANCE OF 10' FROM EDGE OF SHOULDER OR WITHIN THE R-O-W (WHICHEVER IS GREATER) WHEN INTERSECTING WITH A PUBLIC ROAD.



SECTION A – A

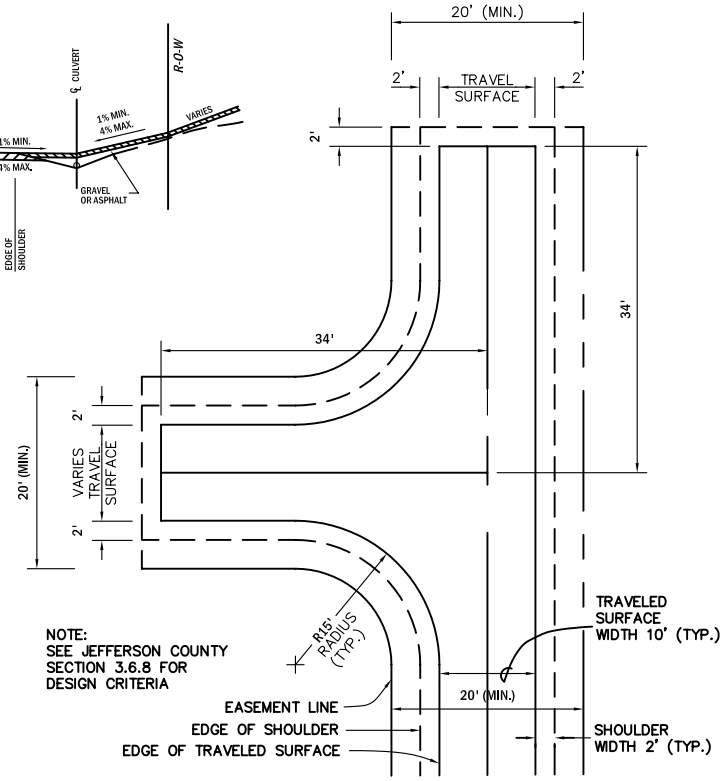
DRIVEWAY / PRIVATE ROAD APPROACHES FOR ROADS



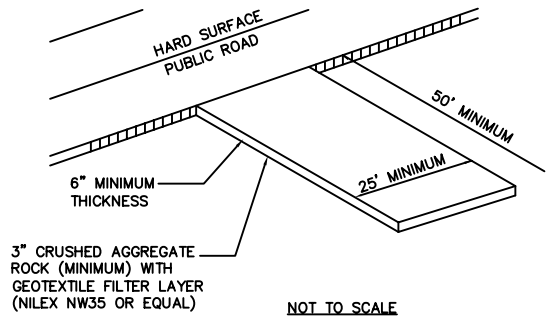
NOTES

1. ALTERNATE 1 (PAVED SURFACE) IS REQUIRED FOR PRIVATE STREETS/ROADS SUBJECT TO THE LAND DEVELOPMENT REGULATION OR WHERE THE DESIGN ADT IS GREATER THAN 150.
2. ALTERNATE 2 (GRAVEL SURFACE) IS PERMITTED FOR DRIVEWAYS AND FOR PRIVATE STREETS/ROADS NOT SUBJECT TO THE LAND DEVELOPMENT REGULATION AND WHERE THE DESIGN ADT IS LESS THAN OR EQUAL TO 150.
3. ADDITIONAL EASEMENTS MAY BE REQUIRED FOR CUT AND FILL SLOPES, DRAINAGE STRUCTURES AND MAINTENANCE.
4. SEE SECTION 3.6.8 FOR ADDITIONAL DESIGN CRITERIA.

DRIVEWAY SECTION



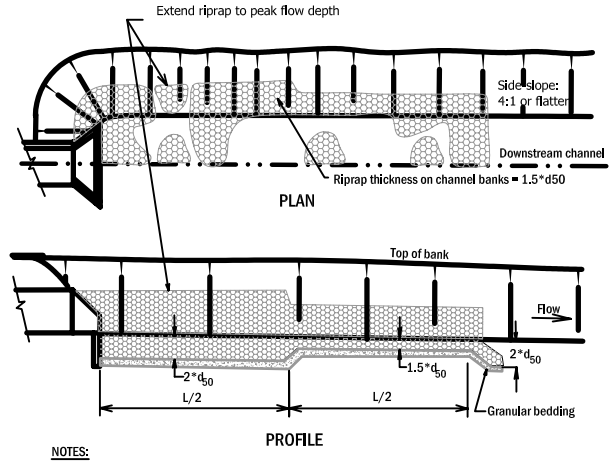
HAMMERHEAD TURNAROUND



NOT TO SCALE

NOTE: PROVIDE VEHICLE TRACKING CONTROL TO ALL CONSTRUCTION ENTRANCES TO THE SITE.

VEHICLE TRACKING CONTROL

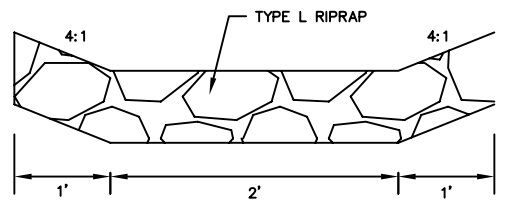


PROFILE

NOTES:

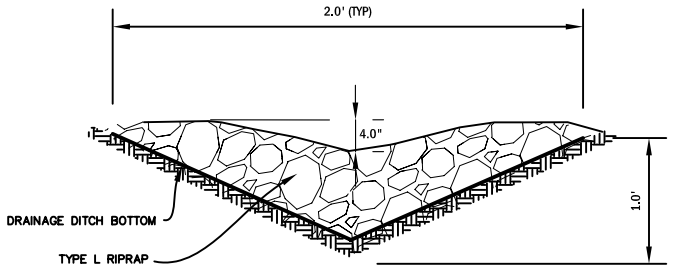
1. FLARED END END SECTION REQUIRED AT ALL CULVERT OUTLETS.
2. CUTOFF WALL REQUIRED AT ENDS OF ALL WINGWALL APRONS AND FLARED-END SECTIONS. MINIMUM DEPTH OF CUTOFF WALL =2*d50 OR 3-FEET, WHICHEVER IS DEEPER.
3. PROVIDE JOINT FASTENERS FOR FLARED END SECTIONS.

CULVERT AND OUTLET EROSION PROTECTION



RIPRAP PROTECTION CROSS SECTION

NTS

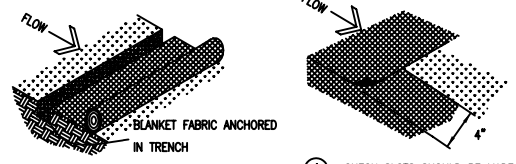


SWALE CROSS-SECTION WITH ROCK CHECK DAM

N.T.S.

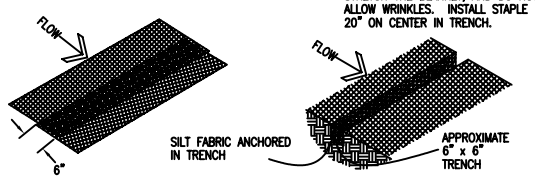
① BURY UPSLOPE END OF BLANKET IN A TRENCH 6" DEEP BY 6" WIDE.

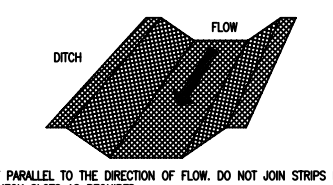
② USE A 4" OVERLAP WHEREVER TWO WIDTHS OF BLANKET ARE APPLIED SIDE BY SIDE. STAPLE PATTERN: MINIMUM 3 PER SQUARE YARD.



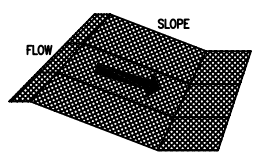
③ USE A 6" OVERLAP WHEREVER ONE ROLL OF BLANKET ENDS AND ANOTHER BEGINS.

④ CHECK SLOTS SHOULD BE MADE EVERY 18'. INSERT A FOLD OF THE BLANKET INTO A TRENCH 6" WIDE BY 6" DEEP AND TAMP FIRMLY. LAY THE BLANKET SMOOTHLY ON THE SURFACE OF THE SOIL; DO NOT STRETCH THE BLANKET, AND DO NOT ALLOW WRINKLES. INSTALL STAPLE 20" ON CENTER IN TRENCH.





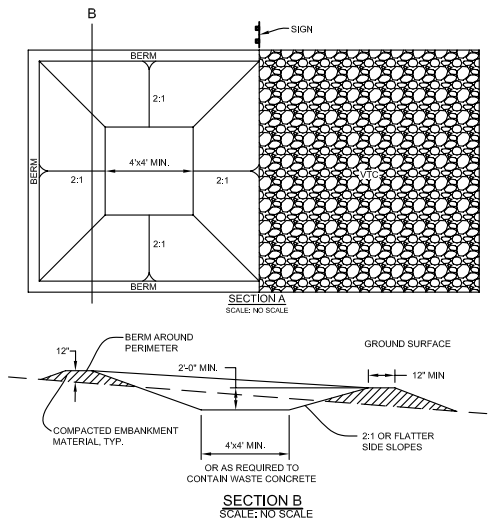
PLACE BLANKET PARALLEL TO THE DIRECTION OF FLOW. DO NOT JOIN STRIPS IN THE CENTER OF THE DITCH. USE CHECK SLOTS AS REQUIRED.



PLACE BLANKET PARALLEL TO THE DIRECTION OF FLOW AND ANCHOR SECURELY. BRING BLANKET TO A LEVEL AREA BEFORE TERMINATING THE INSTALLATION.

