Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Development Review Team Comments

Date: 3/30/2022

Project Number: PRC2021-00005

Project Name: Sherrelwood Village FDP Amendment & Filing 2 Preliminary

---

Commenting Division: Plan Coordination 3rd Review

Name of Reviewer: Greg Barnes

Date: 03/30/2022

Email: gjbarnes@adcogov.org

Resubmittal Required

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: ROW Review 3rd Review

Name of Reviewer: David Dittmer

Date: 03/30/2022

Email:

Resubmittal Required

ROW1: For all signatories on the plat, they need to be formatted as follows:
OWNER:
DELWEST DEVELOPEMENT CORP.
BY:_____
[PRINTED NAME OF SIGNATORY]

AS:_____

and the notary revised: By [printed name of signatory] as [print title of signatory] to remove the blank lines and save some valuable room on the sheet. RESPONSE: Names and titles will be printed upon completion of Statement of Authority.

ROW2: Due to internal revisions, the Planning Commission Block needs to be revised as follows:

PLANNING COMMISSION APPROVAL
RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____DAY OF _____A.D. 202_
_____
CHAIR RESPONSE: Planning Commission block has been revised as directed.

ROW3: If you want to dedicate anything to the City of Thornton, they need to have an acceptance block and affirmation on the plat. Otherwise remove this statement on Sheet 5. If the easement is off of Pecos on Sherrelwood Drive, then the note should read to be dedicated by separate instrument, or if they are a signatory, can dedicate by this plat. Adams County cannot accept dedications for other municipalities without the expressed written acceptance. RESPONSE: Thornton easement note removed from sheet 5

ROW4: Do not have any Statement of Authority by any entity, Delwest Development, 7840 Pecos Investments or Elmwood North, LLC. Please provide recorded statements to verify signatory privilege's.
RESPONSE: Statements of authority completed and recorded.

Commenting Division: Development Engineering Review 3rd Review

Name of Reviewer: Greg Labrie

Date: 03/30/2022

Email: glabrie@adcogov.org

Complete

The engineering plans and reports that were submitted for this preliminary plat application are acceptable at this time. The following comments will apply to the final engineering reports and construction plans that are required at final plat.

Construction Management Comments:
1.) In the final submittal and review package, please separate the Traffic Signal Plans from the Construction Plans.
2.) The SIA and Collateral must be approved by the BoCC.
3.) A permit must be issued by the CEDD staff prior to beginning any construction at this location.
4.) These construction plans must be approved by the CEDD Engineering staff prior to permit issuance.

Stormwater Comments:

1) CDs – Sheet 11 – Pond Details. Sign statement. Replace Arapahoe for Adams: WARNING UNAUTHORIZED MODIFICATION OF THIS OUTLET IS AN ARAPAHOE COUNTY ZONING VIOLATION

2) CDs: Will the forebay and trickle channel be re-constructed? If so, please maximize the distance between the forebay and the pond's outlet structure. Maybe add a meandering trickle channel?

3) The pond's maintenance road is not shown on the Pond detail plans.

4) Pond's maintenance road, indicate V-shape, clean angular rock, no recycled concrete/road based, nor asphalt millings surfacing allowed.

5) Show the spillway location on the pond (all plans). Will the spillway need to be re-design to match new elevations? Confirm location and size.

6) Orifice plate has an outdated design. Need to limit opening to 3 larger holes. Please update. This will facilitate long term maintenance and operation of the pond. Upgrade the Screen as well to match the 3-hole design.

7) EC plan Initial/interim: where is the VTC to the pond? To which street is this VTC connecting?.

8) CD's is the sidewalk chase drain at W 79th and Navajo needed/functional/to remain? Clarify on ALL applicable plans. Please add IP on the EC plan – Initial and interim.

9) Please add ALL existing street names to all the plans

10) EC plan Initial/Interim: add Soil Roughening to the plans, all areas.

11) EC plan Initial/interim, label pond as Sediment Basin, provide riser pipe detail and temporary pipe size and discharge location.

12) Grading, show how all lots will drain to the pond, include private swale.

13) EC plans (All) Review LOC to include sidewalk work along Pecos. Provide curb socks, and perimeter controls.

14) Adjust BMP cost opinion to include all Erosion control costs.

15) Provide location for snow removal of parking lot and signage.

RESPONSE: Will be addressed with final engineering plans

Commenting Division: Planner Review 3rd Review

Name of Reviewer: Greg Barnes

Date: 03/30/2022

Email: gjbarnes@adcogov.org

Resubmittal Required - Please see redlined markup of the FDP

PLN01: I think there's going to be questions about the floorplan for your townhouses. Will you provide something for the BoCC to reference? RESPONSE: Floorplans for units will be presented at BOCC. These can also be provided ahead of time for your packets and review.

PLN02: Your setbacks in the FDP amendment need quite a bit of work. It's confusing as-is, and this should be easy for people to understand. Additionally, there's no way each townhouse lot is going to be able to provide a 5-foot setback on each side. Adding language to allow encroachments is confusing too. There shouldn't be setback encroachment language tucked away in the architectural design section, either. We do not have setback encroachment info shown in the Townhome Architectural Standards. When we review a permit, we should have all setback language in one central place in the PUD. All setback info is shown on sheet 5 along with typical townhome layouts. Once you clean up that language, please submit an extra drawing showing the building envelopes drawn on to the overall plat. That will help clear up if each lot is buildable once the setbacks are assessed. At no point will staff consider setbacks (including porches and steps) within 5 feet of a property line (except for common walls of townhouses). RESPONSE: Setbacks revised for Townhome product. Property line at ends of townhome buildings have been shifted 3.5' away from building. Side setback set to 3'. Encroachment language from previous SFD section of the approved FDP remains as is. Separate encroachment language created for townhomes on sheet 5. Buildings shown on overall plan.

PLN03: If you are going to allow individual property owners to erect their own fencing, it is highly recommended that the fencing be uniform and defined in this PUD. RESPONSE: Only single-family homeowners are allowed to install fencing. This 6' privacy fencing is shown on details page 7. Also see General Notes E on sheet 2 for more information. Fencing sheet added to set for clarity. The only townhome fencing is along Pecos street which is uniform with the fencing along Pecos to the south adjacent to SFD homes. This is detailed on sheet 8.

PLN04: There is language that described the PUD and 1-2 stories, but the townhouse elevations are 3 stories. This is inconsistent. RESPONSE: Language revised. SFD are 1-2 stories. Tonwhomes are 3 stories.

PLN05: There is no information for architectural standards of side and rear facades. Please provide more information. RESPONSE: Additional information provided for rear elevations. The rest of the architectural standards on sheet 17 apply to all elevations.

