

SUBJECT: PM22-001 – TIEDEMAN MINOR SUBDIVISION

MOLLY ORKILD-LARSON, PRINCIPAL PLANNER

JULY 25, 2022

LOCATION:

The subject properties are Parcels 6 and 7 of the Watkins Ranch subdivision. These parcels are located in Commissioner District No. 3 and zoned Agricultural-1 (A-1).



Vicinity and Zoning Map

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

North:	Single family residential, zoned A-1
South:	Single family residential, zoned A-1
East:	Single family residential, zoned A-1
West:	Single family residential, zoned A-1

PROPOSAL:

The applicant is seeking approval to combine Parcels 6 and 7 and re-subdivide them into three lots ranging in size from 20 to 25 acres.

RECOMMENDATION:

Staff recommends the application be approved based on the findings and subject to the conditions of approval outlined herein.

I. BACKGROUND

The Watkins Ranch Land Survey Plat consists of 16 parcels and was deposited with the Arapahoe County Clerk and Recorder in 2003. All parcels within this development are a minimum of 35 acres in size and therefore required no formal platting process (Senate Bill 35).

II. DISCUSSION

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) Minor Subdivision Regulations; and, 3) analysis of referral comments.

1. The Comprehensive Plan

Comprehensive Plan (Comp Plan): The subject parcels are located within the Urban Reserve. The intent of this area is to reserve the land for future development at an urban density. The Watkin Ranch was established before the Comp Plan's Planning Reserve/Tier I and Urban Reserve were created in 2012 and 2018, respectively. The proposed subdivision doesn't meet the intent of Urban Reserve but meets the zone district's minimum lot size requirement of 19 acres.

This proposal complies with the Comp plan as follows:

GOAL PSF 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development

The three residential lots depicted on the proposed plat will each be served by individual water wells. The Colorado Division of Water Resources has determined that the water supply is adequate and can be provided without causing injury.

Policy PFS 4.3 - Require Adequate Wastewater Treatment

The proposed plat has been reviewed by the Tri-County Health Department and this agency has no objection of using On-site Wastewater Treatment Systems (OWTS) for the development.

GOAL PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable and Internet in Existing and New Development

The proposal can be served by CenturyLink and Xcel Energy.

GOAL PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection Utilities in Existing and New Development

The Arapahoe County Sheriff's Office and Bennett-Watkins Fire District will serve this development.

GOAL PFS 9 – Ensure that the Educational Needs of Existing and New Developments Are Met

The site will be served by Bennett School District. The school district reviewed the minor subdivision plat application and is requesting cash-in-lieu for schools.

2. Land Development Code – Subdivision Regulations

A Minor Subdivision follows the Final Plat process, as outlined in Section 5-6.3 of the Land Development Code. A Minor Subdivision may be approved upon the finding by the Board that the application meets the following criteria:

1. Provide for a public water supply.

All the lots will be served by water wells and the State Water Engineer has determined that the water supply is adequate and water supply can be provided without causing injury.

2. Provide for a public sewage disposal system.

All lots will be served by On-site Wastewater Treatment System (OWTS). Tri-County Health Department has no objection to site being served by septic systems as long as regulations are followed.

3. Provide evidence to show that all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider and that the proposed uses of these areas are compatible with such conditions.

The Colorado Geological Survey had no comments on this development.

4. Comply with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners.

The proposed application meets the zoning regulations.

5. Comply with the Mineral Resource Areas in the Regulation for Areas of Special Interest as adopted in the Arapahoe County Zoning Regulations.

The Mineral Resource Map does not cover the subject site (Map B-8).

6. Provide evidence that the school district can serve the development.

The school district can serve the plat and is requesting cash-in-lieu for schools.

3. Referral Comments

Comments received during the referral process are as follows:

Referral Agency	Comments
Arapahoe County Assessor	No comments received.
Arapahoe County Engineering Services Division	The Division of Engineering Services recommends this case favorably provided the applicant addresses their comments.
Arapahoe County Mapping	Applicant working with this division to address their comments.
Arapahoe County Zoning	No comments.
Arapahoe County Open Spaces	No comments received.
Arapahoe County Sheriff	This agency has no comments.
Arapahoe County Library District	No comments received.
Colorado Geologic Survey	This agency has no objections.
Colorado Parks and Wildlife	No comments received.
Bennett – Watkins Fire District	The district has no concerns provided the access to reach the new parcel from the nearest County maintained roadway meets or exceeds the requirements set forth in Appendix R. <i>The County's engineering division indicates that this application complies with this requirement.</i>
Post Office Growth Coordinator	No comments received.
Bennett Post Office	No comments received.
Bennett School District	The district is requesting cash-in-lieu fee of \$2,079.09.
Byers Parks and Recreation District	No comments received.
Tri-County Health Department	TCHD has no objection to the new lot being served by an OWTS provided that the system is permitted, inspected and operated in accordance with TCHD's current OWTS Regulation. According to TCHD records, it appears that the proposed lot lines will meet the required setbacks from the existing OWTS and the new OWTS will also need to meet setback requirements from all lot lines.

West Arapahoe Conservation District	No comments received.
Unincorporated Arapahoe County Economic development (UACED)	This agency has no comments.
Centurylink	This agency has no objections.
Xcel Energy	This agency has commented that there is no apparent conflict.
Colorado Division of Water Resources	This agency has determined that the water supply is adequate and water supply can be provided without causing injury.
US Army Corp of Engineers	No comments received.
Arapahoe East End Advisory Committee	One committee member: no concerns on this application.

4. Cash in Lieu of Land Dedication

The Land Development code requires land dedication for public schools, public parks and other public purposes, or cash-in-lieu instead of land dedication, with any subdivision. The cash-in-lieu amounts for parks and other public purposes are based on the assumed land value of \$20,000 per acre in rural areas of the County. Bennett School District is requesting \$2,079.09 cash-in-lieu. Based on those values, total cash-in-lieu of land dedication will be:

Bennett School District: \$2,079.09

Public Parks: \$355.20

Other Public Purposes: \$14.80

Total cash-in-lieu: \$2,449.09

STAFF FINDINGS:

Staff has visited the site and reviewed the plans, supporting documentation, and referral comments in response to this application. Based on the review of applicable policies and goals, as set forth in the Comp Plan, review of the subdivision regulations and analysis of referral comments, our findings include:

1. The proposed Minor Subdivision generally complies with the Arapahoe County Comprehensive Plan.
2. The proposed Minor Subdivision complies with the Approval Standards contained in Section 5-6.3 enumerated in the Arapahoe County Land Development Code.

3. The proposed Minor Subdivision complies with the Intent Requirements contained in Section 5-6.6 enumerated in the Arapahoe County Land Development Code.

STAFF RECOMMENDATION:

Considering the findings and other information provided herein, staff recommends approval of Case No. PM22-001 Tiedeman Minor Subdivision, with conditions of approval:

1. Prior to signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
2. Prior to recording the final mylar, the applicant shall pay a total cash-in-lieu fee of \$2,449.09. This cash-in-lieu fee shall be distributed as follows: Bennett School District: \$2,079.09; Public Parks: \$355.20; and Other Public Purposes: \$14.80.

The Planning Commission has alternatives that include the following:

1. Recommend approval of the proposed Minor Subdivision.
2. Continue to a date certain for more information.
3. Recommend denial of the proposed Minor Subdivision.

CONCURRENCE:

The Public Works and Development Planning and Engineering Services Division have reviewed the application and the Arapahoe County Public Works and Development Department is recommending approval of this case.

PLANNING COMMISSION DRAFT MOTIONS – PM22-001, TIEDEMAN MINOR SUBDIVISION:

Conditional Recommendation to Approve

In the case of PM22-001, Tiedeman Minor Subdivision, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and the public comment as presented at the hearing and hereby move to recommend approval of this application based on the findings in the staff report, subject to the following conditions:

1. Prior to signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
2. Prior to recording the final mylar, the applicant shall pay a total cash-in-lieu fee of \$2,449.09. This cash-in-lieu fee shall be distributed as follows: Bennett School District: \$2,079.09; Public Parks: \$355.20; and Other Public Purposes: \$14.80.

Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:

Recommendation to Deny

In the case of PM22-001, Tiedeman Minor Subdivision, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and the public comment as presented at the hearing and hereby move to recommend denial of this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of PM22-001, Tiedeman Minor Subdivision I move to continue the hearing to [date certain], 6:30 p.m., to obtain additional information and to further consider the information presented.

Engineering Staff Report
Referral Comments
Applicants Response Letter
Exhibits



ARAPAHOE COUNTY
COLORADO'S FIRST

Arapahoe County
Public Works and Development
Planning Division
6924 S. Lima Street
Centennial, Colorado 80112
Phone: 720-874-6650
www.arapahoegov.com

Land Development Application

This form must be **complete**.

Land Development Application materials received after 2pm shall be date stamped received the following business day.

