



Development Team Review Comments

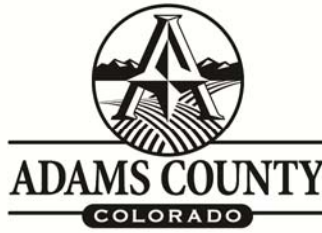
The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
 - Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.



Re-submittal Form

Case Name/ Number

Case Manager: _____

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: ~~Addressing, Building Safety, Neighborhood Services,~~

Engineering, ~~Environmental, Parks, Planner, ROW, SIA - Finance, SIA - Attorney~~



Development Review Team Comments

Date: 12/20/2021

Project Number: PRC2021-00005

Project Name: Sherrelwood Village FDP Amendment & Filing 2 Preliminary

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: Greg Barnes

Date: 12/20/2021

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Planner Review 2nd Review

Name of Reviewer: Greg Barnes

Date: 12/20/2021

Email: gjbarnes@adcogov.org

Complete

PLN01: Subdivision Improvements Agreements are to be submitted with a final plat application. We will not be evaluating any SIA with a preliminary plat.

PLN02: When you resubmit, you do not need to submit your entire application over again. All that we will need are the documents being requested, the response to comments, the revised FDP amendment document, and the revised final plat document.

PLN03: The preliminary plat must include the term "PRELIMINARY PLAT" in the title.

PLN04: When you resubmit, please include the Final Development Plan document.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Greg Labrie

Date: 12/09/2021

Email: glabrie@adcogov.org

Resubmittal Required

ENG1: The civil construction plans, drainage report, and traffic impact study must be finalized. They are required to be signed and stamped by a professional engineer registered with the state of Colorado. Any statement referring the plans and reports as draft or "Not for Construction" shall be removed from the final plans and reports.

ENG2: The construction plans must address the traffic signal reconstruction at Sherrelwood Dr. and Pecos Street. The intersection will require new traffic signal controller cabinet, service meter cabinet, camera detection system, controller, UPS, communication antenna, ethernet switch and ethernet radio. The cost's related to this reconstruction must also be included in the final Subdivision Improvements Agreement (SIA).

ENG3: As a result of this Traffic Signal Reconstruction, ADA Improvements may be required along the west side of Pecos St. in the vicinity of this signal reconstruction.

ENG4: During the construction of Sherrelwood Village Subdivision, an emergency access was constructed at 79th Way and Pecos Street. A Curb Cut was installed on Pecos St. at this location. It is not clear in this submittal, whether this emergency access point will be left in place. If not, this curb cut needs to be removed and replaced with Vertical Curb, Gutter and Walk.

ENG4: The EGR application is referred as Sherrelwood Village PUD for the Condos, all the plans are titled Elmwood Estates. Please standardize the name of the project/subdivision on all documents and references.

Drainage Report and Erosion Control Plan Comments: - See comments in the Comment Section of Accela dated 12/9/21.

Commenting Division: ROW Review 2nd Review

Name of Reviewer: David Dittmer

Date: 12/07/2021

Email:

Resubmittal Required

ROW1: Correct Case Number to PRC2021-00005 on all sheets

ROW2: Order signature/acceptance blocks as follows due to sequence of events:

Surveyor

Planning Commission

Board of County Commissioners

Approved as to Form - County Attorney (This is a new addition)

Clerk and Recorder

*See notes provided on uploaded plat

ROW3: Provide a sheet with addressing or a spreadsheet as provided for filing purposes.

SHERRELWOOD VILLAGE FILING NO. 2

CASE NO. PRC2020-00010

PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

Case Number: PRC2021-00005

LEGAL DESCRIPTION AND DEDICATION STATEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND BEING TRACTS B & D, LOTS 1 THROUGH 4, BLOCK 1, AND A PORTION OF LOT 8, BLOCK 2, SHERRELWOOD VILLAGE, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000075940 TOGETHER WITH THAT PARCEL OF LAND, AS DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NO. 2019000073502 AND THAT PARCEL OF LAND, AS DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NO. 2019000075343, ALL IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°30'30" E, FROM THE NORTH QUARTER CORNER OF SAID SECTION 33, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 23519" TO THE NORTHEAST CORNER OF SAID SECTION 33, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 7276", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, THENCE N 89°30'30" E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY THAT RESOLUTION RECORDED IN BOOK 3270 AT PAGE 279, SAID ADAMS COUNTY RECORDS AND THE POINT OF BEGINNING:

THENCE N 00°14'47" W, ALONG THE EAST LINE OF SAID PECOS STREET RIGHT-OF-WAY, AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 293.01 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 3254 AT PAGE 139;
THENCE S 82°41'00" E, ALONG SAID NORTH LINE, A DISTANCE OF 8.12 FEET TO THE WEST CORNER OF PARCEL D, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED IN BOOK 3251 AT PAGE 924;
THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL D, THE FOLLOWING TWO (2) COURSES:

- S 76°46'56" E, A DISTANCE OF 178.56 FEET;
- S 21°38'59" E, ALONG THE EAST LINES OF SAID PARCEL DESCRIBED IN BOOK 3254 AT PAGE 139 AND SAID SHERRELWOOD VILLAGE PLAT, A DISTANCE OF 459.50 FEET TO THE EAST CORNER OF LOT 4, BLOCK 1, SAID SHERRELWOOD VILLAGE PLAT;

THENCE S 12°19'21" W, ALONG THE SOUTHEAST LINE OF SAID LOT 4, A DISTANCE OF 57.53 FEET TO A POINT ON THE NORTH LINE OF WEST 79TH WAY RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE NORTH LINE OF THE WEST 79TH WAY RIGHT-OF-WAY AND ALONG THE WEST LINE OF THE OSAGE STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT, THE FOLLOWING THREE (3) COURSES:

- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 09°04'20" AND AN ARC LENGTH OF 6.02 FEET, THE CHORD OF WHICH BEARS N 85°25'57" W, A DISTANCE OF 6.01 FEET;
- N 89°58'07" W, A DISTANCE OF 204.00 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 59.69 FEET;

THENCE N 00°01'53" E, A DISTANCE OF 11.47 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT B;
THENCE ALONG THE SOUTH AND WEST LINES OF SAID TRACT B THE FOLLOWING TWO (2) COURSES:

- N 89°58'07" W, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
- N 00°01'53" E, ALONG SAID EAST LINE, A DISTANCE OF 30.01 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 2019000073502;

THENCE ALONG THE SOUTH, EAST AND NORTH LINES OF SAID PARCEL OF LAND THE FOLLOWING THREE (3) COURSES:

- S 89°30'30" W, ALONG A LINE BEING PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
- N 00°01'53" E, ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 208.00 FEET TO A POINT BEING 20.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
- N 89°30'30" E, ALONG A LINE BEING 20.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BEING 50.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, ALSO BEING A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;

THENCE N 00°01'53" E, ALONG SAID EAST LINE AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33 A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 143,370 SQUARE FEET OR 3.291 ACRES, MORE OR LESS.

HAVE LAID OUT AND PLATTED THE SAME INTO LOTS, STREETS, EASEMENTS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **SHERRELWOOD VILLAGE FILING NO. 2**. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE. THE UNDERSIGNED 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 EASEMENT 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.

VICINITY MAP

1" = 2000'



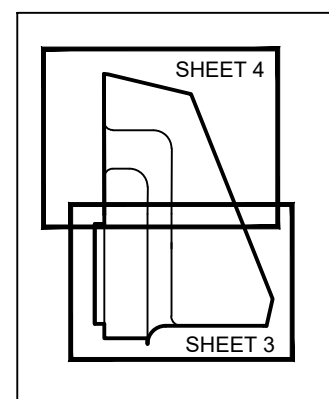
LAND USE TABLE

TYPE	AREA (SF)	AREA (AC)
LOTS (47)	65,023	1.493
TRACTS (2)	46,028	1.056
R.O.W DEDICATED	32,319	0.742
TOTAL	143,370	3.291

TRACT USE TABLE

TRACT	USE	OWNERSHIP	MAINTENANCE
A	OPEN SPACE, UTILITY, DRAINAGE & ACCESS	OWNER	OWNER
B	OPEN SPACE, UTILITY, DRAINAGE & ACCESS	OWNER	OWNER

KEY MAP



OWNER = 7840 PECOS INVESTMENTS, LLC

SHEET INDEX

SHEET 1	COVER
SHEET 2	OVERALL BOUNDARY
SHEET 3	DETAIL
SHEET 4	DETAIL
SHEET 5	NOTES AND TABLES

PUBLIC SERVICE COMPANY OF COLORADO NOTES

THESE 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 PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS 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 COSTS 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.