SOIL RETENTION BLANKETS

SEE SPECIFICATIONS OR PLANS FOR MORE DETAIL



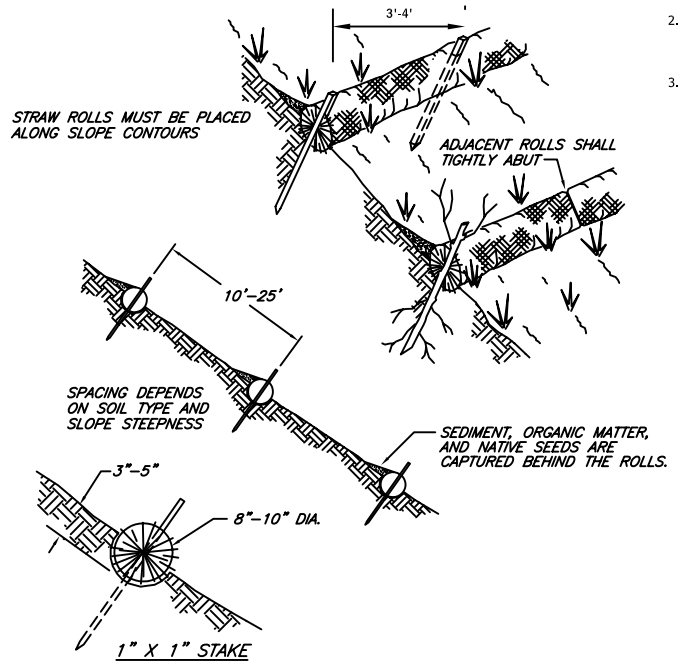
CONCRETE WASHOUT AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF CONCRETE WASHOUT AREA.
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

CONCRETE WASHOUT AREA MAINTENANCE NOTES

1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.
4. INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.

CONCRETE WASHOUT AREA



NOT TO SCALE

NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

SEDIMENT CONTROL LOG

DATE	REVISION	BY

DALE A DAVIS CUSTOM HOMES
9299 BLACK MOUNTAIN DRIVE
CONIFER, CO 80433
JEFFERSON COUNTY

PURRINGTON PROFESSIONAL ENGINEERING
6949 Highway 73, Suite 14
Evergreen, CO 80439
Phone: 303.674.7272
Fax: 303.674.1919
www.purrpro.com

PPE

DETAILS

SCALE: VARIES

C-3

From:	BRETT GINTHER
To:	Layla Bajelan
Cc:	andrew@horizonwestbuilders.com; bryan@horizonwestbuilders.com
Subject:	Comments - Neitenbach Minor Subdivision Final Plat - Case no. PLT2022-00004
Date:	Wednesday, March 23, 2022 12:47:59 PM

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

Ms. Bajelan,
This email is in response to the Request for Comments dated 2/24/2022.

I have reviewed the plat map and the letter to Adams County from Andrew Neitenbach that accompanied the Request for Comments. I attended the February 25, 2021 neighborhood meeting and the presentation was informative and complete. My property is adjacent to the north edge of the Neitenbach Subdivision and adjacent to Colorado Boulevard.

The proposed subdivision is in keeping with the size and character of the Wadley Farms Filing 3 subdivision, which surrounds the Neitenbach subdivision on three sides. The Wadley lots (there are 104 lots) are similar in size to the proposed lots, ranging in size from 2.5 to 5 acres and are also zoned A-1. I am fully supportive of the proposed subdivision. It is apparent that the Neitenbachs have both the desire and the resources to properly and professionally develop and complete quality housing units on the lots. I look forward to these families being part of the "neighborhood".

While I can't speak for my neighbors, anecdotal conversations with them indicate they are encouraged by the proposed subdivision and are supportive also.

I can be reached at 303-912-1455 if you want further clarification or comments.

Brett Ginther
15040 Harrison St.
Brighton, CO 80602

From: Loeffler - CDOT, Steven
To: Layla Bajelan
Subject: Re: Request for Comments- PLT2022-00004; Neitenbach Minor Subdivision Final Plat
Date: Wednesday, March 23, 2022 10:45:56 AM

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

Layla,

I have reviewed the referral for the Neitenbach Minor Subdivision Final Plat to create three lots at 14901 Colorado Blvd. and have no objections. This is off of the State Highway system.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1

P 303.757.9891 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org

On Thu, Feb 24, 2022 at 4:50 PM Layla Bajelan <LBajelan@adcogov.org> wrote:

> # Request for Comments
>
> Case Name: Neitenbach Minor Subdivision Final Plat
>
> Case Number: PLT2022-00004
>
> The Adams County Planning Commission is requesting comments on the following application: Minor Subdivision Final Plat to create three lots. This request is located at 14901 COLORADO BLVD. The Assessor's Parcel Number is 0157313000003.
>
> Applicant Information:
>
> Andrew Neitenbach
>
> 10677 DURANGO PLACE

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401

Karen Berry
State Geologist

March 23, 2022

Layla Bajelan
Adams County Community & Economic Development
LBajelan@adcogov.org

Location:
SE NE Section 13,
T1S, R68W of the 6th P.M.
39.9663, -104.9416

Subject: **Neitenbach Minor Subdivision – Final Plat**
Project Number PLT2022-00004; Adams County, CO; CGS Unique No. AD-22-0045

Dear Layla:

Colorado Geological Survey has reviewed the Neitenbach Minor Subdivision final plat referral. I understand the applicant proposes three lots of approximately three acres each, zoned A-1, on approximately 10 acres. Proposed Lot 1 contains an existing residence with physical address 14901 Colorado Blvd.

The site is in an "Area of Minimal Flood Hazard," is not undermined, does not contain steep slopes, and is not exposed to any known or suspected geologic hazards that would preclude the existing and proposed residential/agricultural use and slight increase in density. **CGS therefore has no objection to approval of the plat as proposed.**

Mineral resource potential. According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publication 5-B, 1974, Eastlake Quadrangle), the property is not mapped as containing a sand, gravel, or aggregate resource.

Potential development constraints include:

Expansive and compressible soils, and expansive shale bedrock. According to available geologic mapping (Trimble and Machette, 1979, Geologic map of the greater Denver area, Front Range Urban Corridor, Colorado: U.S. Geological Survey, Miscellaneous Investigations Series Map I-856-H, scale 1:100,000), the site is underlain by loess (wind-deposited silt with clay and sand). Loess deposits commonly exhibit compression or collapse under wetting and loading but, depending on the clay content, can also exhibit shrink/swell (volume changes in response to wetting and drying cycles). The surficial soils are underlain at shallow depth by Denver formation interbedded sandstone, claystone, siltstone, shale and conglomerate. Shale and claystone can exhibit low strength at high water content, very high swell potential and, if present at or near foundation depths, can cause damage to foundations and homes if not properly identified and mitigated.

Lot-specific geotechnical investigation, testing, and analysis are recommended, once building locations are identified and prior to building permit application, to determine depths to bedrock and seasonal groundwater levels, and to characterize soil and bedrock engineering properties such as expansion/consolidation potential, density, strength, water content, and allowable bearing pressures. This information is needed to determine whether overexcavation is needed to provide a separation distance between potentially highly expansive claystone bedrock and foundation elements, to design foundations, floor systems, subsurface drainage, and pavements, and to determine each lot's suitability for below-grade (basement) construction, if planned.

Corrosive soils. According to NRCS soil survey data, the site soils are moderately to highly corrosive to uncoated steel. On lots where basements are planned and groundwater levels are sufficiently deep to allow below-grade construction, epoxy-coated, fiberglass/composite, concrete, or otherwise corrosion-resistant or corrosion-proof basement window wells are recommended.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

City Hall
9500 Civic Center Drive
Thornton, Colorado 80229-4326

City Development Department
303-538-7295
FAX 303-538-7373
www.thorntonco.gov

March 23rd, 2022

Layla Bajelan
Adams County Community and Economic Development Department
4430 South Adams County Parkway
Brighton, CO 80601

RE: Request for comments for PLT2022-00004 Neitenbach Minor Subdivision Final Plat

Ms. Bajelan:

City of Thornton staff have reviewed the proposal and do not have any comments pertaining to the referenced application.

Please feel free to contact me at 303-538-7596, or via e-mail at warren.rivera@thorntonco.gov for questions related to this response.

Sincerely,

Warren Rivera
Planner I

cc: Layla Bajelan / LBajelan@adcogov.org
Warren Campbell, Current Planning Manager

\\it-planstore\Planstore\PLANNING DIVISION\Outside Referrals\Adams County\Adams County 2022\Neitenbach Minor Subdivision Final Plat PLOSR202200284

From: McConnell, John
To: Planning
Cc: Layla Bajelan
Subject: RE: [EXTERNAL] Request for Comments- PLT2022-00004; Neitenbach Minor Subdivision Final Plat
Date: Monday, February 28, 2022 1:46:26 PM

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

Hello Layla,

Thank you for sharing this referral with us. The Community Development Department has no comments or concerns regarding this application.

Kind regards,
John

John McConnell, AICP | Principal Planner
City of Westminster Community Development
V: 303.658.2474

WESTMINSTER
4800 West 92nd Avenue, Westminster, CO 80031
Monday – Thursday, 7am to 6pm (Closed Friday)

Visit eTRAKit online to apply for projects and permits, submit plans, make payments and schedule inspections

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From: Planning
Sent: Thursday, February 24, 2022 4:54 PM
To: Spurgin, Andrew <aspurgin@CityofWestminster.us>; McConnell, John <jmcconne@CityofWestminster.us>
Subject: FW: [EXTERNAL] Request for Comments- PLT2022-00004; Neitenbach Minor Subdivision Final Plat

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From: Layla Bajelan <LBajelan@adcogov.org>
Sent: Thursday, February 24, 2022 4:51 PM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: [EXTERNAL] Request for Comments- PLT2022-00004; Neitenbach Minor Subdivision Final Plat

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you

COLORADO
Division of Water Resources
Department of Natural Resources
1313 Sherman St., Suite 821
Denver, CO 80203

March 14, 2022

Layla Bajelan, Senior Long Range Planner
Adams County Community & Economic Development Department
Transmitted via email: LBajelan@adcogov.org

Re: Neitenbach Minor Subdivision – Final Plat
Case No. PLT2022-00004
Part of the SE ¼ NE ¼ of Sec. 13, Twp. 1S, Rng. 68W, 6th P.M.
Water Division 1, Water District 2

Dear Layla Bajelan:

We have received your February 24, 2022 submittal concerning the above referenced proposal to subdivide approximately 10 acres located in the SE ¼ of the NE ¼ of Sec. 13, Twp. 1S, Rng. 68W, 6th P.M. at 14901 Co. Blvd, Brighton, CO 80602, into three approximately 3-acre lots. The proposed land use is single family residential.