APPLICANT NAME: Deborah K. Iliff Bakarich	ADDRESS: 1173 W. Fork Way Watkins, CO 80137 PHONE: 303-919-7579 EMAIL: dbakarich@netecin.net	CONTACT: 303-919-7579 Debbie TITLE: owner
OWNER(S) OF RECORD NAME(S): Dave and Angie Tiedeman/Nick and Debbie Bakarich	ADDRESS: 1173 W. Fork Way 1001 W. Fork Way PHONE: 303-919-7579 EMAIL: dbakarich@netecin.net/tufftiedeman@aol.com	SIGNATURE(S):
ENGINEERING FIRM NAME: Altura Land Consultants Colorado ILC Services	ADDRESS: 6950 S. Tucson Way, Unit C Centennial, CO 80112 3000 Lawrence St. Ste 111 Denver CO 80205 PHONE: 303-921-9537 303-668-7546 EMAIL: martin@alturaland.com jen@coloradoilc.com	CONTACT: Martin Brauns Felix Chavez felix@coloradoilc.com TITLE: survey manager

Pre-Submittal Case Number: Q 21 - 088 Pre-Submittal Planner: Molly Orkild-Larson Pre-Submittal Engineer: Joseph Boateng

State Parcel ID No. (AIN no.): 1979-01-1-00-009/ 1979-04-1-00-010

Parcel Address or Cross Streets: 1173 and 1001 W. Fork Way

Subdivision Name & Filing No: Watkins Ranch /lot 6 and 7

EXISTING		PROPOSED
Zoning:	A-1	A-1
Project Name:	Bakarich/Tiedeman	Bakarich/Tiedeman minor subdivision
Site Area (Acres):	35 acres each lot	20 acres after minor subdivision
Density (Dwelling Units/Acre):	1 dwelling per lot of 35 acres	1 dwelling per new 20 acres
Building Square Footage:	1173 W. Fork Wy-4062 Sq. Feet/ 1001 W. Fork Way-2623 Sq. Feet	TBD
Disturbed Area (Acres):	N/A	NA

CASE TYPE (S)

☒ minor subdivision ☐ ☐

THIS SECTION IS FOR OFFICE USE ONLY

Case No:		Assigned Planner:		Assigned Engineer:	
TCHD Fee:	\$	Planning Fee(s):	\$	Engineering Fee(s):	\$

This land use application shall be submitted with all required application fees. Incomplete applications will not be accepted. Submittal of this application does not establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.

August 24, 2021

Arapahoe County Public Works & Development

Planning Division

6924 S. Lima St.

Centennial, CO 80112

RE: New Lot in Watkins Ranch

Dear Public Works & Development:

Nick and Debbie Bakarich is proposing to sell 10 acres of their 35 acres at 1173 W. Fork Way in Unincorporated Arapahoe County to Dave and Angie Tiedeman at 1001 W. Fork Way so 1001 W Fork Way. 1001 W. Fork Way can subdivide their new 35+10 acres into 2 lots of 20 acres and 25 acres so they can give/sell their son a 20 acre lot to build 1 house on. The subdividing process will then be handled and coordinated by Dave and Angie Tiedeman at 1001 W. Fork Way.

The lots 1173 and 1001 W. Fork Way are in Watkins Ranch Subdivision. Currently 1173 W. Fork Way (39° 43' 58.99" N, 104° 33' 1.49" W) is zoned A-1 and 1001 W. Fork Way (39° 43' 53.77 " N, 104° 33' 6.21" W) is zoned A-1.

The new lot will be added to the current Watkins Ranch Subdivision and conform to the home owners association already established in Watkins Ranch Subdivision.

Sincerely,



Nick and Debbie Bakarich

1173 W. Fork Way

Watkins, CO 80137

303-919-7579



BRYAN D. WEIMER, PWLF
Director

Lima Plaza
6924 South Lima Street
Centennial, Colorado 80112-3853
720-874-6500
arapahoegov.com

Planning Commission's Summary Report

Date: July 11, 2022

To: Arapahoe County Planning Commission

Through: Molly Orkild, Planning Division

From: Joseph Boateng, PE
Engineering Services Division, Manager

Case name: **PM20-001-Minor Subdivision**
Tiedeman Subdivision



Purpose and Recommendation

The purpose of this report is to communicate the Engineering Services Staff findings, comments, and recommendations regarding the land use application(s) identified above.

Scope/Location:

Nick and Debbie Bakarich is proposing to sell 10 acres of their of their 35 acres at 1173 W. Fork Way in unincorporated Arapahoe County to Dave and Angie Tiedemann at 1001 W. Fork Way. 1001W. Fork Way can subdivide their new 45 acres into two lots of 20 acres and 25 acres so they can give/sell their son a 20 acre lot to build 1 house on. The subdividing process will then be handled and coordinated by Dave and Angie Tiedemann at 1001 W. Fork Way. The lots 1173 and 1001 W. Fork Way are in Watkins Ranch Subdivision.

Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:

1. The site lies in Box Elder Creek Drainage basin.
2. This development lies within the boundaries of the jurisdiction:
 - Bennett Fire District
 - Mile High Flood District
3. The Traffic Impact Study is waived for this project.

Engineering Services Staff is recommending the land use application(s) favorably subject to the following conditions:

1. The applicant agrees to address the Division of Engineering Services' findings, comments, and concerns as identified within the staff report.



CenturyLink

2/17/2022

Arapahoe County Colorado
ATTN: Molly Orkild-Larson, Principal Planner
Morkild-larson@arapahoegov.com
(720) 874-6658

PM-22-001
No Objection

SUBJECT: Request for review of minor subdivision plat relating to Lots 6 and 7, Watkins Ranch subdivision, Watkins, Arapahoe County, Colorado

ADDRESS: 1173 W Fork Way, Watkins CO 80137/1001 W Fork Way, Watkins CO 80137

APN: 1979-01-1-00-009/ 1979-04-1-00-010

To Whom It May Concern:

Qwest Corporation d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject Minor Subdivision Plat and has determined that it has no objections with respect to the areas proposed for modification as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this action shall not reduce our rights to any existing easement or rights we have on this site or in the area.

This response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the subject area as described, the Applicant will bear the cost of relocation and repair of said facilities.

Sincerely yours,

Diane Willatto
Network Infrastructure Services
CenturyLink
P840748



39.7328, -104.5537

No concerns, no objection to approval

Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

www.co.arapahoe.co.us**Planning Division****Referral Routing**

Case Number / Case Name: PM22-001, Tiedeman Minor Subdivision
Planner: Molly Orkild-Larson
Engineer: Joseph Boateng
Date sent: February 11, 2022
Date to be returned: March 7, 2022

Arapahoe County Agencies		
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Residential)	Karen Hart
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill
<input type="checkbox"/>	Building / Arapahoe County	
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Joseph Boateng
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill
Referral Agencies		
<input type="checkbox"/>	Architectural Review Committee	
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas
<input checked="" type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson
<input type="checkbox"/>	County	
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez
<input type="checkbox"/>	Town	
<input type="checkbox"/>	DRCOG	
<input checked="" type="checkbox"/>	Bennett Fire District	Caleb Connor
<input type="checkbox"/>	Metro District	
<input checked="" type="checkbox"/>	Post Office Growth Coordinator Bennett Post Office	Jason Eddleman
<input checked="" type="checkbox"/>	Byers Park and Recreation District	
<input checked="" type="checkbox"/>	School District – Bennett	Robin Purdy
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch
<input type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS	

Citizen's Organizations		
<input type="checkbox"/>	CCNA-Cherry Creek Neighborhoods Ass.	
<input checked="" type="checkbox"/>	UACED	
<input type="checkbox"/>	Four Square Mile Neighborhood	
<input type="checkbox"/>	South Metro Chamber of Commerce	
Conservation District		
<input type="checkbox"/>	Deer Trail Conservation District	
<input checked="" type="checkbox"/>	West Arapahoe Conservation District	
Transportation		
<input type="checkbox"/>	CDOT / State Highway Dept- Region 1	Richard Solomon
<input type="checkbox"/>	E-470 Authority	Peggy Davenport
<input type="checkbox"/>	RTD	Chris Quinn
<input type="checkbox"/>	Denver International Airport	Jeannette Hilare
Utilities: Gas, Electric & Phone		
<input checked="" type="checkbox"/>	Centurylink/Phone	
<input type="checkbox"/>	Conoco Phillips / Gas Pipeline	
<input type="checkbox"/>	XCEL	Donna George
<input checked="" type="checkbox"/>	CORE	Brooks Kaufman
Water / Sanitation / Stormwater / Wetlands		
<input type="checkbox"/>	North Kiowa Bijou Water Management	Andrew McClary
<input checked="" type="checkbox"/>	U.S. Army Corp. of Engineer	Ellison Koonce
<input checked="" type="checkbox"/>	Division of Water Resources	Joanna Williams
<input type="checkbox"/>	SEMSWA	
<input checked="" type="checkbox"/>	Mile High Flood District	
<input checked="" type="checkbox"/>	East End Advisory	
<input type="checkbox"/>	Colorado Department of Public Health and Environment (CDPHE)	

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:		SIGNATURE
<input checked="" type="checkbox"/>	Have NO Comments to make on the case as submitted	Jill Carlson, Colorado Geological Survey / carlson@mines.edu
<input type="checkbox"/>	Have the following comments to make related to the case:	

Molly Orkild-Larson

From: Deb Deitchel <dkdeitchel@tds.net>
Sent: Sunday, February 20, 2022 6:37 PM
To: Molly Orkild-Larson
Subject: RE: PM22-001, Tiedman Minor Subdivision Referral Review
Attachments: Referral Routing Sheet[5160].pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Molly,

I have reviewed the documents in reference to PM22-001 and it looks as though the two families have worked the land division out among themselves and that it complies with county mandates. I have no concerns about this moving forward.

Thank you,
Deb Deitchel
East End Advisory



From: [Molly Orkild-Larson](#)
Sent: Saturday, February 12, 2022 9:01 AM
To: [Molly Orkild-Larson](#)
Cc: [Terri Maulik](#); [Michelle Lengyel](#); [Kim Lynch](#); [Land Use Submittals](#)
Subject: PM22-001, Tiedman Minor Subdivision Referral Review

All:

Molly Orkild-Larson

From: Victoria Flamini <VictoriaFlamini@BennettFireRescue.org>
Sent: Monday, February 14, 2022 10:11 AM
To: Molly Orkild-Larson
Cc: Terri Maulik; Michelle Lengyel; Kim Lynch; Capt. Caleb Conner
Subject: RE: PM22-001, Tiedman Minor Subdivision Referral Review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Molly,

BWFR does not have any concerns with the proposed subdivision plans to create a 3rd lot for a single family residence out of the 2 existing lots (1173 W. Fork Way and 1001 W. Fork Way) provided that the access to reach the new parcel from the nearest county maintained roadway as well as the driveway to serve the new residence meets or exceeds the requirements set forth in Appendix R. This subdivision is served by a network of private, non-county maintained, roads so proper road construction meeting these requirements and ongoing maintenance are imperative to emergency access.

