

Grove Street Subdivision Final Plat - Comment Responses

12/4/2024

Contacts:

Planning	Brayan Marin: bmarin@adcgov.org
Right-of-Way Agent	David Dittmer: ddittmer@adcgov.org
Engineering	Matt Emmens: memmens@adcgov.org
Environmental	Megan Grant: mgrant@adcgov.org
County Attorney	Sally Daggett: sdaggett@adcgov.org

Division	Comment	Response
PLN01	Will each duplex be its own lot?	Yes. Each half of a duplex will be sold individually eventually.
	Are the homes that are currently on the site remain there?	5320 Grove Street shall remain. All other structures are to be removed / demo'd. See demolition plan.
	How many off-road parking spots will be provided as part of this subdivision?	Each proposed duplex has a two-car garage and driveway, thus there are 28 garage spaces and 28 driveway spaces proposed with this development. Additionally, a 2 car garage is being proposed for the existing structure located at 5320 Grove Street. This makes a total of 58 parking spaces.
	Where do you intend to place visitor parking on the site?	Visitors may park in the driveway of the unit they are visiting, or in Abigeal Lane as long as they are not blocking any drives.
	Final number of homes foreseen to be constructed as part of this subdivision?	7 duplexes are proposed, for a total of 14 units. Additionally, a garage is proposed on the same lot as 5320 Grove Street in addition to the one existing home.
PLN02	will need to submit the corresponding information and provide it	SIA form has been provided as an Excel Spreadsheet.
PLN03	signed and dated 30 days prior to the public hearing. A revised	Noted.
PLN04	In a revised site plan, please include square footage of the proposed homes square footage of the proposed lot, structures that will remain in place once this entitlement process has been completed, how many off-road parking spots will be provided as part of this subdivision, and where you intend to place visitor parking on the site.	A site statistical table has been added to the site plan noting this information. All existing and proposed structures are also labeled on the plan.
PLN05	Provide a formal approval letter from the Adams County Fire Department District for your proposed development project in accordance with their Will Service Letter.	Will Serve Letter from the FD is attached.
PLN06	Provide an updated Will Service Letter from the Berkeley Water and Sanitation District. The letter provided with your application is from 2021.	BWSD plans have been reviewed and approved for this development.
PLN07	To properly provide Parkland Dedication fees, staff requires the number of homes that are to be constructed as part of this new subdivision. Please indicate the number of homes that are envisioned for this development.	7 duplexes are proposed, for a total of 14 units.
PLN08	How does the applicant intend to provide water quality for the site. A formal area will need to be shown as part of any proposed plan for the site.	A full infiltration sand filter is proposed for this site. See the civil CD's and drainage report for detail.
PLN09	Staff recommends adding a 5 feet landscape tract along the southern edge of the subdivision to avoid creating double sided lots at the entrance of the subdivision. This will require a Minor Amendment to the preliminary plat, but it can run concurrently with this case and the amendment can be approved administratively.	We are not able to add a landscape tract due to the location of the proposed driveway to access Unit #2.
PLN10	Be sure to review and addressed all outside agency comments for this project.	All outside agency comments have been addressed.
ROW1	Adams County is not a city, and Commerce City has no jurisdiction. Remove the signatory blocks.	Signatory blocks have been removed.
ROW2	Order of appearance for signature blocks and certifications: - Owner -Lien Holder if applicable -Surveyor -Board of County Commissioners -County Attorney's Office -Clerk and Recorder (provide complete recording block - missing the reception number space *This is not heard by the Planning Commission - Remove approval block.	Signature blocks and certifications revised.
ROW3	See comments on the plat.	Comments addressed. Comment responses provided.
ROW4	Every ownership block is missing an execution date and affirmation. Must be provided for each owner. See preliminary plat.	This has been revised.
ROW5	Numerous errors in the legal description and closure issues. See plat comments.	Legal description and closure revised per comments.
ENG1	Flood Insurance Rate Map – FIRM Panel # (08001C0592H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.	Noted.

ENG2	<p>The applicant shall be responsible for ensuring compliance with all Federal, State, and Local water quality construction requirements. In the event that the disturbed area of the site exceeds 1 acre, and the site is within the Adams County MS4 area, then the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR400000.</p> <p>The site is located within the Adams County MS4 permit area. An Adams County SWQ Permit is required for development of this site. The applicant should contact Juliana Archuleta, the County's Stormwater Program Manager, to inquire about obtaining a SWQ Permit. Ms. Archuleta can be contacted at 720-523-6869 or by email at mjarchuleta@adcogov.org.</p>	<p>We have been in contact with Juliana Archuleta since April of this year. We cannot progress any further without an approved drainage report. We have been waiting on comments to our construction documents (EGR2022-00016) for over 6 months.</p>
ENG3	<p>Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, electronic copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page: http://www.adcogov.org/one-stop-customer-center. Please note, the Engineering Review is a separate application process from the final plat case. All Engineering review materials should be submitted separately from the plat case submittals.</p>	<p>This is understood. We submit the construction documents to you and Kevin Mills on May 8, 2024 (EGR2022-00016). I have emailed and called many times since then trying to get an update on the review of this submittal.</p>
ENG4	<p>The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter, and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.</p>	<p>Curb, gutter, and sidewalk is proposed adjacent to this site in the public ROW. See construction plans for details (EGR2022-00016).</p>
ENG5	<p>Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.</p>	<p>Noted.</p>
ENG6	<p>No building permits will be issued until all public improvements have been constructed, inspected, and preliminarily accepted by the County's Public Works Dept.</p>	<p>Noted.</p>
ENG7	<p>The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk or other County infrastructure damaged during construction.</p>	<p>Noted.</p>
ENG8	<p>LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14: All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:</p> <ol style="list-style-type: none"> 1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration, or use of stormwater, 2. Minimization of Directly Connected Impervious Area (MDCIA), 3. Green Infrastructure (GI), 4. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration, or use of stormwater to protect water quality and aquatic habitat. 5. Use of vegetation, soils, and roots to slow and filter stormwater runoff. 6. Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments. 7. Treatment of stormwater flows as close to the impervious area as possible. <p>LID shall be designed and maintained to meet the standards of these regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.</p>	<p>Many of these practices are being implemented. See construction plans for details (EGR2022-00016).</p>

ENV1	The provided will-serve letters are dated 2020 and 2021. Please provide current proof of availability for water and sewer for the specific proposed project.	BWSD approved our construction documents on 5/28.
ENV2	The way that buildings are designed impacts health through the materials used and the amount of volatile organic compounds (VOCs) or other harmful chemicals that they contain; the air and water quality; the amount of daylight; and even by encouraging physical activity and social interaction. Adams County encourages the applicant to consider incorporating design standards into the development to ensure a health-promoting environment. The applicant could pursue building certifications such as LEED, WELL Building Standard, Certified Healthy, or Living Building Challenge.	Noted.
ENV3	Adams County encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network are strongly encouraged. Neighborhoods best encourage residents to walk and/or bicycle as part of their daily routine when they contain a system of well-designed and well-lit sidewalks and trails that connect with destinations in and adjacent to the community.	Noted.
ENV4	Adams County recommends the incorporation of bicycle parking into the overall site design for residents and visitors. Bicycle parking locations and design should allow for safe access from external roads and sidewalks and to/from buildings and internal pedestrian paths.	Noted.
ENV5	The applicant may want to consider crosswalk(s) where pedestrian access and/or sidewalk crosses internal site drive lanes, as these pedestrian crossings may not be easily visible to drivers since they are not at a street intersection. The simplest crossing design would be to post signs and provide striping on the pavement. A safer design alternative would be to provide a raised pedestrian crossing, with striping and a contrasting color, to clearly delineate the crossing. The raised crossing will provide the added benefit of slowing traffic and improving driver awareness of the crossings.	Noted.
ENV6	Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.	There are no public transportation systems near this site.
ENV7	Research shows that people are more likely to use pedestrian amenities when these features are attractive and feel safe. One way to improve the feeling of safety is by providing pedestrian scale lighting. Adams County encourages the use of appropriate lighting in the area and along access routes.	Each duplex will be required to have a front porch light.
ENV8	Existing water and sewer service lines must be properly capped and plugged prior to demolition of existing structures.	Noted.
ENV9	Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Construction and traffic in unpaved areas may contribute to increased fugitive dust emissions and offsite vehicle tracking. Adams County recommends the applicant utilize all available methods to minimize fugitive dust during all phases of construction and operation.	Noted.
ENV10	An inert fill permit must be obtained prior to importing any volume of fill material onto the parcel as part of site development. The permit type will depend on the duration and total volume of fill imported to the site. The fill must meet the definition of clean, inert material.	Noted.

ENV11	State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) at (303) 692-3100 for more information. Additional information is available at http://www.cdphe.state.co.us/ap/asbestos .	Noted.
ENV12	Buildings constructed prior to 1978 may contain lead paint. The Environmental Protection Agency's (EPA) 2008 Lead-Based Paint Renovation, Repair, and Painting (RRP) Rule (as amended in 2010 and 2011), aims to protect the public from lead-based paint hazards associated with renovation, repair, and painting activities. These activities can create hazardous lead dust when surfaces with lead paint, even from many decades ago, are disturbed, such as during demolition activities. More information can be found at https://www.epa.gov/lead/leadrenovation-repair-and-painting-program-rules and https://www.epa.gov/lead .	Noted.
CA1	Remove "City Staff Certificate" and "City of Commerce City Approval" signature blocks.	Revised.
CA2	Sheet 1 of 2 – Add dedication statements/easement statements to plat (see, e.g., Major Subdivision Final Plat Requirements #4(b) and #7).	Revised.
CA3	Sheet 1 of 2 – Add dedication statement re private road to plat (see, e.g., Major Subdivision Final Plat Requirements #4(c)). Is the private road to be called Brigid Lane or Abiageal Lane?	Revised.
CA4	Sheet 1 of 2 – Delete General Note 10 (duplicate of Note 7).	Revised.
CA5	Sheet 1 of 2 – Update all dates to 2024. Update PLT Case No.	Revised.
CA6	Sheet 1 of 2 – Check calculation of total acreage of Parcels 1, 2 + 3.	Revised.
CA7	Sheet 2 of 2 – Tract Box - Break Tracts A and B out separately and update ownership, maintenance, dedication and use information.	Revised.
CA8	Sheet 2 of 2 – Has an HOA been formed? What information does the County have about the same?	An HOA will be formed.
CA9	SIA – SIA is to be reviewed separately once proper paperwork is submitted in Word.	Noted.
CA10	Is an updated Certification of Notice to Mineral Estate Owners required? The ones in the packet are from October of 2021 – are they stale?	An updated Certification of Notice to Mineral Estate Owners has been provided.



Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800 | FAX 720.523.6967
adcogov.org

Development Team Review Comments

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

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

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

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

- One digital copy of all new materials
 - 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

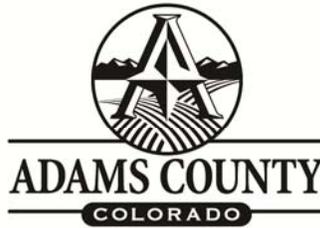
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve J. O'Doriso
DISTRICT 4

Lynn E. Baca
DISTRICT 5



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

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

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

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

The cover letter must include the following information:

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

For County Use Only:

Date Accepted:

Staff (accepting intake):

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

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



Development Review Team Comments

Date: 8/29/2024

Project Number: PLT2024-00018

Project Name: Grove Street Major Subdivision Plat

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the 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: Brayan Marin, Senior Planner

Email: Bmarin@adcogov.org

Property Notes:

Addresses: 3075 W. 53rd Ave and 5320 Grove Street

Parcel Number: 182517208033; 182517208047; 182517208009

Acreage: 1.76 acres / 76,665 Sq. Ft.

Zoning: Residential-2 (R-2)

Future Land Use Designation: Residential Medium

Request: Major Subdivision Final Plat to create 8 lots from the existing 3 parcels within the Residential-2 zone district.

Surrounding Zoning:

North: Residential-2 (R-2)

South: Residential-2 (R-2)

East: Residential-2 (R-2)

West: Residential-2 (R-2)

Previous case: PRC2022-00009: 1) Major Subdivision Preliminary Plat to create 8 lots from the existing 3 parcels. 2) Waiver from the Subdivision Design Standards to allow for access to be taken from a private roadway. (Approved)

PLN01: As part of the project narrative, please provide additional information for the following items:

- Will each duplex be in its own lot?
- Are the homes that are currently on the site remain there?
- How many off-road parking spots will be provided as part of this subdivision
- Where do you intend to place visitor parking on the site
- Final number of homes foreseen to be constructed as part of this subdivision

PLN02: A copy of an SIA is attached with this comment letter. Applicant will need to submit the corresponding information and provide it to staff for review. Please note that the SIA document must be submitted as a Word Document so that proper edits be performed by our staff.

PLN03: The certification of notice to Mineral Estate Owners needs to be signed and dated 30 days prior to the public hearing. A revised notice will need to be provided to staff at the time a hearing has been scheduled.

