



Request for Comments

Case Name: Ridgeview Estates Phase I, Final Plat
Case Number: PLT2019-00026

October 10, 2019

The Adams County Planning Commission is requesting comments on the following application:
Ridgeview Estates Phase I, Final Plat. The Assessor's Parcel Number is 0156710200001.

Applicant Information: Alliance Development Services
David Moore P.E.
16415 W 85TH LN UNIT B
ARVADA, CO 80007

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 11/04/2019 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to LBajelan@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Layla Bajelan, Long Range Planner I
Case Manager

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5



DEVELOPMENT APPLICATION FORM

Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor
Parcel Number

Existing
Zoning:

Existing Land
Use:

Proposed Land
Use:

Have you attended a Conceptual Review? YES ☐ NO ☐

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature



August 21, 2019

Greg Barnes
Adams County Planner
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, Co. 80601

Ref: Ridgeview Estates
Final Plat Submittal
E. 160th Ave.
Adams Co, Colorado

Dear Greg:

Please accept this letter as a written explanation of our request and a general overview of the Ridgeview Estates Subdivision in Adams County, Colorado.

Ridgeview Estates is a 21-lot subdivision located south of E 160th Ave., just west of Great Rock South subdivision and south of Great Rock North subdivision. The property is currently zoned residential estates (RE). This subdivision will be in and utilizing the Great Rock North Water District for public water.

Access will be provided from E 160th Ave. and all homes will be located out of the DIA noise overlay district.

We anticipate final platting the property in December and constructing the utilities and roads in early 2020. Home construction would begin early in 2020.

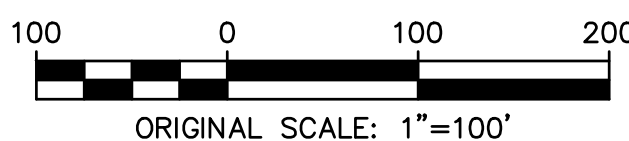
Please review the enclosed "Final Major Subdivision Submittal" and issue any comments you may have.

If you have any questions, please contact us.

Sincerely,

David Moore, P.E.
Alliance Consulting

CONTRACTOR TO
VERIFY EXISTING
UTILITIES PRIOR
TO CONSTRUCTION



WELD COUNTY
ADAMS COUNTY

BASILINE ROAD

160TH AVENUE

GREAT ROCK NORTH

SITE

GREAT ROCK SOUTH

HAYSTACK MILE ROAD

POMPHREY ROAD

152ND AVENUE

WELD COUNTY
ADAMS COUNTY

BOOT LAKE RES.

HARVEST ROAD

LOCATION MAP
SCALE: 1" = 1 MILE

[illegible]

PHASE 1 - RIDGEVIEW ESTATES

A PORTION OF THE NORTHWEST 1/4 OF SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 1 OF 2
FINAL PLAT

CASE # PLT2018-00044

DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS, THAT RIDGEVIEW ESTATES LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., THENCE S 00°05'13" E ALONG THE EAST LINE OF THE WEST HALF OF SECTION 10, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, A DISTANCE OF 1495.68 FEET; THENCE DEPARTING SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 10, N 76°50'50" W, A DISTANCE OF 903.48 FEET; THENCE N 69°27'56" W A DISTANCE OF 596.98 FEET; THENCE N 60°05'53" W A DISTANCE OF 537.87 FEET; THENCE N 39°37'58" W A DISTANCE OF 507.03 FEET; THENCE N 17°26'04" W A DISTANCE OF 38.65 FEET; THENCE N 90°00'00" W A DISTANCE OF 406.46 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9; THENCE ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, N 00°07'50" W A DISTANCE OF 373.61 FEET, TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 4431 PAGE 118, COUNTY PUBLIC RECORDS; THENCE ALONG THE SOUTH LINE OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES: 1) S 89°23'03" E PARALLEL WITH AND 40.00 FEET SOUTH OF, BY PERPENDICULAR MEASUREMENT, THE NORTH LINE OF THE WEST HALF OF SAID SECTION 10, A DISTANCE OF 257.32 FEET; 2) THENCE N 72°13'56" E A DISTANCE OF 126.83 FEET, TO A POINT ON THE NORTH LINE OF THE WEST HALF OF SAID SECTION 10; THENCE ALONG SAID NORTH LINE OF THE WEST HALF OF SECTION 10, S 89°23'03" E, A DISTANCE OF 2267.15 FEET TO THE POINT OF BEGINNING; CONTAINING AN AREA OF 2,713,728 SQUARE FEET OF 62.299 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, STREETS, TRACTS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "RIDGEVIEW ESTATES" THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY, STATE OF COLORADO, THOSE PUBLIC EASEMENTS, TRACTS, ALL STREETS AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENT SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY AND DRAINAGE EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, WATER LINES, SEWER LINES; TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER. EXECUTED THIS ____ DAY OF _____ 20____.