Let me know if you have any questions.

Thanks,

Victoria

Victoria Flamini

Life Safety Division | Fire Inspector I

Fire & Life Safety Educator

Bennett-Watkins Fire Rescue

303-644-3572 – Headquarters (x1673)

303-815-8350 – Cell

720-893-7673 – Direct

303-644-3401 – Fax



www.BennettFireRescue.org

COVID-19: No contact options for conducting business with the District are available. Payments and submittal documents can be deposited in the front door mail slot. Staff can provide assistance by phone and can complete many tasks through email. We also have information and a variety of forms available on our website www.bennettfirerescue.org to further assist you. We appreciate your patience and support during this time.

This email and any files transmitted with it may contain PRIVILEGED or CONFIDENTIAL information and may be read or used only by the intended recipient. If you are not the intended recipient of the email or any of its attachments, please be advised that you have received this email in error and that any use, dissemination, distribution, forwarding, printing, or copying of this email or any attached files is strictly prohibited. If you have received this email in error, please immediately purge it and all attachments and

notify the sender by reply email or contact the sender at the number listed.

From: Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>

Sent: Saturday, February 12, 2022 9:02 AM

To: Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>

Cc: Terri Maulik <TMaulik@arapahoegov.com>; Michelle Lengyel <MLengyel@arapahoegov.com>; Kim Lynch <KLynch@arapahoegov.com>; Land Use Submittals <LandUseSubmittals@arapahoegov.com>

Subject: PM22-001, Tiedman Minor Subdivision Referral Review



Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

www.co.arapahoe.co.us

Planning Division

Referral Routing

Case Number / Case Name:	PM22-001, Tiedeman Minor Subdivision
Planner:	Molly Orkild-Larson
Engineer:	Joseph Boateng
Date sent:	February 11, 2022
Date to be returned:	March 7, 2022

Arapahoe County Agencies		Citizen's Organizations	
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Residential)	Karen Hart	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	
<input type="checkbox"/>	Building / Arapahoe County		
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Joseph Boateng	
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	
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		Conservation District	
<input type="checkbox"/>		Deer Trail Conservation District	
<input checked="" type="checkbox"/>		West Arapahoe Conservation District	
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<input type="checkbox"/>		E-470 Authority	Peggy Davenport
<input type="checkbox"/>		RTD	Chris Quinn
<input type="checkbox"/>		Denver International Airport	Jeannette Hilare
		Utilities: Gas, Electric & Phone	
<input checked="" type="checkbox"/>		Centurylink/Phone	
<input type="checkbox"/>		Conoco Phillips / Gas Pipeline	
<input type="checkbox"/>		XCEL	Donna George
<input checked="" type="checkbox"/>		CORE	Brooks Kaufman
		Water / Sanitation / Stormwater / Wetlands	
<input type="checkbox"/>		North Kiowa Bijou Water Management	Andrew McClary
<input checked="" type="checkbox"/>		U.S. Army Corp. of Engineer	Ellison Koonce
<input checked="" type="checkbox"/>		Division of Water Resources	Joanna Williams
<input type="checkbox"/>		SEMSWA	
<input checked="" type="checkbox"/>		Mile High Flood District	
<input checked="" type="checkbox"/>		East End Advisory	
<input type="checkbox"/>		Colorado Department of Public Health and Environment (CDPHE)	

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:		SIGNATURE
<input checked="" type="checkbox"/>	Have NO Comments to make on the case as submitted	Glenn Thompson, Bureau Chief, Arapahoe County Sheriff's Office
<input type="checkbox"/>	Have the following comments to make related to the case:	



April 20, 2022

Molly Orkild-Larson
Arapahoe County Public Works and Development
morkild-larson@arapahoegov.com

RE: Tiedman Minor Subdivision
Case No. PM22-001
Part of Section 4, T4S, R64W, 6th P.M.
Lots 6 and 7, Watkins Ranch
Water Division 1, Water District 1

Dear Ms. Orkild-Larson:

We have reviewed the additional information received by this office on April 14, 2022 regarding the above referenced referral. The Applicant is proposing to subdivide approximately 70 acres into three lots of approximately 20 acres, 24.333 acres and 25.405 acres.

Water Supply Demand

The Water Supply Information Summary Sheets states the proposed water demand for each lot is to be 1.58 acre-feet per year for two residences, ½ acre of lawn and garden irrigation and the watering of 3 livestock, for a total water demand of 4.74 acre-feet per year.

Source of Water Supply

According the letter dated February 1, 2022 from Patrick, Miller, Noto Waterlaw (“Water Supply Letter”), the proposed water supply for Lot 1 is the existing well operating under permit no. 235790. Permit no. 235790 was issued on August 29, 2001 pursuant to C.R.S. 37-92-602(3)(b)(II)(A) as the only well on 35 acres described as Lot 6, Watkins Ranch. The well is permitted to withdraw 3.1 acre-feet per year of groundwater from the not-nontributary Denver aquifer that was vacated from Division 1 Water Court Case no. 81CW409, to be used for fire protection, ordinary household purposes inside not more than three (3) single family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of more than one (1) acre of home gardens and lawns.

According the Water Supply Letter, the proposed water supply for Lot 2, with an existing home, is the existing well operating under permit no. 247718. Permit no. 247718 was issued on February 19, 2003 pursuant to C.R.S. 37-92-602(3)(b)(II)(A) as the only well on 35 acres described as Lot 7, Watkins Ranch. The well is permitted to withdraw 3.1 acre-feet per year of groundwater from the not-nontributary Denver aquifer that was vacated from Division 1 Water Court Case no. 81CW409, to be used for fire protection, ordinary household purposes inside not more than three (3) single family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of more than one (1) acre of home gardens and lawns.

The Water Supply Letter states that wells 235790 and 247718 will comply with the requirements of section 37-92-602(3)(b)(IV), C.R.S. With the adoption of Senate Bill 20-155 on July 2, 2020, section 37-92-602(3), C.R.S. was amended to allow an existing exempt well issued pursuant to section 37-



92-602(3)(b)(II)(A) to retain its presumption of non-injury after the land on which the well is located has been divided, subject to the following requirements:

1. The existing wells may only be used on one lot each and must be the only exempt well serving such lot. This restriction should be included in the plat notes for this subdivision, including reference to the specific lot on which the well is located and used. Based on the Water Supply Letter the plat note should limit well 235790 to only serving Lot 1 and limit well 247718 to only serving Lot 2.
2. The wells must continue to be used in accordance with the permitted terms and conditions.
3. No additional exempt well permits would be allowed to be constructed on or to claim the land area encumbered by well permit nos. 235790 and 247718, which is the 70 acres within the proposed subdivision. This restriction should be included in the plat notes for this subdivision and should state that no additional exempt well permits will be allowed within the subdivision.

The proposed water source for Lot 3 is a proposed well to be constructed on Lot 3 in the nontributary Arapahoe aquifer that would be operated pursuant to Division 1 Water Court case no. 81CW410.

The decree granted in Division 1 Water Court Case no. 81CW410, allows for the withdrawal of 185 acre-feet per year of groundwater from the Arapahoe aquifer FHWS Well A-1 underlying 622 acres (of which the proposed subdivision is a part). According a letter dated March 22, 2022 from John M. Sittler, the Applicant's attorney, ("Attorney Letter") the applicants each own 2 acre-feet per year (4 acre-feet per year total) of groundwater from the Arapahoe aquifer decreed in case no. 81CW410 and a new Arapahoe aquifer well will be drilled on Lot 3 to withdraw the decreed water. The decreed location for FHWS Well A-1 appears to be on proposed Lot 3, or within 200 feet of Lot 3. According to the Attorney Letter, the Applicants have the legal right to divert water at the decreed well location (FHWS Well A-1), as do other multiple owners of the water rights decreed in case no. 81CW410, so long as the other owners acquire or condemn a right-of-way across the Applicants' property.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this allocation approach, the annual amounts of water decreed in 81CW410 are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

Applications for well permits, submitted by an entity other than the decree holder, must include evidence that the applicant has acquired the right to the portion of water being requested on the application.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. In order to make the requirement of section 37-92-602(3)(b)(II)(A) clear the plat notes specified above should be added.

Our opinion that the water supply is **adequate** is based on the legal opinion from the Applicant's attorney that the Applicants have a legal right to construct well FHWS Well A-1 on Lot 3 in order to withdraw their interest in the Arapahoe aquifer decreed in case no. 81CW410.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision

Our opinion is qualified by the following:

The Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

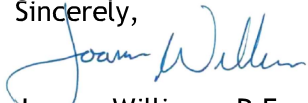
The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100 year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Additional Comments

Arapahoe County has requested information on the 300-year availability of the groundwater that is the source of supply to this subdivision. Treating the available supply under an **allocation** approach based on three hundred years, the allowed average annual amount of withdrawal for the proposed Lots 1 and 2, of 3.1 acre-feet/year per lot would be reduced to one third of that amount, or 1.03 acre-feet/year per lot, which is not greater than the annual demand for this subdivision. Treating the available supply under an **allocation** approach based on three hundred years, the allowed average annual amount of withdrawal of for the proposed Lot 3 of 4 acre-feet/year would be reduced to one third of that amount, or 1.33 acre-feet/year, which is not greater than the annual demand for this subdivision. This information is being provided to Arapahoe County for informational purposes only and does not affect our comments and opinions on the adequacy of the subdivision water supply plan as stated above.

Should you or the Applicant have any questions, please contact Ailis Thyne of this office at ailis.thyne@state.co.us.

