

TRANSMITTAL

Date: 02/07/2022

To: Libby Tart, AICP
Senior Long Range Planner
Community & Economic Development
Adams County
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

Attention: Ms. Libby Tart

From: Bill Mahar and Daniel Jennings, Norris Design

Re: Clear Creek Transit Village :: Preliminary Plat 7th Submittal – PRC2019-00014

We are sending you the following submittal items digitally:

Preliminary Plat

<u>Copies</u>	<u>Date</u>	<u>Description</u>
1	02/07/22	220207-CCTV-PP-ACFR Access Points Letter-7
1	02/07/22	220207-CCTV-PP-Crestview Letter-7
1	02/07/22	220207-CCTV-PP-Preliminary Plat-7
1	02/07/22	220207-CCTV-PP-Title Commitment-7
1	02/07/22	220207-CCTV-PP-Updated Project Narrative-7

*Digital copies of the above documents have been submitted to the Adams County e-Permit Center at epermitcenter@adcogov.org.

February 7, 2022 – Letter has been updated and resubmitted

September 28, 2021

Libby Tart, AICP
Senior Long Range Planner
Community & Economic Development
Adams County
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

RE: Clear Creek Transit Village :: Preliminary Plat 2nd Technical Review Submittal – PRC2019-00014

Dear Ms. Tart:

We are pleased to resubmit the Preliminary Plat and associated documents on behalf of our clients Clear Creek Development. Our first submittal by this team was in early 2020 and the initial submittal was completed by the previous applicant in October 2019.

Below we have listed the various project contacts and consultants which comprise our team.

Applicant and Current Owner

Clear Creek Development, LLC
10808 S. River Front Parkway,
Suite 378
South Jordan, UT 84095
801-809-9294
Contact: Michael Christensen

Applicant

Pacific North Enterprises, LLC
900 Castleton Drive, Suite 118
Castle Rock, CO 80109
303-955-5291
Contact: Bryan Byler

Civil Engineer

Roscoe Engineering
11203 West 102nd Drive
Westminster, CO 80021
720-934-7735
Contact: Bruce Roscoe

Planner/ Landscape Architect

Norris Design
1101 Bannock St.
Denver, Colorado 80204
303-892-1166
Contact: Bill Mahar

Architect

Godden Sudik Architects
5975 S. Quebec St.
Centennial, CO 80111
303-455-4437
Contact: Alex Duran

Photometrics

Studio Lightning
63 Sunset Dr.
Bailey, CO 80421
303-242-1572
Contact: Jacob Bennefield

Transportation Engineer

Fox Tuttle Transportation Group
1624 Market Street, Suite 202
Denver, CO 80202
303-652-3571
Contact: Steve Tuttle

Dry Utility Coordination

Kimley-Horn
380 Interlocken Crescent
Suite 100
Broomfield, CO 80021
720-642-8650
Contact: Justin Knowles

The project team has gone through six review cycles with the preliminary plat and held numerous meetings with County staff, stakeholders and referral agencies to address project components. We have held two neighborhood meetings that are summarized in this letter. Accompanied with this letter is a resubmittal of the preliminary plat that addresses the redline comments were provided to the project team on 9/23/21.

Public Outreach

Neighborhood Meeting #1

We understand that community engagement is an important part of the transition between applicants. With that in mind, the project team held a virtual neighborhood meeting on Wednesday, October 21, 2020 from 6:30 p.m. to 8:00 p.m. via Zoom to introduce the new property owners and development team and listen and gain feedback on our preliminary design and planning concepts.

Letters were sent per Adams County requirements to 376 individual property owners within the vicinity of the property inviting them to the virtual neighborhood meeting. The meeting was attended to 16 members of the community as well as representatives of the project team. The project team gave a Power Point presentation of preliminary plans for the site and answered questions about the project's timeframe, site design, access, potential retail uses, and buffering from the community to the west of the site.

The project team also unveiled www.clearcreektransitvillage.net, a website which features project information (including the Power Point presentation shared at the neighborhood meeting) as well as a submission form which neighbors can use to submit comments directly to the project team. The website is in preliminary development and will be further developed as we move forward. Neighbors will be able to check this website for ongoing project updates.

Neighborhood Meeting #2

Our second neighborhood meeting was held on September 14, 2021. We had approximately 8 members of the public attend that virtual meeting and 11 members from the project team and Adams County representatives. A slide presentation was utilized during the meeting providing updates on project changes, building and landscape renderings of the future development and outlined next steps. Neighborhood residents inquired about the height of buildings in Planning Area 3. They asked about the proposed berm and fence and if they are still part of the project components and project team members confirmed they remained they are included in the proposed plans and will also be enhanced with landscape buffers. There were questions about overall project timing that were addressed by members of the project team and a representative from Adams County. A question was posed about school capacity and a representative from Adams County Planning addressed that comment.

Proposed Neighborhood Meeting #3

The project team is planning to hold a third neighborhood meeting on Thursday, February 17, 2022. The intent of this meeting will to update the neighborhood residents about the status of the project. We will provide an update on the lot layout of the development, engineering improvements that will benefit the site and the larger neighborhood and provide additional detail on the landscape and site amenities.

Agency Coordination

Throughout this duration of this project, the team has reached out to the following agencies and stakeholder groups to understand their concerns and interests as they relate to the site:

- Adams County Planning and Engineering
- Federal Boulevard Corridor Study Coalition
- Adams County Parks, Open Space & Cultural Arts Department
- Adams County Fire Rescue
- Colorado Department of Transportation (CDOT)
- Metro Wastewater Reclamation District
- Crestview Water & Sanitation District
- Denver Water
- Mile High Flood District
- Regional Transit District (RTD)
- Tri-County Health Department

Throughout this process, the project team has significantly focused on utility and roadway requirements.

We have had numerous interactions with CDOT to address the items that are relevant at the preliminary plat level and acknowledge items to be coordinated and reviewed during the FDP and Final Plat phase. Our transportation engineer has been coordinating with CDOT on the development and submittal of traffic signal plan for Federal Blvd and we are also working on the submittal of an access permit application for Federal Blvd as the previously granted access permits have expired. These items will be formally submitted prior or in conjunction of the FDP and Final Plat.

We have worked with Crestview Water & Sanitation District, Denver Water and Metro Wastewater to address utility and easement requirements. A letter is attached from Crestview Water & Sanitation District acknowledging that we have been and will continue to address their utility requirements and approaches. They acknowledge the preliminary plat includes the necessary easement language and will be moving forward to the public hearing process.

We have worked with Adams County Fire Rescue to make sure the roadways meet their requirements. A letter is attached from Adams County Fire Rescue stating a requirement of two points of access to Federal Blvd.

We have met with the Regional Transportation District to coordinate on off-site improvements, such as utilities crossing their rail lines. We have also discussed bus shelter locations along Federal Blvd, which will be included on the FDP.

Criteria for Approval

This Preliminary Plat complies with the Criteria for Approval outlined in Adams County Code Section 2-02-19-03-05 as follows:

1. *The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.*

The proposed Preliminary Plat is designed to support the mixed-use, transit-oriented development outlined in the Preliminary Development Plan. This is consistent with the Adams County Comprehensive Plan which designates this site as a Mixed-Use Activity Center. Site design is informed by area plans including the Adams County Clear Creek Corridor Master Plan and the Federal Boulevard Framework Plan.

2. *The preliminary plat is consistent with the purposes of these standards and regulations.*

This proposed Preliminary Plat is consistent with the purposes of the standards and regulations as outlined in the Preliminary Plat section of the Adams County Development Standards and Regulations. The Preliminary Plat identifies the property boundaries, blocks, lots, tracts and easements that are required for the development. In an email sent to Ms. Tart on 1/13/2022, the project team provided the below summary of all blocks, lots and tracts that are included in the preliminary plat.

- Blocks 1, 2, 3 and 5 are the multifamily blocks that will include multi-story residential/mixed use on their respective block as specified by the approved PDP.
- Block 4 is the neighborhood park.
- Block 6, 7, 8 and 9 are the townhome blocks and contains lots for each respective townhome.
- ROW Dedication for Federal Blvd – this has been included on the previous plat submittals and reviewed and acknowledged by CDOT.
- Tract A is the landscape, berm and fence easement that was recorded. This has been included in previous plat submittals.
- Tract B is proposed to be dedicated as public ROW.
- Tract C is the primary road network. As noted previously, the roads within Tract C will be owned and maintained by the Metro District and will have public access.
- Tract D is the alley between Block 2 and Block 5. This alley has been part of the previous plat submittals.
- Tract E and R are part of the riverfront open space. These tracts will be owned by the Metro District and will include storm water facilities, public access via trails/sidewalks and landscaping.
- Tract F is the alley within Block 6. This tract provides vehicular access to the rear garages of the townhomes and includes utilities. A couple buffer areas between the townhomes on the east side are included in Tract F.
- Tracts G, H, I, J, K, L M, N, P, Q, U, W, and Y are sidewalk tracts to provide pedestrian access to the public. It will be noted in the plat notes that they are part of an easement as well that grants public pedestrian access. These tracts will be owned and maintained by the Metro District or HOA (tbd).

- Tract T and V and landscape buffers for the townhomes. The tracts will be maintained and owned by the Metro District or HOA (tbd).
 - Tracts O and S are alleys for the townhomes that are adjacent. They will be maintained and owned by the Metro District and also include utility easements.
 - Tract X is a landscape buffer area that will be maintained and owned by the Metro District.
3. *The preliminary plat is in conformance with the subdivision design standards and any approved sketch plan.*

The proposed Preliminary Plat boundary, blocks and tracts aligns with the Clear Creek Transit Village Preliminary Development Plan, which is the zoning document for the site that was approved in 2015. A couple of internal roadways have been realigned and one was converted to a typical alley configuration and has been incorporated into tract D. County staff acknowledged support for those revisions.

4. *The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.*

The proposed water supply for this development is service provided by the Crestview Water & Sanitation District, a distributor with Denver Water. A letter submitted by the previous developer from June 14, 2019 indicates the District's ability to serve the development's water and sanitary needs. The project team has submitted preliminary plans to Crestview and has had numerous meetings to review draft plans. An updated will-serve letter from Crestview will be included with the FDP submittal.

5. *The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.*

As noted above, the applicant has been in discussion with Crestview Water & Sanitation District and Metro Wastewater as to the appropriate infrastructure improvements necessary to serve the water and sanitary requirements of the project. During those meetings we also had discussions about sizing the infrastructure to provide services for off-site improvements.

6. *The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.*

An updated grading plan has been included during past submittals. A Voluntary Clean Up Plan (VCUP) has been completed on the site and acknowledged as completed by Tri-County Health Department. Additionally, the site is currently undergoing initial site preparation and roadway over excavation as approved by Adams County.

7. *The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.*

A preliminary drainage report was included throughout the review process of the preliminary plat. We have addressed comments that are relevant to the preliminary plat phase. A final drainage plan and report will be provided at time of FDP and Final Plat submittal as directed by Adams County Engineering staff.