CITY OF THORNTON NOTES

WATER AND SANITARY SEWER EASEMENTS ARE HEREBY GRANTED TO THE CITY OF THORNTON, AS SHOWN ON THIS PLAT, FOR THE PURPOSE TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, INSPECT AND OPERATE MAINS, TRANSMISSION, DISTRIBUTION AND SERVICE LINES AND APPURTENANCES OR OTHER IMPROVEMENTS FOR WHICH THE EASEMENTS WERE GRANTED, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. THESE EASEMENTS SHALL BE EXCLUSIVE, HOWEVER UTILITIES MAY CROSS THE EXCLUSIVE EASEMENTS AT SUBSTANTIALLY 90 DEGREES.

OWNER

7840 PECOS INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

AS: _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY

OF _____, 20____, A.D.

BY: _____

AS: _____
7840 PECOS INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION ON THIS ____ DAY

Order signature blocks according to sequence:
Surveyor
Planning Commission
Board of County Commissioners
County Attorney's Office
Clerk and Recorder

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS ____ DAY

OF _____, 20____, A.D. AT ____ O'CLOCK ____ M.

CHAIR _____

CHAIR

Need to add the following:

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM _____

THE SURVEY WORK USED IN THE PLATTED POINTS SHOWN FOOT IN TEN THOUSAND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED IN APRIL 2020

DAVID R. LUTZ
COLORADO PLS 35586
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY

CLERK AND RECORDER IN THE STATE OF COLORADO AT ____ M. ON THE ____

DAY OF _____, 20____.

COUNTY CLERK AND RECORDER

BY DEPUTY: _____ RECEPTION NO. _____

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

CORE

SHERRELWOOD VILLAGE FILING NO. 2
NE 1/4 SEC. 33 AND SE 1/4 SEC. 28, T2S, R68W, 6TH P.M.
ADAMS COUNTY, STATE OF COLORADO

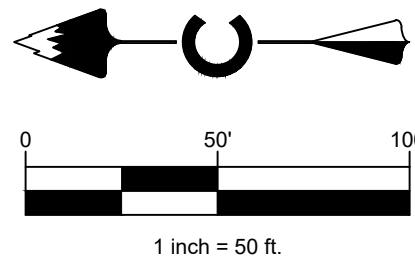
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CAD: JCA
DATE: 9/07/2021