Water Supply Demand

According to letter from Martin and Wood Water Consultants, Inc. dated October 19, 2021, the estimated water demand and proposed water uses for the two lots (Lots 2 and 3) to be served by a well are 0.64 acre-feet/year for indoor household use and 0.17 acre-feet/year for irrigation of 3,300 square-feet of turf grass. The total water demand for the two lots is 0.81 acre-feet/year. The estimated water demand is 0.32 acre-feet/year for indoor household use and the irrigation water demand was not specified for the lot (Lot 1) to be served by a tap.

Source of Water Supply

The proposed source of water for the two lots (Lots 2 and 3) is a proposed well in the nontributary Laramie-Fox Hills aquifer. The referral information did not specify if the lots would be served by a shared well or individual on lot wells. The source of water for the remaining lot (Lot 1) is an existing tap. A will serve letter from the supplier was not provided.

If the Applicant chooses to utilize groundwater from a nontributary source, and the water is not first decreed in water court, well permits will ultimately be issued pursuant to section 37-92-602(3)(b)(I), C.R.S. and the policy of the State Engineer. Under these provisions, only the quantity of water underlying the parcels shall be considered available for withdrawal. According to the records available in the State Engineer's office, the following amounts of water are legally available underlying each proposed lot in the Laramie-Fox Hills aquifer based on a saturated sand thickness of 190 feet and a specific yield of 0.15. If the lot sizes change, so will the amount of water legally available underlying the lot. If the Applicant first adjudicates the water in water court then the

water underlying all three lots could be allocated to the two lots that are proposed to be served by the well(s).

Table 1: Legally Available Water in the Laramie-Fox Hills (in acre-feet/year)

	Lot 1 (2.8 acres)	Lot 2 (3.0 acres)	Lot 3 (3.1 acres)	Total (8.9 acres)
100-Year Allocation	0.798	0.855	0.884	**2.537**
300-Year Allocation	0.266	0.285	0.295	**0.846**

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which the Laramie-Fox Hills aquifer will be a physically and economically viable source of water. According to section 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this **allocation** approach, the annual amounts of water shown in Table 1 (100-year Aquifer Allocation) are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

The Adams *County Development Standards and Regulations*, Effective April 15, 2002, Section 5-04-05-06-04 states:

> "Prior to platting, the developer shall demonstrate that…the water supply is dependable in quantity and quality based on a minimum useful life of three-hundred (300) years. A minimum 300-year useful life means the water supply from both a static and dynamic basis will be viable for a minimum 300-year period. The static analysis shall include evaluation of the volume of water that is appropriable for the proposed subdivision. The dynamic analysis shall evaluate whether the appropriable water supply is sustainable for three-hundred (300) years, giving consideration to the location and extent of the aquifer, as well as impacts caused by both current and future pumping by others from the aquifer."

The State Engineer's Office does not have evidence regarding the length of time for which this source will be "dependable in quantity and quality." However, treating Adams County's requirement as an **allocation** approach based on three hundred years, the allowed average annual amount of withdrawal for each lot, as shown in Table 1 above, would be reduced to one third of that amount, as shown in Table 1 above (300-Year Allocation), which is not greater than the annual demand for each lot to be served by wells in this subdivision. Based on this approach, if the Applicant will be seeking exempt wells there is not sufficient water legally available in the Laramie-Fox Hills aquifer underlying each lot, based on a 300-year aquifer life, to meet the proposed per lot demand, as shown in Table 1. However, if the Laramie-Fox Hills aquifer water underlying the subject 10 acre property is decreed by the water court there appears to be adequate water legally available, based on a 300-year aquifer life, to meet the proposed demand for Lots 2 and 3, as shown in Table 1.

State Engineer's Office Opinion

Based on the above and pursuant to section 30-28-136(1)(h)(I), C.R.S. and 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 review, the Applicant must provide the following information:**

1. The Applicant must provide a will serve letter from the water supplier committing to serve Lot 1 of the subdivision.
2. The Applicant must clarify if they will be seeking exempt wells or if they will be seeking non-exempt well permits issued pursuant to a court decree.
    a. If non-exempt well permits will be sought evidence of a decree approved by the water court must be provided.
    b. If exempt well permits will be sought the Applicant must provide a letter from the entity that is currently providing a water tap to the property that meets the requirements of attached Guideline 2003-5, since presumably the property is within their water service area. Additionally if exempt well permits will be sought the Applicant must provide a water supply plan that demonstrates that adequate water is available to serve the proposed demands for each lot based on a 300-year supply since only the quantity of water underlying the lot shall be considered available for withdrawal for each well permit.
3. The Applicant must clarify if they will be seeking individual on lot wells or if the lots will be served by a shared well.

If you or the Applicant have any questions, please contact Wenli Dickinson at 303-866-3581 x8206 or at Wenli.Dickinson@state.co.us.

Sincerely,

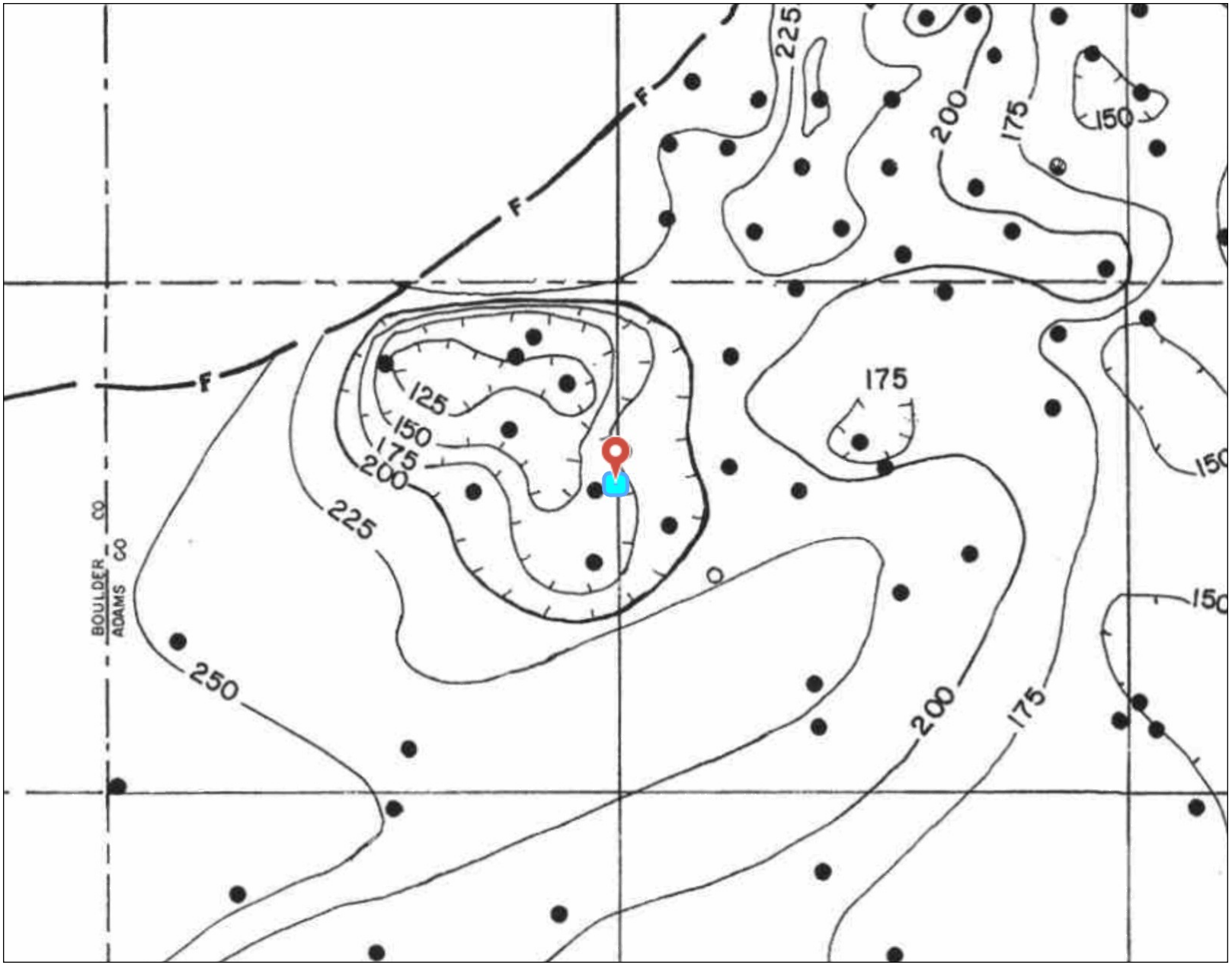
Joanna Williams, P.E.
Water Resources Engineer

Attachment: Guideline 2003-5

Ec: Subdivision file 29105
Applicant (andrew@horizonwestbuilders.com)

COLORADO
Division of Water Resources
Department of Natural Resources

Laramie-Fox Hills Sands



Legend

Location

Notes

14901 Co. Blvd, Brighton, CO 80602

3.46 0 1.73 3.46 Miles

1: 109,604

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Date Prepared: 3/1/2022 12:13:35 PM

March 3, 2022
Date

Hydrogeology Section Consultation

Evaluator: Wenli Dickinson

Receipt No: _____ **Permit:** _____ **Applicant:** Neitenbach

Location: SE ¼ NE ¼ Section 13, Township 1 S, Range 68 W, 6th P.M.

Easting: 504990 **Northing:** 4424011 **Elevation:** 5210

Aquifer(s) Requested: Laramie-Fox Hills - Depth Interval and Saturated Thickness

Research: North Colorado + 149th

R366497 N Colo Blvd Land KB: 5,210'
KLF: 4,435' 4455'
4,180' 4180'
Sand ≈ 190'

Recommended Permit Conditions and Notes:

Laramie-Fox Hills approx 755-1,030 ft. Sand ≈ 190 ft Rule 10.4.8

Hydrogeologist Signature: KCD **Date:** 3/10/22

COLORADO
Division of Water Resources
Department of Natural Resources

Bedrock Aquifer Evaluation Determination Tool

Denver Basin Aquifer - Specific Location Determination Tool

Applicant: NEITENBACH

Receipt Number: N/A

Location: SE 1/4 of NE 1/4 of Sec. 13, T.1S, R.68W. (2072 NSL, 388 ESL)

Evaluated By: WAD

Basin Designation: Location is within the UNKNOWN Designated Groundwater Basin

Ground Surface Elevation: 5211 Number of Acres: 10

Warning! The depth intervals estimated in this area may vary from actual conditions due to lack of data and/or structural complexity.

