



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

ATTENTION ONE STOP CUSTOMER SERVICE CENTER: Please add the Resubmittal Fee

Re-submitted Items:

- ☐ Development Plan/ Site Plan
- ☐ Plat
- ☐ Parking/ Landscape Plan
- ☐ Engineering Documents
- ☐ Subdivision Improvements Agreement (Microsoft Word version)
- ☐ Other: _____

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

Please note the re-submittal review period is 21 days.

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
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: ~~Engineering; Planner; Right-of-Way; Addressing; Building Safety;~~

~~Neighborhood Services; Environmental; Parks; Attorney; Finance;~~ Plan Coordination

Please assess the resubmittal fee

January 20, 2022

Adams County
Attn: Greg Barnes
4430 S. Adams County Parkway
Brighton, CO 80601

Re: Berkeley Villas (Formally known as: TTLC Denver – Federal) – 4th Review Comments
Project Number: PRC2021-00002

Dear Mr. Barnes:

Thank you for taking the time to review the Berkeley Villas (Formally known as: TTLC Denver – Federal) TOD along with County staff. Valuable feedback was received on January 10, 2022. Detailed responses to comments made can be found on the following pages. Please feel free to reach out should you have any questions or concerns by phone, 303-892-1166 or by email, emather@norris-design.com.

We look forward to working with Adams County to make this project a success.

Thank you,



Eva Mather
Principal

Development Review Team Comments

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Complete – no further comments from planning.

Response: *Comment noted, thank you.*

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

1. ROW1: A new legal description by m/b needs to be built for the newly created boundary including all calls and dimensions. Pins need to be set and shown in the legend. Do not include the two lots not being purchased within the boundary of the new lot being created. You will need to label the Lot and provide the sq. ft. and acreage on Sheet 2 as well as provide this in the legal description.
Response: *A new legal description by m/b has been provided on the cover sheet and sq ft and acreage has been labeled on the lots on sheet 2.*
2. ROW2: Remove superfluous information outside of boundary (careful of line weight)
Response: *All superfluous information outside of boundary removed.*
3. ROW3: Correct all reference to 2021 in all signature blocks
Response: *All references to 2021 updated to 2022.*
4. ROW4: Need to include and format the Ownership and Notary Affirmation (See plat comments)
Response: *Formatting of Ownership and Notary affirmation updated on cover sheet and confirmed with David Dittmer per email on 1/13/2022.*
5. ROW5: Provide closure statement
Response: *Closure sheet provided. Closure statement for cover sheet could not be found on Adams County website or in Title 38, Section 51-103 to 109.*
6. ROW6: Spell out legal description in the Title of the Plat (Northeast quarter/Section, etc.)
Response: *Legal description in the Title of the Plat spelled out on all sheets.*
7. ROW7: Add the Approved as to Form for the County Attorney's office
Response: *Adams County Attorney's office acceptance block added to the cover sheet.*
8. ROW8: Board approval is by the "CHAIR" not Chairman
Response: *Board approval block revised to "CHAIR".*
9. ROW9: If required to have and record a Storm Water Maintenance Manual through Public Works, you will need a note to this affect and a blank at this time for the recording information as it has to be recorded.
Response: *Stormwater Maintenance Manual added per note from public works in email on 1/12/2022.*
10. ROW10: Correct Case number on all sheets (Missing a zero)
Response: *Case number revised on all sheets.*

11. ROW11: Remove all ghosting of structures and landscaping from plat

Response: all ghosting of structures and landscaping removed from plat.

12. ROW12: ADVISORY - Prior to Final Platting, all ownership issues must be resolved and the current ownership information removed as to the assessed owner. All easements to be vacated must be completed and recording information provided. This cannot be done after the fact.

Response: All ownership issues will be resolved prior to Final Plat.

State of Colorado – Department of Transportation

Name of Reviewer: Everett Bacon

CDOT Region 1 Traffic & Safety has reviewed the Response to Comments in the resubmittal dated December 17, 2021, for the proposed Berkeley Villas residential development. Our original comments made on October 1, 2021, noted a few relatively minor issues but did not request an update to the traffic impact study or other documents. As such, no traffic-related documents were resubmitted, and we have no additional comments in this regard.

Response: Noted, thank you.

Adams County Fire Rescue

Name of Reviewer: Carla Gutierrez

All of our comments have been addressed.

Response: Noted, thank you.

Tri-County Health Department

Name of Reviewer: Kathy Boyer

Thank you for the opportunity to review and comment on the Site Plan and Plat for the 84 single-family attached townhome units on 4.9 acres located at 2922 West 56th Avenue. Tri-County Health Department (TCHD) staff previously reviewed the application for the Rezoning and Preliminary Plat for Major Subdivision and provided comments in letters dated June 30, 2021, September 21, 2021, and November 5, 2021. TCHD received a response from the applicant, dated August 24, 2021 and October 21, 2021, and the applicant has responded to the following comments satisfactorily. No further information is required.

Response: Comment noted, thank you.

Boundary Closure Sheet

North: 716420.04' East: 135131.50'

Segment #1 : Line

Course: S00°29'37"E Length: 310.01'

North: 716110.04' East: 135134.17'

Segment #2 : Line

Course: S89°59'11"W Length: 220.78'

North: 716109.99' East: 134913.39'

Segment #3 : Line

Course: S00°33'42"E Length: 150.01'

North: 715959.99' East: 134914.86'

Segment #4 : Line

Course: S89°59'11"W Length: 410.39'

North: 715959.89' East: 134504.47'

Segment #5 : Line

Course: N00°32'42"W Length: 160.00'

North: 716119.88' East: 134502.95'

Segment #6 : Line

Course: N89°59'27"E Length: 100.00'

North: 716119.90' East: 134602.95'

Segment #7 : Line

Course: N00°32'42"W Length: 300.03'

North: 716419.92' East: 134600.10'

Segment #8 : Line

Course: N89°59'11"E Length: 224.66'

North: 716419.97' East: 134824.76'

Segment #9 : Line

Course: S00°32'42"E Length: 160.01'

North: 716259.97' East: 134826.28'

Segment #10 : Line

Course: N89°59'12"E Length: 140.99'

North: 716260.00' East: 134967.27'

Segment #11 : Line

Course: N00°33'42"W Length: 160.01'

North: 716420.00' East: 134965.70'

Segment #12 : Line

Course: N89°59'11"E Length: 165.80'

North: 716420.04' East: 135131.50'

Perimeter: 2502.68' Area: 204691.48 Sq. Ft.

Error Closure: 0.00 Course: S48°25'50"W

Error North: -0.001 East: -0.001

Precision 1: 2,502,690,000.00

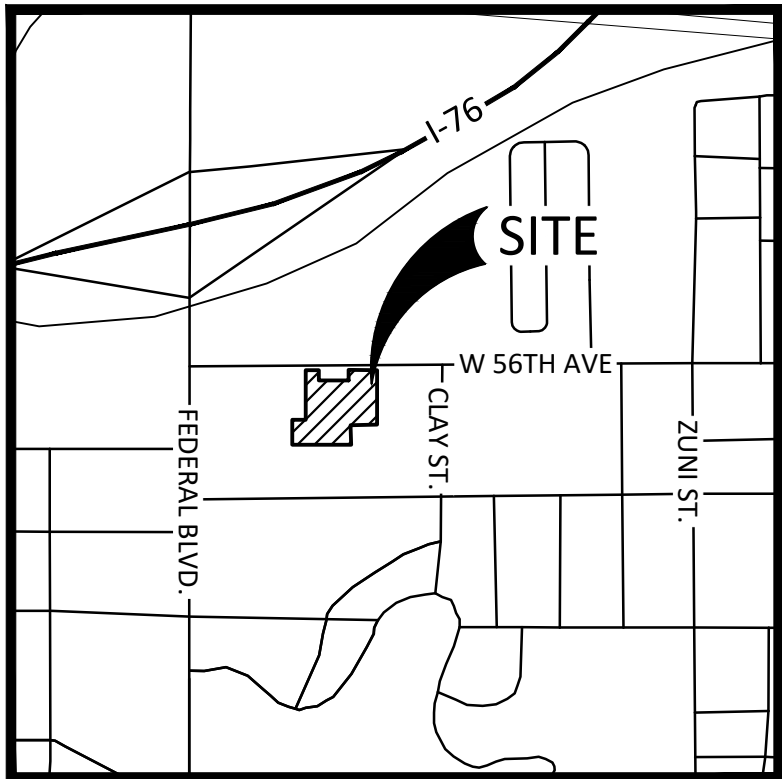
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filepath: K:\2008\ENGINEERING\PRELIMINARY PLAT\COVER.DWG Layout: LAYOUT1
Plotted: WED 07/21/2021 5:58:09P By: Hunter Thompson

BERKELEY VILLAS SUBDIVISION PLAT

A RESUBDIVISION OF LOTS 4, 5, 6, 7, AND 19 OF THE WESTMOORLAND SUBDIVISION PLAT AND
LOT 8A OF RE-SUBDIVISION OF WESTMOORLAND PLAT CORRECTION NO. 2 BEING IN THE NE/4
OF S17, T3S, R68W OF THE 6TH PM
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT

SHEET 1 OF 6



VICINITY MAP

SCALE: 1" = 1000'

TRACT SUMMARY TABLE					
TRACT	PURPOSE/DESCRIPTION	TO BE OWNED	TO BE MAINTAINED	AREA (ACRE)	PAGE
A	DRAINAGE	HOA	HOA	0.12	2
B	ROADWAY, LANDSCAPE, UTILITY	HOA	HOA	1.62	2,3,4
C	LANDSCAPE	HOA	HOA	0.32	2,4
D	LANDSCAPE	HOA	HOA	0.06	4
E	LANDSCAPE	HOA	HOA	0.07	3
F	LANDSCAPE	HOA	HOA	0.04	3
G	LANDSCAPE	HOA	HOA	0.13	2,3
H	LANDSCAPE	HOA	HOA	0.15	3,4

DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT (THE TRUE LIFE COMPANIES, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PER LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO ABJ70642345 WITH AN EFFECTIVE DATE OF 10/23/2019 AT 5:00 P.M.: THE SOUTH 150 FEET OF LOTS 4, 5, AND 6, LOTS 7, 8, AND 9, THE WEST 25 FEET OF THE NORTH 160 FEET OF LOT 6, THE EAST 20 FEET LOT 4, AND THE NORTH 150 FEET OF LOT 19, EXCEPT THE NORTH 160 OF LOT 7, OF THE RE-SUBDIVISION OF WESTMOORLAND, COUNTY OF ADAMS, STATE OF COLORADO.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS, LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BERKELEY SUBDIVISION PRELIMINARY PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY TRACT A 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.