Sincerely,



Joanna Williams, P.E.
Water Resource Engineer

Ec: Subdivision file: 29090
File permit nos. 235790 and 247718



March 3, 2022

Molly Orkild-Larson
Arapahoe County Public Works and Development
6924 S. Lima Street
Centennial, CO 80112

RE: Tiedman Minor Subdivision, PM22-001
TCHD Case No. 7525

Dear Ms. Orkild-Larson,

Thank you for the opportunity to review and comment on the minor subdivision to divide two 35-acre lots into three 20-acre lots located at 1011 and 1173 W Fork Way. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

On-Site Wastewater Treatment System (OWTS) – Lot Line Adjustment

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. Our records indicate the presence of an On-Site Wastewater Treatment Systems (OWTS) on each of the subject properties. Tri-County Health Department Regulation Number O-17, Table 6 requires minimum horizontal distances to site features including property lines. The applicant should ensure that the proposed lot line adjustments meet all required setbacks. A copy of the regulation can be found here <http://www.tchd.org/DocumentCenter/View/4570/Regulation-O-17-Final-Version---Aug-22-2017?bidId=>. OWTS records can be found by searching here <http://www.tchd.org/642/Septic-Systems-Property-Records-Search>. According to TCHD records, it appears that the proposed lot lines will meet the required setbacks from the existing OWTS.

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

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. TCHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected and operated in accordance with TCHD's current OWTS Regulation. Based on the applicant's description, a permit for the installation and final approval of the OWTS is required. In order to start the process, the applicant may contact TCHD Aurora East Office, 15400 E. 14th Place - Suite 115, Aurora, CO 80011, 303-341-9370. More information is available at <http://www.tchd.org/269/Septic-Systems>.

Tiedman Minor Subdivision
March 3, 2022
Page 2 of 2

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD's comments.

Sincerely,

A handwritten signature in cursive script, appearing to read 'K Boyer', followed by a horizontal line.

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Dylan Garrison, TCHD



Public Works and Development
6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611
www.co.arapahoe.co.us

Planning Division
Referral Routing

Case Number / Case Name: PM22-001, Tiedeman Minor Subdivision
Planner: Molly Orkild-Larson
Engineer: Joseph Boateng
Date sent: February 11, 2022
Date to be returned: March 7, 2022

Arapahoe County Agencies			Citizen's Organizations		
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Residential)	Karen Hart	<input type="checkbox"/>	CCNA-Cherry Creek Neighborhoods Ass.	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input checked="" type="checkbox"/>	UACED	
<input type="checkbox"/>	Building / Arapahoe County		<input type="checkbox"/>	Four Square Mile Neighborhood	
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Joseph Boateng	<input type="checkbox"/>	South Metro Chamber of Commerce	
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy			
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	Conservation District		
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/>	Deer Trail Conservation District	
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input checked="" type="checkbox"/>	West Arapahoe Conservation District	
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	Transportation		
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/>	CDOT / State Highway Dept- Region 1	Richard Solomon
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input type="checkbox"/>	E-470 Authority	Peggy Davenport
Referral Agencies			<input type="checkbox"/>	RTD	Chris Quinn
<input type="checkbox"/>	Architectural Review Committee		<input type="checkbox"/>	Denver International Airport	Jeannette Hilare
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	Utilities: Gas, Electric & Phone		
<input checked="" type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input checked="" type="checkbox"/>	Centurylink/Phone	
<input type="checkbox"/>	County		<input type="checkbox"/>	Conoco Phillips / Gas Pipeline	
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input type="checkbox"/>	XCEL	Donna George
<input type="checkbox"/>	Town		<input checked="" type="checkbox"/>	CORE	Brooks Kaufman
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands		
<input checked="" type="checkbox"/>	Bennett Fire District	Caleb Connor	<input type="checkbox"/>	North Kiowa Bijou Water Management	Andrew McClary
<input type="checkbox"/>	Metro District		<input checked="" type="checkbox"/>	U.S. Army Corp. of Engineer	Ellison Koonce
<input checked="" type="checkbox"/>	Post Office Growth Coordinator Bennett Post Office	Jason Eddleman	<input checked="" type="checkbox"/>	Division of Water Resources	Joanna Williams
<input checked="" type="checkbox"/>	Byers Park and Recreation District		<input type="checkbox"/>	SEMSWA	
<input checked="" type="checkbox"/>	School District – Bennett	Robin Purdy	<input checked="" type="checkbox"/>	Mile High Flood District	
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input checked="" type="checkbox"/>	East End Advisory	
<input type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS		<input type="checkbox"/>	Colorado Department of Public Health and Environment (CDPHE)	

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:		SIGNATURE
<input checked="" type="checkbox"/>	Have NO Comments to make on the case as submitted	<u>James Shelley/UACED Executive Director</u> <i>James Shelley</i>
<input type="checkbox"/>	Have the following comments to make related to the case:	



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

March 17, 2022

Arapahoe County Public Works and Development
6924 South Lima Street
Centennial, CO 80112

Attn: Molly Orkild-Larson

Re: Tiedeman Minor Subdivision, Case # PM22-001

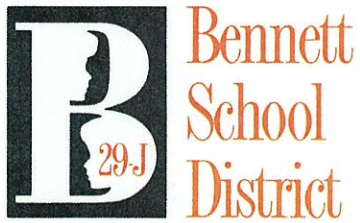
Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the minor subdivision for **Tiedeman** and has **no apparent conflict**.

Please be aware PSCo owns and operates existing electric distribution facilities in the proposed project area. The property owner/developer/contractor must complete the application process for any new electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

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

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

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



DISTRICT OFFICES

615 Seventh Street • Bennett, Colorado 80102 8015
(303) 644 3234 • (303) 571 1104 • FAX (303) 644 4121

Tiedeman Minor

June 28, 2022

This letter is being written to address impact of the extra lot at Tiedeman Minor. Bennett School District has policy in place that address the expectations for land dedications, cash-in-lieu, and land use impact statements.

We are asking for \$2,079.09. Please see attached calculations.

Sincerely,

**Mrs. Robin Purdy
Superintendent of Schools**

**Mr. Keith Yaich
Chief Financial Officer**

B29J - Student Yield, Land Dedication and Fee-In_Lieu Calculators -Tiedeman Minor

Student Yield Calculator			Elementary		Middle		High		Total
Housing Unit Type	Density	Dwelling Units	Generation Rate	Students	Generation Rate	Students	Generation Rate	Students	Students
Single Family Detached	1 - 7.99	1	0.29	0.3	0.15	0.15	0.16	0.2	0.6
Single Family Attached (Condo, Townhome, Plex)	8 - 14.99	0	0.14	0	0.06	0	0.08	0	0.28
Multifamily (Apartments)	15+	0	0.07	0	0.03	0	0.04	0	0.14
Totals		1							0.6

Acreage Calculator	Units	Acreage Multiplier	Acreage Owed	Fee Multiplier	Fee Owed
Single Family Detached Units (SFD)	1	0.0162	0.0162	\$2,079.09	\$ 2,079.09
Single Family Attached Units (SFA)	0	0.0075	0	\$964.84	\$ -
Multifamily Units (MF)	0	0.0038	0	\$482.42	\$ -
Totals			0.0162	Or	\$ 2,079.09

May 3, 2022

Molly Orkild-Larson, Senior Planner
Arapahoe County, Current Planning Division
6924 South Lima Street
Centennial, Colorado 80112

Re: Tiedeman Subdivision
Response to Referral Comments (Case No. 2-PM22-001)

Dear Molly:

Thank you for taking the time to review the Tiedeman Subdivision in Watkins, Arapahoe County, Colorado. We received the comments and feedback, Please see the following pages for responses to comments. If you have any questions, please feel free to reach out by phone at 303-919-7579. We look forward to making this project a success with Arapahoe County.

Sincerely,
Debbie Bakarich/Dave Tiedeman

Century Link-Diane Willatto/Network Infrastructure Services

Qwest Corporation d/b/a CENTURYLINK QC ("Century Link") has reviewed the request for the subject Minor Subdivision Plat and has determined that it has no objections with respect to the areas proposed for modification as shown and/or described attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this action shall not reduce our rights to any existing easement or rights we have on this site or in the area.

This response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the subject area as described, the Applicant will bear the cost of relocation and repair of said facilities.

RESPONSE: Comments Noted. We will abide by the stipulation. Thank you.

Arapahoe County Planning Division/Referral Routing-Jill Carlson, Colorado Geological Survey-carlson@mines.edu

Have NO comments to make on the case as submitted, Signed by Jill Carlson, Colorado Geological Survey/Carlson@mines.edu

RESPONSE: Comments Noted. Thank you.

East End Advisory/Deb Deitchel

Hi Molly,

I have reviewed the documents in reference to PM22-001 and it looks as though the two families have worked the land division out among themselves and that it complies with county mandates. I have no concerns about this moving forward.

Thank you,

Deb Deitchel

East End Advisory

RESPONSE: Comment Noted. Thank you.

Bennett Fire Rescue/Victoria Flamini-303-815-8350

Hi Molly,

BWFR does not have any concerns with the proposed subdivision plans to create a 3rd lot for a single family residence out of the 2 existing lots (1173 W. Fork Way and 1001 W. Fork Way) provided that the access to reach the new parcel from the nearest county maintained roadway as well as the driveway to serve the new residence meets or exceeds the requirements set forth in Appendix R. This subdivision is served by a network of private, non-county maintained, roads so proper road construction meeting these requirements and ongoing maintenance are imperative to emergency access.

Let me know if you have any questions.

Thanks,

Victoria

Victoria Flamini

Life Safety Division | Fire Inspector I

Fire & Life Safety Educator

Bennett-Watkins Fire Rescue

303-644-3572 – Headquarters (x1673)

303-815-8350 – Cell

720-893-7673 – Direct

303-644-3401 – Fax

www.BennettFireRescue.org

RESPONSE: Comment Noted. The access will conform to the requirements, the property will be accessed from 12th place which is Watkins Ranch private road, which that road is accessed by the county road Quail Run Rd. or County Road 6. Thank you.