	Elevation (ft)			Depth (ft)			
Aquifer	Bottom	Top	Net Sand	Bottom	Top	Annual Approp. (AF)	Status
Upper Dawson	--	--	--	--	--	--	--
Lower Dawson	--	--	--	--	--	--	--
Denver	--	--	--	--	--	--	--
Upper Arapahoe	--	--	--	--	--	--	--
Lower Arapahoe	4780	5006	96.3	431	205	1.64	NNT
Laramie-Fox Hils	4166	4432	161.6	1045	779	2.42	NT

Data for the Laramie-Fox Hills aquifer may be missing or approximate and should be checked against the DENVER BASIN ATLAS NO. 4.

Report Date: 3/1/2022

March 16, 2005

MEMORANDUM

TO: ALL COUNTY LAND USE PLANNING DIRECTORS

FROM: DICK WOLFE, ASSISTANT STATE ENGINEER

SUBJECT: UPDATED MEMORANDUM REGARDING SUBDIVISIONS

Attached is a memorandum from Hal Simpson, State Engineer, that provides important information regarding actions that will be taken by the State Engineer's Office ("SEO") when reviewing subdivision water supply plans. This memorandum replaces the one that was previously sent to County Planning Directors, dated August 7, 1995.

I ask you and your staff to read this memorandum and become familiar with the actions that will be taken by the SEO. The information in this memorandum is a valuable guide that will save time for your staff, SEO staff, and especially the developers that we all serve. For ease of reading, the memorandum is organized as follows:

- **Memorandum** from Hal Simpson regarding subdivision review performed by the SEO (2 pages)
- **Attachment A** – Information requirements of the SEO for the four different "types" of water sources (5 pages)
- **Attachment B** – Guidelines for the county to evaluate a water supply for a land use action that does not involve a subdivision (3 pages)
- **Attachment C** – *WATER SUPPLY INFORMATION SUMMARY FORM* (1 page)
- **Attachment D** – State map showing the Denver Basin and the Designated Ground Water Basins

We recommend that a copy of the memorandum and the Attachments A, C and D be provided to all parties that plan to subdivide property in your county. This letter will be placed on our website. If you have further questions, please call the SEO in Denver and ask to talk to me or the Team Leader for your water division.

March 4, 2005

MEMORANDUM

TO: ALL COUNTY LAND USE PLANNING DIRECTORS

FROM: HAL SIMPSON, STATE ENGINEER

SUBJECT: STATE ENGINEER'S ACTIONS ON PROPOSED WATER SUPPLIES FOR LAND USE ACTIONS

On August 7, 1995, I sent a memorandum to the Land Use Planning Directors for each county in the state. The memorandum addressed the State Engineer's responsibilities in providing "an opinion regarding material injury likely to occur to decreed water rights by virtue of diversion of water necessary or proposed to be used to supply the proposed subdivision and adequacy of proposed water supply to meet requirements of the proposed subdivision" as required under Section 30-28-136(h)(I) C.R.S. The primary objective of that memo was to inform the Land Use Planning Directors and their staff ("County") that effective August 31, 1995, the State Engineer's Office ("SEO") would no longer respond to comments regarding county land use actions that do not involve the subdivision of land as defined in Section 30-28-101(10)(a) C.R.S. ("Subdivision"). The reason I adopted that approach in 1995 was to ensure that my staff would be able to satisfy the statutory requirement of responding to those land use actions that do meet the definition of a Subdivision.

In addition to explaining that approach, the memorandum provided a *Water Supply Information Summary* form and Guidelines for the County's use in determining exempt well permit availability in situations that did not involve a Subdivision.

I find it is appropriate to update the information provided in that memorandum. This memorandum supercedes the memorandum dated August 7, 1995. County land use planning directors and their staff should read this memorandum and become familiar with the content. **A copy of this memorandum should be provided to all developers that are submitting a water supply plan to the county. This memorandum provides valuable information that will guide the developer when creating a water supply plan for a subdivision and reviewing this memorandum will save the developer valuable time and resources in many cases.**

SUBDIVISION WATER SUPPLY PLAN REVIEW

The SEO will continue to provide timely review and an opinion regarding material injury and adequacy for water supply plans for Subdivisions as those water supply plans are submitted to the SEO by referral from the County. The opinion will be completed within the statutory 21-day requirement. The SEO'S Water Supply Plan Review Requirements For Subdivisions are found in Attachment A on Page 3.

The SEO will not respond to water supply plans that are submitted by parties other than the County. This includes amended water supply plans that address concerns raised by the SEO in a previous response. Those amended plans must also be submitted through the County.

The SEO has no statutory responsibility to review land use actions that do not involve the subdivision of land as defined in Section 30-28-101(10)(a). These actions include, but are not limited to lot line adjustments, zone change requests, special use of land, division by exemption, and cluster developments. To assist the County in evaluating the water supply for these 'non-Subdivision' land use actions, this memorandum includes water supply evaluation guidelines in Attachment B, Page 8. If the County finds it is appropriate to submit a written request concerning a specific 'non-Subdivision' land use action, the SEO will perform a cursory review and provide only informal comments regarding the proposed water supply. Those comments will identify any concerns or issues that the SEO identifies through cursory review that may present themselves at such time that the developer of the subject land implements the water supply. The comments will not state an opinion on the adequacy of the water supply or the ability of the water supply plan to satisfy any County regulations or requirements. The comments cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water. If the SEO does not identify concerns or issues related to the proposed water supply, the SEO will respond with no comment regarding the water supply. The response will also state that the SEO does not necessarily take the position that the water supply plan is valid.

Therefore, each referral submitted to the SEO must clearly identify whether the proposed action is a Subdivision or does not qualify as a Subdivision according to the definition in C.R.S. 30-28-101(10)(a).

WATER SUPPLY PLAN INFORMATION FOR SUBDIVISIONS

The water supply plan must be included in all Subdivision referrals from the County. That plan must identify the Subdivision's estimated water supply requirements and demonstrate the adequacy of the proposed water supply. The *WATER SUPPLY INFORMATION SUMMARY* form that is included with this memo as Attachment C on Page 11 may be used as a guide and in many cases will be sufficient. However, for many subdivisions the water supply plan must include a water supply report. The Water Supply Information Summary or the report should identify, at a minimum: the number of lots; the type of use and the demand, by lot; and the total water requirement. The SEO will review the Water Supply Information Summary or water supply report to ensure the water use values are reasonable for the described uses and are consistent with SEO accepted demand/consumptive use values unless specific information is supplied to support different use values or the values are indicated in a court approved augmentation plan or, for a subdivision located in a Designated Basin, a Ground Water Commission approved replacement plan. The SEO may consider, but is not obligated to follow County Land Development Codes or Rules.

The maps in Attachment D on Page 12 show the boundaries of the Designated Basins and the approximate locations of the Denver Basin bedrock aquifers.

ATTACHMENT A

The SEO will apply specific review criteria to water supply plans that rely on sources of water as listed below:

SEO'S WATER SUPPLY PLAN REVIEW REQUIREMENTS FOR SUBDIVISIONS

1. Source is a Municipality or Quasi-Municipality

If the water supply is to be provided by a municipality or quasi-municipality (i.e. a Water District, a Water and Sanitation District, etc.), the SEO will review the submittal to ensure that it includes:

a. A letter of commitment from the municipality or quasi-municipality referencing the subdivision name (as submitted to the county) and a level of commitment in terms of uses to be served.

b. As required by C.R.S. 30-28-136(1)(h)(II), a report from the municipality or quasi-municipality documenting the amount of water that can be supplied to the subdivision, containing the following:

i. A summary of the water rights owned and controlled by the municipality.
ii. The anticipated yield of these rights in both an average and dry year.
iii. The present demand on the municipality, and the anticipated demand due to commitments for service entered into by the municipality that are not yet supplied.
iv. The amount of uncommitted firm supply the municipality has available for future commitment and development.
v. A map of the municipality's service area.

The above information should be provided in a manner that demonstrates that the municipality has sufficient water resources to meet its commitments in terms of an overall annual water supply and daily availability. Note that, for many of these providers, the SEO maintains files that document the firm water supplies and the amount of water that has been committed to subdivisions. If that information is on file, this statement may not be necessary.

The SEO may request updated information from the municipality or quasi-municipality if it appears the information has not been updated within three calendar years, or when the commitments reach a total that is close to the firm yield (approximately 90 percent)

c. Proposed uses that correspond to the uses of the municipality or quasi-municipality's water rights.

d. For a Subdivision located in a Designated Basin, proposed place of use (the Subdivision) that corresponds with the place of use listed on Permit or Determination of Water Right.

2. Source is Wells Withdrawing Tributary Ground Water or any Designated Ground Water from a Non-Denver Basin Aquifer

If the water supply is to be provided by wells withdrawing tributary ground water or designated ground water from any non-Denver Basin aquifer:

a. The SEO will review the submittal to ensure that all uses are consistent with the uses in a court-decreed augmentation plan or, if in a designated basin, the uses in a commission approved replacement plan.

   (Note: For areas outside of the Designated Basins, a source of water that is approved through a substitute water supply plan is not an acceptable water supply for inside domestic uses; a court decreed augmentation plan is required. However, if the water supply plan includes lawn and garden irrigation from a source that is not yet subject of a court-decreed augmentation plan, the SEO will evaluate that component of the water supply plan for adequacy and potential injury independently, however, the source of water to be used for lawn and garden irrigation may be subject to curtailment until the developer acquires a court-approved augmentation plan for that source. The SEO will not comment unfavorably on the entire plan due to failure of that one aspect.)

b. If in a Designated Basin, the SEO will review the submittal to ensure that the proposed place of use (the subdivision) corresponds with the place of use listed on the well permit.

c. State statute requires that the SEO provide an opinion regarding the water supply's adequacy to meet the requirements of a proposed subdivision [C.R.S. 30-28-136(h)(I)]. Therefore, the SEO will review the submittal to ensure that there is evidence that a water supply is physically adequate. This evidence should be in the form of a hydrologist's or geologist's report that may include information from a test well or wells.

