

Resubmittal response for PLT2023-00038

PLN01 – this has been corrected on newly revised plat attached.

PLN02- lot lines have been updated.

PLN03- updated to meet standard.

PLN04- required paperwork is in the process to be submitted to the Division of Water Resources for approval of a new well to be drilled.

PLN05 – Updated to reflect Adams County health.

PLN06 – not necessary at this time.

PLN07- utility has been added.

# ALLART SUBDIVISION AMENDMENT NO. 1

A REPLAT OF LOTS 1A AND 1B, ALLART SUBDIVISION, BEING A PART OF THE NORTH ONE-HALF OF THE OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO. PLT2023-00038

SHEET 1 OF 2

**PURPOSE:**

THE PURPOSE OF THIS PLAT AMENDMENT IS TO AMEND THE EXISTING LOTS 1A, 1B, AND 4B INTO TWO BUILDABLE LOTS AND AND PROVIDE A FLOODPLAIN CONSERVATION EASEMENT FOR THE 100-YEAR FLOODPLAIN.

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE SOLE OWNER OF THAT PART OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOTS 1A AND 1B, ALLART SUBDIVISION AS RECORDED IN RECEPTION NO. 2005001400460, ADAMS COUNTY RECORDS. CONTAINS 10.589 ACRES MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ALLART SUBDIVISION AMENDMENT NO. 1 AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, ALL STREETS, AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, FOREVER, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY 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, SEWER LINES, WATER LINES; TOGETHER WITH A RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER. EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

OWNER: THE STEVE AND SHARON'S TRUST

NAME/TITLE \_\_\_\_\_

ACKNOWLEDGEMENT:

COUNTY OF ADAMS )

)ss

STATE OF COLORADO)

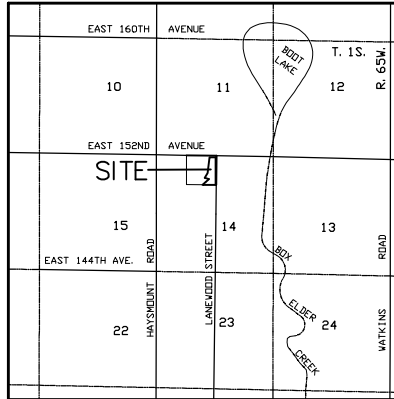
THE FOREGOING WAS ACKNOWLEDGED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY NAME/TITLE, THE STEVE AND SHARON'S TRUST.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## VICINITY MAP

SCALE: 1"=2000'



**BASIS FOR BEARINGS:**

THE EAST LINE OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MONUMENTED AS SHOWN HEREON, IS ASSUMED TO BEAR S00°07'19"W.

**NOTICE:**

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

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. 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 RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

DISTANCES ON THIS DRAWING ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS 1200/3937 METERS.

**PLAT NOTES: CONTINUED:**

8. IF GRADING WILL RESULT IN THE DISTURBANCE OF ONE OR MORE ACRES, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) PERMIT WILL BE REQUIRED FOR CONSTRUCTION FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE). THE PERMIT WILL REQUIRE THAT EROSION CONTROL MEASURES BE IMPLEMENTED DURING CONSTRUCTION. THE APPLICANT SHOULD CONTACT CDPHE'S WATER QUALITY CONTROL DIVISION, PERMITS UNIT, AT 303-692-3500, OR AT <http://www.cdph.e.state.co.us/wp/permitsunit/wqcdpmt.html>
9. TEN-FOOT (10') WIDE UTILITY & DRAINAGE EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY AS SHOWN ON THIS PLAT. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. IN ADDITION, A SIX FOOT WIDE GAS LINE EASEMENT IS HEREBY GRANTED AS SHOWN ON THIS PLAT. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID EASEMENTS.
10. 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 SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY 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 OWNER.
11. THIS PLAN HAS BEEN APPROVED BY ADAMS COUNTY AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO C.R.S. 24-68-101, ET SEQ., AS AMENDED, AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.
13. NO DIRECT ACCESS FROM ANY LOT SHALL BE ALLOWED ONTO BROWLEY LANE.
14. NO BUILDING CONSTRUCTION, TDS OR WATER WELLS SHALL BE ALLOWED WITHIN THE FLOODPLAIN. UP TO A 4 STRAND WIRE FENCE, A MAXIMUM OF 42 INCHES IN HEIGHT, IN ORDER NOT TO IMPEDE FLOOD EVENTS, MAY BE ALLOWED BY FLOODPLAIN USE PERMIT.

**SURVEYOR'S CERTIFICATE:**

I, RAYMOND W. BAYER, A REGISTERED 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 HEREINBEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

RAYMOND W. BAYER,  
P.L.S. NO. 6973

**APPROVALS:**

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\_\_\_\_.