PLN06: I am very skeptical that the right-of-way composes 60% of this PUD area. Your entire open space

calculations seem suspect to me based on a visual assessment. Please review this information. "Open space" shall compose 30% of the overall site. Of the open space area, 25% shall be dedicated for active recreation open space. I'm also skeptical on your calculation of active recreation open space being one acre. Please illustrate what is being calculated as "active recreation" because I only see playground equipment and trails, and I doubt that equals one acre in area. RESPONSE: The chart is a breakdown of open space and not the entire PUD. ROW is 60% of the total open space. Open space summary has been revised for clarity so it includes non open space acreage and right of way does not show as 60%. Open space exceeds the 30% requirement. The active OS does in fact total 1 Ac when combined with previously approved 0.6 Ac of active OS in the single-family area.

PLN06: Please review the minimum lot width section of the FDP, and provide guidelines for lots that are not corner and provide guidance for townhouse lots. RESPONSE: Lot width revised on sheet 5.

PLN07: The parking section of the PUD indicates two-car garages, but the townhouse elevations show one-car garages. This is inconsistent. RESPONSE: Townhomes have 2 car tandem garages. Additional detail shown.

Commenting Division: Application Intake 3rd Review.

Name of Reviewer: Sarahi Mijares Rivas

Date: 02/25/2022

Email:

Complete

ELMWOOD NORTH FILING NO. 1

CASE NO. PRC2021-00005

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

PRELIMINARY PLAT
SHEET 1

LEGAL DESCRIPTION AND DEDICATION STATEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING LOT 1, BLOCK 4, SHERRELWOOD VILLAGE FILING NO. 1 - CORRECTION PLAT NO. 1, 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 DIAMETER ALUMINUM CAP, STAMPED "PLS 23519" TO THE NORTHEAST CORNER OF SAID SECTION 33, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH DIAMETER 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 WITH 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:

1. S 76°46'56" E, A DISTANCE OF 178.56 FEET;
2. S 21°38'59" E, ALONG THE EAST LINES OF SAID PARCEL DESCRIBED IN BOOK 3254 AT PAGE 139 AND SAID SHERRELWOOD VILLAGE FILING NO. 1 - CORRECTION PLAT NO. 1, A DISTANCE OF 459.50 FEET TO THE EAST CORNER OF LOT 1, BLOCK 4, SAID SHERRELWOOD VILLAGE FILING NO. 1 - CORRECTION PLAT NO. 1;

THENCE ALONG THE EAST, SOUTH AND WEST LINES OF SAID LOT 1, BLOCK 4, THE FOLLOWING ELEVEN (11) COURSES:

1. S 12°19'21" W, A DISTANCE OF 57.53 FEET TO A POINT ON THE NORTH LINE OF WEST 79TH WAY RIGHT-OF-WAY, AS DEDICATED BY SHERRELWOOD VILLAGE PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000075940 AND A POINT OF NON-TANGENT CURVATURE;
2. 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 6.02 FEET;
3. N 89°58'07" W, A DISTANCE OF 204.00 FEET TO A POINT OF CURVATURE;
4. 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;
5. N 00°01'53" E, A DISTANCE OF 11.47;
6. 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;
7. 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;
8. S 89°30'30" W, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE NORTHEAST
9. 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;
10. N 00°01'53" E, ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH 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;
11. N 89°30'30" E, ALONG A LINE BEING 20.00 FEET SOUTH OF AND PARALLEL WITH 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 WITH 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 ELMWOOD NORTH FILING NO. 1. 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.

LAND USE TABLE

TYPE	AREA (SF)	AREA (AC)
LOTS (47)	68,808	1.580
TRACTS (2)	42,239	0.970
R.O.W DEDICATED	32,323	0.741
TOTAL	143,370	3.291

OWNER

DELWEST DEVELOPMENT CORP., A COLORADO CORPORATION

BY: _____
DERRELL SCHREINER

AS: _____
AUTHORIZED SIGNER

ACKNOWLEDGEMENT

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____ , 20___ , A.D.

BY: DERRELL SCHREINER

AS: AUTHORIZED SIGNER

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC:_____

MY COMMISSION EXPIRES: _____

OWNER

7840 PECOS INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
DERRELL SCHREINER

AS: _____
AUTHORIZED SIGNER

ACKNOWLEDGEMENT

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____ , 20___ , A.D.

BY: DERRELL SCHREINER

AS: AUTHORIZED SIGNER

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC:_____

MY COMMISSION EXPIRES: _____

OWNER

ELMWOOD NORTH LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
DERRELL SCHREINER

AS: _____
AUTHORIZED SIGNER

ACKNOWLEDGEMENT

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____ , 20___ , A.D.

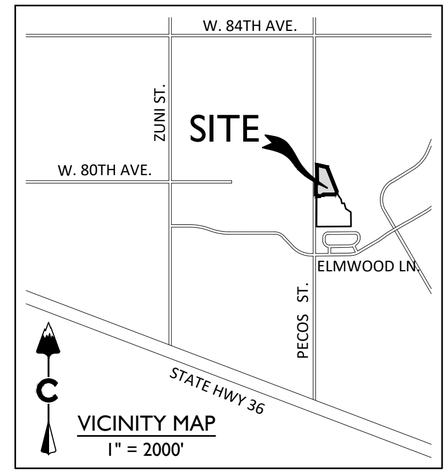
BY: DERRELL SCHREINER

AS: AUTHORIZED SIGNER

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC:_____

MY COMMISSION EXPIRES: _____

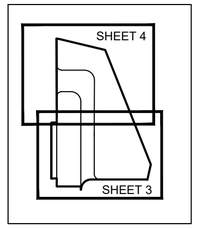


VICINITY MAP
1" = 2000'

SHEET INDEX

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

KEY MAP



TRACT USE TABLE

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

OWNERS = 7840 PECOS INVESTMENTS, LLC
DELWEST DEVELOPMENT CORP.
ELMWOOD NORTH, LLC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND 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

PLANNING COMMISSION APPROVAL

RECOMMENDED FOR APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION

THIS _____ DAY OF _____ , 20___ , A.D.

_____
CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS _____ DAY

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

_____
CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

_____
APPROVED AS TO FORM

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

_____ RECEPTION NO. _____
BY DEPUTY:

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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