3. Source is Individual, On-lot, Exempt/Small Capacity Wells Withdrawing Denver Basin Ground Water Considered to be Nontributary, or Other Ground Water Determined to be Nontributary. The Water that has not been adjudicated or is not Subject of a Determination of Water Right**

If the water supply is to be provided by individual on-lot wells from a Denver Basin aquifer and is considered nontributary**, or a formation that is determined to be nontributary by statutory definition [C.R.S. 37-90-103(10.5)], and the ground water has not been adjudicated or is subject of a Determination of Water Right, the SEO will review the water supply plan to ensure that:

(** note: for a subdivision located in a Designated Basin, the subdivision may also use a source that is not-nontributary with a 4 percent replacement requirement, without the need for a replacement plan)

a. The developer has identified a specific source (for example, Dawson, Denver, Arapahoe, Laramie-Fox Hills),

b. The developer has properly quantified the amount of water using aquifer characteristics that are consistent with the Denver Basin Rules or site-specific information that has been validated by the SEO geotechnical staff.

c. The subdivision's proposed water supply has not been previously allocated through existing decrees, well permits, pre-Senate Bill 213 type wells, Determinations of Water Rights, or other claims to the water.

d. The amount of water available annually, on the basis of an aquifer life of 100 years, is greater than or equal to the amount of water required.

(Note: The amount of water available annually should be quantified as described in Rule 8 of the Statewide Nontributary Ground Water Rules. **The water supply plan must ensure that the smallest parcel in the subdivision has adequate land area such that the calculation of the water available underlying that land area is sufficient to satisfy its needs.** Small parcels may not 'borrow' land area from larger parcels to increase the amount of water available to the small parcel since the well permit will ultimately be issued pursuant to C.R.S. 37-92-602(3)(b)(I) or 37-90-105(3)(c), which requires a land area evaluation. If the developer cannot provide a water supply to the smaller parcels because of this, the developer may pursue a water court decree or Determination of Water Right that will "separate" the water from the land and allow it to be deeded to individual landowners in the amounts necessary to provide a water supply.

Additionally, to satisfy a county's "300-year water supply approach", the developer may state that each lot will use one aquifer for a portion of the 300-year period (the first 100 years), then, a deeper aquifer for subsequent portions of the 300-year period (the remaining 200 years). This approach is acceptable, however, it is entirely the developer's responsibility to identify, by lot number, the aquifer that will be used for each lot and for which period of time. In no case will the SEO approve a plan where the engineer makes that determination in the response to the County or where that determination is left to the well permit applicant or permit evaluator in the future. In this situation, the SEO response will state that the lot owners should be notified through plat notes or other means of the specific restrictions.)

e. The amount of water available considers any 300-year water supply approach or similar approach that is currently used by the referring county.

f. The proposal meets all applicable Ground Water Management District rules, if located within a Designated Basin.

4. Source is from a Denver Basin Aquifer that has been Decreed or, for the Designated Basins, is Subject of a Determination of Water Right

If the ground water is from a Denver Basin aquifer and is considered to be nontributary or not-nontributary and has been adjudicated by Water Court or has a Determination of Water Right/Permit issued by the Ground Water Commission, the SEO will review the water right to ensure that:

a. The developer has identified a specific source (for example, Dawson, Denver, Arapahoe, or Laramie-Fox Hills aquifer),

b. The amount of water available annually, according to the court-approved decree or Commission-approved Determination of Water Right/Permit, is

greater than or equal to the amount of water required for the entire subdivision.

(Note: The adjudication/quantification of nontributary or not nontributary ground water "separates" the ownership of the water from the land. Therefore, individual lot owners that apply for well permits will require a 'special warranty deed' or other document by which ownership of an amount of water is transferred to the lot owner from the original landowner. Such a deed will not be necessary if a Homeowner's Association ("HOA") will be created to take ownership of the water rights and the HOA will have the necessary mechanism to convey the water rights to members of the HOA. The water supply plan must identify whether water will be deeded to individual lot owners or owned by a HOA. In comments to the County, the SEO will add a note that indicates whether there will be a "HOA" that will take ownership of the water rights and to which each homeowner must belong. If so, well permit applicants will not require a "special warranty deed" granting them the rights to use the amount of water identified in the water supply plan. If water will be deeded to individual lot owners, well permit applicants will be required to provide to this office a copy of the 'special warranty deed' or other document conveying the water right to the lot owner.)

c. The proposed uses correspond to the uses of the vested water rights to be used.

d. If in a Designated Basin, the proposed place of use (the Subdivision) corresponds with the place of use listed on the well permit or Determination of Water Right.

e. The water supply plan is consistent with the specific terms and conditions of a court-approved augmentation plan or Ground Water Commission-approved replacement plan, if one was developed.

f. The amount of water available considers any 300-year water supply approach or similar approach that is currently used by the referring county.

(Note: To satisfy a county's "300-year water supply approach", the developer may state that each lot will use one aquifer for a portion of the 300-year period (the first 100 years), then, a deeper aquifer for subsequent portions of the 300-year period (the remaining 200 years). Or, a developer may state that a predetermined number of lots will use a shallower aquifer while other lots will use a deeper aquifer. These approaches are acceptable, however, it is entirely the developer's responsibility to identify, by lot number, the aquifer that will be used for each lot and for which period of time. In no case will the SEO approve a plan where the engineer makes that determination in the response to the County or where that determination is left to the well permit applicant or permit evaluator in the future. In these situations, the SEO response will state that the lot owners should be notified through plat notes or other means of the specific restrictions.)

Additionally, the following comments apply to the four SOURCE OF WATER SUPPLY categories listed above.

1. If the water supply plan relies on an adjudicated water right, and the decree for that water right is not yet final, the SEO will not include consideration of the water that is subject of that water right. Similarly, if the water supply plan relies on water rights, changes to water rights, or replacement plans that are pending review by the Ground Water Commission but have not been approved, the SEO will not include consideration of the water that is subject of that water right.
2. The SEO's determination that a water supply is "adequate" requires evidence that volume and flow rate required is physically and legally available, but does not necessarily include infrastructure beyond the wellhead, storage vessel, diversion or release point. For example, the SEO does not comment on the design of the piping and pump stations needed to deliver water throughout the system at required pressures.
3. The adequacy of a water supply plan in the Denver Basin aquifers is evaluated using estimates of legally available water based on information available at the SEO and may not necessarily reflect the physical availability of water. Water in the Denver Basin aquifers is allocated based on a 100-year aquifer life under the provisions of C.R.S. 37-90-137(4)(b)(I). For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.

ATTACHMENT B

WATER SUPPLY EVALUATION GUIDELINES FOR LAND USE ACTIONS THAT DO NOT INVOLVE A SUBDIVISION

The SEO will not provide a comprehensive opinion for land use actions that do not involve a Subdivision. In these cases the developer must rely on an engineering consultant or use the guidelines included below. In any case, the decision to issue a well permit will not be evaluated until a well permit application has been submitted to the SEO. In situations where the land use action will be creating a parcel of land (for example, recorded exemption), the SEO cannot accept well permit applications until the land use action is final.

These guidelines may be used by your staff or the developer to make a preliminary determination of the availability of a well permit for parcels addressed in land use actions that do not involve a subdivision of land and which rely on a well as a water supply. The SEO will evaluate well permits according to the criteria described below using rules and statutes in place at the time of application. Well permits of the types described below can often be approved under the 2004 statutes when the land involved meets the respective parcel definition and the proposed well will meet the water use and return flow conditions stated below. Note the SEO's evaluation process may find that there is a well on the subject parcel or on a neighboring parcel that may 'encumber' the land on the parcel and prevent the SEO from issuing a well permit.

Below are the possible categories of land use actions that do not involve a subdivision and the types of well permit for which the SEO may evaluate an application:

1. **a) 'Pre June 1, 1972' Parcels; b) Parcels created after June 1, 1972 to which the statutory definition of a subdivision does not apply; or c) Parcels that the County has "Exempted" from the subdivision process**

   Description

   a. A parcel that was created prior to June 1, 1972 (the date on which SB72-35 was enacted). A well permit applicant will need to submit proof that the parcel existed prior to June 1, 1972. This may be in the form a plat or deed of transfer dated before June 1, 1972. The documentation must include a legal description of the parcel. Or,

   b. A parcel that was created after June 1, 1972 and satisfies the criteria in C.R.S. 30-28-101(10)(c). Or,

   c. A parcel that was created after June 1, 1972 and has been exempted from the "subdivision process" by the County as described in C.R.S. 30-28-101(10)(d). A well permit applicant will need to submit proof that the parcel has been exempted from the "subdivision process" in the form a county resolution or plat with the proper documentation.

   Well Permit Evaluation for Areas Outside a Designated Basin

   a. The SEO will evaluate this type of parcel for a Household Use Only well permit.

   b. If the applicant requests, the SEO will evaluate this type of parcel for a 'Commercial Exempt' well permit (Drinking and Sanitary uses only in a single business, not to exceed 0.33 acre-feet annually and not to be used for any outside purposes.)

c. If the parcel overlies a nontributary Denver Basin aquifer or a not nontributary Denver Basin aquifer with a "four-percent replacement" requirement, the landowner has the potential to get a well permit for additional dwellings and outside domestic uses.

d. If the parcel overlies a nontributary Denver Basin aquifer, the landowner has the potential to get a well permit for commercial uses beyond Drinking and Sanitary uses and 0.33 acre-feet annually.

Well Permit Evaluation for Areas Inside a Designated Basin

a. The SEO will evaluate this type of parcel for a residential well permit for no more than three single-family dwellings, including the normal operations associated with such dwellings including the irrigation of not more than one acre of land; subject to all applicable Ground Water Management District Rules if the parcel is located within such a district.

b. If the applicant requests, the parcel may be evaluated for small-capacity commercial use subject to all applicable Ground Water Management District rules.

2. "35-acre" Parcels

Description

A parcel that is 35 acres or larger and not composed of multiple subdivided parcels. A well permit applicant must submit a legal description of the parcel.