EXECUTED THIS ____ DAY OF ____, 2021

TRUE LIFE COMPANIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
NAME: _____
TITLE: _____

ACKNOWLEDGMENT:
STATE OF COLORADO

COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ AD 20 ____
BY _____

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ADDRESS

DEVELOPER

THE TRUE LIFE COMPANIES
1250 17TH STREET, SUITE 350
DENVER, CO 80202
720-330-9211

CIVIL ENGINEER

HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
303-623-6300

ISSUE DATE: 08-23-2021		PROJECT #: 200810	
DATE	REVISION COMMENTS		

NOTES AND RESTRICTIONS:

- SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS, DRIVES AND ALLEYS.
- ALL PRIVATE ROADS, ALLEYS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES. WHEN REQUIRED, ALL FIRE LANES SHALL BE POSTED "NO PARKING-FIRE LANE". ALL FIRE LANES SHALL BE INCLUDED INTO THE ADAMS COUNTY PROGRAM FOR ENFORCEMENT OF PRIVATE PROPERTY PARKING.
- ALL INTERNAL ROADS AND DRAINAGE FACILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FINAL PUD, STREET CONSTRUCTION PLANS, PAVEMENT DESIGN, GRADING & EROSION CONTROL PLAN, AND A FINAL DRAINAGE PLAN SUBMITTED TO AND APPROVED BY ADAMS COUNTY. PRIOR TO ISSUANCE OF BUILDING PERMITS FOR HOMES WITHIN THE SUBDIVISION, ALL COUNTY IMPROVEMENTS REQUIRED IN ACCORDANCE WITH APPROVED PLANS BY ADAMS COUNTY, SHALL HAVE RECEIVED PRELIMINARY ACCEPTANCE OF CONSTRUCTION BY THE DEPARTMENT OF PUBLIC WORKS.
- NOTICE IS GIVEN THAT THIS SUBDIVISION WILL BE SUBJECT TO RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. ADAMS COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THESE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS THAT SHALL BE FILED AGAINST THIS SUBDIVISION PLAT.
- 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.

STATEMENT RESTRICTING ACCESS:

PUBLIC ACCESS ACROSS RIGHT-OF-WAY LINES, INCLUDING 56TH AVENUE, IS RESTRICTED.

FLOODPLAIN

THE SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 08001C0592H, DATED MARCH 5, 2007. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS
THIS ____ DAY OF ____ A.D. 2021

CHAIRMAN

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83 2011) REFERENCED TO THE NORTH LINE OF THAT NORTH-EAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°59'11" EAST, A DISTANCE OF 2,654.48 FEET.

SURVEYOR'S CERTIFICATION:

I, AARON MURPHY, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR TTLC DENVER - FEDERAL BLVD SUBDIVISION PLAT, WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH

REVISION DATE:

ISSUE DATE: 08-23-2021

SHEET 1 OF 6

PROJECT #: 200810

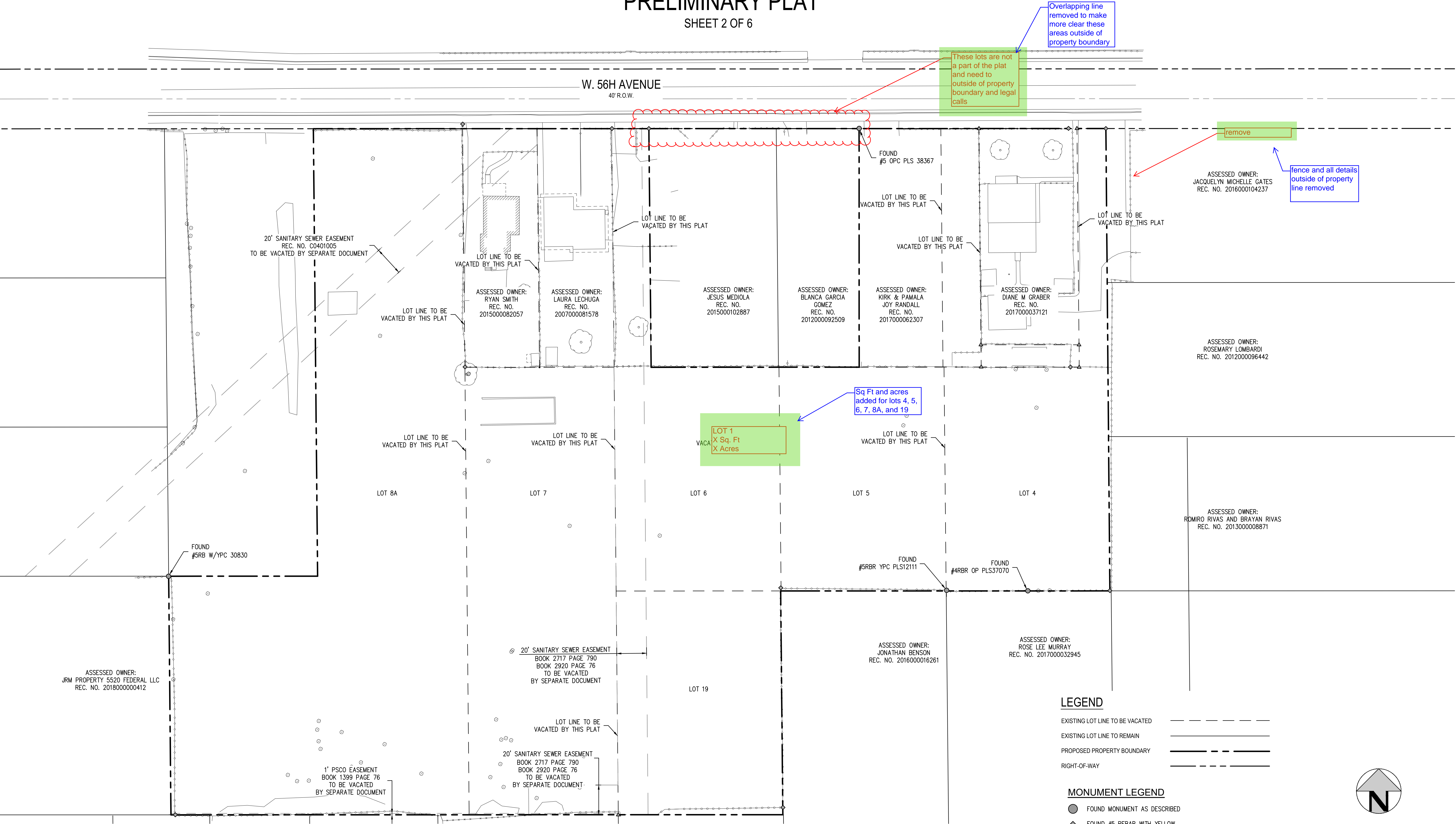
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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BERKELEY VILLAS SUBDIVISION PLAT
A RESUBDIVISION OF LOTS 4, 5, 6, 7, AND 19 OF THE WESTMOORLAND SUBDIVISION PLAT AND
LOT 8A OF RE-SUBDIVISION OF WESTMOORLAND PLAT CORRECTION NO. 2 BEING IN THE NE/4
OF S17, T3S, R68W OF THE 6TH PM
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT

SHEET 2 OF 6

Case Number
PRC2021-0003



NOTES:

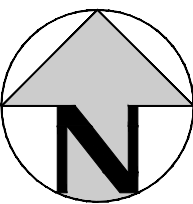
1. ALL EASEMENTS TO BE VACATED BY SEPARATE DOCUMENT PRIOR TO FINAL PLAT.
2. ALL LOT LINES INTERNAL TO SITE TO BE VACATED BY THIS PLAT.