Arapahoe County Referral Routing\Glenn Thompson, Bureau Chief, Arapahoe County Sheriff's Office

Have NO Comments to make on the case as submitted/Glenn Thompson, Bureau Chief, Arapahoe County Sheriff's Office

RESPONSE: Comment Noted. Thank you.

COLORADO Division of Water Resources\Joanna Williams, P.E.-Ailis Thyne,
ailis.thyne@state.co.us

We have reviewed the information received by this office on February 11, 2022 regarding the above referenced referral. The Applicant is proposing to subdivide approximately 70 acres into three lots of approximately 20 acres, 24.333 acres and 25.405 acres.

Water Supply Demand

The Water Supply Information Summary Sheets state the proposed water demand for each lot is be 1.58 acre-feet per year for two residences, ½ acre of lawn and garden irrigation and the watering of 3 livestock, for a total water demand of 4.74 acre-feet per year.

Source of Water Supply

According the Water Supply Letter, the proposed water supply for Lot 1 is the existing well operating under permit no. 235790. Permit no. 235790 was issued on August 29, 2001 pursuant to C.R.S. 37-92-602(3) (b) (II) (A) as the only well on 35 acres described as Lot 6, Watkins Ranch. The well is permitted to withdraw 3.1 acre-feet per year of groundwater from the not-nontributary Denver aquifer that was vacated from Division 1 Water Court Case no. 81CW409, to be used for fire protection, ordinary household purposes inside not more than three (3) single family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of more than one (1) acre of home gardens and lawns.

According the Water Supply Letter, the proposed water supply for Lot 2 with an existing home is the existing well operating under permit no. 247718. Permit no. 247718 was issued on February 19, 2003 pursuant to C.R.S. 37-92-602(3) (b) (II) (A) as the only well on 35 acres described as Lot 7, Watkins Ranch. The well is permitted to withdraw 3.1 acre-feet per year of groundwater from the not-nontributary Denver aquifer that was vacated from Division 1 Water Court Case no. 81CW409, to be used for fire protection, ordinary household purposes inside not more than three (3) single family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of more than one (1) acre of home gardens and lawns.

The Water Supply Letter states that wells 235790 and 247718 will comply with the requirements of section 37-92-602(3) (b) (IV), C.R.S. With the adoption of Senate Bill 20-155 on July 2, 2020, section 37-92-602(3), C.R.S. was amended to allow an existing exempt well issued pursuant to section 37-92-602(3)(b)(II)(A) to retain its presumption of non-injury after the land on which the well is located has been divided, subject to the following requirements:

1. The existing wells may only be used on one lot each and must be the only exempt well serving such lot. This restriction should be included in the plat notes for this subdivision, including reference to the specific lot on which the well is located and used.
2. The wells must continue to be used in accordance with the permitted terms and conditions.
3. No additional exempt well permits would be allowed to be constructed on or to claim the land area encumbered by well permit nos. 235790 and 247718. This restriction should be included in the plat notes for this subdivision.

The proposed water source for Lot 3 is a proposed well to be constructed on Lot 3 in the nontributary Arapahoe aquifer that would be operated pursuant to Division 1 Water Court case

no. 81CW410.

The decree granted in Division 1 Water Court Case no. 81CW410, allows for the withdrawal of 185 acre-feet per year of groundwater from the Arapahoe aquifer FHWS Well A-1 underlying applicants each own 2 acre-feet per year (4 acre-feet per year total) of groundwater from the Arapahoe aquifer decreed in case no. 81CW410 and a new Arapahoe aquifer well will be drilled on Lot 3 to withdraw the decreed water. The decreed location for FHWS Well A-1 appears to be on the proposed Lot 3 or within 200 feet of Lot 3. Information showing proof of the ownership of the 4 acre-feet per year of groundwater from the Arapahoe aquifer decreed in case no. 81CW410 was not provided with the information submitted. In addition, the Applicant has not provided evidence that they have the right to the sole decreed well location, given that they are multiple owners of the water rights decreed in case no. 81CW410.

State Engineer's Office Opinion

Based on the above and pursuant to Section 30-28-136(1)(h)(I), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the potential for causing material injury to decreed water rights, or the adequacy of the proposed water supply.

Prior to further review of the subdivision water supply plan the following information is required:

1. The applicant must demonstrate ownership of the 4 acre-feet per year of groundwater from the Arapahoe aquifer decreed in case no. 81CW410. In addition, the Applicant must provide evidence that they have the right to the sole decreed well location, given that they are multiple owners of the water rights decreed in case no. 81CW410.

Should you or the Applicant have any questions, please contact Ailis Thyne of this office at ailis.thyne@state.co.us.

RESONSE: Comments Noted, We will abide by these comments, the Water Attorney has attached proof of ownership to water supply in his submission.

John Sittler

Associate Attorney

sittler@waterlaw.com

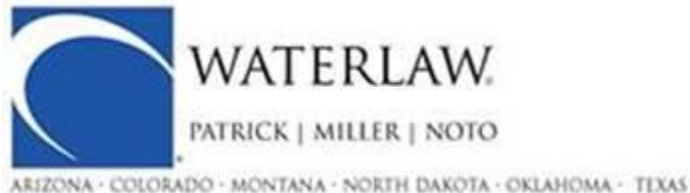
229 Midland Avenue

Basalt, CO 81621

(970) 920.1030 tel

(970) 927.1030 fax

www.waterlaw.com



Tri-County Health Department\Kathy Boyer, REHS Land Use and Built Environment Specialist III\720-200-1575 or kboyer@tchd.org

Thank you for the opportunity to review and comment on the minor subdivision to divide two 35-acre lots into three 20-acre lots located at 1011 and 1173 W Fork Way. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

On-Site Wastewater Treatment System (OWTS) – Lot Line Adjustment

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. Our records indicate the presence of an On-Site Wastewater Treatment Systems (OWTS) on each of the subject properties. Tri-County Health Department Regulation Number O-17, Table 6 requires minimum horizontal distances to site features including property lines. The applicant should ensure that the proposed lot line adjustments meet all required setbacks. A copy of the regulation can be found here

<http://www.tchd.org/DocumentCenter/View/4570/Regulation-O-17-Final-Version---Aug-22-2017?bidId=>. OWTS records can be found by searching here

<http://www.tchd.org/642/Septic-Systems-Property-Records-Search>. According to TCHD records, it appears that the proposed lot lines will meet the required setbacks from the existing OWTS.

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

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. TCHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected and operated in accordance with TCHD's current OWTS

Regulation. Based on the applicant's description, a permit for the installation and final approval of the OWTS is required. In order to start the process, the applicant may contact TCHD Aurora East Office, 15400 E. 14th Place - Suite 115, Aurora, CO 80011, 303-341-9370. More information is available at <http://www.tchd.org/269/Septic-Systems>.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD's comments.

Sincerely,
Kathy

RESPONSE: Comments Noted. Proposing OWTS and we will adhere to the standards set forth by the Tri-County Health Department. Thank You

Arapahoe County Referral Routing/UACED,James Shelley

Have NO Comments to make on the case as submitted.

RESPONSE: Comments Noted. Thank you

Xcel Energy Right of Way and Permits/Donna George, Right of Way and Permits, 303-571-3306, donna.l.george@xcelenergy.com

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the minor subdivision for Tiedeman and has no apparent conflict.

Please be aware PSCo owns and operates existing electric distribution facilities in the proposed project area. The property owner/developer/contractor must complete the application process for any new electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

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

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

RESPONSE: Comment noted. We will conform to the comments by calling 811 to locate utilities before any construction. Thank you.

TIEDEMAN SUBDIVISION

A REPLAT OF PARCELS 6 AND 7, LAND SURVEY PLAT, WATKINS RANCH

BEING PART OF THE NORTH 1/2 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 1 OF 3

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, THAT AS OF THE DATE SET FORTH BELOW AND THE DATE OF RECORDING OF THIS DOCUMENT, THE UNDERSIGNED CONSTITUTE ALL OF THE OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, THAT THE UNDERSIGNED HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS OF WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT, AND THE LIENS HELD BY OTHER SIGNATORIES TO THIS DOCUMENT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY ARAPAHOE COUNTY, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE. KNOW ALL MEN BY THESE PRESENTS, THAT NICHOLAS BAKARICH JR. AND DEBORAH ILIFF-BAKARICH, BELLCO CREDIT UNION, QUICKEN LOANS, LLC, THE DAVID J. TIEDEMAN TRUST, DATED MARCH 24,2016 AND THE ANGELA L. TIEDEMAN TRUST, DATED MARCH 24, 2016, U.S. BANK NATIONAL ASSOCIATION BEING THE OWNER(S), MORTGAGEE, OR LIEN HOLDERS OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS: TRACT 6 AND 7, WATKINS RANCH BEING A PART OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

TRACT 6, WATKINS RANCH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 89°33'39" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 4, A DISTANCE OF 2244.65 FEET; THENCE NORTH 15°33'26" WEST A DISTANCE OF 2113.39 FEET; THENCE NORTH 21°11'22" EAST A DISTANCE OF 1268.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 21°11'22" EAST A DISTANCE OF 272.01 FEET; THENCE NORTH 00°15'05" WEST A DISTANCE OF 317.45 FEET; THENCE NORTH 89°44'55" EAST A DISTANCE OF 1273.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 642.0 FEET, A CHORD WHICH BEARS SOUTH 25°05' 32" EAST 1165.20 FEET, A CENTRAL ANGLE OF 130°19'06", AN ARC DISTANCE OF 1460.22 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 75°36'12" WEST A DISTANCE OF 1924.88 FEET TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

TRACT 7, WATKINS RANCH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 89°33'39" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4, A DISTANCE OF 2244.65 FEET; THENCE NORTH 15°33'26" WEST A DISTANCE OF 2113.39 FEET; THENCE NORTH 21°11'22" EAST A DISTANCE OF 494.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 21°11'22" EAST A DISTANCE OF 773.84 FEET; THENCE SOUTH 75°36'12" EAST A DISTANCE OF 1924.88 FEET; THENCE SOUTH 40°04'01" WEST A DISTANCE OF 1057.66 FEET; THENCE NORTH 68°50'15" WEST A DISTANCE OF 1569.16 FEET TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SAID PARCEL CONTAINING 3,048,844 SQUARE FEET OR 69.993 ACRES, MORE OR LESS: HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF TIEDEMAN SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO ARAPAHOE COUNTY, COLORADO, AND WARRANTS TITLE TO SAME, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO ARAPAHOE COUNTY, COLORADO, AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED.