CORE

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

PROJ MGR: DRL
PROJ ENG: DF
CAD: JCA
DATE: 04/18/22

15-018

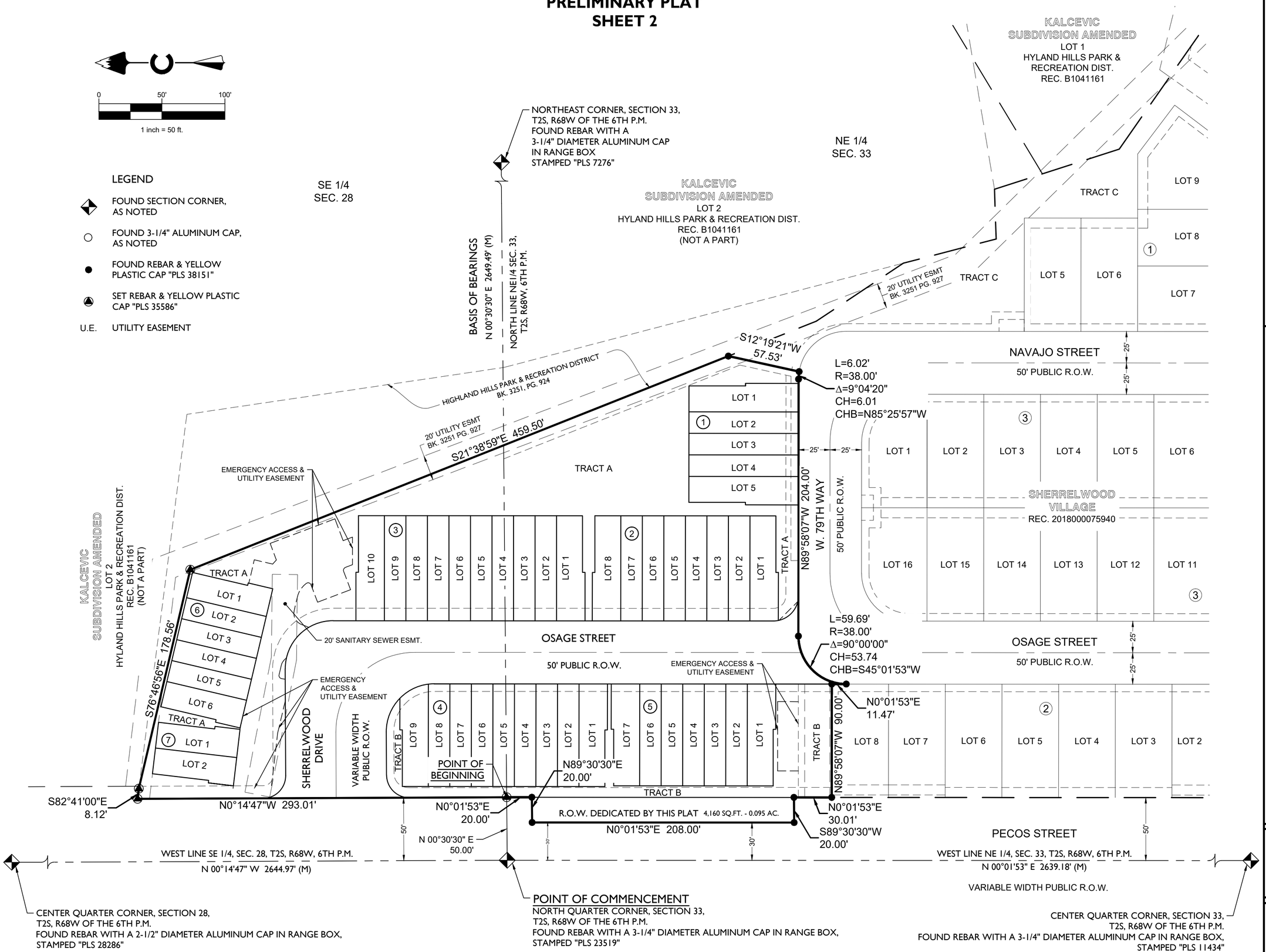
ELMWOOD NORTH FILING NO. 1

CASE NO. PRC2021-00005

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

PRELIMINARY PLAT

SHEET 2



LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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NE 1/4 SEC. 33 AND SE 1/4 SEC. 28, T2S, R68W, 6TH P.M.
ADAMS COUNTY, STATE OF COLORADO

PROJ MGR:	DRL
PROJ ENG:	DF
CAD:	JCA
DATE:	04/18/22

SHEET 2 OF 5

15-018

ELMWOOD NORTH FILING NO. 1

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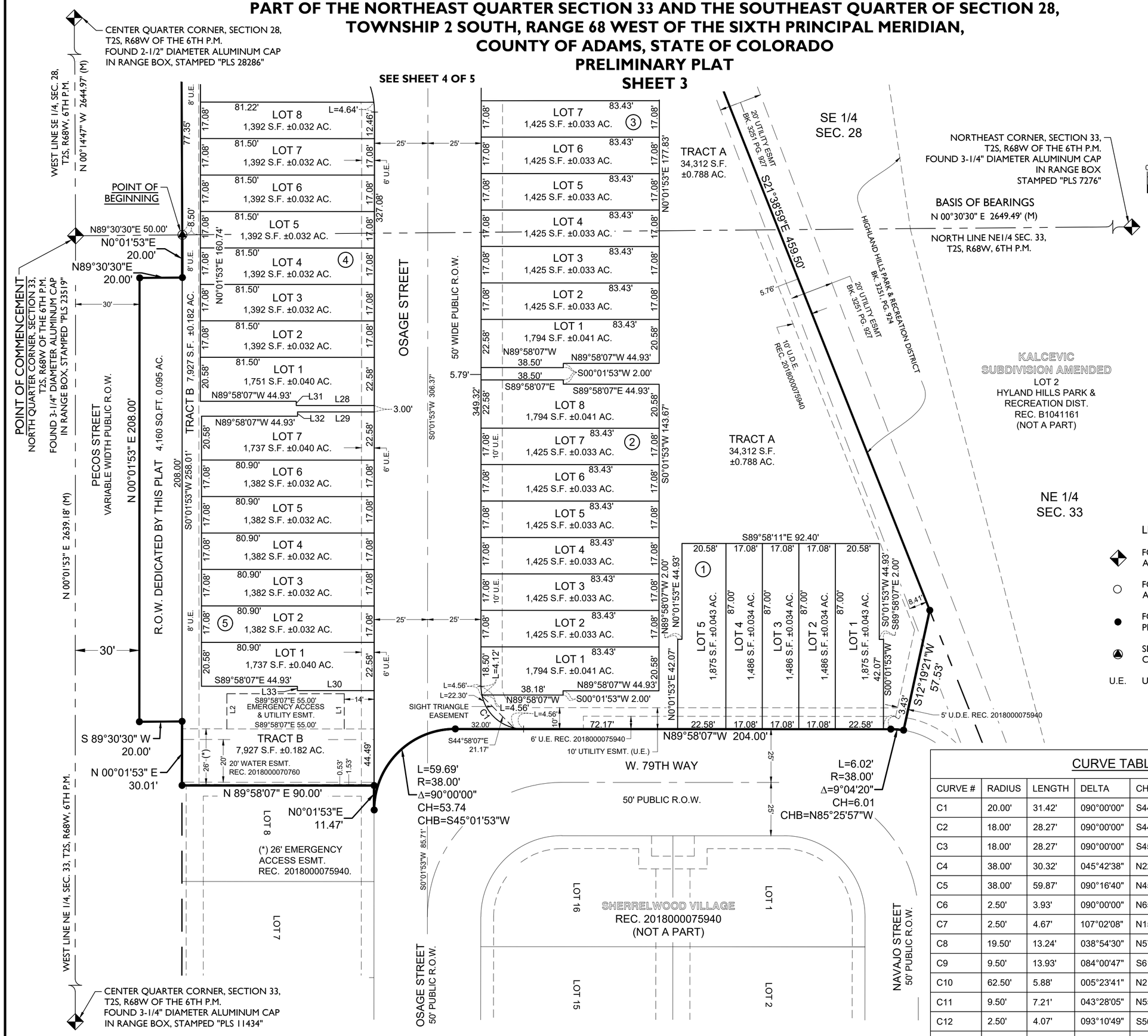
PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

