



SUBDIVISION-MINOR / FINAL

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 3) included in this packet for more information on each submittal item.

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

1. Development Application Form (pg. 5)
2. Application Fees (pg. 2)
3. Written Explanation of the Project
4. Site Plan Showing Proposed Development
5. Copy of Plat prepared by Registered Land Surveyor (pg. 7)
6. Subdivision Improvement Agreement (SIA) Application
7. School Impact Analysis (contact applicable District)
8. Fire Protection Report (required prior to public hearing)
9. Proof of Ownership
10. Proof of Water and Sewer Services
11. Proof of Utilities
12. Legal Description
13. Statement of Taxes Paid
14. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 12)
15. Certificate of Surface Development (pg. 13)
16. Subdivision Engineering Review application (**2 hard copies**)

continued on next page...



Application Fees	Amount	Due
Minor Subdivision (final plat)	\$1,500	After complete application received
Tri-County Health	\$150 (with public utilities-TCHD Level 1), \$210 (with individual septic system-TCHD Level 2)	After complete application received
Soil Conservation	\$100 (less than 5 lots), \$150 (more than 5 lots)	After complete application received
Colorado Geological Survey	\$600 (1-3 dwellings and less than 100 ac) \$900 (< 3 dwellings and less than 100 ac) \$1,550 (between 100 and 500 acres) \$2,500 (500 acres or more)	After complete application received
Engineering Review	\$1,000 (less than 5 lots) \$2,500 (5-25 lots) \$7,500 (greater than 25 lots)	After complete application received
Copying	\$5 per page	Prior to public hearing
Recording *Check made payable to Clerk and Recorder	\$13 first page, \$10 each additional page	Prior to public hearing
Public Land Dedication	Determined during staff review of project	Prior to public hearing

Minor Subdivision (Preliminary/Final Plat) - Guide to Development Application Submittal

The submittal documents for all Land Use/Development Applications are listed below. Detailed explanations of the submittal documents are also provided.

All development application submittals shall comprise of one (1) electronic copy (emailed or delivered on a USB). **Application submittals that do not conform to these guidelines shall not be accepted.**

3. Written Explanation of the Project:

- A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site

4. Site Plan Showing Proposed Development:

- A detailed drawing of existing and proposed improvements
- Including:
 - Streets, roads, and intersections
 - Driveways, access points, and parking areas
 - Existing and proposed structures, wells, and septic systems,
 - Easements, utility lines, and no build or hazardous areas
 - Scale, north arrow, and date of preparation
- An Improvement Location Certificate or Survey may be required during the official review

5. Copy of Plat Prepared by Registered Land Surveyor

- A map or maps together with supporting documentation of certain described land providing permanent and accurate record of the legal description, dedications, exact size, shape, and location of lots, blocks, streets, easements, and parcels

6. Subdivision Improvements Agreement:

- This agreement addresses the manner, timing, and responsibility of completion of all required public improvements (i.e. curb, gutter, and sidewalk)
- Shall include the Word version of the Subdivision Improvements Agreement, all exhibits, and a collateral estimate

7. School Impact Analysis:

- Contact the applicable school district for the analysis
- Should include the increase in elementary, middle, and high school students and the existing school sites and structure of the applicable district in which the subdivision is proposed to be located

8. Fire Protection Report:

- Shall discuss the adequacy of protection within the propose subdivision and be approved by the appropriate fire district

9. Proof of Ownership:

- A deed may be found in the Office of the Clerk and Recorder
- A title commitment is prepared by a professional title company

10. Proof of Water:

- Public utilities - A written statement from the appropriate water district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587

Proof of Sewer:

- Public utilities - A written statement from the appropriate sanitation district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider
- Private utilities - A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems

11. Proof of Utilities (Gas, Electric, etc):

- A written statement from the appropriate utility provider indicating that they will provide service to the property
- Copy of a current bill from the service provider

12. Legal Description:

- Geographical description used to locate and identify a property
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property

13. Statement of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office
- Or <https://adcotax.com/treasurer/web/>

14-15. Certificate of Notice to Mineral Estate Owners/ Certificate of Surface Development:

- The State of Colorado requires notification to mineral rights owners of applications for surface development (i.e. zoning, plats, etc.)
- Mineral or Surface right owners may be found in the title commitment for the subject property
- You may also search the Office of the Clerk and Recorder for any recorded deeds, easements, or other documents.

Subdivision Engineering Review

Level 1-Storm Drainage Plan:

- A level 1 Storm Drainage Plan is a preliminary design plan showing existing and proposed site drainage features or improvements and, is intended to show how the storm drainage will be mitigated.
- See Appendix B of the Development Standards for a plan preparation checklist

Level 2-Storm Drainage Study (SDS):

- A level 2 SDS is a preliminary design report that describes the existing and proposed drainage features and, includes a hydrologic analysis of the proposed site. A Level 2 SDS also includes a drainage plan.
- See Appendix B of the Development Standards for a plan preparation checklist

Level 3-Storm Drainage Study (SDS):

- A level 3 SDS is a preliminary design report that describes the existing and proposed drainage features, includes a hydrologic analysis of the proposed site and hydraulic analysis of all proposed drainage mitigation measures. A Level 3 SDS also includes a drainage plan and construction plans for all drainage mitigation features.
- See Appendix B of the Development Standards for a plan preparation checklist

Traffic Impact Study:

- Intended to forecast and mitigate the transportation and traffic impacts of a proposed land use development or redevelopment project
- See Chapter 8 of the Adams County Development Standards for requirements

Erosion and Sediment Control Plans:

- Erosion and Sediment Control (ESC) plans are construction plans showing the proposed Best Management Practices, or BMP's, that will be used to mitigate erosion and the transport of sediment from a site under construction.
- ESC plans are often done in three (3) phases: Initial, Interim and, Final.
- These plans must also include installation details for each of the BMP's.

Construction / Engineering Design Plans:

- A set of maps and/or drawings showing how a proposed development is to be constructed.
- The plans must include:
 - site maps of the existing conditions and proposed improvements,
 - installation/construction details for all proposed improvements,
 - survey control (horizontal and vertical) for locating the improvements and,
 - all necessary specification for the products to be used.
- Construction plans are often broken out for specific improvements; for example: site plan, grading plan, waterline improvement plans, roadways improvements plans, etc.



DEVELOPMENT APPLICATION FORM

Application Type:

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

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number:

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

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

Name:
Owner's Printed Name

Date:

Name:
Owner's Signature



Minor Subdivision Final Plat Requirements

1. **Subdivision Name, Subtitle:** Name of subdivision at the top of the sheet, followed by a subtitle identifying the section, township and range information along with County and State.
2. **Property Description:** An accurate and clear property (legal) description of the overall boundary of the subdivision with the acreage of the subdivision. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.
3. **Ownership Certificate:**
 - a. Know all men by these presents that (owner name(s)), being the sole owner of the following described tract of land:
 - b. Legal Description
 - c. Have (Has) by these presents laid out, platted and subdivided the same into lots, streets and easements as shown on this plat under the name and style of (subdivision name).
4. **Dedication Statements:** Statements of land to be dedicated to the County for parks or other public uses, grants of easements and dedication of public streets to the Adams County are required.
 - a. All plats with public streets shall have the following sentence in the dedication statement: *All public streets are hereby dedicated to Adams County for public use.*
 - b. All plats with public easements and/or tracts must have the following sentence in the dedication statement: *The undersigned does hereby dedicate, grant and convey to Adams County those Public Easements (and tracts) as shown on the plat; and further restricts the use of all Public Easement to Adams County and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in Adams County.*
 - c. All plats with private streets shall have the following sentence in the dedication statement: *All private streets (insert names) are privately owned and maintained by (list owner name, Owner's Association, etc.).*
 - d. All plats with other tracts being dedicated to the County shall have:



- i. A sentence in the dedication statement similar to "Tract X is hereby dedicated to Adams County for public use".
 - ii. A special numbered plat note defining the purpose and perpetual maintenance responsibility for the tract such as "Tract X is for public drainage, landscaping, trail and open space with maintenance of the surface being vested in the (District Name) Special Maintenance District".
5. **Surveyor's Statement:** Statement by a registered land surveyor, professionally licensed by the State of Colorado, to the effect that the layout represents a survey made by him and that the monuments thereon actually exist as located and that all dimensional and other details are correct.
6. **Access Provisions:**
 - a. **Statement Restricting Access:** A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval.
7. **Easement Statement:**
 - a. Six-foot (6') wide utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of utilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation.
8. **Storm Drainage Facilities Statement:**
 - a. The policy of the County requires that maintenance access shall be provided to all storm drainage facilities to assure continuous operational capability of the system. The property owners shall be responsible for the maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land unless modified by the subdivision development agreement. Should the owner fail to maintain said facilities, the County shall have the right to enter said land for the sole purpose of operations and maintenance. All such maintenance cost will be assessed to the property owners.
9. **Layout:**
 - a. **Boundary Lines:** The subdivision boundary will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing



and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. All dimensions to be determined by accurate field survey which must balance and close within limit of one in five thousand (5,000). Show adjacent and/or intersecting plat/deed lines and label appropriately to include recording information (book and page and/or reception number).

- b. **Streets:** All street rights of way defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street center line. All street center lines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. The plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:
 - i. Within the proposed subdivision, and
 - ii. Immediately abutting the proposed subdivision, and
 - iii. Any private street shall include the designation "(Private)" immediately following street name; any other private right of way that is not named shall include the designation "(Private)" in a manner that clearly conveys such a status.
- c. **Easements:** All easements as required by Adams County and other public and quasi-public agencies. Said easements shall be clearly labeled to include width, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary.
- d. **Lots and Blocks:** All lines of lots, blocks and other parcels of land defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a radius and arc length. Lots must close to one in five thousand (5,000).
- e. **Readability:** All line annotation and all other text will be easily and clearly readable. No text shall overwrite other text or be overwritten by map lines.
- f. **Leader Lines:** Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc.



- g. **Multiple Sheets:** Whenever a plat drawing spans multiple sheets, clear and well labeled match lines and a key map shall be included on each sheet. Labels will be of the nature "See Sheet of ". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets.
 - h. **Identification System:** All lots and blocks in the subdivision shall be numbered, beginning with the numeral "1" and continuing consecutively throughout the tract, with no omissions or duplications. All tracts shall be likewise labeled beginning with the letter "A". Lots and tracts shall be labeled with the area of the lot or tract.
 - i. **Legend:** Provide a legend which designates all lines and symbols except where called out on plat drawing.
 - j. **Inundation Mark:** The plat shall clearly show the 100-year floodplain line. Reference the appropriate FEMA panel by which the location of this line has been determined.
10. **Easements:** Book and page and/or reception number for all existing and newly created easements.
11. **Adjacent Subdivision:** Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown. If unplatted, so indicate. Existing street rights of way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right of way width and appropriate deed or plat recording information wherein the right of way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.
12. **Basis of Bearings:** A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.
13. **Monuments:** All monuments used to determine and/or describe a boundary (including basis of bearings, point of beginning and point of commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.
14. **Not A Part Of Subdivision:** All areas enclosed within the subdivision boundary which do not constitute a part of the subdivision shall be labeled "Not a part of this subdivision". All lines pertaining to such areas shall be dashed.
15. **Square Footage:** The area in square feet of all lot and tracts sought to be platted.
16. **Operation and Maintenance Manual reference:**

Community & Economic
Development Department
www.adcogov.org



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

REFER TO THE OPERATION AND MAINTENANCE MANUEL RECORDED
_____ AT RECEPTION NO. _____ FOR
ADDITIONAL DRAINAGE GUIDELINES.

17. All other information required by State law.

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, _____
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: _____

Legal Description: _____

Parcel #(s): _____

(PLEASE CHECK ONE):

_____ On the _____ day of _____, 20____, which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

or

_____ I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.

Date: _____ Applicant: _____

By: _____

Print Name: _____

Address: _____

STATE OF COLORADO)

)

COUNTY OF ADAMS)

Subscribed and sworn to before me this _____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____

Notary Public

After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, _____
_____, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: _____

Legal Description: _____

Parcel #(s): _____

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

_____ No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

_____ The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

_____ The application for development provides:

- (i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
- (ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
- (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: _____ Applicant: _____

After Recording Return To:

By: _____
Print Name: _____
Address: _____



Letter of Introduction

Date: 03.28.22
To: Adams County Planning
From: Jon Spencer
RE: Project Explanation– Proposed Rezone and Expansion of DTI Trucks, 8100 Steele St, Denver, CO (Parcel No. 0171925000017), PRE2021-00105

Sterling Design Associates has prepared the attached Rezone application on behalf of DTI Trucks. It is the intent of DTI to rezone the property at 8100 Steel St. from the current A-3 designation to I-2 similar to their existing facility directly south and to consolidate the properties through the Minor Subdivision process.

The site is a 1.945 acre property located just north of the existing DTI Trucks facility. The site is currently owned and used by DTI Trucks as part of their truck fabrication business. Previously the southmost portion of the site contained a single-family residence with and A-3 agricultural zone designation. The northmost portion of the property was owned by the City of Thornton and used as an access easement to the gravel ponds directly east of the site. They since vacated that portion and it was purchased by DTI Trucks. This northern portion however does not have a formal “use” assigned to it. As part of this process, the applicant is seeking to rezone the property to I-2 Industrial in line with their current property directly to the south and assign an industrial/commercial use to it.

The site fronts Steele St and has sole access from the west. It is bordered by the Thornton Gravel Ponds to the east, two industrial properties on the north zoned A-3, and I-2 zoned RTD maintenance and storage yards across Steele St. to the west.

The proposed site plan will provide an efficient development that integrates with surrounding area. No buildings are proposed as this lot will be used for existing truck parking and outdoor storage like the existing DTI Truck facility to the south.

Vehicular circulation will be similar to existing with an improved access drive from Steele St. Extension of the public sidewalk with associated ramps is anticipated and the existing pedestrian access to the offices at 8080 Steele St will be maintained.

Jay M. Newell, PE
Wayne T. Sterling, RLA, LEED AP

2009 W. Littleton Blvd. #300
Littleton, CO 80120

303.794.4727 ph
www.SterlingDesignAssociates.com



An accessory structure was shown in the Concept Review submittal. While this was shown as a possibility at this time no buildings are being proposed on the current lot. Any future proposed building design will complement the character and materials of the main building.

Landscape screening is proposed along the north perimeter and along the ROW to the west as required by Code. Landscape areas will utilize colorful and textural low-water use plantings, minimal sod areas, and a blend of deciduous and evergreen trees and shrubs for year-round interest.

Criteria for Rezone Approval:

1. The Zoning Map Amendment is consistent with the Adams County Comprehensive Plan. – The Comprehensive Plan designates this area a Mixed-Use Employment more closely characterized by Commercial 4 and 5 and Industrial 1. While we understand the design for these uses along this corridor, it is mainly an industrial area surrounding by industrial uses, contractor yards, gravel ponds, and some limited agriculture. None of these uses are compatible with the intended commercial uses contemplated in the Comprehensive Plan. I-2 is existing directly south, west, and northwest of the site. The I-2 designation would permit continued uses with the outdoor storage option which is limited with an I-1 zone designation.
2. The Zoning Map Amendment is consistent with the purposes of these standards and regulations. – The proposed rezone will comply with the requirements and standards as set forth in the Adams County Development Standards and Regulations.
3. The Zoning Map Amendment will comply with the requirements of the zoning standards. – The proposed rezone will comply with the requirements and standards as set forth in Chapter 2 of the Adams County Development Standards and Regulations.
4. The Zoning Map Amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. – As stated previously, the proposed rezone to I-2 industrial is consistent with the surrounding area and harmonious with the adjacent neighborhood uses. Approval of the I-2 will not be detrimental to the health, safety, or welfare of the local businesses or the inhabitants of the immediate surrounding area of the County as a whole.

Jay M. Newell, PE
Wayne T. Sterling, RLA, LEED AP

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Sterling Design Associates, llc

CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

The proposed zone change would be appropriate in this instance as it relates well to the existing uses in the area. We ask for your support in approving the request for the I-2 Industrial designation for this property. We look forward to your feedback and working with you to develop an exceptional project for DTI Trucks and Adams County.

Sincerely,

Jonathan Spencer, PLA
On Behalf of Sterling Design Associates, LLC

Jay M. Newell, PE
Wayne T. Sterling, RLA, LEED AP

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STEELE STREET INDUSTRIAL PARK FILING NO. 3

A REPLAT OF LOT 4, STEELE STREET INDUSTRIAL PARK, LOT 2A & 3A, STEELE STREET INDUSTRIAL PARK FILING NO. 2 AND A PORTION OF THE SE1/4 OF SECTION 25, LOCATED WITHIN THE SE1/4 OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 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 DTI HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

PARCEL 1:

BEGINNING AT A POINT 15 RODS SOUTH OF THE NORTHWEST CORNER OF THE SW 1/4 OF SE 1/4 OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 WEST; THENCE RUNNING EAST AT RIGHT ANGLES AND 15 RODS SOUTH OF NORTH LINE OF SAID SE 1/4 ABOVE MENTIONED, 320 FEET; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 130 FEET; THENCE RUNNING WEST AT RIGHT ANGLES A DISTANCE OF 320 FEET; THENCE RUNNING NORTH AT RIGHT ANGLES A DISTANCE OF 130 FEET TO BEGINNING, EXCEPT COUNTY ROAD OFF WEST SIDE THEREOF; COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL 2:

A TRACT OR PARCEL OF LAND IN THE S 1/2 SE 1/4 OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN ADAMS COUNTY, COLORADO SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH AND SOUTH CENTERLINE OF SEC. 25 T. 2S. R 68 W. FROM WHICH POINT THE S 1/4 CORNER OF SAID SEC. 25 BEARS SOUTH A DISTANCE OF 887.6 FEET; THENCE S. 89°53' E., A DISTANCE OF 400.00 FEET; THENCE N. 34°44' E., A DISTANCE OF 158.0 FEET; THENCE S. 89°53' E., A DISTANCE OF 237.1 FEET MORE OR LESS TO THE WESTERLY LINE OF PARCEL NO. 1; THENCE N. 09°27' E. SAID WESTERLY LINE A DISTANCE OF 40.5 FEET MORE OR LESS TO THE NORTH LINE OF PARCEL 1; THENCE N. 89°53' W. ALONG SAID NORTH LINE EXTENDED, A DISTANCE OF 413.6 FEET; THENCE SOUTH, A DISTANCE OF 130.00 FEET; THENCE N. 89°53' W. A DISTANCE OF 320.0 FEET TO THE NORTH AND SOUTH CENTERLINE OF SAID SEC. 25; THENCE SOUTH ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SEC. 25 A DISTANCE OF 40.0 FEET, MORE OR LESS TO THE POINT OF BEGINNING SUBJECT TO ANY ROADWAY ON THE WEST SIDE OF THE PARCEL.

PARCEL 3:

LOTS 2A AND 3A, STEELE STREET INDUSTRIAL PARK FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL 4:

LOT 4, STEELE STREET INDUSTRIAL PARK, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING 386,752 SQUARE FEET OR 8.879 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 STEELE STREET INDUSTRIAL PARK FILING NO. 3, A SUBDIVISION IN THE COUNTY OF ADAMS, STATE OF COLORADO.

THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUIT CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

THERE TO THIS ___ DAY OF _____, 2022

OWNER: DTI HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY: _____ ITS: _____

STATE OF _____)
)SS
COUNTY OF _____)

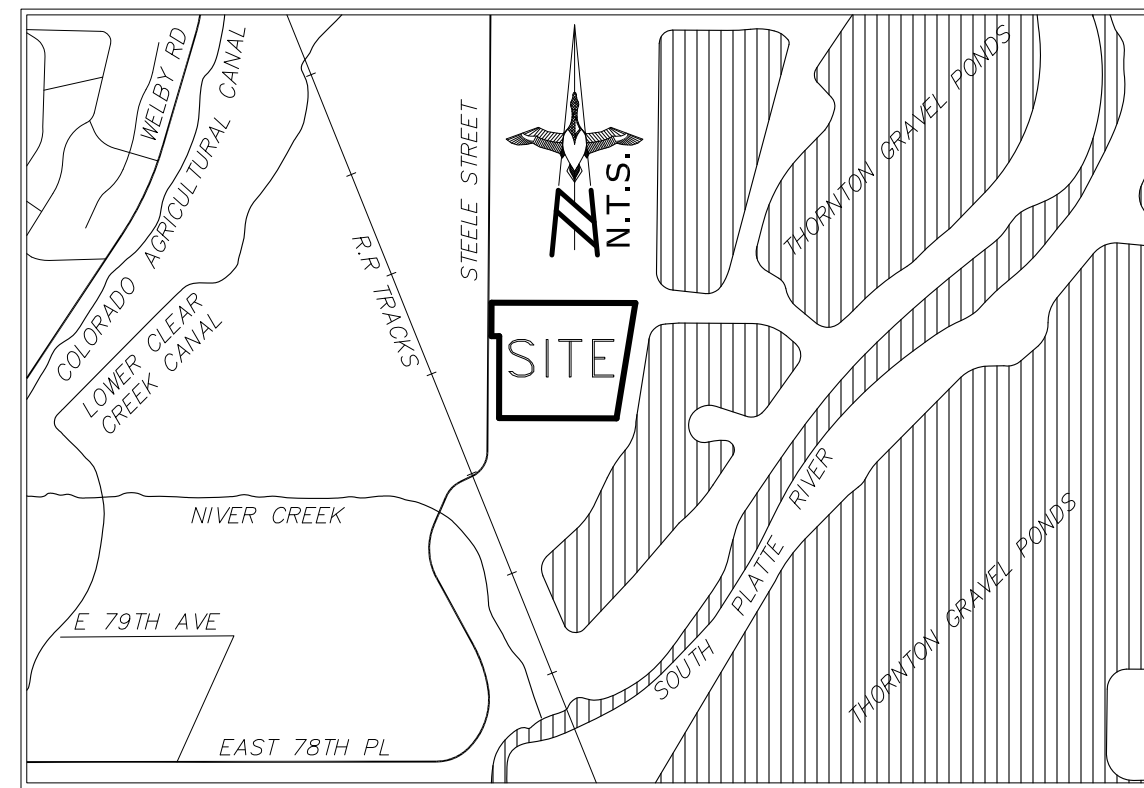
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 2022, BY _____ AS _____ OF DTI HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VICINITY MAP



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT APPROVAL:

APPROVED BY THE ADAMS COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT THIS ___ DAY OF _____, 2022.

PLANNING AND DEVELOPMENT MANAGER

SURVEYOR'S CERTIFICATE:

I, JESUS A. LUGO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE 7TH DAY OF JULY, 2022, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

SIGNED THIS ___ DAY OF _____, 2022.

LICENSED PROFESSIONAL LAND SURVEYOR

REGISTRATION NUMBER 38081

GENERAL NOTES:

- THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ADAMS COUNTY COLORADO MAP NUMBER 08001C0602H, DATED MARCH 5, 2007 AND MAP NUMBER 08001C0604H, DATED MARCH 5, 2007.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., PER THE PLAT OF STEELE STREET INDUSTRIAL PARK FILING NO. 2 RECORDED JUNE 24, 2015 AT RECEPTION NO. 2015000049316 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF ADAMS, STATE OF COLORADO, WHICH BEARS SOUTH 00°10'46" WEST (NAD 83), BETWEEN THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, ALTURA LAND CONSULTANTS, LLC RELIED UPON THE OWNER'S POLICY NO. 0-9301-004519184, ISSUED BY STEWART TITLE GUARANTEE COMPANY, HAVING A DATE OF POLICY OF MARCH 6, 2018; COMMITMENT FOR TITLE INSURANCE NO. 203083, ISSUED BY EMPIRE TITLE NORTH, LLC, HAVING AN EFFECTIVE DATE OF MARCH 18, 2022; AND COMMITMENT FOR TITLE INSURANCE NO. ABC70764012, ISSUED BY LAND TITLE GUARANTEE COMPANY, HAVING AN EFFECTIVE DATE OF MARCH 1, 2022.
- THE LINEAL UNITS OF MEASURE SHOWN ON THIS PLAT ARE BASED UPON THE U.S. SURVEY FOOT. METER TO U.S. SURVEY FOOT - 1m = 0.3048006096 U.S. SURVEY FOOT.
- ALL EASEMENTS WITHIN THE BOUNDARY OF THIS SUBDIVISION THAT WERE PREVIOUSLY GRANTED BY THE PLAT OF STEELE STREET INDUSTRIAL PARK AND THE PLAT OF STEELE STREET INDUSTRIAL PARK FILING NO. 2 REMAIN, EXCEPT AS IDENTIFIED ON THIS PLAT.
- RESTRICTING ACCESS RIGHTS ACROSS THE RIGHT-OF-WAY LINES OF MAJOR HIGHWAYS, PARKWAYS, STREETS, OR FREEWAYS WHERE REQUIRED AS A CONDITION OF APPROVAL.
- THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER(S) FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNER(S).

