



## Re-submittal Form

Case Name/ Number: PRC2021-00010/ Thompson

Case Manager: Nick Eagleson

### Re-submitted Items:

- |                                     |                                    |  |
|-------------------------------------|------------------------------------|--|
| <input checked="" type="checkbox"/> | Development Plan/ Site Plan        | 01- Responses to comments                        |
| <input checked="" type="checkbox"/> | Plat                               | 03- Memo on Oil and Gas Easements                |
| <input type="checkbox"/>            | Parking/ Landscape Plan            | 04- Memo from Nick Eagleson and letter from CDWR |
| <input checked="" type="checkbox"/> | Engineering Documents              | 05- CDPS General Permit COR Cert 93452           |
| <input checked="" type="checkbox"/> | Subdivision Improvements Agreement | 06- Title  |
| <input checked="" type="checkbox"/> | Other: <u>See list</u>             | 07- CDs  |
|                                     |                                    | 08- SWMP Report                                  |
|                                     |                                    | 09- Drainage Narrative Letter                    |
|                                     |                                    | 10- O&M Manual                                   |
|                                     |                                    | 11- Waiver from TIS Written Explanation          |
|                                     |                                    | 11a- Trip Generation Letter                      |
|                                     |                                    | 12- Neighbor Complain response                   |

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

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

The cover letter must include the following information:

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

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Addressing, Building Safety, Neighborhood Services,

Engineering, Environmental, Parks, Planner, ROW, SIA - Finance, SIA - Attorney

# PLT2021-00043

## PLT - Subdivision

### ROW Review

Due on 01/04/2022, assigned to David Dittmer

Marked as Resubmittal Required on 12/13/2021 by David Dittmer

Comments: **AMW/WEC RESPONSES - 11/13/23**

ROW1: Add case number PLT2021-00043 to the top right-hand corner of all sheets

**ADDED AS REQUESTED**

ROW2: Need to provide a vicinity map scaled to 1" = 2000' to 1" = 6000' and centered under title. Sheet numbers ( 1 of X) will also need to be placed and centered under title and above the vicinity map

**VICINITY MAP ADDED AS REQUESTED**

ROW3: Legal description will be the entire subdivision boundary for Sheet 1 and not the original lot information **PER COORDINATION WITH DAVID DITTMER, METES AND BOUNDS LEGAL DESCRIPTION NOT REQUIRED FOR THIS PROJECT.**

ROW4: Ownership has to be contiguous for all lots being re-subdivided. Need to verify with Assessor's Office if we can use two owners, with a stipulation of interest in the lots.

**NOTED**

ROW5: Will need to reference the ownership by vesting deed reception numbers within the Ownership and Dedication Statement.

**NOTED**

ROW6: The access to the two interior lots will have to be placed within a TRACT, and ownership and maintenance responsibilities provide. This will be a private access and not maintained by the county. This will also not be part of acreage/sq. ft. calculations of lot size. **SHARED ACCESS NOW SHOWN WITHIN TRACT A. NOTES ALSO ADDED TO SHEET 1 OF PLAT.**

ROW7: Need to order signature blocks as follows: Ownership Surveyor Planning Commission Board of County Commissioners Approved as to Form - County Attorney's office **PLAT REVISED AS REQUESTED. PER COODINATION WITH DAVID DITTMER, ATTORNEY'S**

**CERTIFICATE NOT REQUIRED FOR THIS PROJECT.**

ROW8: Lien Holders acknowledgement blocks need to provide the name and title of the signatory along with Notary Affirmation: By\_\_\_\_\_ As\_\_\_\_\_

**REVISED AS REQUESTED**

ROW9: A Title Commitment needs to be provided and dated within 30 days of application. This information must be provided as a plat note.

**TITLE WORK INCLUDED.**

ROW10: Need Flood Plain note

**SEE PLAT NOTE 13**

ROW11: Revise note for shared access as it has to be located within a TRACT

**SEE PLAT NOTE 10**

ROW12: Survey Plat MUST include the 50' "No Build" radius and the 20' access easement for subsequent operations for the Plugging and Abandoned for the Bonacquisti 10-1 well location. The plugging and abandonment report from the COGCC must be provided and the same recorded with the county. The well head MUST be centered in the 50' radius or 50' x 100' setback area. (radius may help development of lots) 50' RADIUS SHOWN ON PLAT. 24' O&G ACCESS EASEMENT PROVIDED WITHIN TRACT A. SEE ALSO MATT SURA MEMO ON EASEMENT VACATION (APPROVED BY DAVID DITMER).

ROW13: A plat note concerning the OWTS location for the affected lot with the plugged and abandoned well needs to be noted for TCHD  
N/A - WELL IS WITHIN TRACT A. LOT 2 OWTS LOCATED OUTSIDE 50' SETBACK.

ROW14: Need to provide the location and recording information of the oil and gas easement as stated in Note 7. This cannot be vacated by this plat if dedicated by separate instrument and not by previous subdivision plats. This vacation reception number must be provided on the survey with initial and vacated reception numbers provided. SEE MATT SURA MEMO ON EASEMENT VACATION THAT WAS PREVIOUSLY APPROVED BY DAVID DITTMER.

ROW15: New legal description will need to have Point of Commencement, Point of beginning, with basis provided by monumented location of section.  
POC ADDED TO PLAT. NO POB IS REQUIRED DUE TO NO METES AND BOUNDS LEGAL REQUIRED.

ROW16: Due to location of shared access and other drives, engineering will have to review and approve any additional ingress/egress locations based upon distances.  
NOTED. THE SHARED ACCESS POINT WILL REPLACE THE EXISTING ACCESS TO LOT 4.

ROW17: Due to the possibility of flow lines still in place for the plugged and abandoned well, need a plat note as such. Record Status: In Progress  
SEE PLAT NOTE 8.

**From:** Gordon Stevens <[GStevens@adcogov.org](mailto:GStevens@adcogov.org)>  
**Sent:** Friday, December 17, 2021 2:31 PM  
**To:** Steve J. Krawczyk <[SKrawczyk@adcogov.org](mailto:SKrawczyk@adcogov.org)>; Juliana J. Archuleta <[MJArchuleta@adcogov.org](mailto:MJArchuleta@adcogov.org)>;  
David Dittmer <[DDittmer@adcogov.org](mailto:DDittmer@adcogov.org)>  
**Cc:** David Rausch <[DRausch@adcogov.org](mailto:DRausch@adcogov.org)>  
**Subject:** RE: Engineering Review\EGR2021-00047, Thompson Minor Subdivision

Good Afternoon Steve,

Thank you for the opportunity to review this submittal. Unfortunately, your email references two different sites. However, in regard to the Thompson Minor Subdivision, I offer the following comments:

- 1.) As this access road will be private, an access permit will be required for Havana St. **NOTED**
- 2.) No CO can be issued for any of the new structures until the access road has been fully constructed and properly permitted. **NOTED**

Again, thank you for this opportunity to review this submittal. If you should have any further questions, please do not hesitate to ask.

Sincerely,



**Gordon Stevens**

Construction Inspection Supervisor,  
Department of Public Works  
Infrastructure Management Division  
**ADAMS COUNTY, COLORADO**  
4430 So, Adams County Parkway,  
1st Floor, Suite W5802

Brighton, CO 80601-8218

O: 720-523-6965 | [gstevens@adcogov.org](mailto:gstevens@adcogov.org), [www.adcogov.org](http://www.adcogov.org)

C: 303-947-9633

ENG1: The Rezoning and the Plat are two separate review processes that require approval before the approval of the EGR. However, they can be run concurrently, if requested by the applicant, Since the applicant is requesting to plat for a one-acre lot size, the zoning must be approved prior to the Plat. The Zoning should be initiated first. The BCC must agree to smaller lot size and prior to addressing granting any separate waiver for Stormwater detention and required tracks (for Detention ponds and private roads) before providing separate easements to the county. **NOTED**

ENG2; Applicant is proposing to install over 3,000 square feet of impervious area on the project site. A drainage report and drainage plan in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval. Detention maybe required for any new detention pond that will be utilized as part of a development project See Chapter 9 of the of the Adams County Development Standards and Regulations. It must be demonstrated that the detention pond outfall has a means of draining into an existing drainageway. **NOTED. A DETENTION POND IS PROPOSED. SEE SUBMITTED DRAINAGE REPORT AND PLANS.**

ENG3: Wavier of Tracts: Detention and Water Quality ponds and private drives for Single Family Residential projects are required to be in separate tracts. Please provide a written request and justification with the next submittal. See the enclosed example. **NOTED. SEE REVISED PLAT.**

ENG4; The developer is responsible Detention and Water Quality ponds for Single Family Residential projects located to be in separate tracts owned and maintained by the homeowner association or special district with drainage easements dedicated to the county over the entirety. The Tracts shall be owned and maintained by the homeowner association or special district. Drainage easements shall be dedicated to the county over the entirety of the Detention Pond Tract. **NOTED. SEE REVISED PLAT NOTES.**

ENG5: The applicant needs to provide the necessary traffic control during construction. Prior to any lane or road closures, County agreed to do the necessary notification as necessary. See the enclosed Public Works comments for more requirements. The applicant also needs to provide an update traffic letter using updates traffic counts. **NOTED. A TRAFFIC LETTER STATING ONLY 18 ADDITIONAL DAILY TRIPS ARE PROPOSED IS INCLUDED IN SUBMITTAL.**

ENG6: The roadside ditch must have the required capacity for any new development within this basin. Please include Ditch and culvert, FES, riprap calculations for future projects in accordance with chapter 9 of the Adams County Development Standards and Regulations. The lack of a standard riprap section would result in an erosion problem below the culvert outlet. See the enclosed detention pond check list for information. **ALL SWALE & CULVERT CAPACITY CALCULATIONS INCLUDED IN APPENDIX OF DRAINAGE NARRATIVE. RIPRAP PROPOSED DOWNSTREAM OF ALL CULVERTS.**

ENG7. Where soil types allow, the County encourages the use of structural BMPs that match the runoff reduction and water quality recommendations of the Urban Drainage 4-step process outlined in UDFCD Volume 3, BMP Planning for New Development, beginning on page ND1. Step 1 BMPs reduce the required WQCV and there are other BMPs that meet the water quality basin capture volume requirement in addition to the extended detention basin. Reduction in the total required stormwater detention volume is permitted for site that confirm to the criteria in Urban Drainage for minimizing directly connected impervious. **NOTED**

ENG8: Dedication of an easement is required for any part of the swales or culverts outside of the proposed county rights-of-way of Havana Street or on site. The Easements are also required to allow the county emergency maintenance and inspection of the proposed pond. Provide a legal for the proposed easement for our review. **TRACT A IS DEDICATED AS A ACCESS, UTILITY, AND DRAINAGE EASEMENT. TRACT B IS DEDICATED AS A DRAINAGE EASEMENT.**

ENG9: Provide the Typical Roadway Cross Sections, Sections and Details: Include separate roadway sections every shall be provided for each differing section of roadway for the entire length of the project every 50 feet relevant details that are not included in county standard template Show existing and proposed right-of-way and easement locations, with dimensions. Include cross-section details for integration of elements such as pavement section, ditches and proposed retaining wall, etc. See the enclosed rural collector street section for required improvements along the Havana Street rights-of-way. **NOTED. HAVANA STREET CROSS SECTIONS ADDED.**

ENG10: Final construction must be inspected and approved by Adams County Public Works Department stormwater permit as part of an infrastructure permit. See the enclosed comments.

**NOTED**

ENG11 If applicant proposes to import soil to this site, additional permitting is required. Per section 4-05-02-07, of the Adams County Development Standards and Regulations, a Temporary or Conditional Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. This regulation applies to ANY amount of soil imported to a site. **NOTED. NO FILL IS CURRENTLY PROPOSED**

ENG12: The applicant will be responsible for improving the plat frontage adjacent one-half of Havana Street to Rural Collector template which may include adjusting, reconstructing, and providing a pavement overlay to the existing cross-section, if substandard **NOTED. HAVANA IMPROVMENTS INCLUDED IN PLANS.**

ENG13: The applicant plans to subdivide the property. In a subdivision case, the developer should know that prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. Before final approval of the construction plans, the applicant shall enter into a Subdivision Improvement Agreement (SIA) with the county and provide a security bond for all public improvements. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. **NOTED**

ENG14: These initial case comments are based solely upon the submitted application package. They are intended to make the applicant aware of regulatory requirements. Failure by CEDD Engineering to note any specific item does not relieve the applicant from conforming to all County regulations. Furthermore, if the proposed site layout and design are altered substantially during subsequent County land development processes (rezoning, platting, exemptions, additional submittals), CEDD Engineering reserves the right to modify these initial comments or add appropriate additional comments.

**NOTED**

**EGR2021-00047: Thompson Minor Subdivision**

Adams County Stormwater Comments - PW (Juliana Archuleta – Stormwater Administrator)

**Construction Plans:**

**Drainage Report:**

- 1) Drainage report is missing. This project requires water quality as it is disturbing 1 or more acres in the MS4 area. Detention/flood control should also be required, unless there is an applicable exemption. Documentation on the drainage report is needed regardless. **DRAINAGE REPORT WAS PREVIOUSLY SUBMITTED & HAS BEEN UPDATED AND INCLUDED IN THIS SUBMITTAL.**
- 2) Add Reference to Adams County Development Standards and Regulations, Chapter 9 December 2020. **NOTED. SEE DRAINAGE REPORT.**
- 3) Describe on the Drainage Report what are the ROW- off-site improvements: What is the acreage and scope of work for public improvements (if any?). Turn lanes? Utility connections? For road improvements, specify if mill and overlay, or if road full depth re-construction? Specify in detail as this acreage is added to the overall project size and will impact WQ treatment bypass allowances. Off-site improvements require WQ as well. Include basin on the Drainage Plan. If no Off-site improvements are required just clarify. **THE OFF-SITE IMPROVEMENTS INCLUDE WIDENING OF HAVANA ST ALONG THIS PROPERTY TO MEET THE COUNTY'S RURAL COLLECTOR SECTION. APPROX. 1,550 SF OF ASPHALT IS TO BE ADDED, MATCHING THE EXISTING ROAD SECTION. THIS AREA IS INCLUDED IN TOTAL DISTURBANCE AREA.**
- 4) Include a section on the drainage report to specify what Minimum WQ Design Standards Section 9-04-04 for design of the water quality treatment drainage facility. Note that water quality is required for the site, as well as for off-site public improvements. Break down the total acreage, and include a table showing each off-site and on-site sub-basin treatment and size to facilitate review. **NOTED. SEE DRAINAGE REPORT.**

For a full copy of Chapter 9, Section 04-04 visit: <http://www.adcogov.org/development-standards-regulations>

Please document/explain compliance with minimum design standards are met on the Drainage Report. Clearly address any uncontrolled run-off and also any **off-site public** improvement runoff. Both flows must comply with the requirements shown above.

**NOTED. SEE DRAINAGE REPORT.**

Only up to 20% of the whole project (public and private improvements), not exceeding 1 acre can be released w/o treatment if there is a justification (physical constraint). **SEE DRAINAGE REPORT. ONLY 6% OF THE DEVELOPED SITE IS TO BE RELEASED WITHOUT TREATMENT.**

Ponds are for tributary areas larger than 1 acre, bioretention/sand filter/rain garden are for tributary areas under 1 acre.

**BASIN P2 IS 3.68 ACRES (POND W). BASINS P3 & P5 ARE 0.92 ACRES (POND E). POND E IS PROPOSED AS SPACE IS LIMITED IN SOUTHEAST CORNER.**

- 5) Add a section to describe compliance with applicable Master drainage plan for this area. How the master plan going to be implemented. The plan is available on MHFC website.  
**NOTED. SEE DRAINAGE REPORT.**
- 6) **Drainage Plans/CD's - Roof drain disconnection Section 9-01-06-08:** Roof downspouts, roof drains, or roof drainage piping shall discharge onto the ground and shall **not** be directly

connected to the storm drainage system. Please address all "Roof Basin" and describe how the roof drains will be disconnected from the main **building**. Indicate discharge location on the construction plans.

**NO ROOF DRAINS PROPOSED AT THIS TIME. A NOTE HAS BEEN ADDED TO PLANS THAT ALL ROOF DRAINS SHALL DISCHARGE INTO LANDSCAPE AREAS.**

- 7) **Drainage Report + CD's:** Minimization of Directly Connected Impervious Area is an LID technique that should have been incorporated per Step#1 or the 4-step process described on UDFCD's Urban Storm Drainage Criteria Manual, Volume 3. Denote LID techniques on the CD's, and add a LID section on the Drainage report explaining how the LID standards below is being met.