CHAIR \_\_\_\_\_

ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM \_\_\_\_\_

CERTIFICATE OF CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT \_\_\_\_\_:\_\_\_\_\_, M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

By: \_\_\_\_\_ COUNTY CLERK AND RECORDER

RECEPTION NO: \_\_\_\_\_

**Prepared By:**

R. W. BAYER & ASSOCIATES, INC.  
12170 TEJON STREET, SUITE 700  
WESTMINSTER, COLORADO 80234  
(303) 452-4433 CAD: 19014P.DWG

Date Prepared: JULY 25, 2022  
REVISED: 10-24-23 LOT CONF IG.

**PLAT NOTES: FROM ALLART SUBDIVISION AND AMENDED FOR THIS PLAT CORRECTION (IN PARENTHESES)**

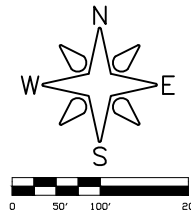
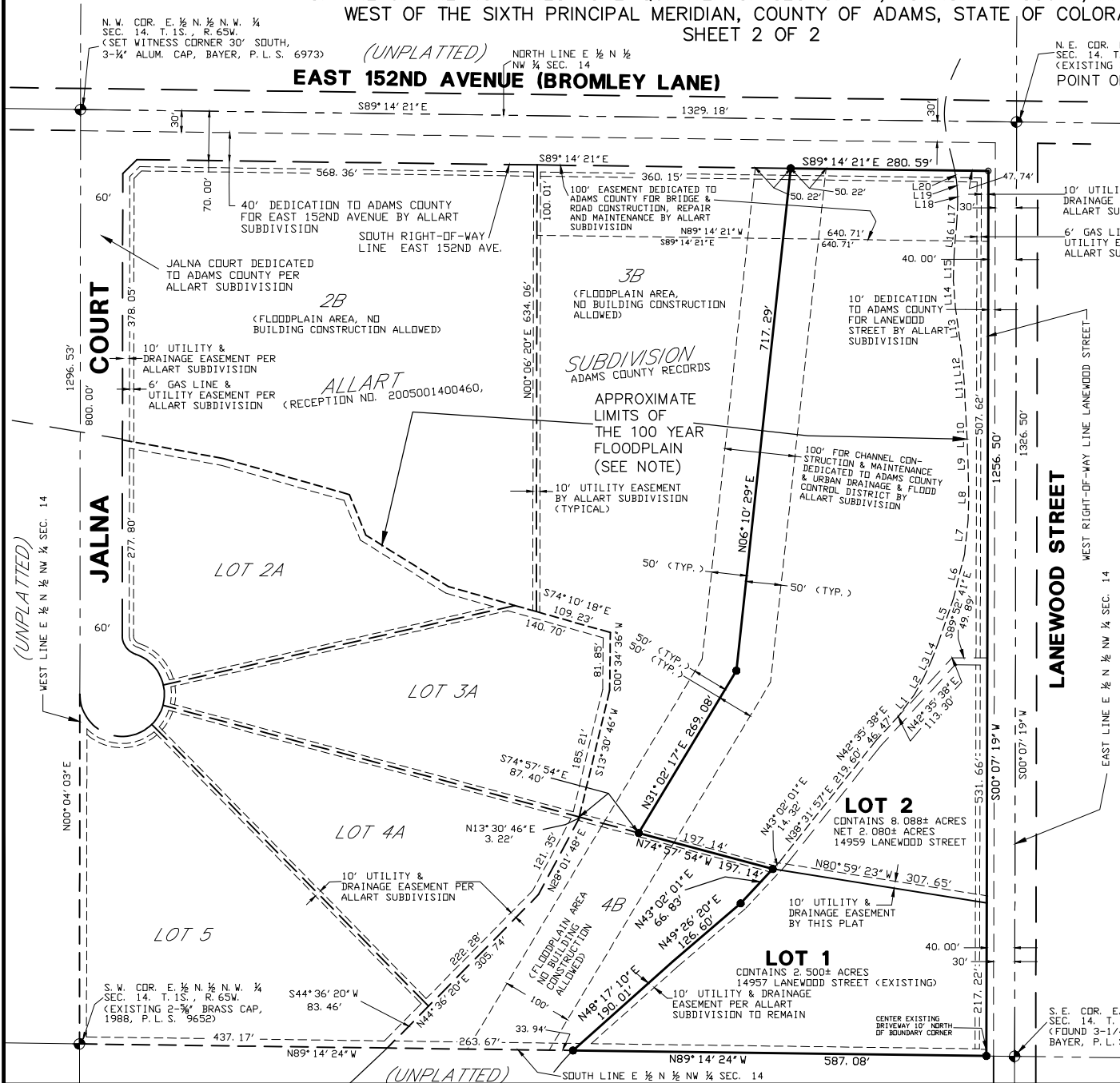
1. WATER SUPPLY - EACH LOT SHALL BE ALLOWED TO CONSTRUCT CONSECUTIVE INDIVIDUAL WELLS INTO THE UPPER ARAPAHOE, LOWER ARAPAHOE, AND LARAMIE-FOX HILLS AQUIFERS.
2. SEWER SERVICE - SEWER WILL BE ONSITE WASTEWATER SYSTEMS (OWS) ON EACH LOT WITH LEACH FIELDS AND SEPTIC TANK. LOT 1'S OWS WAS INSTALLED IN APRIL, 2004. (FOR LOT 2 PERCOLATION TESTS WILL BE UNDERTAKEN AND A PERMIT FOR INSTALLATION OF AN OWS AS PART OF A BUILDING PERMIT PROCESS WILL BE OBTAINED.)
3. LOTS WITHIN THE ALLART SUBDIVISION - AMENDMENT NO. 1 WILL BE SERVED BY ONSITE WASTEWATER TREATMENT SYSTEMS. ADAMS COUNTY HEALTH DEPARTMENT REQUIRES THAT SEPTIC TANKS BE PUMPED AND INSPECTED EVERY FOUR YEARS. AT LEAST EVERY FOUR YEARS, EACH PROPERTY OWNER SHALL HAVE THEIR SEPTIC TANK PUMPED AND INSPECTED BY A SYSTEMS CLEANER LICENSED BY ADAMS COUNTY HEALTH DEPARTMENT AND SHALL SUBMIT A RECEIPT INDICATING THAT THE SEPTIC SYSTEM HAS BEEN PUMPED AND INSPECTED TO THE ADAMS COUNTY HEALTH DEPARTMENT EHWaterProgram@adco.gov.org.
4. A COPY OF THE PERMIT FOR THE OWS SHALL BE SUBMITTED WITH EACH HOME'S BUILDING PERMIT APPLICATION.
5. FIRE PROTECTION REQUIREMENTS - THE PROPERTY IS WITHIN THE GREATER BRIGHTON FIRE PROTECTION DISTRICT. ALL NEW HOMES SHALL HAVE NFPA (130) SPRINKLER SYSTEMS, AND INTERNAL DRIVEWAYS SHALL BE CAPABLE OF HANDLING FIRE PROTECTION EQUIPMENT AND SHALL BE CONNECTED TO (LANEWOOD STREET), PRIOR TO OR WITH BUILDING PERMIT APPLICATION, MNRD SHALL BE CONSULTED ON THESE AND OTHER APPLICABLE REQUIRED FIRE PROTECTION MEASURES.
6. GEOLOGIC CONDITIONS AND FOUNDATION DESIGN - SOILS ON THE SITE MAY HAVE EXPANSIVE (SWELLING) POTENTIAL, AND MAY EXHIBIT HYDRO-COMPACTION WHEN WETTED. MITIGATION MAY BE NECESSARY FOR ANY CONSTRUCTION ON THESE SOILS, AND SHOULD INCLUDE MEASURES TO PREVENT BOTH COMPACTIVE SWELLING SOILS. SPECIFIC SOIL TESTING AND FOUNDATION DESIGN SHALL BE UNDERTAKEN FOR BUILDING PERMIT APPLICATIONS.
7. NOISE - NOISE IMPACTS ASSOCIATED WITH DENVER INTERNATIONAL AIRPORT MAY BE PREVALENT FROM TIME TO TIME.