PRELIMINARY PLAT

SHEET 3



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'	30.32'	045°42'38"	N22°49'26"W	29.52'
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'

CORE
LAND DEVELOPMENT
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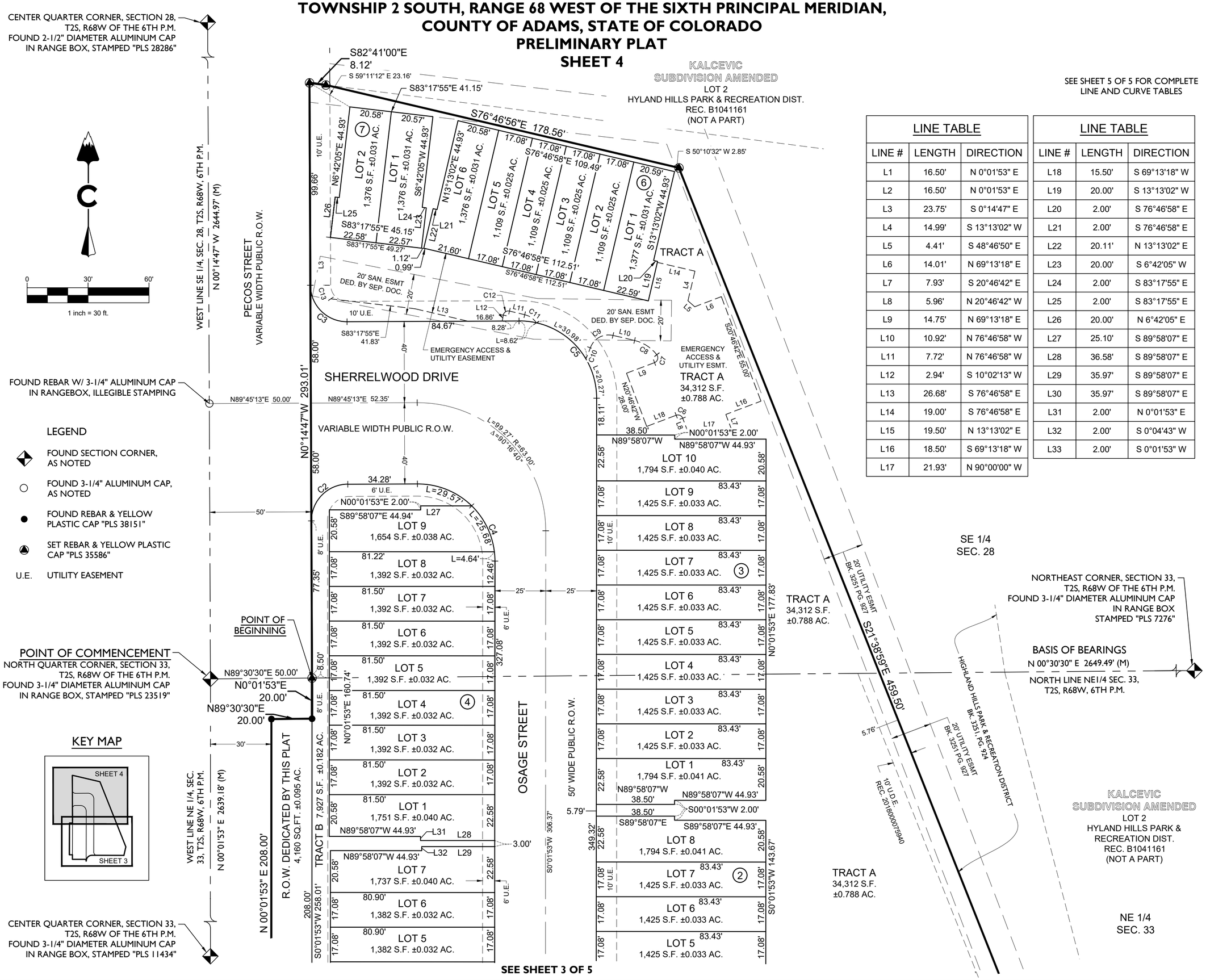
PRELIMINARY PLAT

SHEET 4



SEE SHEET 5 OF 5 FOR COMPLETE LINE AND CURVE TABLES

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	20.11'	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	25.10'	S 89°58'07" E
L28	36.58'	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°04'43" W
L33	2.00'	S 0°01'53" W

SEE SHEET 3 OF 5

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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

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

PROJ MGR:	DRL
PROJ ENG:	DF
CAD:	JCA
DATE:	04/18/22

SHEET 4 OF 5

15-018

ELMWOOD NORTH FILING NO. 1

CASE NO. PRC2021-00005

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

PRELIMINARY PLAT

SHEET 5

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 GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COSTS TO SUCH GRANTEES, 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.

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. RND70700124-4, 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" DIAMETER 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" DIAMETER ALUMINUM CAP IN RANGE BOX, PLS 7276, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS 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 GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, 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'	30.32'	045°42'38"	N22°49'26"W	29.52'
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	20.11'	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	25.10'	S 89°58'07" E
L28	36.58'	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
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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
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CORE

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

PROJ MGR: DRL
PROJ ENG: DF
CAD: JCA
DATE: 04/18/22

SHERRELWOOD VILLAGE

Case No. PRC2021-00005

PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

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, ADAMS COUNTY, COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND BEING SHERRELWOOD VILLAGE, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000075940 AND THAT PARCEL OF LAND, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2019000075343 TOGETHER WITH THAT PARCEL OF LAND, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2019000073502 ALL IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN PORTIONS OF 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 AT RECEPTION NO. 2019000075343;
THENCE S 82°41'00" E, ALONG SAID NORTH LINE, A DISTANCE OF 8.10 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 THREE (3) COURSES:

1. S 76°46'55" E, A DISTANCE OF 178.58 FEET;
2. S 21°38'59" E, ALONG THE EAST LINES OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2019000075343 AND SAID SHERRELWOOD VILLAGE PLAT, A DISTANCE OF 534.54 FEET;
3. S 33°40'19" E, ALONG THE EAST LINE OF SAID SHERRELWOOD VILLAGE PLAT, A DISTANCE OF 83.13 FEET;

THENCE ALONG THE EAST AND SOUTH LINES OF SAID SHERRELWOOD VILLAGE PLAT, THE FOLLOWING SIX (6) COURSES:

1. S 14°37'52" E, A DISTANCE OF 76.08 FEET;
2. N 88°03'04" E, A DISTANCE OF 39.50 FEET
3. S 17°49'46" E, A DISTANCE OF 104.05 FEET;
4. S 55°05'47" E, A DISTANCE OF 112.26 FEET;
5. S 01°01'29" E, A DISTANCE OF 259.37 FEET, TO A POINT ON THE NORTH LINE OF ELMWOOD PARK SUBDIVISION, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. C0184761, SAID ADAMS COUNTY RECORDS;
6. S 89°32'44" W, ALONG SAID NORTH LINE, A DISTANCE OF 611.65 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;