**NOTED. ADDITIONAL DISCUSSION ADDED TO THE DRAINAGE REPORT.**

Resources: [https://www.fcgov.com/utilities//img/site\\_specific/uploads/fcscm-appendix-c.pdf?1549566344](https://www.fcgov.com/utilities//img/site_specific/uploads/fcscm-appendix-c.pdf?1549566344)

**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, evapotranspiration or use of stormwater,
2. Minimization of Directly Connected Impervious Area (MDCIA),
3. Green Infrastructure (GI): Sand filter, Bioretention, etc.
4. Preservation of natural drainage systems that result in the infiltration, evapotranspiration or use of stormwater in order 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.
8. Trees removed/replaced
9. Rain barrels, up to a max of 2 55-gallons drums per water law (not for multifamily, industrial or commercial uses)
  - i. Roof downspouts disconnections. Show on the plans and provide erosion control
  - ii. Drain parkinglots to grassy areas.
  - iii. Consider rain planters for downspouts
  - iv. Consider dry wells

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.

**NOTED.**

- 8) Grading Plan: include the proposed drainage facilities and all components, including swale and road=side ditch cross section. **SWALE CROSS SECTION PROVIDED ON SHEET 11.**
- 9) Lot2 at Havana Estates TWO appears to be going to receive all the run-off. What off-site improvements are needed at this location? In addition, an easement needs to be provided by this property owner to document drainage path and spillway into this property. Otherwise run-off needs to be directed to a public roadside ditch. **SEE NEXT SHEET.**



→ THE POND OUTFALL HAS BEEN DESIGNED TO FOLLOW THE EXISTING DRAINAGE CHANNEL THROUGH THE SOUTHERN LOT PER THE 2003 TODD CREEK OSP. ON-SITE EASEMENT ADDED AROUND SWALE DESIGNED TO CAPTURE OFFSITE FLOWS FROM THE NORTH. NO OFF-SITE EASEMENT THROUGH THE PROPERTY TO THE SOUTH SHOULD BE NEEDED - PROPOSED FLOWS THROUGH THE HISTORIC FLOW CHANNEL ARE TO BE REDUCED DUE TO THIS DEVELOPMENT.

- 10) **Drainage Facility:** Please indicate who will own and maintain this pond in perpetuity. If there will be an HOA, please provide copy of covenant agreement specifying pond maintenance responsibilities. How long term maintenance will be funded?  
**POND TO BE MAINTAINED BY PROPERTY OWNER OF PROPOSED LOT 4.**
- 11) **Drainage Facility:** Prepare the Post-construction BMP O&M manual – [https://www.adcogov.org/sites/default/files/Storm\\_Drainage\\_Facilities\\_Operation\\_and\\_Maintenance\\_Manual.pdf](https://www.adcogov.org/sites/default/files/Storm_Drainage_Facilities_Operation_and_Maintenance_Manual.pdf) Once the document is approved the applicant must record it at time of construction and provide reception number. **NOTED. O&M MANUAL INCLUDED.**
- 12) **Drainage Facility:** Access and Drainage Easement to access water quality BMP. Drainage access easement is needed for the county to access the drainage facility (for enforcement purposes in case of lack of maintenance by property owner). Please provide recorded document for my records. If the easement is recorded as a stand alone document; otherwise provide recorded Plat showing the drainage/access easement and including on the following Plat Notes: “Maintenance of all proposed private drainage improvements is a continuing obligation of the land owner, its successors, and assigns, to ensure the storm sewer facilities function as designed and continue serving the intended functions in perpetuity”. Note that the applicant is responsible to coordinate with the ROW Specialist the legal description and map exhibit. Then a resolution and agreement need to be signed, and once all documents are approved the County, the county takes care of the recording process. **NOTED. TRACT B IS DEDICATED AS A DRAINAGE EASEMENT - SEE PLAT.**
- 13) **Drainage Facility:** FYI all storm drainage structures will be included in Adams County post-construction inspection program. Adams County Stormwater Division will perform annual post construction inspections for long-term maintenance of all storm drainage structures.  
**NOTED.**
- 14) **Submit Stormwater Management Plan (SWMP)** for review per **Section 9-03-08**. Please use the Adams County SWMP template (Per code applicant must create document using the Adams County template, or equivalent): <http://www.adcogov.org/sites/default/files/Adams-County-SWMP-%20Template-Final.docx>  
**NOTED. SWMP INCLUDED IN SUBMITTAL.**
- 15) EC Plan must include Adams County general notes, standard ESC notes, and BMP maintenance Notes: <http://www.adcogov.org/sites/default/files/Adams-County-Erosion-Control-Plan-Notes.pdf> **NOTES ADDED TO EC PLANS.**
- 16) EC plan Initial:
- a. Review Limits of Construction (LOC) to include potable water line connection (if applicable), and any work on the County’s ROW (if applicable); or work on the southern off-site lot for drainage improvements (if applicable) **PLAN REVISED.**
  - b. Add Soil Roughening to the whole area if project will remain dormant for longer than 30 days. **NOTE ADDED**
  - c. Add BMP perpendicular to swale flow. **SCLs ADDED ALONG HAVANA.**
  - d. Add top soil pile location. **STOCK PILE LOCATION ADDED.**
  - e. Add flow arrows **FLOW ARROWS ADDED.**

17) EC plan Interim:

- a. Include the RURAL lot details for vertical development: [Rural - Small Builder UPDATED \(adcogov.org\)](#)
- b. Add a note stating that if vertical development does not immediately follow land development, then the whole site needs to be mulched and seeded in the interim. **NOTE ADDED.**
- c. Add top soil pile location (storage). **STOCK PILE LOCATION ADDED.**
- d. Add proposed water quality and detention drainage facilities.
- e. Add flow arrows **SWALES, FOREBAYS, DETENTION POND, FLOW ARROWS ADDED. TRICKLE PANS SHOWN ON EC PLAN**

18) EC plan Final:

- a. Specify final stabilization. ALL Disturbed areas need to be mulched and seeded. Erosion control blanket are required along the proposed swales. Indicate seed-mix according to soil type. **SEEDED AREAS INDICATED ON PLAN. SEED MIX ADDED.**
- b. Is the private driveway/cul-d-sac going to be paved? Clarify surfacing. **CUL-DE-SAC IS PROPOSED TO BE AN ALL-WEATHER MATERIAL TO MEET FIRE DISTRICT REQUIREMENTS.**

19) **Illicit Discharges into the storm sewer system – applicable requirements:**

- a. **Leach Fields Section 9-01-06-01** : distances between the storm drainage system and bodies of water to On-Site Wastewater Treatment Systems (OWTS) can only be superseded by TCHD Regulations **NOTED - NOTES ADDED TO SHEET 05.**

1. Septic tank: Minimum distance from Lake, water course, stream or wetland: 50ft
2. Unlined System Leach Field/Seepage Bed: Minimum distance from lake, water course, stream or wetland: 100ft
3. Lined System Leach Field/Seepage Bed: Minimum distance from lake, water course, stream or wetland: 50ft
4. Septic Tank: Minimum distance from dry gulch: 10ft
5. Unlined System Leach Field/Seepage Bed: Minimum distance from dry gulch: 25ft
6. Lined System Leach Field/Seepage Bed: Minimum distance from dry gulch: 10ft

All surface drainage must be diverted around the perimeter of the field and the field must be sufficiently crowned to provide good runoff. A diversion ditch and/or berm shall be provided on the uphill side(s) of the bed to deflect precipitation and other outside water away from the evapo-transpiration system.

20) Once CDs are approved by Engineering, then the following documents need to be submitted with for the Adams County Stormwater Quality (SWQ) permit application package:

- a) SWQ permit application  
<http://www.adcogov.org/sites/default/files/SWQ%20Permit%20Application%20%20%26%20Submittal%20Requirements%20Dec%202017.pdf>
- b) A copy of the CDPHE stormwater discharge permit for construction activities:  
<https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits>

- c) SWQ permit fee \$300. We only accept checks at this time. Write check to Adams County, but mail to my attention to avoid delays.
- d) SWQ Permit Surety:
  - BMP cost opinion worksheet:  
<https://www.adcogov.org/sites/default/files/BMP%20cost%20worksheet.xlsx>
- e) SWQ permit surety (once the amount is approved by the Stormwater Division):  
Submit original documents. Mail to my attention to avoid delays.
  - Check payable to Adams County, it will be cashed.
  - Letter of Credit (preferred method – Site improvement:  
<http://www.adcogov.org/sites/default/files/Irrevocable-Letter-of-Credit-Site-Improvement-Plan.pdf>; Subdivision:  
<http://www.adcogov.org/sites/default/files/Irrevocable-Letter-of-Credit-Subdivision-Improvement-Plan1.pdf>); or
  - Bond: <http://www.adcogov.org/sites/default/files/Surety-Bond-SWQ-Permit.pdf>
- f) SWMP using Adams County template:  
<http://www.adcogov.org/sites/default/files/Adams-County-SWMP-%20Template-Final.docx>
- g) EC Plan
  1. EC Plan needs to be broken in 3 phases: initial BMPs during demolition, interim BMPs and final phase showing BMPs removed.  
<https://www.adcogov.org/sites/default/files/670>
  2. EC Plan must include Adams County general notes, standard ESC notes, and BMP maintenance Notes -  
<http://www.adcogov.org/sites/default/files/Adams-County-Erosion-Control-Plan-Notes.pdf>
  3. EC Plan details need to follow UDFCD <http://udfcd.org/wp-content/uploads/uploads/vol3%20criteria%20manual/Chapter%207%20Construction%20BMPs.pdf>
- h) 1 e-copy of the approved SWMP, including ESC plan (civil drawings).
- i) Post-construction BMP O&M Manual (to be recorded once the drainage facility is built) -(if applicable)
- j) Recorded drainage access easement (to be recorded by Adams County once Resolution is approved) – (if applicable).
- k) Drainage Report showing compliance with minimum water quality design standards 9-04-04; including any exemption being claimed under 9-04-02  
<https://www.adcogov.org/sites/default/files/dsr-chapter-09.pdf>

## RCU2021-00033

### Thompson- COZ- Case

#### Comments:

Due on 01/04/2022, assigned to David Dittmer

Marked as Complete on 12/22/2021 by David Dittmer

#### Comment:

ROW1: Add case number PLT2021-00043 to the top right-hand corner of all sheets

*ADDED AS REQUESTED*

ROW2: Need to provide a vicinity map scaled to 1" = 2000' to 1" = 6000' and centered under title. Sheet numbers ( 1 of X) will also need to be placed and centered under title and above the vicinity map

*VICINITY MAP ADDED AS REQUESTED*

ROW3: Legal description will be the entire subdivision boundary for Sheet 1 and not the original lot information *PER COORDINATION WITH DAVID DITTMER, METES AND BOUNDS LEGAL DESCRIPTION NOT REQUIRED FOR THIS PROJECT.*

ROW4: Ownership has to be contiguous for all lots being re-subdivided. Need to verify with Assessor's Office if we can use two owners, with a stipulation of interest in the lots.

*NOTED*

ROW5: Will need to reference the ownership by vesting deed reception numbers within the Ownership and Dedication Statement.

*NOTED*

ROW6: The access to the two interior lots will have to be placed within a TRACT, and ownership and maintenance responsibilities provide. This will be a private access and not maintained by the county. This will also not be part of acreage/sq. ft. calculations of lot size. *SHARED ACCESS NOW SHOWN WITHIN TRACT A. NOTES ALSO ADDED TO SHEET 1 OF PLAT.*

ROW7: Need to order signature blocks as follows: Ownership Surveyor Planning Commission Board of County Commissioners Approved as to Form - County Attorney's office. *PLAT REVISED AS REQUESTED. PER COORDINATION WITH DAVID DITTMER, ATTORNEY'S CERTIFICATE NOT REQUIRED FOR THIS PROJECT.*

ROW8: Lien Holders acknowledgement blocks need to provide the name and title of the signatory along with Notary Affirmation: By \_\_\_\_\_ As \_\_\_\_\_

*REVISED AS REQUESTED*

ROW9: A Title Commitment needs to be provided and dated within 30 days of application. This information must be provided as a plat note.

*TITLE WORK INCLUDED*

ROW10: Need Flood Plain note

*SEE PLAT NOTE 13*

ROW11: Revise note for shared access as it has to be located within a TRACT

*SEE PLAT NOTE 10*

ROW12: Survey Plat MUST include the 50' "No Build" radius and the 20' access easement for subsequent operations for the Plugging and Abandoned for the Bonacquisti 10-1 well location. The plugging and abandonment report from the COGCC must be provided and the same recorded with the county. The well head MUST be centered in the 50' radius or 50' x 100' setback area. (radius may help development of lots) *50' RADIUS SHOWN ON PLAT. 24' O&G ACCESS EASEMENT PROVIDED WITHIN TRACT A. SEE ALSO MATT SURA MEMO ON EASEMENT VACATION (APPROVED BY DAVID DITTMER).*

ROW13: A plat note concerning the OWTS location for the affected lot with the plugged and abandoned well needs to be noted for TCHD

*N/A – WELL IS WITHIN TRACT A. LOT 2 OWTS LOCATED OUTSIDE 50' SETBACK.*

ROW14: Need to provide the location and recording information of the oil and gas easement as stated in Note 7. This cannot be vacated by this plat if dedicated by separate instrument and not by previous subdivision plats. This vacation reception number must be provided on the survey with initial and vacated reception numbers provided. *SEE MATT SURA MEMO ON EASEMENT VACATION THAT WAS PREVIOUSLY APPROVED BY DAVID DITTMER.*

ROW15: New legal description will need to have Point of Commencement, Point of beginning, with basis provided by monumented location of section.

*POC ADDED TO PLAT. NO POB IS REQUIRED DUE TO NO METES AND BOUNDS LEGAL DESCRIPTION REQUIRED.*

ROW16: Due to location of shared access and other drives, engineering will have to review and approve any additional ingress/egress locations based upon distances.

*NOTED. THE SHARED ACCESS POINT WILL REPLACE THE EXISTING ACCESS TO LOT 4.*

ROW17: Due to the possibility of flow lines still in place for the plugged and abandoned well, need a plat note as such.

*SEE PLAT NOTE 8.*

# PRC2021-00010

## Planner Review

Due on 01/13/2022, assigned to Nick Eagleson

Marked as Resubmittal Required on 02/02/2022 by Nick Eagleson

Comments:

PLN01: The request is to rezone two properties from A-1, Agricultural to R-E, Residential Estate. The subject properties are both approximately 3.8 acres in size.

*NOTED*

PLN02: The Adams County Comprehensive Plan has designated the future land use of these parcels as Estate Residential. The proposal to rezone to R-E is consistent with the Comprehensive Plan and is likely to be supported by staff.

*NOTED*

PLN03: The surrounding area consists mostly of A-1 zoned properties with varying lot sizes. Therefore, the surrounding area is generally compatible.

*NOTED*

PLN04: The R-E Residential Estate zone district requires a minimum lot size of 2.5 acres if served by well and septic, or 1 acre if served by public water or sewer. The subject property meets these requirements and will be served by the Todd Creek Village Metropolitan District.

*NOTED*

PLN05: Traffic Impact Fees will be assessed at the time of building permit.

*NOTED*

PLN06: A Minor Subdivision will accompany this request to subdivide the property into four total lots.