8. *The overall density of development within the proposed subdivision conforms to the zone district density allowances.*

While a formal Final Development Plan (FDP) which lists our proposed density will be submitted at a later date, the proposed density will be in conformance with the Clear Creek Transit Village Preliminary Development Plan, approved in 2015.

Final Development Plan and Final Plat Submittal

The FDP and Final Plat which were submitted by the previous developer are no longer valid. Following this Preliminary Plat submittal, the project team will submit a new FDP and Final Plat application, as per direction from Adams County staff.

Enclosed along with this letter please find the following submittal documents:

1. Preliminary Plat updated on 2/07/22
2. Updated project narrative (this letter)
3. Correspondence from Adams County Fire Rescue
4. Correspondence from Crestview Water & Sanitation District

Please let us know if you need additional information or have any questions. Thank you for your continued assistance.

Sincerely,



Bill Mahar, AICP
Principal

CLEAR CREEK TRANSIT VILLAGE *** PRELIMINARY PLAT ***

PLT2019-00005

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 14

OWNERSHIP CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, CLEAR CREEK DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JUNE 23, 2020 AT RECEPTION No. 2020000056492, AS SHOWN IN THIS PRELIMINARY PLAT AND DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 1, BRANNAN'S SUBDIVISION FILING NO. 2, ACCORDING TO THE PLAT RECORDED MAY 12, 1994 AT RECEPTION NO./ B1247454, AND AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED JANUARY 19, 1995 IN BOOK 4455 AT PAGE 542, EXCEPT THAT PART CONVEYED TO THE COUNTY OF ADAMS BY WARRANTY DEED MADE A PART OF RESOLUTION RECORDED MAY 25, 1995 IN BOOK 4518 AT PAGE 777, COUNTY OF ADAMS, STATE OF COLORADO.

TOGETHER WITH TRACT A, BRANNAN'S SUBDIVISION - FILING NO. 1, ACCORDING TO THE PLAT RECORDED OCTOBER 31, 1973 AT RECEPTION NO. A020815, COUNTY OF ADAMS, STATE OF COLORADO.

THE ABOVE DESCRIBED SUBJECT PROPERTY IS ALSO DESCRIBED AS FOLLOWS:

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 8, FROM WHENCE THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) BEARS SOUTH 00°00'36" WEST A DISTANCE OF 2635.75 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4), SOUTH 00°00'36" WEST, 1977.44 FEET TO A POINT;

THENCE LEAVING SAID EAST LINE, NORTH 89°45'17" WEST, 50.00 FEET TO THE WEST LINE OF FEDERAL BOULEVARD, AND BEING THE NORTHEAST CORNER OF TRACT A OF BRANNAN'S SUBDIVISION FILING No. 1, AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE, SOUTH 00°00'36" WEST, 658.53 FEET TO A POINT;

THENCE LEAVING SAID WEST LINE, SOUTH 89°51'23" WEST, 30.00 FEET TO A POINT;

THENCE SOUTH 00°00'04" WEST, 31.23 FEET TO A POINT;

THENCE SOUTH 83°46'03" WEST, 233.62 FEET TO A POINT;

THENCE SOUTH 61°35'26" WEST, 404.96 FEET TO A POINT ON THE BOUNDARY OF LOT 2 OF BRANNAN'S SUBDIVISION FILING No. 2;

THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 03°44'30" WEST, 159.68 FEET TO A POINT;
2. NORTH 85°27'01" WEST, 446.37 FEET TO A POINT;
3. NORTH 03°30'34" EAST, 1038.07 FEET TO A POINT;
4. SOUTH 89°45'17" EAST, 1010.39 FEET TO THE POINT OF BEGINNING.

CONTAINING ±918,827 SQUARE FEET OR ±21.093 ACRES OF LAND, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF CLEAR CREEK TRANSIT VILLAGE, AND DOES HEREBY DEDICATE ALL PUBLIC STREETS TO ADAMS COUNTY FOR PUBLIC USE, AND DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

FOR: CLEAR CREEK DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: MICHAEL CHRISTENSEN, ITS MANAGER _____ DATE _____

NOTARY ACKNOWLEDGMENT

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY MICHAEL CHRISTENSEN AS MANAGER OF CLEAR CREEK DEVELOPMENT, LLC.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

ADDRESS OF NOTARY: _____



VICINITY MAP
Not to scale

TABLE OF CONTENTS	
1	COVER SHEET
2	EXISTING CONDITIONS
3	PROPOSED CONDITIONS
4	LAND USE TABLES
5-12	PRELIMINARY PLAT
13-14	TRACT AND CDOT DEDICATION DETAILS

STORM DRAINAGE FACILITIES STATEMENT

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

UTILITY EASEMENT NOTES

1. ALL TRACTS ARE HEREBY DEDICATED FOR UTILITY USE.

2. UTILITY EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PUBLIC STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

BOARD OF COUNTY COMMISSIONERS APPROVAL

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

CHAIR _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, A.D. 20 ____.

CHAIR _____

SURVEYOR'S NOTES

1. 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. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING COMPANY, INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE. POWER SURVEYING COMPANY, INC. RELIED UPON CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NO. ABC70653170.1, WITH AN EFFECTIVE DATE OF JANUARY 13, 2022 AT 5:00 P.M.
3. BASIS OF BEARINGS: SOUTH 00°00'36" WEST, BEING THE BEARING OF THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MEASURED AND DEFINED BETWEEN THE TWO FOUND MONUMENTS SHOWN HEREON.
4. FLOOD ZONE DESIGNATION: AS SHOWN ON F.I.R.M. MAP PANEL #08001C 00592H, WITH AN EFFECTIVE REVISION DATE OF MARCH 5, 2007, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND WITHIN ZONE "AE" (SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% PERCENT ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATIONS DETERMINED). REFER TO MAP SHEETS FOR APPROXIMATE LOCATIONS OF FLOOD ZONE BOUNDARIES.
5. FIELD SURVEY COMPLETION DATE: OCTOBER 11, 2019.
6. THE LINEAR UNIT OF MEASUREMENT FOR THIS PRELIMINARY PLAT IS THE U.S. SURVEY FOOT, WHICH IS DEFINED AS 1200/3937 METERS.
7. STATEMENT RESTRICTING ACCESS: A STATEMENT RESTRICTING ACCESS RIGHTS ACROSS THE RIGHT-OF-WAY LINES OF MAJOR HIGHWAYS, PARKWAYS, STREETS OR FREEWAYS, WHERE REQUIRED AS A PROVISION OF APPROVAL.
8. THE SUBJECT PROPERTY CONTAINS ±918,827 SQUARE FEET OR ±21.093 ACRES OF LAND.

TRACT MAINTENANCE NOTE

BY THIS PLAT TRACTS B AND C ARE CREATED FOR ACCESS ONTO FEDERAL BOULEVARD AS SHOWN ON SHEETS 7 AND 10 OF 14. TRACT B IS PUBLIC RIGHT-OF-WAY. TRACT C IS PUBLIC RIGHT-OF-WAY AND WILL BE OWNED AND MAINTAINED BY CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1. TRACTS D, F, O, AND S ARE CREATED FOR ALLEYS AND WILL BE OWNED AND MAINTAINED BY CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1. TRACTS G, H, I, J, K, L, M, N, P, Q, U, V, W, AND Y ARE CREATED FOR SIDEWALKS AND WILL BE OWNED AND MAINTAINED BY CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1. ADAMS COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY REGARDING THESE STREETS, ALLEYS, AND SIDEWALKS, AND WILL NOT PERFORM MAINTENANCE OPERATIONS INCLUDING SNOW REMOVAL.

TRACTS A, E, R, T, V, AND X ARE CREATED FOR LANDSCAPING OR OPEN SPACE AND WILL BE OWNED AND MAINTAINED BY CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1.

SURVEYOR'S CERTIFICATE

I, RICHARD B. GABRIEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON OCTOBER 11, 2019, THAT THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND THAT ALL NOTES, DIMENSIONS AND IMPROVEMENTS ARE CORRECTLY SHOWN HEREIN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD B. GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.

COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS.
COUNTY OF ADAMS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 20____ A.D., IN BOOK _____, PAGE _____, RECEPTION No. _____.

ADAMS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY



COVER SHEET	
TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	SEPTEMBER 15, 2020
REVISION DATE:	MARCH 7, 2021
REVISION DATE:	AUGUST 20, 2021
REVISION DATE:	FEBRUARY 1, 2022
REVISION DATE:	FEBRUARY 4, 2022
REVISION DATE:	FEBRUARY 7, 2022
JOB NO. 19-260	DWG: 19-260 PRELIM.dwg
SHEET 1 OF 14	

CLEAR CREEK TRANSIT VILLAGE

*** PRELIMINARY PLAT ***

PLT2019-00005

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 14

LOT	BLOCK	SQ. FT.	ACRES
LOT 1	BLOCK 1	110,529	2.537
LOT 1	BLOCK 2	56,297	1.292
LOT 1	BLOCK 3	63,972	1.469
LOT 1	BLOCK 4	22,444	0.515
LOT 1	BLOCK 5	71,749	1.648

BLOCK / LOT DATA

BLOCK 6		
LOT	SQ. FT.	ACRES
LOT 1	1,607	0.037
LOT 2	1,040	0.024
LOT 3	1,040	0.024
LOT 4	1,040	0.024
LOT 5	1,352	0.031
LOT 6	1,344	0.031
LOT 7	1,040	0.024
LOT 8	1,040	0.024
LOT 9	1,040	0.024
LOT 10	1,040	0.024
LOT 11	1,486	0.034
LOT 12	1,430	0.033
LOT 13	948	0.022
LOT 14	1,233	0.028
LOT 15	1,233	0.028
LOT 16	948	0.022
LOT 17	948	0.022
LOT 18	1,473	0.034
LOT 19	1,706	0.039
LOT 20	956	0.022
LOT 21	1,242	0.029
LOT 22	1,242	0.029
LOT 23	956	0.022
LOT 24	956	0.022
LOT 25	1,467	0.034
LOT 26	1,979	0.045
LOT 27	954	0.022
LOT 28	1,239	0.028
LOT 29	1,242	0.029
LOT 30	954	0.022
LOT 31	954	0.022
LOT 32	1,417	0.033
LOT 33	1,435	0.033
LOT 34	954	0.022
LOT 35	954	0.022
LOT 36	1,240	0.028
LOT 37	1,240	0.028
LOT 38	954	0.022
LOT 39	954	0.022
LOT 40	1,254	0.029
LOT 41	1,489	0.034
LOT 42	1,054	0.024
LOT 43	1,370	0.031
LOT 44	1,370	0.031
LOT 45	1,054	0.024
LOT 46	1,054	0.024
LOT 47	1,054	0.024
LOT 48	1,370	0.031
LOT 49	1,370	0.031
LOT 50	1,054	0.024
LOT 51	1,054	0.024
LOT 52	1,513	0.035
LOT 53	1,586	0.036
LOT 54	1,044	0.024
LOT 55	1,044	0.024
LOT 56	1,044	0.024
LOT 57	1,044	0.024
LOT 58	1,357	0.031
LOT 59	1,357	0.031
LOT 60	1,044	0.024
LOT 61	1,044	0.024
LOT 62	1,044	0.024
LOT 63	1,044	0.024
LOT 64	1,687	0.039
Total	76,680	1.760