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CASE NO. PLT2023-00038

SHEET 2 OF 2



**SCALE: 1"=100'**  
**LEGEND**

- DENOTES: FOUND P.K. NAIL & SHINNER, P.L.S. 6973
- DENOTES: FOUND #5 REBAR & CAP, BAYER, P.L.S. 6973

FLOODPLAIN DRAINAGE EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L1	N36°20'26"E	38.10'
L2	N29°29'18"E	28.69'
L3	N24°08'11"E	27.37'
L4	N20°41'21"E	26.70'
L5	N18°54'42"E	66.02'
L6	N13°57'10"E	64.37'
L7	N05°59'07"E	50.26'
L8	N01°15'50"E	37.51'
L9	N01°39'25"E	62.53'
L10	N02°47'20"E	37.95'
L11	N03°03'41"E	62.60'
L12	N05°16'08"E	37.67'
L13	N07°42'45"E	63.09'
L14	N04°34'33"E	37.63'
L15	N01°21'41"E	37.13'
L16	N04°50'55"E	45.95'
L17	N02°59'07"E	28.63'
L18	N01°27'10"E	16.65'
L19	N05°44'24"E	15.80'
L20	N09°48'27"E	13.73'

NOTE: APPROXIMATE LIMITS OF THE 100 YEAR FLOODPLAIN FROM THE PRELIMINARY DESIGN REPORT FOR LOWER BOX ELDER CREEK WATERSHED PREPARED BY WRIGHT WATER ENGINEERS, INC. DATED OCTOBER 2001

Prepared By:

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