PLN04: In a revised site plan, please include the following information for each lot:

Square footage of the proposed homes

Square footage of the proposed lot

Structures that will remain in place once this entitlement process has been completed

How many off-road parking spots will be provided as part of this subdivision

Where do you intend to place visitor parking on the site

PLN05: Provide a formal approval letter from the Adams County Fire Department District for your proposed development project in accordance with their Will Service Letter.

PLN06: Provide an updated Will Service Letter from the Berkeley Water and Sanitation District. The letter provided with your application is from 2021.

PLN07: To properly provide Parkland Dedication fees, staff requires the number of homes that are to be constructed as part of this new subdivision. Please indicate the number of homes that are envisioned for this development

PLN08: How does the applicant intend to provide water quality for the site. A formal area will need to be shown as part of any proposed plan for the site.

PLN09: Staff recommends adding a 5 feet landscape tract along the southern edge of the subdivision to avoid creating double sided lots at the entrance of the subdivision. This will require a Minor Amendment to the preliminary plat, but it can run concurrently with this case and the amendment can be approved administratively.

**WILL AMEND
POST PLAT
APPROVAL**

PLN10: Be sure to review and addressed all outside agency comments for this project.

Commenting Division: Development Services, Right-of-Way Agent

Name of Review: David Dittmer, ROW Agent

Email: DDittmer@adcogov.org

PLT2024-00036 Plat Comments

ROW1: Adams County is not a city, and Commerce City has no jurisdiction. Remove the signatory b **ADDRESSED**

ROW2: Order of appearance for signature blocks and certifications: **ADDRESSED**

-Owner

-Lien Holder if applicable

-Surveyor

-Board of County Commissioners

-County Attorney's Office

-Clerk and Recorder (provide complete recording block - missing the reception number space

*This is not heard by the Planning Commission - Remove approval block

ROW3: See comments on the plat **ADDRESSED**

ROW4: Every ownership block is missing an execution date and affirmation. Must be provided for each owner. See preliminary plat **ADDRESSED**

ROW5: Numerous errors in the legal description and closure issues. See plat comments **ADDRESSED**

Commenting Division: Development Services, Engineering:

Name of Review: Matt Emmens / Civil Engineer III

Email: Meemens@adcogov.org

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0592H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG2: The applicant shall be responsible for ensuring compliance with all Federal, State, and Local water quality construction requirements. In the event that the disturbed area of the site exceeds 1 acre, and the site is within the Adams County MS4 area, then the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR400000.

The site is located within the Adams County MS4 permit area. An Adams County SWQ Permit is required for development of this site.

The applicant should contact Juliana Archuleta, the County’s Stormwater Program Manager, to inquire about obtaining a SWQ Permit. Ms. Archuleta can be contacted at 720-523-6869 or By email at mjarchuleta@adcogov.org.

ENG3: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction

plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, electronic copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page: <http://www.adcogov.org/one-stop-customer-center>.

Please note, the Engineering Review is a separate application process from the final plat case. All Engineering review materials should be submitted separately from the plat case submittals.

ENG4: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter, and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

ENG5: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

ENG6: No building permits will be issued until all public improvements have been constructed, inspected, and preliminarily accepted by the County's Public Works Dept.

ENG7: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk or other County infrastructure damaged during construction.

ENG8: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14: All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:

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

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

Commenting Division: Environmental Programs

Name of Review: Megan Grant

Email: MGrant@adcogov.org

ENV1. The provided will-serve letters are dated 2020 and 2021. Please provide current proof of availability for water and sewer for the specific proposed project.

The following comments apply to design:

ENV2. The way that buildings are designed impacts health through the materials used and the amount of volatile organic compounds (VOCs) or other harmful chemicals that they contain; the air and water quality; the amount of daylight; and even by encouraging physical activity and social interaction. Adams County encourages the applicant to consider incorporating design standards into the development to ensure a health-promoting environment. The applicant could pursue building certifications such as LEED, WELL Building Standard, Certified Healthy, or Living Building Challenge.

ENV3. Adams County encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network are strongly encouraged. Neighborhoods best encourage residents to walk and/or bicycle as part of their daily routine when they contain a system of well-designed and well-lit sidewalks and trails that connect with destinations in and adjacent to the community.

ENV4. Adams County recommends the incorporation of bicycle parking into the overall site design for residents and visitors. Bicycle parking locations and design should allow for safe access from external roads and sidewalks and to/from buildings and internal pedestrian paths.

ENV5. The applicant may want to consider crosswalk(s) where pedestrian access and/or sidewalk crosses internal site drive lanes, as these pedestrian crossings may not be easily visible to drivers since they are not at a street intersection. The simplest crossing design would be to post signs and provide striping on the pavement. A safer design alternative would be to provide a raised pedestrian crossing, with striping and a contrasting color, to clearly delineate the crossing. The raised crossing will provide the added benefit of slowing traffic and improving driver awareness of the crossings.

ENV6. Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.

ENV7. Research shows that people are more likely to use pedestrian amenities when these features are attractive and feel safe. One way to improve the feeling of safety is by providing pedestrian scale lighting. Adams County encourages the use of appropriate lighting in the area and along access routes.

The following comments will apply to subsequent permit application(s).

The following comments apply to demolition and construction:

ENV8. Existing water and sewer service lines must be properly capped and plugged prior to demolition of existing structures.

ENV9. Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Construction and traffic in unpaved areas may contribute to increased fugitive dust emissions and offsite vehicle tracking. Adams County recommends the applicant utilize all available methods to minimize fugitive dust during all phases of construction and operation.

ENV10. An inert fill permit must be obtained prior to importing any volume of fill material onto the parcel as part of site development. The permit type will depend on the duration and total volume of fill imported to the site. The fill must meet the definition of clean, inert material.

ENV11. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

ENV12. Buildings constructed prior to 1978 may contain lead paint. The Environmental Protection Agency's (EPA) 2008 Lead-Based Paint Renovation, Repair, and Painting (RRP) Rule (as amended in 2010 and 2011), aims to protect the public from lead-based paint hazards associated with renovation, repair, and painting activities. These activities can create hazardous lead dust when surfaces with lead paint, even from many decades ago, are disturbed, such as during demolition activities. More information can be found at <https://www.epa.gov/lead/leadrenovation-repair-and-painting-program-rules> and <https://www.epa.gov/lead>.

Commenting Division: County Attorney

Name of Review: Sally Daggett

Email: SDaggett@adcogov.org

CA1: Sheet 1 of 2 – Remove “City Staff Certificate” and “City of Commerce City Approval” signature blocks. **ADDRESSED**

CA2: Sheet 1 of 2 – Add dedication statements/easement statements to plat (see, e.g., Major Subdivision Final Plat Requirements #4(b) and #7). **ADDRESSED**

CA3: Sheet 1 of 2 – Add dedication statement re private road to plat (see, e.g., Major Subdivision Final Plat Requirements #4(c)). Is the private road to be called Brigid Lane or Abiageal Lane? **ADDRESSED**

CA4: Sheet 1 of 2 – Delete General Note 10 (duplicate of Note 7). **ADDRESSED**

CA5: Sheet 1 of 2 – Update all dates to 2024. Update PLT Case No. **ADDRESSED**

CA6: Sheet 1 of 2 – Check calculation of total acreage of Parcels 1, 2 + 3. **ADDRESSED**

CA7: Sheet 2 of 2 – Tract Box - Break Tracts A and B out separately and update ownership, maintenance, dedication and use information. **ADDRESSED**

CA8: Sheet 2 of 2 – Has an HOA been formed? What information does the County have about t

**HOA: ABIGEAL
LANE**

CA9: SIA – SIA is to be reviewed separately once proper paperwork is submitted in Word. **NOTED**

CA10: Is an updated Certification of Notice to Mineral Estate Owners required? The ones in the packet are from October of 2021 – are they stale?

**NOTED. THIS WILL BE PROVIDED WHEN
THE HEARING IS SCHEDULED AS IT NEEDS
TO BE CURRENT WITHIN 30-DAYS.**



GROVE STREET SUBDIVISION PLAT

BEING A RESUBDIVISION OF LOTS 28, 29 AND 30 OF BERKELEY GARDENS NUMBER TWO SUBDIVISION AS LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST, COUNTY OF ADAMS, STATE OF COLORADO SHEET 2 OF 2

LAND USE TABLE			
LOT / TRACT	AREA (SQ. FT.)	AREA (ACRES)	LAND USE
LOT 1	7515.02	0.172	RESIDENTIAL
LOT 2	7001.62	0.160	RESIDENTIAL
LOT 3	7177.04	0.165	RESIDENTIAL
LOT 4	7177.05	0.165	RESIDENTIAL
LOT 5	7177.05	0.165	RESIDENTIAL
LOT 6	7177.04	0.165	RESIDENTIAL
LOT 7	7899.95	0.181	RESIDENTIAL
LOT 8	7800.65	0.179	RESIDENTIAL
SUBTOTAL	58925.42	1.352	
TRACT A	13190.59	0.303	DRAINAGE/ ACCESS/ UTILITIES
TRACT B	4739.06	0.109	DRAINAGE/ UTILITIES
SUBTOTAL	17929.65	0.412	
TOTAL	76855.07	1.764	

1.746

ONE FOUND AND NOT ACCEPTED AND ONE TO BE SET

•The legal descriptions (both the legal desc on 1st pg and the legal per the line table) have a misclosure of 3+ ft. **ADDRESSED**

•The legal desc on 1st pg vs the Legal per the line table have different distances in some areas that need to be addressed. **ADDRESSED**

•Line Table: L4, 7, 10, 13 & 16 bearing directions are wrong: s/b either S/W or N/E (not N/W) **ADDRESSED**

•Curve table #s out of order **ADDRESSED**

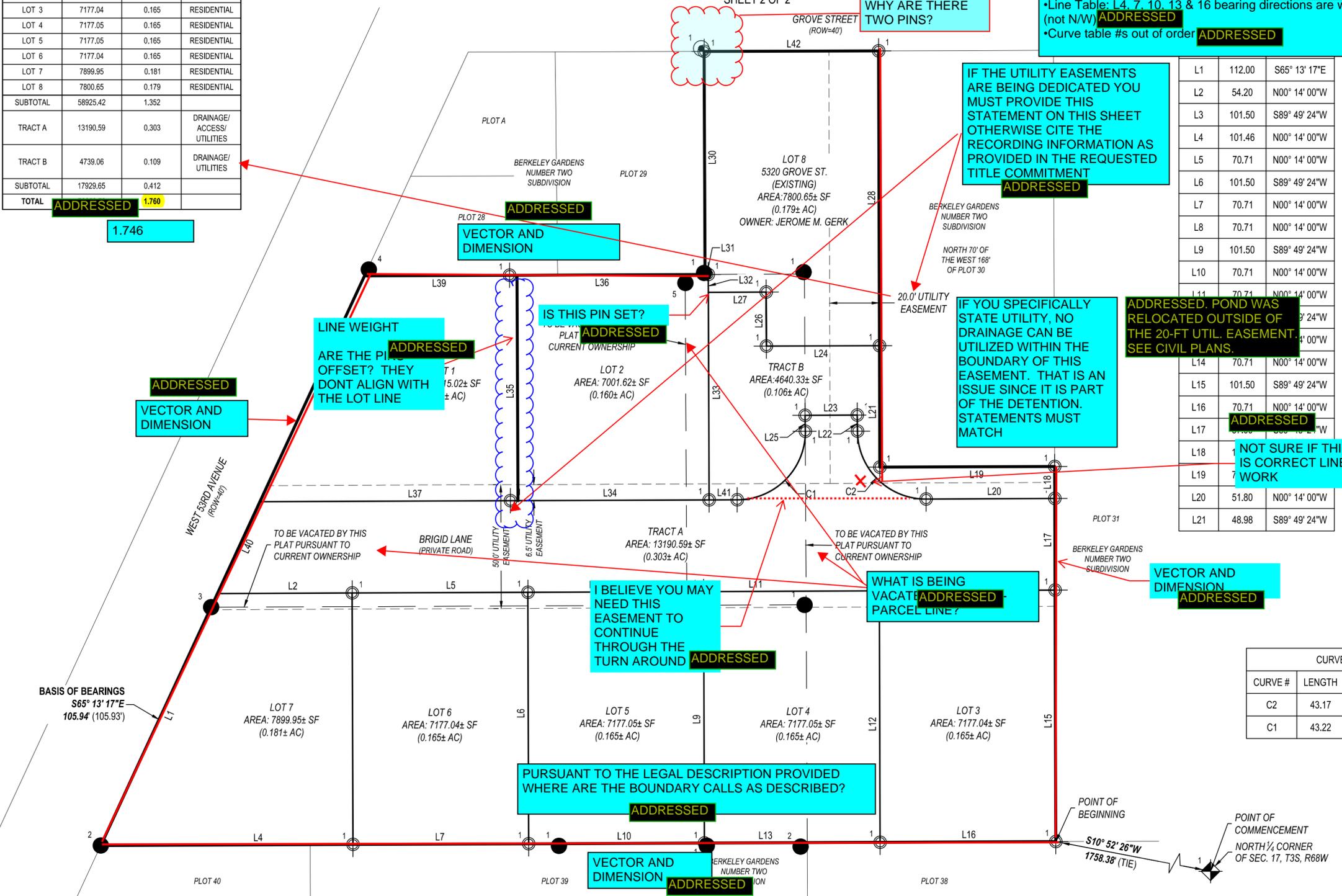
WHY ARE THERE TWO PINS?