OWNER OF TRACT 6

EXECUTED THIS _____ DAY OF _____ A.D., 20____

NICHOLAS BAKARICH JR.

BY ITS ACKNOWLEDGEMENT

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____.
BY _____ AS _____ AN INDIVIDUAL
(NAME) (TITLE)

BY _____
NOTARY PUBLIC

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES _____

NOTARY I.D. NUMBER

AREA TABLE		
AREA DESCRIPTION	AREA	
	SQ.-FT.	ACRES
LOT 1	1,106,709	25.407
LOT 2	1,059,933	24.333
LOT 3	882,202	20.253
GROSS BOUNDARY	3,048,844	69.993

OWNER OF TRACT 6

EXECUTED THIS _____ DAY OF _____ A.D., 20____

DEBORAH ILIFF-BAKARICH

BY ITS ACKNOWLEDGEMENT

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____.
BY _____ DEBORAH ILIFF- BAKARICH _____ AS _____ AN INDIVIDUAL
(NAME) (TITLE)

BY _____
NOTARY PUBLIC

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES _____

NOTARY I.D. NUMBER

HOLDER OF DEED OF TRUST - TRACT 6

EXECUTED THIS _____ DAY OF _____ A.D., 20____

BELLCO CREDIT UNION

BY: _____
AS: _____

BY ITS ACKNOWLEDGEMENT

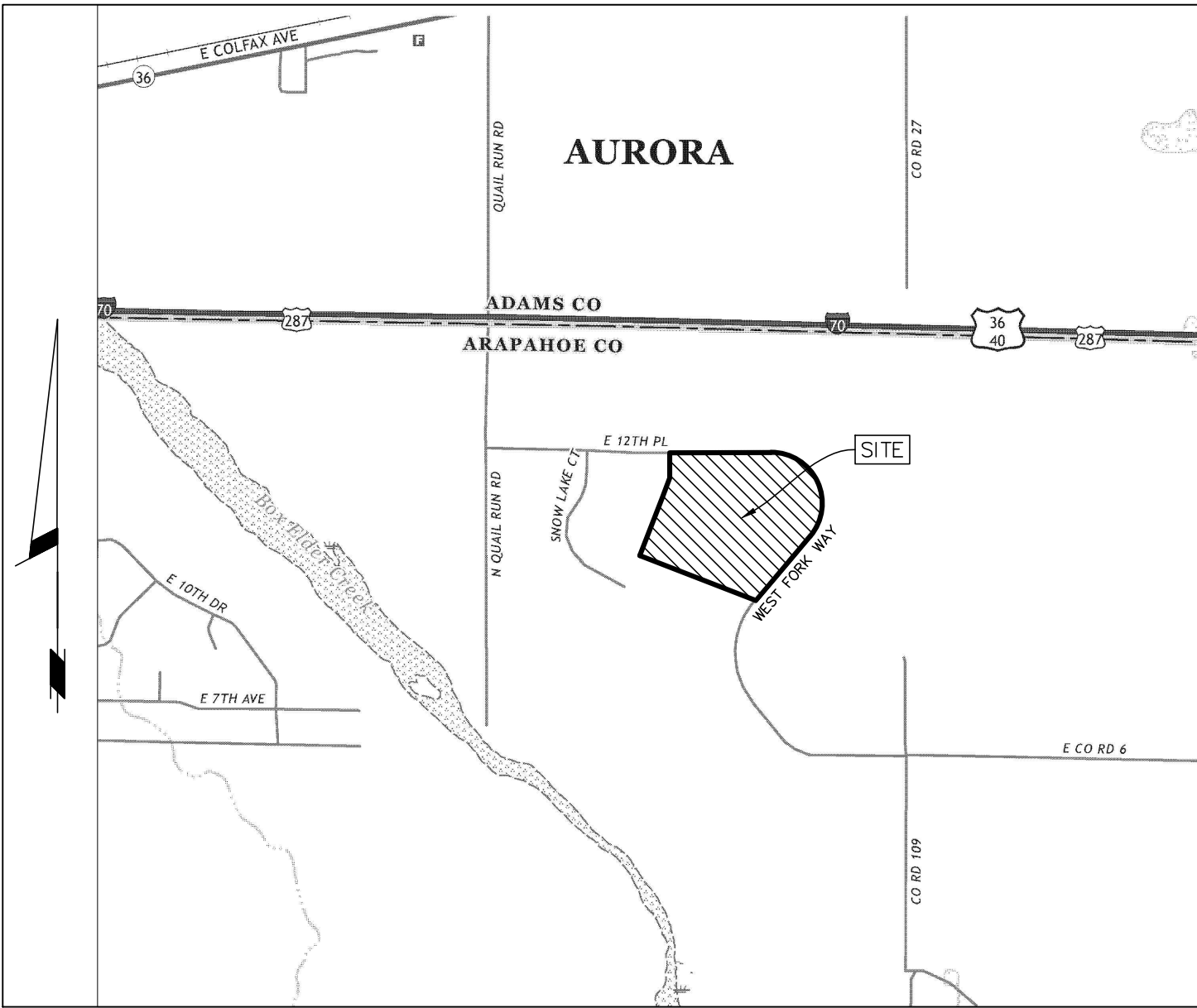
STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____.
BY _____ AS _____
(NAME) (TITLE)
OF BELLCO CREDIT UNION AN AUTHORIZED SIGNATORY

BY _____
NOTARY PUBLIC

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES _____

NOTARY I.D. NUMBER



VICINITY MAP

SCALE 1" = 2000'

SHEET INDEX

SHEET 1 OF 3 - DEDICATION
SHEET 2 OF 3 - NOTES
SHEET 3 OF 3 - MAP

HOLDER OF DEED OF TRUST - TRACT 6

EXECUTED THIS _____ DAY OF _____ A.D., 20____

QUICKEN LOANS

BY: _____
AS: _____

BY ITS ACKNOWLEDGEMENT

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____.
BY _____ AS _____
(NAME) (TITLE)
OF QUICKEN LOANS AN AUTHORIZED SIGNATORY

BY _____
NOTARY PUBLIC

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES _____

NOTARY I.D. NUMBER

OWNER OF TRACT 7

EXECUTED THIS _____ DAY OF _____ A.D., 20____

THE DAVID J. TIEDEMAN TRUST DATED MARCH 24, 2016

BY: _____
DAVID J. TIEDEMAN
AS: _____ TRUSTEE

BY ITS ACKNOWLEDGEMENT

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____.
BY _____ DAVID J. TIEDEMAN _____ AS _____ TRUSTEE
OF THE DAVID J. TIEDEMAN TRUST DATE DATED MARCH 24, 2016.

BY _____
NOTARY PUBLIC

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES _____

NOTARY I.D. NUMBER

OWNER OF TRACT 7

EXECUTED THIS _____ DAY OF _____ A.D., 20____

THE ANGELA L. TIEDEMAN TRUST DATED MARCH 24, 2016

BY: _____
ANGELA L. TIEDEMAN
AS: _____ TRUSTEE

BY ITS ACKNOWLEDGEMENT

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____.
BY _____ ANGELA L. TIEDEMAN _____ AS _____ TRUSTEE
OF THE ANGELA L. TIEDEMAN TRUST DATE DATED MARCH 24, 2016.

BY _____
NOTARY PUBLIC

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES _____

NOTARY I.D. NUMBER

HOLDER OF DEED OF TRUST - TRACT 7

EXECUTED THIS _____ DAY OF _____ A.D., 20____

U.S. BANK NATIONAL ASSOCIATION

BY: _____
AS: _____

BY ITS ACKNOWLEDGEMENT

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____.
BY _____ AS _____
(NAME) (TITLE)
OF U.S. BANK NATIONAL ASSOCIATION AN AUTHORIZED SIGNATORY

BY _____
NOTARY PUBLIC

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES _____

NOTARY I.D. NUMBER

PLANNING COMMISSION RECOMMENDATION

NOT RECOMMENDED / RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING
COMMISSION, THIS _____ DAY OF _____ A.D., 20____.

CHAIR: _____

ATTEST: _____

BOARD OF COUNTY COMMISSIONERS APPROVAL
APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS,
THIS _____ DAY OF _____ A.D., 20____.

CHAIR: _____

ATTEST: _____

SURVEYOR'S CERTIFICATE

I, DAVID L. SWANSON, A LICENSED PROFESSIONAL LAND SURVEYOR
IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY
REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION
AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS
PLAT ACCURATELY REPRESENTS SAID SURVEY.

DAVID L. SWANSON, PLS.36070

PREPARED ON 4/7/2022

COLORADO ILC
3000 LAWRENCE ST, STE#111
DENVER, CO 80205

TIEDEMAN SUBDIVISION

A REPLAT OF PARCELS 6 AND 7, LAND SURVEY PLAT, WATKINS RANCH
BEING PART OF THE NORTH 1/2 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 3

GENERAL NOTES

1. 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 THE CERTIFICATION SHOWN HEREON.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.