*NOTED. MINOR SUB SUBMITTAL INCLUDED.*

## ROW Review

Due on 12/22/2021, assigned to David Dittmer

Marked as Complete on 12/22/2021 by David Dittmer

Comments:

ROW1: Add case number PLT2021-00043 to the top right-hand corner of all sheets

*ADDED AS REQUESTED*

ROW2: Need to provide a vicinity map scaled to 1" = 2000' to 1" = 6000' and centered under title. Sheet numbers ( 1 of X) will also need to be placed and centered under title and above the vicinity map

*VICINITY MAP ADDED AS REQUESTED*

ROW3: Legal description will be the entire subdivision boundary for Sheet 1 and not the original lot information. *PER COORDINATION WITH DAVID DITTMER, METES AND BOUNDS LEGAL DESCRIPTION NOT REQUIRED FOR THIS PROJECT.*

ROW4: Ownership has to be contiguous for all lots being re-subdivided. Need to verify with Assessor's Office if we can use two owners, with a stipulation of interest in the lots. *NOTED*

ROW5: Will need to reference the ownership by vesting deed reception numbers within the Ownership and Dedication Statement. *NOTED*

ROW6: The access to the two interior lots will have to be placed within a TRACT, and ownership and maintenance responsibilities provide. This will be a private access and not maintained by the county. This will also not be part of acreage/sq. ft. calculations of lot size. *SHARED ACCESS NOW SHOWN WITHIN TRACT A. NOTES ALSO ADDED TO SHEET 1 OF PLAT.*

ROW7: Need to order signature blocks as follows: Ownership Surveyor Planning Commission Board of County Commissioners Approved as to Form - County Attorney's office. *PLAT REVISED AS REQUESTED. PER COORDINATION WITH DAVID DITTMER, ATTORNEY'S CERTIFICATE NOT REQUIRED FOR THIS PROJECT.*

ROW8: Lien Holders acknowledgement blocks need to provide the name and title of the signatory along with Notary Affirmation: By \_\_\_\_\_ As \_\_\_\_\_ *REVISED AS REQUESTED*

ROW9: A Title Commitment needs to be provided and dated within 30 days of application. This information must be provided as a plat note. *TITLE WORK INCLUDED*

ROW10: Need Flood Plain note *SEE PLAT NOTE 13*

ROW11: Revise note for shared access as it has to be located within a TRACT *SEE PLAT NOTE 10*

ROW12: Survey Plat MUST include the 50' "No Build" radius and the 20' access easement for subsequent operations for the Plugging and Abandoned for the Bonacquisti 10-1 well location. The plugging and abandonment report from the COGCC must be provided and the same recorded with the county. The well head MUST be centered in the 50' radius or 50' x 100' setback area. (radius may help development of lots). *50' RADIUS SHOWN ON PLAT. 24' O&G ACCESS EASEMENT PROVIDED WITHIN TRACT A. SEE ALSO MATT SURA MEMO ON EASEMENT VACATION (APPROVED BY DAVID DITTMER).*

ROW13: A plat note concerning the OWTS location for the affected lot with the plugged and abandoned well needs to be noted for TCHD *N/A – WELL IS WITHIN TRACT A. LOT 2 OWTS LOCATED OUTSIDE 50' SETBACK.*

ROW14: Need to provide the location and recording information of the oil and gas easement as stated in Note 7. This cannot be vacated by this plat if dedicated by separate instrument and not by previous subdivision plats. This vacation reception number must be provided on the survey with initial and vacated reception numbers provided. *SEE MATT SURA MEMO ON EASEMENT VACATION THAT WAS PREVIOUSLY APPROVED BY DAVID DITTMER.*



ROW15: New legal description will need to have Point of Commencement, Point of beginning, with basis provided by monumented location of section.

*POC ADDED TO PLAT. NO POB IS REQUIRED DUE TO NO METES AND BOUNDS LEGAL DESCRIPTION REQUIRED.*

ROW16: Due to location of shared access and other drives, engineering will have to review and approve any additional ingress/egress locations based upon distances.

*NOTED. THE SHARED ACCESS POINT WILL REPLACE THE EXISTING ACCESS TO LOT 4.*

ROW17: Due to the possibility of flow lines still in place for the plugged and abandoned well, need a plat note as such.

*SEE PLAT NOTE 8.*

## **Economic Development Review**

Due on 01/13/2022, assigned to Max Daffron

Marked as Resubmittal Required on 01/13/2022 by Steve Krawczyk

Comments:

ENG1; The project site is within the County's MS4 Stormwater Permit area. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. In the event that the disturbed area of the site exceeds 1 acre 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 COR-030000.

*NOTED. STATE SWMP, COUNTY SWQ & SWMP PLAN INCLUDED.*

ENG2; Subdividing the property through the Adams County Subdivision process requires the applicant to complete a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual. The report and design plans are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

*NOTED. DRAINAGE REPORT AND PLANS INCLUDED.*

ENG3; The developer is responsible Detention and Water Quality ponds for Single Family Residential projects located to be in separate tracts owned and maintained by the homeowner association or special district with drainage easements dedicated to the county over the entirety. A Detention pond located in area with 2 new lots will require a drainage easement. *DETENTION POND LOCATED WITHIN TRACT B – ENTIRE TRACT B IS DEDICATED AS A DRAINAGE EASEMENT PER PLAT.*

ENG4; The applicant is required to complete a traffic impact study signed and stamped by a professional engineer. The applicant will be required to design and install any public improvements required by the traffic impact study. *NOTED. TRAFFIC STUDY UNDERWAY. HAVANA ST IMPROVMENTS SHOWN TO MEET COUNTY STREET TEMPLATE.*

ENG5: The developer is responsible for any roadway and/or access improvements required by the subdivision process or the by the traffic study.

*NOTED*

ENG6: Private streets (any access serving more than one lot will need to be constructed to meet the requirements include the following:



- a. Turnarounds must be provided at the ends of private streets that exceed 150 feet in length. Additionally, turnouts must be provided every 150 feet along private streets with a total width of less than 20 feet.  
*THE SHARED ACCESS ROAD WITHIN TRACT A IS 24 FT WIDE, 550 FT LONG, WITH A 100 FT DIAMETER CUL-DE-SAC AT THE END FOR TURN-AROUND.*
- b. Sidewalks should be provided for subdivisions to address ADA access requirements.  
*NO SIDEWALKS PROPOSED – NO PEDESTRIAN ACCESS ANTICIPATED ALONG SHARED ACCESS ROAD.*
- c. Please check with the Fire Protection District for the latest design vehicle dimensions and turning radius. In most cases, the minimum 30-foot radius will not be adequate for fire trucks, trash trucks and moving trucks. Minimum turning radius for trash trucks and moving trucks are available in Exhibit 2-2 in AASHTO: A Policy on Geometric Design of Highways and Streets.  
*TURNING RADIUS REVISED & CONFIRMED THROUGH VEHICLE TRACKING ANALYSIS OF FIRE DISTRICT APPERATUS.*

ENG7: To minimize damage to downstream properties Stormwater Detention maybe required as part of a development project See Chapter 9 of the Adams County Development Standards and Regulations. It must be demonstrated that the detention pond outfall has a means of draining into an existing drainageway or storm sewer system. In addition, the capacity of the drainageway or storm sewer shall be verified.  
*STORMWATER DETENTION PROVIDED. DETENTION POND W DESIGNED TO RELEASE DEVELOPED FLOWS TO THE HISTORIC DRAINAGE CHANNEL TO THE SOUTH AT THE 100YR HISTORIC RATE OF 6.95 CFS (EXISTING 100YR FLOW TRIBUTARY TO THE EXISTING OUTFALL CHANNEL IS 20.5 CFS). CROSS SECTIONS AND PROFILE OF THE EXISTING OUTFALL CHANNEL SOUTH OF THIS SITE ADDED TO PLANS. DETENTION POND E DESIGNED TO RELEASE AT A HISTORIC RATE OF 1.30 CFS INTO THE HAVANA STREET ROADSIDE DITCH.*

ENG8: Where soil types allow, the County encourages the use of structural BMPs that match the runoff reduction and water quality recommendations of the Urban Drainage 4-step process outlined in UDFCD Volume 3, BMP Planning for New Development.

*NOTED*

ENG9: Drainage easements are required to be dedicated to the County. The easement shall state that the County has the right of access on the easements which shall be kept clear of obstructions to the flow and/or obstructions to maintenance access.

*ENTIRE TRACT B SHALL BE DEDICATED AS A DRAINAGE EASEMENT. TRACT A SHALL BE DEDICATED AS A SHARED ACCESS, UTILITY, AND DRAINAGE EASEMENT.*

ENG10: Dedication of an emergency access easement across the interior shared private access drives if proposed with the plat. The on-site private access drives shall be a minimum of 25 feet wide and labeled as a "Utility and Drainage Easement and Private Access Drive. Additional comment on the plat document to reflect required improvements.

*ENTIRE TRACT B SHALL BE DEDICATED AS A DRAINAGE EASEMENT. ENTIRE TRACT A SHALL BE DEDICATED AS A SHARED ACCESS, UTILITY, AND DRAINAGE EASEMENT. SEE PLAT NOTES 10-12.*

## Development Engineering Review

Due on 01/13/2022, assigned to Steve Krawczyk

Marked as Resubmittal Required on 01/13/2022 by Steve Krawczyk

Rezoning Comments:

ENG1. The applicant needs to be aware that prior to building permit and/or lot sale an EGR permit is in conformance with the Adams County Development Standards to address construction improvements required for the two new homes. The development will be required to complete any on-site improvements and match the adjacent street template improvements on Havana Street based on a traffic analysis with the EGR.

*NOTED. PROPOSED HAVANA ST IMPROVEMENTS INCLUDED IN PLANS.*

ENG2. The applicant needs to be aware that the traffic letter estimated the traffic to be 38 trips generated by this site development which requires a traffic analysis at PLAT/EGR submittal. The traffic study should follow the current Adams County guidelines and should estimate the impact on the access points and private street intersections with Havana Street.

*NOTED. TRAFFIC STUDY UNDERWAY.*

ENG3 If the applicant is to use a non-maintained portion as access to 157th Street for the western lot. The applicant is required to provide a Maintenance Agreement with the county. *NO NEW ACCESS PROPOSED FROM 157<sup>TH</sup> STREET. LOT 1 EXISTING ACCESS TO 157<sup>TH</sup> TO REMAIN. THE TWO NEW LOTS SHALL ACCESS HAVANA VIA A SHARED ACCESS ROAD WITH LOT 4 IN PRIVATE TRACT A THAT IS DEDICATED AS AN ACCESS, DRAINAGE, AND UTILITY EASEMENT.*

ENG4. Access Locations will be determined at platting. Access Location(s) shown on the site plan are not to be construed as receiving county approval.

*NOTED. THE EXISTING LOT 4 ACCESS POINT TO BE RELOCATED AND COMBINED WITH THE LOTS 2-4 SHARED ACCESS ONTO HAVANA ST. NO ADDITIONAL ACCESS POINTS ARE PROPOSED TO HAVANA (i.e. EXISTING ACCESS = 1, PROPOSED ACCESS = 1).*

ENG5: Provide drainage analysis in accordance to Chapter 9 of the Adams County Development Standards and indicate in this analysis that the development will not cause a significant increase in flow, both in the immediate downstream local drainage system and within the major drainage basin

*SEE DRAINAGE REPORT. DETENTION POND DESIGNED TO RELEASE DEVELOPED FLOWS AT THE 100YR HISTORIC RATE OF 9.5 CFS (EXISTING 100YR FLOW TRIBUTARY TO THE EXISTING OUTFALL CHANNEL IS 20.5 CFS). CROSS SECTIONS AND PROFILE OF THE EXISTING OUTFALL CHANNEL SOUTH OF THIS SITE ADDED TO PLANS.*



## Re-submittal Form

Case Name/ Number: PRC2021-00010/ Thompson

Case Manager: Nick Eagleson

### Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement
- Other: \_\_\_\_\_

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

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

The cover letter must include the following information:

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

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Addressing, Building Safety, Neighborhood Services,

Engineering, Environmental, Parks, Planner, ROW, SIA - Finance, SIA - Attorney

Community & Economic  
Development Department  
www.adcogov.org



4430 South Adams County Parkway  
1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
PHONE 720.523.6880  
FAX 720.523.6967  
EMAIL: epermitcenter@adcogov.org

## **Development Review Team Comments**

**Date:** 1/13/2022

**Project Number:** PRC2021-00010

**Project Name:** Thompson Rezoning and Minor Subdivision.

WEC RESPONSES - 11/13/23

---

BOARD OF COUNTY COMMISSIONERS

**Eva J. Henry**  
DISTRICT 1

**Charles "Chaz" Tedesco**  
DISTRICT 2

**Emma Pinter**  
DISTRICT 3

**Steve O'Dorisio**  
DISTRICT 4

**Lynn Baca**  
DISTRICT 5

---

**Commenting Division:** Economic Development Review

**Name of Reviewer:** Steve Krawczyk

**Date:** 01/13/2022

**Email:**

**Resubmittal Required**

ENG1; The project site is within the County's MS4 Stormwater Permit area. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. In the event that the disturbed area of the site exceeds 1 acre 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 COR-030000.

**NOTED. STATE SWMP, COUNTY SWQ, AND SWMP PLAN INCLUDED.**

ENG2; Subdividing the property through the Adams County Subdivision process requires the applicant to complete a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual. The report and design plans are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

**DRAINAGE REPORT AND PLANS INCLUDED.**

ENG3; The developer is responsible Detention and Water Quality ponds for Single Family Residential projects located to be in separate tracts owned and maintained by the homeowner association or special district with drainage easements dedicated to the county over the entirety. A Detention pond located in area with 2 new lots will require a drainage easement. **DETENTION POND LOCATED WITHIN TRACT B - ENTIRE TRACT IS DEDICATED AS AN ACCESS, UTILITY, AND DRAINAGE EASEMENT.**

ENG4; The applicant is required to complete a traffic impact study signed and stamped by a professional engineer. The applicant will be required to design and install any public improvements required by the traffic impact study.

**PER TRIP GENERATION LETTER, ONLY 18 ADDITIONAL TRIPS ADDED BASED ON THIS DEVELOPMENT.**

ENG5: The developer is responsible for any roadway and/or access improvements required by the subdivision process or the by the traffic study.

**NOTED**

ENG6: Private streets (any access serving more than one lot will need to be constructed to meet the requirements include the following:

- a. Turnarounds must be provided at the ends of private streets that exceed 150 feet in length. Additionally, turnouts must be provided every 150 feet along private streets with a total width of less than 20 feet.  
**A 100' DIA CUL-DE-SAC PROPOSED AT THE END OF THE SHARED ACCESS WITHIN TRACT A (PAVED 24' ROAD).**
- b. Sidewalks should be provided for subdivisions to address ADA access requirements.  
**NO SIDEWALKS PROPOSED - NO PEDESTRIAN ACCESS ANTICIPATED ALONG SHARED ACCESS ROAD.**
- c. Please check with the Fire Protection District for the latest design vehicle dimensions and turning radius. In most cases, the minimum 30-foot radius will not be adequate for fire trucks, trash trucks and moving trucks. Minimum turning radius for trash trucks and moving trucks are available in Exhibit 2-2 in AASHTO: A Policy on Geometric Design of Highways and Streets. **TURNING RADIUS REVISED & CONFIRMED THROUGH VEHICLE TRACKING ANALYSIS FOR FIRE DISTRICT APPERATUS.**

ENG7: To minimize damage to downstream properties Stormwater Detention maybe required as part of a development project See Chapter 9 of the Adams County Development Standards and Regulations. It must be demonstrated that the detention pond outfall has a means of draining into an existing drainageway or storm sewer system. In addition, the capacity of the drainageway or storm sewer shall be verified.

**SEE DRAINAGE REPORT. DETENTION POND DESIGNED TO RELEASE DEVELOPED FLOWS AT THE 100YR HISTORIC RATE OF 9.5 CFS (EXISTING 100YR FLOW TRIBUTARY TO THE EXISTING OUTFALL CHANNEL IS 20.5 CFS). CROSS SECTIONS AND PROFILE OF EXISTING OUTFALL CHANNEL SOUTH OF THIS SITE ADDED TO PLANS.**

---

ENG8: Where soil types allow, the County encourages the use of structural BMPs that match the runoff reduction and water quality recommendations of the Urban Drainage 4-step process outlined in UDFCD Volume 3, BMP Planning for New Development.

**NOTED**

ENG9: Drainage easements are required to be dedicated to the County. The easement shall state that the County has the right of access on the easements which shall be kept clear of obstructions to the flow and/or obstructions to maintenance access.

**ENTIRE TRACT B SHALL BE DEDICATED AS A DRAINAGE EASEMENT. ENTIRE TRACT A SHALL BE DEDICATED AS A SHARED ACCESS, UTILITY, AND DRAINAGE EASEMENT.**

ENG10: Dedication of an emergency access easement across the interior shared private access drives if proposed with the plat. The on-site private access drives shall be a minimum of 25 feet wide and labeled as a “Utility and Drainage Easement and Private Access Drive. Additional comment on the plat document to reflect required improvements.

**ENTIRE TRACT B SHALL BE DEDICATED AS A DRAINAGE EASEMENT. ENTIRE TRACT A SHALL BE DEDICATED AS A SHARED ACCESS, UTILITY, AND DRAINAGE EASEMENT. SEE PLAT NOTES 10-12**

---

**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Steve Krawczyk

**Date:** 01/13/2022

**Email:**

**Resubmittal Required**

Rezoning Comments:

ENG1. The applicant needs to be aware that prior to building permit and/or lot sale an EGR permit is in conformance with the Adams County Development Standards to address construction improvements required for the two new homes. The development will be required to complete any on-site improvements and match the adjacent street template improvements on Havana Street based on a traffic analysis with the EGR.

**NOTED. PROPOSED HAVANA ST IMPROVMENTS INCLUDED.**

ENG2. The applicant needs to be aware that the traffic letter estimated the traffic to be 38 trips generated by this site development which requires a traffic analysis at PLAT/EGR submittal. The traffic study should follow the current Adams County guidelines and should estimate the impact on the access points and private street intersections with Havana Street.

**TRAFFIC STUDY UNDERWAY. HAVANA ST IMPROVMENTS PROPOSED TO MATCH COUNTY STREET TEMPLATE.**

ENG3 If the applicant is to use a non-maintained portion as access to 157th Street for the western lot. The applicant is required to provide a Maintenance Agreement with the county.