SHEET
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15-018

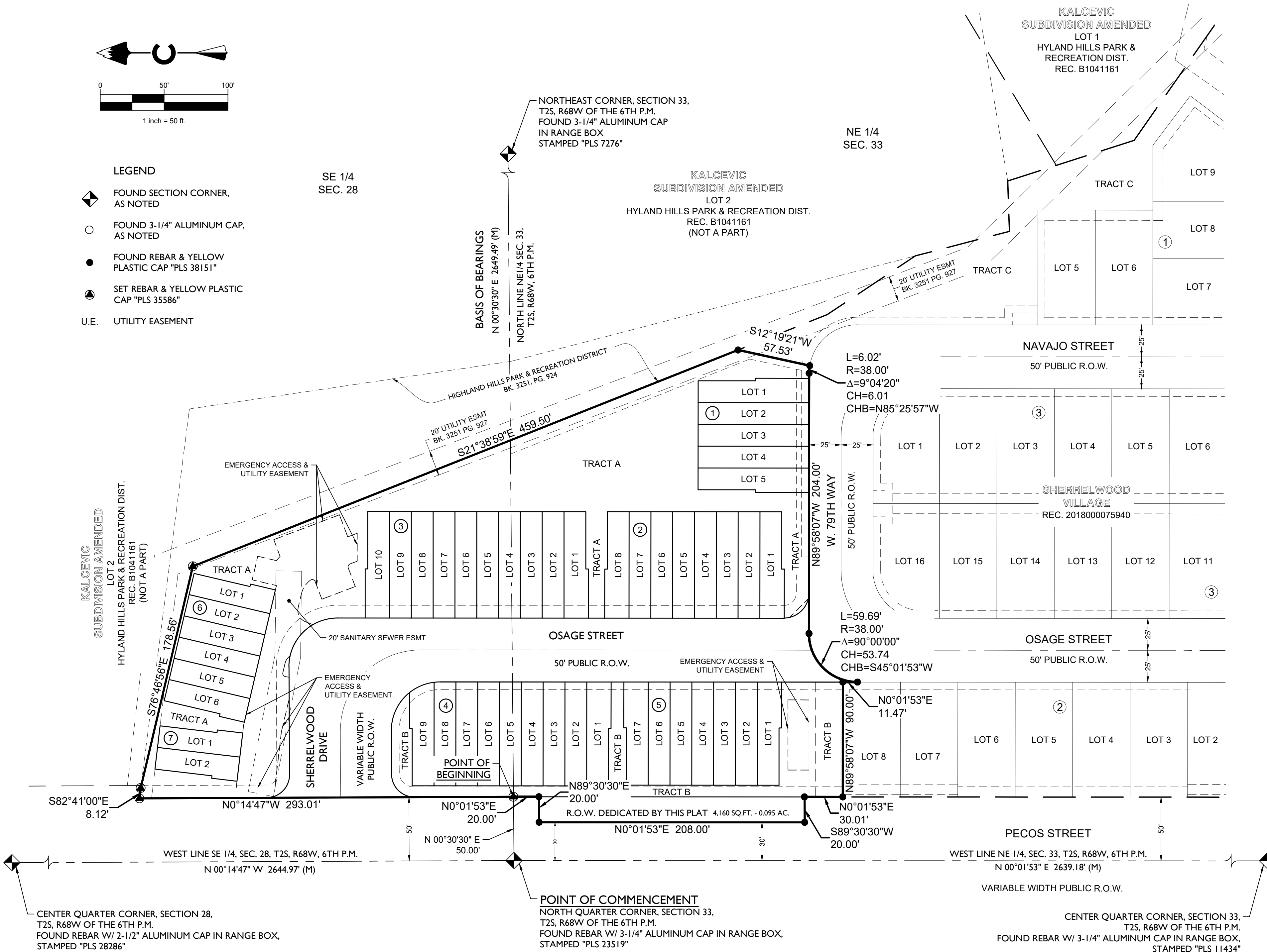
SHERRELWOOD VILLAGE FILING NO. 2

CASE NO. PRC2020-00010

PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2



- LEGEND**
- ◆ FOUND SECTION CORNER, AS NOTED
 - FOUND 3-1/4" ALUMINUM CAP, AS NOTED
 - FOUND REBAR & YELLOW PLASTIC CAP "PLS 38151"
 - SET REBAR & YELLOW PLASTIC CAP "PLS 35586"
 - U.E. UTILITY EASEMENT