BLOCK 7		
LOT	SQ. FT.	ACRES
LOT 1	1,792	0.041
LOT 2	1,024	0.024
LOT 3	1,024	0.024
LOT 4	1,024	0.024
LOT 5	1,024	0.024
LOT 6	1,331	0.031
LOT 7	1,331	0.031
LOT 8	1,024	0.024
LOT 9	1,024	0.024
LOT 10	1,024	0.024
LOT 11	1,024	0.024
LOT 12	1,796	0.041
LOT 13	2,035	0.047
LOT 14	1,037	0.024
LOT 15	1,037	0.024
LOT 16	1,037	0.024
LOT 17	1,037	0.024
LOT 18	1,348	0.031
LOT 19	1,348	0.031
LOT 20	1,037	0.024
LOT 21	1,037	0.024
LOT 22	1,037	0.024
LOT 23	1,037	0.024
LOT 24	1,690	0.039
Total	29,163	0.670

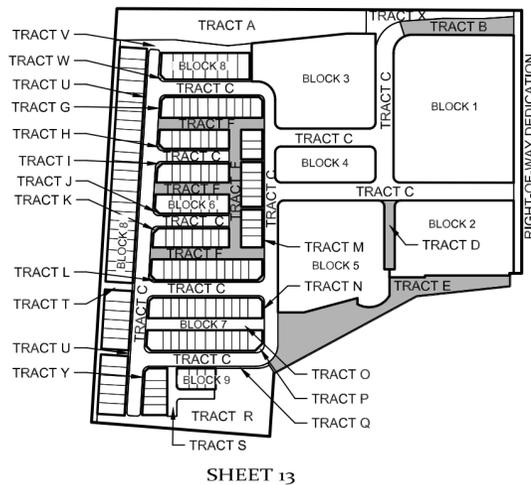
BLOCK 8		
LOT	SQ. FT.	ACRES
LOT 1	1,938	0.044
LOT 2	1,564	0.036
LOT 3	2,090	0.048
LOT 4	2,090	0.048
LOT 5	1,564	0.036
LOT 6	1,564	0.036
LOT 7	1,564	0.036
LOT 8	1,564	0.036
LOT 9	1,938	0.044
LOT 10	1,938	0.044
LOT 11	1,564	0.036
LOT 12	1,564	0.036
LOT 13	1,564	0.036
LOT 14	1,938	0.044
LOT 15	1,938	0.044
LOT 16	1,564	0.036
LOT 17	1,564	0.036
LOT 18	1,564	0.036
LOT 19	1,564	0.036
LOT 20	1,938	0.044
LOT 21	1,938	0.044
LOT 22	1,564	0.036
LOT 23	1,938	0.044
LOT 24	1,938	0.044
LOT 25	1,564	0.036
LOT 26	1,564	0.036
LOT 27	1,564	0.036
LOT 28	1,564	0.036
LOT 29	1,938	0.044
LOT 30	1,938	0.044
LOT 31	1,564	0.036
LOT 32	1,564	0.036
LOT 33	1,564	0.036
LOT 34	1,564	0.036
LOT 35	1,938	0.044
LOT 36	1,947	0.045
LOT 37	1,659	0.038
LOT 38	1,659	0.038
LOT 39	2,024	0.046
LOT 40	2,024	0.046
LOT 41	1,659	0.038
LOT 42	1,659	0.038
LOT 43	2,023	0.046
Total	74,932	1.720

BLOCK 9		
LOT	SQ. FT.	ACRES
LOT 1	1,700	0.039
LOT 2	1,159	0.027
LOT 3	1,184	0.027
LOT 4	1,208	0.028
LOT 5	1,607	0.037
LOT 6	1,583	0.036
LOT 7	1,043	0.024
LOT 8	1,044	0.024
LOT 9	1,362	0.031
Total	11,890	0.273

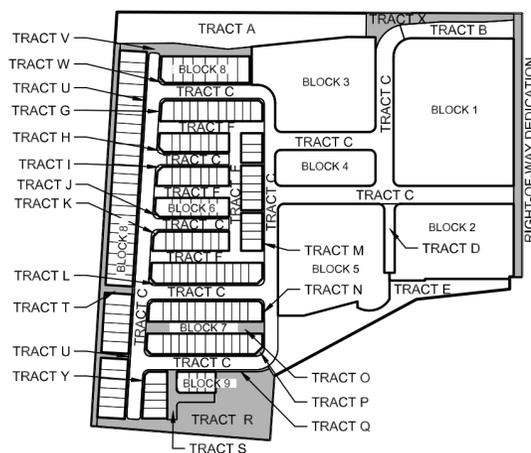
TRACT DATA

TRACT	SQ. FT.	ACRES	LAND USE	OWNERSHIP
A	48,129	1.105	LANDSCAPE	CLEAR CREEK DEVELOPMENT, LLC
B	11,299	0.259	PUBLIC ROADS	PUBLIC RIGHT-OF-WAY
C	148,037	3.398	PUBLIC ROADS	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
D	4,577	0.105	ALLEY	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
E	37,706	0.866	OPEN SPACE	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
F	31,829	0.731	ALLEY	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
G	1,774	0.041	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
H	1,149	0.026	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
I	1,174	0.027	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
J	1,200	0.028	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
K	1,223	0.028	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
L	1,985	0.046	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
M	1,443	0.033	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
N	1,920	0.044	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
O	8,935	0.205	ALLEY	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
P	2,082	0.048	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
Q	1,168	0.027	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
R	36,535	0.839	OPEN SPACE	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
S	5,304	0.122	ALLEY	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
T	14,763	0.339	LANDSCAPE	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
U	4,525	0.104	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
V	8,295	0.190	LANDSCAPE	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
W	1,525	0.035	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
X	10,580	0.243	LANDSCAPE	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
Y	841	0.019	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
DEDICATION	13,172	0.302	CDOT RIGHT-OF-WAY DEDICATIONS	PUBLIC RIGHT-OF-WAY
TOTAL AREA	401,170	9.210		

TRACT SHEETS



SHEET 13



SHEET 14

TRACT A: SEE SHEET 5 & 6
TRACT C: SEE ALL SHEETS

BLOCK SUMMATION TABLE

LAND USE	SQ. FT.	ACRES	OWNERSHIP
BLOCK 1	110,529	2.537	CLEAR CREEK DEVELOPMENT, LLC
BLOCK 2	56,297	1.292	CLEAR CREEK DEVELOPMENT, LLC
BLOCK 3	63,972	1.469	CLEAR CREEK DEVELOPMENT, LLC
BLOCK 4	22,444	0.515	CLEAR CREEK DEVELOPMENT, LLC
BLOCK 5	71,749	1.648	CLEAR CREEK DEVELOPMENT, LLC
BLOCK 6	76,680	1.760	CLEAR CREEK DEVELOPMENT, LLC
BLOCK 7	29,163	0.67	CLEAR CREEK DEVELOPMENT, LLC
BLOCK 8	74,932	1.72	CLEAR CREEK DEVELOPMENT, LLC
BLOCK 9	11,890	0.273	CLEAR CREEK DEVELOPMENT, LLC
BLOCK TOTAL	517,656	11.884	

TRACT & DEDICATION TOTAL	±401,170 SQ. FT.	±9.210 ACRES
BLOCK TOTAL	±517,656 SQ. FT.	±11.884 ACRES
SITE TOTAL	±918,826 SQ. FT.	±21.093 ACRES

LAND USE TABLES



TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	SEPTEMBER 15, 2020
REVISION DATE:	MARCH 7, 2021
REVISION DATE:	AUGUST 20, 2021
REVISION DATE:	FEBRUARY 1, 2022
REVISION DATE:	FEBRUARY 4, 2022
REVISION DATE:	FEBRUARY 7, 2022
JOB NO. 19-260	DWG: 19-260 PRELIM.dwg

CLEAR CREEK TRANSIT VILLAGE

*** PRELIMINARY PLAT ***

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 14

PLT2019-00005

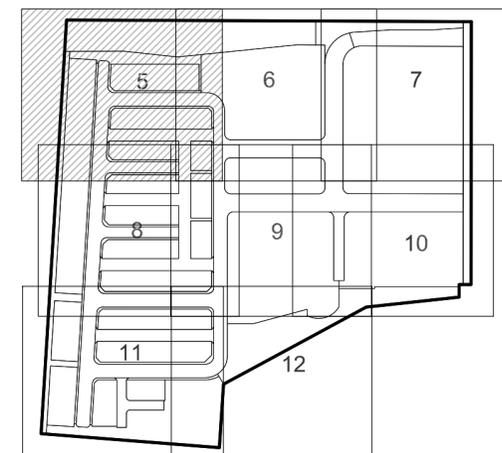
Tract C of Aloha Beach Filing No. 1
Quitclaim Deed at Book 4534, Page 987
NOT A PART

Tract D of Aloha Beach Filing No. 1
Quitclaim Deed at Book 4534, Page 987
NOT A PART