**NO NEW ACCESS PROPOSED FROM 157TH ST. LOT 1 EXISTING ACCESS FROM 157TH ST TO REMAIN .**

ENG4. Access Locations will be determined at platting. Access Location(s) shown on the site plan are not to be construed as receiving county approval.

**NOTED. THE EXISTING LOT 4 ACCESS POINT TO BE RELOCATED AND COMBINED WITH THE LOTS 2-4 SHARED ACCESS ONTO HAVANA ST. NO ADDITIONAL ACCESS POINTS ARE PROPOSED (i.e. EXISTING ACCESS = 1, PROPOSED ACCESS = 1)**

ENG5: Provide drainage analysis in accordance to Chapter 9 of the Adams County Development Standards and indicate in this analysis that the development will not cause a significant increase in flow, both in the immediate downstream local drainage system and within the major drainage basin.

**SEE DRAINAGE REPORT. DETENTION POND DESIGNED TO RELEASE DEVELOPED FLOWS AT THE 100YR HISTORIC RATE OF 9.5 CFS (EXISTING 100YR FLOW TRIBUTARY TO THE EXISTING OUTFALL CHANNEL IS 20.5 CFS). CROSS SECTIONS AND PROFILE OF EXISTING OUTFALL CHANNEL SOUTH OF THIS SITE ADDED TO PLANS.**

---

**Commenting Division:** Addressing Review

**Name of Reviewer:** David Dittmer

**Date:** 12/22/2021

**Email:**

**Complete**

Will be provided for final plat

**NOTED**

---

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5

---

**Commenting Division:** ROW Review

**Name of Reviewer:** David Dittmer

**Date:** 12/22/2021

**Email:**

**Complete**

ROW1: Add case number PLT2021-00043 to the top right-hand corner of all sheets

ADDED AS REQUESTED

ROW2: Need to provide a vicinity map scaled to 1" = 2000' to 1" = 6000' and centered under title. Sheet numbers ( 1 of X) will also need to be placed and centered under title and above the vicinity map

VICINITY MAP ADDED AS REQUESTED

ROW3: Legal description will be the entire subdivision boundary for Sheet 1 and not the original lot information

PER COORDINATION WITH DAVID DITTMER, METES AND BOUNDS LEGAL DESCRIPTION NOT REQUIRED FOR THIS PROJECT

ROW4: Ownership has to be contiguous for all lots being re-subdivided. Need to verify with Assessor's Office if we can use two owners, with a stipulation of interest in the lots.

NOTED

ROW5: Will need to reference the ownership by vesting deed reception numbers within the Ownership and Dedication Statement.

NOTED

ROW6: The access to the two interior lots will have to be placed within a TRACT, and ownership and maintenance responsibilities provide. This will be a private access and not maintained by the county. This will also not be part of acreage/sq. ft. calculations of lot size.

SHARED ACCESS NOW SHOWN WITHIN TRACT A. NOTES ALSO ADDED TO SHEET 1 OF PLAT.

ROW7: Need to order signature blocks as follows:

Ownership

Surveyor

Planning Commission

Board of County Commissioners

Approved as to Form - County Attorney's office

PLAT REVISED AS REQUESTED.

PER COORDINATION WITH DAVID DITTMER, ATTORNEY'S CERTIFICATE NOT REQUIRED FOR THIS PROJECT.

ROW8: Lien Holders acknowledgement blocks need to provide the name and title of the signatory along with Notary Affirmation: By \_\_\_\_\_ As \_\_\_\_\_

REVISED AS REQUESTED

ROW9: A Title Commitment needs to be provided and dated within 30 days of application. This information must be provided as a plat note.

TITLE WORK INCLUDED

ROW10: Need Flood Plain note

SEE PLAT NOTE 13

ROW11: Revise note for shared access as it has to be located within a TRACT

SEE PLAT NOTE 10



---

ROW12: Survey Plat MUST include the 50' "No Build" radius and the 20' access easement for subsequent operations for the Plugging and Abandoned for the Bonacquisti 10-1 well location. The plugging and abandonment report from the COGCC must be provided and the same recorded with the county. The well head MUST be centered in the 50' radius or 50' x 100' setback area. (radius may help development of lots)

50' RADIUS SHOWN OF PLAT. 24' O&G ACCESS EASEMENT PROVIDED WITHIN TRACT A. SEE ALSO MATT SURA MEMO ON EASEMENT VACATION (APPROVED BY DAVID DITTMER).

ROW13: A plat note concerning the OWTS location for the affected lot with the plugged and abandoned well needs to be noted for TCHD

N/A - WELL IS WITHIN TRACT A. LOT 2 OWTS LOCATED OUTSIDE 50' SETBACK.

ROW14: Need to provide the location and recording information of the oil and gas easement as stated in Note 7. This cannot be vacated by this plat if dedicated by separate instrument and not by previous subdivision plats. This vacation reception number must be provided on the survey with initial and vacated reception numbers provided.

SEE MATT SURA MEMO ON EASEMENT VACATION THAT WAS PREVIOUSLY APPROVED BY DAVID DITTMER.

ROW15: New legal description will need to have Point of Commencement, Point of beginning, with basis provided by monumented location of section.

POC ADDED TO PLAT. NO POB IS REQUIRED DUE TO NO METES AND BOUNDS LEGAL DESCRIPTION REQUIRED.

ROW16: Due to location of shared access and other drives, engineering will have to review and approve any additional ingress/egress locations based upon distances.

NOTED. THE SHARED ACCESS POINT WILL REPLACE THE EXISTING ACCESS TO LOT 4.

ROW17: Due to the possibility of flow lines still in place for the plugged and abandoned well, need a plat note as such.

SEE PLAT NOTE 8

Planning Comments:

**Rezoning Request:**     **NOTED**

PLN01: The request is to rezone two properties from A-1, Agricultural to R-E, Residential Estate. The subject properties are both approximately 3.8 acres in size.

PLN02: The Adams County Comprehensive Plan has designated the future land use of these parcels as Estate Residential. The proposal to rezone to R-E is consistent with the Comprehensive Plan and is likely to be supported by staff.

PLN03: The surrounding area consists mostly of A-1 zoned properties with varying lot sizes. Therefore, the surrounding area is generally compatible.

PLN04: The R-E Residential Estate zone district requires a minimum lot size of 2.5 acres if served by well and septic, or 1 acre if served by public water or sewer. The subject property meets these requirements and will be served by the Todd Creek Village Metropolitan District.

PLN05: Traffic Impact Fees will be assessed at the time of building permit.

PLN06: A Minor Subdivision will accompany this request to subdivide the property into four total lots.

**Minor Subdivision Request:**     **NOTED**

PLN07: The request is to subdivide two existing lots into four lots, ranging in size from approximately 1.1 to 2.5 acres in size.

PLN08: The four newly created lots would be zoned R-E, Estate Residential and would need to meet the zone district requirements for minimum lot size and minimum lot width.

PLN09: The properties would all be served by the public water and would meet the minimum lot size of 1 acre.

PLN10: Lots 1 and 4 would meet the minimum lot width of 100 feet along Havana St. and E. 157th Ave.

PLN11: Subdivision design standards require direct access to public right-of-way (Section 5-03-03-09). This can potentially be accomplished with a flag lot configuration as described in Section 5-03-03-08-02. Note that the minimum pole width of any flag lot is 30 ft. and the maximum depth of a flag lot configuration is 600 feet. It appears Lots 2 and 3 will meet these requirements.

PLN12: Lots 2, 3 and 4 will have a 60 foot shared access easement.

PLN13: The criteria for approval for a Minor Subdivision can be found in Section 2-02-20-03-05.

PLN14: Public Land Dedication fees will be assessed at the time of Final Plat

PLN15: Traffic Impact fees will be assessed at the time of building permit.

PLN16: A Subdivision Improvement Agreement will be required with the Final Plat.

PLN17: A Waiver from Subdivision Design Standards is also required for the following:

**4-21-01-01 LOT DIMENSIONS:**

- *Lot Depth Ratio:* No lot shall have an average depth greater than three (3) times the average width unless the lot width exceeds four-hundred-forty (440) feet. **LOT DIMENSIONS HAVE BEEN REVISED**

PLN18: Please see the following Section regarding Flag Lots:

**5-03-03-08-02 FLAG LOTS**

- Flag lots shall be allowed in all zone districts but shall only be used where all other subdivision alternatives are impractical. If a reasonable development alternative exists, flag lots shall not be utilized even though their use might allow more lots to be created than other alternatives.  
In addition, no flag lot shall be approved where the flag lot is being used as a means of avoiding the construction of public roads, emergency access or the extension of utilities. **NO FLAG LOTS PROPOSED**

PLN19: Please see the following Section that encourages proper lot configuration:

**5-03-03-08-05 SIDE LOT LINES**

- Side lot lines shall be substantially at right angles or radial to road right of way lines or road centerlines.

**LOT LINES AND DIMENSIONS HAVE BEEN REVISED**

REVISED

# THOMPSON MINOR SUBDIVISION

resubdivision of Lot 1 and Lot 3, Havana Estates Two,  
Located in the Northeast 1/4 of Section 10,  
Township 1 South, Range 67 West of the 6th P.M.  
County of Adams, State of Colorado

Sheet 1 of 2

REVISED. SEE ALSO MATT  
SURA MEMO ON EASEMENT  
VACATION

Need to provide the limits of this  
easement. If dedicated by plat,  
can vacate by plat. If dedicated  
by separate instrument, will  
need to be vacated by separate  
instrument. This will be verified  
by Title Commitment

Legal description will be a new  
boundary by m/b for entire  
subdivision and no longer the  
original lot descriptions

PER SURVEYOR COORDINATION WITH  
DAVID DITTMER, METES & BOUNDS LEGAL  
DESCRIPTION NOT REQUIRED FOR THIS  
PROJECT.

CERTIFICATE  
KNOW ALL  
THAT I, CURTIS D. HOOS,  
SECTION 10,  
BEING MORE

LOT 1 AND LOT 3, HAVANA ESTAES TWO, COUNTY OF ADAMS, STATE OF COLORADO  
CONTAINING 6.91 ACRES, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO  
LOTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND  
STYLE OF THOMPSON MINOR SUBDIVISION, AND DO HEREBY GRANT TO THE COUNTY  
OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE EASEMENTS  
AND OTHER PUBLIC UTILITY, CABLE TV AND DETENTION POND AREAS, FLOODWAY  
AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED  
BY THE COUNTY OF ADAMS.

TERRY L. THOMPSON

ARTHUR D. THOMPSON

ACKNOWLEDGEMENT

COLORADO } SS  
ADAMS COUNTY }

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC

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

MY ADDRESS IS: \_\_\_\_\_

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN

SURVEYOR'S STATEMENT:

I, CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE  
OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED  
BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION,  
AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST  
OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE  
A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP.

CURTIS D. HOOS, P.L.S. 37971  
FOR AND ON BEHALF OF:  
AMERICAN WEST LAND SURVEYING CO.  
A COLORADO CORPORATION

"CHAIR" only

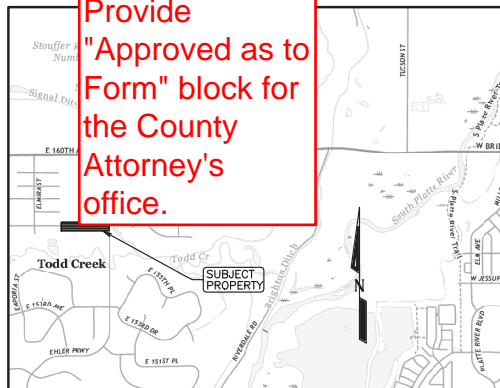
REVISED

REVISED

as  
"owners"

PER SURVEYOR COORDINATION WITH DAVID  
DITTMER, ATTORNEY'S CERTIFICATE NOT  
REQUIRED FOR THIS PROJECT.

Provide  
"Approved as to  
Form" block for  
the County  
Attorney's  
office.



VICINITY MAP: 1" = 2000'

## LIENHOLDER'S CERTIFICATES:

THE UNDERSIGNED HEREBY CONSENT(S) TO THE DEDICATION AND EASEMENTS  
SHOWN ON THIS PLAT.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
FOR FLAGSTAR BANK

ACKNOWLEDGEMENT  
COLORADO }  
ADAMS COUNTY } SS

THE FOREGOING LIENHOLDER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

NOTARY PUBLIC

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

MY ADDRESS IS: \_\_\_\_\_

THE UNDERSIGNED HEREBY CONSENT(S) TO THE DEDICATION AND EASEMENTS  
SHOWN ON THIS PLAT.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
FOR JPMORGAN CHASE BANK

ACKNOWLEDGEMENT

COLORADO } SS  
ADAMS COUNTY }

THE FOREGOING LIENHOLDER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

TOWNSHIP 1 S,  
COLORADO, BEING  
ALUMINUM CAP  
00'33'42" WEST

2) ANY PERSON  
SURVEY MONUM  
CLASS TWO (2)

3) CERTIFICATION  
BY A REGISTERED  
SURVEYING CO.  
THOSE FACTS DO  
NOT CONSTITUTE

4) ACCORDING  
UPON A 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.

5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND  
SURVEYING CO. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

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

7) THE PORTION OF THE EASEMENT FOR OIL, GAS, AND UTILITIES AS SHOWN ON THE  
PLAT OF HAVANA ESTATES TWO, LYING WITHIN THE BOUNDARIES OF THIS SUBDIVISION  
IS HEREBY VACATED BY THIS PLAT.

8) SIX FOOT WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE  
PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION.  
IN ADDITION, EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED  
AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE  
EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE  
UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF  
ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY 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 GRANTEEES,  
MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING,  
WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCCO) AND  
ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO  
REQUIRE THE PROPERTY OWNER TO GRANT PSCCO AN EASEMENT ON ITS STANDARD FORM.

9) BY THIS PLAT, A 60 FOOT SHARED ACCESS EASEMENT IS CREATED FOR USE BY THE  
OWNERS OF LOTS 2 & 3 FOR ACCESS ONTO HAVANA STREET, THE 60 FOOT SHARED  
ACCESS EASEMENT IS LOCATED ON LOTS 2 AND 3 AS SHOWN ON SHEET 2 OF 2. THE  
INSTALLATION AND MAINTENANCE OF A PRIVATE ROAD WITHIN THE SHARED ACCESS  
EASEMENT IS THE FULL AND COMPLETE RESPONSIBILITY OF THE PROPERTY OWNER(S)  
OF THIS SUBDIVISION, IN PERPETUITY. ADAMS COUNTY ASSUMES NO RESPONSIBILITY  
OR LIABILITY REGARDING THE PRIVATE ROAD, AND WILL NOT PERFORM MAINTENANCE  
OPERATIONS INCLUDING SNOW REMOVAL.

10) THE PROPERTY OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS  
WITHIN 200 FEET OF THE PLUGGED AND ABANDONED WELL AS SHOWN HEREON OF (1)  
THE LOCATION OF THE PLUGGED AND ABANDONED WELL (2) THE LOCATION OF THE  
MAINTENANCE AND WORKOVER SETBACK, AND (3) THE PURPOSE OF THE MAINTENANCE  
AND WORKOVER SETBACK.

## CLERK AND RECORDER'S CERTIFICATE:

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND  
RECORDER, IN THE STATE OF COLORADO,

AT \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: DEPUTY \_\_\_\_\_ COUNTY CLERK AND RECORDER

RECEPTION NO. \_\_\_\_\_

American West  
Land Surveying Co.  
A Colorado Corporation

PO Box 129, Brighton, CO 80601 \* P:303-659-1532 F:303-655-0575 \* amwestis.com

REVISION	DATE	SCALE 1" = 100'
		DATE: NOV 2, 2021
		DRAWN BY: CDH
		CHECKED BY: MJH
		CLIENT: THOMPSON
		JOB NO: 21
		FILE: Z:\Havana Estates\THOMPSON REPLAT\THOMPSON MINOR SUB.pro

# THOMPSON MINOR SUBDIVISION

A Resubdivision of Lot 1 and Lot 3, Havana Estates Two,  
 Located in the Northeast 1/4 of Section 10,  
 Township 1 South, Range 67 West of the 6th P.M.,  
 County of Adams, State of Colorado.

