



## Re-submittal Form

Case Number: \_\_\_\_\_

Case Manager: \_\_\_\_\_

### Resubmitted Items:

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

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

The cover letter must include the following information:

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

For County Use Only:

Date Accepted: \_\_\_\_\_

Edocs # \_\_\_\_\_

Gunderson, Eric

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From: Marissa Hillje <MHillje@adcogov.org>  
Sent: Thursday, August 24, 2017 2:50 PM  
To: Gunderson, Eric  
Cc: Greg Barnes  
Subject: RE: Review Comments: Blackstone Ranch, Filing 3 (PLT2017-00002)

Eric,

I have no other comments at this time.

Thank you,



**Marissa Hillje**  
Right-of-Way Specialist, *Development Service - Development Review*  
ADAMS COUNTY, COLORADO  
4430 S Adams County Pkwy Ste W2203  
Brighton, CO 80601-8218  
O: 720.523.6837 | [mhillje@adcogov.org](mailto:mhillje@adcogov.org)  
[www.adcogov.org](http://www.adcogov.org)

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From: Gunderson, Eric [mailto:Eric.Gunderson@kimley-horn.com]  
Sent: Thursday, August 24, 2017 1:31 PM  
To: Marissa Hillje  
Cc: Greg Barnes  
Subject: RE: Review Comments: Blackstone Ranch, Filing 3 (PLT2017-00002)

Good Afternoon Marissa,

I just wanted to follow up on this and see if you had any questions on the revisions we made. If not, we'll submit hard copies for what should hopefully be approval as we'd like to schedule hearings asap.

Thanks!

**Kimley»Horn**

**Eric Gunderson, P.E.**  
**Kimley-Horn** | 2 North Nevada Avenue, Suite 300 | Colorado Springs, CO 80903  
Direct: 719 453 0182 | Mobile: 320 491 8055 | [www.kimley-horn.com](http://www.kimley-horn.com)

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From: Gunderson, Eric  
Sent: Wednesday, August 23, 2017 9:33 AM  
To: 'Greg Barnes' <GJBarnes@adcogov.org>; Marissa Hillje <MHillje@adcogov.org>  
Subject: RE: Review Comments: Blackstone Ranch, Filing 3 (PLT2017-00002)

Thanks Greg!

Marissa – Let me know if you have any other comments and we'll address before sending hard copies to Greg Barnes.

Thanks!

# Kimley»Horn

**Eric Gunderson, P.E.**

**Kimley-Horn** | 2 North Nevada Avenue, Suite 300 | Colorado Springs, CO 80903  
Direct: 719 453 0182 | Mobile: 320 491 8055 | [www.kimley-horn.com](http://www.kimley-horn.com)

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From: Greg Barnes [<mailto:GJBarnes@adcogov.org>]

Sent: Wednesday, August 23, 2017 9:22 AM

To: Gunderson, Eric <[Eric.Gunderson@kimley-horn.com](mailto:Eric.Gunderson@kimley-horn.com)>; Marissa Hillje <[MHillje@adcogov.org](mailto:MHillje@adcogov.org)>

Subject: RE: Review Comments: Blackstone Ranch, Filing 3 (PLT2017-00002)

Upon formal resubmittal, we have a two week review cycle before determining if the plat is ready to schedule for hearings.

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From: Gunderson, Eric [<mailto:Eric.Gunderson@kimley-horn.com>]

Sent: Wednesday, August 23, 2017 8:55 AM

To: Greg Barnes; Marissa Hillje

Subject: RE: Review Comments: Blackstone Ranch, Filing 3 (PLT2017-00002)

Greg/Marissa,

Please see attached for the revised Pre-Plat and below for my responses based upon our conversation.

Marissa - Let me know if you have any other questions or comments and we will resubmit the hard copies. As discussed, we will change the formatting for Final Plat such that we split sheet 2 into separate sheets and rotate such that north is at the top of the page. For Final Plat, we'll also remove the overall sheet. For the pre-plat we're going to leave this sheet in for reference if that is OK with you.

Greg - If you could let me know timing of next steps that would be very helpful.

Thanks!

# Kimley»Horn

**Eric Gunderson, P.E.**

**Kimley-Horn** | 2 North Nevada Avenue, Suite 300 | Colorado Springs, CO 80903  
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From: Greg Barnes [<mailto:GJBarnes@adcogov.org>]

Sent: Tuesday, August 15, 2017 4:57 PM

To: Gunderson, Eric <[Eric.Gunderson@kimley-horn.com](mailto:Eric.Gunderson@kimley-horn.com)>

Cc: Marissa Hillje <[MHillje@adcogov.org](mailto:MHillje@adcogov.org)>

Subject: Review Comments: Blackstone Ranch, Filing 3 (PLT2017-00002)

Eric,

Your recent submittal has yielded comments from Marissa Hillje, Right-of-Way Specialist, Adams County. I've included Marissa's comments below. Please feel free to contact Marissa or myself to if you have any questions. We are happy to schedule a meeting with you, if you feel that you would like to meet in-person. Just let me know.

Marissa Hillje, Right-of-Way Specialist

REVIEW COMMENTS:

ROW1) Aspen Street is labeled within the subdivision, which shows 40' feet of right-of-way. Adams County's minimum requirement of public Right of way for collector streets in 80ft. Please label " 40' ROW hereby dedicated by this plat". Label the dimensions of Aspen Street, which should include the 40ft dedicated by this plat and the 40ft that is adjacent to the plat. (80ft total) Also show and label the lots/plat that is north of the subdivision- or label unplatted. **This is labeled on Sheet 4 and has now been included on Sheet 2 as well.**

ROW2) Monument should be set at each significant bearing change surrounding the subdivision. Include set monuments in the legend. **Noted, monuments to be set have been added to the plan and shown in the legend. It's understood that all monuments will need to be set prior to final plat approval.**

ROW3) Tract L and Track K appear to be inside of other lots (sheet 2). Please verify. If this is the case- Tract L and K cannot be crossed by any other lots/boundary lines. **These lot/boundary lines have been adjusted to not cross Tract L and Tract K.**

ROW4) Please show the adjacent name of subdivision plat or label unplatted on the north side of E 26th Avenue. **This land is unplatted and has been labeled accordingly.**

ROW5) This is a preliminary plat, additional revisions may be required during the final plat review period. **Noted.**



Greg Barnes  
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