LEGEND

- EXISTING LOT LINE TO BE VACATED
- EXISTING LOT LINE TO REMAIN
- PROPOSED PROPERTY BOUNDARY
- RIGHT-OF-WAY

MONUMENT LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP "37929"
- FOUND #5 REBAR WITH ORANGE PLASTIC CAP "38367"



30 0 30 60
SCALE: 1" = 30'

REVISION DATE:

ISSUE DATE: 08-23-2021

SHEET 2 OF 6

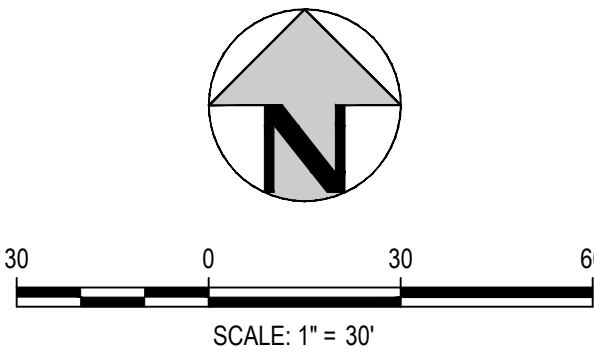
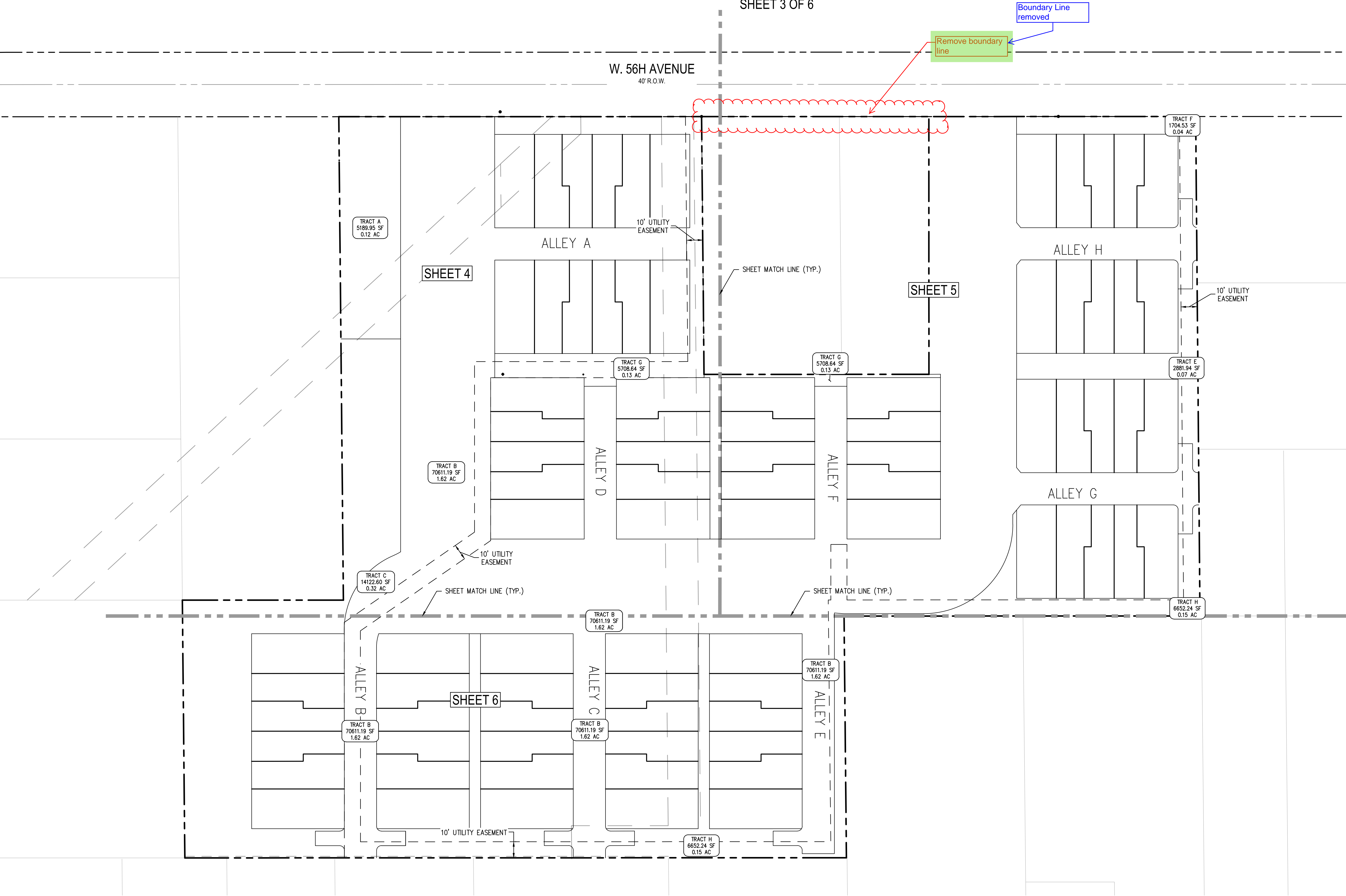
PROJECT # 200810

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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Printed: 1/16/21 12:27:58 PM By: Hunter Thompson

BERKELEY VILLAS SUBDIVISION PLAT
A RESUBDIVISION OF LOTS 4, 5, 6, 7, AND 19 OF THE WESTMOORLAND SUBDIVISION PLAT AND
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COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT

Case Number
PRC2021-0003

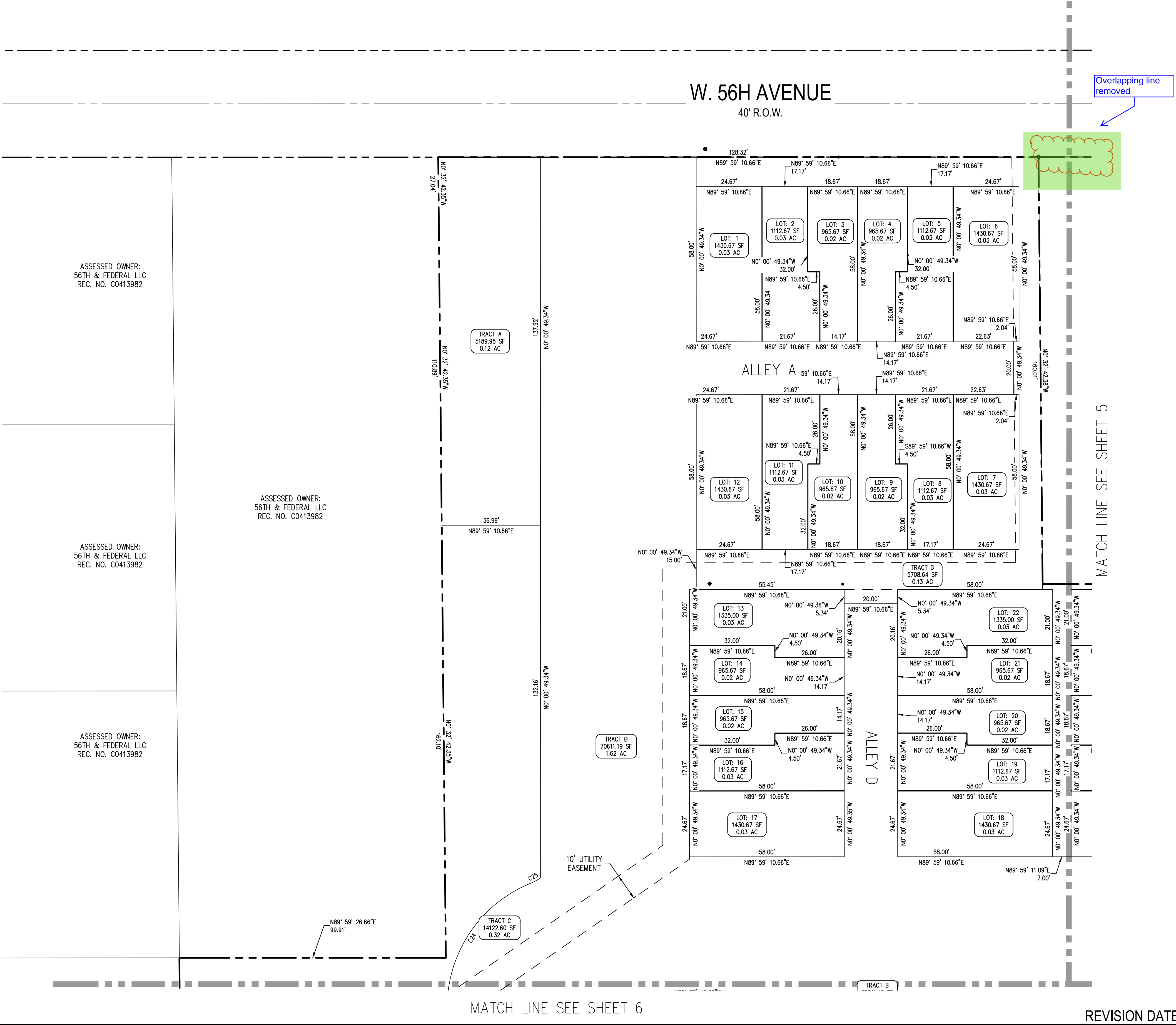


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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Project: MED 121621-5536P By: Hunter Thompson

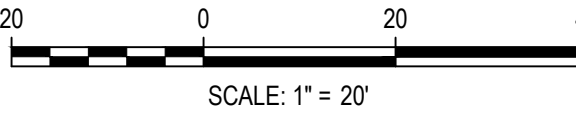
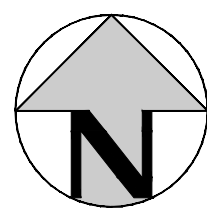
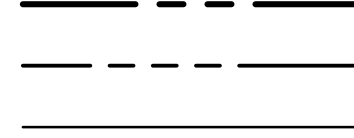
BERKELEY VILLAS SUBDIVISION PLAT
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COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT
SHEET 4 OF 6