____ AS _____
NAME TITLE DATE
BY: RIDGEVIEW ESTATES, A COLORADO LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT:

STATE OF COLORADO)
) SS
COUNTY OF ADAMS)

THE FORGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 20____,

BY _____

NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

LIENHOLDER CERTIFICATE – GREATROCK NORTH WATER AND SANITATION DISTRICT DECEMBER 06, 2018

THE UNDERSIGNED HEREBY CONSENT(S) TO THE DEDICATION AND EASEMENTS SHOWN ON THIS PLAT AND RELEASE(S) THE SAME FROM THE ENCUMBRANCE RECORDED AT RECEPTION NO. 2018000097841 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER.

NAME – TITLE _____

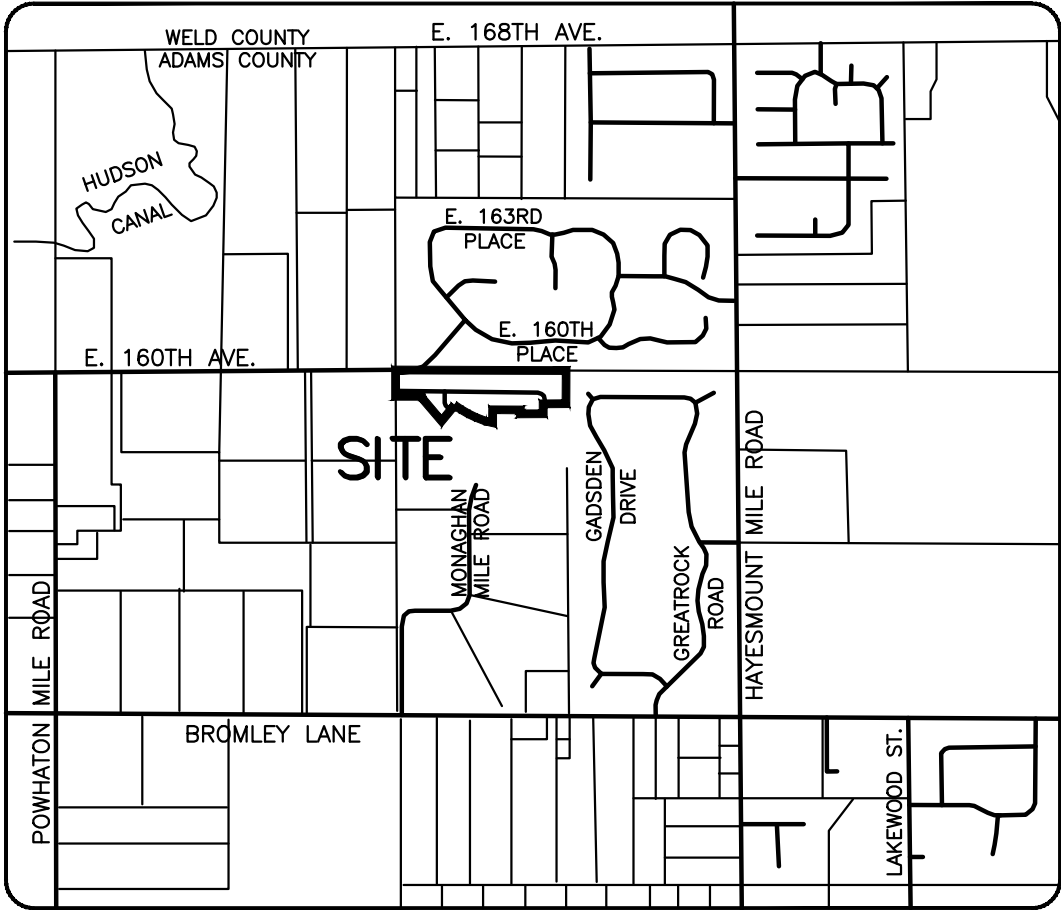
STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING LIENHOLDER CERTIFICATE WAS SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 20____. BY _____

THE WATER METER EASEMENTS WERE SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 20____. BY _____

NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____



VICINITY MAP
SCALE: 1" = 3,000'

PLANNING COMMISSION APPROVAL:

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

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS ____ DAY OF _____ 20____. SUBJECT TO THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT RECORDED HERewith.