IF THE UTILITY EASEMENTS ARE BEING DEDICATED YOU MUST PROVIDE THIS STATEMENT ON THIS SHEET OTHERWISE CITE THE RECORDING INFORMATION AS PROVIDED IN THE REQUESTED TITLE COMMITMENT **ADDRESSED**

L1	112.00	S65° 13' 17"E	L22	6.52	S89° 30' 29"W
L2	54.20	N00° 14' 00"W	L23	21.00	N00° 14' 00"W
L3	101.50	S89° 49' 24"W	L24	45.51	S00° 11' 36"E
L4	101.46	N00° 14' 00"W	L25	6.46	N89° 30' 20"E
L5	70.71	N00° 14' 00"W	L26	21.82	S89° 45' 57"W
L6	101.50	S89° 49' 24"W	L27	23.26	S00° 14' 03"E
L7	70.71	N00° 14' 00"W	L28	119.02	S89° 49' 24"W
L8	70.71	N00° 14' 00"W	L30	90.04	N89° 46' 51"E
L9	101.50	S89° 49' 24"W	L31	1.30	N00° 14' 02"W
L10	70.71	N00° 14' 00"W	L32	7.20	N89° 46' 51"E
L11	70.71	N00° 14' 00"W	L33	83.80	N89° 46' 51"E
L12	70.71	N00° 14' 00"W	L34	76.93	N00° 14' 00"W
L13	70.71	N00° 14' 00"W	L35	91.00	S89° 45' 58"W
L14	70.71	N00° 14' 00"W	L36	75.65	S00° 14' 02"E
L15	101.50	S89° 49' 24"W	L37	103.81	N00° 14' 00"W
L16	70.71	N00° 14' 00"W	L38	100.42	S65° 13' 17"E
L17	70.71	N00° 14' 00"W	L39	61.35	S00° 14' 02"E
L18	70.71	N00° 14' 00"W	L40	40.83	S65° 13' 17"E
L19	70.71	N00° 14' 00"W	L41	11.28	N00° 14' 00"W
L20	51.80	N00° 14' 00"W	L42	70.16	N00° 10' 35"W
L21	48.98	S89° 49' 24"W			

ADDRESSED. POND WAS RELOCATED OUTSIDE OF THE 20-FT UTIL. EASEMENT. SEE CIVIL PLANS.

NOT SURE IF THIS IS CORRECT LINE WORK



VECTOR AND DIMENSION

LINE WEIGHT ARE THE PINS OFFSET? THEY DONT ALIGN WITH THE LOT LINE **ADDRESSED**

VECTOR AND DIMENSION

IS THIS PIN SET? **ADDRESSED**

IF YOU SPECIFICALLY STATE UTILITY, NO DRAINAGE CAN BE UTILIZED WITHIN THE BOUNDARY OF THIS EASEMENT. THAT IS AN ISSUE SINCE IT IS PART OF THE DETENTION. STATEMENTS MUST MATCH

I BELIEVE YOU MAY NEED THIS EASEMENT TO CONTINUE THROUGH THE TURN AROUND **ADDRESSED**

WHAT IS BEING VACATED PARCEL LINE? **ADDRESSED**

VECTOR AND DIMENSION **ADDRESSED**

PURSUANT TO THE LEGAL DESCRIPTION PROVIDED WHERE ARE THE BOUNDARY CALLS AS DESCRIBED? **ADDRESSED**

VECTOR AND DIMENSION **ADDRESSED**

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C2	43.17	27.50	089°56'47"
C1	43.22	27.50	090°03'10"

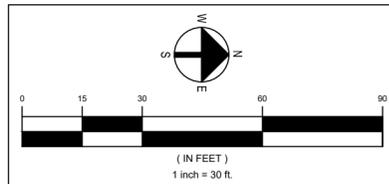
TRACT TABLE					
TRACT	AREA (ACRES)	OWNERSHIP	DEDICATION	MAINTENANCE	USE
TRACT A-B	0.393	TOM SPAETH	HOA	HOA	DRAINAGE/UTILITIES/ACCESS

**HOA NAME: BRIGID LANE

LEGEND:

- 1: SET #5 REBAR WITH 1/2" ORANGE PLASTIC CAP STAMPED "ALC PLS 37969"
- 2: FOUND #5 REBAR WITH NO CAP
- 3: FOUND #5 REBAR WITH YELLOW PLASTIC CAP ILLEGIBLE
- 4: FOUND 1" PIPE
- 5: FOUND PIN AND WASHER DAMAGED AND BENT
- 6: FOUND #3 REBAR WITH NO CAP
- 7: FOUND #5 REBAR WITH NO CAP
- 8: FOUND NAIL AND TAG ILLEGIBLE

——— PROPERTY LINE
 - - - - - ADJACENT PROPERTY LINE
 - - - - - EASEMENT
 - - - - - SETBACK LINE
 - - - - - CURRENT LOT LINE



DATE: 10/14/2023
JOB NO: 20-185

DRAWN BY: BCW
CHECKED BY: KWF

ALTITUDE

CIVIL | SURVEY | PLANNING | LANDSCAPE

3461 Ringsby Ct, Suite 125
Denver, CO 80216
info@altitudeandco.com
AltitudeLandCo.com

GROVE STREET SUBDIVISION - FINAL PLAT

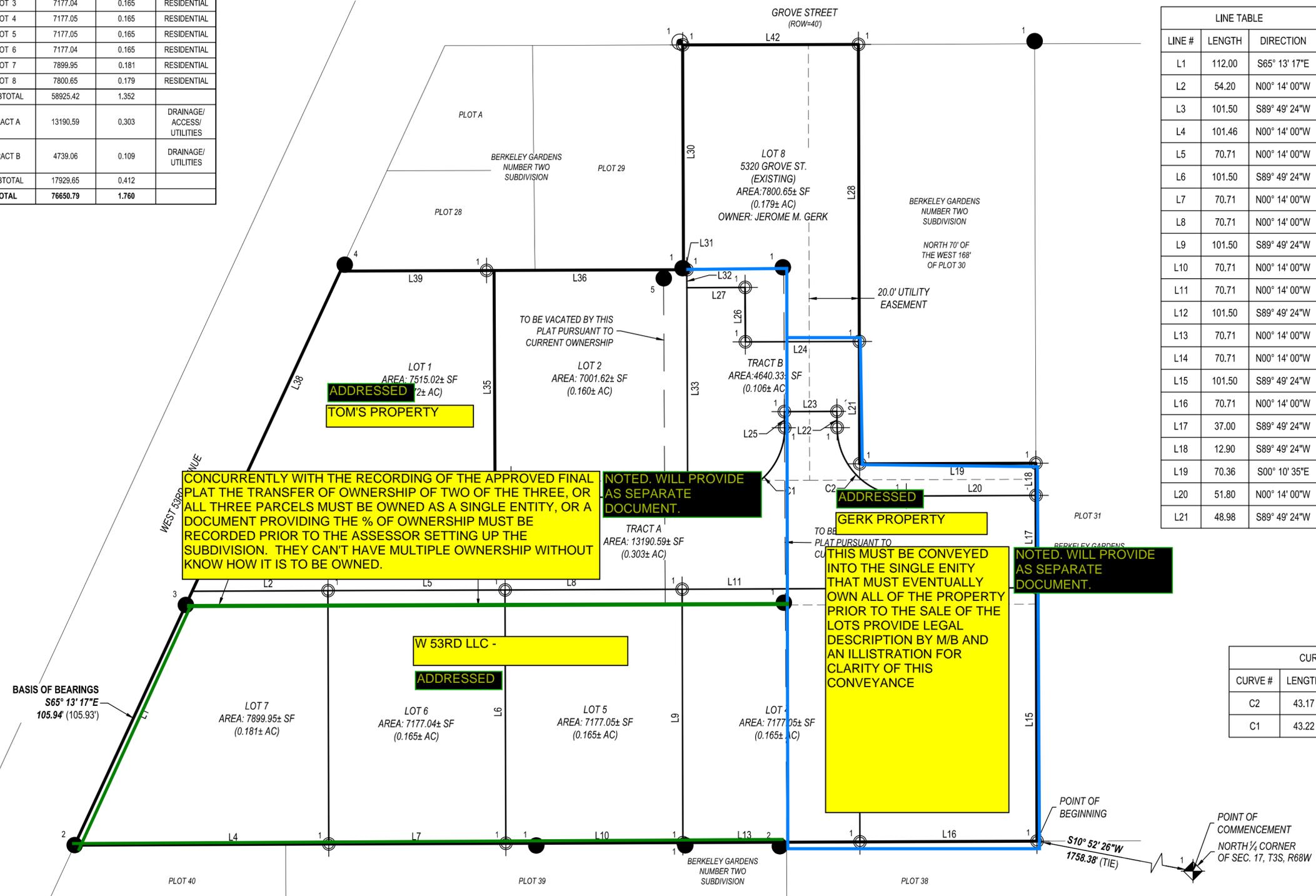
BEING A RESUBDIVISION OF LOTS 28, 29 AND 30 OF BERKELEY GARDENS NUMBER TWO SUBDIVISION AS LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO. SHEET 2 OF 2

LAND USE TABLE			
LOT / TRACT	AREA (SQ. FT.)	AREA (ACRES)	LAND USE
LOT 1	7515.02	0.172	RESIDENTIAL
LOT 2	7001.62	0.160	RESIDENTIAL
LOT 3	7177.04	0.165	RESIDENTIAL
LOT 4	7177.05	0.165	RESIDENTIAL
LOT 5	7177.05	0.165	RESIDENTIAL
LOT 6	7177.04	0.165	RESIDENTIAL
LOT 7	7899.95	0.181	RESIDENTIAL
LOT 8	7800.65	0.179	RESIDENTIAL
SUBTOTAL	58925.42	1.352	
TRACT A	13190.59	0.303	DRAINAGE/ ACCESS/ UTILITIES
TRACT B	4739.06	0.109	DRAINAGE/ UTILITIES
SUBTOTAL	17929.65	0.412	
TOTAL	76650.79	1.760	

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	112.00	S65° 13' 17"E
L2	54.20	N00° 14' 00"W
L3	101.50	S89° 49' 24"W
L4	101.46	N00° 14' 00"W
L5	70.71	N00° 14' 00"W
L6	101.50	S89° 49' 24"W
L7	70.71	N00° 14' 00"W
L8	70.71	N00° 14' 00"W
L9	101.50	S89° 49' 24"W
L10	70.71	N00° 14' 00"W
L11	70.71	N00° 14' 00"W
L12	101.50	S89° 49' 24"W
L13	70.71	N00° 14' 00"W
L14	70.71	N00° 14' 00"W
L15	101.50	S89° 49' 24"W
L16	70.71	N00° 14' 00"W
L17	37.00	S89° 49' 24"W
L18	12.90	S89° 49' 24"W
L19	70.36	S00° 10' 35"E
L20	51.80	N00° 14' 00"W
L21	48.98	S89° 49' 24"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L22	6.52	S89° 30' 29"W
L23	21.00	N00° 14' 00"W
L24	45.51	S00° 11' 36"E
L25	6.46	N89° 30' 20"E
L26	21.82	S89° 45' 57"W
L27	23.26	S00° 14' 03"E
L28	119.02	S89° 49' 24"W
L30	90.04	N89° 46' 51"E
L31	1.30	N00° 14' 02"W
L32	7.20	N89° 46' 51"E
L33	83.80	N89° 46' 51"E
L34	76.93	N00° 14' 00"W
L35	91.00	S89° 45' 58"W
L36	75.65	S00° 14' 02"E
L37	103.81	N00° 14' 00"W
L38	100.42	S65° 13' 17"E
L39	61.35	S00° 14' 02"E
L40	40.83	S65° 13' 17"E
L41	11.28	N00° 14' 00"W
L42	70.16	N00° 10' 35"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C2	43.17	27.50	089°56'47"
C1	43.22	27.50	090°03'10"



CONCURRENTLY WITH THE RECORDING OF THE APPROVED FINAL PLAT THE TRANSFER OF OWNERSHIP OF TWO OF THE THREE, OR ALL THREE PARCELS MUST BE OWNED AS A SINGLE ENTITY, OR A DOCUMENT PROVIDING THE % OF OWNERSHIP MUST BE RECORDED PRIOR TO THE ASSESSOR SETTING UP THE SUBDIVISION. THEY CAN'T HAVE MULTIPLE OWNERSHIP WITHOUT KNOW HOW IT IS TO BE OWNED.

NOTED. WILL PROVIDE AS SEPARATE DOCUMENT.