Case Number
PRC2021-0003



LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE



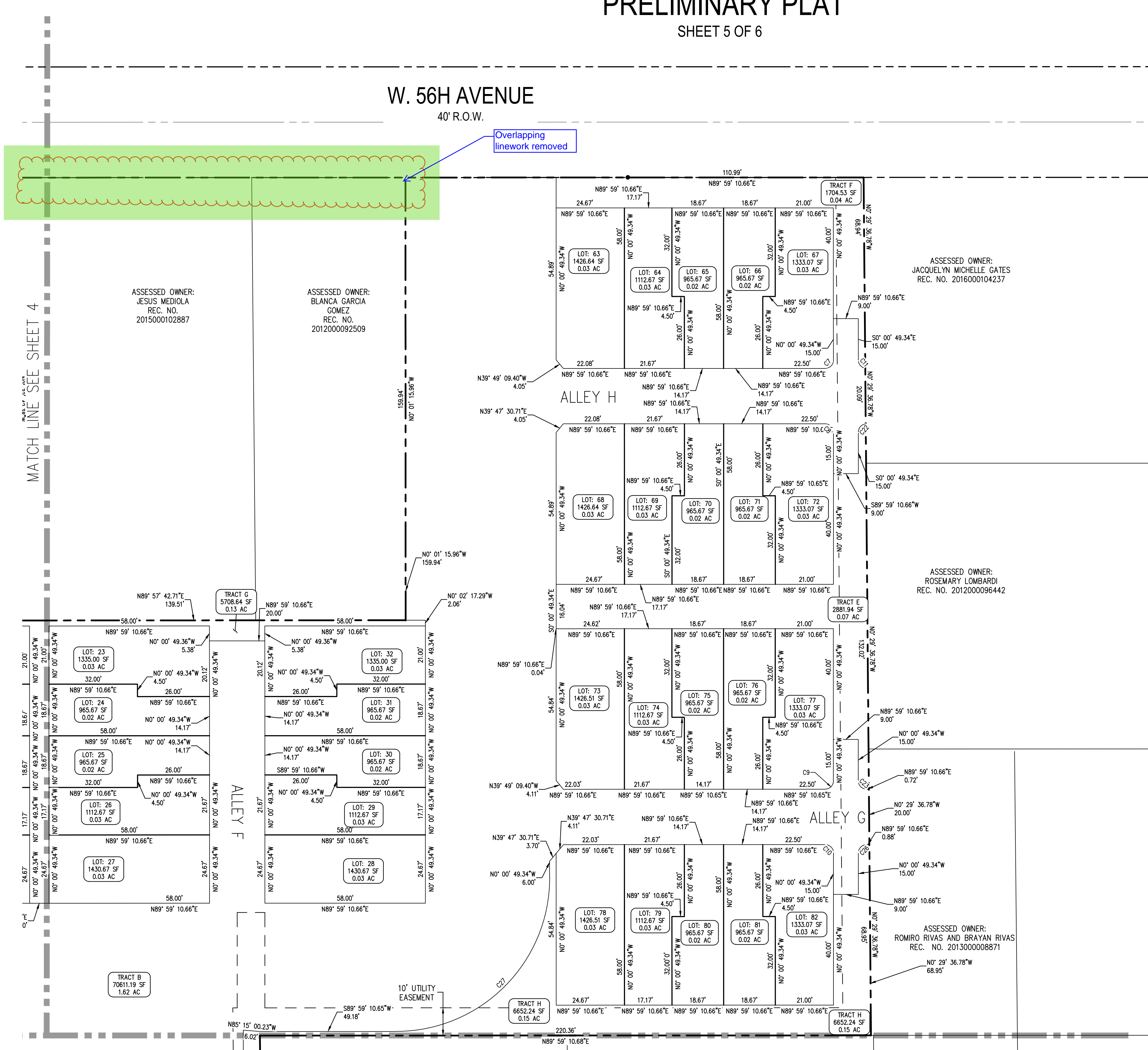
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filepath: \\C:\2018\ENGINEERING\PRELIMINARY PLANS - SITE PLAN\DWG Layout - EAST
Project: MED 121 621 553 340 By: Hunter Thompson

BERKELEY VILLAS SUBDIVISION PLAT
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COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT

Case Number
PRC2021-0003

SHEET 5 OF 6



LEGEND:

PROPERTY BOUNDARY
RIGHT-OF-WAY
LOT LINE

Match Line to
Legend or add
ROW Center line

Section line added
to legend



20 0 20 40
SCALE: 1" = 20'

REVISION DATE:

ISSUE DATE: 08-23-2021

SHEET 5 OF 6

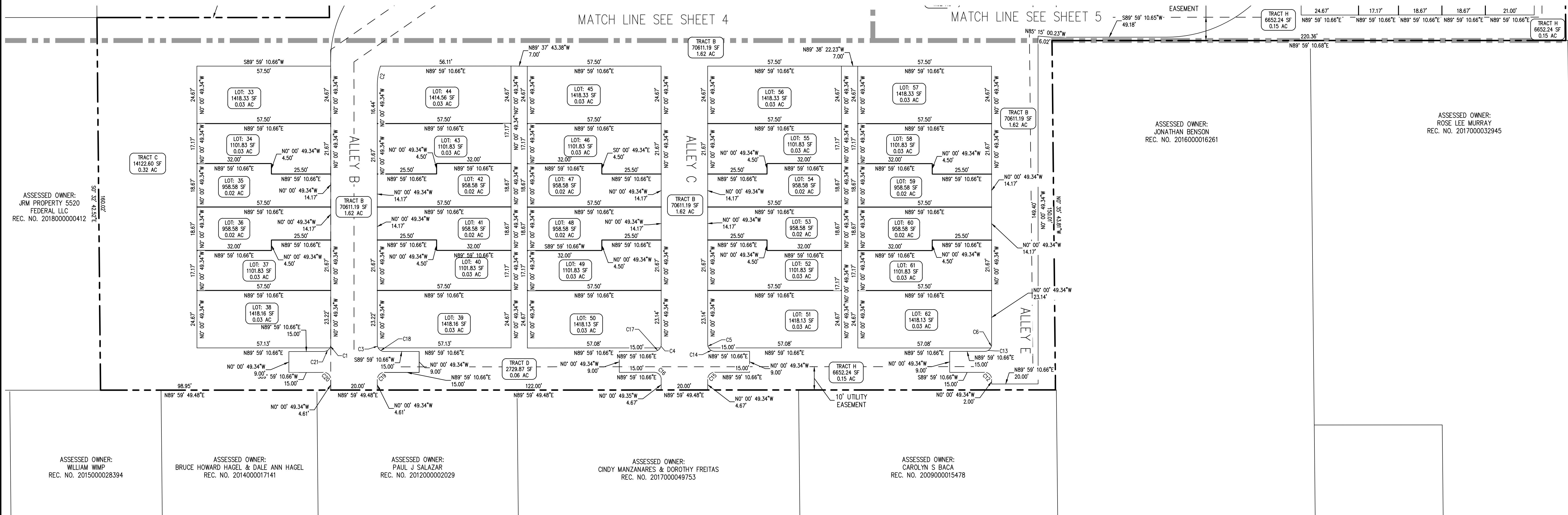
PROJECT # 200810

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filepath: \\C:\2018\ENGINEERING\PRELIMINARY PLANS - SITE PLAN.DWG Layout: SOUTH
Plotted: 1/22/2021 12:21:55 PM By: Hunter Thompson

BERKELEY VILLAS SUBDIVISION PLAT
A RESUBDIVISION OF LOTS 4, 5, 6, 7, AND 19 OF THE WESTMOORLAND SUBDIVISION PLAT AND
LOT 8A OF RE-SUBDIVISION OF WESTMOORLAND PLAT CORRECTION NO. 2 BEING IN THE NE/4
OF S17, T3S, R68W OF THE 6TH PM
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT
SHEET 6 OF 6

Case Number
PRC2021-0003

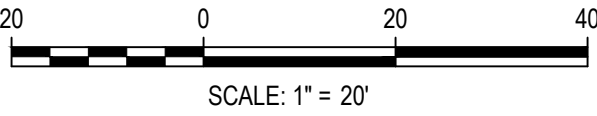
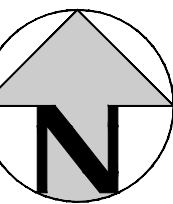