CHAIR

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF ADAMS THIS ____ DAY OF _____, 20____, AT ____ O'CLOCK _M..

ADAMS COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK

RECEPTION NUMBER

SURVEYOR'S CERTIFICATION:

I, ROBERT A. RICKARD, A DULY LICENSED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

ROBERT A. RICKARD, PLS NO. 28283
FOR AND ON BEHALF OF
ROCK CREEK SURVEYING, LLC

DATE

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARINGS: THE EAST LINE OF THE WEST HALF OF SEC. 10, T.1S., R.65W. OF THE 6TH P.M. ASSUMED TO BEAR S00°05'13"E BETWEEN A FOUND 3/4 INCH REBAR WITH 2 INCH ALUMINUM CAP STAMPED LS 25937 AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AND A FOUND NO. 5 REBAR WITH A 1.5 INCH YELLOW PLASTIC CAP STAMPED LS 29414 ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 10 AT THE NORTHEAST CORNER OF PARCEL 4 RECORDED IN BOOK 1 AT PAGE 2779 AS RECEPTION NO. 2005-118.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OF LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
4. THE SUBJECT PROPERTY IS NOT WITHIN A DESIGNATED F.E.M.A. FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08001C036J, EFFECTIVE DATE SEPTEMBER 28, 2018.
5. EXPANSIVE SOILS ARE KNOWN TO EXIST ON THIS SITE. WHERE THESE CONDITIONS ARE FOUND TO EXIST, THE RECOMMENDATION OF A QUALIFIED SOILS ENGINEER SHALL BE FOLLOWED IN THE DESIGN AND CONSTRUCTION OF THE FOUNDATIONS AND FOOTINGS.
6. THE HOMEOWNER'S ASSOCIATION SHALL BE CREATED AND IN PLACE PRIOR TO RECORDING OF THIS PLAT.
7. ADAMS COUNTY IS NOT RESPONSIBLE FOR THE ENFORCEMENT OF PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
8. ACCESS FOR ALL LOTS SHALL BE FROM THE INTERNAL ROAD SYSTEM.
9. FOURTEEN (14') WIDE UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO ALL PUBLIC STREETS IN THE SUBDIVISION OR PLATTED AREA. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
10. D.I.A. NOISE IMPACTS MAY BE PREVALENT IN THIS SUBDIVISION. THE PROPERTY IS LOCATED NORTH OF THE 60LDN NOISE CONTOUR. NOISE IMPACTS ASSOCIATED WITH DENVER INTERNATIONAL AIRPORT, VAN AIRE SKYPORT, AND OTHER PUBLIC AND PRIVATE AIRPORTS MAY BE PREVALENT IN THIS SUBDIVISION.
11. ROCK CREEK SURVEYING, LLC, HAS RELIED UPON THE PROPERTY INFORMATION BINDER ORDER NO. IN70593905 PREPARED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE 12/7/2018 AT 5:00 P.M., FOR THE RESEARCH OF EASEMENTS, RIGHTS-OF-WAY, ENCUMBRANCES AND OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY ROCK CREEK SURVEYING, LLC., TO DETERMINE OWNERSHIP OR APPLICABLE EASEMENTS AND RIGHTS-OF-WAY.