3. THIS SURVEY WAS PREPARED WITH COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE REPORT NO: H0661209-023-DR5-AM DATED MAY 26, 2022 AT 8:00 A.M AND COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE REPORT NO: H0661207-023-DR5-AM DATED MAY 26, 2022 AT 8:00 A.M.

4. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF LOT 6 AS SHOWN ON THE LAND SURVEY PLAT - WATKINS RANCH AS RECORDED AT THE ARAPAHOE COUNTY CLERK AND RECORDER AT RECEPTION NO.01981, BETWEEN MONUMENTS AS SHOWN HEREON IS N89°44'55"E, WITH ALL BEARINGS CONTAINED HEREON RELATIVE THERETO.

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

6. THIS SUBDIVISION IS OUTSIDE OF THE FEMA SPECIAL FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08005C0231L, EFFECTIVE 9/28/2018. THIS SUBDIVISION IS OUTSIDE THE SPECIAL FLOOD HAZARD AREA BOUNDARIES OF A FLOOD HAZARD AREA DELINEATION (FHAD) STUDY.

7. ELEVATIONS ARE BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON 4/3/2022 AND ARE BASED ON NAVD88 VERTICAL DATUM. SITE TBM IS THE FOUND REBAR WITH YELLOW PLASTIC CAP ON THE WESTERLY PROPERTY CORNER HAVING AN ELEVATION OF 5608.47'.

8. THE PROPERTY IS ZONED A-1, AGRICULTURAL - ONE.

9. THE EXISTING WELL, PERMIT NO. 235790, ON LOT 1 MAY ONLY BE USED ON LOT 1 AND MUST BE THE ONLY EXEMPT WELL SERVING LOT 1.

10. THE EXISTING WELL, PERMIT NO. 247718, ON LOT 2 MAY ONLY BE USED ON LOT 2 AND MUST BE THE ONLY EXEMPT WELL SERVING LOT 2.

11. THE EXISTING WELLS MUST CONTINUE TO BE USED IN ACCORDANCE WITH THE PERMITTED TERMS AND CONDITIONS.

12. NO ADDITIONAL EXEMPTION WELL PERMITS WOULD BE ALLOWED TO BE CONSTRUCTED ON OR TO CLAIM THE LAND AREA ENCUMBERED BY WELL PERMIT NOS.235790 AND 247718.

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE SUBDIVISION PLAT KNOWN AS TIEDMAN SUBDIVISION, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/ RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS NOTE

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

DRIVES, PARKING AREAS, AND UTILITY EASEMENT MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND

SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE NOTE

SIGHT DISTANCE RESTRICTIONS, CONSISTING OF A 30 FOOT BY A 30 FOOT SIGHT DISTANCE TRIANGLE OR OF SUCH OTHER DIMENSIONS AS REQUIRED TO PROTECT AASHTO SIGHT LINES, SHALL APPLY TO ALL LAND AREAS ADJACENT TO ALL PUBLIC AND PRIVATE ROAD INTERSECTIONS ON THIS PLAT. THE OWNERS OF SUCH ADJACENT LAND AREAS ARE PROHIBITED FROM ERECTING, GROWING, OR OTHERWISE PERMITTING ANY OBSTRUCTION WITHIN SUCH LAND AREA THAT IS OVER 3 FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY.

PUBLIC IMPROVEMENTS NOTE

AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.

PRIVATE STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAT/PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MASTER PLAN

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
- EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

SPECIFIC NOTES

STREET LIGHTING

ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN OR PLAT, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN OR PLAT ACCORDING TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

DRAINAGE

ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING THOSE RECORDED ON JUNE 5, 1997, AT RECEPTION NUMBER A7066570, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

RURAL TRANSPORTATION IMPACT FEE (RUTIF) AREA

THE TIEDEMAN SUBDIVISION IS LOCATED WITHIN AN AREA WHICH IS SUBJECT TO A RURAL TRANSPORTATION IMPACT FEES TO DEFRAY COSTS OF IMPACTS TO CAPITAL ROAD FACILITIES CAUSED BY NEW DEVELOPMENT WITHIN THE AREA AS SET FORTH IN BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 160669. SAID RESOLUTION ESTABLISHES THE FEE SCHEDULE, WHICH FEES WILL BE CHARGED BY THE BUILDING DIVISION AND COLLECTED UPON THE ISSUANCE OF ALL BUILDING PERMITS FOR NEW CONSTRUCTION WITHIN THE IMPACT FEE AREA BOUNDARIES. THE FEES, THE IMPACT FEE AREA BOUNDARIES, THE RURAL TRANSPORTATION INFRASTRUCTURE PROPOSED TO BE FUNDED BY THE FEES AND OTHER PERTINENT PORTIONS OF THE FEE SCHEDULE MAY BE FURTHER STUDIED AND AMENDED FROM

TIME TO TIME BY ACTION OF THE BOARD OF COUNTY COMMISSIONERS, AS NEEDED TO ENSURE A FAIR BALANCED SYSTEM.

TITLE REPORT NO.: H0661207-023-DR5-AM - EXCEPTIONS (TRACT 6)

1. ALL TAXES AND ASSESSMENTS, NOW OR HERETOFORE ASSESSED, DUE OR PAYABLE. (NOT PLOTTABLE)

2. AN UNDIVIDED INTEREST IN ALL OIL, GAS AND COAL, MINERAL AND OTHER METALS RIGHTS AS RESERVED IN DEED RECORDED FEBRUARY 27, 1930 IN BOOK 295 AT PAGE 230, AND ANY INTEREST THEREIN OR RIGHTS THEREUNDER. (NOT PLOTTABLE)

3. ALL INTEREST IN ALL OIL RIGHTS AS RESERVED IN DEED RECORDED MARCH 23 1945 IN BOOK 516 AT PAGE 119 AND ANY INTEREST THEREIN OR RIGHTS THEREUNDER. (NOT PLOTTABLE)

4. RIGHT OF WAY AND/OR EASEMENT FOR HIGHWAY AS GRANTED TO THE DEPARTMENT OF HIGHWAYS RECORDED JULY 25, 1958 IN BOOK 1074 AT PAGE 572. (DOES NOT AFFECT PROPERTY)

5. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AND EASEMENTS CONTAINED IN THE RIGHT OF WAY AGREEMENT AS SET FORTH BELOW: RECORDING DATE: MAY 13, 1960
RECORDING NO.: BOOK 1189 AT PAGE 517(DOES NOT AFFECT PROPERTY)

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COLORADO COMMERCIAL ANALYSIS SYNDICATE NO. 2
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: MAY 14, 1973
RECORDING NO: BOOK 2127 AT PAGE 658
AND RECORDED MARCH 20, 2000 AT RECEPTION NO. B0032383. (AS SHOWN)

7. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: DECEMBER 6, 2000
RECORDING NO: B0158189 (NOT PLOTTABLE)

8. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AND EASEMENTS CONTAINED IN THE EASEMENT GRANT AS SET FORTH BELOW: RECORDING DATE: APRIL 7, 2004
RECORDING NO: B4062870 (AS SHOWN)

9. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AND EASEMENTS CONTAINED IN THE ROAD EASEMENT AND MAINTENANCE AGREEMENT AS SET FORTH BELOW: RECORDING DATE: APRIL 7, 2004
RECORDING NO.: B4062871 (NOT PLOTTABLE)

10. A DEED OF TRUST TO SECA DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW:
AMOUNT: \$80,000.00
TRUST/GRANTOR: NICHOLAS BAKARICH JR. AND DEBORAH ILIFF-BAKARICH
TRUSTEE: PUBLIC TRUSTEE OF ARAPAHOE COUNTY
BENEFICIARY: BELLCO CREDIT UNION
RECORDING DATE: FEBRUARY 19, 2020 (NOT PLOTTABLE)

11. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: \$559,350.00
TRUSTOR/GRANTOR: NICHOLAS BAKARICH JR. AND DEBORAH ILIFF-BAKARICH
TRUSTEE: PUBLIC TRUSTEE OF ARAPAHOE COUNTY
BENEFICIARY: QUICKEN LOANS, LLC
RECORDING DATE: MAY 14, 2021
RECORDING NO: E1078718 (NOT PLOTTABLE)

TITLE REPORT NO.: H0661209-023-DR5-AM - EXCEPTIONS (TRACT 7)

1. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. (NOT PLOTTABLE)

2. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)

3. ANY ENCROACHMENTS, ENCUMBRANCES, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY PUBLIC RECORDS. (NOT PLOTTABLE)

4. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)

5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR THE VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOTE: UPON SATISFACTION OF ALL REQUIREMENTS HEREIN, THE ABOVE EXCEPTION WILL NOT BE REFLECTED ON ANY PROPOSED TITLE POLICY IDENTIFIED IN SCHEDULE A. (NOT PLOTTABLE)

6. WATER RIGHTS, CLAIMS OF TITLE TO WATER, WHETHER OR NOT THESE MATTERS ARE SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)

7. ALL TAXES AND ASSESSMENTS, NOW OR HERETOFORE ASSESSED, DUE OR PAYABLE. NOTE: THIS TAX EXCEPTION WILL BE AMENDED AT POLICY UPON SATISFACTION AND EVIDENCE OF PAYMENT OF TAXES. (NOT PLOTTABLE)

8. OIL AND GAS LEASE RECORDED APRIL 25, 1957 IN BOOK 1012 AT PAGE 486, AND ANY AND ALL ASSIGNMENTS.. (NOT PLOTTABLE)

9. RIGHT OF ACCESS TO COLORADO STATE HIGHWAY NO. 8. A FREEWAY AS CONVEYED TO DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, IN DEED RECORDED JULY 25, 1958 IN BOOK 1074 AT PAGE 572. (DOES NOT AFFECT PROPERTY)