THIS MUST BE CONVEYED INTO THE SINGLE ENTITY THAT MUST EVENTUALLY OWN ALL OF THE PROPERTY PRIOR TO THE SALE OF THE LOTS PROVIDE LEGAL DESCRIPTION BY M/B AND AN ILLUSTRATION FOR CLARITY OF THIS CONVEYANCE

NOTED. WILL PROVIDE AS SEPARATE DOCUMENT.

TRACT TABLE					
TRACT	AREA (ACRES)	OWNERSHIP	DEDICATION	MAINTENANCE	USE
TRACT A-B	0.393	TOM SPAETH	HOA	HOA	DRAINAGE/UTILITIES/ACCESS

**HOA NAME: BRIGID LANE

LEGEND:

- 1: SET #5 REBAR WITH 1 1/2" ORANGE PLASTIC CAP STAMPED "ALC PLS 37969"
- 2: FOUND #5 REBAR WITH NO CAP
- 3: FOUND #5 REBAR WITH YELLOW PLASTIC CAP ILLEGIBLE
- 4: FOUND 1" PIPE
- 5: FOUND PIN AND WASHER DAMAGED AND BENT
- 6: FOUND NAIL AND TAG ILLEGIBLE
- 7: FOUND 2.5" ALUMINUM CAP IN RANGE BOX STAMPED "L.S. 23519"
- 8: FOUND #3 REBAR WITH NO CAP

PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT
SETBACK LINE
CURRENT LOT LINE

DATE: 10/14/2023
JOB NO: 20-185

DRAWN BY: BCW
CHECKED BY: KWF

ALTITUDE
CIVIL | SURVEY | PLANNING | LANDSCAPE
3461 Ringsby Ct, Suite 125
Denver, CO 80216
info@altitudeandco.com
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GROVE STREET SUBDIVISION - FINAL PLAT

BEING A RESUBDIVISION OF LOTS 28, 29 AND 30 OF BERKELY GARDENS NUMBER TWO SUBDIVISION AS LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO. SHEET 1 OF 2

CERTIFICATE OF DEDICATION AND OWNERSHIP:

PARCEL 1

KNOW ALL MEN BY THESE PRESENTS THAT JEROME GERK, BEING THE SOLE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, OF THE FOLLOWING DESCRIBED TRACT OF LAND;

BERKELEY GARDENS NUMBER TWO DESC: N 40 FT OF W 90 FT OF PLOT 29 AND ALL PLOT 30 EXC N 70 FT OF W 168 FT SD PLOT.

CONTAINING: 0.271 ACRES OR 11820.05 SQUARE FEET OF LAND, MORE OR LESS.

PARCEL 2

KNOW ALL MEN BY THESE PRESENTS THAT TOM SPAETH, BEING THE SOLE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, OF THE FOLLOWING DESCRIBED TRACT OF LAND;

BERKELEY GARDENS NUMBER TWO DESC: PT OF PLOTS 28 AND 29 BEG AT PT ON N LN OF PLOT 29 WHENCE NE COR BRS E 96 FT TH S 239/2 FT ON A LN // WITH E LN PLOTS 28 AND 29 TO S LN OF PLOT 28 TH N 64D 58M W 147/7 FT ALG S LN OF PLOT 28 TH N 177 FT ON LN // WITH W LINES OF PLOT 29 AND TO A PT ON N LN OF PLOT 29 TH E 133/5 FT ALG N LN OF SD PLOT TO POB 0/6385A.

CONTAINING: 1.629 ACRES OR 70989.43 SQUARE FEET OF LAND, MORE OR LESS.

PARCEL 3

KNOW ALL MEN BY THESE PRESENTS THAT W 53RD LLC, BEING THE SOLE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, OF THE FOLLOWING TRACT OF LAND;

BERKELEY GARDENS NUMBER TWO DESC: E 96 FT OF PLOT 29 AND E 96 FT OF PLOT 28.

CONTAINING: 0.239 ACRES OR 10450.00 SQUARE FEET OF LAND, MORE OR LESS.

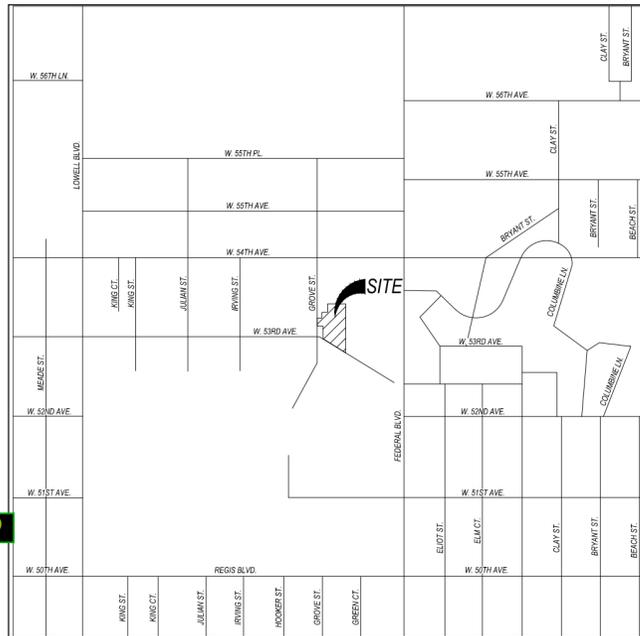
NOW BEING DESCRIBED AS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PM., COUNTY OF ADAMS, STATE OF COLORADO, BEING PART OF LOTS 28-30, BERKELY GARDENS NUMBER TWO SUBDIVISION. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 17; THENCE N10°52'26"E, A DISTANCE OF 1758.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 30, ALSO BEING THE POINT OF BEGINNING;

THENCE S00°14'00"W, A DISTANCE OF 384.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28;
THENCE N65°13'17"W, A DISTANCE OF 253.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28;
THENCE N00°14'02"W, A DISTANCE OF 137.00 FEET;
THENCE S89°46'51"W, A DISTANCE OF 80.04 FEET;
THENCE N00°10'35"W, A DISTANCE OF 70.15 FEET;
THENCE N89°49'24"E, A DISTANCE OF 158.00 FEET;
THENCE N00°10'35"W, A DISTANCE OF 70.36 FEET TO A POINT ON THE NORTH LINE OF
THENCE N89°49'24"E, A DISTANCE OF 151.40 FEET, BACK TO THE POINT OF BEGINNING

CONTAINING: 1.746 ACRES OR 76054.54 SQUARE FEET OF LAND, MORE OR LESS.



VICINITY MAP: SCALE 1" = 1000'

SHEET INDEX SHEET 1 OF 2 COVER SHEET SHEET 2 OF 2 PLAN SHEET

GENERAL NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY SUCH 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF PLOT 28 BETWEEN A FOUND #4 REBAR WITH A YELLOW PLASTIC CAP (ILLEGIBLE) LOCATED AT THE SOUTHWEST CORNER OF SAID PLOT 28 AND A FOUND #6 REBAR WITH NO CAP LOCATED AT THE SOUTHWEST CORNER OF SAID PLOT 28. ASSUMED TO BEAR S65°13'17"E.
- THE LINEAL UNIT IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT, PURSUANT TO C.R.S. 38-52-103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937 / 1200 FEET.
- THIS PLAT WAS PREPARED IN OCTOBER 2021
- UTILITY EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISIONS, PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITH LIMITATION, VEGETATION.
- THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.
- ACCESS RIGHTS ACROSS RIGHT-OF-WAY LINES TO LOTS IS W. 53RD AVE., ONLY.
- FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THE SUBJECT SITE IS LOCATED WITHIN ZONE "X" (A MINIMAL FLOOD HAZARD), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NUMBER 08001C0592H, MAP REVISED MARCH 5, 2007, PANEL 592 OF 1150.
- THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.
- THIS SURVEY DOES NOT CONSTITUTE A WARRANTY OF TITLE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACT OF LAND, TOM SPAETH HAS RELIED UPON HIS OWN KNOWLEDGE AND RECORD AFFECTING THIS TRACT OF LAND. TOM SPAETH HAS RELIED UPON HIS OWN KNOWLEDGE AND RECORD AFFECTING THIS TRACT OF LAND. APRIL 7, 2022, APRIL 7, 2022, AND APRIL 8, 2022, RESPECTIVELY, FOR THE PREMISES IS SUBJECT TO THE RECORDS OF THE COUNTY OF ADAMS.
- THE PURPOSE OF THIS SUBDIVISION PLAT IS TO REPLAT THE EXISTING THREE (3) LOTS INTO EIGHT (8) LOTS AND TWO (2) TRACTS.

CERTIFICATION OF SURVEY:

I, KARL W. FRANKLIN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE-DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

KARL W. FRANKLIN,
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S #37969
FOR OR ON BEHALF OF ALTITUDE LAND CONSULTANTS

CITY STAFF CERTIFICATE:

REMOVE ADDRESSED
APPROVED BY THE ADAMS CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS _____ DAY OF _____, A.D. 2023.

CITY ENGINEER:

ADAMS COUNTY CLERK AND RECORDER CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO, AT _____ M. ON THE _____ DAY OF _____, 2023.
REMOVE REVISE PER THE APPLICATION CHECKLIST AND GUIDELINES
COUNTY CLERK AND DEPUTY

CITY OF COMMERCE CITY:

REMOVE ADDRESSED
APPROVED FOR 'GROVE STREET SUBDIVISION' THIS _____ DAY OF _____, 2023.

BY:

PLANNING COMMISSION APPROVAL:

REMOVE ADDRESSED
RECOMMENDED FOR APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2023.

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 2023.

CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS ADDRESSED

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS AND EASEMENTS SHOWN ON THIS PLAT UNDER THE NAME OF 'GROVE STREET SUBDIVISION', A SUBDIVISION IN THE COUNTY OF ADAMS, STATE OF COLORADO.

THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; 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.

FOR THE APPROVAL OF GROVE STREET SUBDIVISION UNDER THE CONDITIONS AND CONDITIONS WHICH APPLY
REMOVE ADDRESSED
HEREBY THIS _____ DAY OF _____, 2023.

BY:

NAME TITLE
ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF ADAMS) SS. REMOVE ADDRESSED

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: _____

(SEAL)

NOTARY PUBLIC

EXECUTED THIS _____ DAY OF _____, 20____
REMOVE ADDRESSED

OWNER: PARCEL 1

JEROME GERK

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF ADAMS) SS. REMOVE ADDRESSED

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME.... REMOVE ADDRESSED

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

EXECUTED THIS _____ DAY OF _____, 20____ REMOVE ADDRESSED

OWNER: PARCEL 2

TOM SPAETH

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF ADAMS) SS. REMOVE ADDRESSED

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023
REMOVE REVISE

BY TOM SPAETH, A _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

OWNER: PARCEL 3

W. 53RD LLC BY TOM SPAETH

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF ADAMS) SS. REMOVE ADDRESSED

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023
REMOVE ADDRESSED

REVISION AND MUST PROVIDE TOM'S TITLE ALONG WITH NAME AS THE SIGNATORY FOR W. 53RD LLC

MY COMMISSION EXPIRES _____

MUST PROVIDE BOUNDARY CALLS ASSOCIATED WITH THE LEGAL DESCRIPTIONS SO THAT THE ASSESSOR DOES NOT HAVE TO ADD UP THE "L"s" REMOVE ADDRESSED

THIS IS DIFFERENT THAN THE ACREAGE PLAT. THE LAND USE CHART. THEY MUST BE THE SAME AND 100% OF THE PROPERTY - 1.746 AND 1.760 WHICH IS CORRECT? REMOVE ADDRESSED

DUPLICATE - REMOVE ONE OF THESE REMOVE ADDRESSED

A NEW TITLE COMMITMENT IS REQUIRED AND THIS NOTE MUST BE REVISIED ACCORDINLY REMOVE NOTED

PROVIDE A REVISION BLOCK TO KEEP TRACK OF THE PLATS SUBMITTED FOR REVIEW REMOVE ADDRESSED

FILE NO. REMOVE ADDRESSED
MAP NO.
RECEPTION NO.