12. MEASURED VALUES THAT DIFFER FROM RECORDED VALUES SHOULD BE DENOTED WITH (M). RECORDED VALUES SHOULD BE DENOTED WITH (R).
13. DRAINAGE EASEMENTS AS SHOWN ON THE PLAT ARE DEDICATED TO AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF PROVIDING STORM WATER DRAINAGE THROUGHOUT THE SUBDIVISION AND FOR THE MAINTENANCE THEREOF. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS TO THE FLOW AND/OR TO OBSTRUCTIONS TO MAINTENANCE ACCESS. CONSTRUCTION OF STRUCTURES, INCLUDING BUT NOT LIMITED TO HOUSES, GARAGES, BARNs, FENCES AND SHEDS SHALL NOT BE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENT. ANY PERMITTED ROADS, DRIVEWAYS, LANDSCAPING OR OTHER IMPROVEMENTS OVER ANY DRAINAGE EASEMENTS MUST BE PROPERLY CONSTRUCTED IN ACCORDANCE WITH APPLICABLE ADAMS COUNTY REGULATIONS AND DRAINAGE CRITERIA.
14. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS 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 COSTS WILL BE ASSESSED TO THE PROPERTY OWNERS.
15. THE COUNTY HAS THE RIGHT TO ENTER THE PROPERTY TO CONDUCT PERIODIC INSPECTIONS OF THE DRAINAGE FACILITIES.
16. TYPICAL SIGHT TRIANGLE EASEMENTS ARE RESTRICTED TO LANDSCAPING, FENCES, RETAINING WALLS, SIGNS (EXCEPT STREET SIGNS) AND ANY OTHER OBSTRUCTIONS THAT ARE NO MORE THAN 36 INCHES IN HEIGHT AS MEASURED FROM THE CROWN OF THE STREET INTERSECTION.
17. EQUESTRIAN EASEMENTS ARE HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF MAINTAINING SAID EASEMENT AREAS AS AN EQUESTRIAN TRAIL USED BY THE ASSOCIATION MEMBERS AND GUESTS. WHEN EQUESTRIAN EASEMENTS OVERLAY DRAINAGE EASEMENTS, THE DRAINAGE EASEMENTS SHALL HAVE SENIOR RIGHT TO PRESERVE THE INTEGRITY OF DRAINAGE. NO FENCING IS ALLOWED WITHIN THE EQUESTRIAN EASEMENT EXCEPT THE EXTERIOR PERIMETER FENCE, ON THE BOUNDARY OF RIDGEVIEW ESTATES, PROVIDED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
18. TRACT A IS FOR FUTURE WATER WELL ESTABLISHMENT BY GREAT ROCK NORTH WATER AND SANITATION DISTRICT AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
19. TRACT B FOR THE DETENTION POND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
20. THE MONAGHAN MILE ROAD ACCESS TO THE SOUTH OF THIS SUBDIVISION SHALL BE FOR EMERGENCY VEHICLES ONLY. AN AUTOMATIC GATE SHALL BE INSTALLED PER THE GREATER BRIGHTON FIRE PROTECTION DISTRICT STANDARDS FOR RESTRICTED ACCESS GATES.
21. LINEAR UNITS ARE MEASURED IN U.S. SURVEY FEET.
22. KALLSEN 110 GAS WELL MOTORIZED ACCESS EASEMENT TO BE MAINTAINED BY THE HOA.