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	1.51'	3.00'	28.83°	N14° 24' 01"E	1.49'
C2	8.38'	25.00'	19.21°	S9° 35' 22"W	8.34'
C3	1.51'	3.00'	28.83°	N14° 25' 40"W	1.49'
C4	1.60'	3.00'	30.55°	N15° 19' 49"E	1.58'
C5	1.60'	3.00'	30.55°	S15° 17' 27"E	1.58'
C6	1.61'	3.00'	30.70°	N15° 20' 06"E	1.59'
C7	4.71'	3.00'	90.00°	N44° 59' 11"E	4.24'
C8	4.71'	3.00'	90.00°	N45° 00' 49"W	4.24'
C9	4.71'	3.00'	90.00°	N44° 59' 11"E	4.24'
C10	4.71'	3.00'	90.00°	N45° 00' 49"W	4.24'
C11	4.11'	3.00'	78.44°	S39° 13' 08"E	3.79'
C12	4.71'	3.00'	89.99°	N45° 00' 25"W	4.24'
C13	3.11'	3.00'	59.30°	N60° 20' 06"E	2.97'
C14	3.11'	3.00'	59.45°	S60° 17' 27"E	2.97'
C15	4.71'	3.00'	90.00°	S44° 59' 11"W	4.24'
C16	4.71'	3.00'	89.99°	N45° 00' 25"W	4.24'
C17	3.11'	3.00'	59.45°	N60° 15' 49"E	2.97'
C18	3.20'	3.00'	61.17°	S59° 25' 40"E	3.05'
C19	4.72'	3.01'	89.88°	S44° 55' 29"W	4.25'
C20	4.71'	3.00'	90.00°	N45° 00' 49"W	4.24'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C21	3.20'	3.00'	61.17°	S59° 24' 01"E	3.05'
C22	4.28'	3.00'	81.69°	S40° 49' 47"W	3.92'
C23	4.71'	3.00'	90.00°	S45° 00' 49"E	4.24'
C24	61.51'	50.15'	70.28°	S32° 26' 01"W	57.73'
C25	4.50'	25.00'	10.32°	N62° 27' 37"E	4.49'
C26	4.71'	3.00'	90.00°	S44° 59' 11"W	4.24'
C27	87.18'	55.50'	90.00°	N44° 59' 15"E	78.49'

LEGEND:

- PROPERTY BOUNDARY
RIGHT-OF-WAY
LOT LINE

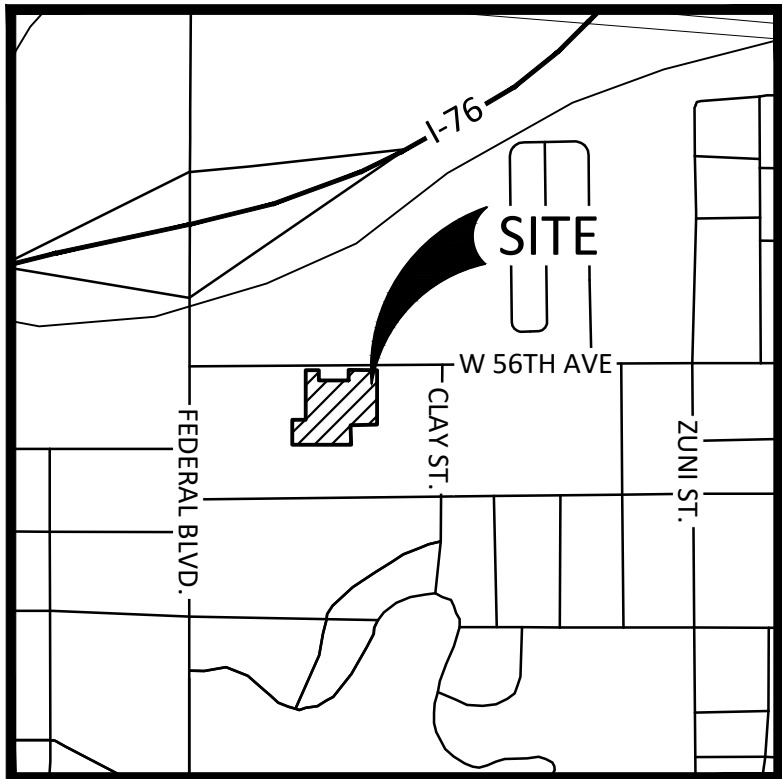


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filename: K:\2008\ENGINEERING\PRELIMINARY PLAT\COVER.DWG Layout: LAYOUT1
Plotted: WED 01/19/2023 2:29:44P By: Hunter Thompson

BERKELEY VILLAS SUBDIVISION PLAT
A RESUBDIVISION OF LOTS 4, 5, 6, 7, AND 19 OF THE WESTMOORLAND SUBDIVISION PLAT AND LOT 8A
OF RE-SUBDIVISION OF WESTMOORLAND PLAT CORRECTION NUMBER 2 BEING IN THE NORTHEAST
QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERDIAN
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT

SHEET 1 OF 6



VICINITY MAP

SCALE: 1" = 1000'

DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT (THE TRUE LIFE COMPANIES, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND BEING ALL OF PLOT 4, PORTION OF PLOTS 5 THROUGH 7, AND A PORTION OF LOT 19, RE-SUBDIVISION OF WESTMOORLAND, AND ALL OF LOT 8A, RE-SUBDIVISION OF WESTMOORLAND PLAT CORRECTION NO. 2, SITUATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PLOT 4;
THENCE SOUTH 00°29'37" EAST ALONG THE EAST LINE OF SAID PLOT 4, A DISTANCE OF 310.01 FEET TO THE SOUTHEAST CORNER OF SAID PLOT 4;
THENCE SOUTH 89°59'11" WEST ALONG THE SOUTH LINES OF SAID PLOTS 4 AND 5, A DISTANCE OF 220.78 FEET TO THE NORTHEAST CORNER OF SAID PLOT 19;
THENCE SOUTH 00°33'42" EAST ALONG THE EAST LINE OF SAID PLOT 19, A DISTANCE OF 150.01 FEET TO THE SOUTHEAST CORNER OF THE NORTH 150 FEET OF SAID PLOT 19;
THENCE SOUTH 89°59'11" WEST ALONG THE SOUTH LINE OF THE NORTH 150 FEET OF SAID PLOT 19, THE SOUTH LINE OF SAID PLOT 7, AND THE SOUTH LINE OF SAID LOT 8A, A DISTANCE OF 410.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8A;
THENCE ALONG THE PERIMETER OF SAID LOT 8A THE FOLLOWING THREE (3) COURSES:
1) NORTH 00°32'42" WEST, A DISTANCE OF 160.00 FEET;
2) NORTH 89°59'27" EAST, A DISTANCE OF 100.00 FEET;
3) NORTH 00°32'42" WEST, A DISTANCE OF 300.03 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST 56TH AVENUE;
THENCE NORTH 89°59'11" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 224.66 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2015000102887;
THENCE SOUTH 00°32'42" EAST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 160.01 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;
THENCE NORTH 89°59'12" EAST ALONG THE SOUTH LINE OF SAID PARCEL AND ALONG THE SOUTH LINE OF A PARCEL DESCRIBED AT RECEPTION NO. 2012000092509, A DISTANCE OF 140.99 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2012000092509;
THENCE NORTH 00°33'42" WEST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 160.01 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST 56TH AVENUE;
THENCE NORTH 89°59'11" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 165.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 204,691 SQUARE FEET OR 4.70 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS, LOTS,TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BERKELEY VILLAS SUBDIVISION PLAT A RESUBDIVISION OF LOTS 4, 5, 6, 7, AND 19 OF THE WESTMOORLAND SUBDIVISION PLAT AND LOT 8A OF RE-SUBDIVISION OF WESTMOORLAND PLAT CORRECTION NO. 2 BEING THE THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO; PRELIMINARY PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY TRACT A 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.

EXECUTED THIS ____ DAY OF _____, 2022

TRUE LIFE COMPANIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
NAME:
TITLE:

ACKNOWLEDGMENT:
STATE OF COLORADO
JSS.
COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ AD 20 ____.
BY _____ AS _____.
NAME:
TITLE:

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ADDRESS

DEVELOPER

THE TRUE LIFE COMPANIES
1250 17TH STREET, SUITE 350
DENVER, CO 80202
720-330-9211

CIVIL ENGINEER

HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
303-623-6300

TRACT SUMMARY TABLE					
TRACT	PURPOSE/DESCRIPTION	TO BE OWNED	TO BE MAINTAINED	AREA (ACRE)	PAGE
A	DRAINAGE	HOA	HOA	0.12	2
B	ROADWAY, LANDSCAPE, UTILITY	HOA	HOA	1.62	2,3,4
C	LANDSCAPE	HOA	HOA	0.32	2,4
D	LANDSCAPE	HOA	HOA	0.06	4
E	LANDSCAPE	HOA	HOA	0.07	3
F	LANDSCAPE	HOA	HOA	0.04	3
G	LANDSCAPE	HOA	HOA	0.13	2,3
H	LANDSCAPE	HOA	HOA	0.15	3,4

NOTES AND RESTRICTIONS:

- SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
- REFER TO THE APPROVED STORMWATER OPERATIONS AND MAINTENANCE (O&M) MANUAL FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES OF THE DRAINAGE FACILITIES.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS, DRIVES AND ALLEYS.
- ALL PRIVATE ROADS, ALLEYS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES. WHEN REQUIRED, ALL FIRE LANES SHALL BE POSTED "NO PARKING-FIRE LANE". ALL FIRE LANES SHALL BE INCLUDED INTO THE ADAMS COUNTY PROGRAM FOR ENFORCEMENT OF PRIVATE PROPERTY PARKING.
- ALL INTERNAL ROADS AND DRAINAGE FACILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FINAL PUD, STREET CONSTRUCTION PLANS, PAVEMENT DESIGN, GRADING & EROSION CONTROL PLAN, AND A FINAL DRAINAGE PLAN SUBMITTED TO AND APPROVED BY ADAMS COUNTY. PRIOR TO ISSUANCE OF BUILDING PERMITS FOR HOMES WITHIN THE SUBDIVISION, ALL COUNTY IMPROVEMENTS REQUIRED IN ACCORDANCE WITH APPROVED PLANS BY ADAMS COUNTY, SHALL HAVE RECEIVED PRELIMINARY ACCEPTANCE OF CONSTRUCTION BY THE DEPARTMENT OF PUBLIC WORKS.
- NOTICE IS GIVEN THAT THIS SUBDIVISION WILL BE SUBJECT TO RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. ADAMS COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THESE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS THAT SHALL BE FILED AGAINST THIS SUBDIVISION PLAT.
- 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.