Sheet 2 of 2

SEE PLAT NOTE 8

Need POC and  
 POB for newly  
 created legal

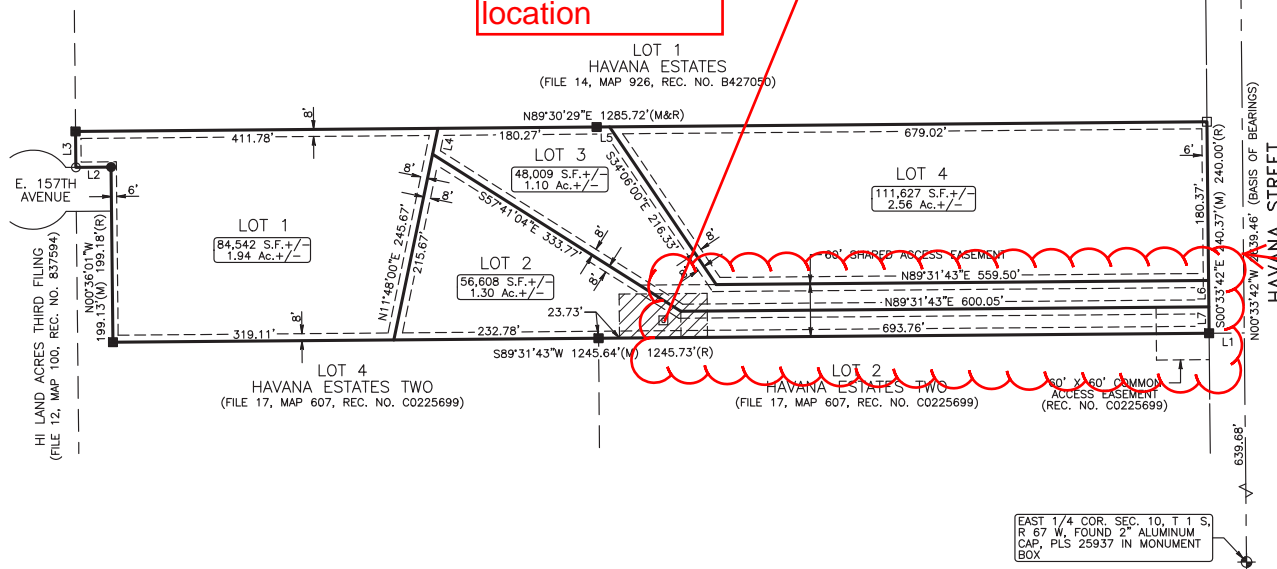
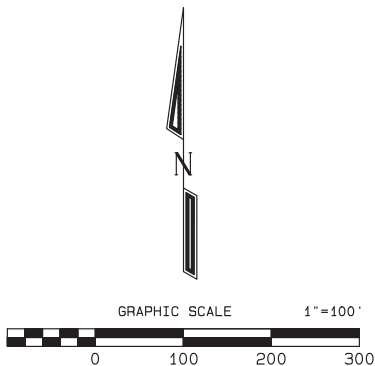
POC ADDED. POB NOT  
 ADDED DUE TO NO  
 METES & BOUNDS  
 REQUIRED.

Possible flow line

SEE REVISED PLAT NOTES

Provide oil and  
 gas easement  
 notes and  
 location

NE COR. SEC. 10, T 1 S,  
 R 67 W, FOUND 2" ALUMINUM  
 CAP, PLS 25937 IN MONUMENT  
 BOX



Has to be within a  
 TRACT and cannot  
 include in lot size

REVISED

## LEGEND:

- ⊕ = ALIQUOT MONUMENT, AS NOTED
- = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP, PLS 37971
- = FOUND 5/8" REBAR WITH 1" ORANGE PLASTIC CAP, PLS 25937
- = FOUND 1/2" REBAR WITH 1" RED PLASTIC CAP, PLS 23027
- = FOUND 5/8" REBAR
- ⊞ = PLUGGED AND ABANDONED OIL/GAS WELL BONACQUISTI 10-1 PER WELL ABANDONMENT REPORT NO. 1180181 DATED MARCH 31, 2004
- (M) = AS MEASURED BY THIS SURVEY
- (R) = MEASUREMENT OF RECORD
- = 50' x 100' ABANDONED WELL MAINTENANCE AND WORKOVER SETBACK

LINE	BEARING	DISTANCE
L1	S89°31'43"W	40.00'
L2	S89°30'29"W	40.00'
L3	N00°28'49"W	40.79'
L4	N11°48'00"E	30.00'
L5	N89°30'29"E	14.65'
L6	S00°33'42"E	30.00'
L7	S00°33'42"E	30.00'

*American West*  
**Land Surveying Co.**  
 A Colorado Corporation

PO Box 129, Brighton, CO 80601 \* P:303-659-1532 F:303-655-0575 \* amwestis.com

REVISION	DATE	SCALE 1" = 100'

DATE: NOV 2, 2021  
 DRAWN BY: CDH  
 CHECKED BY: MJH  
 CLIENT: THOMPSON  
 JOB NO: 21

FILE: Z:\H\Havana Estates\THOMPSON REPLAT\THOMPSON MINOR SUB.pro

## Nick Eagleson

---

**From:** Rick Reigenborn  
**Sent:** Wednesday, December 15, 2021 4:33 PM  
**To:** Nick Eagleson  
**Subject:** RE: Request for comments: PRC2021-00010 Thompson Properties

The Sheriff's Office has no opposition to this request. **NOTED**



**Richard A. Reigenborn**  
Sheriff  
**Adams County Sheriff's Office**  
4430 S. Adams County Parkway,  
1<sup>st</sup> Floor, Suite W5400 Brighton, CO 80601  
303-655-3218 | [RReigenborn@adcogov.org](mailto:RReigenborn@adcogov.org)

***Character • Integrity • Transparency***

---

**From:** Nick Eagleson  
**Sent:** Wednesday, December 15, 2021 4:01 PM  
**To:** Nick Eagleson <[NEagleson@adcogov.org](mailto:NEagleson@adcogov.org)>  
**Subject:** Request for comments: PRC2021-00010 Thompson Properties

Good Afternoon,

Please see the attached request for comments regarding a proposed Rezoning and Minor Subdivision. Please have any comments returned by **Wednesday, January 5, 2022**. For more detailed submittal information, please visit:

<https://www.adcogov.org/planning/currentcases>.

Thanks,



**Nick Eagleson**  
Senior Strategic Planner, *Community & Economic Development*  
ADAMS COUNTY, COLORADO  
4430 South Adams County Parkway, 1st Floor, Suite W2000A  
Brighton, CO 80601  
**O:** 720.523.6878 | [NEagleson@adcogov.org](mailto:NEagleson@adcogov.org) | [www.adcogov.org](http://www.adcogov.org)

*Adams County new operating hours: Tuesday through Friday, 7 a.m. to 5:30 p.m. (Closed on Mondays)*

## Nick Eagleson

---

**From:** Loeffler - CDOT, Steven <steven.loeffler@state.co.us>  
**Sent:** Thursday, December 23, 2021 8:20 AM  
**To:** Nick Eagleson  
**Subject:** Re: Request for comments: PRC2021-00010 Thompson Properties

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

Nick,

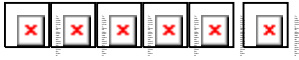
I have reviewed the referral for the request to rezone approx. 7 acres from A-1, to R-E and a Minor subdivision to create four total lots at 15725 Havana Street and have no objections. This is off of the State Highway system.

Thank you for the opportunity to review this referral. **NOTED**

**Steve Loeffler**  
Permits Unit- Region 1



P 303.757.9891 | F 303.757.9053  
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204  
[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)



On Wed, Dec 15, 2021 at 4:01 PM Nick Eagleson <[NEagleson@adcogov.org](mailto:NEagleson@adcogov.org)> wrote:

Good Afternoon,

Please see the attached request for comments regarding a proposed Rezoning and Minor Subdivision. Please have any comments returned by **Wednesday, January 5, 2022**. For more detailed submittal information, please visit:  
<https://www.adcogov.org/planning/currentcases>.

Thanks,



**Nick Eagleson**

Senior Strategic Planner, *Community & Economic Development*

ADAMS COUNTY, COLORADO

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

Brighton, CO 80601

**O:** 720.523.6878 | [NEagleson@adcogov.org](mailto:NEagleson@adcogov.org) | [www.adcogov.org](http://www.adcogov.org)

*Adams County new operating hours: Tuesday through Friday, 7 a.m. to 5:30 p.m. (Closed on Mondays)*





January 4, 2022

Nick Eagleson  
Adams County Community & Economic Development Department  
Transmitted via email:  
[NEgleson@adcogov.org](mailto:NEgleson@adcogov.org)

RE: Thompson Properties Subdivision (15725 Havana Street and 10100 E 157<sup>th</sup> Avenue, Brighton)  
Case no. PRC2021-00010  
Part of the SE ¼ of the NE ¼ Sec. 10, T1S, R67W, 6<sup>th</sup> P.M.  
Water Division 1, Water District 2

Dear Nick Eagleson,

We have reviewed the information submitted on December 15, 2021 concerning the above referenced proposal to combine two existing lots of 3.0792 acres and 3.922 acres (known as Lots 1 and 3, Havana Estates Two), replat the new land into four lots ranging in size from 1.10 acres to 2.56 acres and rezone the approximately 7 acres from Agricultural Residential (A-1) to Estate Residential.

#### **Water Supply Demand**

A Water Supply Information Summary Sheet was not submitted; therefore, the water supply demand for this subdivision is unknown.

#### **Source of Water Supply**

The proposed water source for new Lots 2 and 3 is a water tap from Todd Creek Village Metropolitan District (“District”) and the new Lot 4 is an existing well operating under permit nos. 46586-F. Based on the information provided the new Lot 1 is currently supplied by a water tap from the District. A conditional will serve letter from the District dated February 3, 2020 was provided in the referral material. According to that letter the District is willing and able to provide potable and non-potable water service to two residential lots subject to the District’s current Rules and Regulations.

This office recognizes that the District continues to develop its water portfolio and infrastructure so that it can meet the needs of its customers. However, when this office evaluates water supplies available to any water district or municipal provider for the purpose of meeting permanent customer commitments it does not consider a district’s short-term contract supplies, Denver Basin water that has not been decreed, not nontributary Denver Basin groundwater that has not been included in a court approved augmentation plan or any other source of water that is not currently legally available for municipal use. Short term contracts have the potential to be discontinued and water supplies that require a water court decree prior to use have an uncertain yield until such time as a water court decree is obtained. For these reasons, we have not historically considered such supplies when evaluating the permanent water supplies available to a district. This is consistent with the approach we have taken in previous letters to the county regarding the District. In addition, to the extent that the applicant is claiming junior water rights they must specify and provide support for the claimed annual firm yield of the water rights.



According to previous information received in this office, the District has implemented a dual pipeline system, one for potable water and one for non-potable irrigation water. New subdivisions will be required to have two taps. Based on previously submitted information the District's current potable water commitments are estimated to be approximately 789.07 acre-feet annually, and the District's non-potable water commitments are estimated to be approximately 1,345.01 acre-feet annually, not including this subdivision. Prior to further review of the water supply plan the District must clarify their current water commitments, including the amount of water, if any, that has been committed to the Dry Creek Village East Subdivision in Weld County. Such commitments must also include any other commitments for water entered into by the District.

*District Water Supply Availability: Denver Basin Water*

According to information previously submitted by the District, the District has approximately 843 acre-feet per year of currently decreed nontributary Laramie-Fox Hills ground water rights. The District also has 39.2 acre-feet per year of not-nontributary Lower Arapahoe ground water rights that are currently included in a plan for augmentation and 503.6 acre-feet per year of not-nontributary Lower Arapahoe ground water rights that are currently not included in a plan for augmentation. Once adjudicated, the District claims it will also have the right to withdraw and use additional Laramie-Fox Hills aquifer water underlying lands in the District's boundaries that is not currently adjudicated. **Please note that these amounts are based on the statutory 100-year aquifer life allocation approach.**

Based on this information, the District currently has a total of 88,220 acre-feet (882.2 acre-feet per year for 100 years) of Denver Basin water supplies; the District is committed to supplying a total of 104,971.7 acre-feet of potable water. If the Denver Basin water is withdrawn over 100 years, it equates to 882.2 acre-feet of water per year, which is greater than the yearly potable commitment of 789.07 acre-feet per year.

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

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

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

The State Engineer's Office does not have evidence regarding the length of time for which this source will be "dependable in quantity and quality." However, the one hundred year and three hundred year water allocation approach was evaluated as described above. The State Engineer's

Office has no comment on the quality of the water supply or the required ‘dynamic analysis’ to evaluate whether the appropriate water supply is sustainable for three hundred years.

*District Water Supply Availability: Surface Water*

According to the District’s Water Supply Report, the District has surface water rights and leased sources. Some of this water is limited to municipal or irrigation uses only, as outlined in Table 1, below. Table 1 also outlines what sources this office considers secure permanent supplies for the purposes of evaluating a subdivision water supply plan. This office does not consider water subject to short-term leases or water not yet adjudicated by the Water Court when evaluating the amount of permanent supplies available to supply residential developments.

Regarding the District’s use of Coors water, the following issues need to be addressed before we can provide additional comments. The Coors effluent may have very limited yield since the decrees under which the majority of the water rights were changed (case nos. W-8036, W8256 and 89CW234) do not allow for reuse or successive use for municipal uses within the District’s boundaries or augmentation uses other than the Coors Operations contemplated in the decrees. It appears that only a portion of the water included in case no. 99CW236, specifically water previously changed in case no. 96CW1117, could be used within the District’s boundaries, subject to the terms and conditions of said decrees.

The District has obtained a decree in case no. 08CW165. The average historical consumptive use decreed in that case for the Old Brantner shares of 130 acre-feet has been included as a permanent supply as shown in Table 1.

**Table 1: District’s Surface Water Supplies**

Water Source	Contract/ Shares	Contract Date or Decree/ SWSP	Proposed Yield: Municipal (AF)	Proposed Yield: Irrigation (AF)	Firm yield, permanent supply: Municipal (AF)	Firm yield, permanent supply: Irrigation (AF)	Notes
Old Brantner	17 shares	08CW165	315.2	0	130	0	Adjudicated March 10, 2015
New Brantner	18.375 shares		0	312	0	312*	No information provided
Effluent	Coors- Aug	12/31/2016 (12/31/2026 w/ extensions)	200	0	0	0	Effluent not decreed for reuse or successive use
Reusable Effluent	Consolidated Mutual	Perpetual	500	0	462.1**	0	
Excess Credits	SACWSD	3/31/2018	500	0	0	0	Short term lease

\*The New Brantner shares can continue to be used for the historical irrigation use. From the information provided it could not be determined if the land proposed to be irrigated is included under the originally decreed lands.

\*\*The Consolidated Mutual contract water is typically released from the Metro Wastewater Facility; this water travels downstream to the District. Due to transit losses associated with the water delivery, only 462.1 acre-feet of the 500 acre-feet contracted is realized by the District. This calculation is based on the standard river transit loss rates; in a dry year the rate of transit loss could increase.

As shown in Table 1 above the District has approximately 592.1 acre-feet of potable surface water and leased supplies that could be considered part of the permanent water supply.

The Applicant is also claiming that the junior surface and storage water rights decreed in Division 1 Water Court case nos. 13CW3181 and 16CW3019 have a firm yield of 1,777 acre-feet per year. This analysis is based on historical stream flow and call records for the period of 2001 through 2018. According to the Water Supply Report the junior water rights decreed in case nos. 13CW3181 and 16CW3019 will be used when available and the Denver Basin water will be used as a backup supply during periods of drought or shortage.

#### *Wells on property*

Our records show that another well operating under permit no. 46587-F is located on the new Lot 1. Well Permit nos. 46586-F and 46587-F were issued on May 20, 1996 pursuant to the augmentation plan approved by the Division 1 Water Court in Case No. 95CW127. The wells are producing water from the not nontributary Lower Arapahoe aquifer. The use of ground water from each well is limited to ordinary household purposes inside one single-family dwelling and the irrigation of not more than 3,000 square feet of home lawns and gardens. The allowed average annual amount of ground water to be withdrawn is limited to 0.55 acre-feet per year and the maximum pumping rate is limited to 15 gallons per minute. The Applicant should clarify whether well permit no. 46587-F will be used for any of the lots within this subdivision.

Further, another well operating under permit no. 46589-F is located on the property. Well permit no. 46589-F was issued on May 20, 1996 and the decree granted in Case No. 95CW127. The use of ground water from this well is limited to augmentation of post-pumping depletions resulting from the withdrawal of ground water from the Lower Arapahoe wells described in Case No. 95CW127, Division 1 Water Court. No ground water shall be withdrawn under this permit until such time as the replacement of post-pumping depletions is required. Since this well is limited to augmentation of post-pumping depletions of the Lower Arapahoe wells described above, this well cannot be used for any of the lots within this subdivision. **NOTED**

#### **State Engineer's Office Opinion**

Pursuant to Section 30-28-136(1)(h)(I), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the adequacy of the proposed water supply. Prior to further review of the subdivision water supply plan the following information is required:

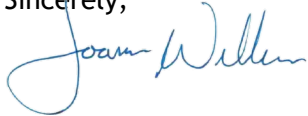
1. A water supply plan that clearly defines the proposed subdivision's water demand and proposed source of water supply for each lot in the subdivision. See the attached Guidelines for Subdivision Water Supply Plan Reports for the necessary information.
2. A report from the District clarifying the current water commitments of the District.
3. Applicant should clarify if well permit no. 46587-F will be used to supply the new Lot 1.
4. Since well permit nos. 46586-F and 46587-F are permitted to supply water for 100 years, and such wells have already withdrawn water for a portion of that 100 year period, the Applicant should clarify the water supply for the entire 300 year allocation period required by the county, for the lots that are being supplied by the existing wells.