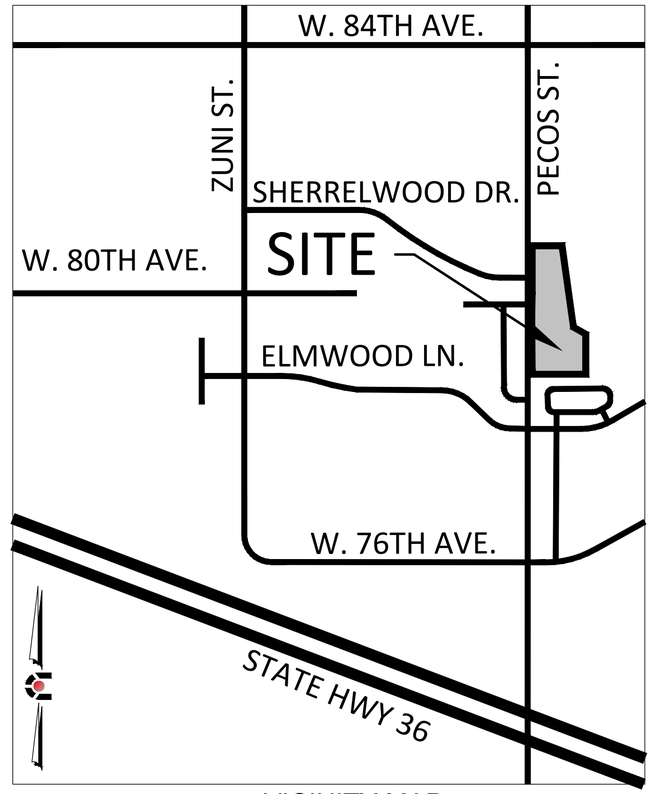
THENCE N 00°01'53" E, ALONG SAID EAST LINE AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 586.62 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID WARRANTY DEED RECORDED AT RECEPTION NO. 2019000073502;

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

1. 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;
2. 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;
3. 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 450,875 SQUARE FEET OR 10.351 ACRES, MORE OR LESS.



VICINITY MAP
SCALE: 1"= 1000'

PLANNER
Terracina Design
10200 E. Girard Avenue, Ste. A314
Denver, Colorado 80231
Contact: Layla Rosales
(303) 632-8867

APPLICANT
DelWest Development Corp.
155 South Madison St. Ste. 326
Denver, Colorado 80209
Contact: Derrell Schreiner
(720) 708-4065

ARCHITECT
Lawrence Architecture Inc.
2686 Alamo Avenue
Littleton, Colorado 80120
Contact: Rick Lawrence
(303) 794-8798

ENGINEER/SURVEY
Core Consultants
1950 W Littleton Blvd. Ste. 109
Littleton, Colorado 80120
Contact: Dave Forbes
(303) 703-4444

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CERTIFICATE OF OWNERSHIP

Delwest Development Corp, A Colorado Corporation, being the owner of Sherrelwood Village located in the county of Adams, State of Colorado, hereby submit this Planned Unit Development - Preliminary Development Plan and agree to perform under the terms noted hereon.

_____
Owner's Signature

State of _____)
County _____) ss
City _____)

The foregoing ownership certificate was acknowledged before me this _____ day of _____,
20__.

Notary Public _____

My Commission Expires: _____

BOARD OF COUNTY COMMISSIONERS APPROVAL

Approved by the Adams County Board of County Commissioners
this _____ day of _____, 20____

_____
Chair

CLERK & RECORDERS CERTIFICATE

This Preliminary Development Plan 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

ADDITIONS AND DELETIONS

The following Additions and Deletions in the PUD were made by the Board of County Commissioners at the time of approval.

_____
_____
_____
_____

SHEET TITLE
COVER SHEET

SHEET NUMBER
1 OF 18

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME
SHERRELWOOD VILLAGE
FINAL DEVELOPMENT PLAN- AMENDMENT 1
ADAMS COUNTY, COLORADO

ISSUE DATE
10-16-2020
04-11-2022

NOT FOR CONSTRUCTION

p:\delwest master folder\roush 78th-pecos\cad\submittals\fdp amendment 1 - sub 4\roush fdp 01-05 cover.dwg

SHERRELWOOD VILLAGE

Case No. PRC2021-00005

PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

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, ADAMS COUNTY, COLORADO

GENERAL NOTES

A. LIGHTING NOTE:

1. IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHERE IT ORIGINATES.
2. OPERATIONS AND MAINTENANCE OF ALL STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, DEVELOPER, OR THEIR ASSIGNS.

B. MAINTENANCE RESPONSIBILITY NOTES:

1. THE OWNERS OF THE SINGLE FAMILY LOTS, THEIR SUCCESSORS, HEIRS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO AN APPROVED SITE PLAN. THAT AREA SHALL BE DEEMED TO INCLUDE AN AREA MEASURED FROM THE BACK OF THE CURB LINE TO, AND INCLUDING ALL AREAS SUBJECT TO THE APPROVED SITE PLAN AND DRAINAGE REPORT.
2. THE TOWNHOME LANDSCAPE AREA WITHIN BLOCKS 1-7 AND TRACTS A-B OF SHERRELWOOD VILLAGE PUD WILL BE MAINTAINED BY THE HOA.
3. LANDSCAPE EASEMENT ALONG PECOS ST WILL BE OWNED AND MAINTAINED BY THE HOA
4. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, A GROUND COVER MUST REPLACE A GROUND COVER, ETC.. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN ANY EVENT, SUCH REPLACEMENT TIME SHALL NOT EXCEED ONE (1) YEAR. ANY REPLACEMENT WHICH CONFORMS TO THE REQUIREMENTS OF THIS SECTION, SHALL NOT BE CONSIDERED AN AMENDMENT TO THE SITE PLAN.

C. DOWNSPOUT NOTE:

1. NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY PEDESTRIAN ROUTE.

D. MAILBOX LOCATION:

1. MAILBOXES SHALL BE LOCATED IN TRACT A FOR SINGLE FAMILY HOMES. MAILBOXES WILL BE LOCATED IN TRACT B FOR THE TOWNHOMES AND COMPLY WITH UNITED STATES POSTAL SERVICE REQUIREMENTS AND GUIDELINES.

E. FENCING:

1. SIX FOOT HEIGHT PRIVACY FENCE IS PROVIDED ON THE FDP. HOWEVER, HOMEOWNERS ADJACENT TO OPEN SPACE MAY INSTALL 42" HEIGHT OPEN RAIL OR OPAQUE FENCING.
2. PRIVATE LOT OWNERS WILL BE ALLOWED TO INSTALL SIX FOOT HEIGHT PRIVACY FENCE ALONG SIDE AND REAR LOT LINES WHERE ADJACENT TO NEIGHBORING LOTS. WING WALL PRIVACY FENCE MAY BE INSTALLED FROM THE SIDE YARD FENCE TO THE FRONT CORNER OF THE HOUSE. FENCING MAY NOT BE PLACED ANY FURTHER FORWARD ON THE LOT THAN THE FRONT CORNERS OF THE MAIN LIVING AREA OF THE HOME, INCLUDING THE GARAGE
3. FENCING MAY NOT BE PAINTED ANY COLORS. ONLY A SEALANT PRODUCT TO PROTECT THE WOOD MAY BE USED AS LONG AS IT DOES NOT ALTER THE NATURAL COLOR OF THE WOOD.