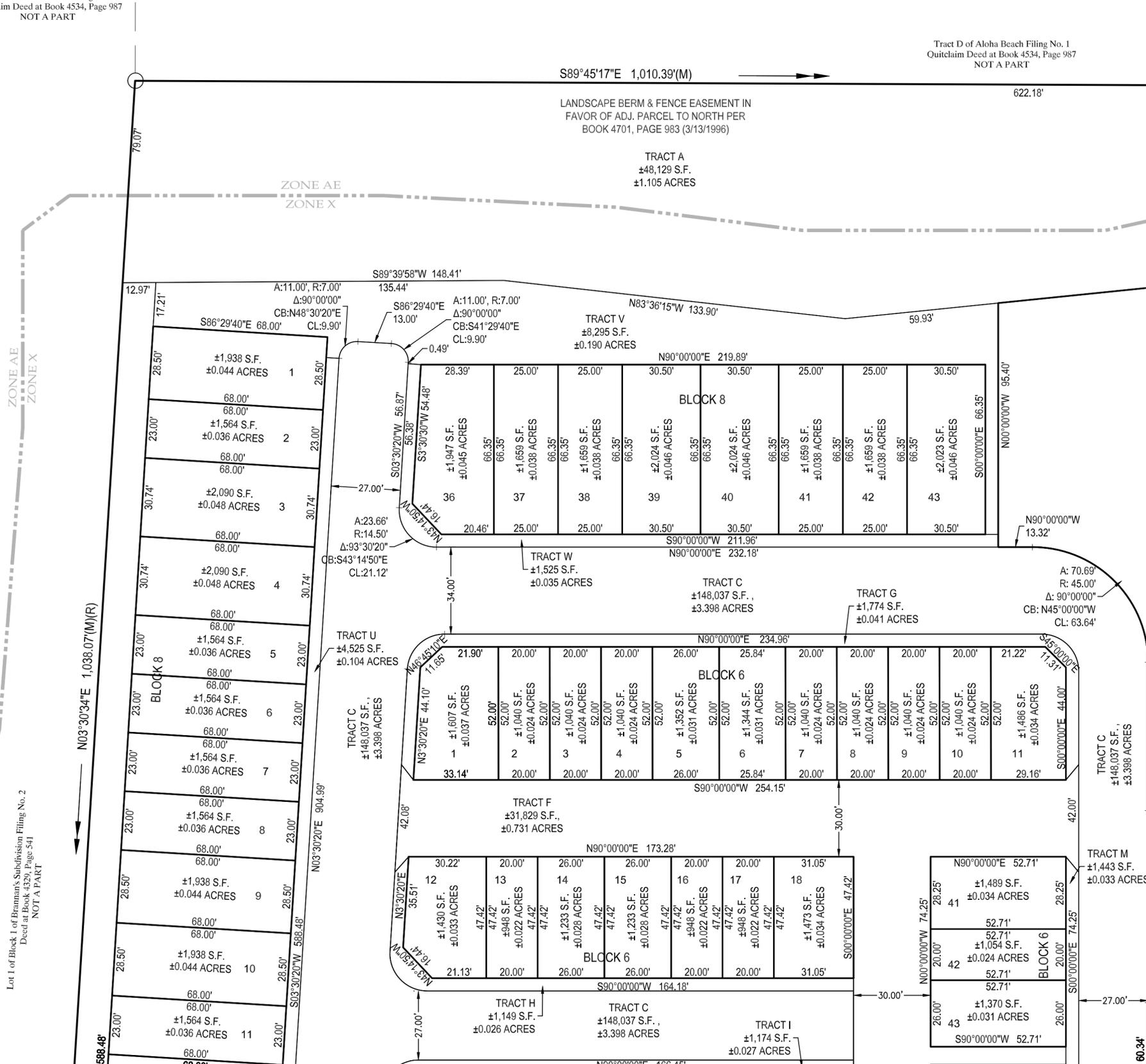
LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND, AS NOTED
- SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
- (C) CALCULATED
- (M) MEASURED
- BLOCK 1 LOT OR BLOCK NUMBER
- (R) RECORD
- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS
- NEW LOT LINE PER THIS PLAT
- NEW TRACT LINE PER THIS PLAT
- EXISTING RECORD EASEMENT LINE
- ADJOINING PARCEL OR LOT LINE
- NEW EASEMENT GRANTED PER THIS PLAT

FOR CDOT ROAD DEDICATION AND TRACTS B & D-Y DETAILS, SEE SHEETS 13 & 14.
FOR LAND USE TABLES, SEE SHEET 4.

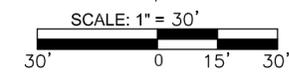


KEYMAP
(NOT TO SCALE)



see SHEET 6 for continuation

see SHEET 8 for continuation



PRELIMINARY PLAT

TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	SEPTEMBER 15, 2020
REVISION DATE:	MARCH 7, 2021
REVISION DATE:	AUGUST 20, 2021
REVISION DATE:	FEBRUARY 1, 2022
REVISION DATE:	FEBRUARY 4, 2022
REVISION DATE:	FEBRUARY 7, 2022
JOB NO. 19-260	DWG: 19-260 PRELIM.dwg

POWER
Surveying Company, Inc.
Established 1988
6911 BROADWAY
DENVER, COLORADO 80221
PH: 303-752-1817
FAX: 303-752-1438
WWW.POWERSURVEYING.CO

CLEAR CREEK TRANSIT VILLAGE

*** PRELIMINARY PLAT ***

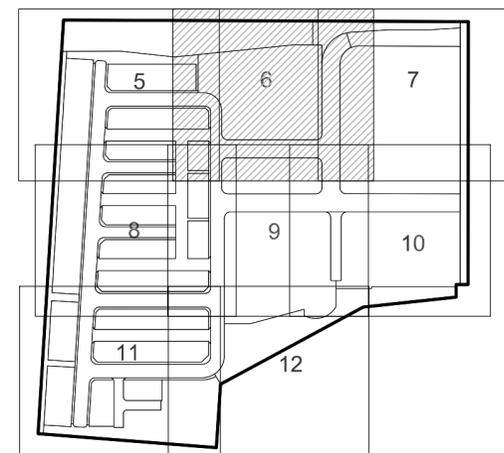
A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 14

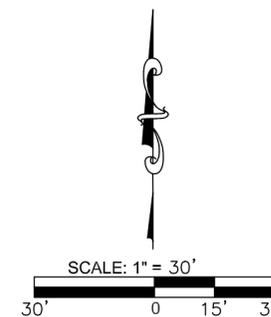
PLT2019-00005

LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND, AS NOTED
 - SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
 - (C) CALCULATED
 - (M) MEASURED
 - BLOCK 1 LOT OR BLOCK NUMBER
 - (R) RECORD
 - PUBLIC LANDS SURVEY SECTION LINE
 - PLAT BOUNDARY LIMITS
 - NEW LOT LINE PER THIS PLAT
 - NEW TRACT LINE PER THIS PLAT
 - EXISTING RECORD EASEMENT LINE
 - ADJOINING PARCEL OR LOT LINE
 - NEW EASEMENT GRANTED PER THIS PLAT
- FOR CDOT ROAD DEDICATION AND TRACTS B & D-Y DETAILS, SEE SHEETS 13 & 14.
FOR LAND USE TABLES, SEE SHEET 4.



KEYMAP
(NOT TO SCALE)



PRELIMINARY PLAT

TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	SEPTEMBER 15, 2020
REVISION DATE:	MARCH 7, 2021
REVISION DATE:	AUGUST 20, 2021
REVISION DATE:	FEBRUARY 1, 2022
REVISION DATE:	FEBRUARY 4, 2022
REVISION DATE:	FEBRUARY 7, 2022
JOB NO. 19-260	DWG: 19-260 PRELIM.dwg