LAND USE TABLE:

GROSS ACREAGE	8.879±
NET ACREAGE	8.723±
NUMBER OF LOTS	1
NUMBER OF TRACTS	0
NET ACREAGE FOR PUBLIC STREETS	0.156±

SHEET INDEX:

SHEET 1	COVER SHEET
SHEET 2	FINAL BOUNDARY & EASEMENT DETAIL

RECORDERS CERTIFICATE:

STATE OF COLORADO)
)SS
COUNTY OF ADAMS)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____, 2022, AT _____ O'CLOCK __ M.,
RECEPTION NO. _____

CLERK AND RECORDER _____

BY _____
DEPUTY



PREPARATION DATE	JULY 8, 2022
SHEET 1 OF 2	
JOB NO. 21189	

STEELE STREET INDUSTRIAL PARK FILING NO. 3

A REPLAT OF LOT 4, STEELE STREET INDUSTRIAL PARK, LOT 2A & 3A, STEELE STREET INDUSTRIAL PARK FILING NO. 2 AND A PORTION OF THE SE1/4 OF SECTION 25, LOCATED WITHIN THE SE1/4 OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P. M., COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

ABBREVIATION LEGEND

PSCO = PUBLIC SERVICE COMPANY OF COLORADO
CDOT = COLORADO DEPARTMENT OF TRANSPORTATION
REC. NO. = RECEPTION NUMBER
PLS = PROFESSIONAL LAND SURVEYOR
R.O.W. = RIGHT-OF-WAY
BK./PG. = BOOK/PAGE

LINE LEGEND

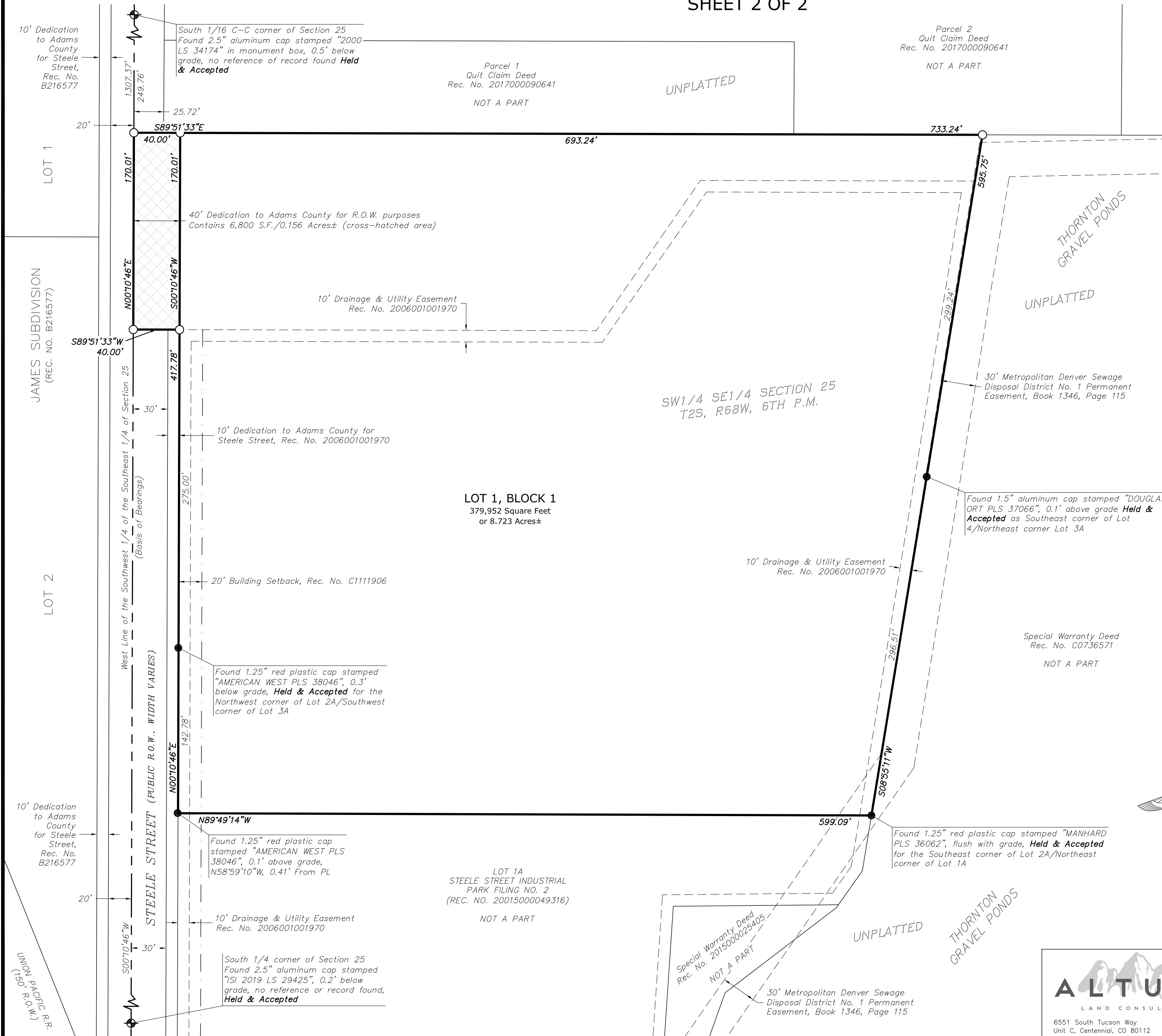
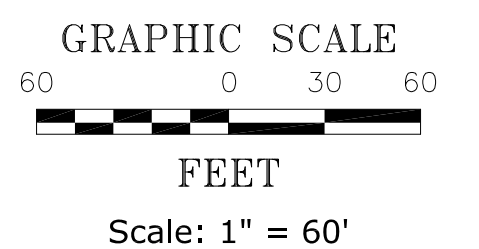
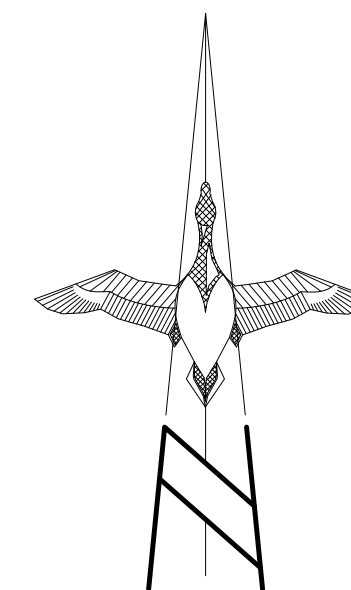
— = SUBJECT PARCEL BOUNDARY LINES
- - - = SECTION LINES
- - - - - = ADJOINING PARCEL BOUNDARY LINES
- - - - - = EXISTING EASEMENT LINES
- - - - - = EXISTING SETBACK LINES

MONUMENT NOTES

- ⊕ INDICATES FOUND ALIQUOT CORNER AS NOTED
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET MONUMENT BEING A #5 REBAR, 18" LONG, WITH A 1 1/2" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081"

MISCELLANEOUS NOTES

- 1) FOR RECORD DIMENSIONS OF EASEMENTS SHOWN HEREON REFER TO THE RECORDING INFORMATION AS INDICATED. IN THE EVENT THAT THERE IS A DISCREPANCY IN THE LOCATION OF THE RECORDED EASEMENT AS SHOWN HEREON, THE RECORD DOCUMENT WILL TAKE PRECEDENCE.



ALTURA
LAND CONSULTANTS
6551 South Tucson Way Unit C, Centennial, CO 80112 Phone: (720)488-1303

PREPARATION DATE	JULY 8, 2022
SHEET 2 OF 2	
JOB NO. 21268	

Name: Lot 1, Blk 1_07.08.22

North: 1733551.7566' East: 3159469.9106'

Segment #1 : Line

Course: S89.5133E (dms) Length: 693.24'

North: 1733550.0526' East: 3160163.1485'

Segment #2 : Line

Course: S09.1619W (dms) Length: 595.75'

North: 1732962.0862' East: 3160067.1610'

Segment #3 : Line

Course: N89.4914W (dms) Length: 599.09'

North: 1732963.9625' East: 3159468.0739'

Segment #4 : Line

Course: N00.1046E (dms) Length: 417.78'

North: 1733381.7404' East: 3159469.3823'

Segment #5 : Line

Course: N00.1046E (dms) Length: 170.01'

North: 1733551.7496' East: 3159469.9148'

Perimeter: 2475.87' Area: 379952 Sq. Ft.

Error Closure: 0.0081 Course: S30.5237E (dms)

Error North: -0.00695 East: 0.00416

Precision 1: 305662.96

Name: ROW Dedication_07.08.22

North: 1733551.8549' East: 3159429.9126'

Segment #1 : Line

Course: S89.5133E (dms) Length: 40.00'

North: 1733551.7565' East: 3159469.9124'

Segment #2 : Line

Course: S00.1046W (dms) Length: 170.01'

North: 1733381.7474' East: 3159469.3800'

Segment #3 : Line

Course: N89.5133W (dms) Length: 40.00'

North: 1733381.8457' East: 3159429.3801'

Segment #4 : Line

Course: N00.1046E (dms) Length: 170.01'

North: 1733551.8549' East: 3159429.9126'

Perimeter: 420.01' Area: 6800 Sq. Ft.

Error Closure: 0.0000 Course: N00.0000E (dms)

Error North: 0.00000 East: 0.00000

Precision 1: 420020000.00

SITE DEVELOPMENT CONSTRUCTION PLANS DTI TRUCKS

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

LEGAL DESCRIPTION

LOT 1, BLOCK 1, STEEL STREET INDUSTRIAL PARK FILING NO. 3, LOCATED WITHIN THE SE 1/4 OF SECTION 25, T2S, R68W OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.

BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. PER THE PLAT OF STEELE STREET INDUSTRIAL PARK FILING NO. 2 RECORDED JUNE 24, 2015 AT RECEPTION NO. 2015000049316 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF ADAMS, STATE OF COLORADO, WHICH BEARS SOUTH 00°10'46" WEST (NAD 83).

BENCHMARK

NGS BENCHMARK "E 392"

LOCATED AT THE JUNCTION OF THE UNION PACIFIC RAILROAD AND EAST 72ND AVENUE, 219.8 FEET NORTHEAST OF THE CENTERLINE OF THE AVENUE, 28.2 FEET SOUTHEAST OF THE NEAR RAIL.

ELEVATION = 5133.10 FEET (NAVD 1988)

OWNER

DTI HOLDINGS LLC
8955 WEST 44TH AVENUE
WHEAT RIDGE, CO 80033
303-524-3820

DEVELOPER

COMMERCIAL BUILDING SERVICES
7561 SOUTH GRANT STREET, SUITE A-4
LITTLETON, CO 80122
303-730-3001
CONTACT: DAVID SPRTLIN

ADAMS COUNTY

DEVELOPMENT SERVICES DIVISION
4430 SOUTH ADAMS COUNTY PARKWAY
1ST FLOOR, SUITE W2000B
BRIGHTON, CO 80601
720-523-6824

CIVIL ENGINEER

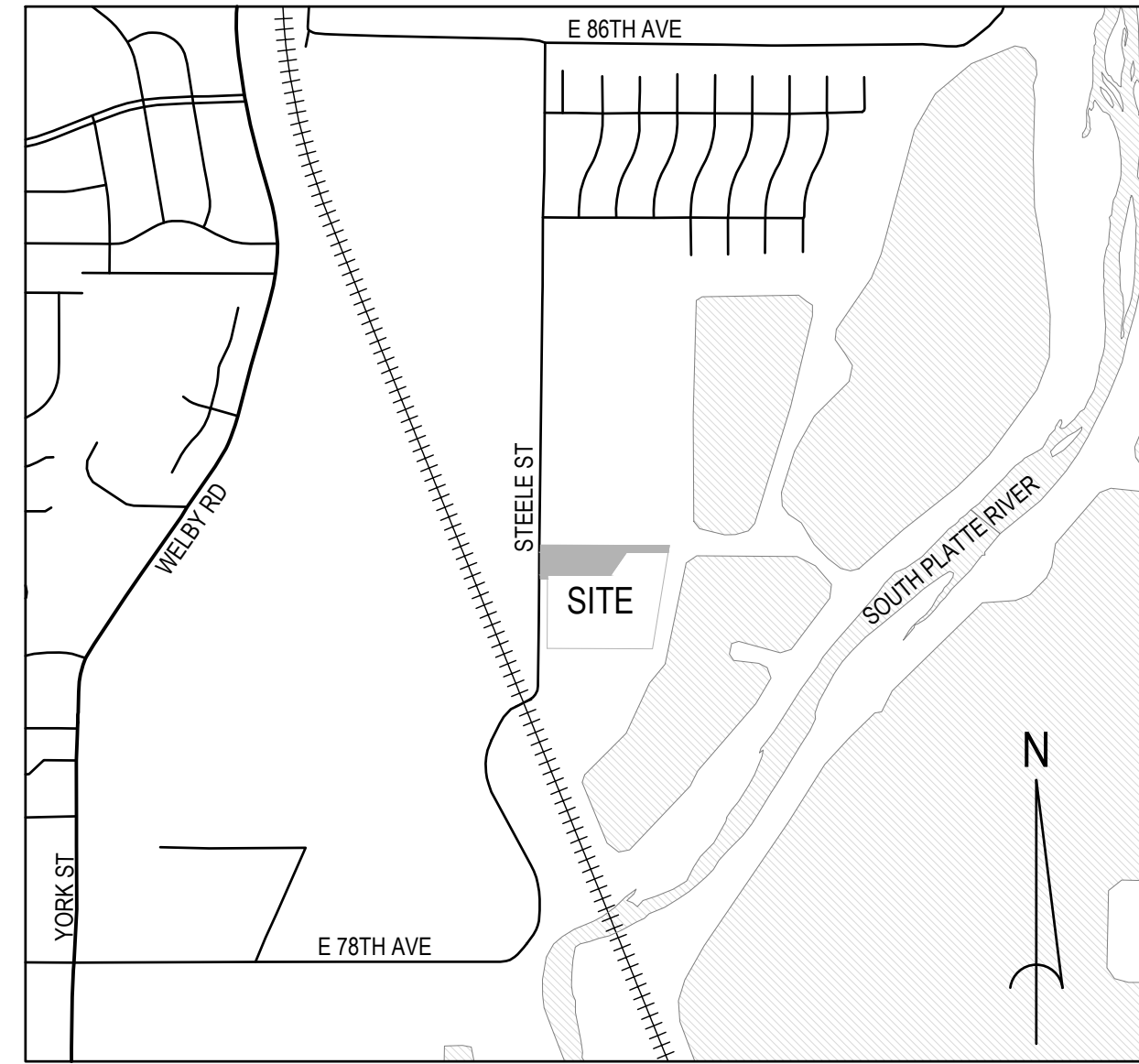
PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315,
LITTLETON, CO 80128
303-232-8088
CONTACT: JERRY DAVIDSON, PE

SURVEYOR

ALTURA LAND CONSULTANTS
6950 SOUTH TUSCON WAY, UNIT C
CENTENNIAL, CO 80112
720-488-1303
CONTACT: JESUS A. LUGO, PLS

LANDSCAPE ARCHITECT

STERLING DESIGN ASSOCIATES, LLC
2009 WEST LITTLETON BOULEVARD, SUITE 300
LITTLETON, CO 80210
303-794-4727
CONTACT: JON SPENCER, PLA



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

C0.00	COVER SHEET
C0.01	GENERAL NOTES
C3.10	SITE AND GRADING PLAN
C5.10	EROSION CONTROL PLAN
C5.90-C5.91	EROSION CONTROL DETAILS
C9.10-C9.11	CONSTRUCTION DETAILS

LEGEND

	PROPERTY LINE		EXISTING CONTOUR
	PROPOSED LANDSCAPED AREA		PROPOSED CONTOUR
	PROPOSED SIDEWALK		PROPOSED SPOT ELEVATION
	PROPOSED HANDICAP RAMP		EXISTING SPOT ELEVATION
	PROPOSED SITE SIGNAGE		FLOWLINE ELEVATION
	EXISTING CURB AND GUTTER		TOP OF CURB ELEVATION
	PROPOSED CURB AND GUTTER WITH SPILL PAN		SIDEWALK ELEVATION
	PROPOSED CURB AND GUTTER WITH CATCH PAN		HIGH POINT ELEVATION
	PROPOSED ASPHALT PAVEMENT		LOW POINT ELEVATION
	SAWCUT LINE		EXISTING ELECTRIC/ TELEPHONE/GAS/FIBER LINE
	EASEMENT		EXISTING STORM SEWER WITH MANHOLE
			EXISTING SANITARY SEWER WITH MANHOLE
			EXISTING WATERLINE WITH HYDRANT

GENERAL NOTES:

- TOPOGRAPHIC MAPPING AS OF 02/14/21 PREPARED BY ALTURA LAND CONSULTANTS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN HE SHALL, AT HIS EXPENSE, HAVE NEW MAPPING PREPARED BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR ACCEPTANCE AND APPROVAL.
- CONTRACTOR SHALL REFER TO THE GRADING, EROSION AND SEDIMENT CONTROL (GESC) PLAN FOR ADDITIONAL REQUIREMENTS. NO WORK SHALL OCCUR UNTIL THE BMPs DEPICTED ON THE GESC HAVE BEEN INSTALLED AND ARE APPROVED BY THE CITY. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- EXISTING CONTOURS ARE SHOWN AT 1-FOOT INTERVALS; PROPOSED OVERLOT CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
- ALL EARTHWORK, GRADING, OVERLOT GRADING, BACKFILLING, FILLING, EXCAVATION, COMPACTION, PAVEMENT, AND FLATWORK SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PREPARED BY THE CONTRACTOR IS REQUIRED TO HAVE A SIGNED AND SEALED COPY OF THE REPORT AT THE SITE AT ALL TIMES. DURING CONSTRUCTION, IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED, THE GEOTECHNICAL ENGINEER SHALL BE CONTACTED BY THE CONTRACTOR FOR RECOMMENDATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR:
 - VERIFYING ALL UTILITIES, WHETHER SHOWN OR NOT SHOWN, AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. ALL UTILITIES TO REMAIN (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE PROTECTED FROM DAMAGE AND ADJUSTED TO FINAL GRADE.
 - PREPARING ANY TRAFFIC CONTROL PLANS, AS MAY BE REQUIRED TO PERFORM THE WORK, AND PROVIDING ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION, AS REQUIRED FOR THE WORK. THE PLAN FOR TRAFFIC CONTROL SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO COMMENCING ANY WORK IN THE RIGHTS-OF-WAY.
 - OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK AND TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.
 - KEEPING ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
 - COORDINATING PRIOR TO CONSTRUCTION WITH THE GEOTECHNICAL ENGINEER, THE COUNTY, AND UTILITY AND STORMWATER DISTRICT INSPECTORS TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS.
 - KEEPING TRACK OF ALL APPROVED DEVIATIONS FROM THE PLANS AND PROVIDING THE PROJECT ENGINEER WITH AS-BUILT DRAWINGS OF ALL IMPROVEMENTS REQUIRED FOR THE WORK.
 - COMPLYING WITH COUNTY GENERAL REQUIREMENTS, STANDARDS, AND SPECIFICATIONS.
 - PROVIDING AS-BUILT DRAWINGS OF CONSTRUCTED UTILITIES UPON COMPLETION OF THE WORK.

ADA NOTES:

ALL HANDICAP SPACES SHALL BE PAINTED AND SIGNED IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.

THE FOLLOWING CRITERIA SHALL APPLY TO ALL CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT.

- THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK OR PEDESTRIAN ACCESS ROUTE SHALL BE 2.0%. THE SLOPE SHALL BE MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
- SIDEWALKS AND PEDESTRIAN ACCESS ROUTES SHALL HAVE A MAXIMUM GRADE OF 5.0 PERCENT MEASURED IN THE DIRECTION OF TRAVEL. SIDEWALKS OR PEDESTRIAN ACCESS ROUTES WHICH ARE DESIGNATED AS RAMPS MAY HAVE A MAXIMUM SLOPE OF 8.0 PERCENT FOR A MAXIMUM RISE OF 30 INCHES. A 5-FOOT BY 5-FOOT PAD (2.0 PERCENT MAXIMUM SLOPE IN ANY DIRECTION) SHALL BE CONSTRUCTED AT THE BOTTOM AND TOP OF ANY RAMP.
- ALL HANDICAP RAMPS SHALL HAVE A MAXIMUM SLOPE OF 8.0 PERCENT MEASURED IN THE DIRECTION OF TRAVEL. FLARED SIDES SHALL NOT BE CONSIDERED ACCESSIBLE AND ARE NOT TO BE INCLUDED IN THE DIRECTION OF TRAVEL. A 5-FOOT BY 5-FOOT AREA (2 PERCENT MAXIMUM SLOPE IN ANY DIRECTION) SHALL BE PROVIDED AT THE BOTTOM AND TOP OF ALL HANDICAP RAMPS. THE TRAVEL PORTION OF ALL RAMPS SHALL HAVE COLORED RAMPS.
- THE GRADE IN A HANDICAP PARKING SPACE SHALL NOT EXCEED 2.0 PERCENT IN ANY DIRECTION. ALL HANDICAP PARKING SPACES SHALL HAVE AN ACCESSIBLE ROUTE TO THE BUILDING ENTRY AS SHOWN ON THE DRAWINGS.

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30228 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION	REVISIONS
07/07/22	INITIAL SUBMITTAL		

COVER SHEET
DTI TRUCKS
LOT 1, BLOCK 1, STEELE STREET INDUSTRIAL PARK FILING NO. 3
PARCEL IN THE SE 1/4 OF SEC 25, T2S, R68W 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

Design By: JWD
Approved By: JWD
Project No.: 2022-013
Date: 06-15-2022

SHEET

C0.00

GENERAL NOTES

- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF IMPROVEMENTS SHALL MEET OR EXCEED THE CITY AND APPLICABLE UTILITY DISTRICT STANDARDS AND SPECIFICATIONS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS A CONFLICT BETWEEN THESE PLANS AND ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS. ALL REFERENCES TO PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARDS, UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE PLANS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED, AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
- UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY TO FURNISH SAFE WORKING CONDITIONS FOR THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL HEALTH AND SAFETY RULES AND REGULATIONS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS AND TO COORDINATE SUCH RELOCATIONS WITH THE APPROPRIATE UTILITY PROVIDER AND ALL AFFECTED PARTIES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANY/DISTRICT TO OBTAIN TEMPORARY POWER, TELEPHONE, AND WATER SERVICE DURING CONSTRUCTION. ALL COST FOR TEMPORARY SERVICES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY AND ALL UTILITY COMPANIES/DISTRICTS INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS, WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN CONSTRUCTION FENCE PRIOR TO, AND THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK AND INSPECTIONS AS REQUIRED BY THE CITY, STATE, OR LOCAL DISTRICTS. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST ASSOCIATED WITH INSPECTION.
- THE CONTRACTOR SHALL NOTIFY THE CITY AND LOCAL UTILITY COMPANIES/DISTRICTS AT LEAST 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE CITY AND LOCAL UTILITY COMPANIES/DITRICTS AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
- INCLUDED IN THIS PACKAGE IS THE DEMOLITION AND DISPOSAL OF ALL EXISTING UTILITIES, SITE IMPROVEMENTS AND SITE FURNISHINGS NEEDED FOR CONSTRUCTION OF THE IMPROVEMENTS SHOWN IN THIS SET OF CONSTRUCTION DRAWINGS. ALL QUESTIONS IN REGARD TO DEMOLITION SHALL BE SUBMITTED TO THE OWNER IN WRITING PRIOR TO BID.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTING ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.