F. TRASH NOTE:

1. TOWNHOME UNITS SHALL HAVE INDIVIDUAL TRASH CONTAINERS WHICH WILL BE STORED WITHIN EACH UNIT'S GARAGE.

NARRATIVE

A. EXPLANATION OF THE CHARACTERISTICS OF THE PUD AND ITS POTENTIAL IMPACT ON THE SURROUNDING AREA:

SHERRELWOOD VILLAGE PUD CONSISTS OF APPROXIMATELY 10.4 ACRES IN ADAMS COUNTY, COLORADO. THE SITE IS BOUNDED BY RESIDENTIAL HOMES TO THE WEST AND SOUTH, SHERRELWOOD ELEMENTARY AND PARK TO THE EAST AND VACANT LAND AND PRIVATE BUSINESS TO THE NORTH. SHERRELWOOD VILLAGE IMPROVEMENTS INCLUDE 41 SINGLE FAMILY DETACHED HOMES, 47 TOWNHOME UNITS, ROADWAYS AND OPEN SPACE. THE CONDITION OF THIS SITE IS SUITABLE FOR BOTH SINGLE FAMILY RESIDENTIAL UNITS AND TOWNHOME UNITS WITHOUT ANY LIMITATIONS OR RESTRICTIONS.

B. EXPECTED DENSITIES AND LAND COVERAGE:

SHERRELWOOD VILLAGE CONSISTS OF 41 SINGLE FAMILY DETACHED LOTS AND 47 TOWNHOMES UNITS ON 10.4 ACRES FOR A DENSITY OF 8.4 DU/AC.

C. NUMBER, TYPE AND SIZE OF BUILDING UNITS:

FORTY-ONE (41) SINGLE FAMILY DETACHED LOTS AND FORTY-SEVEN (47) TOWNHOMES ARE PROPOSED IN THE SHERRELWOOD VILLAGE PUD. SINGLE FAMILY HOMES WILL BE ONE AND TWO STORY FRONT LOADED WITH A STANDARD TWO CAR GARAGE. TOWNHOMES WILL BE THREE STORIES WITH TANDEM GARAGES. THE SIZES OF THE HOMES WILL VARY FROM 1,300 TO 2,000 SQUARE FEET FOR SINGLE FAMILY AND 1,700 TO 2,300 SQUARE FEET FOR TOWNHOMES.

D. PROVISIONS FOR PARKING:

EACH SINGLE FAMILY HOME WILL HAVE A TWO CAR ATTACHED GARAGE AND AN OFF-STREET DRIVEWAY. EACH TOWNHOME UNIT WILL HAVE A 2 CAR TANDEM GARAGE. 39 TOWNHOME UNITS HAVE DRIVEWAYS ALONG WITH (22) OFF STREET PARKING SPACES FOR GUESTS. THESE FRONT ACCESSED GARAGES AND DRIVEWAYS WILL EASILY ACCOMMODATE THE MINIMUM REQUIRED TWO (2) PARKING SPACES PER HOME AND (1) GUEST SPACE FOR EVERY 2 TOWNHOMES.

E. CIRCULATION AND ROAD PATTERNS:

TWO (2) PUBLIC LOCAL STREETS, A LOOP ROAD AND ONE WITH A CUL-DE-SAC ARE PROVIDED ALLOWING EASY ACCESS TO ALL HOMES. TWO PRIMARY ACCESSES ARE PROVIDED OFF OF PECOS STREET ELMWOOD LANE AND SHERRELWOOD DRIVE. ACCESS TO REGIONAL TRANSPORTATION ROUTES IS VIA PECOS. ALL STREETS WILL HAVE ATTACHED CONCRETE SIDEWALKS AND WILL MEET THE CURRENT STANDARDS FOR STREET CONSTRUCTION WITHIN ADAMS COUNTY. A CONCRETE TRAIL CONNECTION WILL BE PROVIDED TO CONNECT THE DEVELOPMENT TO THE PARK AND PUBLIC SCHOOL TO THE EAST.

F. TYPE, LOCATION, EXAMPLES OF COPY AND CONSTRUCTION SIGNS.

1. PERMANENT SIGNS
THE COMMUNITY MAY HAVE ONE ENTRY MONUMENT SIGN LOCATED WITHIN TRACT A; SETBACK AT LEAST EIGHT (8) FEET FROM THE FRONT PROPERTY LINE (ROW) AND EQUAL TO THE HEIGHT OF THE SIGN FROM SIDE AND REAR PROPERTY LINES. THE MONUMENT WILL BE A MAXIMUM OF SIX (6) FEET IN HEIGHT AND TEN(10) FEET IN LENGTH WITH A MAX SIGN AREA OF THIRTY (30) SQUARE FEET PER SIGN FACE. THE MONUMENT MAY BE INTERNALLY LIGHTED OR HAVE ACCENT LANDSCAPE LIGHTING AND INCLUDE LANDSCAPING OF 2.5 SQUARE FEET PER SQUARE FOOT OF SIGN AREA. THE ENTRY MONUMENT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER, ITS SUCCESSORS AND/OR ASSIGNS.
2. APPROVAL OF A SIGN PERMIT IS REQUIRED WHICH WILL INCLUDE A SITE PLAN TO VERIFY ANY POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND UTILITY EASEMENTS.

G. TYPE AND ALLOCATION OF ALL USES INCLUDING PERMITTED USES, USE AS PERMITTED AFTER AMENDMENT TO THE PUD AND PROHIBITED USES:

3. PERMITTED USES WITHIN SHERRELWOOD VILLAGE INCLUDE SINGLE FAMILY DETACHED RESIDENTIAL, TOWNHOMES, OPEN SPACE AND HOME BASED OCCUPATIONS AS PERMITTED BY ADAMS COUNTY. TEMPORARY USES INCLUDE OPEN SPACE AND LANDSCAPE IMPROVEMENTS, CONSTRUCTION OFFICES, SALES CENTER AND RELATED IMPROVEMENTS. SALES CENTERS AND TEMPORARY CONSTRUCTION TRAILERS REQUIRE PERMITS FROM ADAMS COUNTY PRIOR TO LOCATING ON THE PROPERTY. ANY STANDARDS AND ALLOWANCES FOR TOWNHOMES NOT EXPLICITLY LISTED IN THIS PUD SHALL FOLLOW R-3 ZONING. ANY STANDARDS AND ALLOWANCES FOR SFD NOT EXPLICITLY LISTED IN THIS PUD SHALL FOLLOW R-1-C ZONING.