10. RIGHT OF WAY, WHETHER IN FEE OR EASEMENT ONLY, FOR INGRESS AND EGRESS, AS GRANTED TO COLORADO COMMERCIAL ANALYSIS SYNDICATE NO. 2, A COLORADO LIMITED PARTNERSHIP BY JOHN O. BECKER AND WATKINS FARM, LLC IN INSTRUMENT RECORDED MAY 14, 1973 IN BOOK 2127 AT PAGE 658 AND MARCH 20, 2000 AT RECEPTION NO. B0032382 AND AT RECEPTION NO. B0032383. (AS SHOWN)

11. OIL AND GAS LEASE RECORDED APRIL 11, 1989 IN BOOK 3201 AT PAGE 246 AND ANY AND ALL ASSIGNMENTS. (NOT PLOTTABLE)

12. OIL AND GAS LEASE RECORDED MAY 8, 1985 IN BOOK 4435 AT PAGE 586 AND ANY AND ALL ASSIGNMENTS. (NOT PLOTTABLE)

13. MOTION TO DETERMINE THE STATUS OF PREVIOUSLY DECREED CONDITIONAL, NON-TRIBUTARY GROUND WATER RIGHT, IN THE MATTER OF THE APPLICATION FOR WATER RIGHTS OF FOXHILLS DEVELOPMENT COMPANY, RECORDED APRIL 22, 1987 IN BOOK 5122 AT PAGE 139 AND IN BOOK 5122 AT PAGE 142. (NOT PLOTTABLE)

14. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEED AS SET FORTH BELOW: RECORDING DATE: FEBRUARY 7, 1997
RECORDING NO.: A7014636 (NOT PLOTTABLE)

15. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: DECEMBER 6, 2000
RECORDING NO: B0158189 (NOT PLOTTABLE)

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO
PURPOSE: UTILITIES
RECORDING DATE: JANUARY 15, 2001
RECORDING NO: B1006472 (AS SHOWN)

17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO
PURPOSE: UTILITIES
RECORDING DATE: JANUARY 19,2001
RECORDING NO: B1008364 (AS SHOWN)

18. EASEMENT, TOGETHER WITH ITS TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ROAD EASEMENT DEED AS SET FORTH BELOW: RECORDING DATE: JANUARY 19, 2001
RECORDING NO.: B1008365 (NOT PLOTTABLE)

19. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: \$160,750.00
TRUSTOR/GRANTOR: DAVID J. TIEDEMAN AND ANGELA L. TIEDEMAN
TRUSTEE: PUBLIC TRUSTEE OF ARAPAHOE COUNTY
BENEFICIARY: U.S. BANK NATIONAL ASSOCIATION
RECORDING DATE: AUGUST 4, 2016
RECORDING NO: D6085377 (NOT PLOTTABLE)

20. AFFIDAVIT OF PRODUCTION RECORDED DECEMBER 21, 2017 AT RECEPTION NO. D7143752. (NOT PLOTTABLE)

TIEDEMAN SUBDIVISION

A REPLAT OF PARCELS 6 AND 7, LAND SURVEY PLAT, WATKINS RANCH

BEING PART OF THE NORTH 1/2 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 3 OF 3

LEGEND

- = SET NO.5x18" REBAR WIT 1.25" YELLOW PLASTIC CAP LS#36070
- = FOUND NO.5 REBAR WITH 1.25" RED PLASTIC CAP LS#10717
- (R) = RECORD INFORMATION
- (M) = MEASURED
- = PROPERTY LINE
- - - = LOT LINE
- - - = EASEMENT LINE

FOUND 3.25" ALUM CAP
PLS.25937 - NW CORNER
SECTION 4, T4S, R64W

N57°04'47"W(M)
2741.87'(M)

TRACT 15
WATKINS RANCH
(REC.B2174 - 9/6/2001)

BASIS OF BEARINGS
N89°44'55"E(M&R)
1273.12'(M) 1273.38'(R)

E. 12TH PLACE (PRIVATE DRIVE)
530.46'

STREET NAME
CHANGES HERE

TRACT 14
WATKINS RANCH
(REC.B2174 - 9/6/2001)

60' ACCESS EASEMENT
LSP WATKINS RANCH
REC. NO'S B1934, B1981, B2114
REC.NO.B1008365 AND B4062870

10' UTILITY EASEMENT
LSP WATKINS RANCH
REC. NO'S B1934, B1981, B2114
REC.NO.B1008364

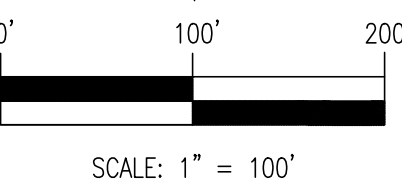
WELL EASEMENT
LSP WATKINS RANCH
REC. NO'S B1934, B1981, B2114

SITE TBM
EL=5608.47'

TRACT 5
WATKINS RANCH
(REC.B2174 - 9/6/2001)

LOT 1
Area : 25.407 AC±
(1,106,709 SF±)

L=1460.21(M) 1460.22'(R)
R=641.99(M) 642.00'(R)
Δ=130°19'10"(M)
130°19'06"(R)



TRACT 13
WATKINS RANCH
(REC.B2174 - 9/6/2001)

BLOCK 1

LOT 3
Area : 20.253 AC±
(882,202 SF±)

LOT 2
Area : 24.333 AC±
(1,059,933 SF±)

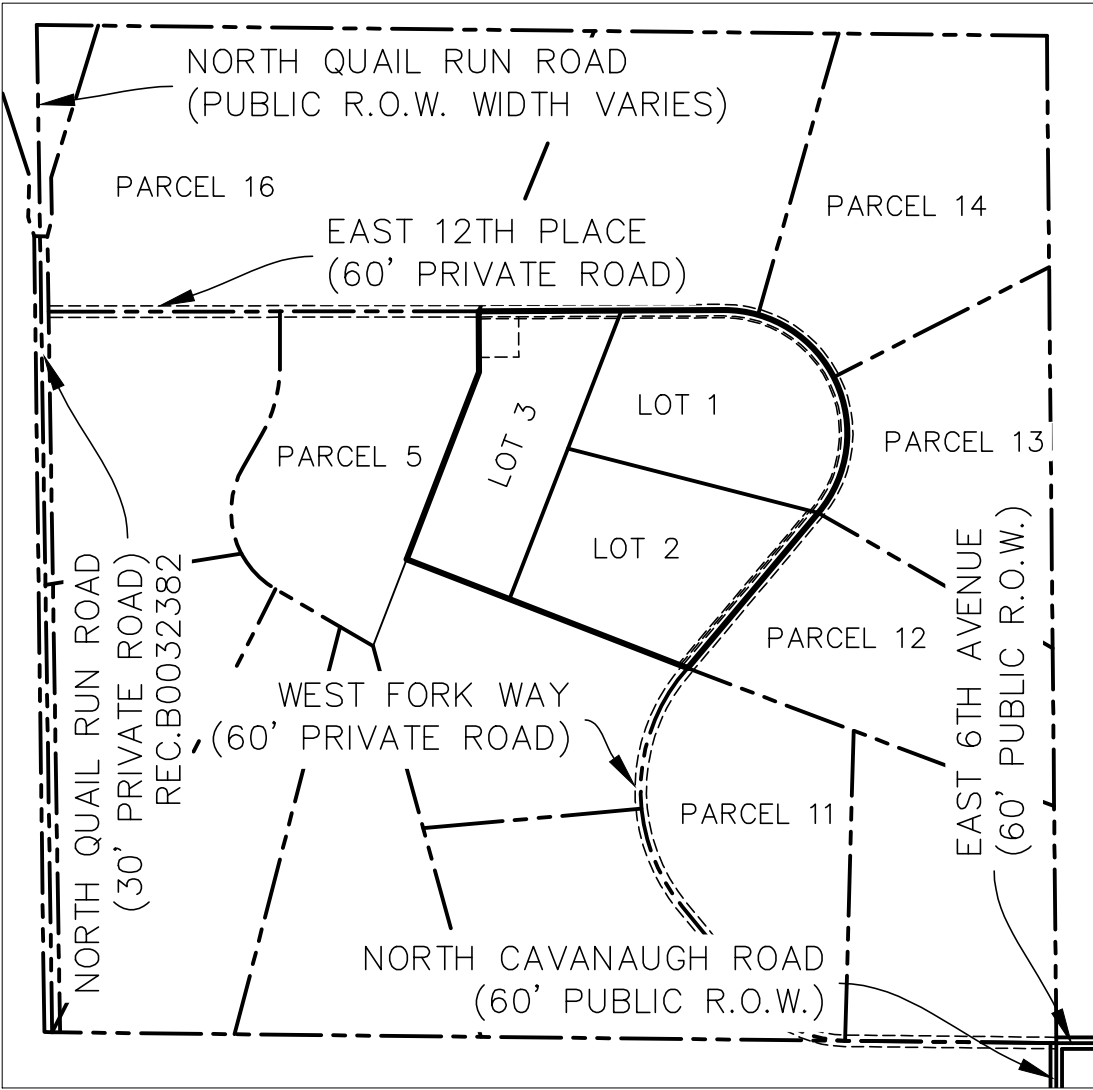
20' UTILITY EASEMENT
REC. NO: B.1006472

10' UTILITY EASEMENT
LSP WATKINS RANCH
REC. NO'S B1934, B1981, B2114
REC.NO.B1008364

60' ACCESS EASEMENT
LSP WATKINS RANCH
REC. NO'S B1934, B1981, B2114
REC.NO.B1008365 AND B4062870

TRACT 12
WATKINS RANCH
(REC.B2174 - 9/6/2001)

FOUND 2" ALUM CAP
ILLEGIBLE - SE CORNER
SECTION 4, T4S, R64W



ACCESS TO PUBLIC R.O.W. DETAIL
SCALE 1"=500'