Well Permit Evaluation for Areas Outside a Designated Basin

a. For most areas of the state, the SEO will evaluate this type of parcel for household use and outside uses. Unless the applicant specifically requests livestock uses only, the SEO will evaluate the well permit for use in up to three single-family dwellings, one acre of home lawn and garden irrigation, domestic animal watering and livestock watering.

b. If the applicant requests, the SEO will evaluate this type of parcel for a 'Commercial Exempt' well permit (Drinking and Sanitary uses only in a Single business, not to exceed 0.33 acre-feet annually)

c. If the parcel overlies a nontributary Denver Basin aquifer or another aquifer determined to bee nontributary, the landowner has the potential to get a well permit for commercial uses beyond Drinking and Sanitary uses and 0.33 acre-feet annually.

Well Permit Evaluation for Areas Inside a Designated Basin

a. The SEO will evaluate this type of parcel for a residential well permit for no more than three single-family dwellings, including the normal operations associated with such dwellings including the irrigation of not more than one acre of land; subject to all applicable Ground Water Management District Rules if the parcel is located within such a district.

b. If the applicant requests, the parcel may be evaluated for small-capacity commercial use subject to all applicable Ground Water Management District rules.

3. 'Cluster Development' Parcels

Description:

A parcel that satisfies the statutory provisions of C.R.S. 30-28-401, 30-28-402, 38-28-403, and 30-28-404, as amended in 2001. The County may approve cluster developments in accordance with a rural land use planning process enacted and adopted by the County. At least two-thirds of the total tract area must be reserved for preservation of open space. The number of residential lots may not exceed one lot for each seventeen and one-half acres of total tract area.

No later than ten days after County approval of a cluster development, the County shall notify the SEO of such approval and shall provide a copy of the approved rural land use plan that includes the cluster development. For administrative purposes, the plan must include a copy of a survey plat that describes the entire land area associated with the plan, identifies the set aside open space area, and describes the residential lots within the land area..

Well Permit Evaluation for Areas Outside a Designated Basin

The SEO will evaluate this type of parcel for household use and outside uses. The uses of the well will be limited by a permitted maximum annual amount. One well permit may be obtained for each residential lot. The total amount of water available to all lots in the cluster development is equal to one acre-foot for each full 35-acre-parcel, with no consideration for any additional fraction of a 35-acre parcel. The total amount available will be divided equally between each of the lots.

For example, a Cluster Development with seven lots on150 acres has four full 35-acre parcels. Therefore four acre-feet of water is available to the lots in the development. Split evenly among the seven lots, the four acre-feet allows for 0.57 acre-feet annually per lot.

Parcels that are approved as a part of a cluster development are not eligible for consideration for uses greater than those described above. For example, a 35-acre lot that is part of a cluster development, will not be eligible for use beyond those allowed by the parcel's allotment of the one acre-foot per full 35-acre parcel.

Well Permit Evaluation for Areas Inside a Designated Basin

The SEO will evaluate applications for a residential well permit for no more than one single-family dwelling, including the normal operations associated with such dwelling including the irrigation of not more than one acre of land; subject to all applicable Ground Water Management District Rules if the parcel is located within such a district.

Attachment C

FORM NO.
GWS-76
02/2005

WATER SUPPLY INFORMATION SUMMARY

STATE OF COLORADO, OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 818, Denver, CO 80203
Phone – Info (303) 866-3587 Main (303) 866-3581 Fax (303) 866-3589 http://www.water.state.co.us

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."

1. NAME OF DEVELOPMENT AS PROPOSED**:**

2. LAND USE ACTION:

3. NAME OF EXISTING PARCEL AS RECORDED:
SUBDIVISION: , FILING (UNIT) , BLOCK , LOT

4. TOTAL ACREAGE:

5. NUMBER OF LOTS PROPOSED PLAT MAP ENCLOSED? ☐ YES or ☐ NO

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.

_____1/4 of the _____1/4, Section _____, Township _____ ☐ N or ☐ S, Range _____ ☐ E or ☐ W

Principal Meridian: ☐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.

Surveyor's Plat: ☐ YES or ☐ NO If not, scaled hand drawn sketch: ☐ YES or ☐ NO

9. ESTIMATED WATER REQUIREMENTS

USE	WATER REQUIREMENTS Gallons per Day	Acre-Feet per Year
HOUSEHOLD USE # _____ of units		
COMMERCIAL USE # _____ of S. F		
IRRIGATION # _____ of acres		
STOCK WATERING # _____ of head		
OTHER: _____		
TOTAL		

10. WATER SUPPLY SOURCE

☐ EXISTING WELL ☐ DEVELOPED SPRING

WELL PERMIT NUMBERS

_____

_____

_____

☐ NEW WELLS -

PROPOSED AQUIFERS – (CHECK ONE)

☐ ALLUVIAL ☐ UPPER ARAPAHOE
☐ UPPER DAWSON ☐ LOWER ARAPAHOE
☐ LOWER DAWSON ☐ LARAMIE FOX HILLS
☐ DENVER ☐ DAKOTA
☐ OTHER: _____

☐ MUNICPAL
☐ ASSOCIATION
☐ COMPANY
☐ DISTRICT

NAME _____

LETTER OF COMMITMENT FOR SERVICE ☐ YES or ☐ NO

WATER COURT DECREE CASE NUMBERS:

_____

_____

_____

11. WAS AN ENGINEER'S WATER SUPPLY REPORTDEVELOPED? ☐ 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

☐ SEPTIC TANK/LEACH FIELD

☐ LAGOON

☐ ENGINEERED SYSTEM (Attach a copy of engineering design.)

☐ CENTRAL SYSTEM
DISTRICT NAME: _____

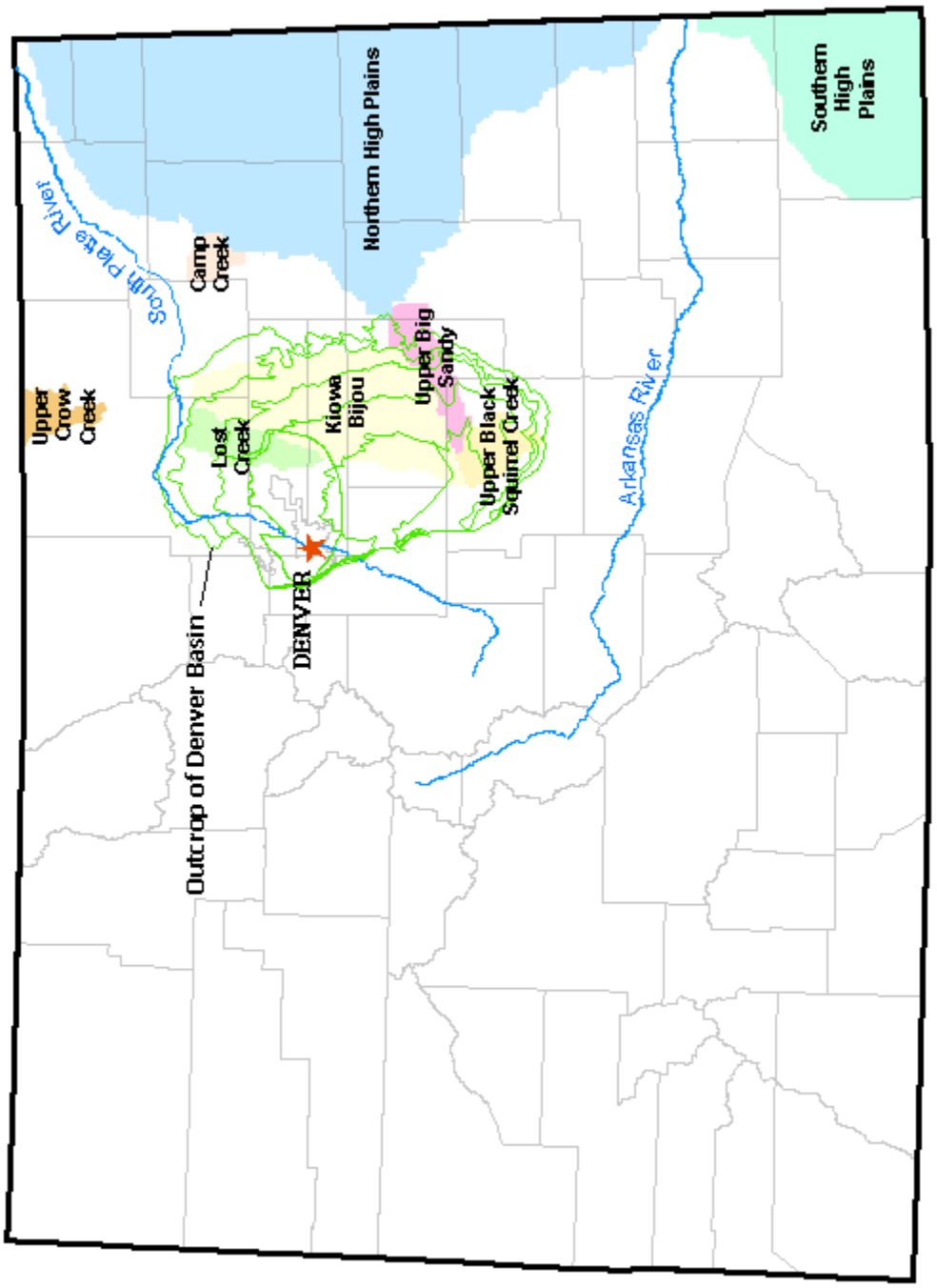
☐ VAULT
LOCATION SEWAGE HAULED TO: _____

☐ OTHER:

ATTACHMENT D

COLORADO STATE MAP SHOWING

THE DENVER BASIN AND THE DESIGNATED BASINS



Fire Prevention Division
101 Spader Way
Broomfield, Colorado 80020
720-887-8217 Fax 720-887-8336
www.northmetrofire.org

Steven Gosselin
Division Chief

March 11, 2022

Ms. Layla Bajelan
Long Range Planner II
Adams County
4430 S. Adams County Parkway, 1st Floor
Brighton, CO 80601

Via email: lbajelan@adcogov.org

Case Number: PLT2022-00004

Dear Ms. Bajelan:

The North Metro Fire Rescue District's Fire Prevention Division has reviewed the request for comments for Neitenbach Subdivision Final Plat to be located at 14901 Colorado Boulevard in unincorporated Adams County, Colorado. At this time, the Fire District **approve** this request due to the following requirements:

- The specific plans that have been reviewed by the Fire District are as follows:

  Neitenbach Subdivision Final Plat. Concept development referral dated on January 27, 2022.
  Received by the Fire District on February 25, 2022.