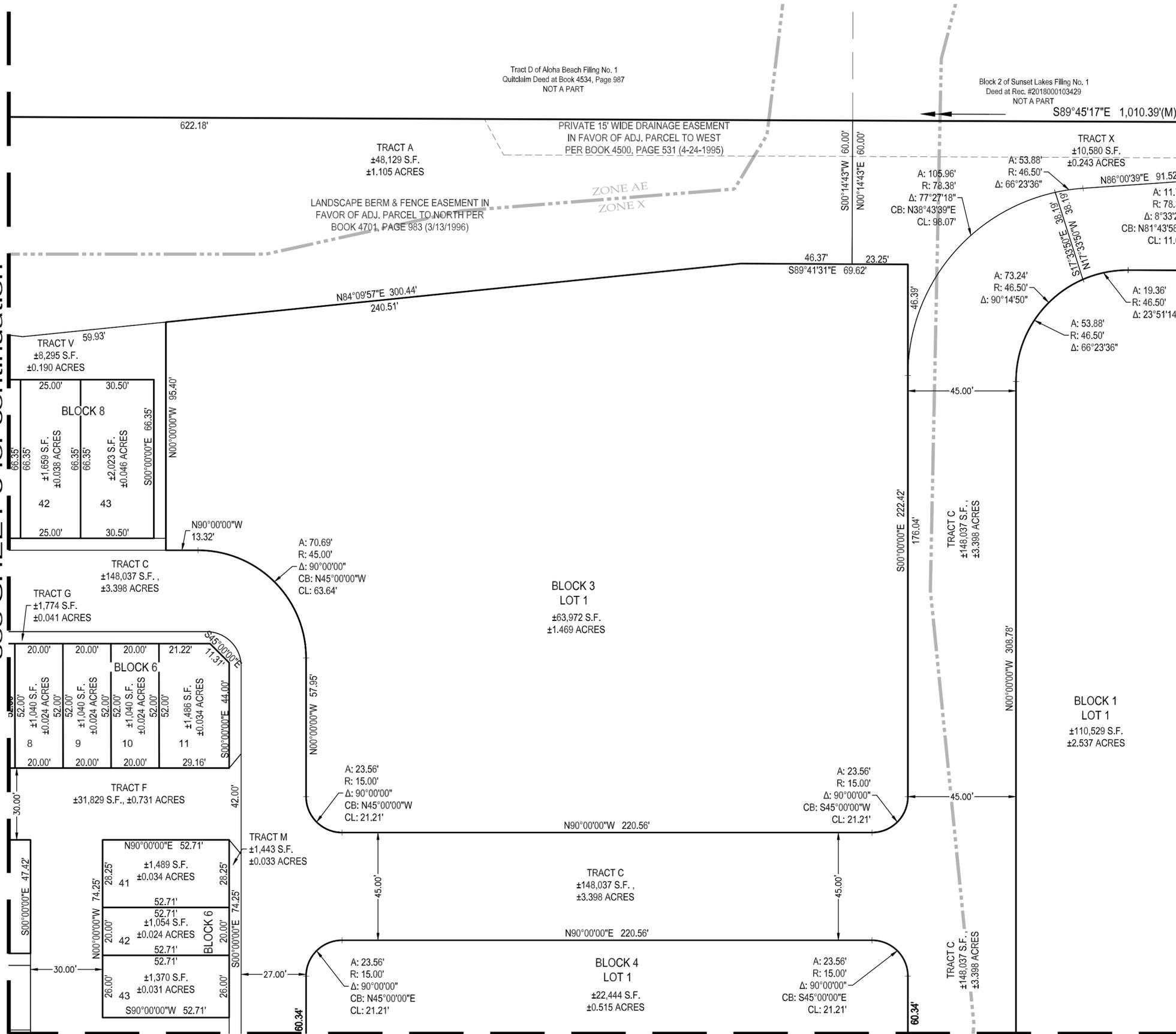


SHEET 6 OF 14

see SHEET 5 for continuation

see SHEET 7 for continuation

see SHEET 9 for continuation



CLEAR CREEK TRANSIT VILLAGE

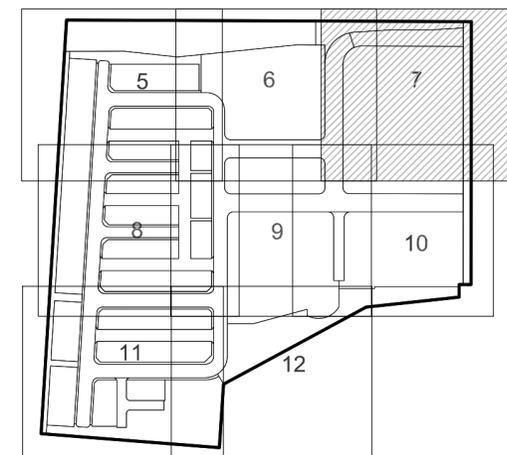
*** PRELIMINARY PLAT ***

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 14

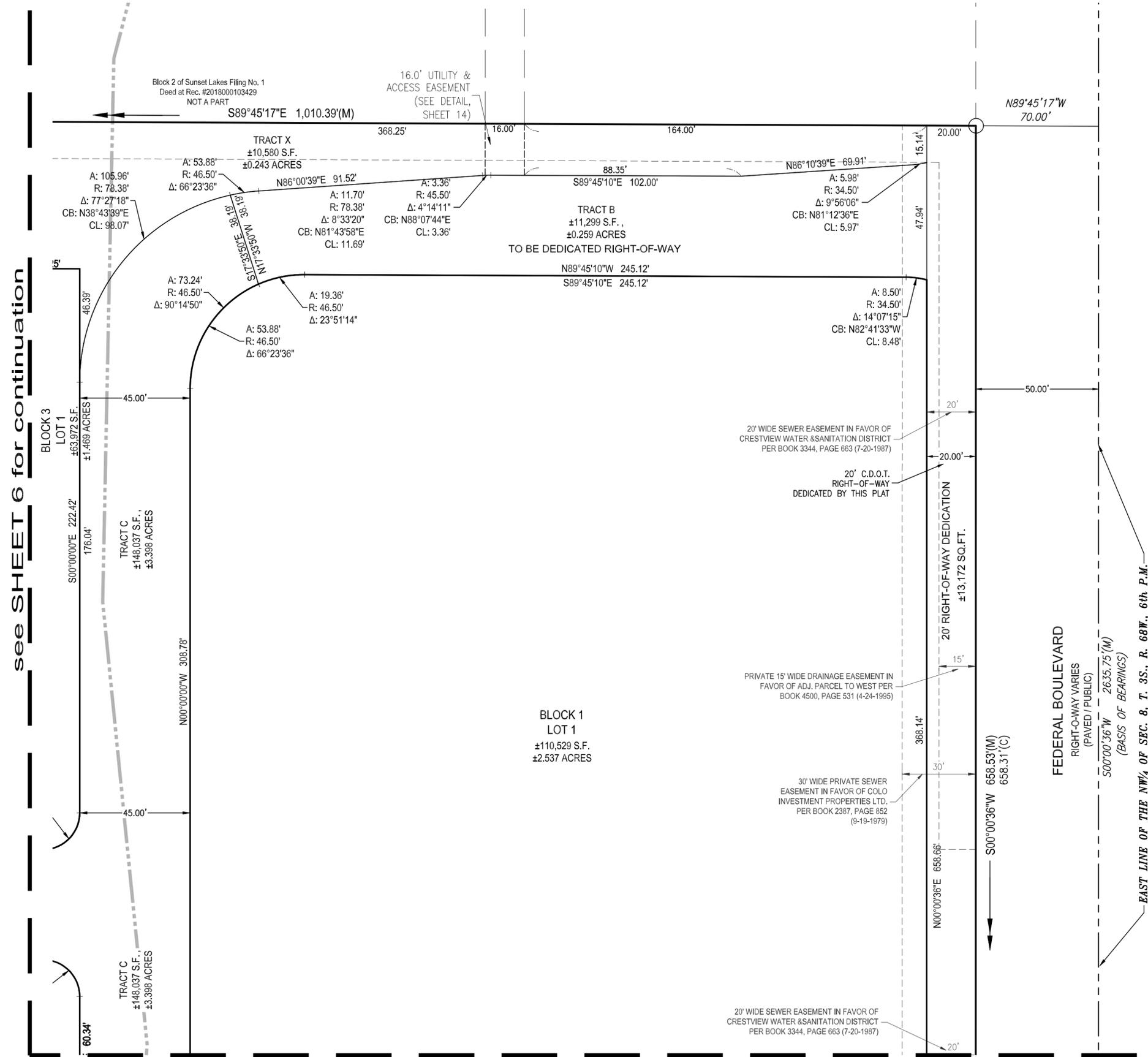
PLT2019-00005

LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND, AS NOTED
 - SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
 - (C) CALCULATED
 - (M) MEASURED
 - BLOCK 1 LOT OR BLOCK NUMBER
 - (R) RECORD
 - PUBLIC LANDS SURVEY SECTION LINE
 - PLAT BOUNDARY LIMITS
 - NEW LOT LINE PER THIS PLAT
 - NEW TRACT LINE PER THIS PLAT
 - EXISTING RECORD EASEMENT LINE
 - ADJOINING PARCEL OR LOT LINE
 - NEW EASEMENT GRANTED PER THIS PLAT
- FOR CDOT ROAD DEDICATION AND TRACTS B & D-Y DETAILS, SEE SHEETS 13 & 14.
FOR LAND USE TABLES, SEE SHEET 4.

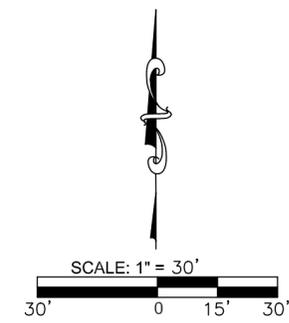


KEYMAP
(NOT TO SCALE)



see SHEET 6 for continuation

see SHEET 10 for continuation



POWER
Surveying Company, Inc.
Established 1988
6911 BROADWAY
DENVER, COLORADO 80221
PH: 303-752-1817
FAX: 303-752-1438
WWW.POWERSURVEYING.CO

PRELIMINARY PLAT	
TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	SEPTEMBER 15, 2020
REVISION DATE:	MARCH 7, 2021
REVISION DATE:	AUGUST 20, 2021
REVISION DATE:	FEBRUARY 1, 2022
REVISION DATE:	FEBRUARY 4, 2022
REVISION DATE:	FEBRUARY 7, 2022
JOB NO. 19-260	DWG: 19-260 PRELIM.dwg

CLEAR CREEK TRANSIT VILLAGE

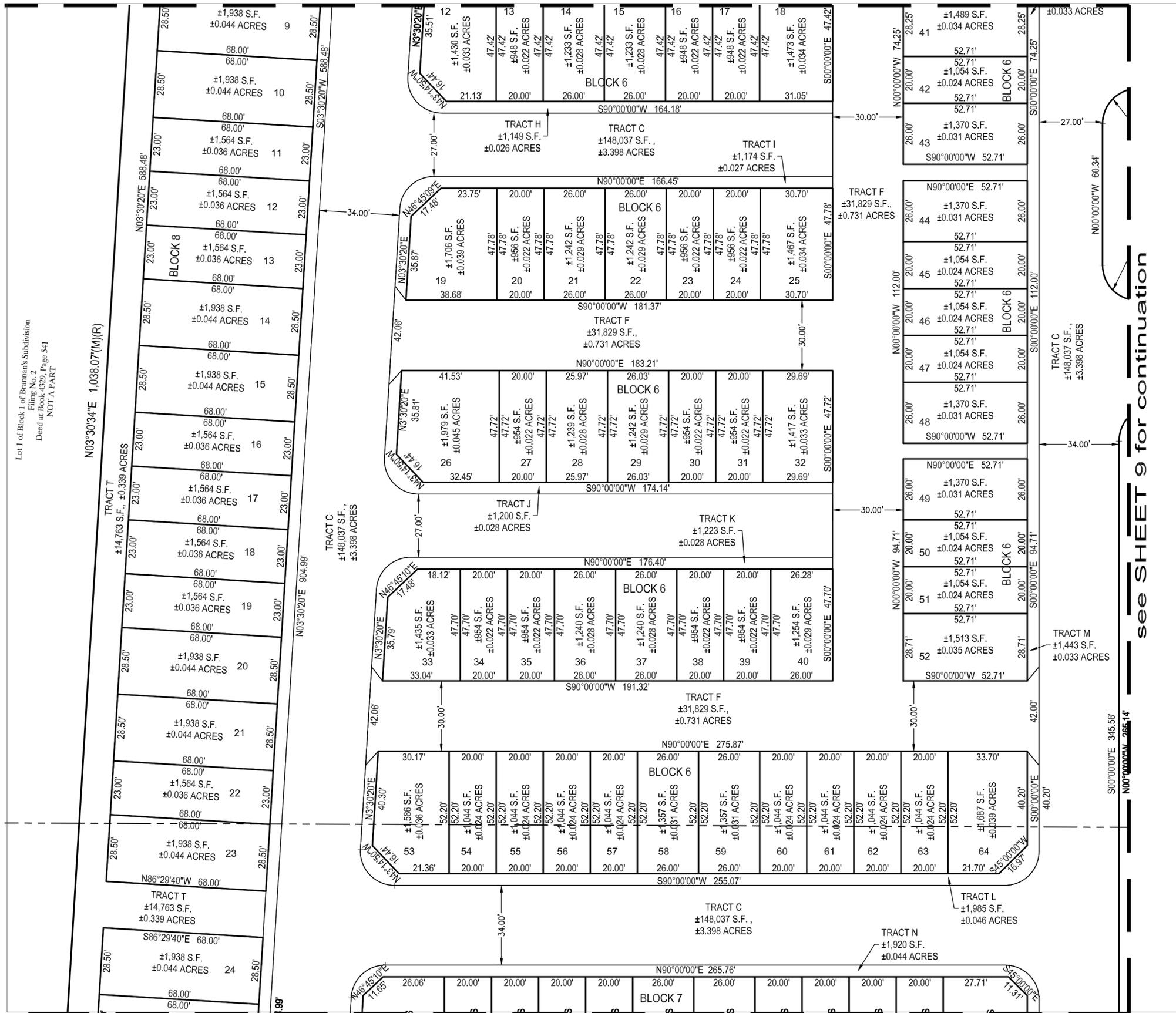
*** PRELIMINARY PLAT ***

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 8 OF 14

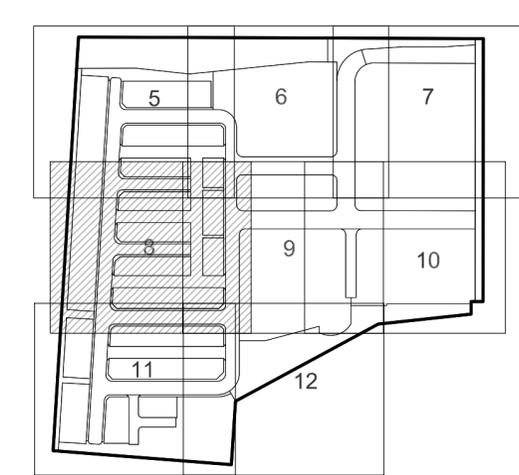
PLT2019-00005

see SHEET 5 for continuation

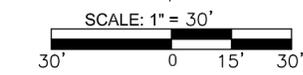


LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND, AS NOTED
 - SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
 - (C) CALCULATED
 - (M) MEASURED
 - BLOCK 1 LOT OR BLOCK NUMBER
 - (R) RECORD
 - PUBLIC LANDS SURVEY SECTION LINE
 - PLAT BOUNDARY LIMITS
 - NEW LOT LINE PER THIS PLAT
 - NEW TRACT LINE PER THIS PLAT
 - EXISTING RECORD EASEMENT LINE
 - ADJOINING PARCEL OR LOT LINE
 - NEW EASEMENT GRANTED PER THIS PLAT
- FOR CDOT ROAD DEDICATION AND TRACTS B & D-Y DETAILS, SEE SHEETS 13 & 14.
FOR LAND USE TABLES, SEE SHEET 4.