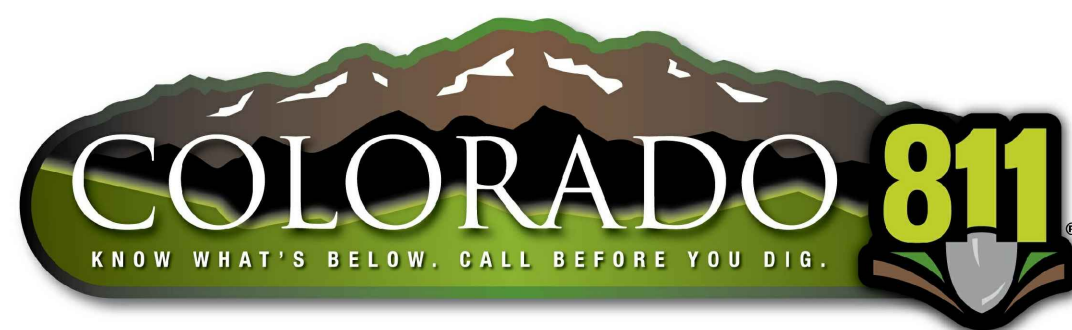
COORDINATES PROVIDED ON THE DRAWING SHALL BE VERIFIED. ANY WORK DONE INCORRECTLY BASED UPON THE PROVIDED COORDINATES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND FIXED AT HIS OWN EXPENSE.
- RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAMES TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE CITY OR UTILITY COMPANY/DISTRICT STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
- IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER, JERRY DAVIDSON AT 303-232-8088 IMMEDIATELY.
- BENCHMARK VERIFICATION:** THE CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY ALL POINTS OF CONNECTION TO BUILDING UTILITIES BOTH HORIZONTAL AND VERTICAL PRIOR TO BEGINNING CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER AND ARCHITECT FOR RESOLUTION.

SITE/GRADING GENERAL NOTES

- CONTOURS SHOWN REPRESENT FINISHED ELEVATIONS. ADJUSTMENT TO SUBGRADE FOR ALL STRUCTURES (IE PAVING, SIDEWALKS, SLABS, ETC) IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
- EXISTING SPOT ELEVATIONS AT MATCH POINTS WERE DERIVED FROM CONTOURS PROVIDED WITH THE SITE MAPPING AND ARE ANTICIPATED TO BE +/- AND SHALL BE VERIFIED PRIOR TO ANY CONSTRUCTION. ANY DEVIATION SHALL BE REPORTED TO THE ENGINEER.
- PRIOR TO PLACING ANY CONCRETE CURB, GUTTER, PANS, AND ACCESSIBLE RAMPS, THE FORMWORK ELEVATIONS SHALL BE VERIFIED TO MEET ADA GRADE REQUIREMENTS. ANY WORK THAT DOES NOT COMPLY WITH THIS REQUIREMENT AND IS PLACED IN ERROR WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- NO PROPOSED LANDSCAPED SLOPE SHALL EXCEED 3H:1V, OR AS SPECIFIED OTHERWISE BY LOCAL CODE.
- [DELETED]
- ALL LANDSCAPED AREAS ARE TO BE CONDITIONED PER THE REQUIREMENTS OF THE LANDSCAPE PLANS. ALL DISTURBED AREAS THAT ARE NOT DESIGNATED TO BE PAVED SHALL BE LANDSCAPED OR SEEDED ACCORDING TO THE LANDSCAPE PLAN(S) AND GRADING, EROSION AND SEDIMENT CONTROL PLAN(S).
- ALL PROPOSED SPOT ELEVATIONS ARE FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTED. SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. CONTRACTOR SHALL NOTIFY ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DATA SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND GUTTER AND UTILITIES. THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- ASPHALT GRADES SHALL NOT BE LESS THAN 1.80% IN THE DIRECTION OF FLOW OVER ADA ROUTES AND PARKING STALLS, AND SHALL NOT BE LESS THAN 2.00% IN ALL OTHER AREAS; CURB AND GUTTER AND CONCRETE PAN GRADES SHALL NOT BE LESS THAN 0.50% IN THE DIRECTION OF FLOW. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. PAVEMENT OR CURBS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. GRADES ON ADA PARKING STALLS AND ACCESSIBLE ROUTES SHALL NOT BE LESS THAN 1.8%.
- HANDICAP PARKING STALLS SHALL BE PAINTED AND SIGNED IN ACCORDANCE WITH CURRENT ADA STANDARDS AND REGULATIONS AND THE DETAIL DRAWINGS.
- HANDICAP RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS AND REGULATIONS.
- THE FOLLOWING IS APPLICABLE TO ALL CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT:
 - THE MAXIMUM GROSS SLOPE OF ANY SIDEWALK OR PEDESTRIAN ACCESS ROUTE SHALL BE 2.0%. THE SLOPE SHALL BE MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
 - THE GRADE OF HANDICAP PARKING STALLS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. HANDICAP PARKING SHALL HAVE AN ACCESSIBLE ROUTE TO THE BUILDING ENTRY AS SHOWN ON THE DRAWINGS.
 - HANDICAP ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM LONGITUDINAL GRADE OF 5.0%. ACCESSIBLE ROUTES EXCEEDING 5.0% SHALL BE CONSTRUCTED WITH RAMPS AND HAND RAILS HAVING A MAXIMUM SLOPE OF 8.33% FOR A MAXIMUM RISE OF 30 INCHES. A 5-FOOT BY 5-FOOT LANDING PAD (WITH A 2 PERCENT MAXIMUM SLOPE IN ANY DIRECTION) SHALL BE CONSTRUCTED AT THE BOTTOM AND TOP OF ALL RAMP.
- PRIOR** TO PLACEMENT OF CURB AND PAVEMENT CONTRACTOR SHALL VERIFY COMPLIANCE WITH ADA STANDARDS.
- IF DURING THE GRADING AND CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER, JERRY DAVIDSON AT 303-232-8088 IMMEDIATELY.
- ALL GRATES, MANHOLE RIMS, VALVE BOXES, VALVE COVERS, CLEANOUTS, AND VAULT OR BOX COVERS SHALL BE ADJUSTED TO "AS CONSTRUCTED" FINISHED GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
- ALL CONCRETE PAVEMENT, CONCRETE FLATWORK, CONCRETE STRUCTURES, AND CONCRETE UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MATERIAL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY _____.
- CONCRETE PAVEMENT JOINTS SHALL MEET THE REQUIREMENTS OF CDOT STANDARDS AND SPECIFICATIONS, AND CDOT STANDARD PLAN NO. M-412-1, UNLESS NOTED OTHERWISE.
- ALL SIGNING AND STRIPING WILL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL CODES.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING SIGNAGE LOCATIONS.
- CONTRACTOR SHALL COORDINATE SIGNAGE PERMIT, INSTALLATION, AND SPECIFICATIONS WITH OWNER AND SIGNAGE MANUFACTURER.
- DELETED.
- REFER TO THE SITE PLAN FOR EXTENT OF PAVEMENT AND REFER TO GEOTECHNICAL REPORT (PREPARED SPECIFICALLY FOR THIS SITE) FOR PAVEMENT SECTIONS AND SPECIFICATIONS.
- GRADES WITHIN ASPHALT PAVING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG CURBS. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL LANDSCAPED AND PAVED AREAS. SEE REQUIREMENTS IN THE GEOTECHNICAL REPORT PREPARED BY _____.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY EXISTING IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO STREET PAVEMENT, FENCES, SOD, LANDSCAPING, SPRINKLER SYSTEMS, AND UTILITIES DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL LOCATION AND CONDITION.
- IF ANY EXISTING STRUCTURES, SIDEWALK, AND/OR CURB AND GUTTER MODIFIED OR TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER PRIOR TO PROJECT CLOSE OUT.
- THE CONTRACTOR SHALL PROTECT THE PROJECT BENCHMARK(S) THROUGHOUT CONSTRUCTION AND SET ADDITIONAL PROJECT BENCHMARKS AS NECESSARY TO MAINTAIN VERTICAL CONTROL THROUGHOUT THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL INSPECT AND REPAIR EXISTING DRAINAGE STRUCTURES AS NEEDED, AND CLEAN OUT EXISTING PIPES TO REMOVE ALL SILT AND DEBRIS.

THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) – 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



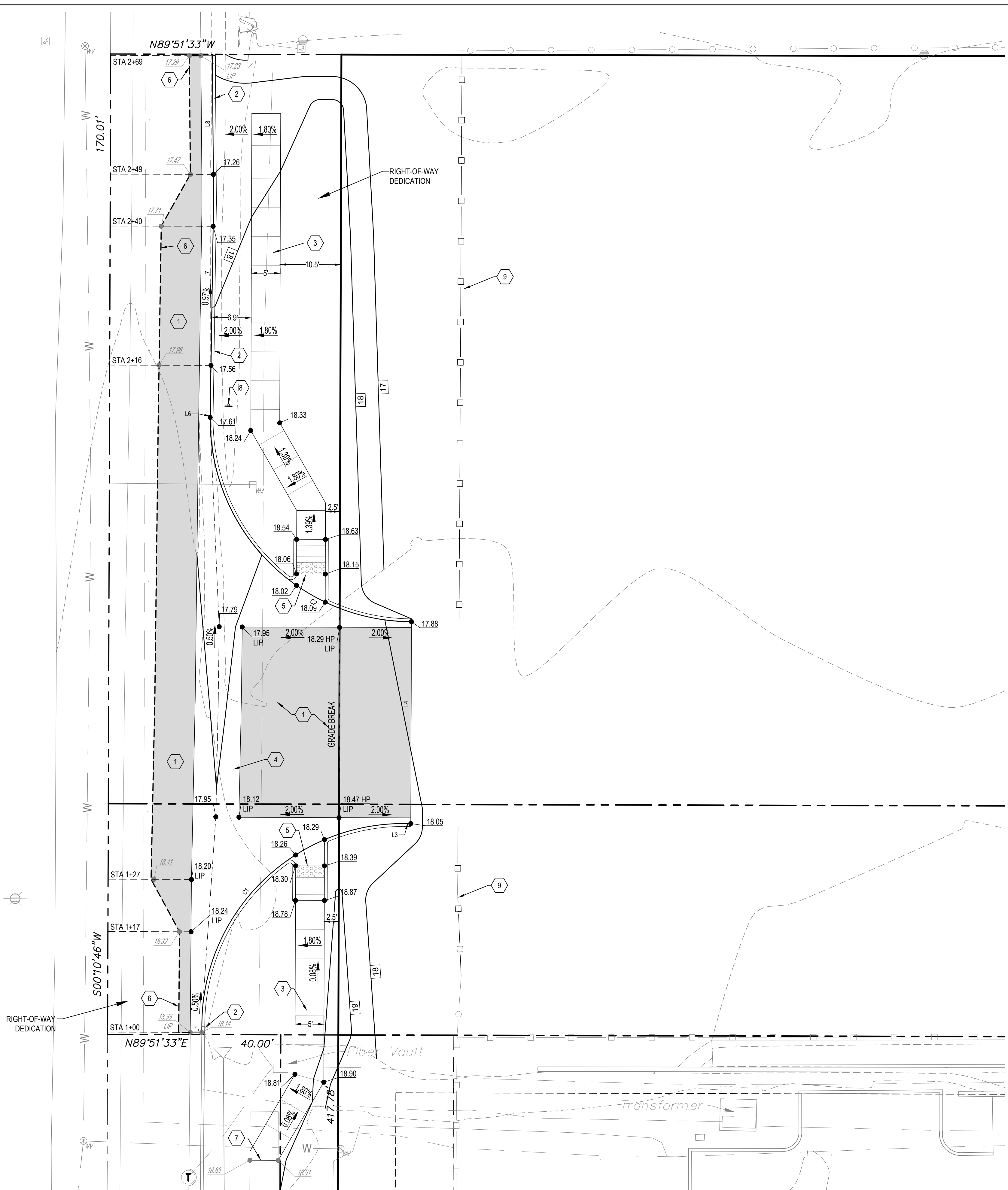
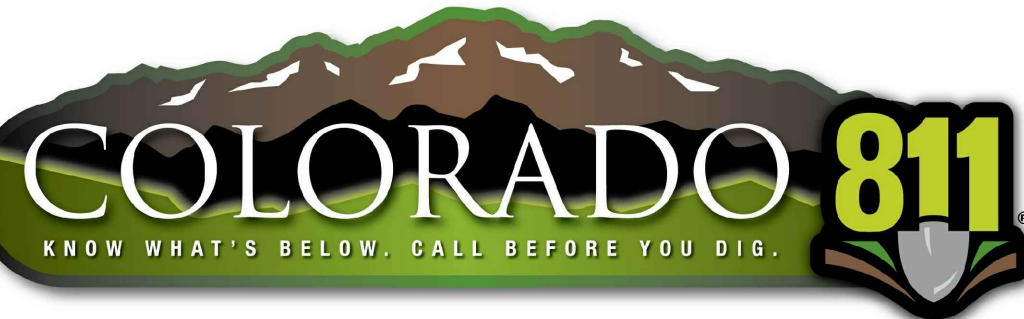
PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION	REVISIONS
07/07/22	INITIAL SUBMITTAL		

GENERAL NOTES
DTI TRUCKS
LOT 1, BLOCK 1, STEELE STREET INDUSTRIAL PARK FILING NO. 3
PARCEL IN THE SE 1/4 OF SEC 25, T2S, R68W 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

Design By: JWD
 Approved By: JWD
 Project No.: 2022-013
 Date: 06-15-2022

SHEET
C0.01



THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

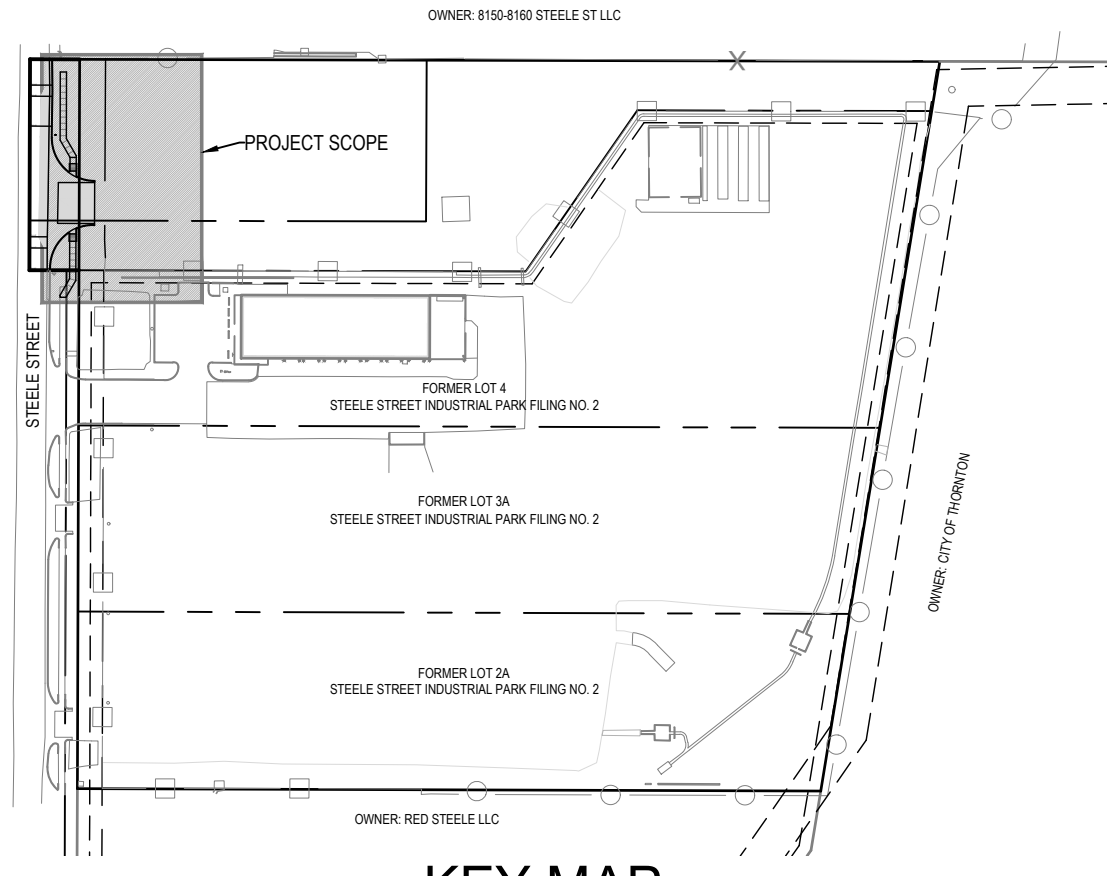
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

CONSTRUCTION NOTES

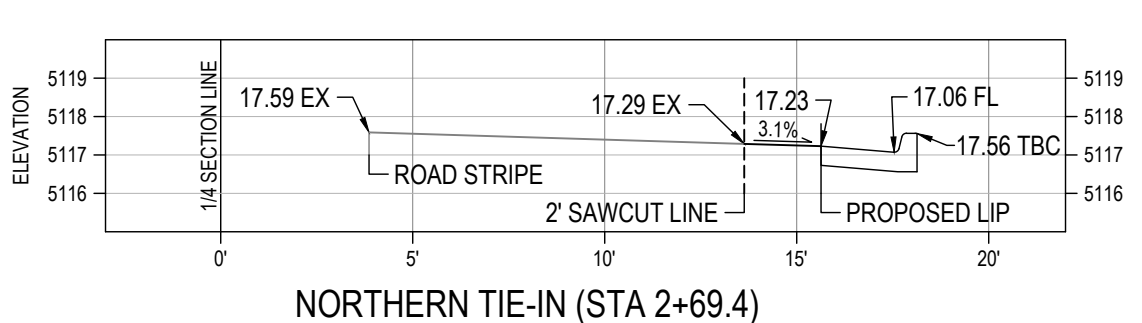
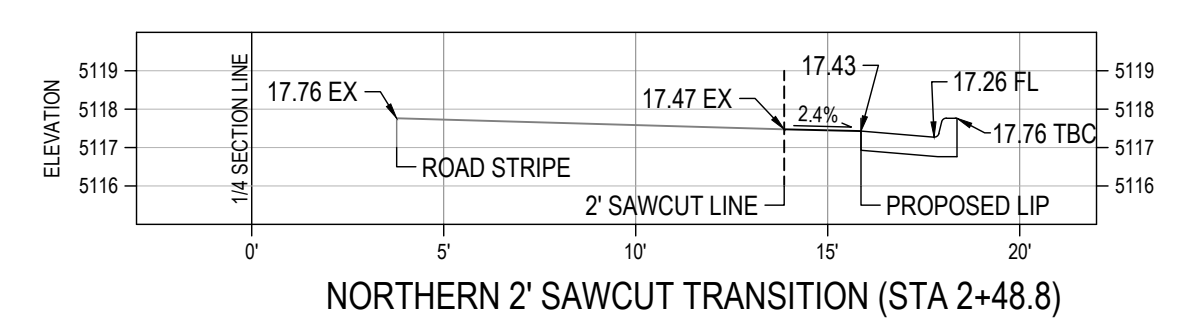
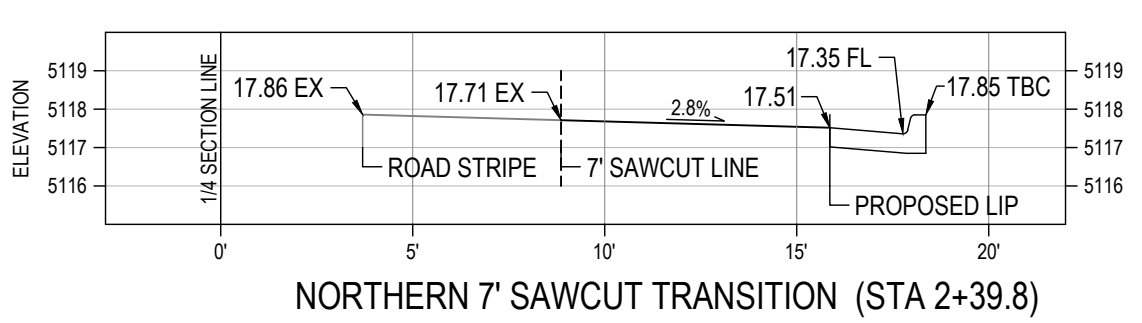
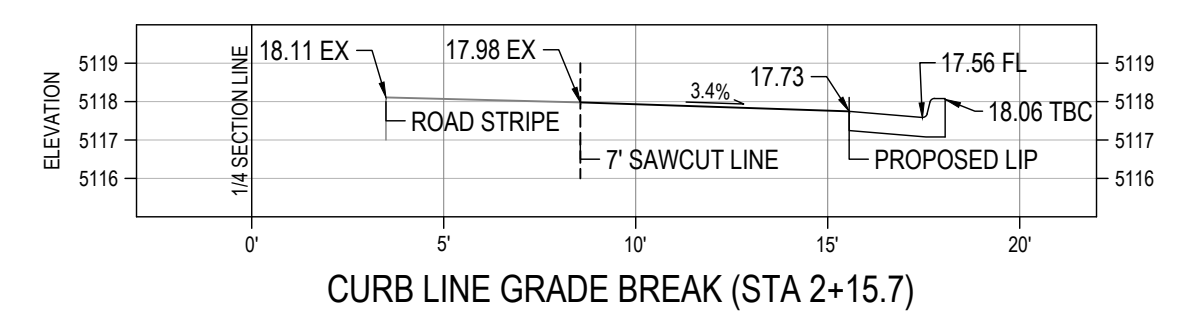
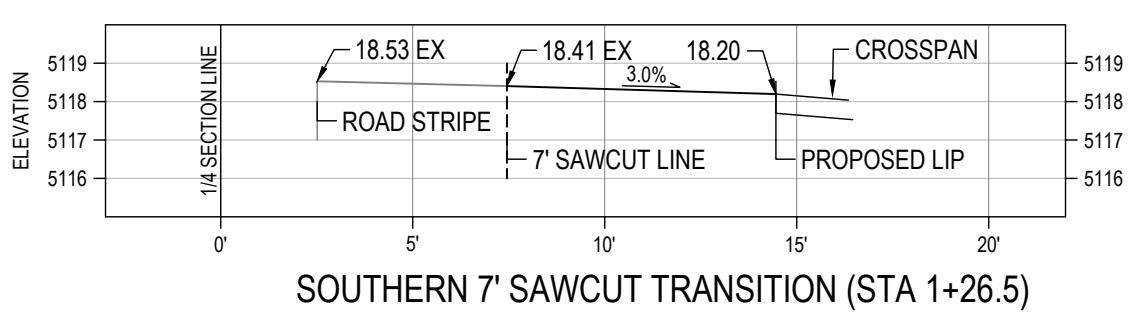
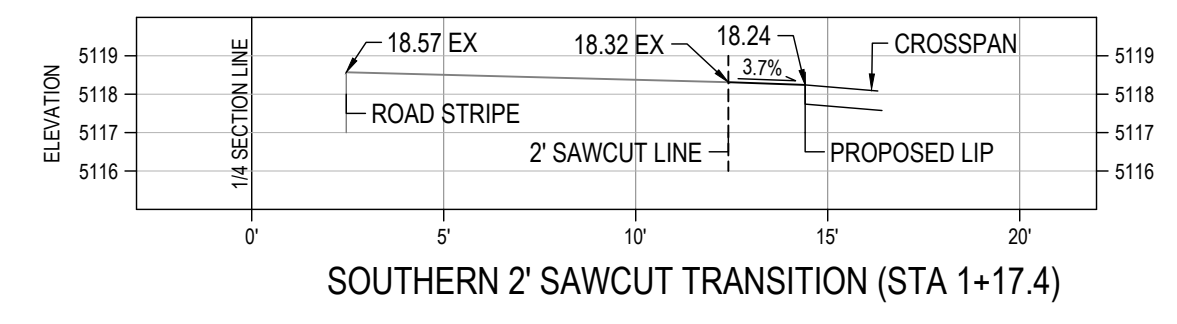
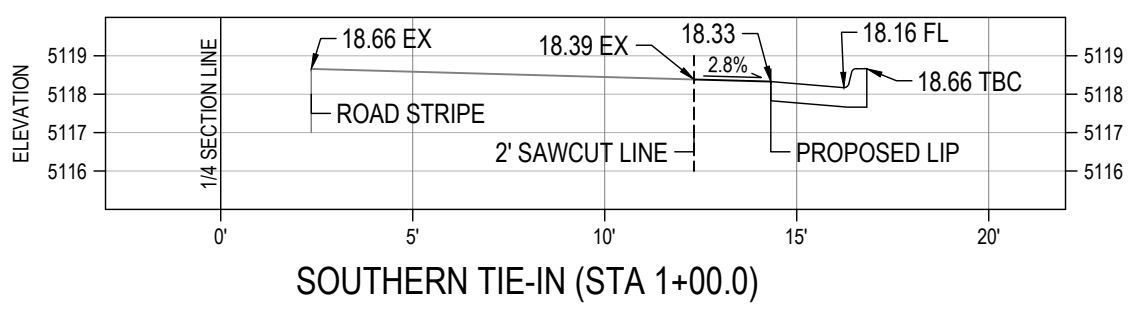
- 1 CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT, MATCH DEPTH OF EXISTING PUBLIC ROAD PAVEMENT.
- 2 CONSTRUCT VERTICAL CURB WITH 2' GUTTER. SEE DETAIL FOR "VERTICAL CURB & GUTTER" ON SHEET C9.11.
- 3 CONSTRUCT 5' CONCRETE SIDEWALK. SEE DETAIL FOR "DETACHED WALK OR DRIVE TIE-IN" AND "CONTROL JOINT" ON SHEET C9.11.
- 4 CONSTRUCT 8' WIDE CROSSSPAN. SEE DETAIL ON SHEET C9.11.
- 5 CONSTRUCT CURB RAMP WITH DETECTABLE WARNING. SEE DETAIL FOR "PARALLEL CURB RAMP (TYPE B)" ON SHEET 9.10.
- 6 SAWCUT PAVEMENT AS SHOWN, 2' AND 7' OFF PROPOSED CONCRETE LIP. DISPOSE OF OFF SITE. PATCH BACK WITH SAME DEPTH.
- 7 SAWCUT SIDEWALK AT LEAST 8.5' FROM THE END OF THE EXISTING WALK TO THE NEXT JOINT AND MATCH EXISTING SIDEWALK.
- 8 RELOCATE / REPLACE EXISTING SPEED LIMIT (R2-1) SIGN. SEE DETAIL ON SHEET 9.11.
- 9 CONSTRUCT STEEL PICKET FENCE. MATCH FENCE ON ADJACENT LOT SOUTH.