STATEMENT RESTRICTING ACCESS:

PUBLIC ACCESS ACROSS RIGHT-OF-WAY LINES, INCLUDING 56TH AVENUE, IS RESTRICTED.

FLOODPLAIN

THE SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 08001C0592H, DATED MARCH 5, 2007. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS
THIS ____ DAY OF _____ A.D. 202__

CHAIR

COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT APPROVAL:

APPROVED BY THE ADAMS COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
THIS ____ DAY OF _____ A.D. 202__

DEVELOPMENT SERVICES MANAGER

CLERK AND RECORDER'S CERTIFICATE:

THIS PRELIMINARY PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____ M., ON THIS _____ DAY OF _____ A.D. 202__.

DEPUTY CLERK AND RECORDER

RECEPTION NUMBER

SURVEYOR'S CERTIFICATION:

I, AARON MURPHY, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR TTLC DENVER - FEDERAL BLVD SUBDIVISION PLAT WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH

ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM

ISSUE DATE: 08-23-2021		PROJECT #: 200810
DATE	REVISION COMMENTS	
01-19-2021	PER COUNTY COMMENTS	

REVISION DATE: 01-19-2021 ISSUE DATE: 08-23-2021

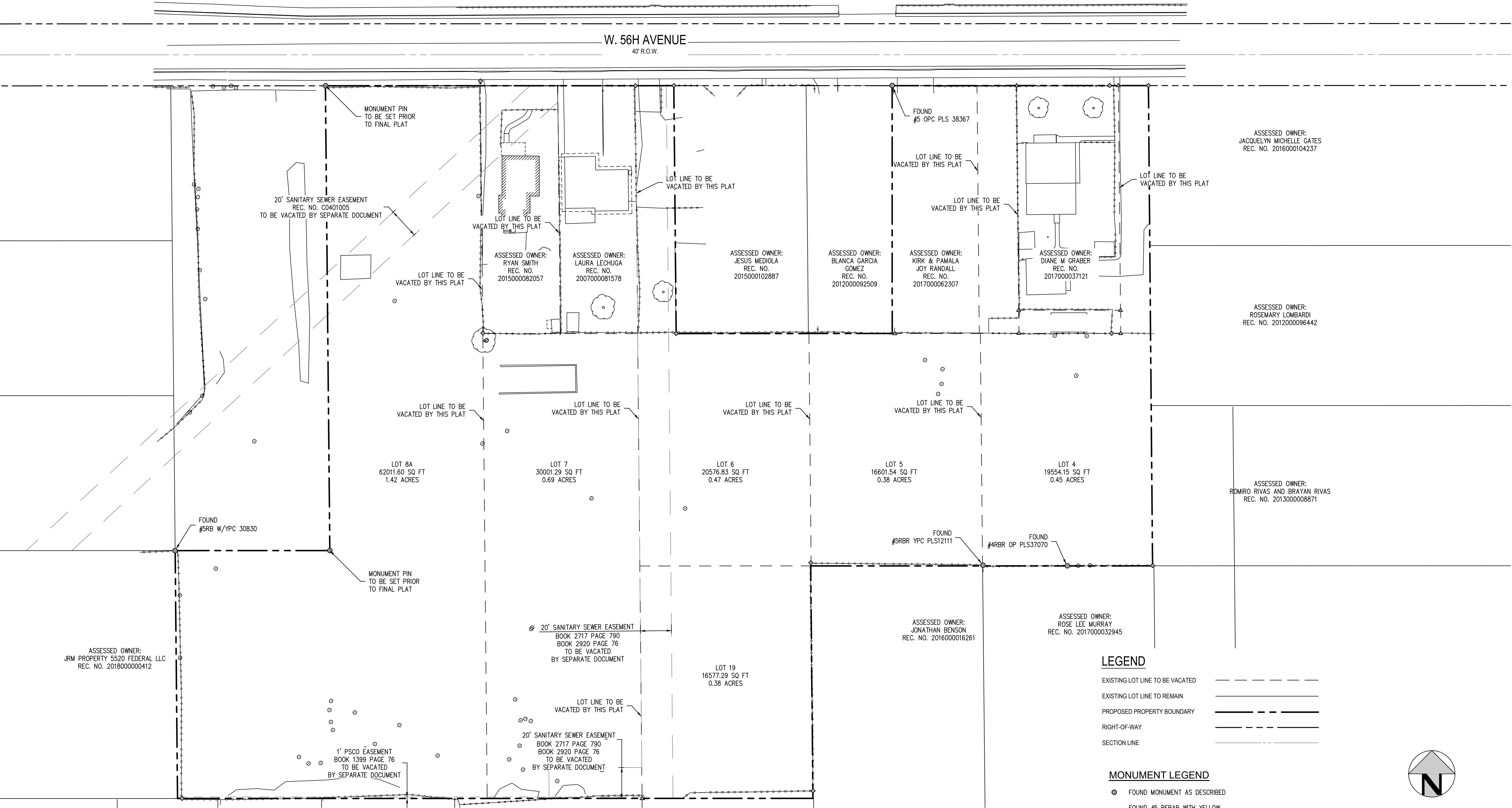
SHEET 1 OF 6

PROJECT #: 200810

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filepath: K:\2018\ENGINEERING\PRELIMINARY PLAT\PRELIMINARY PLAT - EXISTING CONDITIONS.DWG Layout: LAYOUT1
Printed: 1/16/2021 10:23:18 AM By: Hunter Thompson

BERKELEY VILLAS SUBDIVISION PLAT
A RESUBDIVISION OF LOTS 4, 5, 6, 7, AND 19 OF THE WESTMOORLAND SUBDIVISION PLAT AND LOT 8A OF
RE-SUBDIVISION OF WESTMOORLAND PLAT CORRECTION NUMBER 2 BEING IN THE NORTHEAST
QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERDIAN
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT
SHEET 2 OF 6



NOTES:

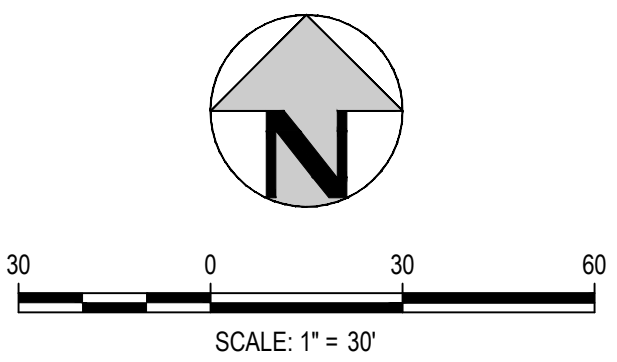
1. ALL EASEMENTS TO BE VACATED BY SEPARATE DOCUMENT PRIOR TO FINAL PLAT.
2. ALL LOT LINES INTERNAL TO SITE TO BE VACATED BY THIS PLAT.

LEGEND

EXISTING LOT LINE TO BE VACATED	---
EXISTING LOT LINE TO REMAIN	---
PROPOSED PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
SECTION LINE	---

MONUMENT LEGEND

- FOUND MONUMENT AS DESCRIBED
- ◆ FOUND #5 REBAR WITH YELLOW PLASTIC CAP "37929"
- ▲ FOUND #5 REBAR WITH ORANGE PLASTIC CAP "38367"