KEYMAP
(NOT TO SCALE)



PRELIMINARY PLAT

TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	SEPTEMBER 15, 2020
REVISION DATE:	MARCH 7, 2021
REVISION DATE:	AUGUST 20, 2021
REVISION DATE:	FEBRUARY 1, 2022
REVISION DATE:	FEBRUARY 4, 2022
REVISION DATE:	FEBRUARY 7, 2022
JOB NO. 19-260	DWG: 19-260 PRELIM.dwg

POWER
Surveying Company, Inc.
Established 1988
9911 BROADWAY
DENVER, COLORADO 80221
PH: 303-752-1817
FAX: 303-752-1438
WWW.POWERSURVEYING.CO

Lot 1 of Block 1 of Brennan's Subdivision
Filing No. 2
Deed at Book 4329 Page 541
NOT A PART

see SHEET 11 for continuation

see SHEET 9 for continuation

CLEAR CREEK TRANSIT VILLAGE

*** PRELIMINARY PLAT ***

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

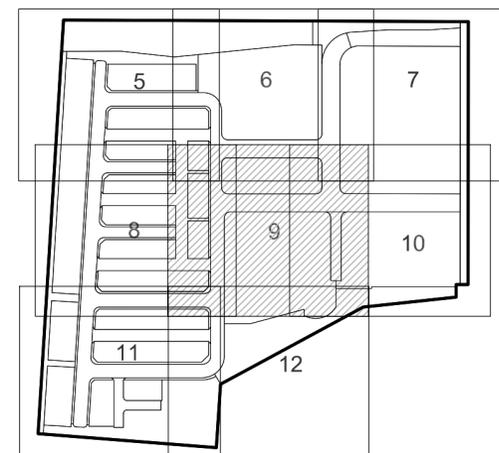
SHEET 9 OF 14

PLT2019-00005

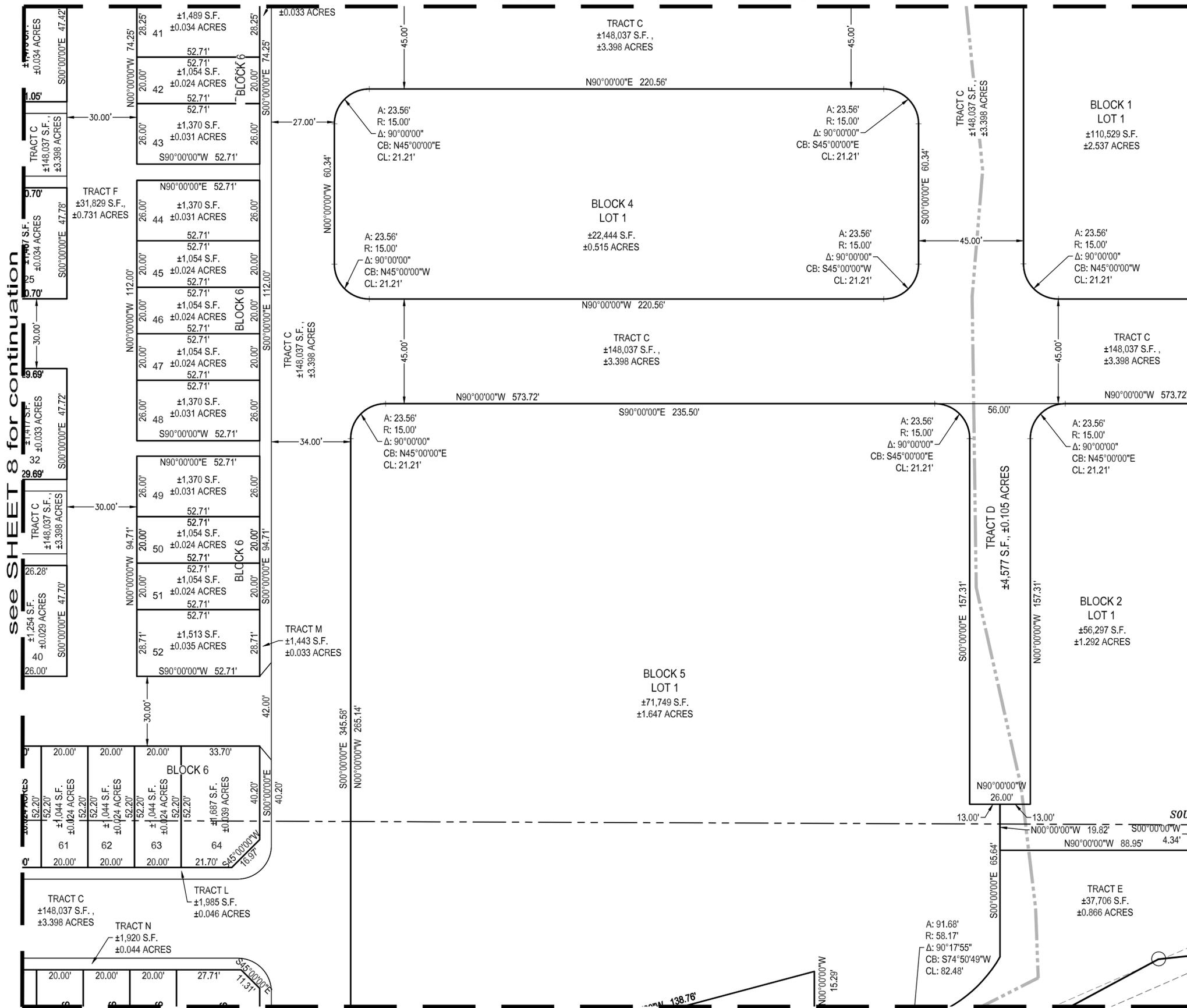
see SHEET 6 for continuation

LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND, AS NOTED
 - SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
 - (C) CALCULATED
 - (M) MEASURED
 - BLOCK 1 LOT OR BLOCK NUMBER
 - (R) RECORD
 - PUBLIC LANDS SURVEY SECTION LINE
 - PLAT BOUNDARY LIMITS
 - NEW LOT LINE PER THIS PLAT
 - NEW TRACT LINE PER THIS PLAT
 - EXISTING RECORD EASEMENT LINE
 - ADJOINING PARCEL OR LOT LINE
 - NEW EASEMENT GRANTED PER THIS PLAT
- FOR CDOT ROAD DEDICATION AND TRACTS B & D-Y DETAILS, SEE SHEETS 13 & 14.
FOR LAND USE TABLES, SEE SHEET 4.

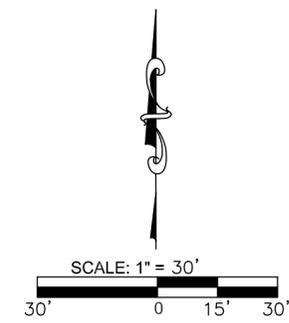


KEYMAP
(NOT TO SCALE)



see SHEET 8 for continuation

see SHEET 10 for continuation



PRELIMINARY PLAT

TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	SEPTEMBER 15, 2020
REVISION DATE:	MARCH 7, 2021
REVISION DATE:	AUGUST 20, 2021
REVISION DATE:	FEBRUARY 1, 2022
REVISION DATE:	FEBRUARY 4, 2022
REVISION DATE:	FEBRUARY 7, 2022
JOB NO. 19-260	DWG: 19-260 PRELIM.dwg

POWER
Surveying Company, Inc.
Established 1988
9911 BROADWAY
DENVER, COLORADO 80221
PH: 303-752-1817
FAX: 303-752-1438
WWW.POWERSURVEYING.CO

see SHEET 12 for continuation

CLEAR CREEK TRANSIT VILLAGE

*** PRELIMINARY PLAT ***

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

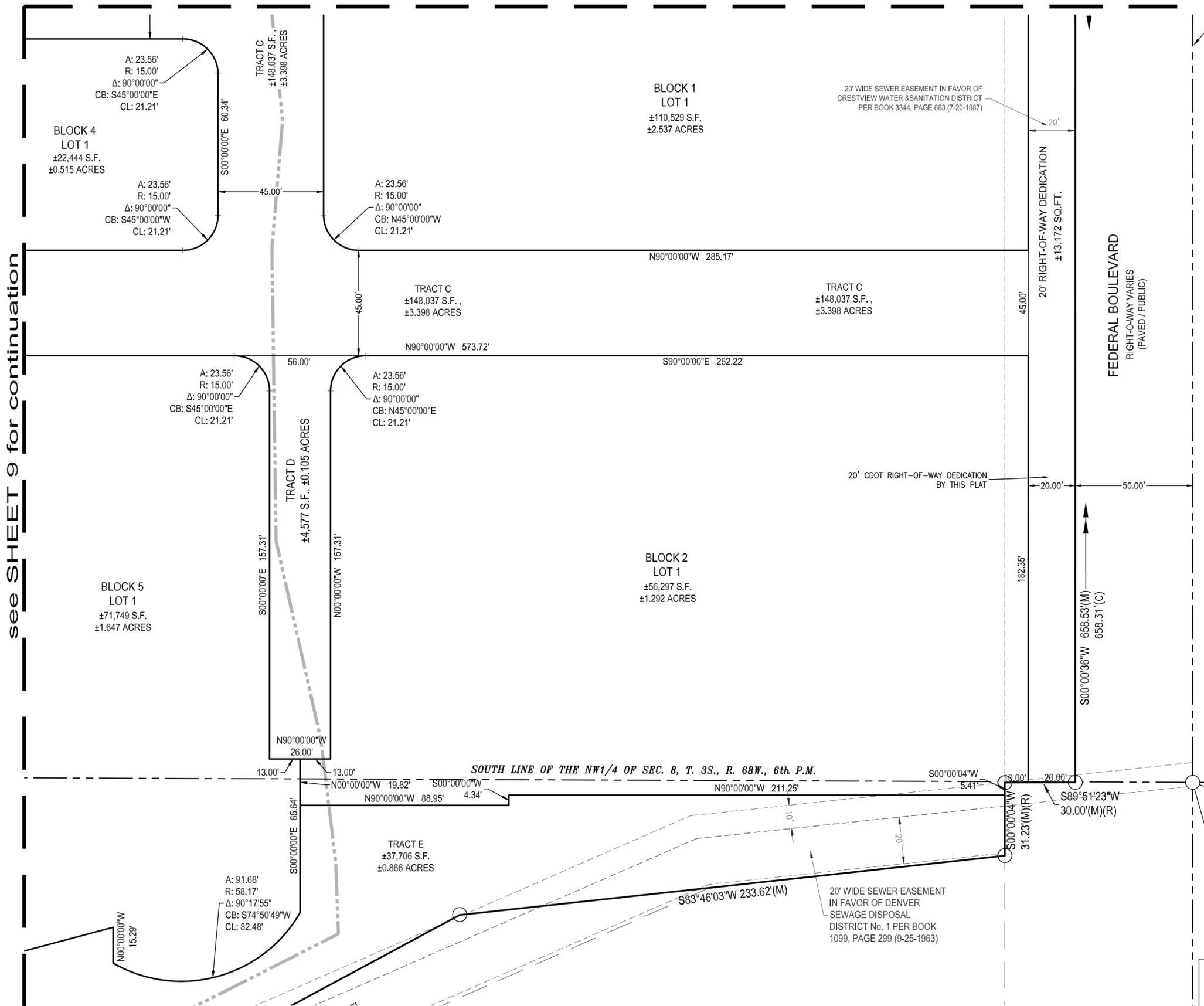
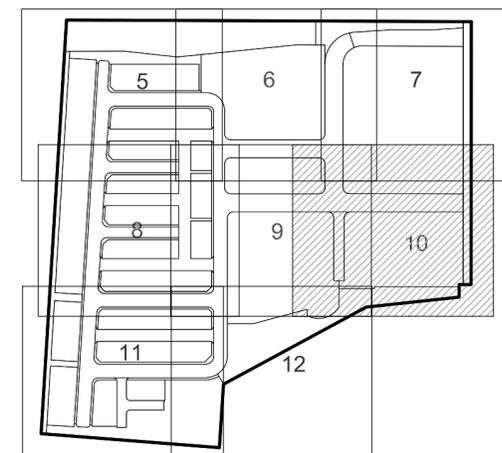
SHEET 10 OF 14