FINAL PLAT – RIDGEVIEW ESTATES
PART OF THE NW 1/4 OF SEC. 10, T1S, R65W OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

ROCK CREEK SURVEYING, LLC.
3021 GARDENIA WAY
SUPERIOR, CO 80027
303-521-7376

DRAWN: PSD
FIELD DATE: NOVEMBER 21, 2018

REVISIONS:

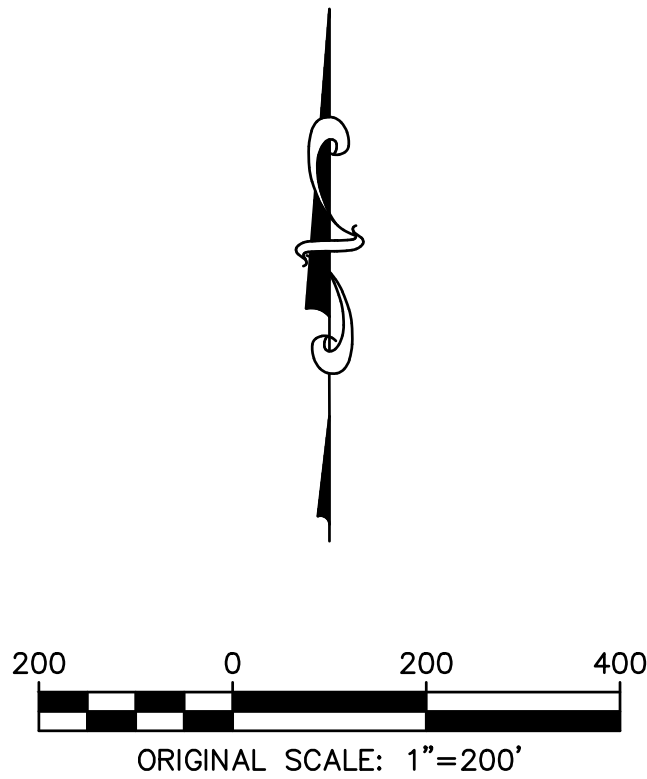
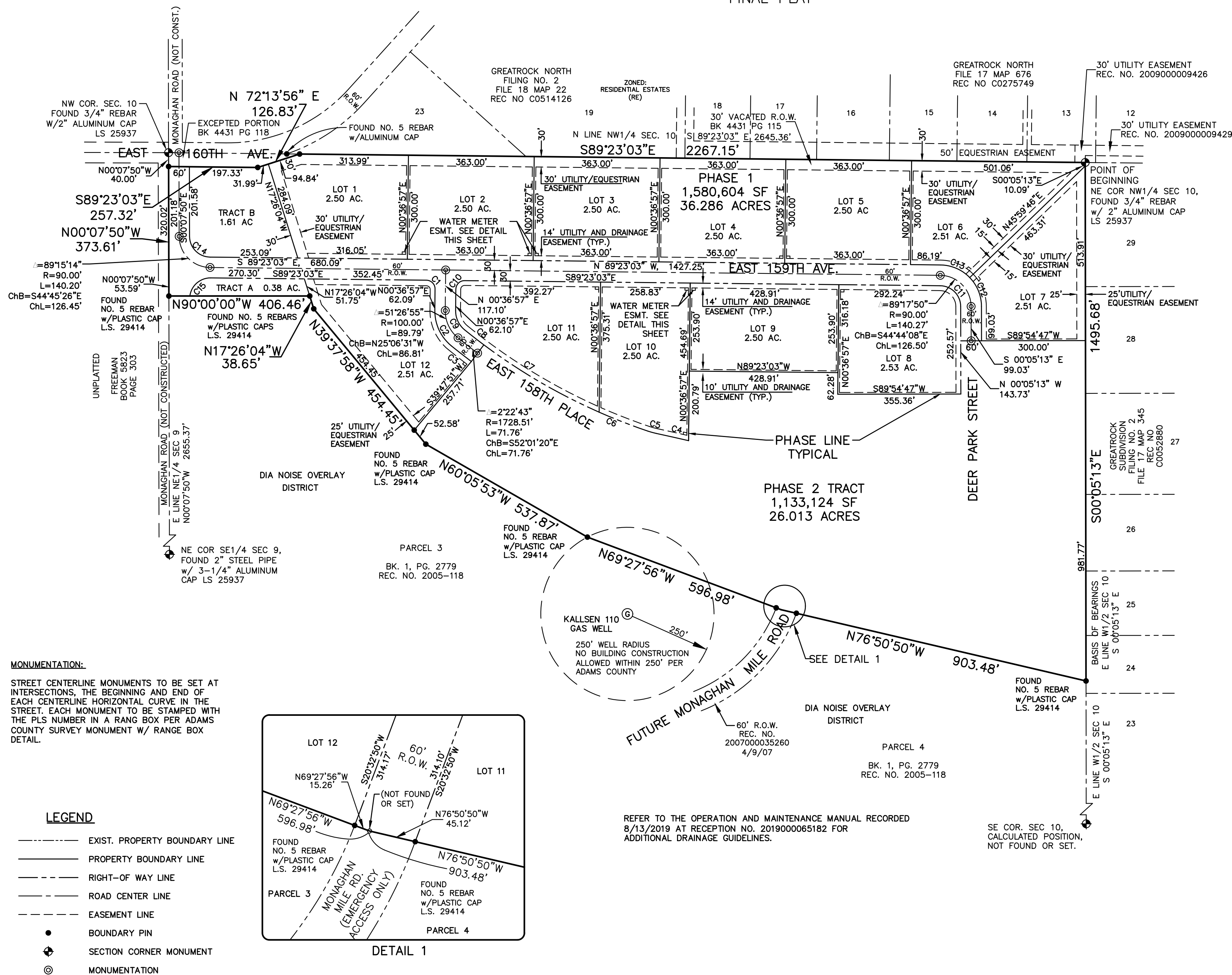
SCALE: 1" = 200'

