

A REPLAT OF BLOCK 10 AND TRACT D, BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 1 AND AN UNPLATTED PARCEL OF LAND, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

CONSIDERING THE EAST LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 3 TO BEAR SOUTH 00°11'08" EAST, A DISTANCE OF 2647.06 FEET BETWEEN A FOUND  $\frac{3}{8}$ " REBAR WITH 3  $\frac{1}{2}$ " ALUMINUM CAP "T2S R69W  $\frac{1}{4}$  S3 S2 LS 13155 2010" AT THE EAST  $\frac{1}{4}$  CORNER OF SECTION 3 AND A FOUND 2" PIPE WITH 2  $\frac{3}{8}$ " ALUMINUM CAP "FRANK R. DREXEL NE COR SEC 10 T2S R69W 6PM LS 2149" AT THE SOUTHEAST CORNER OF SECTION 3, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

1. SOUTH 89°42'35" EAST, A DISTANCE OF 157.22 FEET TO A POINT OF CURVATURE;
2. THENCE 206.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 296.00 FEET, AN INCLUDED ANGLE OF 39°59'57", AND SUBTENDED BY A CHORD BEARING NORTH 70°17'28" EAST, A DISTANCE OF 202.47 FEET;
3. THENCE NORTH 50°17'25" EAST, A DISTANCE OF 216.76 FEET TO A POINT OF CURVATURE;
4. THENCE 159.52 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 228.50 FEET, AN INCLUDED ANGLE OF 90°00'00", AND SUBTENDED BY A CHORD BEARING NORTH 70°17'25" EAST, A DISTANCE OF 156.30 FEET;
5. THENCE SOUTH 89°42'35" EAST, A DISTANCE FO 77.94 FEET TO A POINT OF CURVATURE;
6. THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN INCLUDED ANGLE OF 90°00'00", AND SUBTENDED BY A CHORD BEARING SOUTH 44°42'35" EAST, A DISTANCE FO 28.28 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DESTINATION DRIVE;

## GENERAL NOTES

- ## SEQUENCE OF CONSTRUCTION TIMELINE

	11 WEEKS
	5 WEEKS
TOTAL	16 WEEKS 4 MONTHS ±

NOTE: THE ABOVE EARTHWORK VOLUMES HAVE NOT BEEN ADJUSTED FOR SHRINK/SWELL FACTOR

DEVELOPER

**SURVEYOR**

CIVIL ENGINEER

TRAFFIC  
CONSULTANT

**ARCHITECT**

DCVDC

Dry Creek Valley Ditch Company  
3951 W. 144th Ave  
Broomfield, CO 80023  
T: (303) 464-5603  
Attn: Brennan Middleton, President

LANDSCAPE ARCHITECT



## SHEET INDEX

**JEFFERSON**  
COUNTY COLORADO

**APPROVED AS NOTED**

Review is for general compliance with Jefferson County standards and requirements. Sole responsibility for completeness and/or accuracy of these documents shall remain with the designer and/or registered professional engineer sealing these plans/report. Jefferson County does not accept liability for facilities designed by others.

**Nathan Seymour 10/19/2023**

**NOTE:** A written certification letter is required from a Professional Engineer demonstrating conformance with the approved plans. As-built are required for all stormwater features to include storm sewer, detention/water quality facilities, etc.

**DRY CREEK VALLEY DITCH COMPANY APPROVAL BLOCK**

Grantor signature is for the purpose of acknowledging acceptance of the design of the Permitted Structures only. Nothing in Grantor's signature shall in any way extend the rights and obligations of the Grantor other than as set forth in the Non-Exclusive Right Of Way Easement to which these designs are attached. Grantor is expressly relying upon the design standards and the performance standards set forth in these drawings as presented by the Grantee, and Grantee shall be solely responsible that, as constructed, the Permitted Structures shall provide for the performance standards set forth herein

**DRY CREEK VALLEY DITCH COMPANY**

Date	Description	No.
Revisions		
		
Signature	JACOB ECKERSLEY	Date
PROFESSIONAL ENGINEER CO. Lic. No. 0058798		
<h1>LANGAN</h1> <p>Langan Engineering and Environmental Services, Inc.</p> <p>300 Union Boulevard, Suite 405 Lakewood, CO 80228</p> <p>T: 303.262.2600      F: 303.262.2001      www.langan.com</p>		
Project		
<h2>LAPOUR INDUSTRIAL PARK</h2> <p>CITY OF BROOMFIELD BROOMFIELD COUNTY      COLORADO</p> <p>Drawing Title</p> <h1>EROSION AND SEDIMENT CONTROL COVER</h1>		
Project No.		Drawing No.
620027601		
Date	10/03/2023	
Drawn By		
EEW		
Checked By		<h1>CE1001</h1>
TLG		
Sheet 1 of 14		