see SHEET 7 for continuation

PLT2019-00005

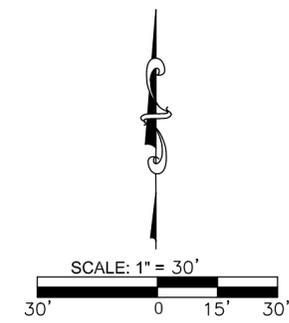
LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND, AS NOTED
 - SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
 - (C) CALCULATED
 - (M) MEASURED
 - BLOCK 1 LOT OR BLOCK NUMBER
 - (R) RECORD
 - PUBLIC LANDS SURVEY SECTION LINE
 - PLAT BOUNDARY LIMITS
 - NEW LOT LINE PER THIS PLAT
 - NEW TRACT LINE PER THIS PLAT
 - EXISTING RECORD EASEMENT LINE
 - ADJOINING PARCEL OR LOT LINE
 - NEW EASEMENT GRANTED PER THIS PLAT
- FOR CDOT ROAD DEDICATION AND TRACTS B & D-Y DETAILS, SEE SHEETS 13 & 14.
FOR LAND USE TABLES, SEE SHEET 4.



see SHEET 9 for continuation

KEYMAP
(NOT TO SCALE)



PRELIMINARY PLAT	
TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	SEPTEMBER 15, 2020
REVISION DATE:	MARCH 7, 2021
REVISION DATE:	AUGUST 20, 2021
REVISION DATE:	FEBRUARY 1, 2022
REVISION DATE:	FEBRUARY 4, 2022
REVISION DATE:	FEBRUARY 7, 2022
JOB NO. 19-260	DWG: 19-260 PRELIM.dwg

CLEAR CREEK TRANSIT VILLAGE

*** PRELIMINARY PLAT ***

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

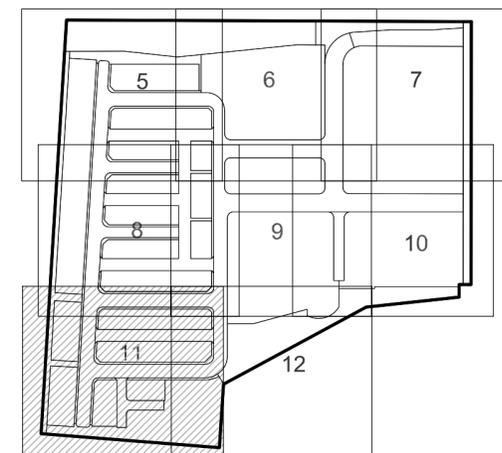
SHEET 11 OF 14

see SHEET 8 for continuation

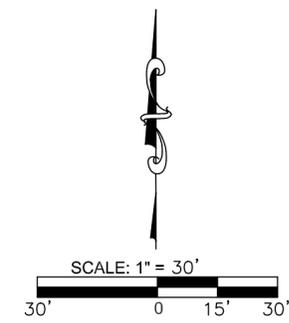
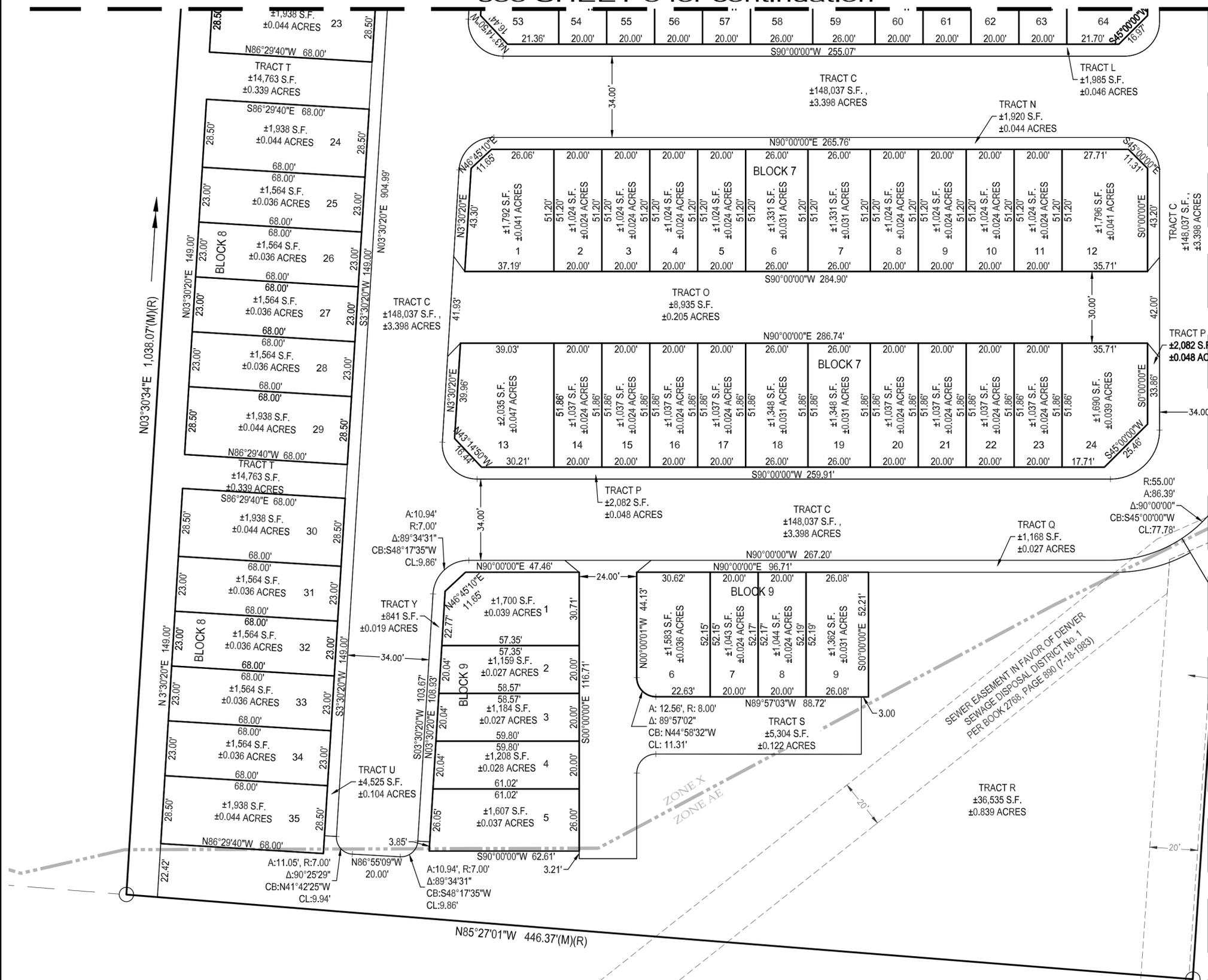
PLT2019-00005

LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND, AS NOTED
 - SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
 - (C) CALCULATED
 - (M) MEASURED
 - BLOCK 1 LOT OR BLOCK NUMBER
 - (R) RECORD
 - PUBLIC LANDS SURVEY SECTION LINE
 - PLAT BOUNDARY LIMITS
 - NEW LOT LINE PER THIS PLAT
 - NEW TRACT LINE PER THIS PLAT
 - EXISTING RECORD EASEMENT LINE
 - ADJOINING PARCEL OR LOT LINE
 - NEW EASEMENT GRANTED PER THIS PLAT
- FOR CDOT ROAD DEDICATION AND TRACTS B & D-Y DETAILS, SEE SHEETS 13 & 14.
FOR LAND USE TABLES, SEE SHEET 4.



see SHEET 12 for continuation



POWER
Surveying Company, Inc.
Established 1948
6911 BROADWAY DENVER, COLORADO 80221
PH: 303-752-1817 FAX: 303-752-1438 WWW.POWERSURVEYING.CO

TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	SEPTEMBER 15, 2020
REVISION DATE:	MARCH 7, 2021
REVISION DATE:	AUGUST 20, 2021
REVISION DATE:	FEBRUARY 1, 2022
REVISION DATE:	FEBRUARY 4, 2022
REVISION DATE:	FEBRUARY 7, 2022
JOB NO. 19-260	DWG: 19-260 PRELIM.dwg