**SEE LETTER FROM THE COLORADO DIVISION OF WATER RESOURCES DATED MARCH 30, 2023 THAT SUPERSEDES THE PREVIOUS LETTER. ALL CONCERNS HAVE BEEN ADDRESSED.**

Thompson Properties Subdivision  
January 4, 2022  
Page 5 of 5

Should you, or the Applicant, have any questions please contact Ioana Comaniciu in this office at 303-866-3581 x8246.

Sincerely,

A handwritten signature in blue ink that reads "Joanna Williams". The signature is written in a cursive style with a large initial 'J'.

Joanna Williams, P.E.  
Water Resource Engineer

Ec: Subdivision no. 29038  
Well permit nos. 46586-F, 46587-F and 46589-F

# COLORADO GEOLOGICAL SURVEY

1801 Moly Road  
Golden, Colorado 80401



Karen Berry  
State Geologist

January 10, 2022

Nick Eagleson  
Adams County Community and Economic Development  
NEagleson@adcogov.org

**Location:**  
SE NE Section 10,  
T1S, R67W, 6<sup>th</sup> P.M.  
39.9815, -104.868

**Subject: Thompson Properties Rezoning and Minor Subdivision**  
**Case Number PRC2021-00010; Adams County, CO; CGS Unique No. AD-22-0038**

Dear Mr. Eagleson:

Colorado Geological Survey has reviewed the Thompson Properties Rezoning and Minor Subdivision referral. I understand the applicant proposes (1) to rezone approximately seven acres from A-1, Agriculture, to R-E, Residential Estate, and (2) a Minor Subdivision to create four lots where there are currently two lots. The two lots have physical addresses 15725 Havana Street and 10100 E. 157<sup>th</sup> Avenue.

The site does not contain, nor is it exposed to, any geologic hazards that would preclude the proposed increase in residential density. **CGS therefore has no objection to approval of PRC2021-00010 as proposed.** **NOTED**

**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, Brighton Quadrangle, 1974), the subject property does not contain a mapped aggregate resource.

**Soil and bedrock engineering properties.** The site is underlain by loess (wind-deposited silt with clay and sand). Loess deposits commonly exhibit compression or collapse under wetting and loading but, depending on the clay content, can also exhibit shrink/swell (volume changes in response to wetting and drying cycles). The surficial soils are underlain at unknown but likely shallow depth by Denver formation interbedded sandstone, claystone, siltstone, and shale. Claystone can exhibit low strength at high water content, very high swell potential and, if present at or near foundation depths, can cause significant damage to foundations and homes if not properly identified and mitigated.

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

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

Sincerely,

Jill Carlson, C.E.G.  
Engineering Geologist

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over the typed name and title.

## Nick Eagleson

---

**From:** Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>  
**Sent:** Tuesday, January 11, 2022 4:04 PM  
**To:** Nick Eagleson  
**Subject:** RE: Request for comments: PRC2021-00010 Thompson Properties

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

Nick,

Sorry I did not get back to you on this one it got lost in the shuffle.

I do not see any issues with this development as it does not encroach onto our station.

NOTED

Thanks,



**C. Scott Woodruff**  
**Engineer III**

Regional Transportation District  
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025  
[clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com)

---

**From:** Nick Eagleson <NEagleson@adcogov.org>  
**Sent:** Wednesday, December 15, 2021 4:01 PM  
**To:** Nick Eagleson <NEagleson@adcogov.org>  
**Subject:** Request for comments: PRC2021-00010 Thompson Properties

Good Afternoon,

Please see the attached request for comments regarding a proposed Rezoning and Minor Subdivision. Please have any comments returned by **Wednesday, January 5, 2022**. For more detailed submittal information, please visit:  
<https://www.adcogov.org/planning/currentcases>.

Thanks,



**Nick Eagleson**

Senior Strategic Planner, *Community & Economic Development*  
ADAMS COUNTY, COLORADO  
4430 South Adams County Parkway, 1st Floor, Suite W2000A  
Brighton, CO 80601  
O: 720.523.6878 | [NEagleson@adcogov.org](mailto:NEagleson@adcogov.org) | [www.adcogov.org](http://www.adcogov.org)

*Adams County new operating hours: Tuesday through Friday, 7 a.m. to 5:30 p.m. (Closed on Mondays)*



January 3, 2022

Nick Eagleson  
Adams County Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

RE: Thompson Properties, PRC2021-00010  
TCHD Case No. 7437 & 7438

Dear Mr. Eagleson,

Thank you for the opportunity to review and comment on the request to rezoning approximately seven acres from Agricultural-1 (A-1) to Residential Estate (R-E) and the Minor Subdivision to create four lots located at 15725 Havana Street and 10100 E 157<sup>th</sup> Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

**On-Site Wastewater Treatment System (OWTS) – New or Expanded**

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. Based on the referral materials, the applicant is proposing all four lots be served by on-site wastewater treatment systems (OWTS). A considerable portion (>0.4 acres) of proposed lots 2 and 3 are dedicated to a shared access agreement and presumptive driveway. Parking, driving, or heavy foot traffic on a leach field will compact the ground, shortening the life of the OWTS and may collapse the system leading to costly damage. Thus, the shared access easement for lots 2 and 3 is unfit for OWTS, rendering the usable area for building and OWTS approximately 0.9 and 0.7 acres respectively. TCHD recommends that Adams County require that the proposed lot lines for lots 2 and 3 be adjusted to encompass a minimum of 1 acre in addition to the shared access easement area. TCHD cannot provide favorable review for the subdivision as proposed.

**LOTS HAVE BEEN REVISED. OWTS SETBACK NOTES ADDED TO SHEET 05.**

The proposed eastern property line border of lot 1 appears to encroach on the existing OWTS serving 10100 E 157<sup>th</sup> Avenue. The applicant shall ensure the existing OWTS meets all applicable property line setbacks in Regulation O-17 Table 6. A copy of the Regulations can be found on TCHD's website <https://www.tchd.org/738/Septic-Rules-and-Regulations>.

**LOT LINES ADJUSTED TO PROVIDE A MINIMUM OF 10' SETBACK FROM OWTS**



Thompson Properties

January 3, 2022

Page 2 of 2

### **Well Abandonment**

There appears to be a private water well on-site. According to the application, the sites will be served by Todd Creek Village Metropolitan District. Any well that is no longer being used must be properly plugged and a Well Abandonment Report (GWS-09) must be filed with the Colorado Division of Water Resources. Please visit the DWR web site at <http://water.state.co.us/groundwater/wellpermit/Pages/WellAbandonment.aspx> for more information.

NOTED

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions.

Sincerely,



Annemarie Heinrich Fortune, MPH/MURP  
Land Use and Built Environment Specialist

cc: Sheila Lynch, Keith Homersham, Michael Weakley, TCHD



January 3, 2022

Adams County Community and Economic Development  
4430 South Adams County Parkway  
1st Floor, Suite W2000  
Brighton, CO 80601-8216

Re: PRC2021-00010 - Thompson Properties Rezoning and Minor Subdivision

Dear Nick Eagleson:

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

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

**NOTED - 8 FT UTILITY EASEMENT PROVIDED AROUND ALL LOTS WITH 20 FT ALONG LOT 1 FRONT & SIDES**  
***As a Reminder:*** No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wingwalls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

**NOTED**

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

Thank you,

*Veronica L Garcia*

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



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

January 5, 2022

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

Attn: Nick Eagleson

**Re: Thompson Properties Rezone, Case # PRC2021-00010**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Thompson Properties Rezone**. Please be advised that Public Service Company has existing natural gas service facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

**NOTED - 8 FT UTILITY EASEMENT PROVIDED AROUND ALL LOTS WITH 20 FT ALONG LOT 1 FRONT & SIDES**

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to any existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

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

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

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

## Nick Eagleson

---

**From:** CPD ePermit Center  
**Sent:** Tuesday, December 21, 2021 8:41 AM  
**To:** Nick Eagleson  
**Subject:** FW: Project number PRC2021-00010 Objections

I think this is in opposition to the Thompson Rezoning/Plat cases!



**Kevin Mills**

Permit Specialist, *Community & Economic Development*  
ADAMS COUNTY, COLORADO  
4430 S. Adams County Parkway, Suite W2000B  
Brighton, CO 80601-8218  
o: 720.523.6985 | m: 720.523.6800 [kmills@adcogov.org](mailto:kmills@adcogov.org)

Our hours have recently changed to **Tuesday-Friday from 7am-5:30pm**.  
We are available by phone: 720-523-6800

---

**From:** Brooke Cartman <brookecartman@gmail.com>  
**Sent:** Tuesday, December 21, 2021 8:32 AM  
**To:** CPD ePermit Center <epermitcenter@adcogov.org>; chadwin.cox@westerneci.com  
**Subject:** Project number PRC2021-00010 Objections

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

To whom it may concern,

**SEE ATTACHED LETTER FROM APPLICANT FOR RESPONSES TO NEIGHBOR CONCERNS.**

Objection to rezoning in Havana Estates Two:

Re: Case name: Thompson Properties Rezoning and Minor Subdivision.

Re: Project number PRC2021-00010

As the owner of the adjacent property to the south, I would be highly and negatively impacted by this proposed project. Let it be known that I, Brooke May, entirely object to every part of this project and in whole.

1. This rezoning would cause a loss of peaceful prairie views from my living room window, as well as my back yard, replaced by construction dust and noise-disturbances, then the new homes and driveways will continue to cause noise and traffic, in addition to blocking the prairie views.
2. More development WILL negatively impact the wildlife that's been spotted in the area, and further reduce the increasingly scarce habitat.
3. It would cause me a loss of privacy, replaced with windows, people, and traffic in closer proximity, and more in-site, than any currently existing neighbor in front, side, or back of my house. ( Mr Thompson Sr's home may possibly be closer by measurement, my barn currently adequately blocks the view of his house from my house.)
4. As an owner, it took me five years of searching to find an affordable home, close enough to stores and hospitals, and with adequate acreage and privacy. This request for increased housing density within the Havana Estates Two subdivision is contradictory to the quality of life that I expected when purchasing the property, and have enjoyed for the past nine years.

5. It's a well known fact (and simply common sense) that with all other things being equal, increased housing density causes lower home values.
6. This spot-zoning corruption of the integrity of the Havana Estates Two subdivision is being requested for the sole purpose of lining the pockets of the Thompson's, and at the COST of diminishing the enjoyment of my HOME, and the VALUE of my property.

Sincerely,

Brooke May

720-308-5259

[Brookecartman@gmail.com](mailto:Brookecartman@gmail.com)

10200 E 157th Ave,

Brighton Co, 80602

---

**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Steve Krawczyk

**Date:** 01/13/2022

**Email:**

**Resubmittal Required**

Rezoning Comments:

ENG1. The applicant needs to be aware that prior to building permit and/or lot sale an EGR permit is in conformance with the Adams County Development Standards to address construction improvements required for the two new homes. The development will be required to complete any on-site improvements and match the adjacent street template improvements on Havana Street based on a traffic analysis with the EGR.

**NOTED. ON-SITE & HAVANA ST IMPROVEMENTS INCLUDED IN PLANS.**

ENG2. The applicant needs to be aware that the traffic letter estimated the traffic to be 38 trips generated by this site development which requires a traffic analysis at PLAT/EGR submittal. The traffic study should follow the current Adams County guidelines and should estimate the impact on the access points and private street intersections with Havana Street.

**NOTED. HAVANA ST IMPROVEMENTS SHOWN TO MEET COUNTY STREET SECTION.**

ENG3 If the applicant is to use a non-maintained portion as access to 157th Street for the western lot. The applicant is required to provide a Maintenance Agreement with the county.

**NO NEW OR ADDITIONAL ACCESS FROM 157TH ST PROPOSED.**

ENG4. Access Locations will be determined at platting. Access Location(s) shown on the site plan are not to be construed as receiving county approval.

**NOTED.**

ENG5: Provide drainage analysis in accordance to Chapter 9 of the Adams County Development Standards and indicate in this analysis that the development will not cause a significant increase in flow, both in the immediate downstream local drainage system and within the major drainage basin.

**NOTED. ADDITIONAL DISCUSSION ADDED TO DRAINAGE REPORT IN REGARDS TO THE EXISTING DRAINAGE CHANNEL SOUTH OF THIS PROPERTY.**

---

**Commenting Division:** Addressing Review

**Name of Reviewer:** David Dittmer

**Date:** 12/22/2021

**Email:**

**Complete**

Will be provided for final plat

# THOMPSON MINOR SUBDIVISION

A Resubdivision of Lot 1 and Lot 3, Havana Estates Two, Located in the Northeast 1/4 of Section 10, Township 1 South, Range 67 West of the 6th P.M., County of Adams, State of Colorado.

Sheet 1 of 2

### CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT TERRY L. THOMPSON (AS CURRENT OWNER OF LOT 1, HAVANA ESTATES TWO) AND ARTHUR D. THOMPSON (AS CURRENT OWNER OF LOT 3, HAVANA ESTATES TWO) BEING THE OWNER'S OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRICIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS IN DEED RECORDED OCTOBER 20, 2017 AS RECEPTION NO. 2017000092306 AND IN DEED RECORDED MAY 1, 1997 IN BOOK 4996, AT PAGE 727, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 AND LOT 3, HAVANA ESTAES TWO, COUNTY OF ADAMS, STATE OF COLORADO CONTAINING 6.91 ACRES, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THOMPSON MINOR SUBDIVISION, AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE EASEMENTS AND OTHER PUBLIC UTILILITY, CABLE TV AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY THE COUNTY OF ADAMS.

TERRY L. THOMPSON

ARTHUR D. THOMPSON

### ACKNOWLEDGEMENT

COLORADO }  
ADAMS COUNTY } SS

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY: TERRY L. THOMPSON & ARTHUR D. THOMPSON, AS OWNERS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

### NOTARY PUBLIC

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

MY ADDRESS IS: \_\_\_\_\_

### SURVEYOR'S STATEMENT:

I, CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP.

CURTIS D. HOOS, PLS 37971  
FOR AND ON BEHALF OF:  
AMERICAN WEST LAND SURVEYING CO.  
A COLORADO CORPORATION

### PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 20\_\_\_\_\_

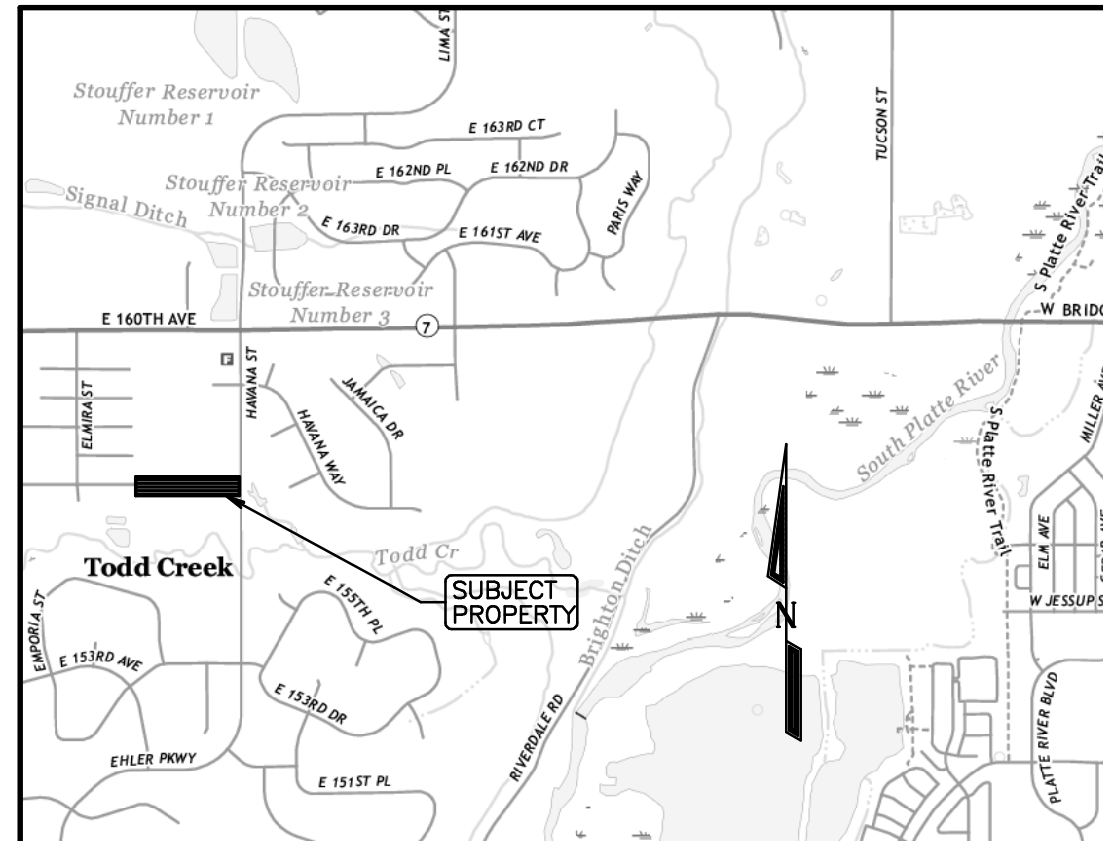
CHAIR

### BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 20\_\_\_\_\_

CHAIR



VICINITY MAP: 1" = 2000'

### LIENHOLDER'S CERTIFICATES:

THE UNDERSIGNED HEREBY CONSENT(S) TO THE DEDICATION AND EASEMENTS SHOWN ON THIS PLAT.