DATE: 10/14/2023
JOB NO: 20-185

DRAWN BY: BCW
CHECKED BY: KWF



ALTITUDE
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GROVE STREET SUBDIVISION - FINAL PLAT

BEING A RESUBDIVISION OF LOTS 28, 29 AND 30 OF BERKELEY GARDENS NUMBER TWO SUBDIVISION AS LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO. SHEET 2 OF 2

LAND USE TABLE			
LOT / TRACT	AREA (SQ. FT.)	AREA (ACRES)	LAND USE
LOT 1	7515.02	0.172	RESIDENTIAL
LOT 2	7001.62	0.160	RESIDENTIAL
LOT 3	7177.04	0.165	RESIDENTIAL
LOT 4	7177.05	0.165	RESIDENTIAL
LOT 5	7177.05	0.165	RESIDENTIAL
LOT 6	7177.04	0.165	RESIDENTIAL
LOT 7	7899.95	0.181	RESIDENTIAL
LOT 8	7800.65	0.179	RESIDENTIAL
SUBTOTAL	58925.42	1.352	
TRACT A	13190.59	0.303	DRAINAGE/ ACCESS/ UTILITIES
TRACT B	4739.06	0.109	DRAINAGE/ UTILITIES
SUBTOTAL	17929.65	0.412	
TOTAL	76650.79	1.760	

1.746
ADDRESSED

VECTOR AND DIMENSION
ADDRESSED

ADDRESSED
LINE WEIGHT
ARE THE PINS OFFSET? THEY DONT ALIGN WITH THE LOT LINE

ADDRESSED
VECTOR AND DIMENSION

IS THIS PIN SET?
ADDRESSED

ADDRESSED
IF THE UTILITY EASEMENTS ARE BEING DEDICATED YOU MUST PROVIDE THIS STATEMENT ON THIS SHEET OTHERWISE CITE THE RECORDING INFORMATION AS PROVIDED IN THE REQUESTED TITLE COMMITMENT

IF YOU SPECIFICALL STATE UTILITY, NO DRAINAGE CAN BE UTILIZED WITHIN THE BOUNDARY OF THIS EASEMENT. THAT IS AN ISSUE SINCE IT IS PART OF THE DETENTION. STATEMENTS MUST MATCH

ADDRESSED. POND WAS RELOCATED OUTSIDE OF THE 20-FT UTIL. EASEMENT. SEE CIVIL PLANS.

I BELIEVE YOU MAY NEED THIS EASEMENT TO CONTINUE THROUGH THE TURN AROUND
ADDRESSED

WHAT IS BEING VACATED? LOT LINE - PARCEL LINE?
ADDRESSED

PURSUANT TO THE LEGAL DESCRIPTION PROVIDED WHERE ARE THE BOUNDARY CALLS AS DESCRIBED?
ADDRESSED

VECTOR AND DIMENSION
ADDRESSED

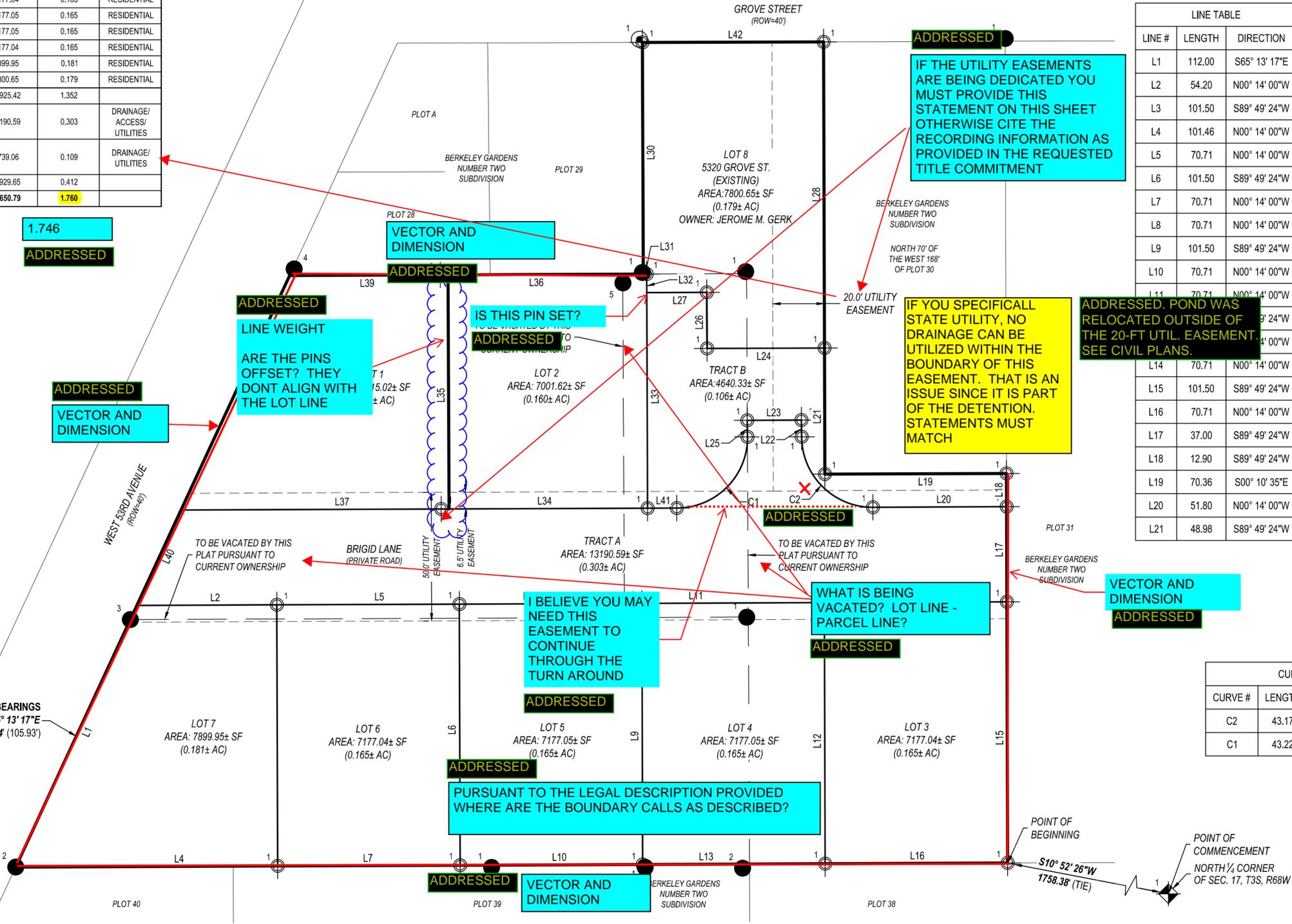
VECTOR AND DIMENSION
ADDRESSED

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	112.00	S65° 13' 17"E
L2	54.20	N00° 14' 00"W
L3	101.50	S89° 49' 24"W
L4	101.46	N00° 14' 00"W
L5	70.71	N00° 14' 00"W
L6	101.50	S89° 49' 24"W
L7	70.71	N00° 14' 00"W
L8	70.71	N00° 14' 00"W
L9	101.50	S89° 49' 24"W
L10	70.71	N00° 14' 00"W
L11	70.71	N00° 14' 00"W
L12	70.71	N00° 14' 00"W
L13	70.71	N00° 14' 00"W
L14	70.71	N00° 14' 00"W
L15	101.50	S89° 49' 24"W
L16	70.71	N00° 14' 00"W
L17	37.00	S89° 49' 24"W
L18	12.90	S89° 49' 24"W
L19	70.36	S00° 10' 35"E
L20	51.80	N00° 14' 00"W
L21	48.98	S89° 49' 24"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L22	6.52	S89° 30' 29"W
L23	21.00	N00° 14' 00"W
L24	45.51	S00° 11' 36"E
L25	6.46	N89° 30' 20"E
L26	21.82	S89° 45' 57"W
L27	23.26	S00° 14' 03"E
L28	119.02	S89° 49' 24"W
L30	90.04	N89° 46' 51"E
L31	1.30	N00° 14' 02"W
L32	7.20	N89° 46' 51"E
L33	83.80	N89° 46' 51"E
L34	76.93	N00° 14' 00"W
L35	91.00	S89° 45' 58"W
L36	75.65	S00° 14' 02"E
L37	103.81	N00° 14' 00"W
L38	100.42	S65° 13' 17"E
L39	61.35	S00° 14' 02"E
L40	40.83	S65° 13' 17"E
L41	11.28	N00° 14' 00"W
L42	70.16	N00° 10' 35"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C2	43.17	27.50	089°56'47"
C1	43.22	27.50	090°03'10"

BASIS OF BEARINGS
S65° 13' 17"E
105.94' (105.93')

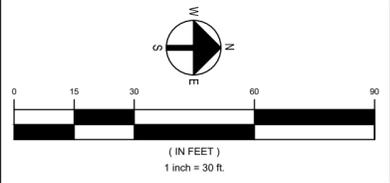


TRACT TABLE					
TRACT	AREA (ACRES)	OWNERSHIP	DEDICATION	MAINTENANCE	USE
TRACT A-B	0.393	TOM SPAETH	HOA	HOA	DRAINAGE/UTILITIES/ACCESS

**HOA NAME: BRIGID LANE

LEGEND:

- 1: SET #5 REBAR WITH 1 1/2" ORANGE PLASTIC CAP STAMPED "ALC PLS 37969"
- 2: FOUND 2.5" ALUMINUM CAP IN RANGE BOX STAMPED "L.S. 23519"
- 3: FOUND #3 REBAR WITH NO CAP
- 4: FOUND #5 REBAR WITH NO CAP
- 5: FOUND #5 REBAR WITH NO CAP
- 6: FOUND #5 REBAR WITH YELLOW PLASTIC CAP ILLEGIBLE
- 7: FOUND 1" PIPE
- 8: FOUND PIN AND WASHER DAMAGED AND BENT
- 9: FOUND NAIL AND TAG ILLEGIBLE
- 10: PROPERTY LINE
- 11: ADJACENT PROPERTY LINE
- 12: EASEMENT
- 13: SETBACK LINE
- 14: CURRENT LOT LINE



DATE: 10/14/2023
JOB NO: 20-185
DRAWN BY: BCW
CHECKED BY: KWF

ALTITUDE
CIVIL | SURVEY | PLANNING | LANDSCAPE
3461 Ringsby Ct, Suite 125
Denver, CO 80216
info@altitudeandco.com
AltitudeLandCo.com

From: [David Dittmer](#)
To: [Yvonne Thurtell](#); [Brayan Marin](#)
Cc: [Kristine Jensen](#)
Subject: RE: Request for Comments PLT2024-00018
Date: Friday, August 23, 2024 7:32:45 AM

I will add these notes on the plat for the surveyor to address. Many, many thanks.

David Dittmer RWA-GN

Right of Way Agent, Public Works

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor W5700

Brighton, CO 80601

o: 720.523.6811 | ddittmer@adcogov.org

www.adcogov.org

Schedule:

Monday – Alternating weeks 7:00 am – 3:30 pm

Tuesday – Friday 7:00 am – 4:30 pm

From: Yvonne Thurtell <YThurtell@adcogov.org>
Sent: Thursday, August 22, 2024 4:40 PM
To: Brayan Marin <BMarin@adcogov.org>
Cc: David Dittmer <DDittmer@adcogov.org>; Kristine Jensen <KMJensen@adcogov.org>
Subject: FW: Request for Comments PLT2024-00018

I had Kristi help me with this one. Please see below and the attached.

Thank you,

Yvonne Thurtell, CMS

GIS Specialist, *Adams County Assessor's Office*

ADAMS COUNTY, COLORADO

4430 S Adams County Pkwy, Suite C2100

Brighton, CO 80601

o: 720.523.6703 | ythurtell@adcogov.org

www.adcogov.org

From: Kristine Jensen <KMJensen@adcogov.org>
Sent: Thursday, August 22, 2024 8:57 AM
To: Yvonne Thurtell <YThurtell@adcogov.org>
Subject: RE: Request for Comments PLT2024-00018

I attached my copy of notes made – regarding issues with dimensions and other more minor issues.

- The legal descriptions (both the legal desc on 1st pg and the legal per the line table) have

ADDRESSED

a misclosure of 3+ ft.

- The legal desc on 1st pg vs the Legal per the line table have different distances in some areas that need to be addressed. **ADDRESSED**
- Line Table: L4, 7, 10, 13 & 16 bearing directions are wrong: s/b either S/W or N/E **ADDRESSED**
N/W)
- Curve table #s out of order **ADDRESSED**

Kristi Jensen | GIS Tax District Specialist, Assessor's Office

ADAMS COUNTY, COLORADO | o: 720-523-6733

 Please consider the environment before printing this email

From: Yvonne Thurtell <YThurtell@adcogov.org>
Sent: Wednesday, August 21, 2024 2:38 PM
To: Kristine Jensen <KMJensen@adcogov.org>
Subject: FW: Request for Comments PLT2024-00018

From: Brayan Marin <BMarin@adcogov.org>
Sent: Tuesday, August 20, 2024 8:03 AM
To: Yvonne Thurtell <YThurtell@adcogov.org>
Cc: David Dittmer <DDittmer@adcogov.org>
Subject: RE: Request for Comments PLT2024-00018

Yvonne,

Good morning. Attached are the revised documents for this case.

Let me know if you need anything else.

Brayan Marin

Senior Planner, *Planning & Development Division*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6977 | BMarin@adcogov.org | www.adcogov.org

Current Schedule: Monday through Thursday, 7:30 a.m. to 5:30 p.m.

From: Yvonne Thurtell <YThurtell@adcogov.org>

Sent: Monday, August 19, 2024 12:27 PM
To: Brayan Marin <BMarin@adcogov.org>
Cc: David Dittmer <DDittmer@adcogov.org>
Subject: RE: Request for Comments PLT2024-00018

Perfect, thank you.