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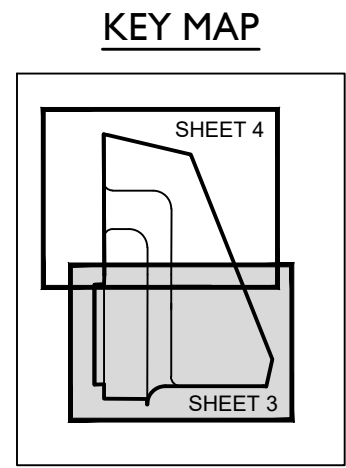
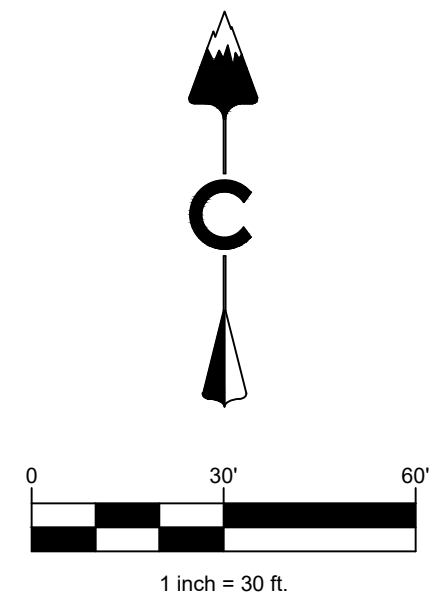
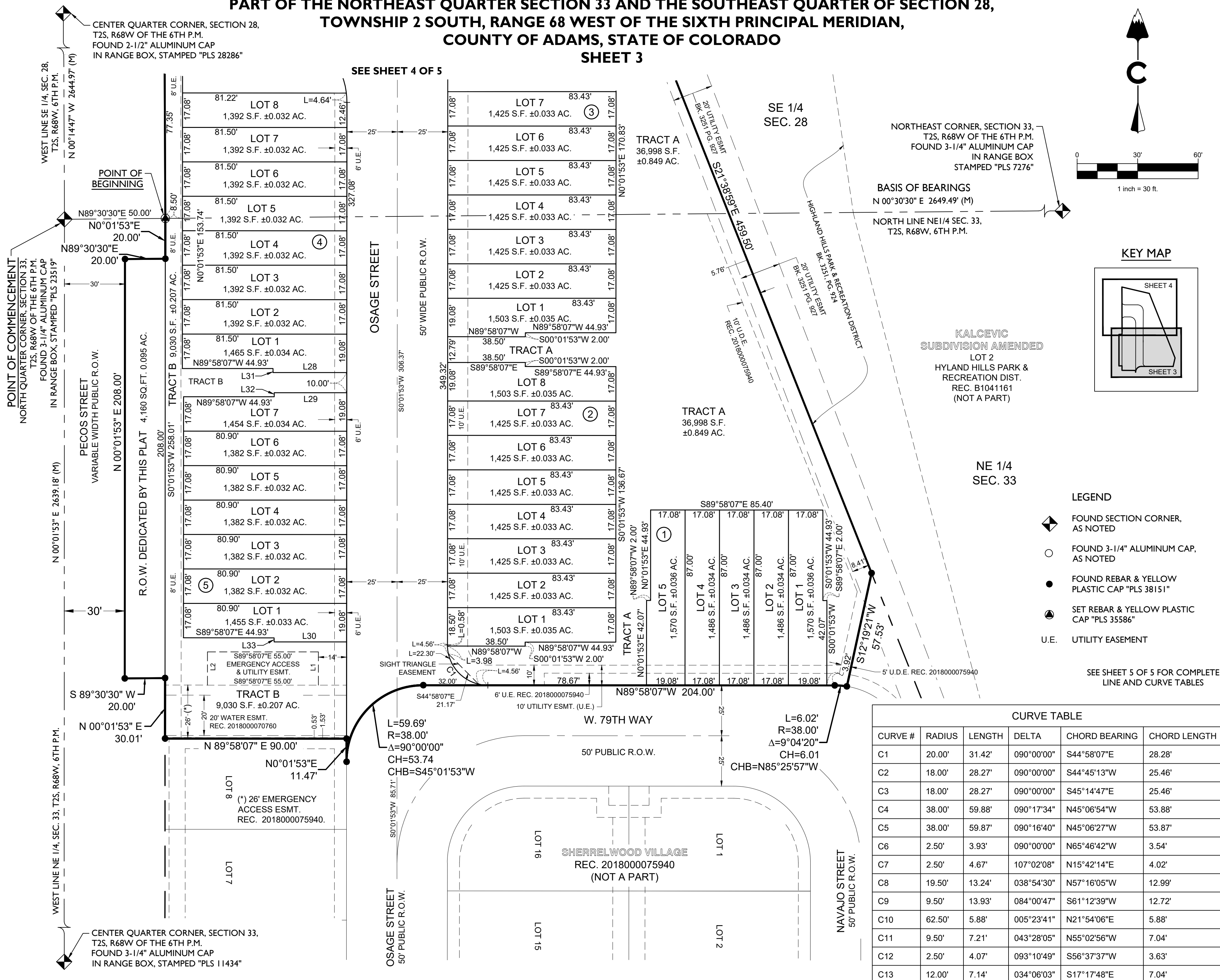
SHEET
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TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