DATE: SEPTEMBER 24, 2019

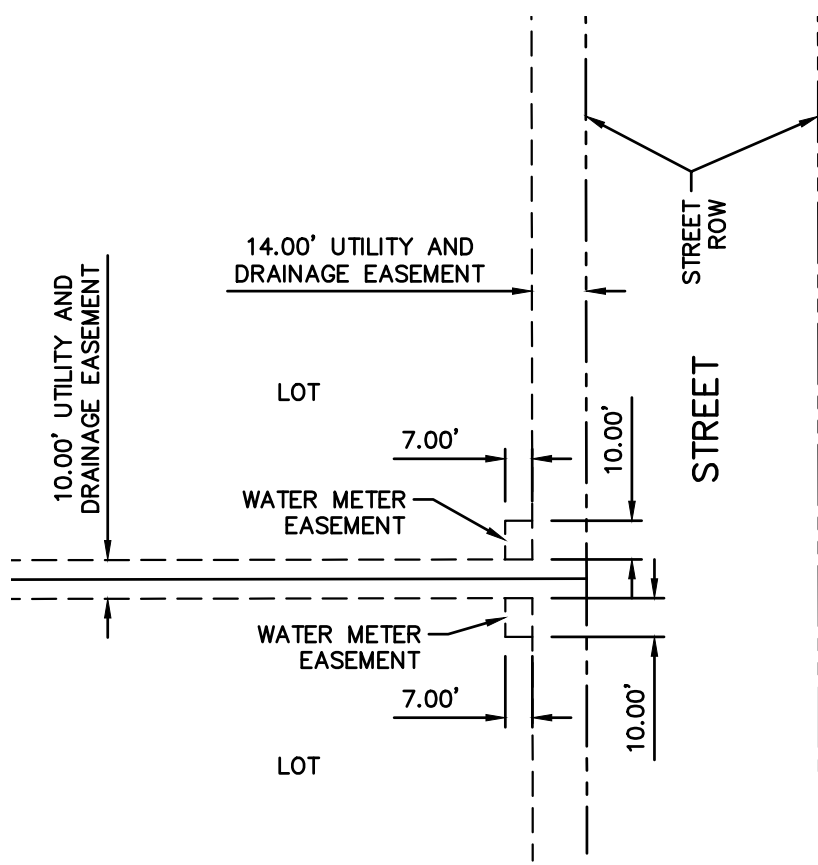
PHASE 1 - RIDGEVIEW ESTATES

A PORTION OF THE NORTHWEST 1/4 OF SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 2 OF 2
FINAL PLAT

CASE # PLT2018-00044



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	25.00	90°00'00"	39.27	N44°23'03"W 35.36
C2	130.00	51°26'48"	116.73	S25°06'27"E 112.85
C3	1758.32	2°22'45"	73.01	S52°01'14"E 73.01
C4	5590.76	0°58'32"	95.18	N77°22'18"W 95.18
C5	220.00	6°31'07"	25.03	N74°36'00"W 25.02
C6	1698.51	5°06'09"	151.26	N68°47'22"W 151.21
C7	1698.51	13°01'35"	386.17	N59°17'02"E 383.43
C8	1698.51	2°22'43"	70.52	N52°01'20"E 70.51
C9	70.00	51°26'55"	62.86	S25°06'31"E 60.77
C10	25.00	90°00'00"	39.27	S45°36'57"W 35.36
C11	60.00	89°17'50"	93.51	N44°44'08"W 84.33
C12	120.00	44°02'44"	92.25	N22°06'35"W 89.99
C13	120.00	45°15'06"	94.77	N66°45'30"W 92.33
C14	60.00	89°15'14"	93.47	S44°45'26"E 84.30
C15	60.00	83°14'20"	87.17	S48°59'47"W 79.70



MONUMENTATION:
STREET CENTERLINE MONUMENTS TO BE SET AT INTERSECTIONS, THE BEGINNING AND END OF EACH CENTERLINE HORIZONTAL CURVE IN THE STREET. EACH MONUMENT TO BE STAMPED WITH THE PLS NUMBER IN A RANG BOX PER ADAMS COUNTY SURVEY MONUMENT W/ RANGE BOX DETAIL.

LEGEND

- EXIST. PROPERTY BOUNDARY LINE
- PROPERTY BOUNDARY LINE
- RIGHT-OF WAY LINE
- ROAD CENTER LINE
- EASEMENT LINE
- BOUNDARY PIN
- ⊕ SECTION CORNER MONUMENT
- ⊙ MONUMENTATION

REFER TO THE OPERATION AND MAINTENANCE MANUAL RECORDED 8/13/2019 AT RECEPTION NO. 2019000065182 FOR ADDITIONAL DRAINAGE GUIDELINES.

SE COR. SEC 10, CALCULATED POSITION, NOT FOUND OR SET.