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C1	54.81'	89°43'44"	35.00
C2	55.30'	90°31'11"	35.00
L1	1.50	N0°27'02"E	
L3	1.11	S89°49'14"E	
L4	35.00	N0°10'46"E	
L6	0.57	N0°41'57"E	
L7	36.92	N0°53'59"E	
L8	25.25	N0°27'27"W	

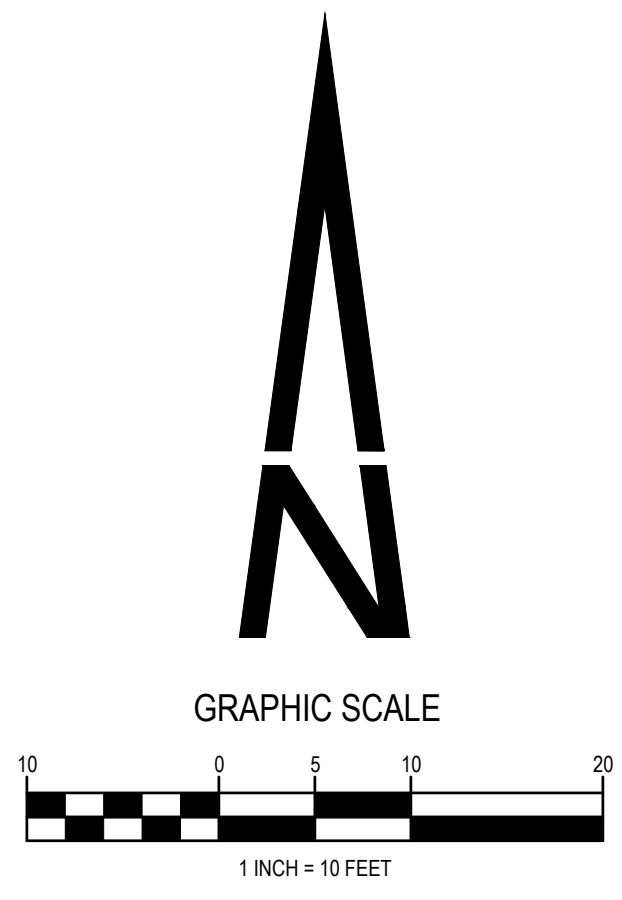


KEY MAP



BENCHMARK

NGS BENCHMARK "E 392"
 LOCATED AT THE JUNCTION OF THE UNION PACIFIC RAILROAD AND EAST 72ND AVENUE, 219.8 FEET NORTHEAST OF THE CENTERLINE OF THE AVENUE, 28.2 FEET SOUTHEAST OF THE NEAR RAIL.
 ELEVATION = 5133.10 FEET (NAVD 1988)



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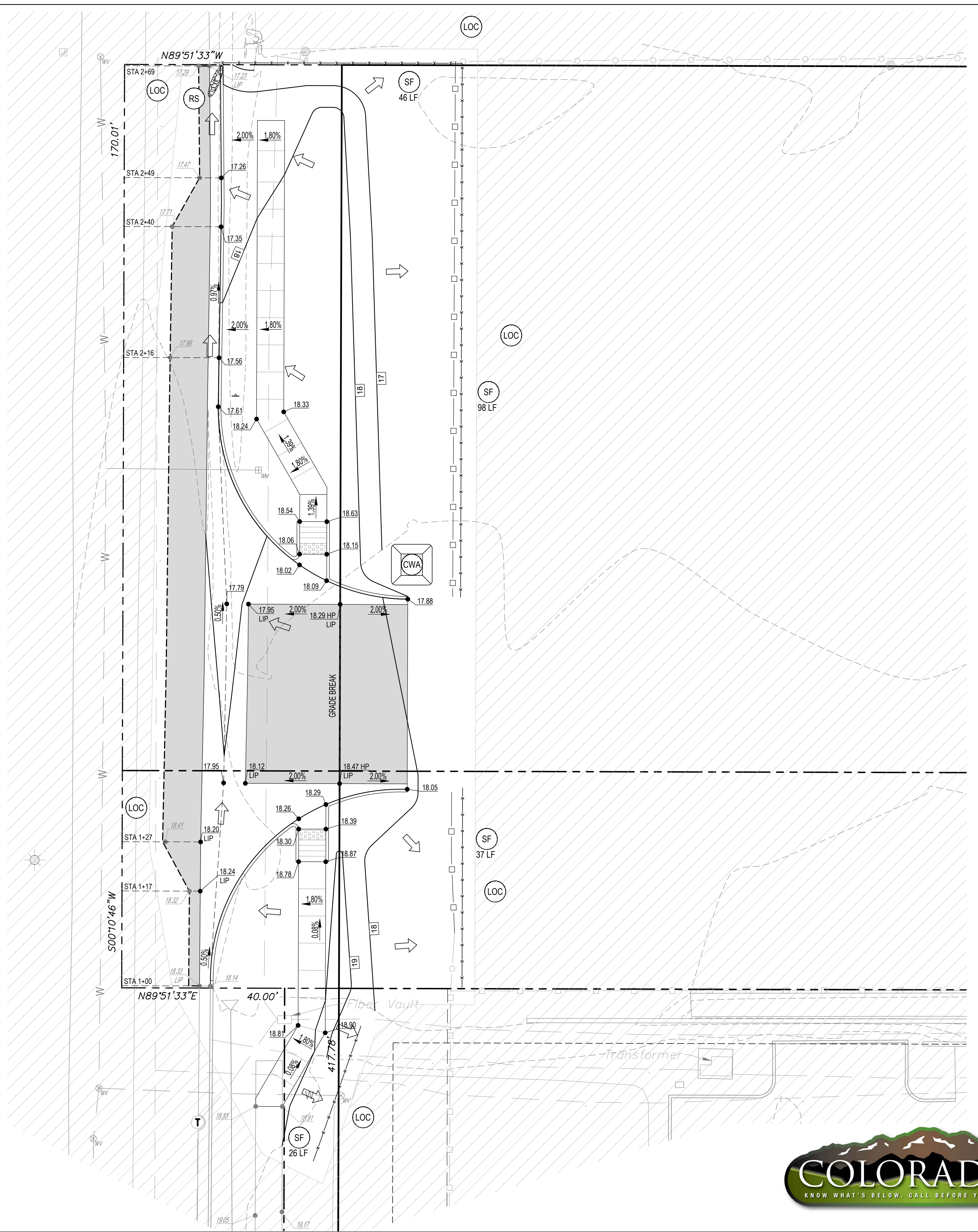
NO.	DATE	DESCRIPTION	REVISIONS
07/07/22		INITIAL SUBMITTAL	

SITE AND GRADING PLAN
 DTI TRUCKS
 LOT 1, BLOCK 1, STEELE STREET INDUSTRIAL PARK FILING NO. 3
 PARCEL IN THE SE 1/4 OF SEC 25, T2S, R68W 6TH P.M.
 COUNTY OF ADAMS, STATE OF COLORADO

Design By: JWD
 Approved By: JWD
 Project No.: 2022-013
 Date: 06-15-2022

SHEET
C3.10





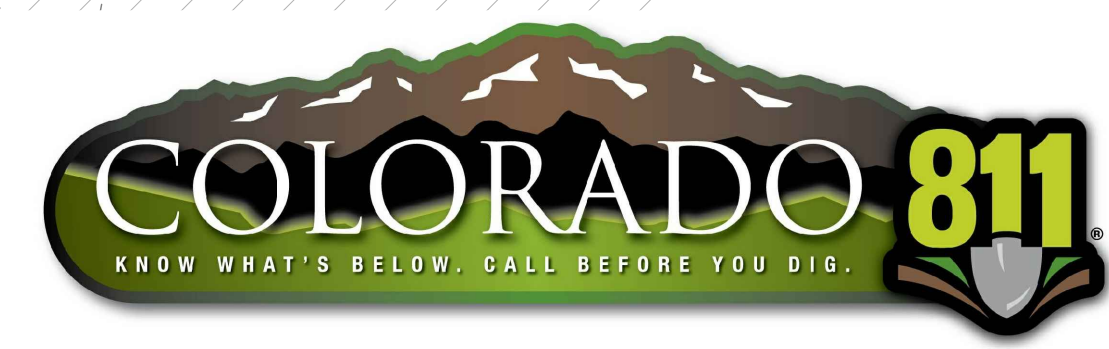
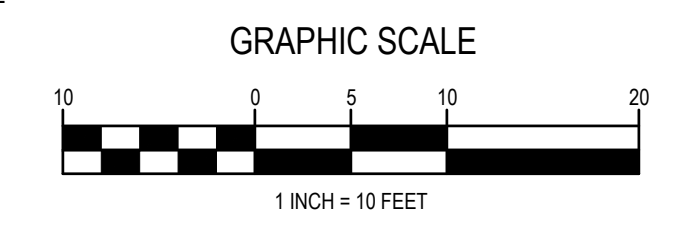
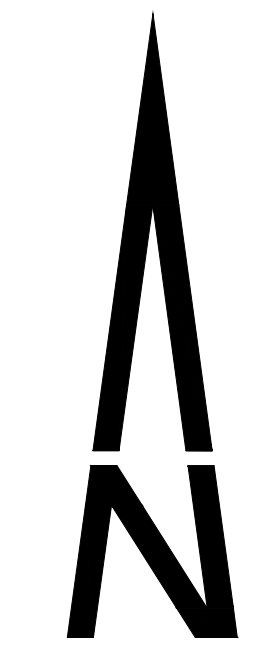
LEGEND

- (SF) SILT FENCE
SEE DETAIL ON SHEET C5.90
- (CWA) CONCRETE WASHOUT AREA
SEE DETAIL ON SHEET C5.91
- (RS) ROCK SOCK
SEE DETAIL ON SHEET C5.91
- (LOC) LIMITS OF CONSTRUCTION
- DISTURBED AREA
- UN-DISTURBED AREA
- FLOW DIRECTION

BENCHMARK

NGS BENCHMARK "E 392"
 LOCATED AT THE JUNCTION OF THE UNION PACIFIC RAILROAD AND
 EAST 72ND AVENUE, 219.8 FEET NORTHEAST OF THE CENTERLINE
 OF THE AVENUE, 28.2 FEET SOUTHEAST OF THE NEAR RAIL.
 ELEVATION = 5133.10 FEET (NAVD 1988)

NOTE: ELEVATIONS SHOWN ARE FLOWLINE
 UNLESS DESIGNATED OTHERWISE.



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NO.	DATE	DESCRIPTION	REVISIONS
070722		INITIAL SUBMITTAL	

EROSION CONTROL PLAN

DTI TRUCKS
 LOT 1, BLOCK 1, STEELE STREET INDUSTRIAL PARK FILING NO. 3
 PARCEL IN THE SE 1/4 OF SEC 25, T2S, R68W 6TH P.M.
 COUNTY OF ADAMS, STATE OF COLORADO

Design By: JWD
 Approved By: JWD
 Project No.: 2022-013
 Date: 06-15-2022

SHEET
C5.10

Adams County Erosion Control Plan - General Notes:

- All construction projects, regardless of the size, shall install, maintain and repair stormwater pollution control measures (CMs) to effectively minimize erosion, sediment transport, and the release of pollutants related to construction activity. CMs example include: sediment control logs (SCL), silt fence (SF), dikes/swales, sediment traps (ST), inlet protection (IP), outlet protection (OP), check dams (CD), sediment basins (SB), temporary/permanent seeding and mulching (MU), soil roughening, maintaining existing vegetation and protection of trees. CMs must be selected, designed, adequately sized, installed and maintained in accordance with good engineering, hydrologic and pollution control practices. CMs/BMPs installation and maintenance details shall conform to Urban Drainage Flood Control Criteria Manual Volume 3, or the Colorado Department of Transportation (CDOT) Item Code Book. CMs must filter, settle, contain or strain pollutants from stormwater flows in order to prevent bypass of flows without treatment. CMs must be appropriate to treat the runoff from the amount of disturbed area, the expected flow rate, duration, and flow conditions (i.e., sheet or concentrated flow). CMs/BMPs shall be specified in the SWMP (if applicable), and the locations shown on the EC Plan.
- Prior to construction, projects disturbing 1 or more acres of land, or any project belonging to a common plan of development disturb 1 or more acres, must obtain:
 - A General Permit for Stormwater Discharges associated with Construction Activities, from the Colorado Department of Public Health and Environment, and
 - An Adams County Stormwater Quality Permit within the unincorporated Adams County M54 Area.
- Permitted projects shall develop a Stormwater Management Plan (SWMP), aka Erosion and Sediment Control Plan (ESCP), in compliance with CDPHE minimum requirements. The approved SWMP, including Erosion Control (EC) Plan (Site Map), shall be kept on site and updated at all times. The Qualified Stormwater Manager is responsible for implementing the SWMP and CMs (aka BMPs) during construction.
- Permitted projects shall perform regular Stormwater Inspections every 7 calendar days; or every 14 calendar days and within 24 hours after any precipitation or snowmelt event that causes surface erosion. Inspection frequency can be reduced for Post-Storm Event inspections at Temporarily Idle Sites and also for Stormwater Inspections at Completed Sites waiting for final stabilization. Inspection reports must identify any incidents of non-compliance.
- Tracking of dirt onto paved public or private paved roads is not allowed. The use of dirt ramps to enter/exit from an unpaved into a paved area is prohibited. Vehicle tracking controls shall be implemented, otherwise entrance area must drain thru a CM towards the private site.
- Truck loads of fill material imported to or cut material exported from the site shall be properly covered to prevent loss of the material during transportation on public ROW. Haul routes must be permitted by the County. No material shall be transported to another site without applicable permits.
- Control measures designed for concrete washout waste must be implemented. This includes washout waste discharged to the ground and washout waste from concrete trucks and masonry operations.
- Temporary CMs/BMPs shall be removed after the site has reached final stabilization.
- Dewatering operations discharging off-site into any waters conveyance systems including wetlands, irrigation ditches, canals, rivers, streams or storm sewer systems, require a State Construction Dewatering Permit.
- Permitted projects shall keep the CDPHE's Stormwater Discharge Permit, Stormwater Management Plan (SWMP) and inspection logs available on-site throughout the duration of the project, and for an additional 3 years after permit close-out.
- Permitted landowner and/or contractor shall close the State and City/County permit once final stabilization is reached. Stormwater inspections shall continue until Inactivation Notice is filed with CDPHE.

Performance Standard Notes:

- Stormwater runoff from disturbed areas must flow to at least one (1) CM to minimize sediment in the discharge. Do not allow sediment to leave the site. The best way to prevent sediment or pollutants from entering the storm sewer system is to stabilize the site as quickly as possible, preventing erosion and stopping sediment runoff at its source.
- Phase construction to minimize disturbed areas, including disturbance of steep slopes. (i.e. the entire project site should not be disturbed if construction will only be occurring in one particular section of the site). Limit soil exposure to the shortest possible period of time. Protect natural features and existing vegetation whenever possible. Removal of existing vegetation shall be limited to the area required for immediate construction operations. Maintain pre-existing vegetation (or equivalent CMs) for areas within 50 horizontal ft of receiving waters.
- Soil compaction must be minimized for areas where infiltration CMs will occur or where final stabilization will be achieved through vegetative cover.
- All soil imported to or exported from the site shall be properly covered to prevent the loss of material during transport.
- Dust emissions resulting from grading activities or wind shall be controlled.
- Install construction fence (orange) to protect wetlands and other sensitive areas and to prevent access, and to delineate the limits of construction. Do not use silt fence to protect wetlands since trenching may impact these areas.
- CMs intended to capture overland, low velocity sheet flow at a fairly level grade shall only be installed along contours.
- Install CMs, such as check dams, perpendicular to the concentrated flows to reduce flow velocity.
- Storm drain inlets within and adjacent to the construction site must be protected. Any ponding of stormwater around inlet protection must not cause excessive flooding or damage adjacent areas or structures.
- Install Vehicle Tracking Control (VTC) to enter/exit unpaved area. Do not use recycled crushed concrete or asphalt millings for vehicle tracking pads.
- Straw bales shall not be used for primary erosion or sediment control (i.e. straw bales may be used for reinforcement behind another BMP such as silt fence).
- Outlets systems (such as skimmer or perforated riser pipe) shall be installed to withdraw water from or near the surface level when discharging from basins. Water cannot drain from the bottom of the pond.
- Temporary stabilization must be implemented for earth disturbing activities on any portion of the site where land disturbing activities have permanently or temporarily ceased (for more than 14 calendar days). Temporary stabilization methods examples: tarps, soil tackifier, and hydroseed. Temporary stabilization requirement may exceed the 14-day schedule when either the function of the specific area requires it to remain disturbed, or, physical characteristics of the terrain and climate prevent stabilization as long as the constraints and alternative schedule is documented on the SWMP, and locations are identified on the EC Plan (site map).
- Runoff from stockpile area must be controlled. Soils that will be stockpiled for more than 30 days shall be protected from wind and water erosion within 14 days of stockpile construction. Install CMs/BMPs 5 ft away from the toe of the stockpile's slope.
- Water use to clean concrete trucks shall be discharged into a concrete washout area (CWA). The predefined containment area must be identified with a sign, and shall allow the liquids to evaporate or dry out. CWA discharges that may reach groundwater must flow through soil that has buffering capacity prior to reaching groundwater. The concrete washout location shall be not be located in an area where shallow groundwater may be present and would result in buffering capacity not being adequate, such as near natural drainages, springs, or wetlands. In this case, a liner underneath is needed for areas with high groundwater levels. CWA shall not be placed in low areas, ditches or adjacent to state waters. Place CWA 50 ft away from state waters.
- Waste, such as building materials, workers trash and construction debris, must be properly managed to prevent stormwater pollution.
- Install stabilized staging area (SSA) to store materials, construction trailer, etc.
- If conditions in the field warrant additional CMs/BMPs to the ones originally approved on the SWMP or EC Plan (civil drawing), the landowner or contractor shall implement measures determined necessary, as directed by the County.
- Permanent CMs/BMPs for slopes, channels, ditches, or disturbed land area shall be performed immediately after final grading. Consider the use erosion control blankets on slopes 3:1 or steeper and areas with concentrated flows such as swales, long channels and roadside ditches.
- The discharge of sanitary waste into the storm sewer system is prohibited. Portable toilets must be provided, secured and placed on permeable surfaces, away from the curbside, storm inlets and/or drainage ways.
- Remove temporary CMs/BMPs once final stabilization is reached, unless otherwise authorized.

- Final stabilization must be implemented. Final stabilization is reached when all soil disturbing activities have been completed, and either a uniform vegetative cover has been established with an individual plant density of at least 70% of pre-disturbance levels, or equivalent permanent alternative method has been implemented.
- Provide spill prevention and containment measures for construction materials, waste and fuel storage areas. Bulk storage (55 gallons or greater) of petroleum products and liquid chemicals must have secondary containment, or equivalent protection, in order to contain spills and to prevent spilled material from entering state waters.
- Report spills or releases of chemical, oil, petroleum product, sewage, etc., which may reach the storm sewer or enter state waters within 24-hours from time of discovery. Guidance available at www.cdphs.state.co.us/emp/spillsandreleased.htm. State of Colorado Spill-line: 1-877-518-5608. Adams County Stormwater Hotline: 720-523-6400; Public Works 303-453-8787 and the Tri-County Health Department at 303-220-9200.

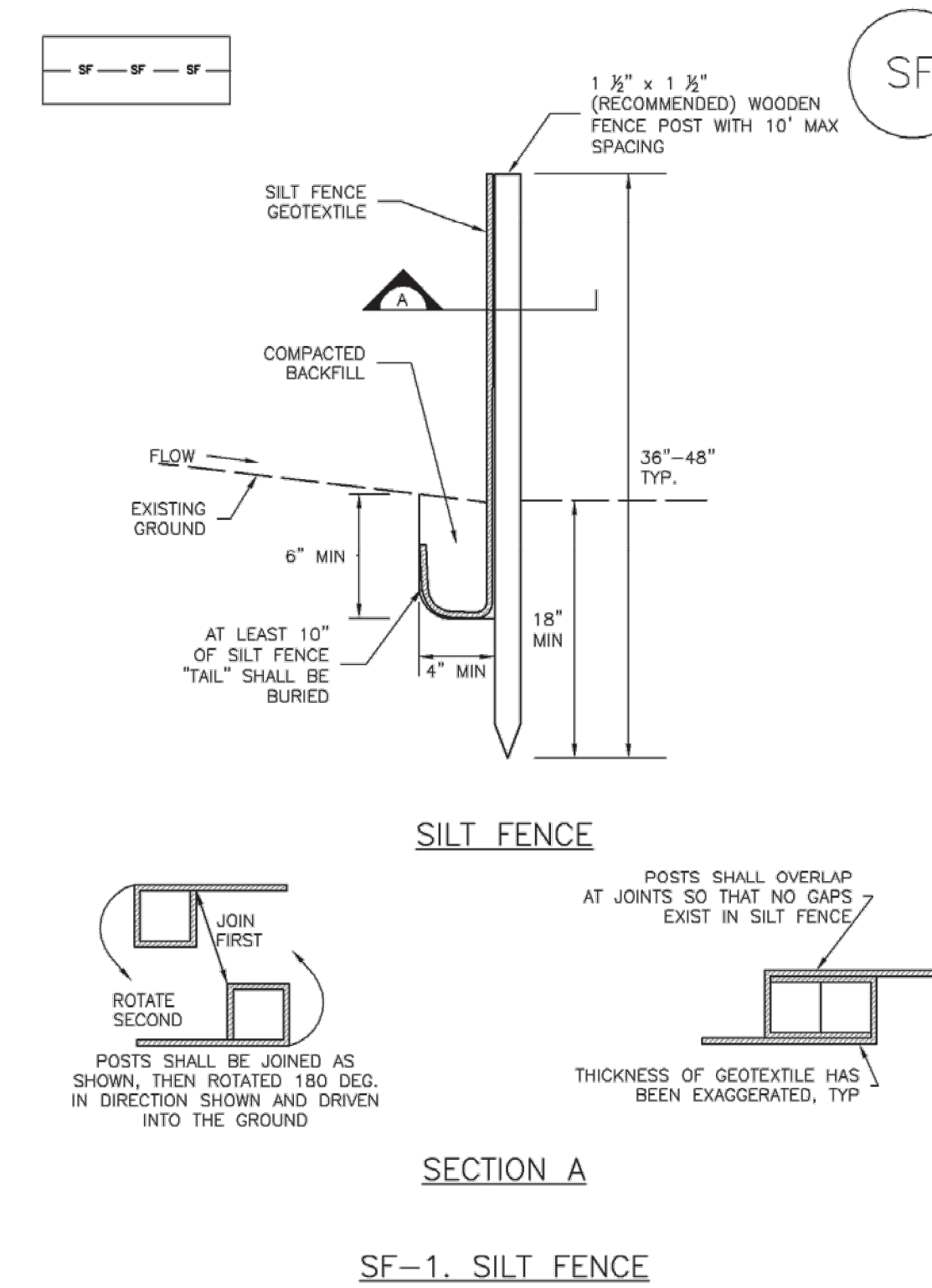
Maintenance Standard Notes:

- Maintain and repair CMs according to approved Erosion Control Plan (civil drawing) to assure they continue performing as originally intended.
- CMs/BMPs requiring maintenance or adjustment shall be repaired immediately after observation of the failing BMP.
- CMs shall be cleaned when sediment levels accumulate to half the design unless otherwise specified.
- SWMP and EC plan shall be continuously updated to reflect new or revised CMs/BMPs due to changes in design, construction, operation, or maintenance, to accurately reflect the actual field conditions. A notation shall be made in the SWMP, including date of changes in the field, identification of the CMs removed, modified or added, and the locations of those CMs. Updates must be made within 72-hours following the change.
- Maintain Vehicle Tracking Control (VTC), if sediment tracking occurs, clean-up immediately. Sweep by hand or the use street sweepers (with vacuum system). Flushing off paved surfaces with water is prohibited.
- CWA must be cleaned once waste accumulation reaches 2/3 of the wet storage capacity of the structure. Legally disposed of concrete waste. Do not bury on-site.
- Clean-up spills immediately after discovery, or contain until appropriate cleanup methods can be employed. Follow Manufacturer's recommended methods for spill cleanup, along with proper disposal methods. Records of spills, leaks, or overflows that result in discharge of pollutants must be documented and maintained. Records of spills, leaks, or overflows that result in discharge of pollutants must be documented and maintained.
- Remove sediment from storm sewer infrastructure (ponds, storm pipes, outlets, inlets, roadside ditches, etc.) and restore volume capacity upon completion of project or prior to initial acceptance of public improvements (if applicable). Do not flush sediment offsite, capture on-site and disposed of at an approved location.