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

FOR MR COOPER

### ACKNOWLEDGEMENT

COLORADO }  
ADAMS COUNTY } SS

THE FOREGOING LIENHOLDER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME

BY THIS \_\_\_\_\_

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_ BY \_\_\_\_\_

### NOTARY PUBLIC

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

MY ADDRESS IS: \_\_\_\_\_

### NOTES:

- 1) BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN ADAMS COUNTY, COLORADO, BEING MONUMENTED ON THE NORTH AND SOUTH END BY A 2" ALUMINUM CAP, PLS 25937 IN MONUMENT BOX, IS ASSUMED TO BEAR NORTH 00°33'42" WEST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.
- 2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- 4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A 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.
- 5) AMERICAN WEST LAND SURVEYING CO. RELIED UPON TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED SEPTEMBER 23, 2022, REPORT NO. F0726008-383-TOH FOR INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
- 6) DISTANCES ON THIS DRAWING ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

### NOTES:

7) THE PORTION OF THE EASEMENT FOR OIL, GAS, AND UTILITIES AS SHOWN ON THE PLAT OF HAVANA ESTATES TWO, LYING WITHIN THE BOUNDARIES OF THIS SUBDIVISION IS HEREBY VACATED BY THIS PLAT.

8) THERE MAY BE EXISTING UNDERGROUND GAS AND/OR OIL LINES WITHIN UNRECORDED EASEMENTS WITHIN THE DEVELOPMENT THAT CANNOT BE ACCURATELY LOCATED ON ANY PLATS. THE SURVEYOR/ENGINEER IS NOT LIABLE FOR ANY BUILDING RESTRICTIONS OR LIMITATIONS CAUSED BY THESE LINES OR EASEMENTS. RESPONSIBILITY IS WITH OWNER/DEVELOPER TO LOCATE ANY SUCH LINES SO AS TO PROVIDE AN ACCEPTABLE ENVELOPE.

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

9) EIGHT-FOOT (8') WIDE DRAINAGE AND DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY AS SHOWN HEREON. THESE 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 COMMUNICATIONS FACILITIES (DRY 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 GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING WITHOUT LIMITATION, VEGETATION. 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.

10) BY THIS PLAT, A SHARED ACCESS, DRAINAGE, AND UTILITY EASEMENT KNOWN AS TRACT A, IS CREATED FOR USE BY THE OWNERS OF LOTS 2, 3, AND 4 FOR ACCESS ONTO HAVANA STREET. THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE ROAD WITHIN THE SHARED ACCESS EASEMENT IS THE FULL AND COMPLETE RESPONSIBILITY OF THE PROPERTY OWNER(S) OF THE SUBDIVISION, IN PERPETUITY. ADAMS COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY REGARDING THE PRIVATE ROAD, AND WILL NOT PERFORM MAINTENANCE OPERATIONS INCLUDING SNOW REMOVAL.

11) TRACT A, AS SHOWN HEREON, WILL ALSO SERVE AS AN ACCESS EASEMENT FOR SUBSEQUENT OPERATIONS RELATED TO THE PLUGGED AND ABANDONED BONACQUISTI 10-1 OIL/GAS WELL LOCATION AS SHOWN HEREON.

12) TRACT B, AS SHOWN HEREON, IS HEREBY DEDICATED AS A DRAINAGE EASEMENT FOR THE BENEFIT OF ALL LOTS WITHIN THIS SUBDIVISION. MAINTENANCE OF THIS DRAINAGE EASEMENT IS THE FULL AND COMPLETE RESPONSIBILITY OF THE PROPERTY OWNER(S) OF THE SUBDIVISION, IN PERPETUITY.

13) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP DATED MARCH 5, 2007, MAP NO. 08001C0326H, THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).

14) THE ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS) MUST BE LOCATED OUTSIDE OF ALL EASEMENTS ON THE LOT AND ARE TO REMAIN FREE OF ALL UNDERGROUND PIPELINES AND ANY IMPROVEMENTS, E.G. IRRIGATED LANDSCAPE, DRAINAGE DITCHES, PAVING, DRIVEWAYS, OUT-BUILDINGS, ETC. AND MEET ALL APPLICABLE SETBACKS. ADDITIONALLY, OWTS ON LOT 2 ARE TO BE LOCATED OUTSIDE OF ANY OIL AND GAS ACCESS AND WORKOVER SETBACKS. DUE TO SITE CONSTRAINTS, THE BUILDING FOOTPRINT AND DESIGN OF OWTS ARE LIMITED. ENGINEERED OWTS UTILIZING HIGHER LEVEL TREATMENT AND/OR LIMITS ON THE NUMBER OF BEDROOMS MAY BE NECESSARY TO PERMIT AN OWTS WITHIN THE LIMITED AREA AVAILABLE ON THE LOT.

### CLERK AND RECORDER'S CERTIFICATE:

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO,

AT \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_

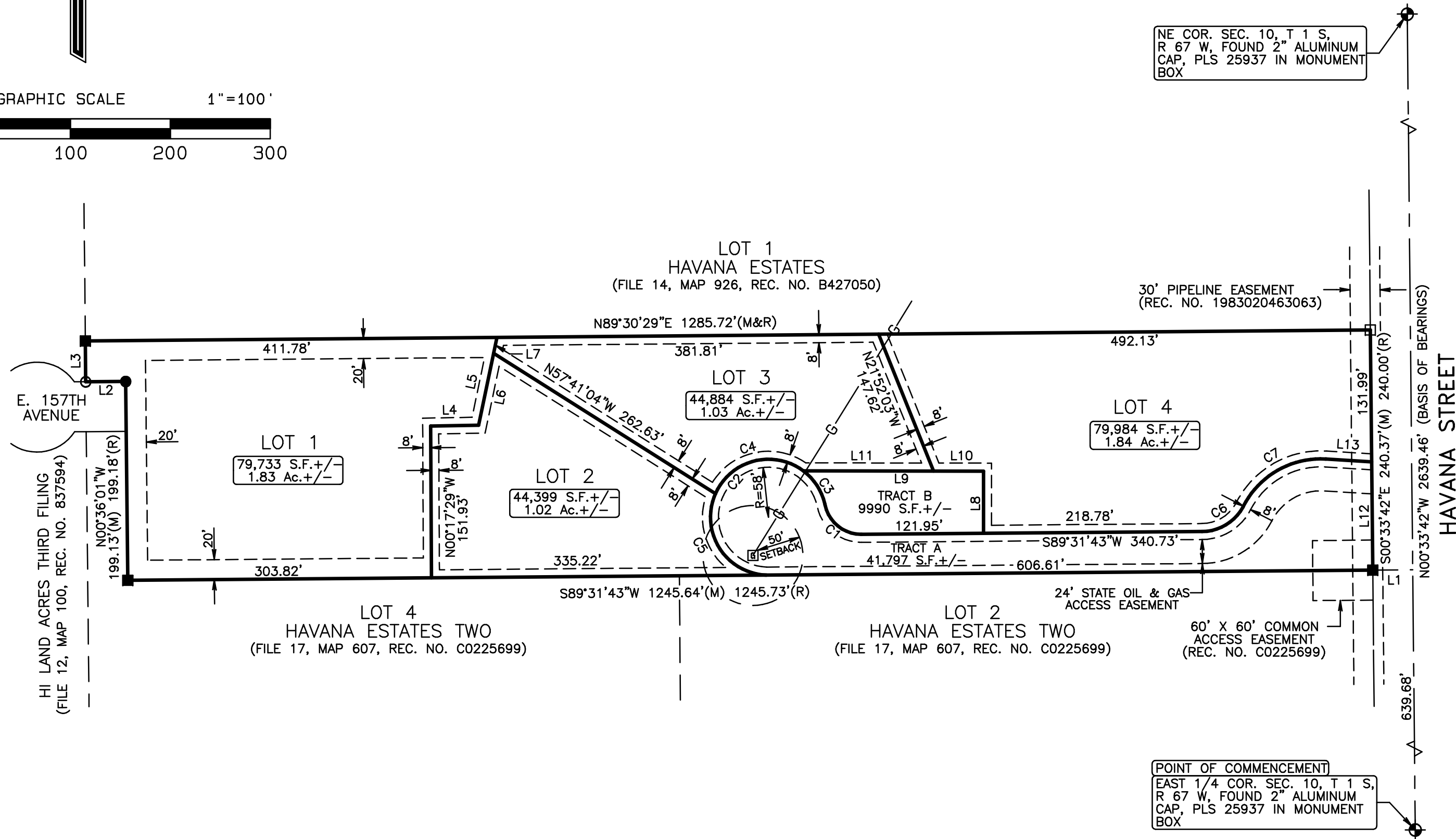
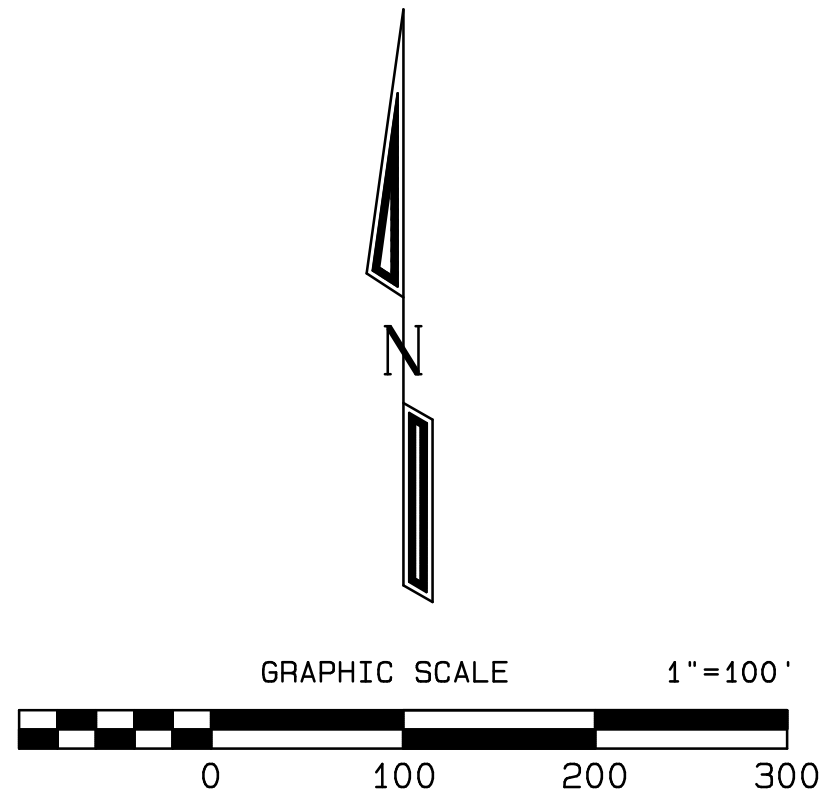
BY: \_\_\_\_\_ DEPUTY COUNTY CLERK AND RECORDER

RECEPTION NO. \_\_\_\_\_

# THOMPSON MINOR SUBDIVISION

A Resubdivision of Lot 1 and Lot 3, Havana Estates Two,  
 Located in the Northeast 1/4 of Section 10,  
 Township 1 South, Range 67 West of the 6th P.M.,  
 County of Adams, State of Colorado.

Sheet 2 of 2



**LEGEND:**

- ⊕ = ALIQUOT MONUMENT, AS NOTED
- = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP, PLS 37971
- = FOUND 5/8" REBAR WITH 1" ORANGE PLASTIC CAP, PLS 25937
- = FOUND 1/2" REBAR WITH 1" RED PLASTIC CAP, PLS 23027
- = FOUND 5/8" REBAR
- ⊠ = ABANDONED OIL/GAS WELL BONACQUISTI 10-1
- G—G— = APPROXIMATE LOCATION OF PIPELINE EASEMENT DESCRIBED IN DOCUMENT RECORDED MARCH 21, 1984 IN BOOK 2852 AT PAGE 128. (NO WIDTH SPECIFIED)
- (M) = AS MEASURED BY THIS SURVEY
- (R) = MEASUREMENT OF RECORD

LINE	BEARING	DISTANCE
L1	S89°31'43"W	40.00'
L2	S89°30'29"W	40.00'
L3	N00°28'49"W	40.79'
L4	N88°57'27"E	47.97'
L5	N11°48'00"E	89.70'
L6	N11°48'00"E	73.43'
L7	N11°48'00"E	16.27'
L8	N00°01'03"E	62.28'
L9	N89°55'07"W	180.33'
L10	N89°55'07"W	50.06'
L11	N89°55'07"W	130.27'
L12	S00°33'42"E	108.38'
L13	N86°28'47"W	45.69'

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	37.00'	50.65'	78°25'54"	N51°15'20"W	46.79'
C2	58.00'	259.17'	256°01'49"	N39°56'44"E	91.39'
C3	58.00'	41.53'	41°01'38"	N32°33'14"W	40.65'
C4	58.00'	104.24'	102°58'33"	S75°26'45"W	90.77'
C5	58.00'	113.40'	112°01'38"	S32°03'19"E	96.18'
C6	46.92'	51.04'	62°19'40"	S58°21'53"W	48.56'
C5	86.92'	100.71'	66°23'00"	S60°19'38"W	95.17'

**American West**  
**Land Surveying Co.**  
 A Colorado Corporation

PO Box 129, Brighton, CO 80601 \* P:303-659-1532 F:303-655-0575 \* amwestls.com

REVISION	DATE	SCALE 1" = 100'

DATE: NOV 1, 2022  
 DRAWN BY: CDH  
 CHECKED BY: MJH  
 CLIENT: THOMPSON  
 JOB NO: 22-  
 FILE: Z:\H\Havana Estates\THOMPSON REPLAT\THOMPSON MINOR SUB\_REV11012022.pro



Terry L. Thompson

October 17<sup>th</sup>, 2023

15725 Havana St.

Brighton, Co 80602

Response to: Brooke/Cartman-opposing resident

RE: PRC:2021-00010

The intent here is to address the letter from Brooke/ Cartman who resides at 10200 E. 157<sup>th</sup> Ave. Brighton Co 80602. She has presented a 6-point list of her concerns regarding the proposed Minor Subdivision RE: PRC:2021-00010. Presented for conceptual review on January 30<sup>th</sup>, 2020.

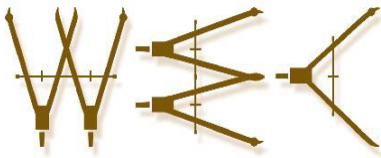
My response is as follows:

- 1) The new homes proposed for the two new one acre lots, will be over 400 feet from Brooke/ Cartman residence and in no way disturb the existing views from her residence. The construction and infrastructure required to complete the development of the two new residences, will be minimal and will comply with current building codes and regulations. The new driveways to the new residences, will be accessed from Havana Street and therefore, will not interrupt or influence the Cartman residence.
- 2) The animal life that resides in this area are mostly comprised of, Coyotes, Rabbits, Prairie Dogs, Skunks, Raccoon, and an occasional Deer. There are many birds and birds of prey as well. All the named species have adapted to suburban life over the decades and seem to be plentiful and thriving in their environment. I have not noticed any decline in animal numbers since the completion of my home at 15725 Havana St. 23 years ago, the completion of Arthur Thompson's home in 1997 and the completion of the current Brooke/ Cartman home in 1997.
- 3) Privacy is relative to the type of housing environment we live in. A one-acre homesite, provides a comfortable distance from neighbors. Arthur Thompson's home at 10100 E. 157<sup>th</sup> Ave. is within 80 feet of the Brooke/Cartman residence. The proposed homes will be at least 400 feet away.
- 4) The stores and hospitals in the area, are just as close if not closer now than they were when the Cartman home was purchased. Newly developed stores, hospitals, and schools have enhanced the desirability and convenience of the area.
- 5) Home values are determined by a wide range of criteria. Since the proposed development is harmonious with the Adams County advanced comprehensive housing plan for the area, the comps used in an appraisal process, will remain un-changed for the purpose of determining values. Whether one acre or three, the process is the same.