FINAL PLAT - RIDGEVIEW ESTATES
PART OF THE NW 1/4 OF SEC. 10, T1S, R65W OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

ROCK CREEK SURVEYING, LLC.
3021 GARDENIA WAY
SUPERIOR, CO 80027
303-521-7376

DRAWN: PSD
FIELD DATE: NOVEMBER 21, 2018

REVISIONS:

SCALE: 1" = 200'

DATE: SEPTEMBER 24, 2019



Greg Barnes
Adams County Planner
Planning and Development Department
Adams County
4430 South Adams County Parkway
Brighton, CO 80601

August 21, 2019

Ref: School Impact Report
Ridgeview Estates
East Bromley Road
Adams County, Colorado

Dear Greg:

The projected number of students at full development of the proposed project based upon the Brighton School District RE-27J student generation factors (based upon the Districts' student generation rates and a total of 21 residential units) is as follows:

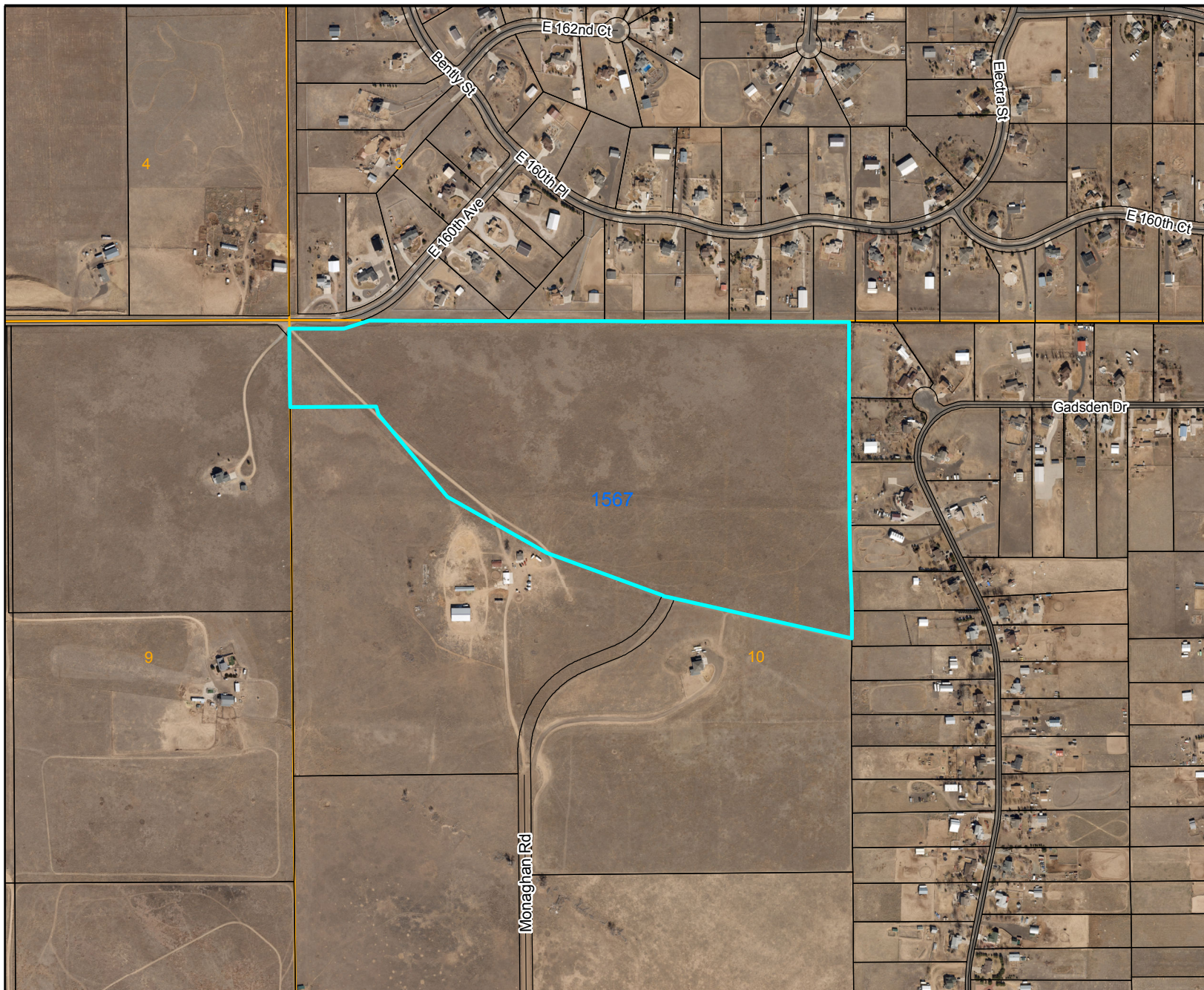
Northeast Elementary School	0.264 students/DU	6 students
Overland Trail Middle School	0.145 students/DU	2 students
<u>Brighton High School</u>	<u>0.179 students/DU</u>	<u>3 students</u>
Total Projected Students at full build out		11 students

The land cash in lieu dedication requirement for Ridgeview Estates would result in a school fee of \$5,781.08 at the time of platting.