These notes are not intended to be all-inclusive, but to highlight the basic stormwater pollution prevention requirements for construction activities to comply with CDP's Stormwater Construction Permit and be in conformance with County standards.

Silt Fence (SF)

SC-1



November 2010 Urban Drainage and Flood Control District SF-3
Urban Storm Drainage Criteria Manual Volume 3

SC-1

Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
- A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
- COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
- SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
- SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
- AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
- SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
- REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
- SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
- WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SF-4 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3



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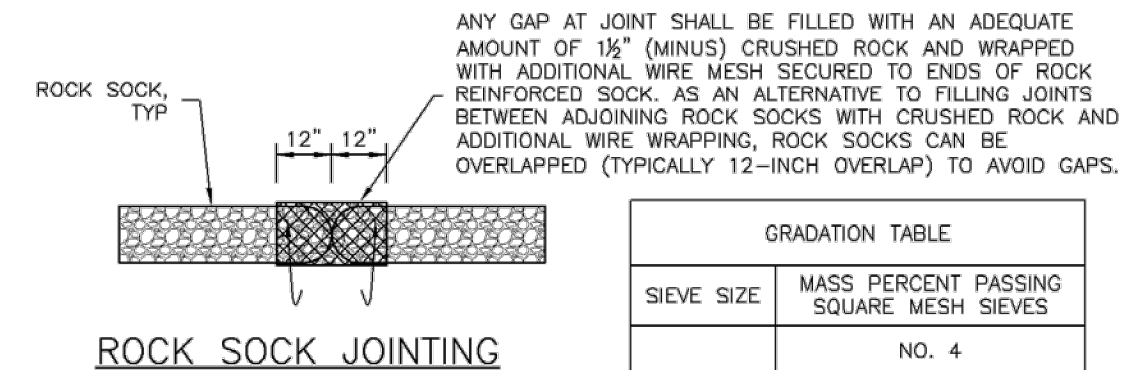
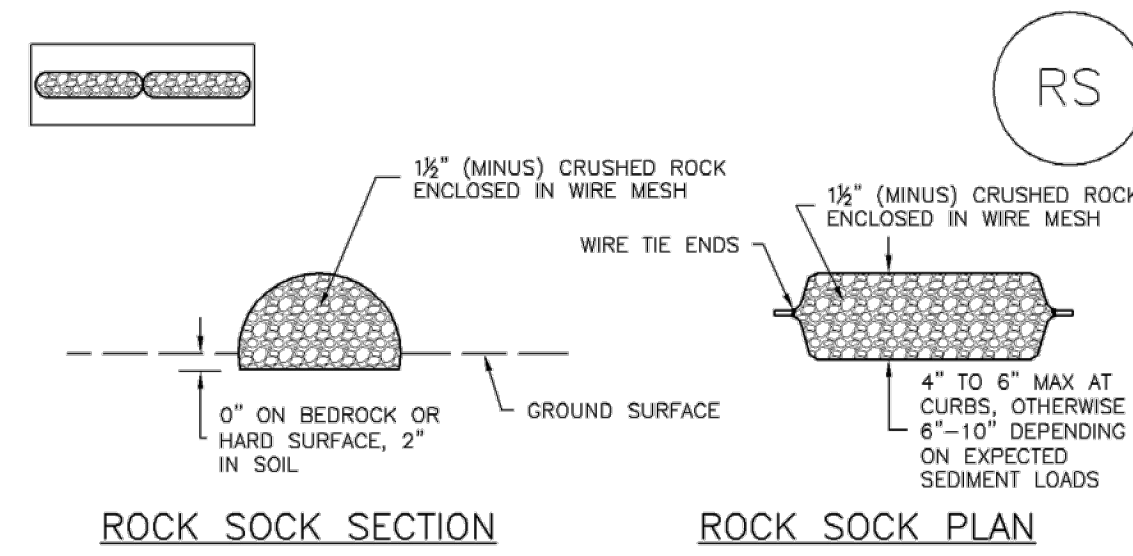
EROSION CONTROL DETAILS

DTI TRUCKS
LOT1, BLOCK 1, STEELE STREET INDUSTRIAL PARK FILING NO. 3
PARCEL IN THE SE 1/4 OF SEC 25, T2S, R68W 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

Design By: JWD
Approved By: JWD
Project No.: 2022-013
Date: 06-15-2022

SHEET

C5.90



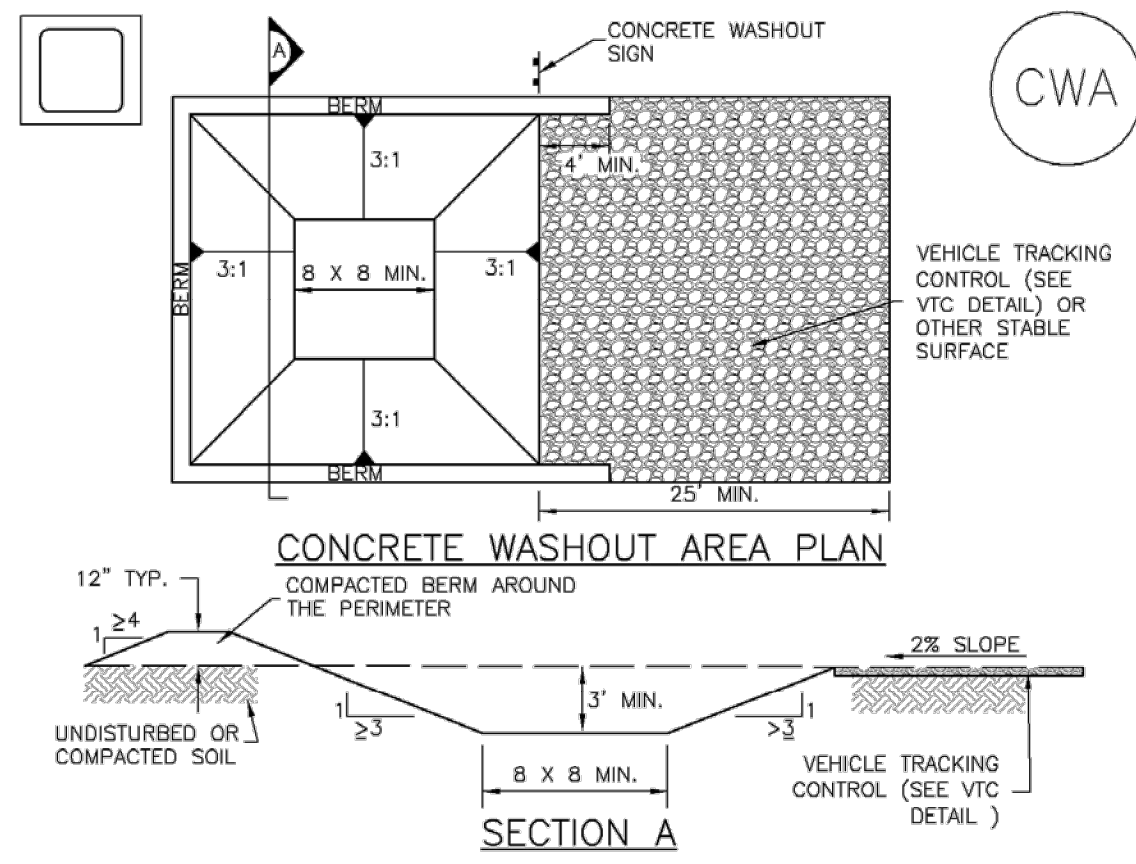
GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1 1/2"	90 - 100
1"	20 - 55
3/4"	0 - 15
3/8"	0 - 5

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER ASTM 843. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

- ROCK SOCK INSTALLATION NOTES**
- SEE PLAN VIEW FOR LOCATION(S) OF ROCK SOCKS.
 - CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1/2" MINUS).
 - WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2", RECOMMENDED MINIMUM ROLL WIDTH OF 48"
 - WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
 - SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS-1. ROCK SOCK PERIMETER CONTROL

- ROCK SOCK MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
 - SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
 - ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 - WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEED AND MULCH OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.



CWA-1. CONCRETE WASHOUT AREA

- CWA INSTALLATION NOTES**
- SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.
 - DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
 - THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 - CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
 - BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
 - VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
 - SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
 - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

- CWA MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
 - CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 - THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 - WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



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07/07/22	INITIAL SUBMITTAL		

EROSION CONTROL DETAILS

DTI TRUCKS

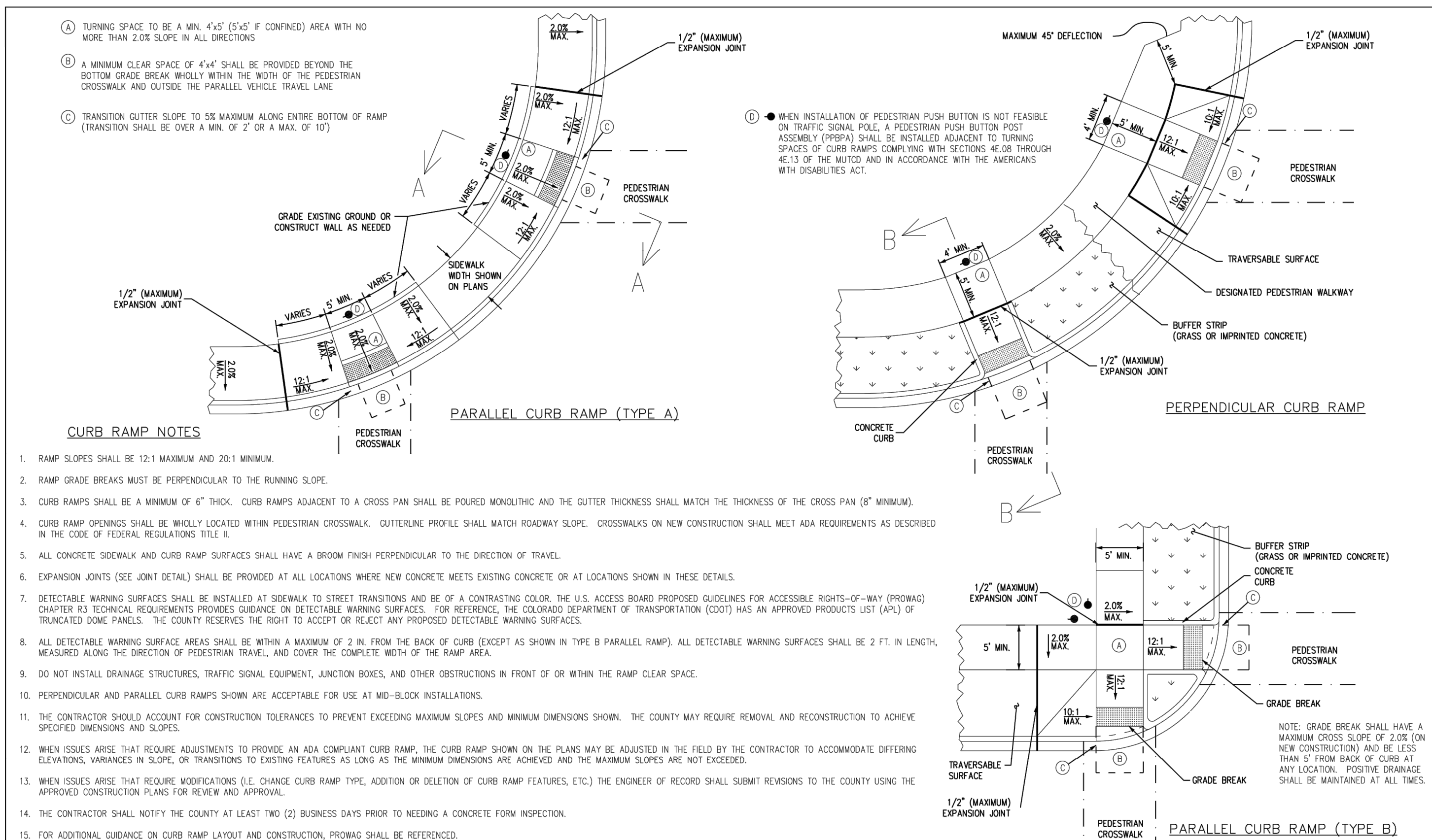
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PARCEL IN THE SE 1/4 OF SEC 25, T2S, R68W 6TH P.M.

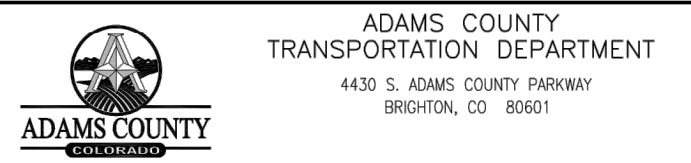
COUNTY OF ADAMS, STATE OF COLORADO

Design By: JWD
 Approved By: JWD
 Project No.: 2022-013
 Date: 06-15-2022

SHEET

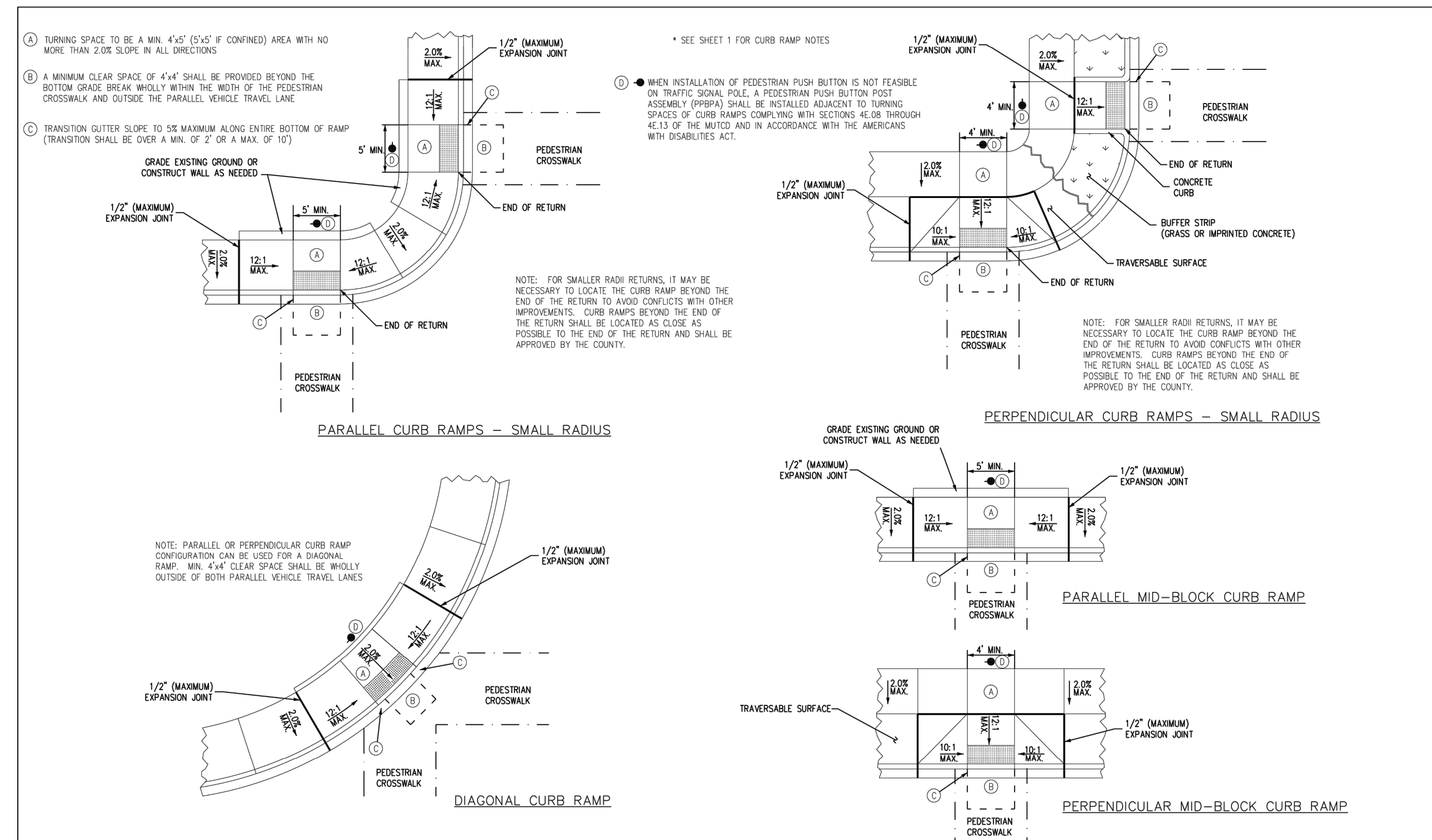


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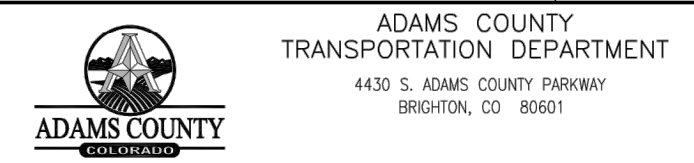


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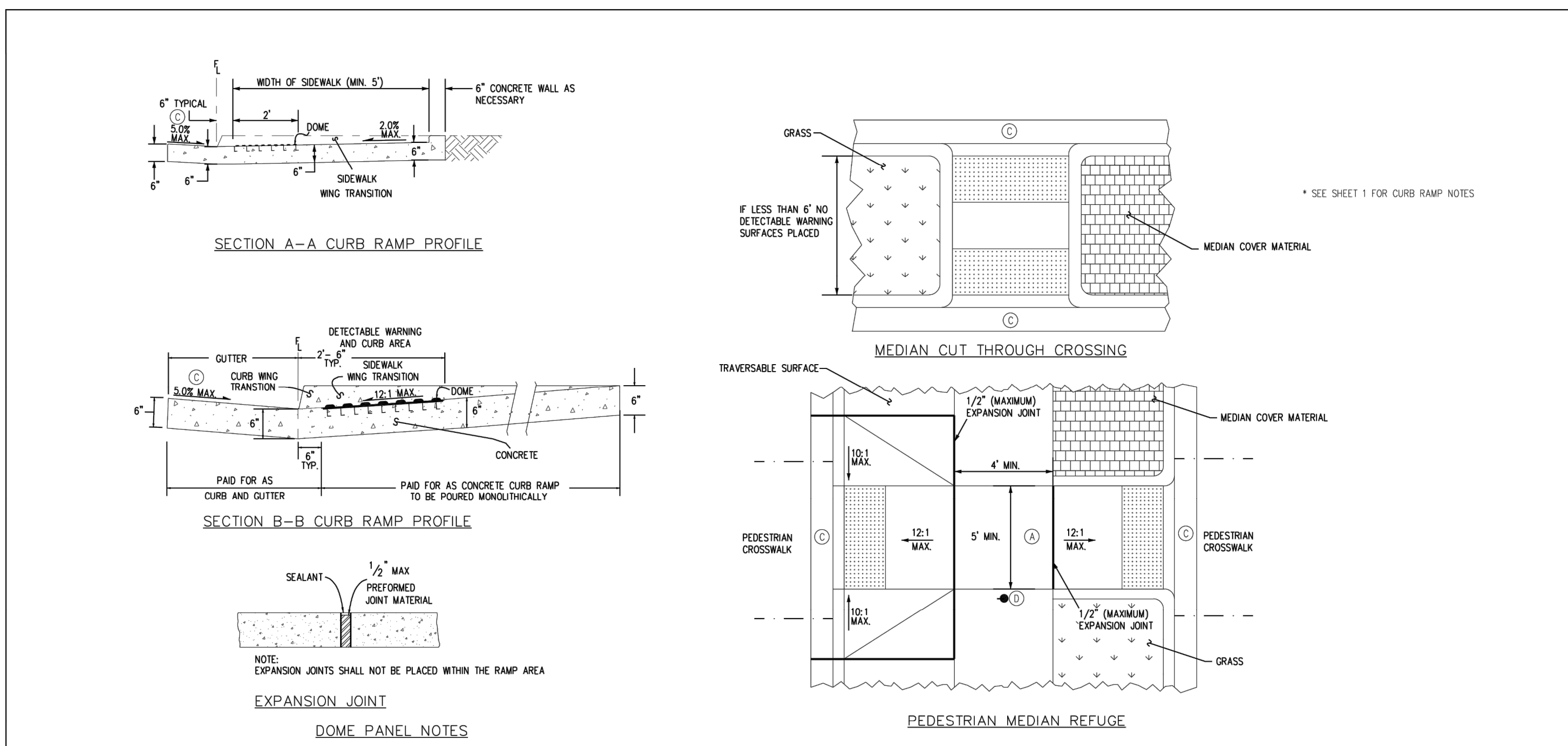


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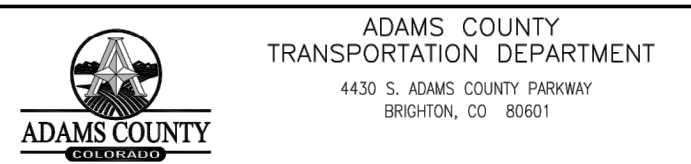


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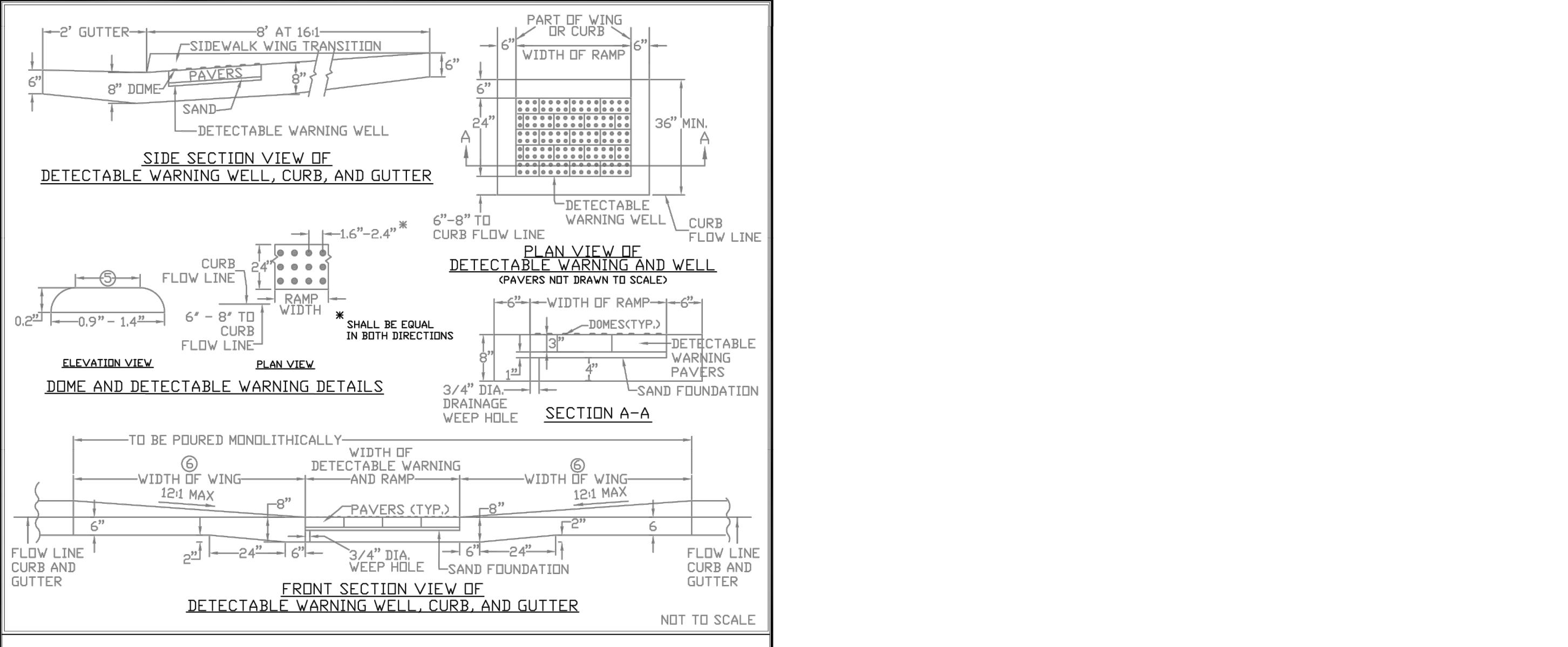