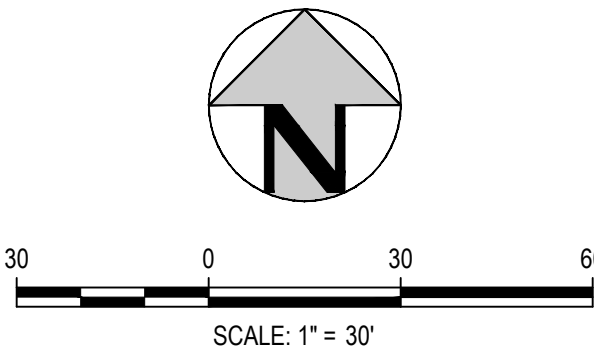
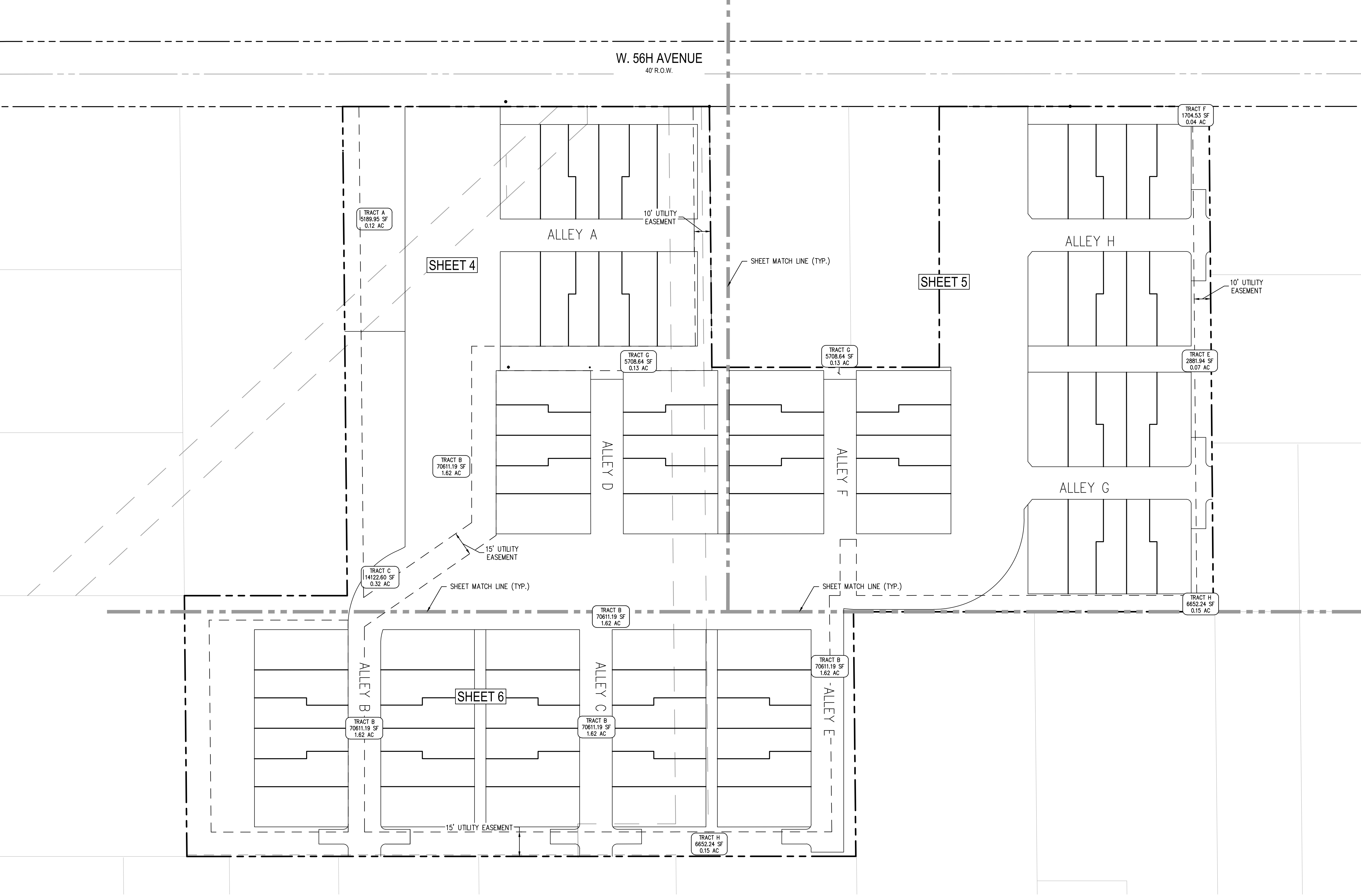
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filepath: \\C:\2018\ENGINEERING\PRELIMINARY PLAT\PRELIMINARY PLAT - PLAT KEYMAP.DWG Layout: PLAT KEYMAP
Plotted: 1/16/2021 10:22:22AM By: Hunter Thompson

BERKELEY VILLAS SUBDIVISION PLAT
A RESUBDIVISION OF LOTS 4, 5, 6, 7, AND 19 OF THE WESTMOORLAND SUBDIVISION PLAT AND LOT 8A OF
RE-SUBDIVISION OF WESTMOORLAND PLAT CORRECTION NUMBER 2 BEING IN THE NORTHEAST
QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERDIAN
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT

Case Number
PRC2021-00003

SHEET 3 OF 6

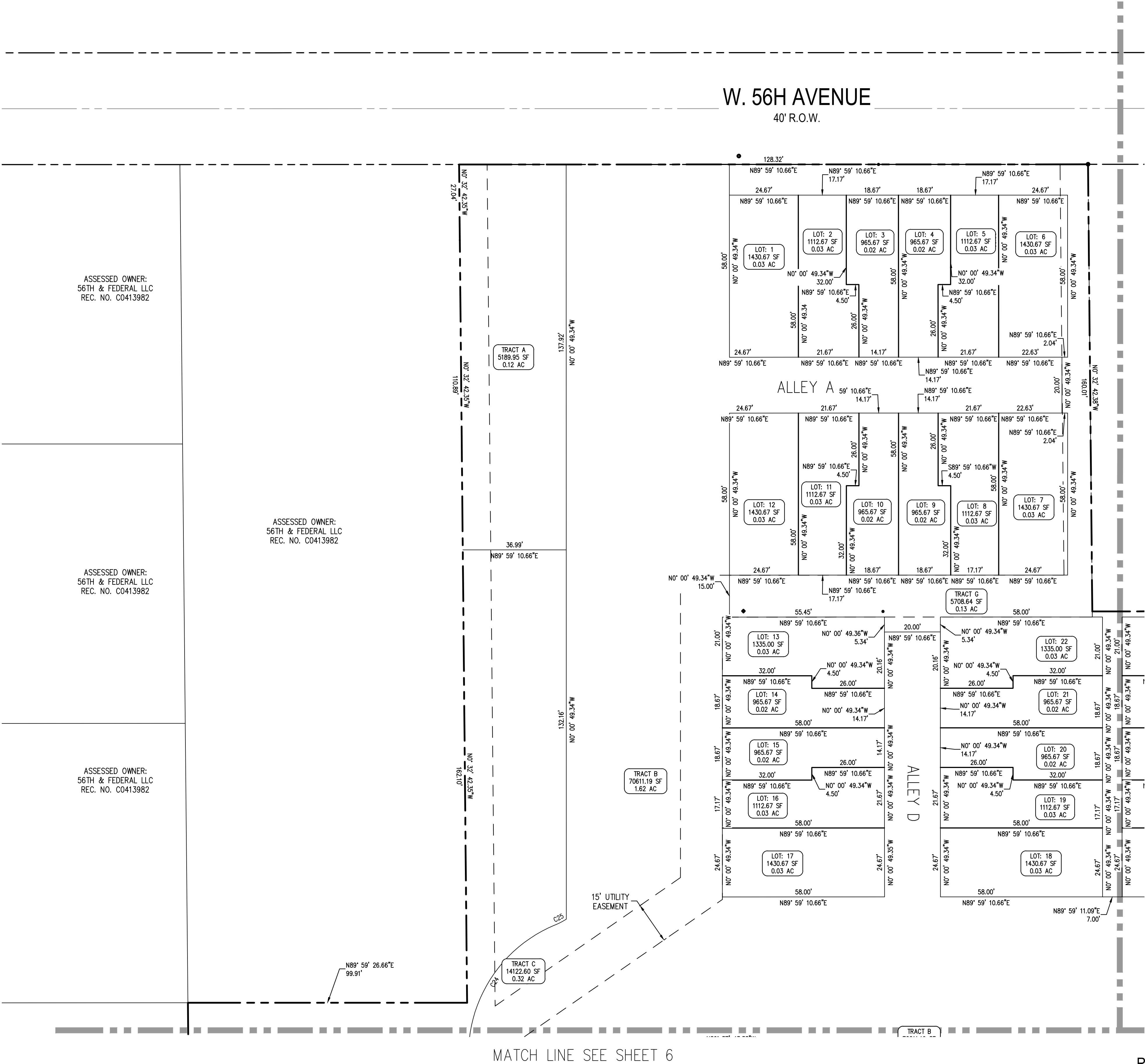


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filepath: \\C:\2018\ENGINEERING\PRELIMINARY PLANS - SITE PLAN\DWG Layout - WEST
Project: MED 01192212531P 01_Hunter Thompson

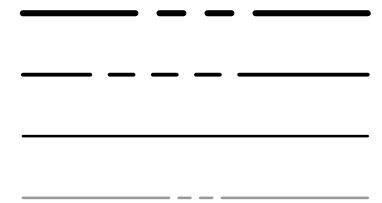
BERKELEY VILLAS SUBDIVISION PLAT
A RESUBDIVISION OF LOTS 4, 5, 6, 7, AND 19 OF THE WESTMOORLAND SUBDIVISION PLAT AND LOT 8A
OF RE-SUBDIVISION OF WESTMOORLAND PLAT CORRECTION NUMBER 2 BEING IN THE NORTHEAST
QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT
SHEET 4 OF 6