- Site and building design and construction shall be in accordance with the provisions of the adopted building and fire codes at the time of permit issuance. The currently adopted codes are the 2018 International Fire Code (IFC) and the 2018 International Building Code (IBC), as adopted by the Adams County, Colorado

Fire Department Access Requirements:

- Pursuant to IFC Section 503.1.1, approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the IFC and the approved specifications of the Fire District, and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

- Pursuant to IFC Section 503.2, fire apparatus access roads shall meet the following specifications:

  - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (i.e., 85,000 lbs.) and shall be surfaced (i.e. hot-rolled asphalt or poured-and-cured concrete) so as to provide all-weather driving capabilities.
  - Pursuant to IFC Section 503.2.1, fire apparatus access roads shall have an unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Landscaping shall be designed to accommodate a 13-foot 6-inch unobstructed vertical clearance across the entire 24-foot unobstructed width of all fire department access roadways.
  - Pursuant to IFC Section 503.2.7, the grade of any emergency vehicle apparatus access road shall not exceed 5% in commercial or multi-family settings and 7% in other residential settings.

    - **The road width, turning access including the cul-de-sac meets Fire District Standards.**

<u>Other General Requirements</u>:

- The installation of any underground or aboveground fuel storage tanks requires the issuance of a permit by the Fire District. Complete plans for the installation must be submitted, reviewed, and approved by the Fire District prior to any tank being initially filled or placed into service.

- The Fire District always welcomes and encourages early and frequent inquiries during all project phases to identify shared expectations and to provide timely clarification and resolution of issues. The Fire District believes that a small amount of time spent addressing and clarifying issues during the early stages of a project can truly save time, money, and hardship later on in the project. The Fire District looks forward to its involvement in this project and is willing to work with the design team to the best of its ability to safely and satisfactorily resolve any issues that may arise.

If you have any questions regarding these comments, please contact me at 303-252-3546 or at mprill@northmetrofire.org.

Respectfully,

Michael Prill

Michael Prill
Fire Prevention Specialist
ICC Inspector II #5280715 – Exp 8/31/2024
CO DFPC Fire Inspector II #186207310 – Exp 3/19/2024

MP/mp

cc.
Mr. Justin Blair, Chief Building Official, Adams County Building Safety Division
Mr. Donnie Featherman, Plans Examiner I, Adams County Building Safety Division
James Leahy, Plans Examiner I, Adams County Building Safety Division
Ms. Rayleen Swarts, Permit Technician, Community and Economic Development
Amanda Buesgens, Permit Technician, Community and Economic Development
Megan Ulibarri, Permit Technician, Community and Economic Development
Erin McMorries, Permit Technician, Community and Economic Development
Kevin Mills, Permit Technician, Community and Economic Development
EPermit Center, All Permit Technicians receive this, Community and Economic Development

Mp03.02.22

From:	Clayton Woodruff
To:	Layla Bajelan
Subject:	RE: Request for Comments- PLT2022-00004; Neitenbach Minor Subdivision Final Plat
Date:	Thursday, March 10, 2022 8:22:56 AM

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

Layla,

The RTD has no comment on this project

Thanks,

C. Scott Woodruff
Engineer III
Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com

From: Layla Bajelan <LBajelan@adcogov.org>
Sent: Thursday, February 24, 2022 4:51 PM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: Request for Comments- PLT2022-00004; Neitenbach Minor Subdivision Final Plat

Request for Comments

Case Name: Neitenbach Minor Subdivision Final Plat
Case Number: PLT2022-00004

The Adams County Planning Commission is requesting comments on the following application: Minor Subdivision Final Plat to create three lots. This request is located at 14901 COLORADO BLVD. The Assessor's Parcel Number is 0157313000003.

Applicant Information:

Andrew Neitenbach
10677 DURANGO PLACE
3855 E 151ST AVE
LONGMONT, CO 80602

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 03/23/2022 in order that your comments may be taken into

March 17, 2022

Layla Bajelan
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Neitenback Minor Subdivision Final Plat, PLT2022-00004
TCHD Case No. 7555

Dear Ms. Bajelan,

Thank you for the opportunity to review and comment on the final plat to create three +/- 3-acre lots from one 10-acre lot located at 14901 Colorado Boulevard. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

On-Site Wastewater Treatment System (OWTS)
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.

New:
TCHD has no objection to the proposed lots being served by an OWTS provided that the system is permitted, inspected and operated in accordance with TCHD's current OWTS Regulation. Based on the applicant's description, a permit for the installation and final approval of the OWTS is required. In order to start the process, the applicant may contact TCHD Commerce City Office, 7190 Colorado Blvd., Commerce City, CO 80022, 303-288-6816. More information is available at http://www.tchd.org/269/Septic-Systems.

Use Permit
Tri-County Health Department Regulation Number O-17, Section 4.2 requires a Use Permit be obtained when TCHD does not have record of an existing OWTS. TCHD does not have record of the system serving the existing residence.

To obtain a Use Permit, the OWTS will need to be inspected by a National Association of Wastewater Technicians (NAWT) Certified Use Permit Inspector. A list of Certified Inspectors is available here http://www.nawt.org/search.html. If it is determined by the inspector that the system has deficiencies that require repair, these repairs must be completed prior to TCHD issuing a Use Permit.

In order to obtain a Use Permit, the applicant may contact TCHD Commerce City Office, 7190 Colorado Blvd., Commerce City, CO 80022, 303-288-6816. More information is available at http://www.tchd.org/269/Septic-Systems under the Use Permit tab.

Subdivision:
Tri-County Health Department Regulation Number O-17, Table 6 requires minimum horizontal distances to site features including property lines. The applicant should ensure that the proposed lot lines meet all required setbacks. A copy of the regulation can be found here http://www.tchd.org/DocumentCenter/View/4570/Regulation-O-17-Final-Version---Aug-22-2017?bidId=. Obtaining a Use Permit for the existing system will assist in confirming that the OWTS will meet required setbacks from the proposed lot lines and that the proposed placement of the private road will not impact the system. TCHD recommends that the Use Permit be obtained prior to approval of the subdivision.

Water Supply
Drinking water contaminated with pathogens can cause a variety of illnesses in humans. It is important to protect source water from contamination, and to treat drinking water to eliminate pathogens before it is provided for human consumption.

Well Permitting
The Colorado Division of Water Resources is the agency that regulates well permitting. The applicant shall contact the Division at 1313 Sherman Street, Suite 821, Denver, (303) 866-3581 to obtain the proper permit. More information is available here http://water.state.co.us/Home/Pages/default.aspx

Water Quality
Individual well owners have primary responsibility for the safety of the water drawn from their own wells. Well owners with questions about wells or well water can call the Wellcare® Hotline operated by the Water Systems Council, a national organization focused on well systems not regulated under the Safe Drinking Water Act., at 888-395-1033 or online at www.wellcarehotline.org. Well owners may also contact Jennifer Charles, Water Quality Specialist, at (720) 200-1583 with water quality questions.

The applicant may want to consider having the well water analyzed for a number of contaminants as a baseline of the water quality. A baseline water quality analysis is valuable for future reference in the case of possible contamination. Certain parameters such as coliform bacteria and nitrate, pH and Total Dissolved Solids (TDS) are recommended to be analyzed annually as these can indicate possible breaches in the well. The Colorado Department of Public Health and Environment (CDPHE), Laboratory Services Division can assist you with water analyses. The CDPHE offers individual water tests as well as testing packages to choose from depending on your needs. The CDPHE laboratory web site is located at: https://www.colorado.gov/pacific/cdphe/water-testing

Abandoned Oil and Gas Facilities
Inadvertent spills at oil and gas operation sites are possible, resulting in soil and groundwater contamination. Additionally, abandoned oil and gas wells and flowlines have the potential to leak oil and gas, contaminate soils and groundwater, and can pose an explosion risk. To help ensure residents are not exposed to harmful contaminants, TCHD recommends the applicant conduct an Environmental Site Assessment to better determine the environmental condition of the property. Moreover, the applicant should identify the location of flowlines and ensure they have been properly abandoned.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD's comments.

Sincerely,

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Keith Homersham, TCHD

March 15, 2022

Adams County Colorado
4430 South Adams County Pkwy
1st Floor Suite W200B
Brighton CO 80601-8218

Re: PLT2022-00004 – Neitenbach Minor Subdivision Final Plat

Dear Layla Bajelan:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Neitenbach Minor Subdivision. United Power has electrical distribution in the area that may or may not need to be upgraded depending on the requirements of the site, in order to provide safe, reliable power to the area. United Power has no objection to the proposed 3 lots; contingent upon United Power's ability to maintain all existing rights, facilities/equipment, and existing easements. This request should not hinder our ability for future expansion, including all present and any future accommodations for electrical distribution.

The only concern is to make sure all areas of the dry utility easements are called out clearly on all plats. This helps for clear understanding of the areas we can use and place the utility service into the lots. Getting this done will help to move the project along in a timely manner and avoid any delays which may occur. I attached the plat I reviewed and marked up on the 3 lots that are being proposed.

United Power's Standard Utility Easement Requirements:

United Power requires 8' to 10' continuous utility easement around the perimeter of the Lot/Parcel and 8' along the sides of the lots abutting a road. if streetlight locations are known, we need a 5' wide utility easement along one side of the lot closest to the streetlight location. We request blanket utility easement use within tracts be dedicated as this gives us the opportunity to set above ground equipment. if needed and coordinated with the developer.

Please note, the property owner/developer/contractor must submit an application along with CAD data for new electric service via https://www.unitedpower.com/construction. United Power would like to work with these persons early in the construction process on getting an electric design prepared so that we can request any additional easements needed and hopefully have those easements dedicated on the plat rather than obtaining separate document(s). Obtaining easements via a separate document can be time consuming and could cause delays.