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CURB RAMP DETAILS

Sheet Number: 3 of 3



ADAMS COUNTY TRANSPORTATION DEPARTMENT /ENGINEERING		ADAMS COUNTY TRANSPORTATION DEPARTMENT /CONSTRUCTION INSPECTION	
4430 S. ADAMS COUNTY PKWY. BRIGHTON, CO 80601	REVISION DATE: 06/02/14	FILE NAME: TRUNC_DOMES.DWG	4430 S. ADAMS COUNTY PKWY. BRIGHTON, CO 80601



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		REVISIONS

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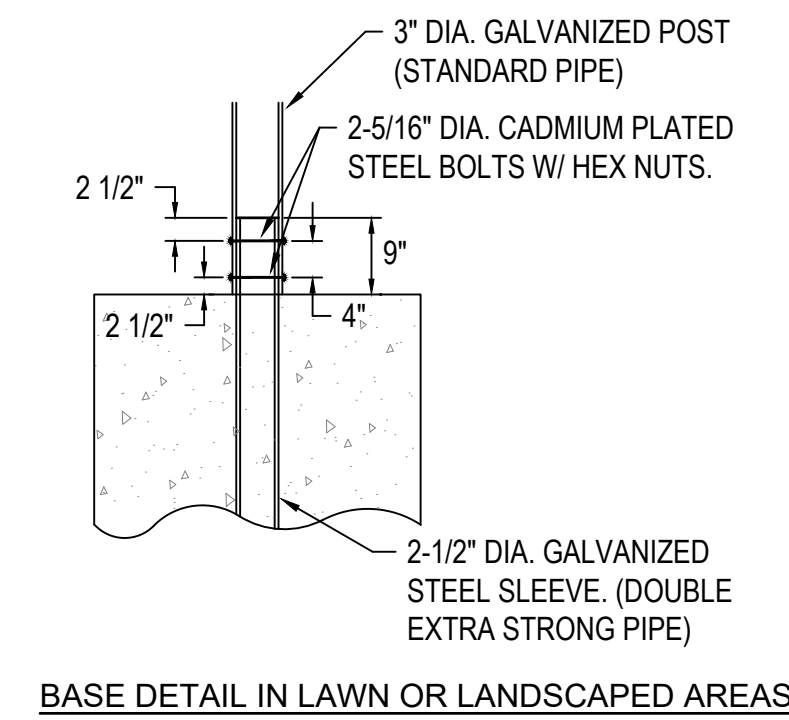
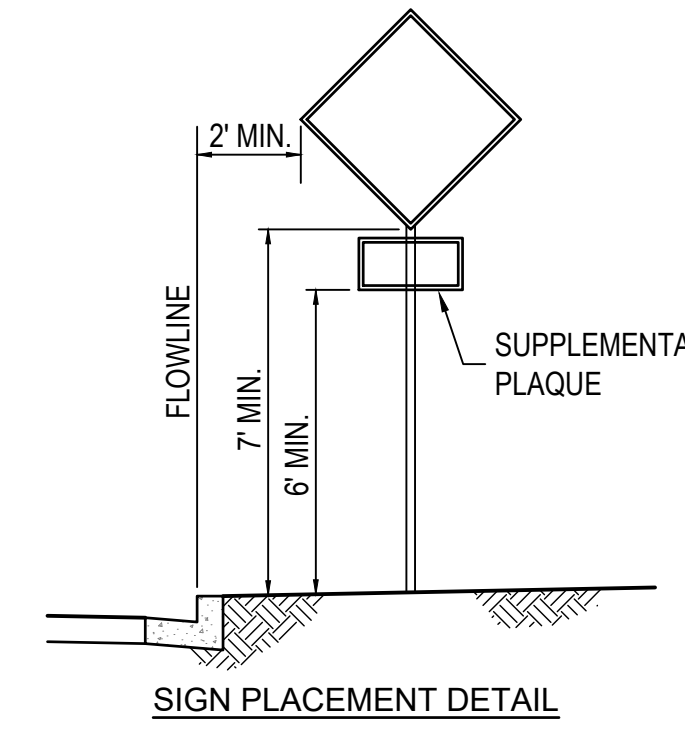
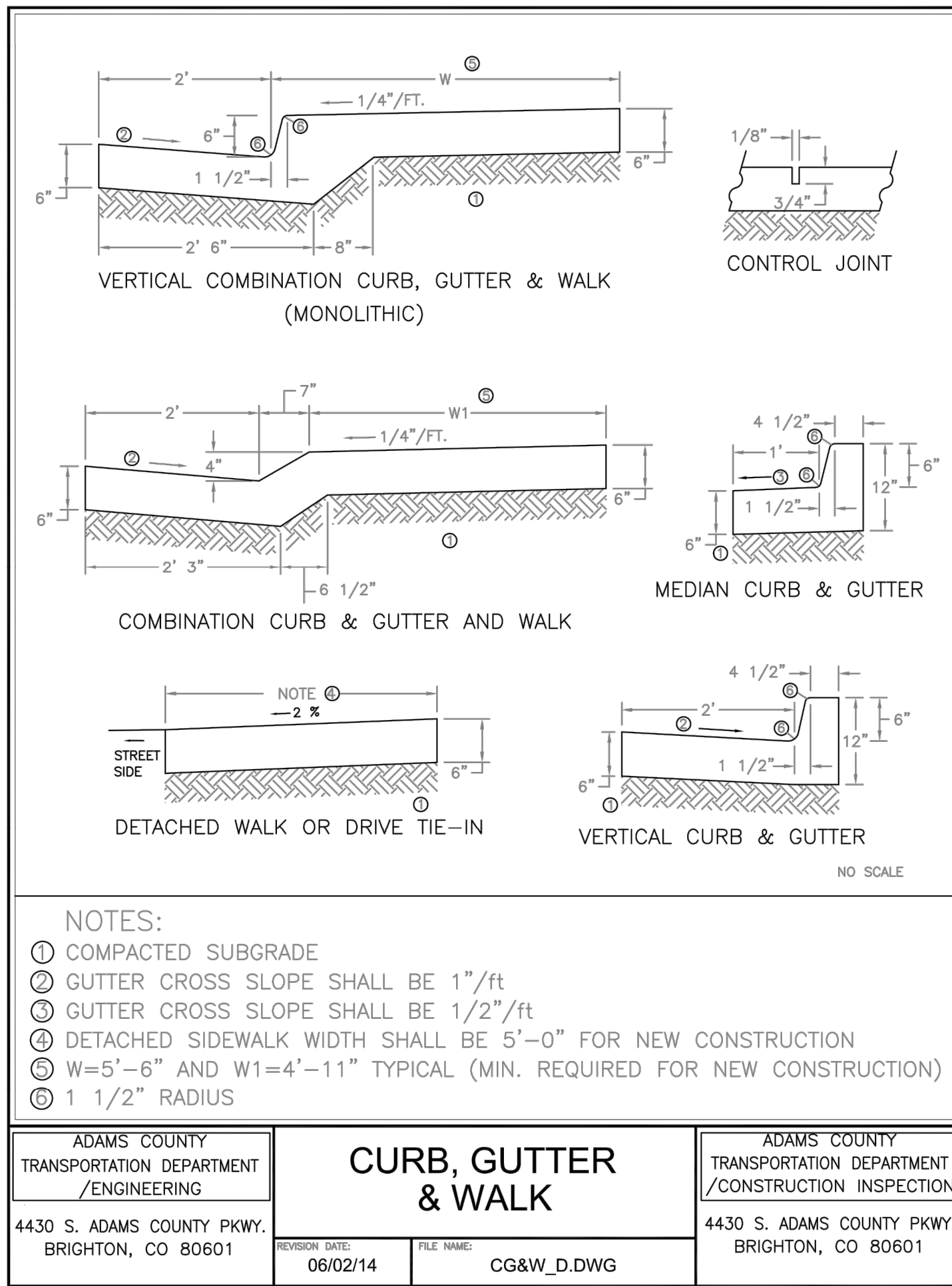
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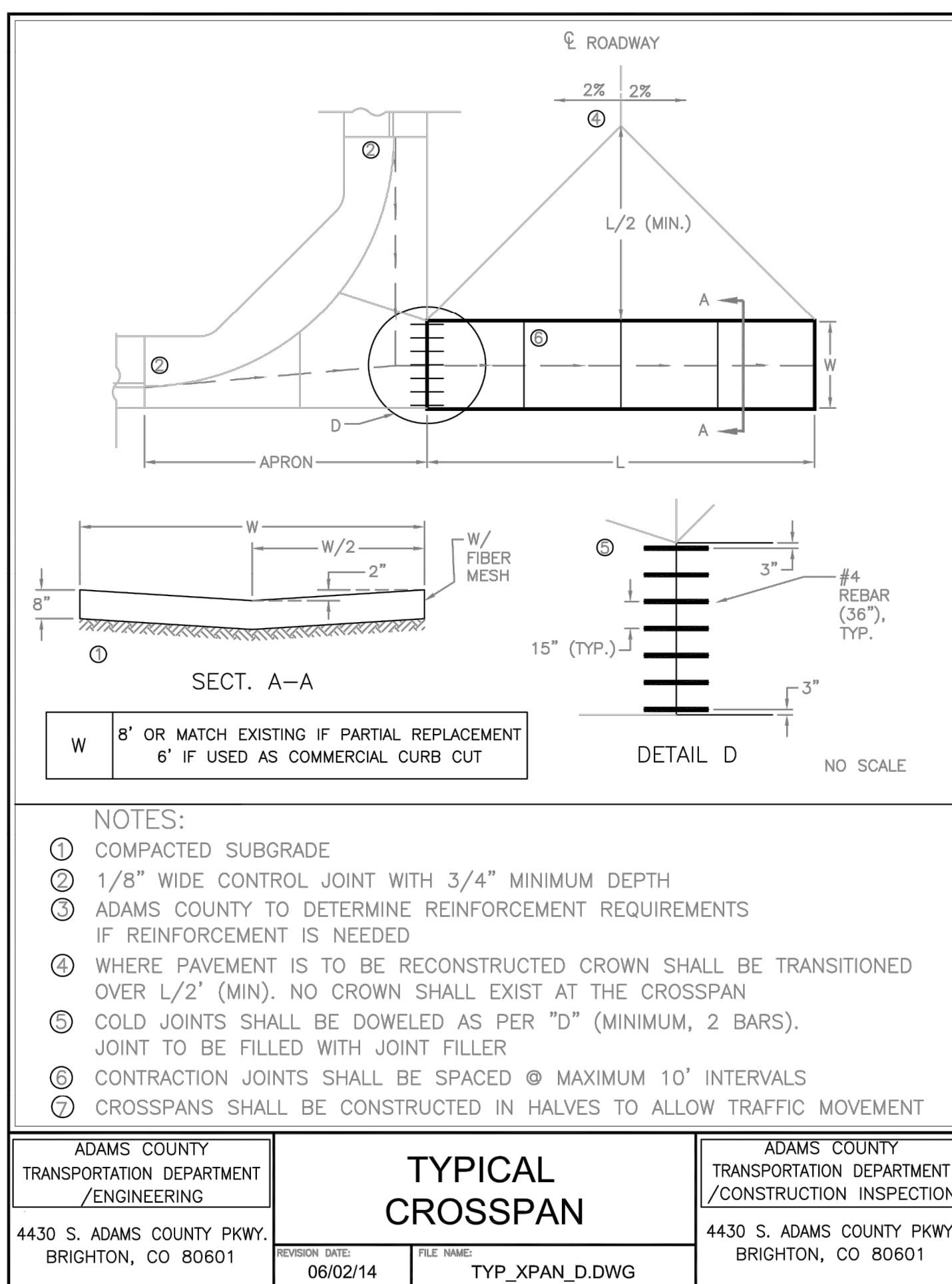
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PROVIDE TRAFFIC CONTROL SIGNS COMPLYING WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S MANUAL "UNIFORM TRAFFIC CONTROL DEVICES", AND LOCAL CODES.

SITE SIGNAGE DETAILS
NOT TO SCALE



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PARCEL IN THE SE 1/4 OF SEC 25, T2S, R68W 6TH P.M.

COUNTY OF ADAMS, STATE OF COLORADO

Design By: JWD
Approved By: JWD
Project No.: 2022-013
Date: 06-15-2022

May 27, 2022

Commercial Building Services
C/O David Spratlen II
7561 S. Grant St. Suite A-4
Littleton, CO 80122
david@cbsconstruction.com

RE: DTI Trucks Rezone Trip Generation Letter – Adams County, Colorado

The Fox Tuttle Transportation Group has completed a transportation analysis for the proposed rezoning of a 1.84± acre property for DTI Trucks to be able to store large vehicles that are for sale or need to be repaired or customized. The project site is located at 8100 Steele Street in Adams County, CO. This lot will not be available for customer vehicle storage or other services. DTI Trucks owns the property south of the subject site and operates their business of selling new and used commercial trucks, servicing and renting medium-duty and heavy-duty vehicles, selling trucking equipment and parts, and customizing these types of large vehicles. There is an existing a full-movement, gated access into the site. A vicinity map is shown on **Figure 1**. The purpose of this traffic letter is to document the estimated trip generation of this project and to identify if additional traffic analysis is necessary.



Figure 1. Vicinity Map

Trip Generation

Typically, trips are estimated with data contained in the *Institute of Transportation Engineers (ITE) Trip Generation Manual*¹; however, there is not a land use category for “vehicle storage” or a similar land use category. It is understood that the site is supplemental to the DTI Truck business and will only have trips into and out of the driveway when a stored vehicle needs to be move to the property to the south (130 feet) or is transported to/from the site.

The current hours of operation for customers to visit DTI Trucks is 8:00am to 5:30pm during weekdays and 8:00am to 12:00pm on Saturdays. Based on anticipated operations, it is understood that there will be no more than 10 vehicles moved to/from the subject property per day, which equates to 20 daily trips. It is likely that majority of the trips will occur outside the peak commuting times. For conservative purposes, if 10% of the daily trip occurred during the peak hour, then up to two (2) trips would utilize the driveway (one inbound and one outbound). It is not anticipated that the traffic associated with the proposed vehicle storage area for DTI Trucks will trigger the need for auxiliary lanes or a change in traffic control since volumes are significantly under the typical thresholds for these forms of mitigation measures.

Proposed Access

The existing full-movement, gravel access on Steele Street is proposed to be relocated slightly to the north with the rezoning of the property to provide ease of moving in and out of the subject property. The new access will be paved and gated and provide one inbound lane and one outbound lane. The access will be side-street stop-controlled on Steele Street.

Conclusions

It is anticipated that the existing roadway network, intersections, and proposed access can accommodate the estimated trips to the rezoned property that will expand the vehicle storage for DTI Trucks. The minimal volumes are not anticipated to trigger the need for mitigation measures at the intersection with Steele Street. **Based on the trip generation analysis, no additional traffic analysis is necessary to support this project.**

¹ *Trip Generation Manual*. 11th Edition. Institute of Transportation Engineers. Washington, DC. 2021.

DTI Trucks Rezone for Vehicle Storage

Trip Generation Letter

May 27, 2022

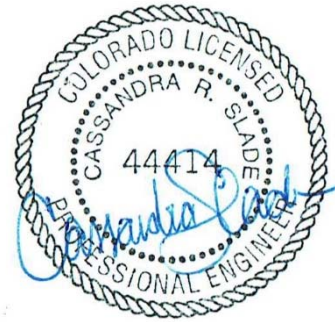
Hopefully the contents of this memorandum are helpful. If you have any questions, please give me a call.

Sincerely,

FOX TUTTLE TRANSPORTATION GROUP, LLC



Cassie Slade, P.E., PTOE
Principal



FINAL DRAINAGE REPORT DTI TRUCKS

PREPARED FOR:

**DTI HOLDINGS LLC
8955 W 44TH AVE
WHEAT RIDGE, CO 80033**



**6901 SOUTH PIERCE STREET, SUITE 315
LITTLETON, CO 80128
CONTACT: JERRY W. DAVIDSON, P.E.
(303) 232-8088**

JOB #2022-013

JULY 07, 2022

ENGINEER'S STATEMENT

I hereby attest that this report for the Final drainage design of DTI Trucks, was prepared by me, or under my direct supervision, in accordance with the provisions of the *Weld County Engineering and Construction Guidelines* for the responsible parties thereof.

Jerry W. Davidson, P.E.
Colorado Registration No. 30226
For and on behalf of Perception Design Group, Inc.

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Section 1: GENERAL LOCATION & DESCRIPTION

1.1 Site Location

The DTI Trucks project shown on Figure 1, is located in an unincorporated part of Adams County. The Project Site is currently developed with a parking lot used for vehicle storage. The site is bounded to the south by industrial development, to the east by a reservoir, to the north by industrial development and to the west by Steele Street. The Project Site also includes a portion of land located in the Steele Street right-of-way as well as land being dedicated to the Steele Street right-of-way.

By rectangular survey coordinates, the project consists of a portion of Lot 1, Block 1, Steele Street Industrial Park Filing No. 3, a parcel located in the Southeast $\frac{1}{4}$ of Section 25, Township 2 South, Range 68 West of the 6th P.M., Adams County, Colorado.



Figure 1: Vicinity Map (not to scale)

1.2 Description of Property

The site is developed with an unpaved parking lot used for vehicle storage. Site access is from one curb cut on Steele Street.

The project concept is to install a paved access to replace the existing unpaved access point off Steele Street and install a new detached sidewalk along Steele Street.

1.3 Existing Conditions

The Site encompasses approximately 1.84± acres of developed property. Existing topography has a gradual gradient from west to east. There is a drainage gutter that runs east-west along the southern property line which accepts site runoff. The entirety of the site lies within flood zone X. Detention and water quality are provided offsite to the southeast.

1.3.1 Soil Types

Natural Resource Conservation Service (NRCS) depict the Site soils to be in hydrological soils group C, Table 1 and Figure 2. Soil type C is noted by the NRCS as being well drained when wetted.

Map Unit Symbol	Hydrological Soils Group A	Percent of AOI
NuA	C	100%

Table 1: **Hydrological Soil Group Summary** (Courtesy NRCS Web Soil Survey Website)



Figure 2: **NRCS Soil Map** (Courtesy NRCS Web Soil Survey Website)

1.3.2 Existing Irrigation and Major Drainage

There are no known wetlands, irrigation facilities or jurisdictional waters on the site. The site is traversed by a drainage channel along the south property line. The ultimate receiving water is the South Platte River located to the east of the project site.

1.3.3 Existing Drainage

Direct runoff from the site drains by overland sheet flow generally from west to east to a channel running parallel to the southern property line. A small portion of land on the northern side of the site drains north to the adjacent lot. A small portion of land located in the Steele Street right-of-way on the western side of the site drains to a drainage ditch running along the eastern side of Steele Street. There are no detention or water quality facilities on the site.

There is no storm sewer on the site.

1.3.4 History of Flooding

The entirety of the site lies within flood zone X.

Section 2: MAJOR DRAINAGE BASINS & SUB-BASINS

2.1 Major Basin

The Project Site is not traversed by a major drainage way. The ultimate receiving water is the South Platte River located to the east of the project site.

The Project Site is shown on Flood Insurance Rate Map (FIRM) 08001C0602H, Effective March 5, 2007, Figure 3. The site is shown to be in Zone X Flood Areas on this FIRM map. Zone X Flood Areas are “Areas of Minimal Flood Hazard”.

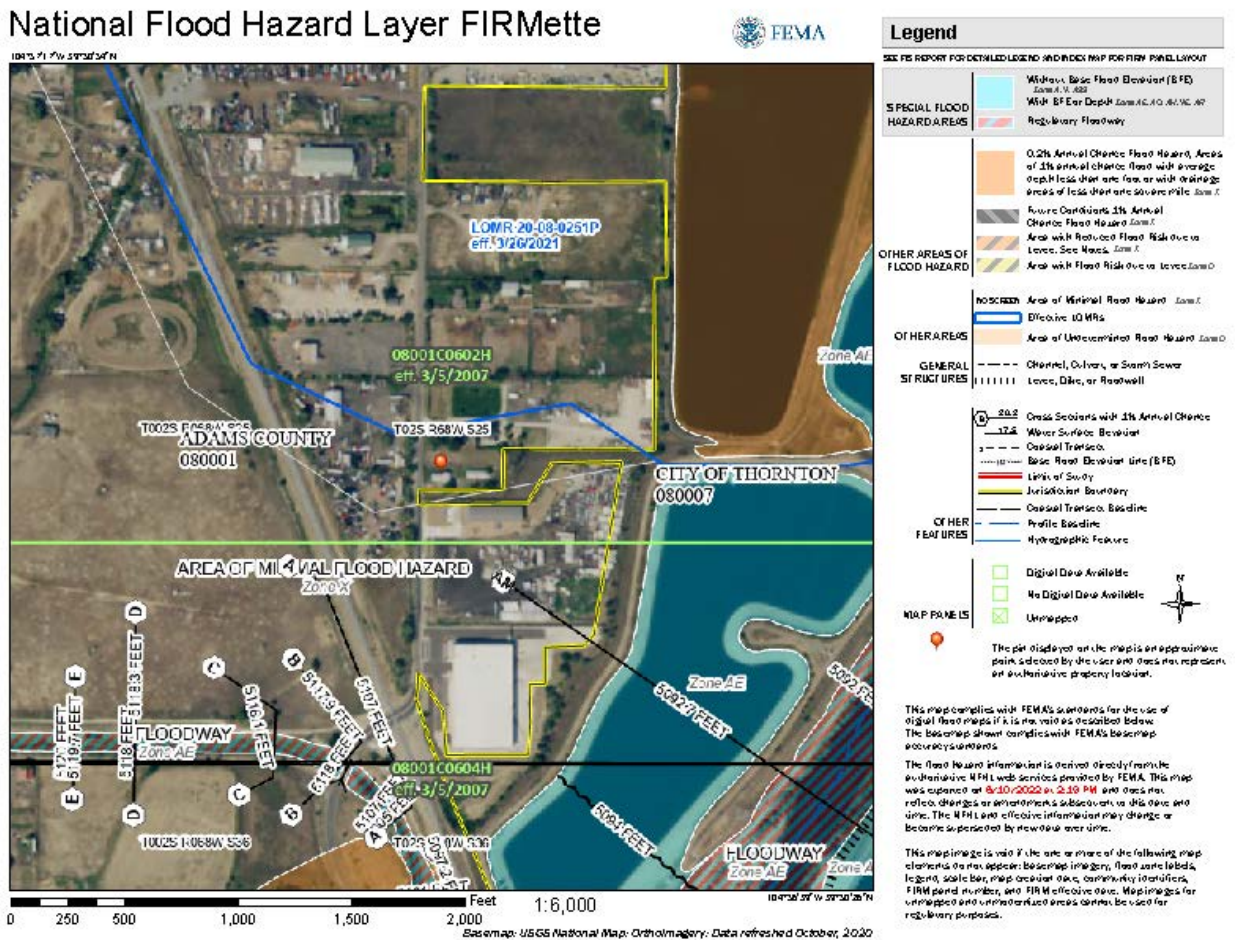


Figure 3: FIRM Map, Panel 08001C0602H, Effective March 5, 2007 (Courtesy FEMA)

Direct Runoff in the major basin drains from the southwest to northeast.

The basin in the area of the project is developed with a mixed use of residential, commercial, and industrial land. Predominate land use in the vicinity of the site is industrial development.