If you have additional questions, please contact me at the address and number listed below.

Sincerely,

David E. Moore, PE



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

Ridgeview Estates Phase I, Final Plat

PLT2019-00026

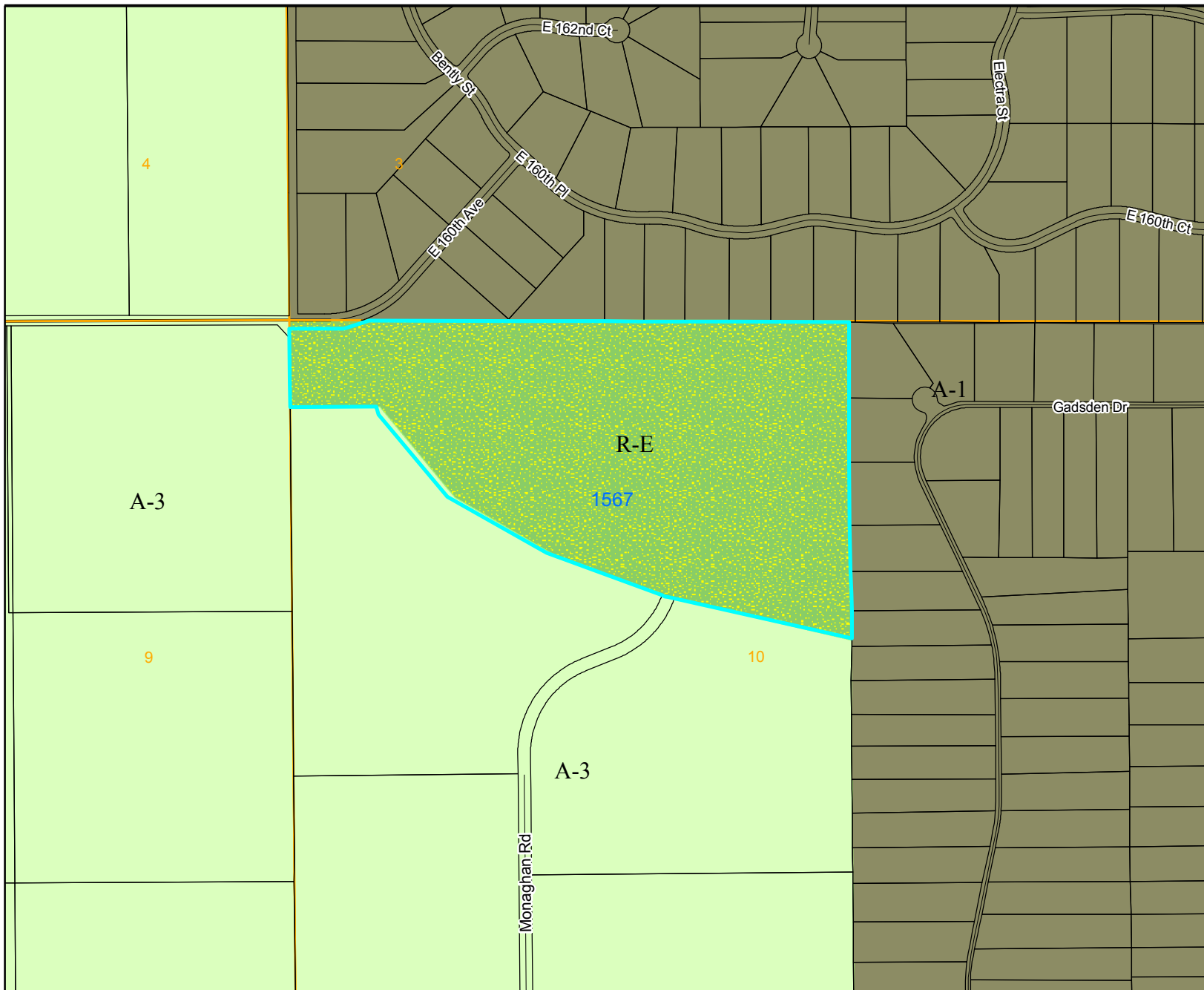


For display purposes only.



ADAMS COUNTY
COLORADO

This map is made possible
by the Adams County GIS
group, which assumes no
responsibility for its accuracy



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

Ridgeview Estates Phase I, Final Plat

PLT2019-00026



For display purposes only.



ADAMS COUNTY
COLORADO

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