Case Number
PRC2021-00003



LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- SECTION LINE



MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 6

REVISION DATE: 01-19-2021 ISSUE DATE: 08-23-2021

SHEET 4 OF 6

PROJECT # 200810

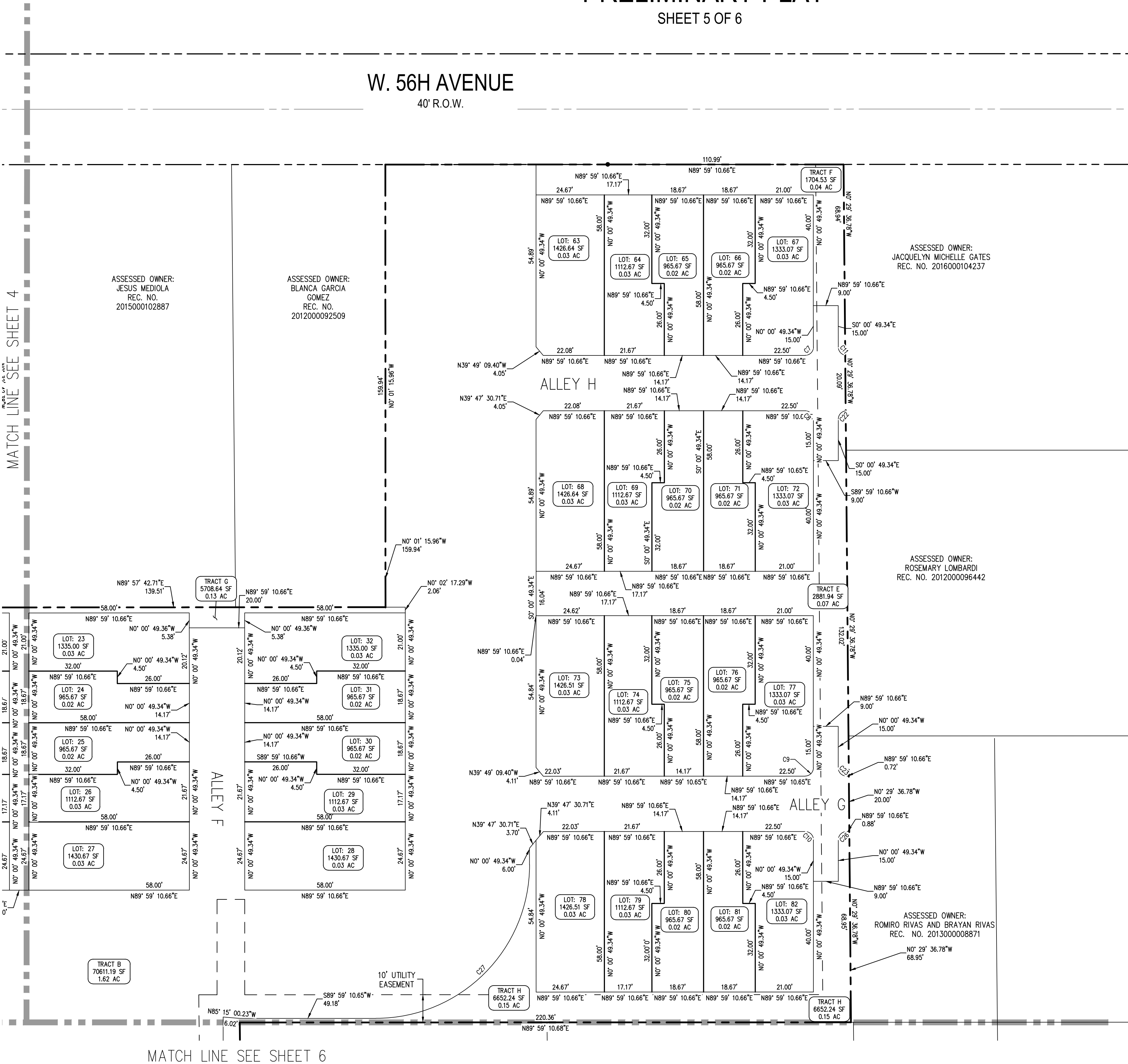
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filepath: \\C:\2018\ENGINEERING\PRELIMINARY PLANS - SITE PLAN\DWG Layout - EAST
Project: MED 011922125337 By: Hunter Thompson

BERKELEY VILLAS SUBDIVISION PLAT
A RESUBDIVISION OF LOTS 4, 5, 6, 7, AND 19 OF THE WESTMOORLAND SUBDIVISION PLAT AND LOT 8A
OF RE-SUBDIVISION OF WESTMOORLAND PLAT CORRECTION NUMBER 2 BEING IN THE NORTHEAST
QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERDIAN
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT

SHEET 5 OF 6

Case Number
PRC2021-00003

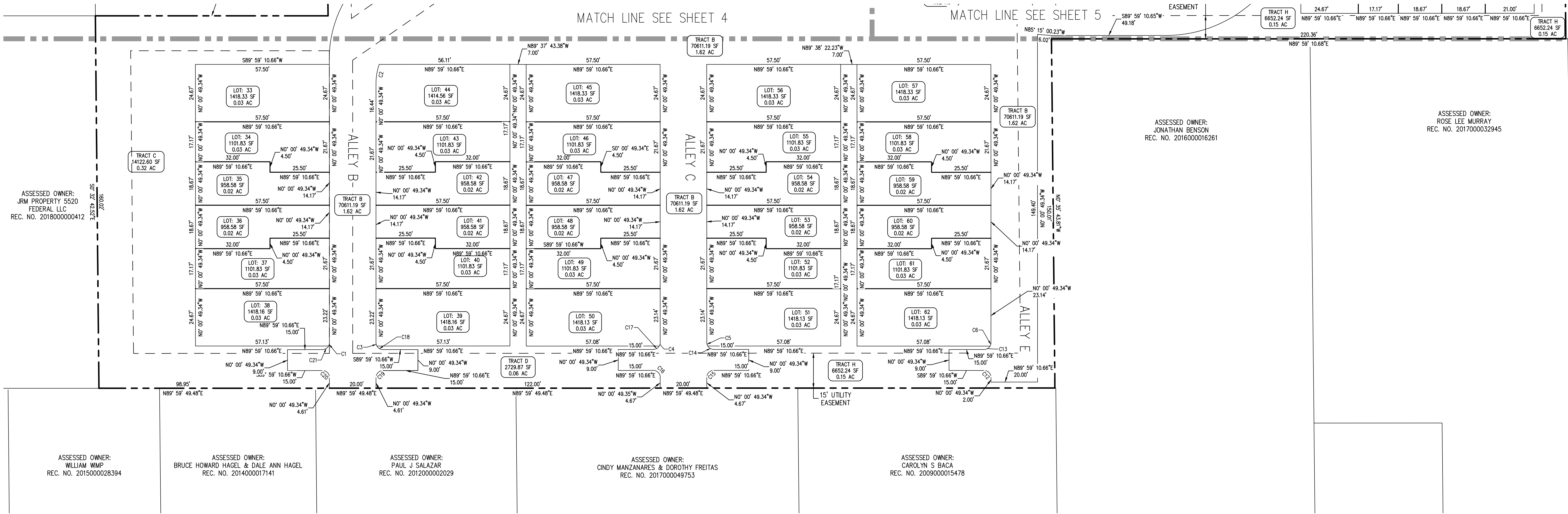


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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Plotted: 1/16/2023 10:23:56 AM By: Hunter Thompson

BERKELEY VILLAS SUBDIVISION PLAT
A RESUBDIVISION OF LOTS 4, 5, 6, 7, AND 19 OF THE WESTMOORLAND SUBDIVISION PLAT AND LOT 8A OF
RE-SUBDIVISION OF WESTMOORLAND PLAT CORRECTION NUMBER 2 BEING IN THE NORTHEAST QUARTER OF
SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT
SHEET 6 OF 6

Case Number
PRC2021-00003



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	1.51'	3.00'	28.83°	N14° 24' 01"E	1.49'
C2	8.38'	25.00'	19.21°	S9° 35' 22"W	8.34'
C3	1.51'	3.00'	28.83°	N14° 25' 40"W	1.49'
C4	1.60'	3.00'	30.55°	N15° 19' 49"E	1.58'
C5	1.60'	3.00'	30.55°	S15° 17' 27"E	1.58'
C6	1.61'	3.00'	30.70°	N15° 20' 06"E	1.59'
C7	4.71'	3.00'	90.00°	N44° 59' 11"E	4.24'
C8	4.71'	3.00'	90.00°	N45° 00' 49"W	4.24'
C9	4.71'	3.00'	90.00°	N44° 59' 11"E	4.24'
C10	4.71'	3.00'	90.00°	N45° 00' 49"W	4.24'
C11	4.11'	3.00'	78.44°	S39° 13' 08"E	3.79'
C12	4.71'	3.00'	89.99°	N45° 00' 25"W	4.24'
C13	3.11'	3.00'	59.30°	N60° 20' 06"E	2.97'
C14	3.11'	3.00'	59.45°	S60° 17' 27"E	2.97'
C15	4.71'	3.00'	90.00°	S44° 59' 11"W	4.24'
C16	4.71'	3.00'	89.99°	N45° 00' 25"W	4.24'
C17	3.11'	3.00'	59.45°	N60° 15' 49"E	2.97'
C18	3.20'	3.00'	61.17°	S59° 25' 40"E	3.05'
C19	4.72'	3.01'	89.88°	S44° 55' 29"W	4.25'
C20	4.71'	3.00'	90.00°	N45° 00' 49"W	4.24'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C21	3.20'	3.00'	61.17°	N59° 24' 01"E	3.05'
C22	4.28'	3.00'	81.69°	S40° 49' 47"W	3.92'
C23	4.71'	3.00'	90.00°	S45° 00' 49"E	4.24'
C24	61.51'	50.15'	70.28°	S32° 26' 01"W	57.73'
C25	4.50'	25.00'	10.32°	N62° 27' 37"E	4.49'
C26	4.71'	3.00'	90.00°	S44° 59' 11"W	4.24'
C27	87.18'	55.50'	90.00°	N44° 59' 15"E	78.49'

LEGEND:

- PROPERTY BOUNDARY
RIGHT-OF-WAY
LOT LINE
SECTION LINE