SHEET 11 OF 14

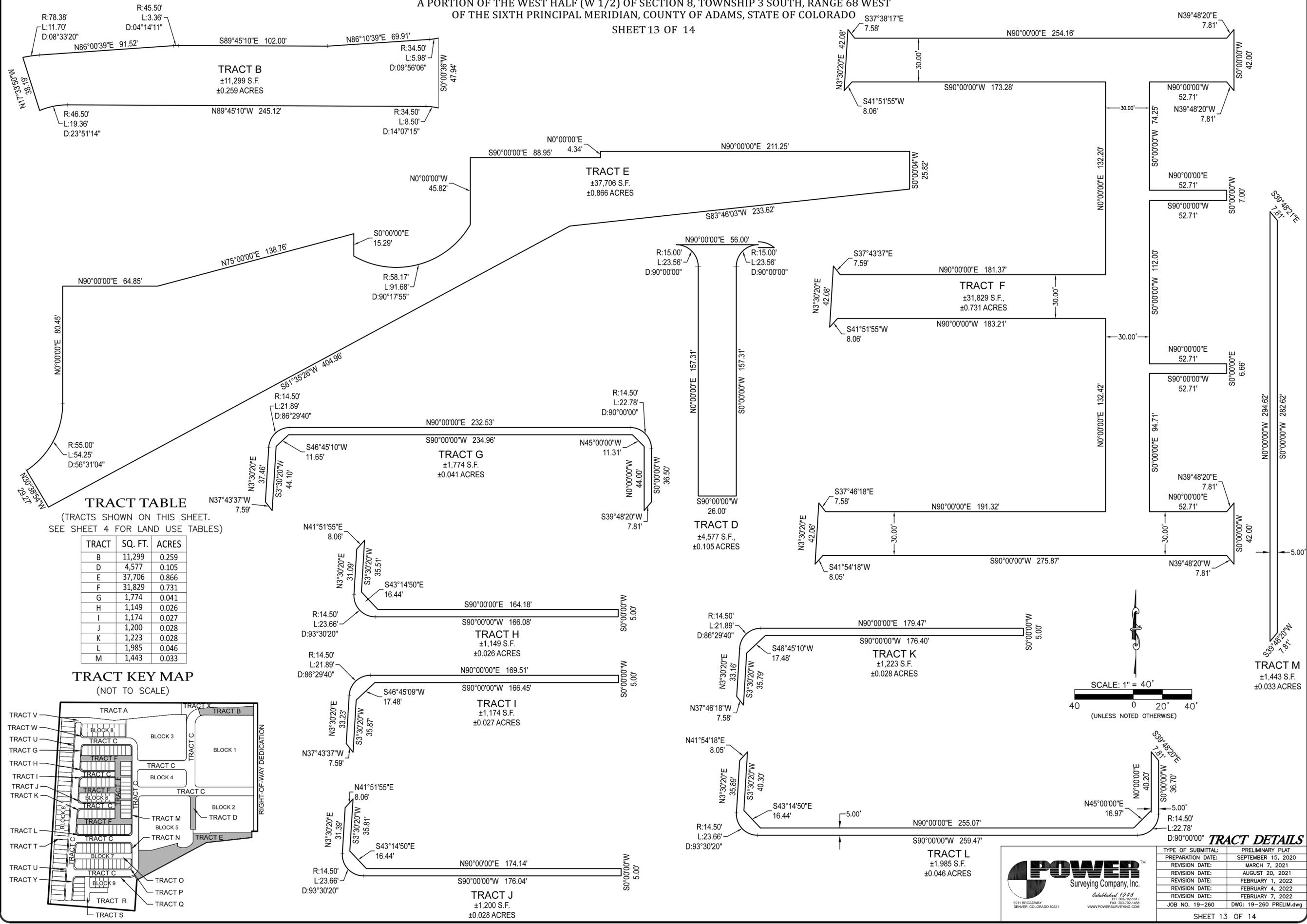
CLEAR CREEK TRANSIT VILLAGE

*** PRELIMINARY PLAT ***

PLT2019-00005

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 13 OF 14



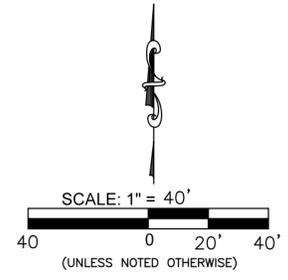
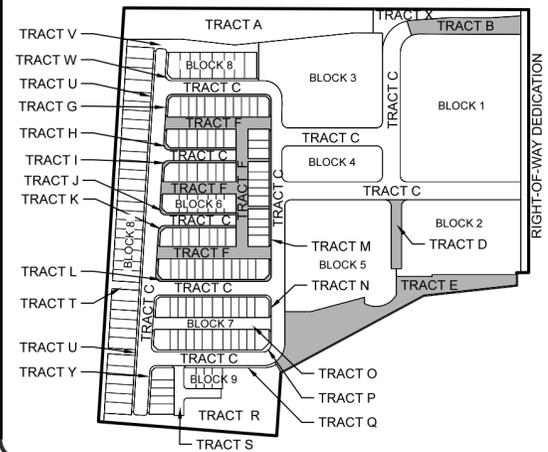
TRACT TABLE

(TRACTS SHOWN ON THIS SHEET.
SEE SHEET 4 FOR LAND USE TABLES)

TRACT	SQ. FT.	ACRES
B	11,299	0.259
D	4,577	0.105
E	37,706	0.866
F	31,829	0.731
G	1,774	0.041
H	1,149	0.026
I	1,174	0.027
J	1,200	0.028
K	1,223	0.028
L	1,985	0.046
M	1,443	0.033

TRACT KEY MAP

(NOT TO SCALE)



TRACT DETAILS

TRACT L
±1,985 S.F.
±0.046 ACRES



TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	SEPTEMBER 15, 2020
REVISION DATE:	MARCH 7, 2021
REVISION DATE:	AUGUST 20, 2021
REVISION DATE:	FEBRUARY 1, 2022
REVISION DATE:	FEBRUARY 4, 2022
REVISION DATE:	FEBRUARY 7, 2022
JOB NO. 19-260	DWG: 19-260 PRELIM.dwg

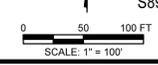
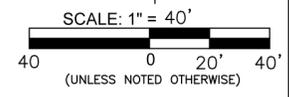
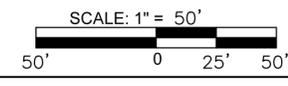
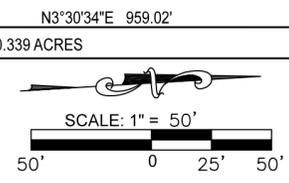
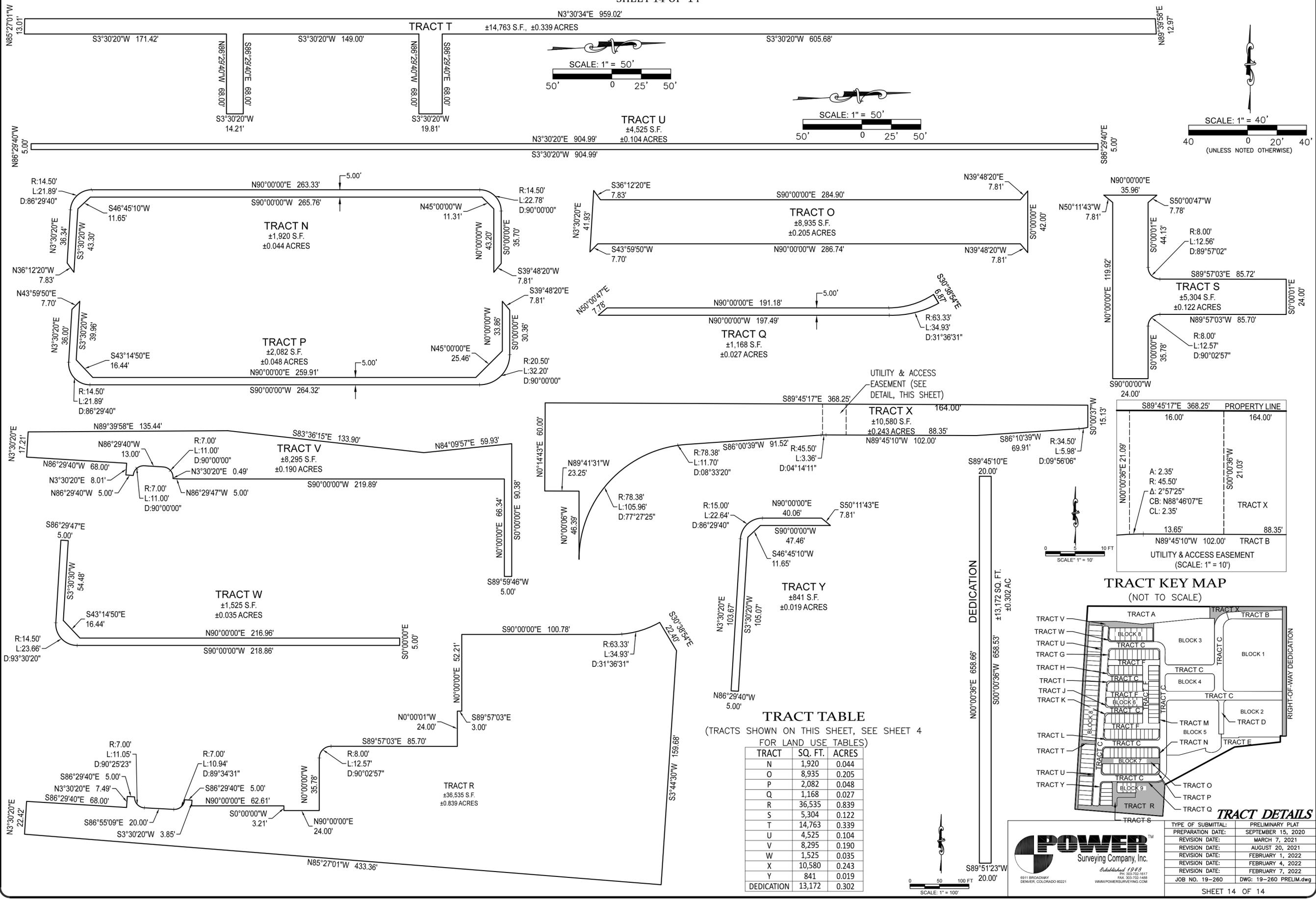
CLEAR CREEK TRANSIT VILLAGE

*** PRELIMINARY PLAT ***

PLT2019-00005

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

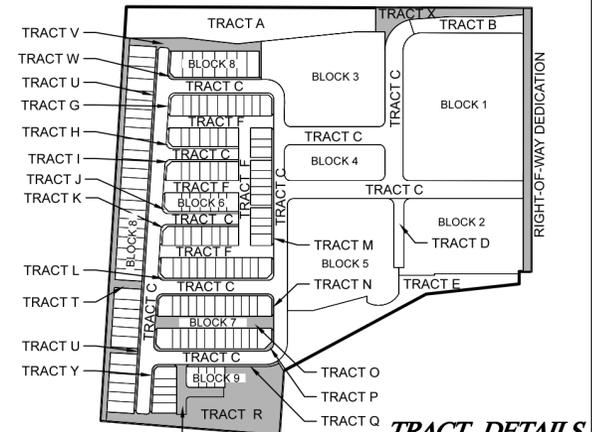
SHEET 14 OF 14



TRACT TABLE
(TRACTS SHOWN ON THIS SHEET, SEE SHEET 4 FOR LAND USE TABLES)

TRACT	SQ. FT.	ACRES
N	1,920	0.044
O	8,935	0.205
P	2,082	0.048
Q	1,168	0.027
R	36,535	0.839
S	5,304	0.122
T	14,763	0.339
U	4,525	0.104
V	8,295	0.190
W	1,525	0.035
X	10,580	0.243
Y	841	0.019
DEDICATION	13,172	0.302

TRACT KEY MAP
(NOT TO SCALE)



POWER
Surveying Company, Inc.
Established 1948
1911 BROADWAY
DENVER, COLORADO 80202
TEL: 303-733-8117
FAX: 303-733-1488
WWW.POWERSURVEYING.COM

TRACT DETAILS	
TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	SEPTEMBER 15, 2020
REVISION DATE:	MARCH 7, 2021
REVISION DATE:	AUGUST 20, 2021
REVISION DATE:	FEBRUARY 1, 2022
REVISION DATE:	FEBRUARY 4, 2022
REVISION DATE:	FEBRUARY 7, 2022
JOB NO. 19-260	DWG: 19-260 PRELIM.dwg