2.2 Sub-Basins

As previously indicated direct runoff from the site drains by overland sheet flow from the west to the east and discharges into the adjacent channel along the south property line. The existing site is analyzed as a single basin with limits defined by the property line designated as Ex Site. The developed site is analyzed as a single basin used to quantify runoff of the site as a whole.

Section 3: DRAINAGE DESIGN CRITERIA

3.1 Regulations

Onsite drainage design will adhere to Adams County Development Standards and Regulations and Urban Storm Drainage Criteria Manual. Proposed drainage concepts and patterns will adhere to existing drainage patterns.

3.2 Hydrologic Criteria

Rainfall intensities are as shown on Figure 9.1 – Time-Intensity-Frequency Curves in section 9-01-04-04 of the Adams County Development Standards and Regulations. Rainfall data used is for the 5-year and 100-year storm frequencies with a time of concentration of 5 minutes.

Storm Frequency (Year)	Rainfall Intensity (in/hr)
5	4.80
100	9.40

Table 2: **Rainfall Intensity** (Courtesy NOAA)

The rational method was used to calculate developed direct runoff for the 5-year and 100-year storm frequencies. Table 6.3 Recommended Percent Impervious Values and Table 6-5 Runoff Coefficients, from UDFCD Volume I standards were referenced to determine Site drainage hydrology, Table 4. Time of concentration was set at 5 minutes for the site.

Sub- Basin	Percent Impervious (%)	Runoff Coefficient 5-year	Runoff Coefficient 100-year
Ex Site	79.15 %	0.68	0.81
Developed Site	79.07 %	0.68	0.81

Table 3: **Percent Impervious & Runoff Coefficients**

3.3 Hydraulic Criteria

There is no proposed storm sewer on the site.

3.4 Detention Criteria

The site qualifies for a waiver of detention per Sec 9-01-11 of the County code. Code allows for a waiver of detention for sites where the total change in impervious area covers approximately 10,000 square feet or less. The areas with changes in imperviousness for the site total 8,124 square feet.

3.5 Waivers

No drainage waivers are requested as part of the proposed design.

Section 4: DRAINAGE FACILITY DESIGN

For the purpose of design, the site is taken as a single basin and quantifies the runoff for the entirety of the site. All site runoff is via surface flow. No storm sewer is proposed.

Developed runoff will discharge into either the roadside curb and gutter of the frontage road or the ditch along the south property line.

4.1 Specific Details

The site is analyzed for both the existing and developed condition. Direct runoff is calculated using the rational method a summary of runoff calculations is provided in Table 4 below. Detailed calculations are provided in the Appendix. Of specific note, developed runoff rates are unchanged from existing conditions. This is achieved because the developed condition introduces new landscaped areas to counteract the increased imperviousness from the new paved area.

Sub-Basin	Area (Acres)	Direct Runoff 5-year (cfs)	Direct Runoff 100-year (cfs)
Ex Site	2.02	5.92	15.74
Dev Site	2.02	5.92	15.74

Table 4: **Direct Runoff Summary**

4.2 Detention and Water Quality

Detention is not required for the site per County code (Sec 9-01-11.1). Water quality is not required for the site per County code (Sec 9-03-03.1).

County code section 9-03-03 states that a Stormwater Quality (SWQ) Permit is required for sites with construction activity that disturbs one or more acres of land or is a part of a larger project which will do or has done the same. Since the area of disturbance for the site is limited to no more than 0.2 acres, and is not part of a larger development, the site does not require a SWQ Permit.

Section 5: CONCLUSIONS

The proposed project will not increase runoff rates in the developed condition. The project was designed in accordance with Adams County Development Standards and Regulations and Mile High Flood District's (formerly Urban Drainage and Flood Control District) criteria. Detention is not required as site imperviousness is not increased. Water quality treatment is not required as disturbance area is less than one acre.

References

1. *Adams County Development Standards and Regulations.*
2. *Urban Storm Drainage Criteria Manual, Vol. 1 and Vol. 2,* Mile High Flood District, 2016.
3. *Urban Storm Drainage Criteria Manual, Vol. 3,* Mile High Flood District, November 2010.
4. *US Department of Agriculture Web Soil Survey,* Custom Soil Resource Report Larimer County Area, Colorado.
5. *Federal Emergency Management Agency, Firmett Web Service, Flood Insurance Rate Map*

Appendix A: CRITERIA

1. Rainfall Data
2. Table 6-3 "Recommended Percent Impervious Values"
3. Table 6-5 "Run Off Coefficients (c)"



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	2.62 (2.04-3.35)	3.22 (2.51-4.13)	4.31 (3.35-5.54)	5.32 (4.12-6.88)	6.88 (5.21-9.36)	8.20 (6.05-11.2)	9.62 (6.85-13.5)	11.2 (7.64-16.1)	13.4 (8.82-19.7)	15.2 (9.72-22.5)
10-min	1.91 (1.49-2.45)	2.35 (1.84-3.02)	3.16 (2.45-4.06)	3.89 (3.01-5.03)	5.03 (3.82-6.85)	6.00 (4.42-8.23)	7.05 (5.02-9.88)	8.19 (5.60-11.8)	9.83 (6.46-14.5)	11.2 (7.11-16.5)
15-min	1.56 (1.22-1.99)	1.91 (1.49-2.45)	2.56 (1.99-3.30)	3.17 (2.45-4.09)	4.09 (3.10-5.57)	4.88 (3.60-6.69)	5.73 (4.08-8.03)	6.66 (4.55-9.56)	7.99 (5.25-11.8)	9.07 (5.78-13.4)
30-min	1.10 (0.856-1.40)	1.34 (1.05-1.73)	1.80 (1.40-2.31)	2.21 (1.71-2.86)	2.85 (2.16-3.87)	3.38 (2.49-4.64)	3.96 (2.82-5.55)	4.59 (3.14-6.59)	5.50 (3.61-8.08)	6.23 (3.97-9.21)
60-min	0.679 (0.530-0.870)	0.832 (0.649-1.07)	1.11 (0.863-1.43)	1.37 (1.06-1.76)	1.76 (1.33-2.38)	2.08 (1.54-2.85)	2.44 (1.74-3.41)	2.82 (1.93-4.05)	3.37 (2.22-4.96)	3.82 (2.43-5.64)
2-hr	0.404 (0.319-0.514)	0.496 (0.391-0.630)	0.662 (0.520-0.842)	0.813 (0.635-1.04)	1.04 (0.798-1.40)	1.24 (0.920-1.68)	1.45 (1.04-2.00)	1.67 (1.16-2.37)	2.00 (1.33-2.90)	2.26 (1.46-3.30)
3-hr	0.292 (0.232-0.369)	0.358 (0.284-0.452)	0.476 (0.376-0.602)	0.584 (0.459-0.741)	0.747 (0.574-0.997)	0.885 (0.662-1.19)	1.03 (0.748-1.42)	1.20 (0.830-1.68)	1.42 (0.951-2.06)	1.61 (1.04-2.34)
6-hr	0.174 (0.140-0.217)	0.211 (0.169-0.264)	0.278 (0.222-0.348)	0.339 (0.269-0.426)	0.430 (0.334-0.567)	0.507 (0.383-0.674)	0.590 (0.431-0.801)	0.679 (0.476-0.945)	0.806 (0.544-1.15)	0.908 (0.595-1.30)
12-hr	0.107 (0.087-0.132)	0.129 (0.104-0.159)	0.167 (0.134-0.206)	0.201 (0.161-0.250)	0.252 (0.197-0.328)	0.295 (0.225-0.387)	0.340 (0.251-0.456)	0.389 (0.275-0.534)	0.458 (0.312-0.644)	0.513 (0.340-0.727)
24-hr	0.065 (0.053-0.080)	0.078 (0.064-0.096)	0.101 (0.082-0.124)	0.121 (0.098-0.149)	0.150 (0.118-0.191)	0.173 (0.133-0.224)	0.198 (0.147-0.261)	0.224 (0.160-0.303)	0.260 (0.179-0.360)	0.289 (0.193-0.404)
2-day	0.038 (0.031-0.046)	0.046 (0.038-0.055)	0.059 (0.049-0.072)	0.070 (0.057-0.085)	0.086 (0.068-0.108)	0.099 (0.076-0.125)	0.111 (0.083-0.145)	0.125 (0.090-0.166)	0.143 (0.099-0.195)	0.157 (0.106-0.217)
3-day	0.028 (0.023-0.033)	0.033 (0.027-0.040)	0.042 (0.035-0.050)	0.049 (0.041-0.060)	0.060 (0.048-0.075)	0.069 (0.054-0.087)	0.078 (0.059-0.100)	0.087 (0.063-0.115)	0.099 (0.069-0.135)	0.109 (0.074-0.149)
4-day	0.022 (0.018-0.026)	0.026 (0.022-0.031)	0.033 (0.027-0.039)	0.038 (0.032-0.046)	0.047 (0.037-0.058)	0.053 (0.042-0.067)	0.060 (0.045-0.077)	0.067 (0.049-0.088)	0.077 (0.054-0.103)	0.084 (0.057-0.115)
7-day	0.014 (0.012-0.017)	0.017 (0.014-0.020)	0.021 (0.017-0.025)	0.024 (0.020-0.029)	0.029 (0.023-0.036)	0.033 (0.026-0.041)	0.037 (0.028-0.047)	0.041 (0.030-0.053)	0.046 (0.033-0.062)	0.051 (0.035-0.069)
10-day	0.011 (0.009-0.013)	0.013 (0.011-0.015)	0.016 (0.013-0.019)	0.018 (0.015-0.022)	0.022 (0.018-0.027)	0.024 (0.019-0.030)	0.027 (0.021-0.034)	0.030 (0.022-0.039)	0.034 (0.024-0.045)	0.037 (0.026-0.050)
20-day	0.007 (0.006-0.008)	0.008 (0.007-0.010)	0.010 (0.008-0.011)	0.011 (0.009-0.013)	0.013 (0.011-0.016)	0.015 (0.012-0.018)	0.016 (0.012-0.020)	0.018 (0.013-0.022)	0.020 (0.014-0.026)	0.021 (0.015-0.028)
30-day	0.006 (0.005-0.007)	0.006 (0.006-0.007)	0.008 (0.007-0.009)	0.009 (0.007-0.010)	0.010 (0.008-0.012)	0.011 (0.009-0.013)	0.012 (0.010-0.015)	0.013 (0.010-0.017)	0.015 (0.011-0.019)	0.016 (0.011-0.021)
45-day	0.004 (0.004-0.005)	0.005 (0.004-0.006)	0.006 (0.005-0.007)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.009 (0.007-0.011)	0.010 (0.008-0.012)	0.010 (0.008-0.013)	0.011 (0.008-0.015)	0.012 (0.009-0.016)
60-day	0.004 (0.003-0.004)	0.004 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.005-0.007)	0.007 (0.006-0.008)	0.008 (0.006-0.009)	0.008 (0.007-0.010)	0.009 (0.007-0.011)	0.010 (0.007-0.012)	0.010 (0.007-0.013)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

Table 6-3. Recommended percentage imperviousness values

Land Use or Surface Characteristics	Percentage Imperviousness (%)
Business:	
Downtown Areas	95
Suburban Areas	75
Residential lots (lot area only):	
Single-family	
2.5 acres or larger	12
0.75 – 2.5 acres	20
0.25 – 0.75 acres	30
0.25 acres or less	45
Apartments	75
Industrial:	
Light areas	80
Heavy areas	90
Parks, cemeteries	10
Playgrounds	25
Schools	55
Railroad yard areas	50
Undeveloped Areas:	
Historic flow analysis	2
Greenbelts, agricultural	2
Off-site flow analysis (when land use not defined)	45
Streets:	
Paved	100
Gravel (packed)	40
Drive and walks	90
Roofs	90
Lawns, sandy soil	2
Lawns, clayey soil	2

Table 6-5. Runoff coefficients, *c* (continued)

Total or Effective % Impervious	NRCS Hydrologic Soil Group C						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
2%	0.01	0.05	0.15	0.33	0.40	0.49	0.59
5%	0.03	0.08	0.17	0.35	0.42	0.5	0.6
10%	0.06	0.12	0.21	0.37	0.44	0.52	0.62
15%	0.1	0.16	0.24	0.4	0.47	0.55	0.64
20%	0.14	0.2	0.28	0.43	0.49	0.57	0.65
25%	0.18	0.24	0.32	0.46	0.52	0.59	0.67
30%	0.22	0.28	0.35	0.49	0.54	0.61	0.68
35%	0.26	0.32	0.39	0.51	0.57	0.63	0.7
40%	0.3	0.36	0.43	0.54	0.59	0.65	0.71
45%	0.34	0.4	0.46	0.57	0.62	0.67	0.73
50%	0.38	0.44	0.5	0.6	0.64	0.69	0.75
55%	0.43	0.48	0.54	0.63	0.66	0.71	0.76
60%	0.47	0.52	0.57	0.65	0.69	0.73	0.78
65%	0.51	0.56	0.61	0.68	0.71	0.75	0.79
70%	0.56	0.61	0.65	0.71	0.74	0.77	0.81
75%	0.6	0.65	0.68	0.74	0.76	0.79	0.82
80%	0.65	0.69	0.72	0.77	0.79	0.81	0.84
85%	0.7	0.73	0.76	0.79	0.81	0.83	0.86
90%	0.74	0.77	0.79	0.82	0.84	0.85	0.87
95%	0.79	0.81	0.83	0.85	0.86	0.87	0.89
100%	0.83	0.85	0.87	0.88	0.89	0.89	0.9

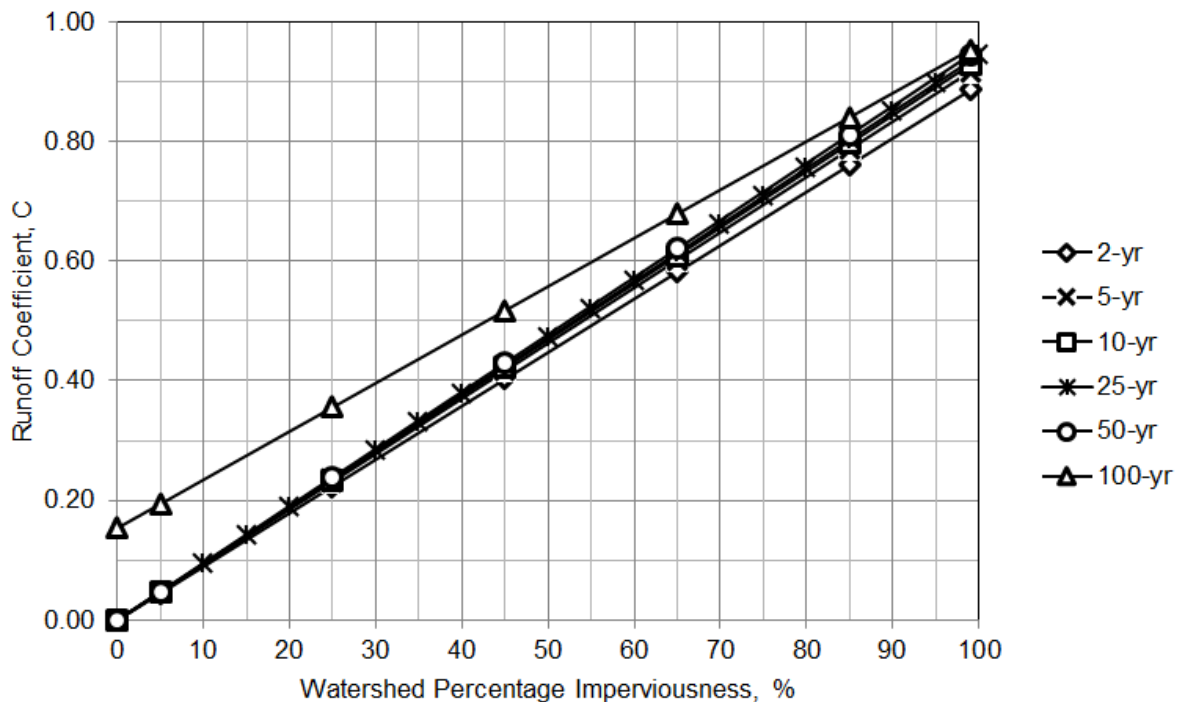


Figure 6-1. Runoff coefficient vs. watershed imperviousness NRCS HSG A

Appendix B: HYDROLOGY, HYDRAULICS

1. Basin Composite Imperviousness and Runoff Coefficients
2. Runoff Calculations

Perception Design Group, Inc.
 6901 South Pierce Street, Suite 315
 Littleton, Colorado 80128
 (303) 232-8088 Fax (303) 232-5255

Designed by: JWD
 Date: 8-Jul-22
 Job Number: 2022-013

Project: DTI Trucks

COMPOSITE RUNOFF COEFFICIENTS

Catchment	ROOF		ROADBASE		PAVEMENT		LANDSCAPING		Composite C	Catchment Area (Ac.)	Imperviousness
	Area (Ac.)	C	Area (Ac.)	C	Area (Ac.)	C	Area (Ac.)	C			
	Imperviousness = 90%	0.90	Imperviousness = 80%	0.80	Imperviousness = 100%	1.00	Imperviousness = 2%	0.02			
Developed Site (5-Year)	0.00	0.77	1.82	0.69	0.14	0.85	0.06	0.05	0.68	2.02	
Developed Site (100-Year)	0.00	0.85	1.82	0.81	0.14	0.89	0.06	0.49	0.81	2.02	79.07%
Ex Site (5-Year)	0.00	0.77	1.91	0.69	0.07	0.85	0.04	0.05	0.68	2.02	
Ex Site (100-Year)	0.00	0.85	1.91	0.81	0.07	0.89	0.04	0.49	0.81	2.02	79.15%

Perception Design Group, Inc.
 6901 South Pierce Street, Suite 315
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Designed by: JWD
 Date: 8-Jul-22
 Job Number: 2022-013

Project: DTI Trucks

RUNOFF CALCULATIONS

(RATIONAL METHOD)

Design Storm: 5-Yr.

		Direct Runoff						
Design	Basin	Area	Runoff	CA	Tc	I	Q	
Point	Desig.	(Acres)	Coefficient		(min)	(in/hr)	(cfs)	
	Dev Site	2.02	0.68	1.37	5.0	4.31	5.92	
	Ex Site	2.02	0.68	1.37	5.0	4.31	5.92	

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Designed by: JWD
 Date: 8-Jul-22
 Job Number: 2022-013

Project: DTI Trucks

RUNOFF CALCULATIONS

(RATIONAL METHOD)

Design Storm: 100-Yr.

		Direct Runoff						
Design	Basin	Area	Runoff	CA	Tc	I	Q	
Point	Desig.	(Acres)	Coefficient		(min)	(in/hr)	(cfs)	
	Dev Site	2.02	0.81	1.64	5.0	9.62	15.74	
	Ex Site	2.02	0.81	1.64	5.0	9.62	15.74	

Appendix C: FIRM AND SOILS DATA

1. FIRM
2. Soils Map and Data

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the **Flood Profiles and Floodway Data** and/or **Summary of Stillwater Elevations** tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the **Summary of Stillwater Elevations** table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the **Summary of Stillwater Elevations** table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NINGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

Base map information shown on this FIRM was provided by the Adams County and Adams County GIS departments. The coordinate system used for the production of the digital FIRM is Universal Transverse Mercator, Zone 13N, referenced to North American Datum of 1983 and the GRS 80 spheroid, Western Hemisphere.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the **Flood Profiles and Floodway Data** tables in the **Flood Insurance Study report (which contains authoritative hydraulic data)** may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

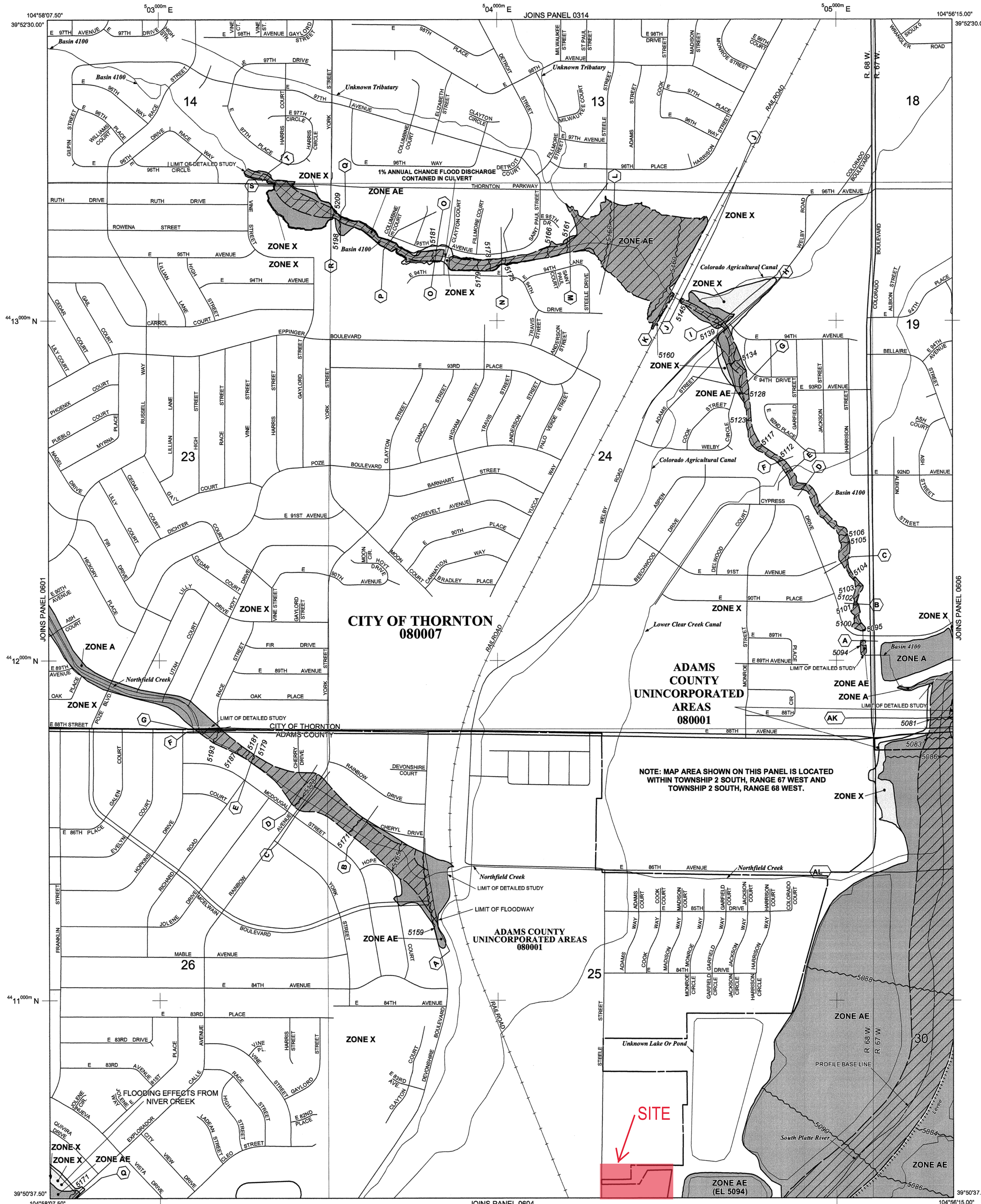
Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/>.

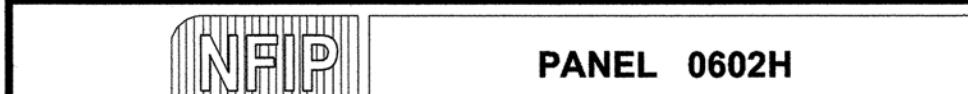
This digital Flood Insurance Rate Map (FIRM) was produced through a cooperative partnership between the State of Colorado Water Conservation Board, the Urban Drainage and Flood Control District, and the Federal Emergency Management Agency (FEMA). The State of Colorado Water Conservation Board and the Urban Drainage and Flood Control District have implemented a long-term approach of floodplain management to reduce the costs associated with flooding. As part of this effort, both the State of Colorado and the Urban Drainage and Flood Control District have joined in Cooperating Technical Partner agreements with FEMA to produce this digital FIRM.

Additional flood hazard information and resources are available from local communities, the Colorado Water Conservation Board, and the Urban Drainage and Flood Control District.



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
- The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
- OTHERWISE PROTECTED AREAS (OPAs)
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*
- * Referenced to the North American Vertical Datum of 1988 (NAVD 88)
- Cross section line
- Transect line
- 97°07'30", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 4275000m 1000-meter Universal Transverse Mercator grid ticks, zone 13
- 6000000 M 5000-foot grid ticks: Alabama State Plane coordinate system, east zone (FIPSZONE 0101), State Plane Transverse Mercator
- DX5510 Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile
- MAP REPOSITORIES
- Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP August 16, 1995
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL March 5, 2007 - to update map format.