From: Brayan Marin <BMarin@adcogov.org>
Sent: Monday, August 19, 2024 11:26 AM
To: Yvonne Thurtell <YThurtell@adcogov.org>
Cc: David Dittmer <DDittmer@adcogov.org>
Subject: RE: Request for Comments PLT2024-00018

Yvonne,

Good morning and thank you for your email. I was out most of last week so I am sorry for the delay in my response. I will go ahead and request clear plat for this case. I will pass them along as soon as I receive them. You can send all comments to me and I can arrange them accordingly.

Thank you,

Brayan Marin

Senior Planner, *Planning & Development Division*
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601
O: 720.523.6977 | BMarin@adcogov.org | www.adcogov.org

Current Schedule: Monday through Thursday, 7:30 a.m. to 5:30 p.m.

From: Yvonne Thurtell <YThurtell@adcogov.org>
Sent: Wednesday, August 14, 2024 10:18 AM
To: Brayan Marin <BMarin@adcogov.org>
Cc: David Dittmer <DDittmer@adcogov.org>
Subject: Request for Comments PLT2024-00018

Hello Brayan,

I've attempted to review the Grove Street Subdivision, however the plat copies are illegible. Can you please ask for a clearer copy? I can say that in the initial application on pg 21, the overall legal description has typos in the Point of Commencement to the Point of Beginning.

They will also need to put this all into 1 ownership prior to platting (using the old legal descriptions), as there will be overlapping ownership if let as is.

Can you please tell me the correct email to send comments to if I don't necessarily want them verbatim in Accela?

Thank you,

Yvonne Thurtell, CMS

GIS Specialist, *Adams County Assessor's Office*

ADAMS COUNTY, COLORADO

4430 S Adams County Pkwy, Suite C2100

Brighton, CO 80601

o: 720.523.6703 | ythurtell@adcogov.org

www.adcogov.org

Also, PSCO requests the verbiage below to be added to Plat Note 6.

Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Please be aware PSCo owns and operates existing natural gas along Grove Street and West 53rd Ave and electric distribution facilities along and withing said property, which should be depicted on all plans.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities 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.

Additional easements may need to be acquired by separate document. The Designer must contact the appropriate Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Matthew L. Morgan
State Geologist and
Director

August 28, 2024

Brayan Marin
Adams County Community and Economic Development
BMarin@adcogov.org

Location:
3075 W 53rd Ave.
5320 Grove Street
39.7933, -105.027

Subject: Grove Street Major Subdivision Final Plat PLT2024-00018
Adams County, CO; CGS Unique No. AD-22-0034-2

Dear Brayan:

The Colorado Geological Survey has reviewed the Grove Street Major Subdivision Final Plat (PLT2024-00018) referral. I understand the applicant proposes to create eight lots from three existing parcels with a combined area of approximately 1.76 acres for single family detached and duplex residences. CGS reviewed this property at preliminary plat (PLT2021-00036) on November 16, 2021. Our previous review comments remain valid:

The site does not contain, nor is it exposed to, any known or suspected geologic hazards that would preclude the proposed eight-lot residential subdivision. **CGS therefore has no objection to approval of the plat as proposed.** However, we have several advisory comments: **NOTED**

Soils and bedrock engineering properties. According to available geologic mapping (Lindvall, R.M., 1979, Geologic map of the Arvada quadrangle, Adams, Denver, and Jefferson Counties, Colorado: U.S. Geological Survey, Geologic Quadrangle Map GQ-1453, scale 1:24,000), the site is underlain by sandy silt and clay. Clay minerals, layers and lenses within the surficial soils are likely expansive. The surficial soils are underlain at unknown but suspected shallow depth by the Denver or Arapahoe Formation, consisting of potentially highly expansive shales and claystones interbedded with non-expansive sandstone, siltstone, and conglomerate. Shales and claystones can exhibit significant volume changes in response to changes in water content. Expansive shale and claystone near or adjacent to foundations, floor slabs and pavements can cause structural damage if not identified and mitigated through proper subgrade preparation, surface and subsurface drainage, and foundation and floor system design.

Artificial fill, abandoned foundations and septic systems/cisterns. Evidence of stockpiled soil is visible in historic aerial imagery, and the site may contain fill and/or debris from past onsite or adjacent uses. Any artificial fill, organic debris, or foreign material encountered during the geotechnical investigation or in utility or foundation excavations will need to be removed, disposed of offsite, and replaced with clean, properly placed and compacted structural fill.

Shallow groundwater. A historic tributary of Clear Creek is located along the western portion of the site. Drainage channels that have been graded, filled, developed, etc. can remain conduits for subsurface water, and CGS has received complaints about overactive sump pumps, wet basements, and wet yards where homes have been built over or within historic drainage channels. Below-grade space (basements and crawl spaces) should be allowed only if site-specific water level observations indicate that a separation distance of *at least* three feet can be maintained year round between lowermost floor levels and shallowest anticipated seasonal groundwater levels.

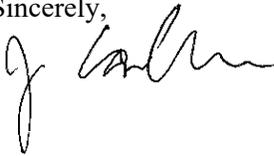
A geotechnical investigation consisting of drilling, sampling, lab testing and analysis will be needed, once building locations are finalized, to: characterize soil and bedrock engineering properties such as density, strength, swell/consolidation potential and bearing capacity; evaluate groundwater levels and determine basement feasibility, if basements are planned; determine subgrade preparation and structural fill requirements; and design foundations, floor systems, surface and subsurface drainage, pavements, etc.

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 Publications 5-A, Plate 2, and 5-B, Arvada Quadrangle, 1974), the subject property appears to be located within a mapped “E3” resource area, described as a wind-deposited sand.

A determination of whether the property contains an economic mineral resource is outside the scope of CGS review. A site-specific investigation would be required to verify the presence or absence of a mineral resource. However, even if a resource were determined to be present, the site’s small size and close proximity of existing residential development (due to noise, air quality, and visual impact concerns) likely preclude economic extraction.

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,

A handwritten signature in black ink, appearing to read "Jill Carlson". The signature is fluid and cursive, with a large initial "J" and "C".

Jill Carlson, C.E.G.
Engineering Geologist

From: [Kasza, Jacob](#)
To: [Brayan Marin](#)
Subject: PLT2024-00018
Date: Thursday, August 15, 2024 2:40:09 PM

You don't often get email from jpkasza@westminsterco.gov. [Learn why this is important](#)

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

Good afternoon Brayan,

The City of Westminster **does not** have any comments on the proposed development.

NOTED

Have a great day!

Jacob P. Kasza

Principal Planner

City of Westminster | Community Services Department

jpkasza@westminsterco.gov | 303.658.2123

4800 West 92nd Avenue, Westminster, CO 80031



WESTMINSTER | WWW.WESTMINSTERCO.GOV

From: [Tony Cocozzella](#)
To: [Brayan Marin](#)
Subject: RE: PLT2024-00018:: Project Referral
Date: Wednesday, August 14, 2024 10:26:37 AM

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

Brayan,

Project PLT2024-00018 – Grove St and 53rd Ave. is not within the boundary of the North Pecos Water and Sanitation District. Therefore **we have no comments** pertaining to this project.

NOTED

Regards,

Tony

Tony Cocozzella
District Manager
North Pecos Water and Sanitation District
6900 Pecos St | Denver CO 80221
Ph 303-429-5770

From: Brayan Marin <BMarin@adcogov.org>
Sent: Tuesday, August 13, 2024 6:53 PM
To: Margaret Grondalski <MGrondalski@adcogov.org>; Yvonne Thurtell <YThurtell@adcogov.org>; Justin Blair <jblair@adcogov.org>; Ethan Rouse <ERouse@adcogov.org>; Megan Barela <MBarela@adcogov.org>; Referrals <referrals@acfpd.org>; Sally Daggett <SDaggett@adcogov.org>; 'lisa.hough@adamscountyrep.com' <lisa.hough@adamscountyrep.com>; Gene Claps <GClaps@adcogov.org>; Community Connections <CommunityConnections@adcogov.org>; Alexander Villagran <ALVillagran@adcogov.org>; steven.parker@arvadafire.com; 'berkeleyneighborhoodassoc@gmail.com' <berkeleyneighborhoodassoc@gmail.com>; 'berkeleywater@gmail.com' <berkeleywater@gmail.com>; pripko@sdmsi.com; 'nre.easement@centurylink.com' <nre.easement@centurylink.com>; 'rsmetana@arvada.org' <rsmetana@arvada.org>; agan@cityofwestminster.us; planning@cityofwestminster.us; Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us>; 'CDOT_R1Access_GroupF@state.co.us' <CDOT_R1Access_GroupF@state.co.us>; Comanicu - DNR, Ioana <ioana.comanicu@state.co.us>; 'hannah.posey@state.co.us' <hannah.posey@state.co.us>; CGS_LUR <CGS_LUR@mines.edu>; Flores, Miguel <miguel_flores@comcast.com>; manager <manager@crestviewwater.com>; 'intergovernmentalplanreview@denverwater.org' <intergovernmentalplanreview@denverwater.org>; sharonwhitehair@gmail.com; Charlotte Ciano <charlotte@mapleton.us>; 'csimmonds@metrowaterrecovery.com' <csimmonds@metrowaterrecovery.com>; jorge.hinojos@tetrattech.com; nlwsdistrict1@gmail.com;

Tony Cocozzella <tcocozzella@northpecoswater.org>; Penny Gonzales <ar@northpecoswater.org>; mdemattee@nwsbsd.com; shane.lussier@goodwin-co.com; mmitchell@westfield-co.com; zwhite@wbapc.com; bdrco@xcelenergy.com; ReferralsXcelDistribution@xcelenergy.com; aj@publicalliancellc.com; Engineering <engineering@RTD-Denver.com>; 'jagates@up.com' <jagates@up.com>; 'jason.g.eddleman@usps.gov' <jason.g.eddleman@usps.gov>; jgaglian@cityofwestminster.us; 'descobar@adams50.org' <descobar@adams50.org>

Subject: PLT2024-00018:: Project Referral

Hello,

Please see the attached application for case PLT2024-00018 for Major Subdivision Final Plat to create 8 lots from the existing 3 parcels within the Residential-2 zone district. Please provide comments back to me for this case no later than Wednesday, August 28th by EOD. A full submittal of the applicant can be found [here](#)

Please let me know if you have any questions or need any additional clarification related to this case.

Thank you and have a nice day,

Brayan Marin

Senior Planner, *Planning & Development Division*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6977 | BMarin@adcogov.org | www.adcogov.org

Current Schedule: Monday through Thursday, 7:30 a.m. to 5:30 p.m.

From: Clayton Woodruff
To: Brayan Marin
Subject: RE: PLT2024-00018:: Project Referral
Date: Monday, August 26, 2024 3:49:26 PM

You don't often get email from clayton.woodruff@rtd-denver.com. [Learn why this is important](#)

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

Brayan,

RTD Comments:

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions NOTED
Utilities	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
TOD	no exceptions

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Thank you,



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: Brayan Marin <BMarin@adco.gov.org>

Sent: Tuesday, August 13, 2024 6:53 PM

To: Margaret Grondalski <MGrondalski@adco.gov.org>; Yvonne Thurtell <YThurtell@adco.gov.org>; Justin Blair <jblair@adco.gov.org>; Ethan Rouse <ERouse@adco.gov.org>; Megan Barela

<MBarela@adcogov.org>; Referrals <referrals@acfpd.org>; Sally Daggett <SDaggett@adcogov.org>; 'lisa.hough@adamscountyrep.com' <lisa.hough@adamscountyrep.com>; Gene Claps <GClaps@adcogov.org>; Community Connections <CommunityConnections@adcogov.org>; Alexander Villagran <ALVillagran@adcogov.org>; steven.parker@arvadafire.com; 'berkeleyneighborhoodassoc@gmail.com' <berkeleyneighborhoodassoc@gmail.com>; 'berkeleywater@gmail.com' <berkeleywater@gmail.com>; pripko@sdmsi.com; 'nre.easement@centurylink.com' <nre.easement@centurylink.com>; 'rsmetana@arvada.org' <rsmetana@arvada.org>; agan@cityofwestminster.us; planning@cityofwestminster.us; Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us>; 'CDOT_R1Access_GroupF@state.co.us' <CDOT_R1Access_GroupF@state.co.us>; Comanicu - DNR, Ioana <ioana.comanicu@state.co.us>; 'hannah.posey@state.co.us' <hannah.posey@state.co.us>; CGS_LUR <CGS_LUR@mines.edu>; Flores, Miguel <miguel_flores@comcast.com>; manager <manager@crestviewwater.com>; 'intergovernmentalplanreview@denverwater.org' <intergovernmentalplanreview@denverwater.org>; sharonwhitehair@gmail.com; Charlotte Ciano <charlotte@mapleton.us>; 'csimmonds@metrowaterrecovery.com' <csimmonds@metrowaterrecovery.com>; jorge.hinojos@tetrattech.com; nlwsdistrict1@gmail.com; tcocozzella@northpecoswater.org; ar@northpecoswater.org; mdemattee@nwsbsd.com; shane.lussier@goodwin-co.com; mmitchell@westfield-co.com; zwhite@wbapc.com; bdrco@xcelenergy.com; ReferralsXcelDistribution@xcelenergy.com; aj@publicalliancellc.com; Engineering <engineering@RTD-Denver.com>; 'jagates@up.com' <jagates@up.com>; 'jason.g.eddleman@usps.gov' <jason.g.eddleman@usps.gov>; jgaglian@cityofwestminster.us; 'descobar@adams50.org' <descobar@adams50.org>

Subject: PLT2024-00018:: Project Referral

Hello,

Please see the attached application for case PLT2024-00018 for Major Subdivision Final Plat to create 8 lots from the existing 3 parcels within the Residential-2 zone district. Please provide comments back to me for this case no later than Wednesday, August 28th by EOD. A full submittal of the applicant can be found [here](#)

Please let me know if you have any questions or need any additional clarification related to this case.