H. LOCATION AND TYPES OF LANDSCAPING AND MAINTENANCE PROVISIONS:

1. PRIVATE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR PROPERTY. ADAMS COUNTY IS NOT RESPONSIBLE FOR REPAIRING OR MAINTAINING LANDSCAPING THAT IS DAMAGED AS A RESULT OF ROADWAY MAINTENANCE ACTIVITIES, INCLUDING BUT NOT LIMITED TO DE-ICING CHEMICALS AND STREET REPAIRS.

I. COVENANTS, CONDITIONS & RESTRICTIONS TO BE IMPOSED ON THE PUD:

ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES WILL BE DEVELOPED FOR SHERRELWOOD VILLAGE THROUGH THE COVENANTS, CONDITIONS & RESTRICTIONS (CC&R'S); TO BE ADMINISTERED BY THE ESTABLISHED ASSOCIATION OR DISTRICT.

J. ADDITIONAL CONTROLS SUCH AS ARCHITECTURAL CONTROL COMMITTEE OF A PROPERTY OWNER'S ASSOCIATION:

THE COMMUNITY WILL HAVE AN ASSOCIATION OR DISTRICT THAT WILL ENFORCE THE DESIGN STANDARDS THROUGH THE CC&RS.

SHEET TITLE

NOTES AND NARRATIVE

SHEET NUMBER

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

SHERRELWOOD VILLAGE
FINAL DEVELOPMENT PLAN- AMENDMENT 1
ADAMS COUNTY, COLORADO

ISSUE DATE
10-16-2020
04-11-2022

NOT FOR CONSTRUCTION

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SHERRELWOOD VILLAGE

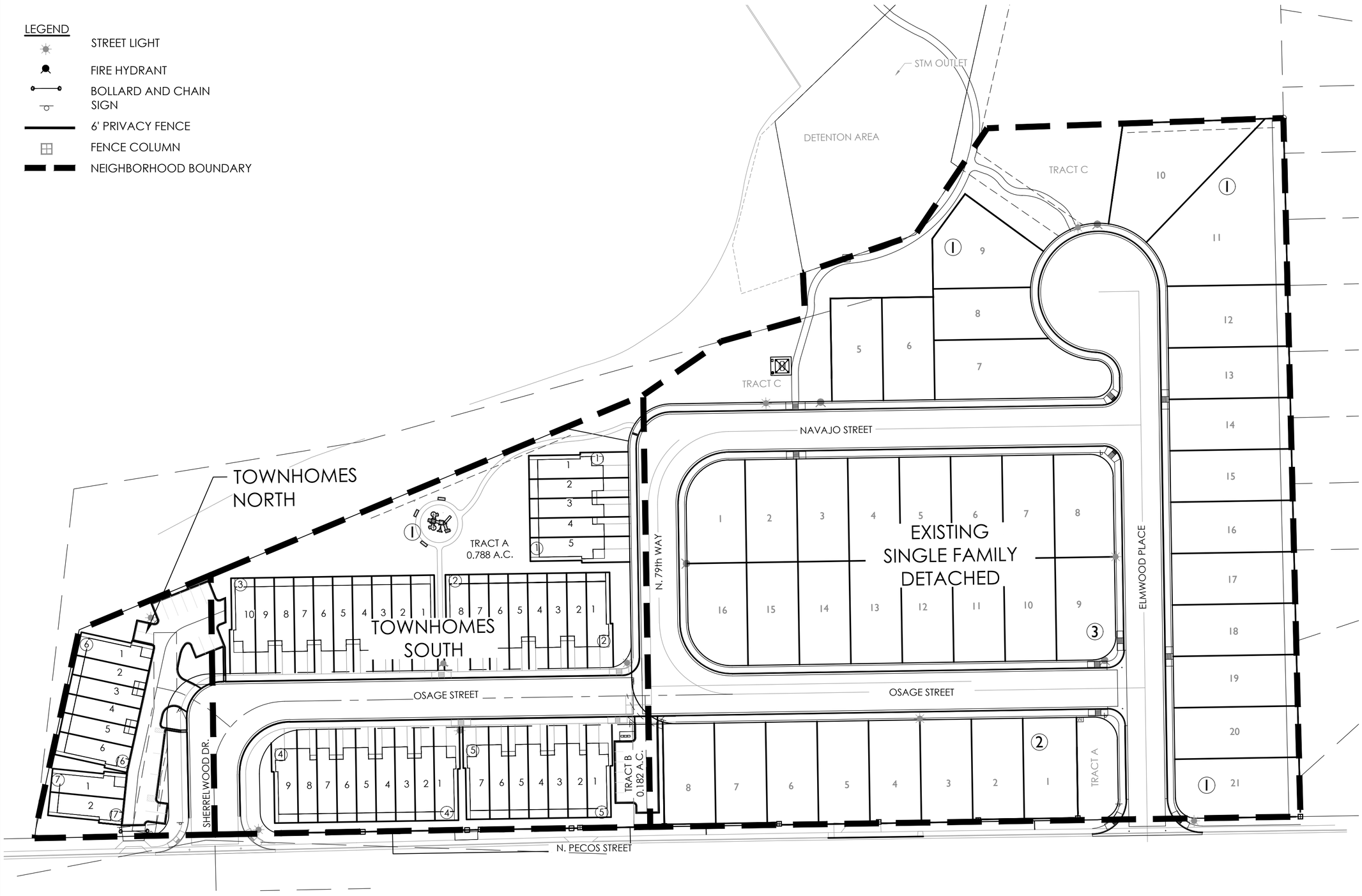
Case No. PRC2021-00005

PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

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, ADAMS COUNTY, COLORADO

LEGEND

- STREET LIGHT
- FIRE HYDRANT
- BOLLARD AND CHAIN
- SIGN
- 6' PRIVACY FENCE
- FENCE COLUMN
- NEIGHBORHOOD BOUNDARY



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0 30 60 120

SHEET TITLE
OVERALL SITE PLAN
SHEET NUMBER
3 OF 18

terracina design
10200 E. Girard Ave, A-314
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PROJECT NAME

SHERRELWOOD VILLAGE
FINAL DEVELOPMENT PLAN- AMENDMENT 1
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SHERRELWOOD VILLAGE