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0602H

FIRM FLOOD INSURANCE RATE MAP

ADAMS COUNTY, COLORADO AND INCORPORATED AREAS

PANEL 602 OF 1150
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ADAMS COUNTY	08001	0602	H
THORNTON, CITY OF	08007	0602	H

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER 08001C0602H

MAP REVISED MARCH 5, 2007

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be used in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NINGS12
National Geodetic Survey
SSM/C-3, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

Base map information shown on this FIRM was provided by the Adams County and Commerce City GIS departments. The coordinate system used for the production of the digital FIRM is Universal Transverse Mercator, Zone 13N, referenced to North American Datum of 1983 and the GRS 80 spheroid, Western Hemisphere.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

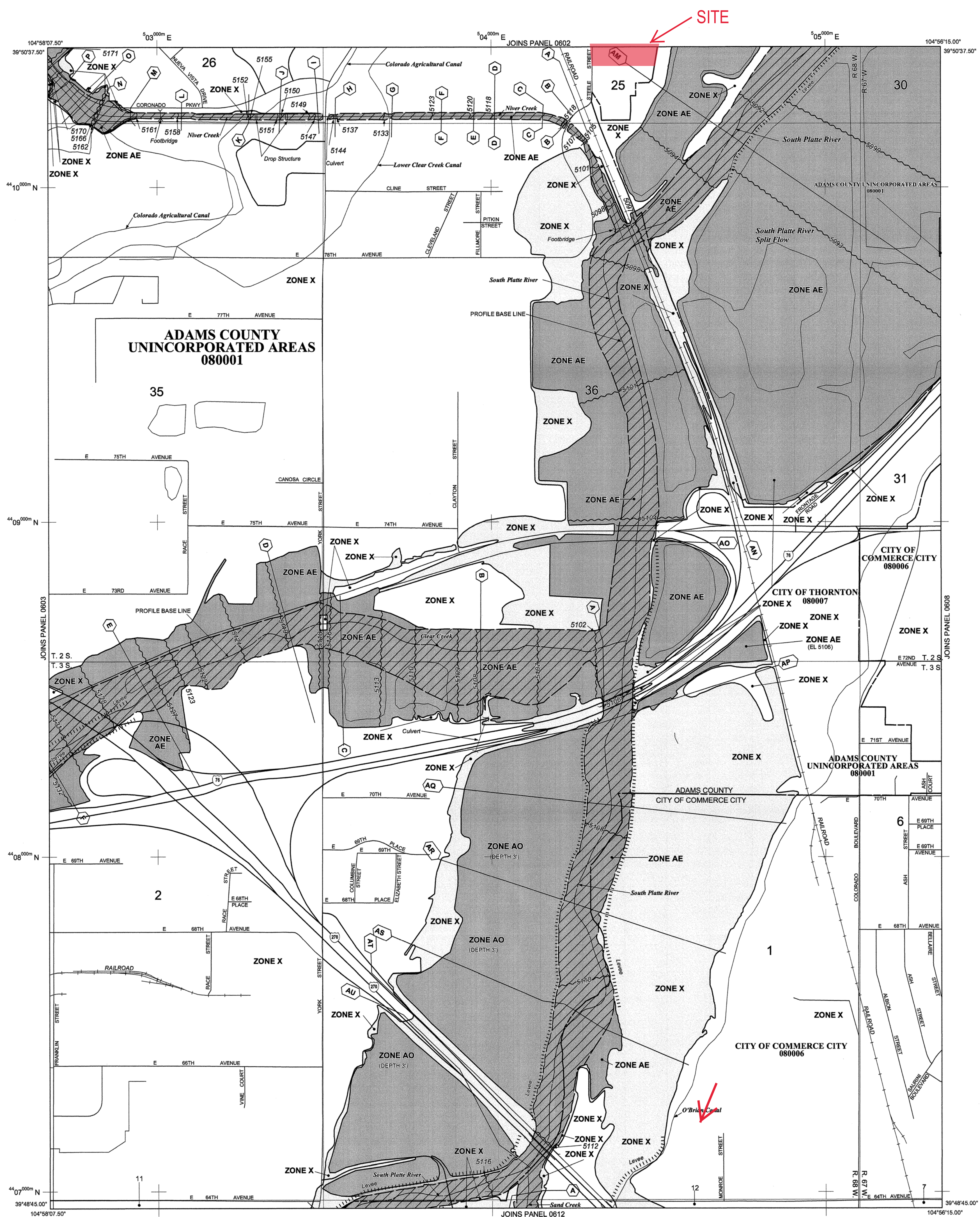
Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2827) or visit the FEMA website at <http://www.fema.gov/>.

This digital Flood Insurance Rate Map (FIRM) was produced through a cooperative partnership between the State of Colorado Water Conservation Board, the Urban Drainage and Flood Control District, and the Federal Emergency Management Agency (FEMA). The State of Colorado Water Conservation Board and the Urban Drainage and Flood Control District have implemented a long-term approach of floodplain management to reduce the costs associated with flooding. As part of this effort, both the State of Colorado and the Urban Drainage and Flood Control District have joined in Cooperating Technical Partner agreements with FEMA to produce this digital FIRM.

Additional flood hazard information and resources are available from local communities, the Colorado Water Conservation Board, and the Urban Drainage and Flood Control District.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AP, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- Zone X boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

(A) (A) Cross section line

(2) (2) Transect line

97°07'30", 32°22'30"
42°5'00"N
6000000 M

1000-meter Universal Transverse Mercator grid ticks, zone 13
5000-foot grid ticks: Alabama State Plane coordinate system, east zone (FIPSZONE 0101), Transverse Mercator

DX5510 Bench mark (see explanation in Notes to Users section of this FIRM panel)

M1.5 River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
August 16, 1995

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
March 5, 2007 - to update map format.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET
150 0 150 300 METERS

PANEL 0604H

FIRM FLOOD INSURANCE RATE MAP

ADAMS COUNTY, COLORADO AND INCORPORATED AREAS

PANEL 604 OF 1150
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ADAMS COUNTY	06001	0604	H
COMMERCE CITY, CITY OF	06006	0604	H
THORNTON, CITY OF	06007	0604	H

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER 08001C0604H

MAP REVISED MARCH 5, 2007

Federal Emergency Management Agency



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Adams County Area, Parts of Adams and Denver Counties, Colorado



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

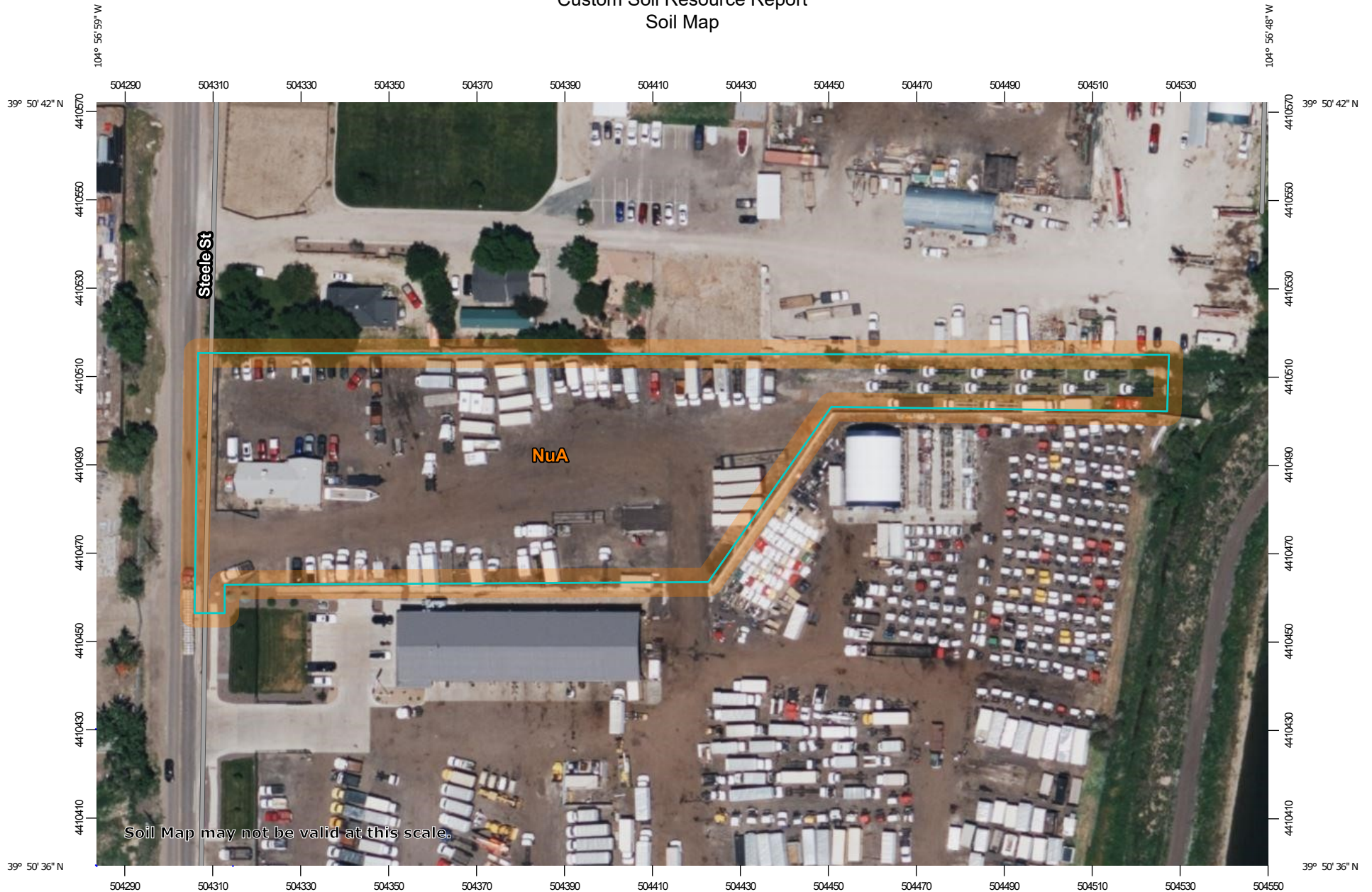
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

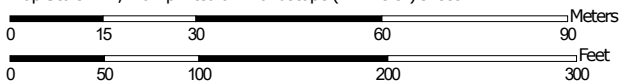
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map




Map Scale: 1:1,220 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado
 Survey Area Data: Version 18, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 9, 2021—Jun 12, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NuA	Nunn clay loam, 0 to 1 percent slopes	2.0	100.0%
Totals for Area of Interest		2.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Adams County Area, Parts of Adams and Denver Counties, Colorado

NuA—Nunn clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2t1ng
Elevation: 4,100 to 5,700 feet
Mean annual precipitation: 14 to 15 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 135 to 152 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Nunn and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nunn

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Pleistocene aged alluvium and/or eolian deposits

Typical profile

Ap - 0 to 6 inches: clay loam
Bt1 - 6 to 10 inches: clay loam
Bt2 - 10 to 26 inches: clay loam
Btk - 26 to 31 inches: clay loam
Bk1 - 31 to 47 inches: loam
Bk2 - 47 to 80 inches: loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 7 percent
Maximum salinity: Nonsaline (0.1 to 1.0 mmhos/cm)
Sodium adsorption ratio, maximum: 0.5
Available water supply, 0 to 60 inches: High (about 9.1 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: R067BY042CO - Clayey Plains
Hydric soil rating: No

Custom Soil Resource Report

Minor Components

Heldt

Percent of map unit: 10 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R067BY042CO - Clayey Plains

Hydric soil rating: No

Wages

Percent of map unit: 5 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R067BY002CO - Loamy Plains

Hydric soil rating: No

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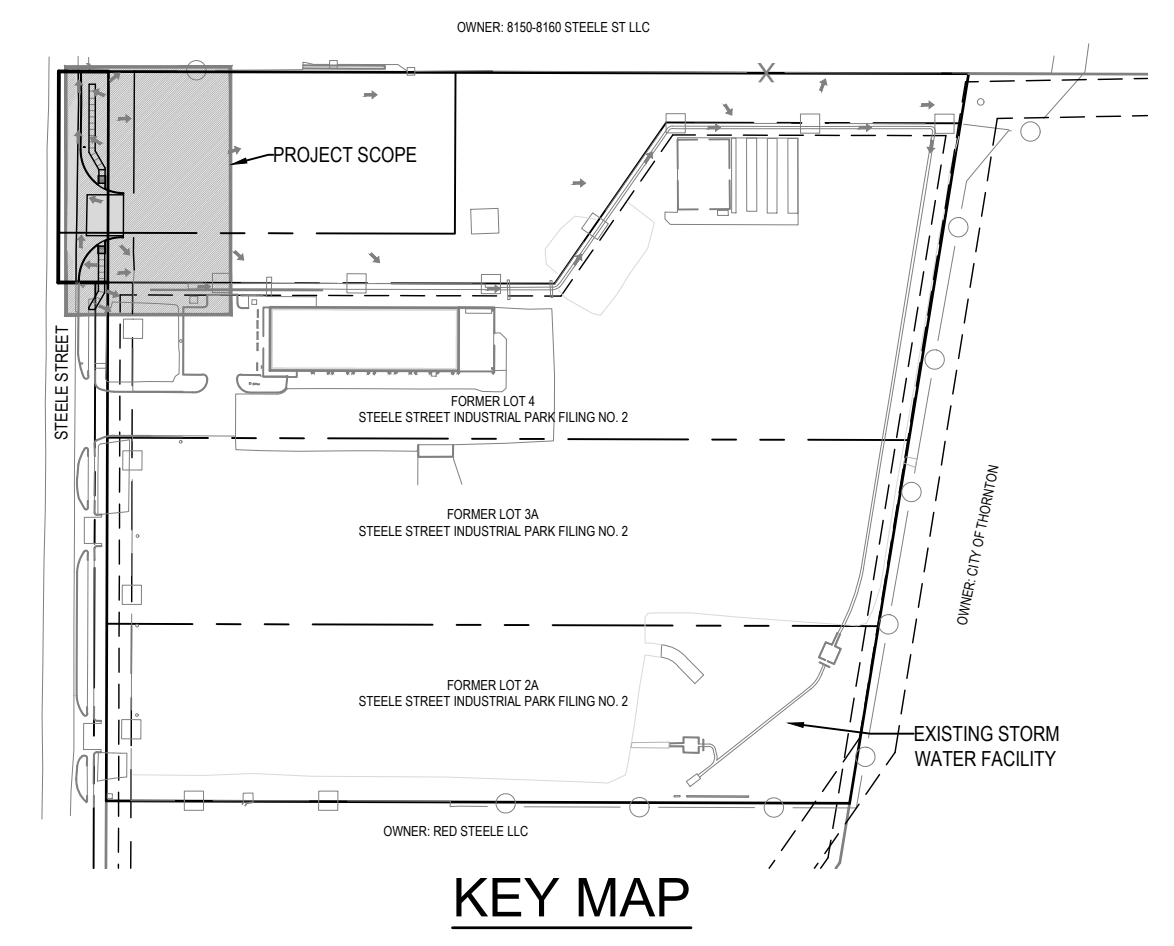
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United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

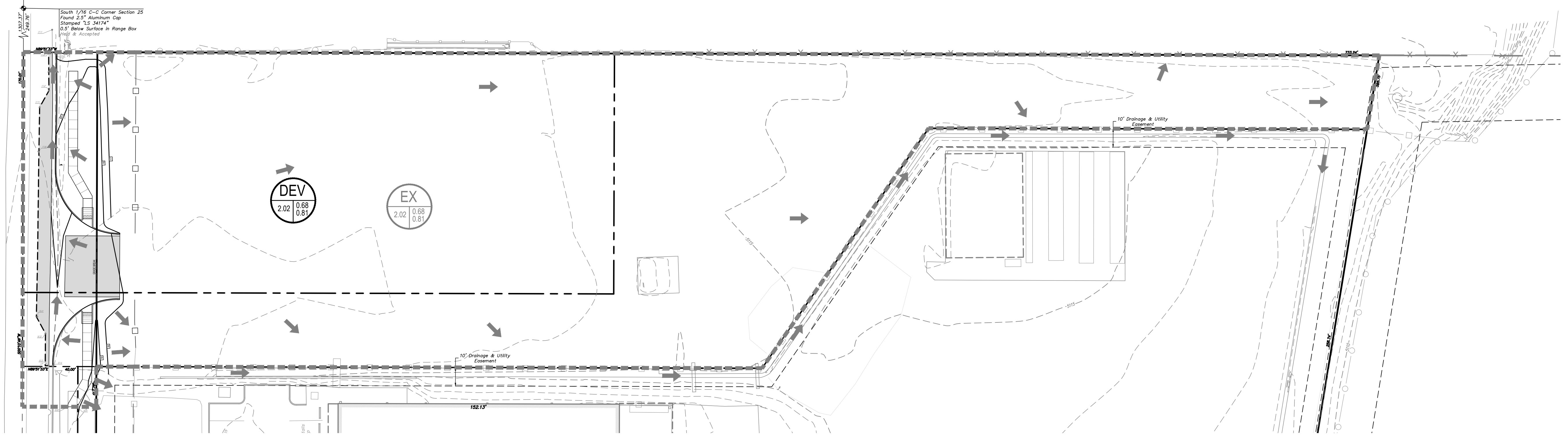
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Appendix D: DRAINAGE MAP



KEY MAP



PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30228 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION	REVISIONS
1	07/07/22	INITIAL SUBMITTAL	
2			
3			
4			
5			
6			
7			
8			
9			
10			

LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BASIN DESIGNATION
- 5 YR RUNOFF COEFFICIENT
- 100 YR RUNOFF COEFFICIENT
- BASIN AREA (IN ACRES)
- BASIN BOUNDARY LINE
- FLOW ARROW

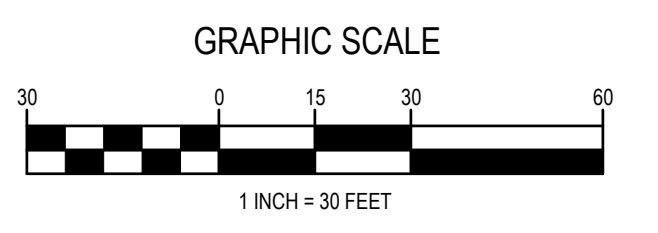
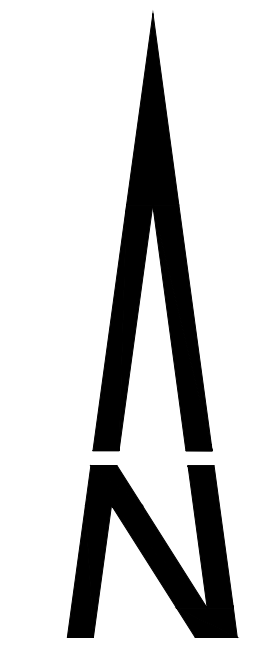
SUMMARY RUNOFF TABLE

	CONTRIBUTING AREA	5 YEAR RUNOFF (CFS)	100 YEAR RUNOFF (CFS)
EX	2.02	5.92	15.74
DEV	2.02	5.92	15.74

AREA WITH A CHANGE IN IMPERVIOUSNESS = ±0.18 ACRES (APPROX. 8,000 SF)
AREA OF DISTURBANCE = ±0.25 ACRES (APPROX. 11,000 SF)

BENCHMARK

NGS BENCHMARK "E 392"
LOCATED AT THE JUNCTION OF THE UNION PACIFIC RAILROAD AND EAST 72ND AVENUE, 219.8 FEET NORTHEAST OF THE CENTERLINE OF THE AVENUE, 28.2 FEET SOUTHEAST OF THE NEAR RAIL.
ELEVATION = 5133.10 FEET (NAVD 1988)



THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

DRAINAGE MAP

DTI TRUCKS
LOT 1, BLOCK 1, STEELE STREET INDUSTRIAL PARK FILING NO. 3
PARCEL IN THE SE 1/4 OF SEC 25, T2S, R68W 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

Design By: JWD
Approved By: JWD
Project No.: 2022-013
Date: 06-15-2022

SHEET
1

North Washington Street

Water and Sanitation

District

3172 E. 78th Avenue, Denver, CO 80229 303 - 288 - 6664

To Whom It May Concern:

Dear Sir/Madame:

The North Washington Street Water and Sanitation District ("District") provides the following in response to your request for water and sanitary sewer service dated December 2, 2021 related to the property located at 8100 Steele Street. ("Property"). The District can provide water and sewer service to the Property based on conditions set forth herein. The following are general requirements for water and sanitary sewer service. The District Rules and Regulations and the standards and requirements of Denver Water and Metro Wastewater Reclamation District must be complied with as an on-going condition of service.

The subject Property is understood to be entirely within the service and boundary area of the District based on your assertions. The District makes no representation or warranty in regard to the Property boundaries and applicant is responsible for verification of same. If the Property is outside of the District's boundaries, applicant is responsible for undertaking and paying all costs to include the Property within the District's boundaries. Treatment of sewage generated within the District is provided by the Metro Wastewater Reclamation District. Treatment and provision of water within the District is provided by Denver Water. Conditions for water and sanitary service from the District include meeting the requirements contained herein and payment of all fees and costs as provided in District's Rules and Regulations along with those of Denver Water and Metro Wastewater Reclamation District. Timing of water and sanitary availability is subject to further coordinated by the District.

Water and Sanitary availability are subject to review and acceptance of design documents from owner/developer of the Property, by the District. Appropriate right-of-way easements and agreements are required for all water and sanitary sewer extensions. Jurisdictional coordination, approvals, permitting, license agreements and easements are to be completed prior to acceptance of plans. All costs associated with collection and distribution system improvements required to serve the Property are the responsibility of the owner/developer including guarantee of improvements and warranty periods.

Receipt of service is also subject to all costs being paid by owner/developer for engineering, reviews, construction, observation, and inspections at the then current rate fee structure established by the District, including establishing an imprest account with the District as a deposit for such accounts. Please be aware that proper tap connection and development fees are required to be paid, at the most recent fee schedule, prior to connection to the District main.



Mike DeMattee,
District Manager



**RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests,
Penalties)**

Account	Parcel Number	Receipt Date	Receipt Number
R0173577	0171925401001	Feb 16, 2021	2021-02-16-WEB-6076

DTI HOLDINGS LLC
8955 W 44TH AVE
WHEAT RIDGE, CO 80033

Situs Address	Payor
8080 STEELE ST	Karen Hasse

Legal Description
SUB:STEELE STREET INDUSTRIAL PARK LOT:4

Property Code	Actual	Assessed	Year	Area	Mill Levy
COMM LND SPEC PURPOS - 2130	249,607	72,390	2020	085	100.303
MERCHANDISING - 2212	320,436	92,930	2020	085	100.303
OFFICES - 2220	152,882	44,340	2020	085	100.303

Payments Received
E-check Multi-Account Payment

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2020	Tax Charge	\$21,029.52	\$0.00	\$10,514.76	\$10,514.76
				\$10,514.76	\$10,514.76
		Balance Due as of Feb 16, 2021			\$10,514.76

WE ARE EXPANDING TO SERVE YOU BETTER! WATCH FOR NEW LOCATIONS ON OUR WEBSITE!

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
[Stay Safe! Please use website services www.adcotax.com]

Email: treasurer@adcogov.org
Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!



RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

Account	Parcel Number	Receipt Date	Receipt Number
R0054782	0171925000017	Feb 16, 2021	2021-02-16-WEB-6069

DTI HOLDINGS LLC
8955 W 44TH AVE
WHEAT RIDGE, CO 80033-3001

Situs Address	Payor
8100 STEELE ST	Karen Hasse

Legal Description
SECT,TWN,RNG:25-2-65 DESC: BEG AT PT 15 RDS S OF NW COR OF SW4 SE4 TH E 320 FT TH S 130 FT TH W 320 FT TH N 130 FT TO BEG 1A

Property Code	Actual	Assessed	Year	Area	Mill Levy
RES IMPRV LAND - 1112	56,500	4,040	2020	085	100.303
SINGLE FAMILY RES - 1212	310,913	22,230	2020	085	100.303

Payments Received
E-check Multi-Account Payment

Payments Applied		Billed	Prior Payments	New Payments	Balance
Year	Charges				
2020	Tax Charge	\$2,634.96	\$0.00	\$2,634.96	\$0.00
				\$2,634.96	\$0.00
Balance Due as of Feb 16, 2021					\$0.00

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