CASE NO. PRC2020-00010

SHEET 3



- LEGEND**
- FOUND SECTION CORNER, AS NOTED
 - FOUND 3-1/4" ALUMINUM CAP, AS NOTED
 - FOUND REBAR & YELLOW PLASTIC CAP "PLS 38151"
 - SET REBAR & YELLOW PLASTIC CAP "PLS 35586"
 - U.E. UTILITY EASEMENT

SEE SHEET 5 OF 5 FOR COMPLETE LINE AND CURVE TABLES

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.42'	090°00'00"	S44°58'07"E	28.28'
C2	18.00'	28.27'	090°00'00"	S44°45'13"W	25.46'
C3	18.00'	28.27'	090°00'00"	S45°14'47"E	25.46'
C4	38.00'	59.88'	090°17'34"	N45°06'54"W	53.88'
C5	38.00'	59.87'	090°16'40"	N45°06'27"W	53.87'
C6	2.50'	3.93'	090°00'00"	N65°46'42"W	3.54'
C7	2.50'	4.67'	107°02'08"	N15°42'14"E	4.02'
C8	19.50'	13.24'	038°54'30"	N57°16'05"W	12.99'
C9	9.50'	13.93'	084°00'47"	S61°12'39"W	12.72'
C10	62.50'	5.88'	005°23'41"	N21°54'06"E	5.88'
C11	9.50'	7.21'	043°28'05"	N55°02'56"W	7.04'
C12	2.50'	4.07'	093°10'49"	S56°37'37"W	3.63'
C13	12.00'	7.14'	034°06'03"	S17°17'48"E	7.04'

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SHEET
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15-018

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TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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SHEET 5

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LAND DEVELOPMENT
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SHEET
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15-018

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 REPRESENT A TITLE SEARCH BY CORE CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, RIGHTS-OF-WAY AND ENCUMBRANCES, CORE CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT ORDER NO. RND70700124-3, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF 05/07/2021 AT 5:00 PM
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
4. BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°30'30" E, FROM THE THE NORTH QUARTER CORNER OF SAID SECTION 33, BEING MONUMENTED BY A REBAR WITH A 3-1/4" ALUMINUM CAP IN RANGE BOX, STAMPED "PLS 23519", TO THE NORTHEAST CORNER OF SAID SECTION 33, BEING MONUMENTED BY A REBAR WITH A 3-1/4" ALUMINUM CAP IN RANGE BOX, PLS 7276, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS ALTA/NSPS LAND TITLE SURVEY IS THE U.S. SURVEY FOOT. PURSUANT TO C.R.S. 38-52-103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937 / 1200 FEET.
6. DATE OF FIELD SURVEY: APRIL 9, 2020
7. THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 143,370 SQUARE FEET, OR 3.291 ACRES, MORE OR LESS.
8. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE"
9. THE PROPERTY LIES WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 08001C0584H, PANEL 584, REVISED MARCH 5, 2017.
10. REFER TO THE OPERATION AND MAINTENANCE MANUEL RECORDED APRIL 2, 2018 AT RECEPTION NO. 2018000026268 FOR ADDITIONAL DRAINAGE GUIDELINES.
11. TEN-FOOT (10') WIDE UTILITY EASEMENTS ALONG THE EAST SIDE OF THE OSAGE STREET RIGHT-OF-WAY AND ALONG THE NORTH SIDE OF THE W. 79TH WAY RIGHT-OF-WAY; SIX-FOOT (6') WIDE UTILITY EASEMENTS ALONG THE WEST SIDE OF THE OSAGE STREET RIGHT-OF-WAY; EIGHT-FOOT (8') WIDE UTILITY EASEMENTS ALONG THE EAST SIDE OF THE PECOS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS 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.
12. 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.
13. STATEMENT RESTRICTING ACCESS: ACCESS RIGHTS ACROSS THE RIGHT-OF-WAY LINES OF MAJOR HIGHWAYS, PARKWAYS, STREETS OR FREEWAYS, ARE RESTRICTED WHERE REQUIRED AS A PROVISION OF APPROVAL.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.42'	090°00'00"	S44°58'07"E	28.28'
C2	18.00'	28.27'	090°00'00"	S44°45'13"W	25.46'
C3	18.00'	28.27'	090°00'00"	S45°14'47"E	25.46'
C4	38.00'	59.88'	090°17'34"	N45°06'54"W	53.88'
C5	38.00'	59.87'	090°16'40"	N45°06'27"W	53.87'
C6	2.50'	3.93'	090°00'00"	N65°46'42"W	3.54'
C7	2.50'	4.67'	107°02'08"	N15°42'14"E	4.02'
C8	19.50'	13.24'	038°54'30"	N57°16'05"W	12.99'
C9	9.50'	13.93'	084°00'47"	S61°12'39"W	12.72'
C10	62.50'	5.88'	005°23'41"	N21°54'06"E	5.88'
C11	9.50'	7.21'	043°28'05"	N55°02'56"W	7.04'
C12	2.50'	4.07'	093°10'49"	S56°37'37"W	3.63'
C13	12.00'	7.14'	034°06'03"	S17°17'48"E	7.04'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	16.50'	N 0°01'53" E
L2	16.50'	N 0°01'53" E
L3	23.75'	S 0°14'47" E
L4	14.99'	S 13°13'02" W
L5	4.41'	S 48°46'50" E
L6	14.01'	N 69°13'18" E
L7	7.93'	S 20°46'42" E
L8	5.96'	N 20°46'42" W
L9	14.75'	N 69°13'18" E
L10	10.92'	N 76°46'58" W
L11	7.72'	N 76°46'58" W
L12	2.94'	S 10°02'13" W
L13	26.68'	S 76°46'58" E
L14	19.00'	S 76°46'58" E
L15	19.50'	N 13°13'02" E
L16	18.50'	S 69°13'18" W
L17	21.93'	N 90°00'00" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L18	15.50'	S 69°13'18" W
L19	20.00'	S 13°13'02" W
L20	2.00'	S 76°46'58" E
L21	2.00'	S 76°46'58" E
L22	20.00'	N 13°13'02" E
L23	20.00'	S 6°42'05" W
L24	2.00'	S 83°17'55" E
L25	2.00'	S 83°17'55" E
L26	20.00'	N 6°42'05" E
L27	28.27'	S 89°58'07" E
L28	36.57'	S 89°58'07" E
L29	35.97'	S 89°58'07" E
L30	35.97'	S 89°58'07" E
L31	2.00'	N 0°01'53" E
L32	2.00'	S 0°01'53" W
L33	2.00'	S 0°01'53" W