Thank you and have a nice day,

Brayan Marin

Senior Planner, *Planning & Development Division*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6977 | BMarin@adcogov.org | www.adcogov.org

Current Schedule: Monday through Thursday, 7:30 a.m. to 5:30 p.m.

From: [Aaron Eyl - CDOT](#)
To: [Brayan Marin](#)
Subject: Re: PLT2024-00018: Project Referral
Date: Friday, August 16, 2024 10:59:48 AM

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

Brayan,

CDOT has reviewed the request for comments for case number PLT2024-00018, Grove Street Major Subdivision Final Plat, and has no comment. This location is off of the state highway system.

Thank you for the opportunity to review this referral.

On Tue, Aug 13, 2024 at 7:06 PM 'Brayan Marin' via CDOT_R1_AccessPermitting_GroupF <cdot_r1access_groupf@state.co.us> wrote:

Hello,

Please see the attached application for case PLT2024-00018 for Major Subdivision Final Plat to create 8 lots from the existing 3 parcels within the Residential-2 zone district. Please provide comments back to me for this case no later than Wednesday, August 28th by EOD. A full submittal of the applicant can be found [here](#)

Please let me know if you have any questions or need any additional clarification related to this case.

Thank you and have a nice day,



Brayan Marin

Senior Planner, *Planning & Development Division*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6977 | BMarin@adcogov.org | www.adcogov.org

Current Schedule: Monday through Thursday, 7:30 a.m. to 5:30 p.m.

--

You received this message because you are subscribed to the Google Groups "CDOT_R1_AccessPermitting_GroupF" group.

To unsubscribe from this group and stop receiving emails from it, send an email to cdot_r1access_groupf+unsubscribe@state.co.us.

To view this discussion on the web visit

https://groups.google.com/a/state.co.us/d/msgid/cdot_r1access_groupf/SJ0PR09MB90469698C2D34C28AF9C6B7DC2872%40SJ0PR09MB9046.namprd09.prod.outlook.com.

For more options, visit <https://groups.google.com/a/state.co.us/d/optout>.

--

Aaron Eyl
Permit Unit - Region 1



P 720.703.5737

2829 W. Howard Place, Denver CO 80204

aaron.eyl@state.co.us | codot.gov | cotrip.org

GROVE STREET SUBDIVISION - FINAL PLAT

BEING A RESUBDIVISION OF LOTS 28, 29 AND 30 OF BERKELY GARDENS NUMBER TWO SUBDIVISION AS LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 1 OF 2

CERTIFICATE OF DEDICATION AND OWNERSHIP:

PARCEL 1

KNOW ALL MEN BY THESE PRESENTS THAT JEROME GERK, BEING THE SOLE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, OF THE FOLLOWING DESCRIBED TRACT OF LAND:

BERKELEY GARDENS NUMBER TWO DESC: N 40 FT OF W 90 FT OF PLOT 29 AND ALL PLOT 30 EXC N 70 FT OF W 168 FT SD PLOT.

CONTAINING: 0.271 ACRES OR 11820.05 SQUARE FEET OF LAND, MORE OR LESS.

PARCEL 2

KNOW ALL MEN BY THESE PRESENTS THAT TOM SPAETH, BEING THE SOLE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, OF THE FOLLOWING DESCRIBED TRACT OF LAND:

BERKELEY GARDENS NUMBER TWO DESC: PT OF PLOTS 28 AND 29 BEG AT PT ON N LN OF PLOT 29 WHENCE NE COR BRS E 96 FT TH S 239/2 FT ON A LN // WITH E LN PLOTS 28 AND 29 TO S LN OF PLOT 28 TH N 64D 58M W 147/7 FT ALG S LN OF PLOT 28 TH N 177 FT ON LN // WITH W LINES OF PLOT 29 AND TO A PT ON N LN OF PLOT 29 TH E 133/5 FT ALG N LN OF SD PLOT TO POB 0/6385A.

CONTAINING: 1.629 ACRES OR 70989.43 SQUARE FEET OF LAND, MORE OR LESS.

PARCEL 3

KNOW ALL MEN BY THESE PRESENTS THAT W 53RD LLC, BEING THE SOLE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, OF THE FOLLOWING TRACT OF LAND:

BERKELEY GARDENS NUMBER TWO DESC: E 96 FT OF PLOT 29 AND E 96 FT OF PLOT 28.

CONTAINING: 0.239 ACRES OR 10450.00 SQUARE FEET OF LAND, MORE OR LESS.

NOW BEING DESCRIBED AS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PM, COUNTY OF ADAMS, STATE OF COLORADO, BEING PART OF LOTS 28-30, BERKELY GARDENS NUMBER TWO SUBDIVISION. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 17, THENCE N10°52'26"E, A DISTANCE OF 1758.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 30, ALSO BEING THE POINT OF BEGINNING;

- THENCE S00°14'00"W, A DISTANCE OF 384.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 28;
- THENCE N65°13'17"W, A DISTANCE OF 253.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28;
- THENCE N00°14'02"W, A DISTANCE OF 137.00 FEET;
- THENCE S89°46'51"W, A DISTANCE OF 90.04 FEET;
- THENCE N00°10'35"W, A DISTANCE OF 70.16 FEET;
- THENCE N89°49'24"E, A DISTANCE OF 158.00 FEET;
- THENCE N00°10'35"W, A DISTANCE OF 70.36 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 30;
- THENCE N89°49'24"E, A DISTANCE OF 151.40 FEET, BACK TO THE POINT OF BEGINNING.

CONTAINING: 1.762 ACRES OR 76756.34 SQUARE FEET OF LAND, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME IN TO LOTS, TRACTS AND EASEMENTS SHOWN ON THIS PLAT UNDER THE NAME OF "GROVE STREET SUBDIVISION", A SUBDIVISION IN THE, COUNTY OF ADAMS, STATE OF COLORADO.

THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT, 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.

"SIX AND ONE-HALF FOOT (6.5) 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 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 GUARANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GUARANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION."

"ALL PRIVATE STREETS ARE PRIVATELY OWNED AND MAINTAINED BY HOA: ABIGEAL LANE."

OWNER: PARCEL 1

JEROME GERK

NOTARY CERTIFICATE

STATE OF COLORADO)
) SS.
COUNTY OF ADAMS)

THE FOREGOING OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____ 2024, BY JEROME GERK, AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

EXECUTED THIS _____ DAY OF _____ 2024

OWNER: PARCEL 2

TOM SPAETH

NOTARY CERTIFICATE

STATE OF COLORADO)
) SS.
COUNTY OF ADAMS)

THE FOREGOING OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____ 2024, BY TOM SPAETH, AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

EXECUTED THIS _____ DAY OF _____ 2024

OWNER: PARCEL 3

W. 53RD LLC BY TOM SPAETH

NOTARY CERTIFICATE

STATE OF COLORADO)
) SS.
COUNTY OF ADAMS)

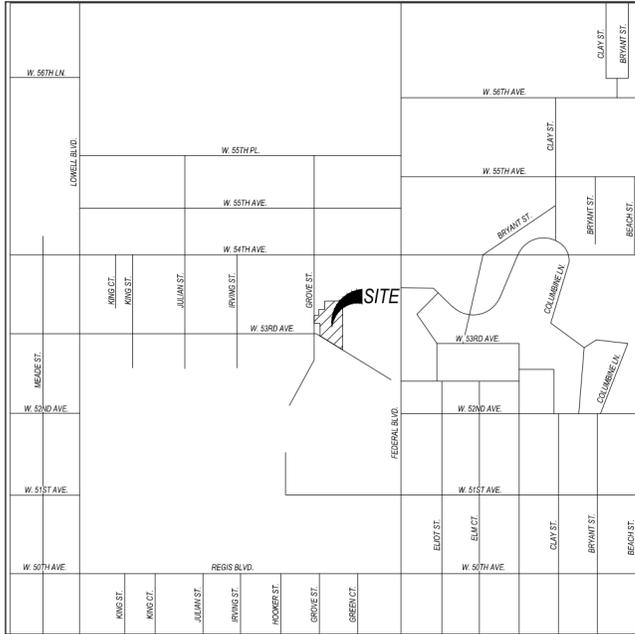
THE FOREGOING OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____ 2024, BY TOM SPAETH, AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

EXECUTED THIS _____ DAY OF _____ 2024



VICINITY MAP:

SCALE 1" = 1000'

GENERAL NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY SUCH 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508. COLORADO REVISED STATUTE.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF PLOT 28 BETWEEN A FOUND #4 REBAR WITH A YELLOW PLASTIC CAP (ILLEGIBLE) LOCATED AT THE SOUTHWEST CORNER OF SAID PLOT 28 AND A FOUND #5 REBAR WITH NO CAP LOCATED AT THE SOUTHEAST CORNER OF SAID PLOT 28. ASSUMED TO BEAR S65°13'17"E.
- THE LINEAL UNIT IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT. PURSUANT TO C.R.S. 38-52-103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937 / 1200 FEET.
- THIS PLAT WAS PREPARED IN OCTOBER 2021
- UTILITY EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISIONS, PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITH LIMITATION, VEGETATION.
- THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.
- ACCESS RIGHTS ACROSS RIGHT-OF-WAY LINES TO LOTS IS W. 53RD AVE., ONLY.
- FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THE SUBJECT SITE IS LOCATED WITHIN ZONE 'X' (A MINIMAL FLOOD HAZARD), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NUMBER 08001C0592H, MAP REVISED MARCH 5, 2007, PANEL 582 OF 1150.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TOM SPAETH OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHT-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. TOM SPAETH HAS RELIED UPON FISRST ALLIANCE TITLE, COMMITMENT NO. PRE-24-153, DATED NOVEMBER 1, 2024, RESPECTIVELY, FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY THAT CAN BE PLOTTED ACROSS THE PREMISES. THE PREMISES IS SUBJECT TO THE EXCEPTIONS CONTAINED IN SCHEDULE B SECTION II OF THE TITLE COMMITMENTS.
- THE PURPOSE OF THIS SUBDIVISION PLAT IS TO REPLAT THE EXISTING THREE (3) LOTS INTO EIGHT (8) LOTS AND TWO (2) TRACTS.

CERTIFICATION OF SURVEY:

I, KARL W. FRANKLIN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE-DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS PLAT ACCURATELY AND PROPERTY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.



KARL W. FRANKLIN, COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S #37969 FOR OR ON BEHALF OF ALTITUDE LAND CONSULTANTS

BOARD OF COUNTY COMMISSIONERS APPROVAL:

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

CHAIR _____

ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM _____

ADAMS COUNTY CLERK AND RECORDER CERTIFICATE:

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

COUNTY CLERK AND RECORDER _____

BY: _____

DEPUTY _____

REVISION	DESCRIPTION	DATE
1	REDLINES/COMMENTS	10/11/23
2	REDLINES/COMMENTS	11/14/23
3	REDLINES/COMMENTS	4/19/24
4	REDLINES/COMMENTS	8/29/24
5	REDLINES/COMMENTS	11/18/24

SHEET INDEX

SHEET 1 OF 2 COVER SHEET
SHEET 2 OF 2 PLAN SHEET



ALTITUDE
CIVIL | SURVEY | PLANNING | LANDSCAPE
3461 Ringsby Ct, Suite 125
Denver, CO 80216
info@altitudelandco.com
AltitudeLandCo.com