6) There appears to be a misunderstanding, referring to me as the "Thompson's" is an inaccurate assumption. This proposed subdivision is the sole effort of Terry L. Thompson. I have been building homes in the area for over 25 years. Todd Creek, Eagle Shadow, Creekside, Fox Ridge are a few of the subdivisions in which I have provided many homes for people looking to reside in this desirable area. Building homes for families is a noble profession.

Respectfully: Terry L. Thompson

A handwritten signature in black ink, appearing to read "Terry L. Thompson", written over a horizontal line.



**WESTERN ENGINEERING CONSULTANTS,**  
127 S. Denver Avenue, Ft. Lupton CO 80621  
2501 Mill St. Brush, CO 80723  
Ph. 303-913-7341, Fax 720-294-1330  
Email: chadwin.cox@westerneci.com

**Inc LLC**

November 15, 2023

Adams County Community and Economic Development  
4430 South Adams County Parkway  
1st Floor, Suite W2000  
Brighton, CO 80601-8216

**RE: THOMPSON MINOR SUBDIVISION, TRAFFIC IMPACT STUDY WAIVER REQUEST.**

Adams County Community and Economic Development:

Western Engineering Consultants Inc. LLC (WEC) has prepared this letter to briefly summarize the proposed "Thompson Minor Subdivision" Waiver from Traffic Impact Study.

This Waiver has been requested because the additional traffic estimated to be generated by this proposed development falls below the minimum requirements of 20 trips per day for a Traffic Impact Study.

Fig. No. 1 below includes the Existing site Conditions, and Fig. No.2 below includes the Proposed Development with the two (2) new Lots.

**Existing conditions**

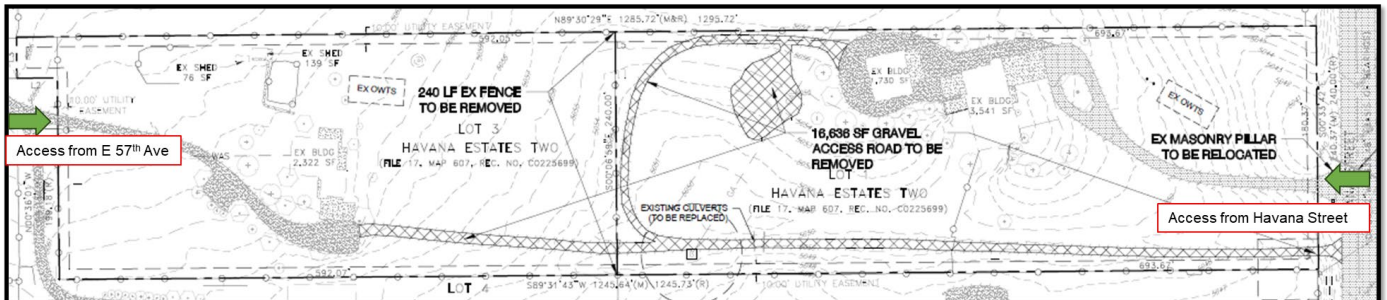


Fig. No. 1

**Proposed two (2) new lots access from Havana Street**

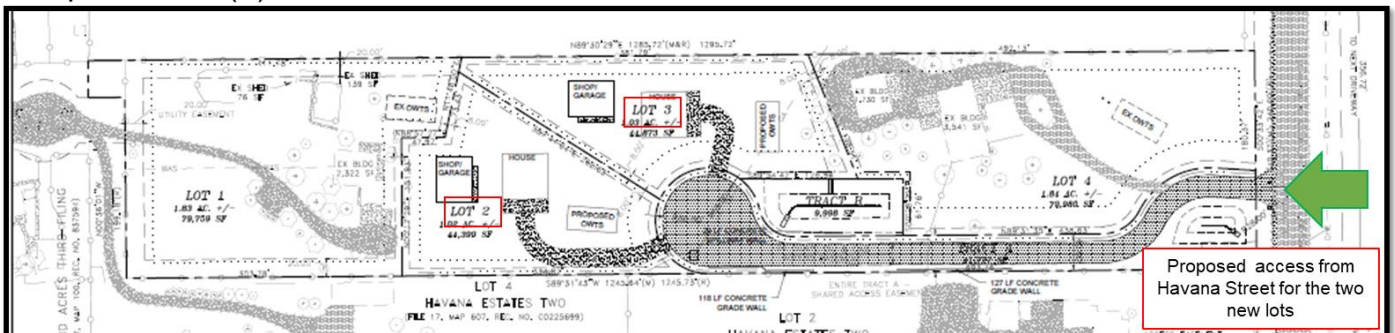


Fig. No. 2

According to the Subdivision Design Standards, a Traffic Impact Study is required when a proposed development increases the expected trip generation of a site by at least 20 trips per day. Based on the enclosed Trip Generation Letter by STS, the additional traffic estimated for the two (2) new residences will be 18 trips per day through Havana Street, and thus falling below the minimum requirements for a full Traffic Study for this development.

See below Fig. No. 3 Trip Generation Estimate.

**Table 1. Trip Generation Estimate**

Land Use <sup>1</sup>	ITE Code <sup>1</sup>	Size	Unit	Average Weekday Trips				Morning Peak Hour Trips				Evening Peak Hour Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
Existing Single Family Detached Housing	210	2.0	DU	9.44	18	9	9	0.74	1	0	1	0.99	2	1	1
Proposed Single Family Detached Housing	210	2.0	DU	9.44	18	9	9	0.74	1	0	1	0.99	2	1	1
<b>Total Traffic</b>	---	---	--	---	36	18	18	---	2	0	2	---	4	2	2

**Notes**

1. The trip generation rates were obtained from [Trip Generation](#) (Institute of Transportation Engineers, 2017).

Please contact me with any questions or comments you may have on our proposal for this project!

Sincerely,



Western Engineering Consultants inc., LLC  
 Chadwin F. Cox, P.E.  
 Senior Project Manager

Encl. Trip Generation Letter prepared by STS.



## Sustainable Traffic Solutions

Joseph L. Henderson PE, PTOE  
Traffic Engineer / Principal

September 10, 2021

Chadwin F. Cox, PE  
Western Engineering Consultants  
127 South Denver Avenue  
Fort Lupton, CO 80735

RE: Trip Generation Estimate for the Thompson Minor Subdivision in Adams County

Dear Chad,

This letter contains a trip generation estimate for the Thompson Minor Subdivision that is planned between Elmira Street and Havana Street near 157<sup>th</sup> Avenue. Figure 1 contains a vicinity map that shows the location of the subdivision. The site plan in Figure 2 shows four lots for single-family homes. Homes exist on Lots 1 and 4, and Lots 2 and 3 would be created for two additional homes. Access for the new homes would be on Havana Street adjacent to the access for Lot 4.

A trip generation estimate was prepared for the subdivision using rates that are contained in the Institute of Transportation Engineers (ITE) Trip Generation<sup>1</sup> manual. The subdivision is expected to generate approximately 36 trips on an average weekday, two trips during the morning peak hour, and four trips during the evening peak hour. The trip generation estimate is contained in Table 1.

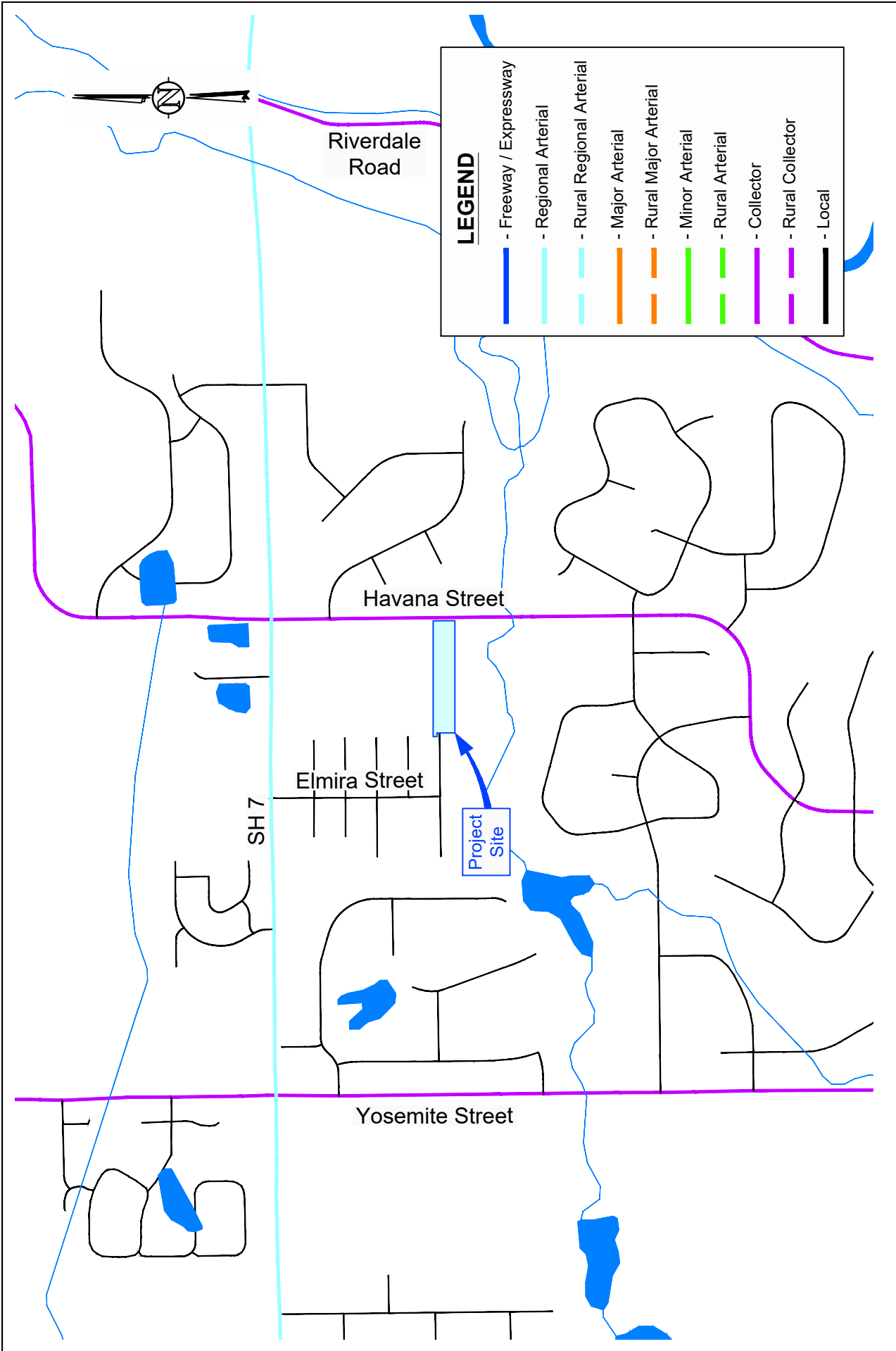
Feel free to contact me to discuss the contents of this report.

Sincerely,

Joseph L. Henderson, PE, PTOE  
Project Manager / Principal  
Thompson Minor Subdivision Trip Generation Letter

---

<sup>1</sup> Trip Generation, 10<sup>th</sup> Edition. Institute of Transportation Engineers. September 2017.



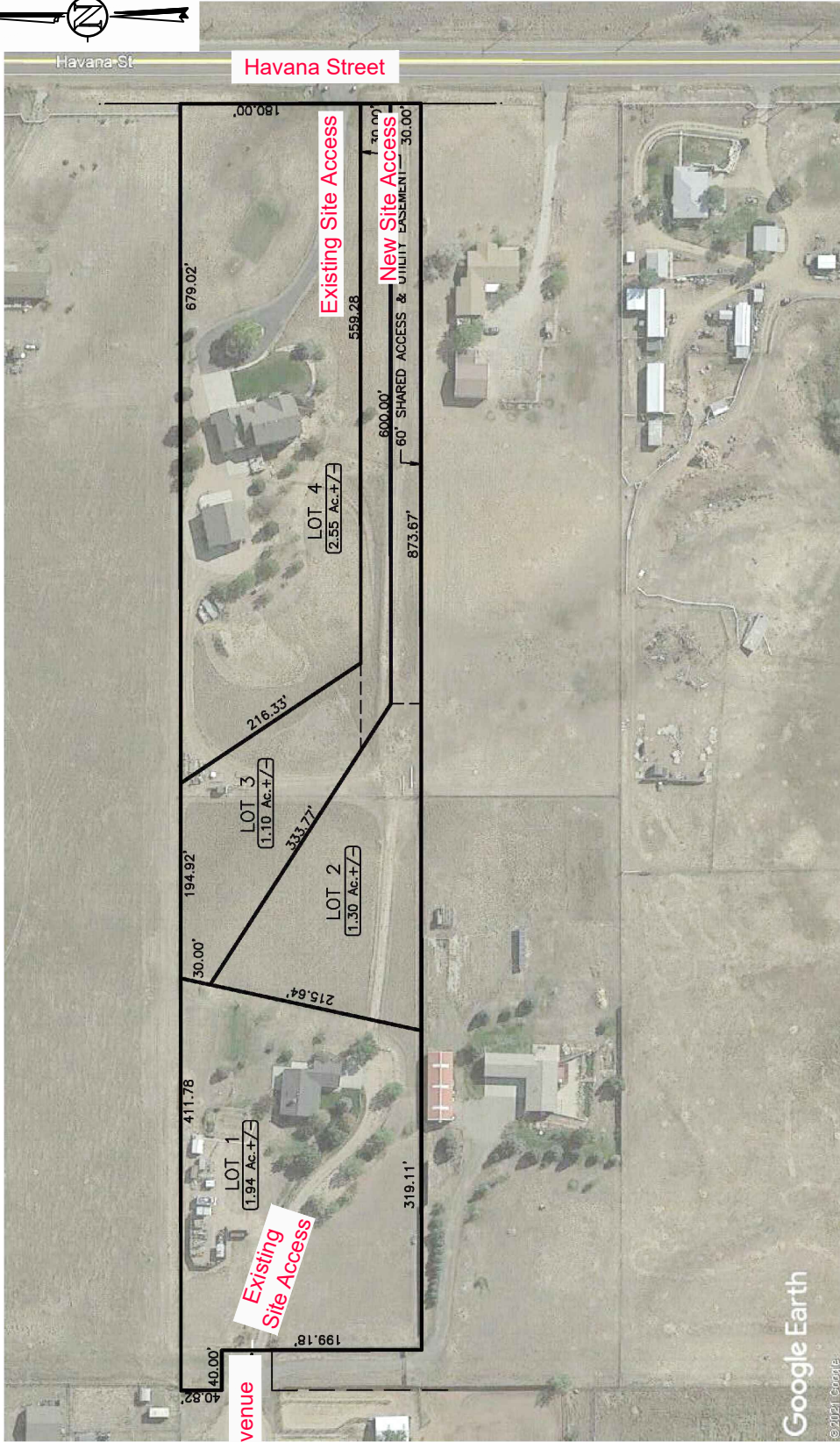
LEGEND	
	- Freeway / Expressway
	- Regional Arterial
	- Rural Regional Arterial
	- Major Arterial
	- Rural Major Arterial
	- Minor Arterial
	- Rural Arterial
	- Collector
	- Rural Collector
	- Local

Thompson Minor Subdivision Trip Generation Letter  
VICINITY MAP



Scale	1" = 1,500'	Date	September 10, 2021	Drawn by	JLH	Job #	Western Engineering	Figure	1
-------	-------------	------	--------------------	----------	-----	-------	---------------------	--------	---





Thompson Minor Subdivision Trip Generation Letter  
 SITE PLAN

Scale	NTS	Date	September 10, 2021	Drawn by	JLH	Job #	Western Engineering	Figure	2
-------	-----	------	--------------------	----------	-----	-------	---------------------	--------	---

**Table 1. Trip Generation Estimate**

Land Use <sup>1</sup>	ITE Code <sup>1</sup>	Size	Unit	Average Weekday Trips				Morning Peak Hour Trips				Evening Peak Hour Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
Existing Single Family Detached Housing	210	2.0	DU	9.44	18	9	9	0.74	1	0	1	0.99	2	1	1
Proposed Single Family Detached Housing	210	2.0	DU	9.44	18	9	9	0.74	1	0	1	0.99	2	1	1
<b>Total Traffic</b>	---	---	--	---	<b>36</b>	<b>18</b>	<b>18</b>	---	<b>2</b>	<b>0</b>	<b>2</b>	---	<b>4</b>	<b>2</b>	<b>2</b>

**Notes**

1. The trip generation rates were obtained from Trip Generation (Institute of Transportation Engineers, 2017).