Right of Way & Permits

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

December 8, 2021

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Greg Barnes

Re: Sherrelwood Village Filing No. 2 - 2nd referral, Case # PRC2021-00005

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk requests that the property owner/developer/contractor continues working with the Designer assigned to the project for approval of design details for **Sherrelwood Village Filing No. 2**.

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

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

Greg Barnes

From: Pat Hall <halpat867@gmail.com>
Sent: Sunday, December 12, 2021 11:24 AM
To: Greg Barnes
Subject: Re: For Review: Sherrelwood (PRC2021-00005)

Please be cautious: This email was sent from outside Adams County

My only comment, since this developer won approval of a disastrous project, is that I was told that there would be a dollar commitment from Del West to cover the costs of a major project in Sherrelwood Park. He stated in some Adams County meetings he would commit over \$250,000. I hope there was some agreement with Highland Hills that that is going to happen. He promised the neighborhood that this project would be affordable housing and now we know he has changed his mind again regarding projects in this Community. I hope there has been some counting of traffic on Pecos since this developer claimed his 150 houses were not going to make an impact. Thanks for listening. Pat Hall

On Tue, Nov 23, 2021 at 9:04 AM Greg Barnes <GJBarnes@adcogov.org> wrote:

In August 2021, you provided comments on an application for development. The application is known as Sherrelwood Village (PRC2021-00005). The applicant has provided a response to these comments. Please review the applicant's response and provide any additional or revised comments to me (gjbarnes@adcogov.org) on or before December 7, 2021. The resubmittal can be viewed at: <https://adcogov.org/sites/default/files/PRC2021-00005-submittal2.PDF>



Greg Barnes

Planner III, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 gjbarnes@adcogov.org

adcogov.org

My work schedule is:

Monday – Alternating weeks of 7 am – 3:30 pm and off

Tuesday – Friday – 7 am – 4:30 pm