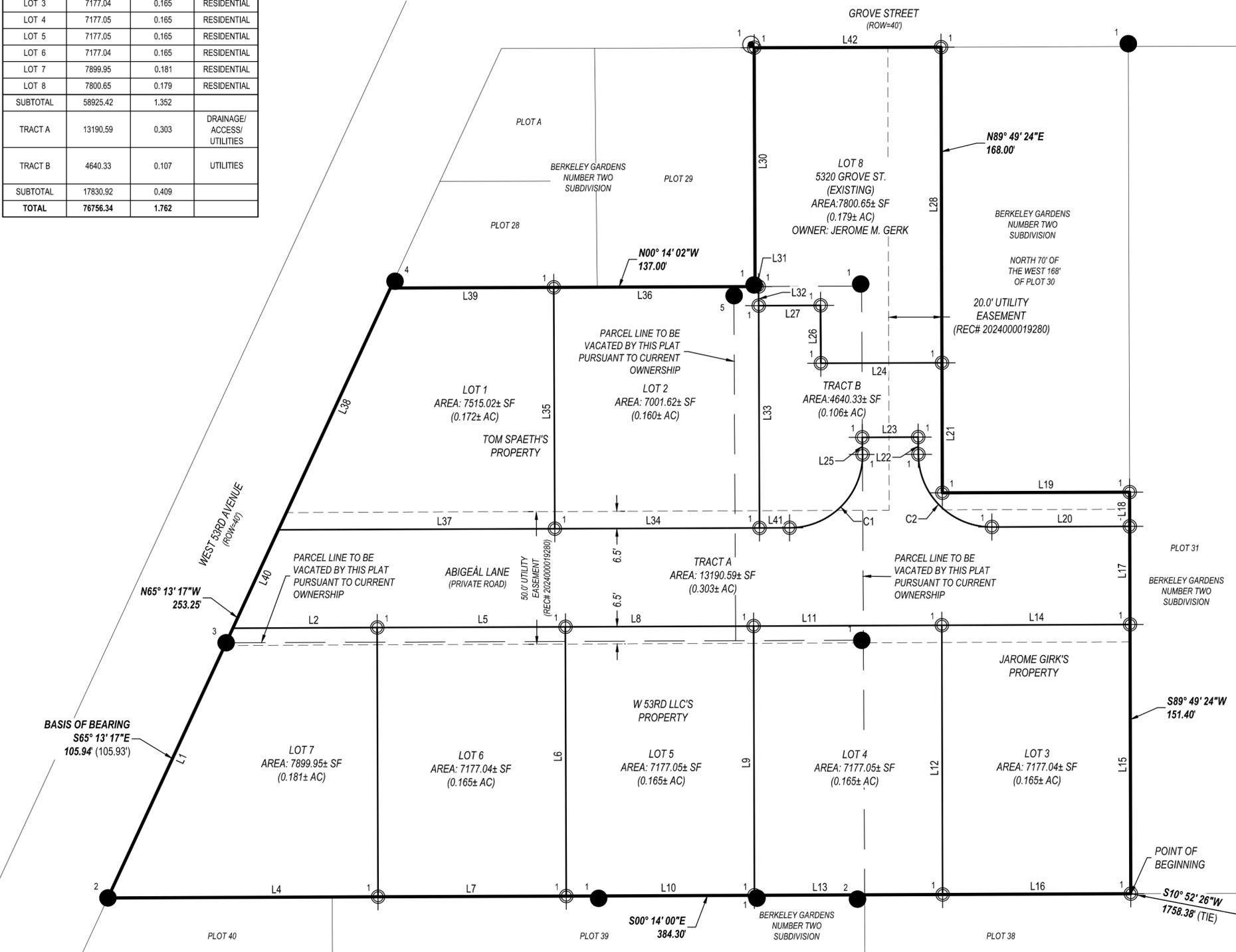
DATE: 12/3/2024
JOB NO: 20-185

DRAWN BY: BCW
CHECKED BY: KWF

GROVE STREET SUBDIVISION - FINAL PLAT

BEING A RESUBDIVISION OF LOTS 28, 29 AND 30 OF BERKELEY GARDENS NUMBER TWO SUBDIVISION AS LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO. SHEET 2 OF 2

LAND USE TABLE			
LOT / TRACT	AREA (SQ. FT.)	AREA (ACRES)	LAND USE
LOT 1	7515.02	0.172	RESIDENTIAL
LOT 2	7001.62	0.160	RESIDENTIAL
LOT 3	7177.04	0.165	RESIDENTIAL
LOT 4	7177.05	0.165	RESIDENTIAL
LOT 5	7177.05	0.165	RESIDENTIAL
LOT 6	7177.04	0.165	RESIDENTIAL
LOT 7	7899.95	0.181	RESIDENTIAL
LOT 8	7800.65	0.179	RESIDENTIAL
SUBTOTAL	58925.42	1.352	
TRACT A	13190.59	0.303	DRAINAGE/ ACCESS/ UTILITIES
TRACT B	4640.33	0.107	UTILITIES
SUBTOTAL	17830.92	0.409	
TOTAL	76756.34	1.762	



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	112.00	N65° 13' 17"W
L2	54.20	N00° 14' 00"W
L3	101.50	S89° 49' 24"W
L4	101.46	S00° 14' 00"E
L5	70.71	N00° 14' 00"W
L6	101.50	S89° 49' 24"W
L7	70.71	S00° 14' 00"E
L8	70.71	N00° 14' 00"W
L9	101.50	S89° 49' 24"W
L10	70.71	S00° 14' 00"E
L11	70.71	N00° 14' 00"W
L12	101.50	S89° 49' 24"W
L13	70.71	S00° 14' 00"E
L14	70.71	N00° 14' 00"W
L15	101.50	N89° 49' 24"E
L16	70.71	S00° 14' 00"E
L17	37.00	N89° 49' 24"E
L18	12.90	N89° 49' 24"E
L19	70.36	N00° 10' 35"W
L20	51.80	N00° 14' 00"W
L21	48.98	N89° 49' 24"E

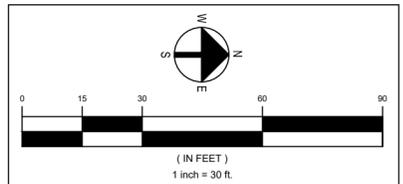
LINE TABLE		
LINE #	LENGTH	DIRECTION
L22	6.52	S89° 30' 29"W
L23	21.00	N00° 14' 00"W
L24	45.51	S00° 11' 36"E
L25	6.46	N89° 30' 20"E
L26	21.82	S89° 45' 57"W
L27	23.26	S00° 14' 03"E
L28	119.02	N89° 49' 24"E
L30	90.04	S89° 46' 51"W
L31	1.30	N00° 14' 02"W
L32	7.20	N89° 46' 51"E
L33	83.80	N89° 46' 51"E
L34	76.93	N00° 14' 00"W
L35	91.00	S89° 45' 58"W
L36	75.65	N00° 14' 02"W
L37	103.81	N00° 14' 00"W
L38	100.42	N65° 13' 17"W
L39	61.35	N00° 14' 02"W
L40	40.83	N65° 13' 17"W
L41	11.28	N00° 14' 00"W
L42	70.16	N00° 10' 35"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	43.22	27.50	090°03'10"
C2	43.17	27.50	089°56'47"

TRACT TABLE					
TRACT	AREA (ACRES)	OWNERSHIP	DEDICATION	MAINTENANCE	USE
TRACT A	0.303	TOM SPAETH	HOA	HOA	DRAINAGE/ACCESS/UTILITIES
TRACT B	0.107	TOM SPAETH	HOA	HOA	DRAINAGE/UTILITIES

**HOA NAME: ABIGEAL LANE

- LEGEND:**
- 1 (with orange cap symbol) SET #5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED "ALC PLS 37969"
 - 1 (with aluminum cap symbol) FOUND 2.5" ALUMINUM CAP IN RANGE BOX STAMPED "L.S. 23519"
 - 1 (with rebar symbol) FOUND #3 REBAR WITH NO CAP
 - 2 (with rebar symbol) FOUND #5 REBAR WITH NO CAP
 - 3 (with rebar symbol) FOUND #5 REBAR WITH YELLOW PLASTIC CAP ILLEGIBLE
 - 4 (with pipe symbol) FOUND 1" PIPE
 - 5 (with pin symbol) FOUND PIN AND WASHER DAMAGED AND BENT
 - 1 (with tag symbol) FOUND NAIL AND TAG ILLEGIBLE
 - (solid line) PROPERTY LINE
 - (dashed line) ADJACENT PROPERTY LINE
 - - - - - EASEMENT
 - (dotted line) SETBACK LINE
 - (dash-dot line) CURRENT LOT LINE



DATE: 12/3/2024
JOB NO: 20-185

DRAWN BY: BCW
CHECKED BY: KWF

ALTITUDE
CIVIL | SURVEY | PLANNING | LANDSCAPE
3461 Ringsby Ct, Suite 125
Denver, CO 80216
info@altitudeandco.com
AltitudeLandCo.com



**ADAMS COUNTY FIRE RESCUE
FIRE PREVENTION BUREAU**

7980 Elmwood Lane
Denver, CO 80221
P: (303) 539-6862
E: fireprevention@acfpd.org

**Will Serve Letter
10/22/2024**

Project:	Grove Street Major Subdivision
Location:	3075 West 53rd Avenue
Description:	Major Subdivision Final Plat to create 8 lots from existing 3 parcels in R-2 zone
Reviewer:	Shelly Martinez

To whom it may concern,

The property listed above is within the boundaries of Adams County Fire Protection District and will be covered by its services. Please be aware that, at a minimum, we will need to complete a site development plan review and construction reviews required by the fire code. The first submittal is generally the site development plan review and needs to include a full set of civil plans, an auto turn exhibit, and the results of a fire flow test. If you have any questions regarding this location, please call 303-539-6862 and we will be able to answer your questions.

Sincerely,

Whitney Even
Acting Fire Marshal
Adams County Fire Protection District

May 9th, 2024

Adam DiMatteo
Altitude Land Company
3461 Ringsby Court, Suite 125
Denver, CO 80216

**RE: Grove Street Subdivision Sanitation Sewer Construction Plans Review
Review #3 – Acceptance Response
Level Engineering Job Number: 002.006**

Dear Mr. DiMatteo,

Level Engineering has reviewed the third submittal of the Grove Street Subdivision Construction Plans (dated 05/03/2024) with respect to the most current versions of the Berkeley Water and Sanitation District's Engineering Standards and Rules and Regulations documents, as well as the City and County of Denver's Sanitary Sewer Design Technical Criteria Manual.

We are recommending approval of these construction plans to the Berkeley Water and Sanitation District. Please provide two copies of the signed and sealed construction drawings to the District for their signature.

The owner's representative should be made aware that 2 weeks prior to beginning construction they must request to set up a preconstruction meeting with the appropriate parties, including Level Engineering and BWSD Staff.

Regular (bi-weekly or monthly) construction progress meetings may be required depending on the proposed construction schedule.

Please feel free to reach out to me directly if you have any questions.

Sincerely,



Jay D. Blackburn, P.E.

Level Engineering, LLC

Attachments: None

**BERKELEY WATER AND SANITATION DISTRICT
4455 WEST 58th AVENUE, UNIT A
ARVADA, COLORADO 80002
303-477-1914
Email: berkeleywater@gmail.com**

10/7/2024

Easal Properties
ATTN: Tom Spath
3200 S Wadsworth Blvd #C-1-137
Lakewood, CO 80227

Re: 3075 W. 53rd Ave., Denver, CO 80221
Availability of sanitary sewer services

Dear Mr. Spath:

This conditional will serve letter confirms that Berkeley Water and Sanitation District ("District") has the capacity to provide sewer services to above described property (the "Property"), under the following terms and conditions:

1. If any of these conditions are not met, this "will serve" letter will be rescinded and the appropriate parties will be notified that the District can no longer provide sewer service to this property.

2. The District owns an 8" sewer main in W. 53rd Ave and in Grove St. The property owner may be required to install sewer main extensions, feeding into this present system, to facilitate development, depending upon design.

3. Each unit served must have its own sewer service lines, on its own land or easement. The engineering design and/or plans must be submitted and approved by the District prior to installation of any sewer service lines or tapping into any District sewer mains.

4. If a property is removing existing structures, the existing sewer service line(s) must be capped or plugged at the sewer main prior to demolition. The District must be called to observe and inspect this action before further construction begins.

5. The property owner will be required to pay tap fees, review fees and costs, and all other applicable fees and charges prior to receiving sewer service from the District. The District may require a review deposit for District costs, including engineering and legal reviews, contract development, construction, observation and

inspections. If the Developer makes a review deposit with the District, over payments will be refunded and shortages will be billed to the property owner.

6. If the extension of sewer mains is required, the District's engineering firm must review and approve the designs. The District's review and approval of the construction contract for the extension is also required before the work can commence. A contract must be developed, appropriate Certificates of Insurance presented, and Warranty and Performance Bonds must be posted. In addition, the property owner will be required to dedicate easements for any public improvements.

7. The design specifications for the Project must comply with the District's Rules and Regulations, Adams County Fire Protection District regulations, and Adams County regulations. All sewer service will be subject to the District's Rules and Regulations.

8. Sewer tap fees will be payable to the District, which also collects Metro Wastewater's "connection fees." Fees to all agencies will be at prevailing rates at the time of application.

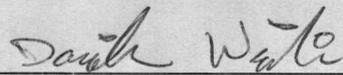
9. No representations are made regarding the availability of water service to the Property.

To reiterate, all costs incurred by the District and fees charged by the District, including without limitation tap fees, review costs, contract development, construction, observation and inspections, are the responsibility of the property owner as a condition of receipt of sewer service. If expenses are incurred and no payment is made, no taps will be issued and a lien will be placed against the property until paid per the District's Rules and Regulations and current Fee Schedule.

This conditional will serve letter is valid through October 7, 2025. If tap fees are not paid by that date, this agreement to service must be renewed through the District.

We look forward to providing services to the Property.

Sincerely,



BERKELEY WATER AND SANITATION DISTRICT