As a Reminder: No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

Veronica L Garcia

Veronica L. Garcia
United Power, Inc.
Right of Way Agent III
O: 303-637-1344 | Email: platreferral@unitedpower.com

Neitenbach Subdivision Final Plat

Being a part of the Northeast Section 13, Township 1 South,
Range 68 West of the 6th P.M.,
County of Adams, State of Colorado

Ownership and Dedication Certificate
Known all men by these presents that Horizons West builders, being the owner of parcel of land lying in the Northeast of Section 13, Township 1 South, Range 68 West, of the sixth principal meridian, County of Adams, State of Colorado, being more particularly described as follows:

Legal Description (per Reception #2019000061650):
That part of the Northeast one-quarter of Section 13, Township 1 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, described as follows:
Commencing at the East one-quarter corner of said Section 13;
thence N 00°00'00" E, on an assumed bearing along the East line of said Northeast one-quarter a distance of 269.58 feet;
thence N 90°00'00" W, a distance of 30.00 feet to a point on the West R.O.W. of Colorado Blvd, said Point being the True Point of Beginning;
Thence N 00°00'00" E, along said West R.O.W. line a distance of 601.50 feet;
Thence N 87°32'20" W, a distance of 707.00 feet;
Thence S 00°00'00" W, parallel with the East line said Northeast one-quarter a distance of 631.86 feet;
Thence S 90°00'00" E, a distance of 706.35 feet to the True Point of Beginning,

County of Adams, State of Colorado.

containing an area of 10.001 acres, (435,624.54 square feet), more or less.

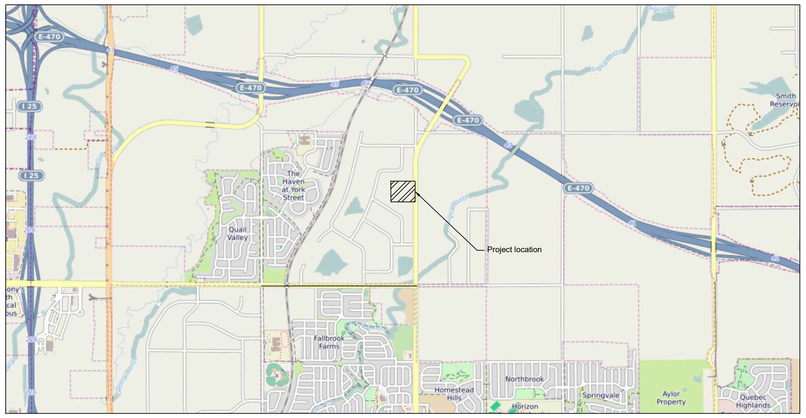
Has by these presents laid out, platted and subdivided the same into a tract, lots and easements as shown on this plat under the name and style of Neitenbach Subdivision and the undersigned does hereby dedicate, grant and convey to Adams County those public easements as shown on the plat for the use of the public, easements, public way and lands hereon shown, for public utility, cable TV, and detention pond areas, floodway and floodplain limits, drainage and other public purposes as determined by Adams County; and further restricts the use of all public easement 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; the private Street, 149th Avenue, is privately owned and maintained by Horizon West Builders, a Colorado Limited Liability Company.

Executed this _____ day of _____ A.D. 20___.

By: Horizons West Builders, a Colorado Limited Liability Company.

_____ as _____
Name Title

_____ as _____
Name Title



Dedication Statements: Statements of land to be dedicated to the County for Parks or other public uses, grants of easements and dedications of public streets to the Adams County are required.

a. The under signed does hereby dedicate, grant and convey to Adams County those Public Easements (and tracts) as shown on the plat; and further restricts the use of all public Easements to Adams County and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in Adams County.

b. All private streets (149th Avenue) are privately owned and maintained by (Neitenbach, Owners Association)

Easement Statement:

a. Six-foot (6') wide utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of utilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, including, without limitation, vegetation.

Storm Drainage Facilities Statement
The policy of the county requires that maintenance access shall be provided to all storm 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. 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.

Planning Commission Approval
Approved by the Adams County Planning Commission this _____ day of _____, A.D., 20_____

_____
Chair

Acknowledgement
By:

State of Colorado)
) SS
County of _____)

The foregoing dedication was acknowledged before me this _____ day of _____, A.D. 20__, By _____ as _____ and by _____ as _____ of Horizon West Builders, a Colorado Limited Company.

Notary Public

My commission expires: _____
My address is: _____
Witness my hand and official seal:

_____
Notary Public

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

By:_____
Deputy

Reception No._____

SURVEYOR'S STATEMENT
I, M. Bryan Short, a duly registered Professional Land Surveyor in the State of Colorado, do hereby state that this Topographic Survey Plat truly and correctly represents the results of a topographic survey made by me under my direction.

\vmware-Bryan\Means\Dr03\Se09\121505 CO sa.tif

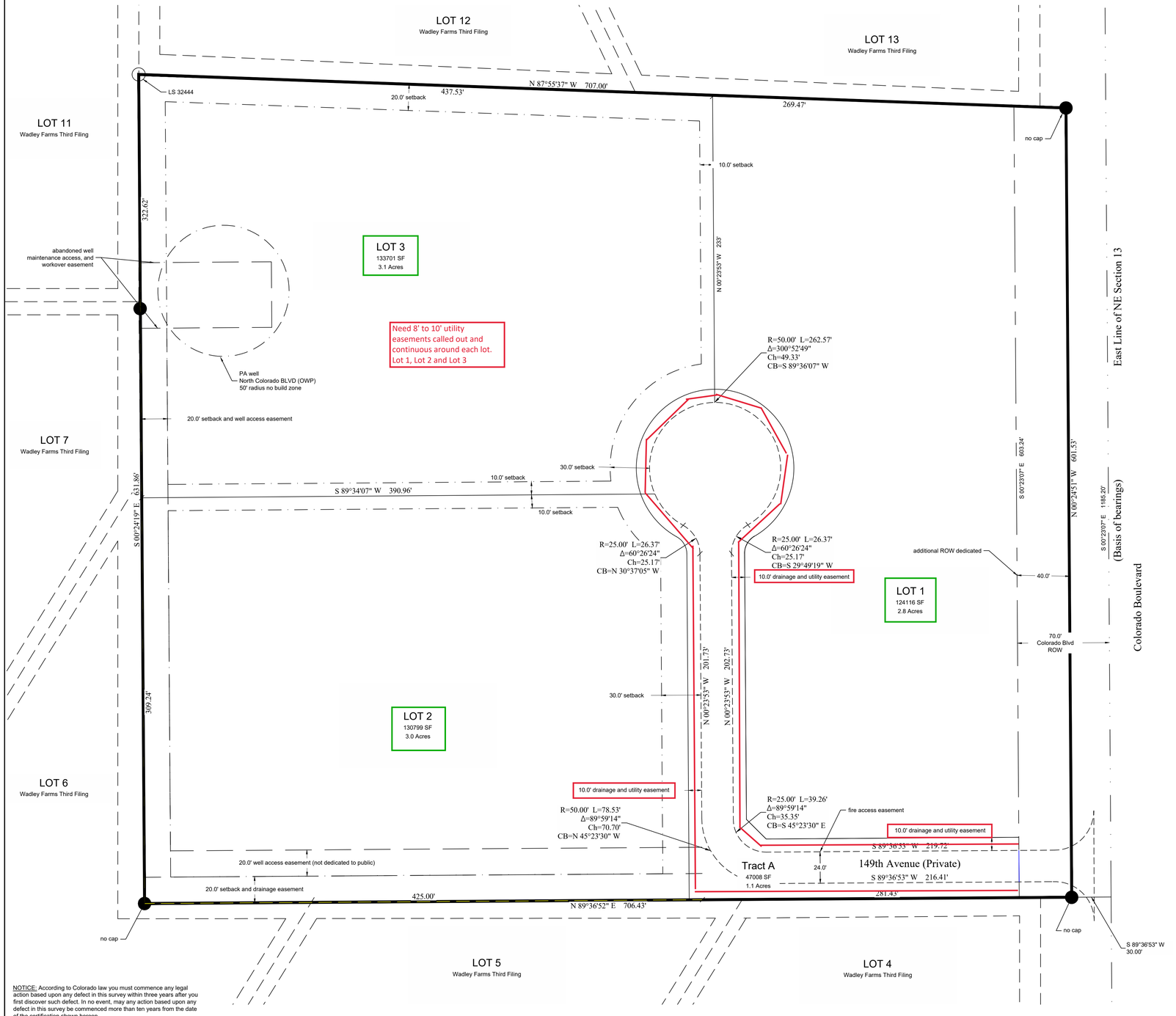
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

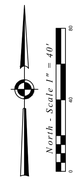
P:\Project\2020\20074\dwg\20074v003.dwg January 27, 2022 - 10:24am

REVISIONS						Field Date	May 3, 2021	ST	KGM	CLIENT	PLS Corporation	TITLE	Final Plat	PROJECT NO.	SHEET NO.	NO. OF SHEETS
Date	By	Description				Party Chief	ADS	PM	MBS	Neitenbachs	1205 Des Moines Loveland, Colorado 80537	Colorado Blvd Sect 13-01S-68W, ±10 ac		20074.003	1	2
Date	By	Description				Print Date	January 27, 2022	PLS	MBS		Phone: 970.669.2100 - Info@plscorporation.com	Section 13, Township 1 North, Range 68 West, 6th P .M., Adams County, Colorado				
Date	By	Description														

Neitenbach Subdivision Final Plat

Being a part of the Northeast Section 13, Township 1 South,
Range 68 West of the 6th P.M.,
County of Adams, State of Colorado





Legend:

- set iron rod and cap LS 32444
- found iron rod
- proposed access
- lot line
- easement
- section line
- boundary line
- right of way
- adjacent lot lines
- setback

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.

P:\Projects\2020\20074\dwg\20074v003.dwg January 27, 2022 - 10:23am

REVISIONS			Field Date		ST	KGM	CLIENT	PLS Corporation	TITLE	Amended Plat	PROJECT NO.	SHEET NO.	NO. OF SHEETS
Date	By	Description	Party Chief		PM	MBS	Neitenbachs	1205 Des Moines Loveland, Colorado 80537	Colorado Blvd Sect 13-01S-68W, ±10 ac		20074.003	2	2
Date	By	Description	Print Date	January 27, 2022	PLS	MBS		Phone: 970.669.2100 - Info@plscorporation.com	Section 13, Township 1 North, Range 68 West, 6th P .M., Adams County, Colorado				
Date	By	Description											

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

March 23, 2022

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Layla Bajelan

Re: Neitenbach Minor Subdivision Final Plat, Case # PLT2022-00004

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **Neitenbach** and requests that a 10-foot-wide utility easement is granted abutting Tract A within each lot to house all dry utilities, apart from drainage facilities.

The property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com