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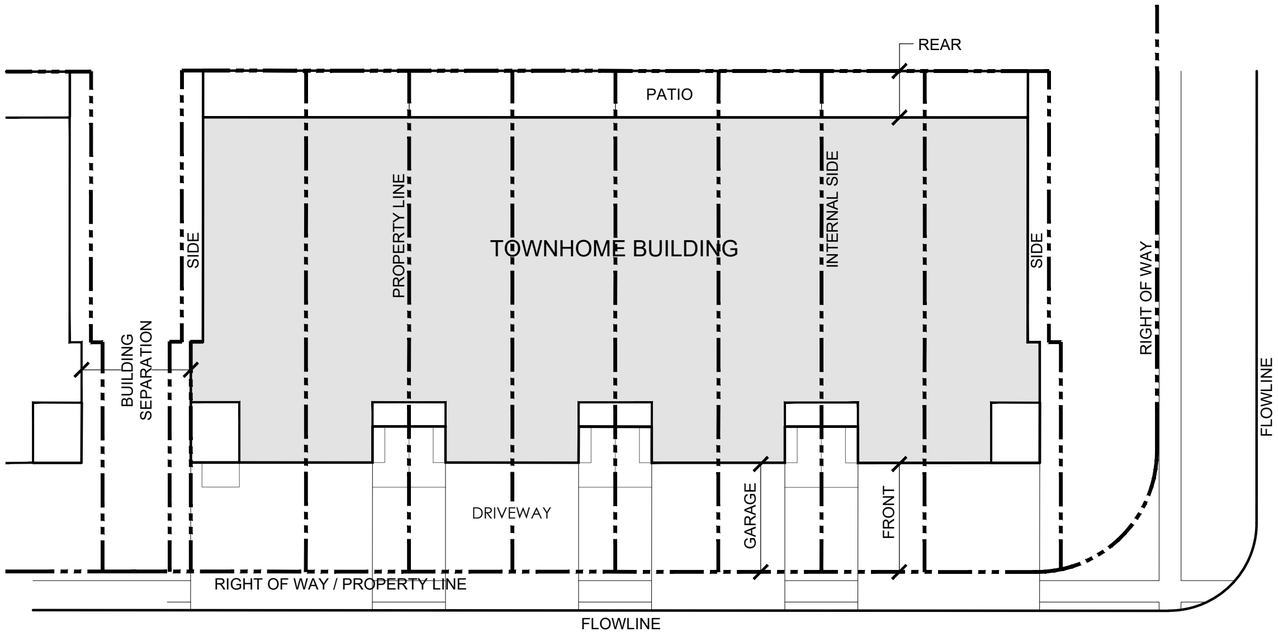
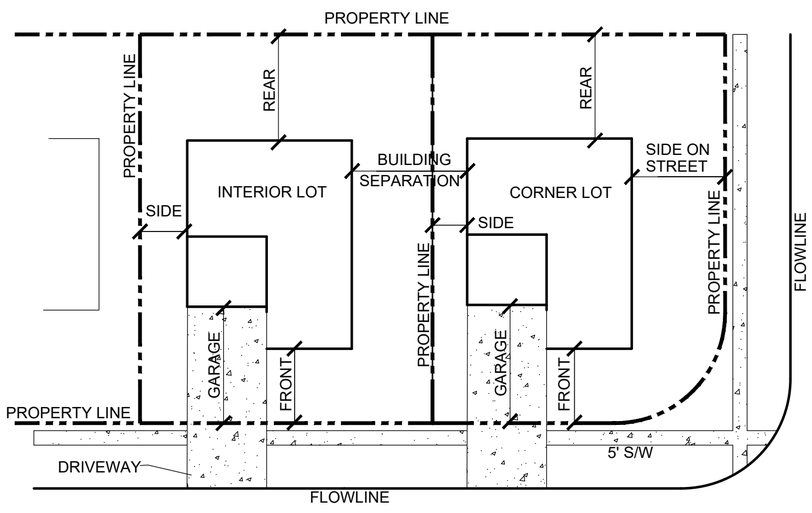


TYPICAL TOWNHOME SETBACK DETAIL
NTS



TYPICAL SINGLE FAMILY SETBACK DETAIL
NTS

TOWNHOME NOTES:

(A) EAVES, CANTILEVERS, AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH TWO (2) FEET INTO SIDE SETBACK.
(B) SETBACKS ARE MEASURED TO RIGHT OF WAY OR PROPERTY LINE
(C) ENCROACHMENTS INTO THE MINIMUM BUILDING SEPARATION MUST BE FIRE RATED IF BUILDING IS NOT SPRINKLERED.

SINGLE FAMILY NOTES:

(A) BAY WINDOWS, CANTILEVERS, CHIMNEYS, EXTERIOR POSTS, SOLAR PANELS, MECHANICAL EQUIPMENT, LIGHT FIXTURES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH TWO (2) FEET INTO SETBACKS. IN NO INSTANCE MAY AN ENCROACHMENT CROSS A PROPERTY LINE OR UTILITY EASEMENT.
(B) SETBACKS ARE MEASURED TO RIGHT OF WAY OR PROPERTY LINE.
(C) ACCESSORY STRUCTURES ARE NOT PERMITTED IN FRONT YARDS
(D) 'FRONT YARD' SHALL BE CONSIDERED THAT AREA DEFINED BY THE WIDTH OF THE LOT AND THE DEPTH FROM THE RIGHT-OF-WAY LINE TO FRONT WALL OF THE PRINCIPAL STRUCTURE.

SETBACKS

SETBACKS	SINGLE FAMILY DETACHED	SINGLE FAMILY DETACHED ACCESSORY STRUCTURES	TOWNHOMES SOUTH	TOWNHOMES NORTH
FRONT	10 FEET	N/A	15 FEET	0 FEET
GARAGE	18 FEET	N/A	15 FEET	0 FEET
INTERNAL SIDE	N/A	N/A	0 FEET	0 FEET
SIDE	5 FEET	5 FEET	3 FEET	3 FEET
SIDE ON STREET	10 FEET	5 FEET	N/A	N/A
REAR	10 FEET (1)(2)	5 FEET	0 FEET	0 FEET
BUILDING SEPARATION	10 FEET	N/A	10 FEET	10 FEET

(1) 30' REAR SETBACK (BLOCK 1: LOTS 11-21)
(2) REAR PORCH MAY ENCROACH INTO REAR SETBACK BY 8'. CANNOT BE LOCATED OVER AN EASEMENT.

DEVELOPMENT STANDARDS

USE	SINGLE FAMILY DETACHED HOME	TOWNHOMES
MINIMUM LOT AREA	4,000 S.F.	N/A
MINIMUM FLOOR AREA	1,500 S.F.	1,700 S.F.
MINIMUM LOT WIDTH, (CORNER LOT)	45' (50')	17' (22.5')
MAXIMUM LOT COVERAGE	70%	N/A
MAXIMUM DENSITY	41 LOTS	47 LOTS
MAXIMUM BUILDING HEIGHT:		
PRIMARY	30'	35'
(ACCESSORY)	(18')	(N/A)

* ANY STANDARDS AND ALLOWANCES NOT EXPLICITLY LISTED IN THIS PUD SHALL FOLLOW R-3 ZONING

DEVELOPMENT SUMMARY

LAND USE	ACRES	% ACRES	UNITS	DU/AC
TOWNHOME LOTS	1.6	15.4%	47	
SINGLE FAMILY LOTS	4.4	42.2%	41	
OPEN SPACE - TRACTS	1.7	16.8%		
OPEN SPACE - RIGHT OF WAY	2.7	25.6%		
TOTAL	**10.4**	**100.0%**	**88**	**8.4**

SHEET TITLE
DEVELOPMENT STANDARDS

SHEET NUMBER

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
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SHERRELWOOD VILLAGE
FINAL DEVELOPMENT PLAN- AMENDMENT 1
ADAMS COUNTY, COLORADO

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SHERRELWOOD VILLAGE

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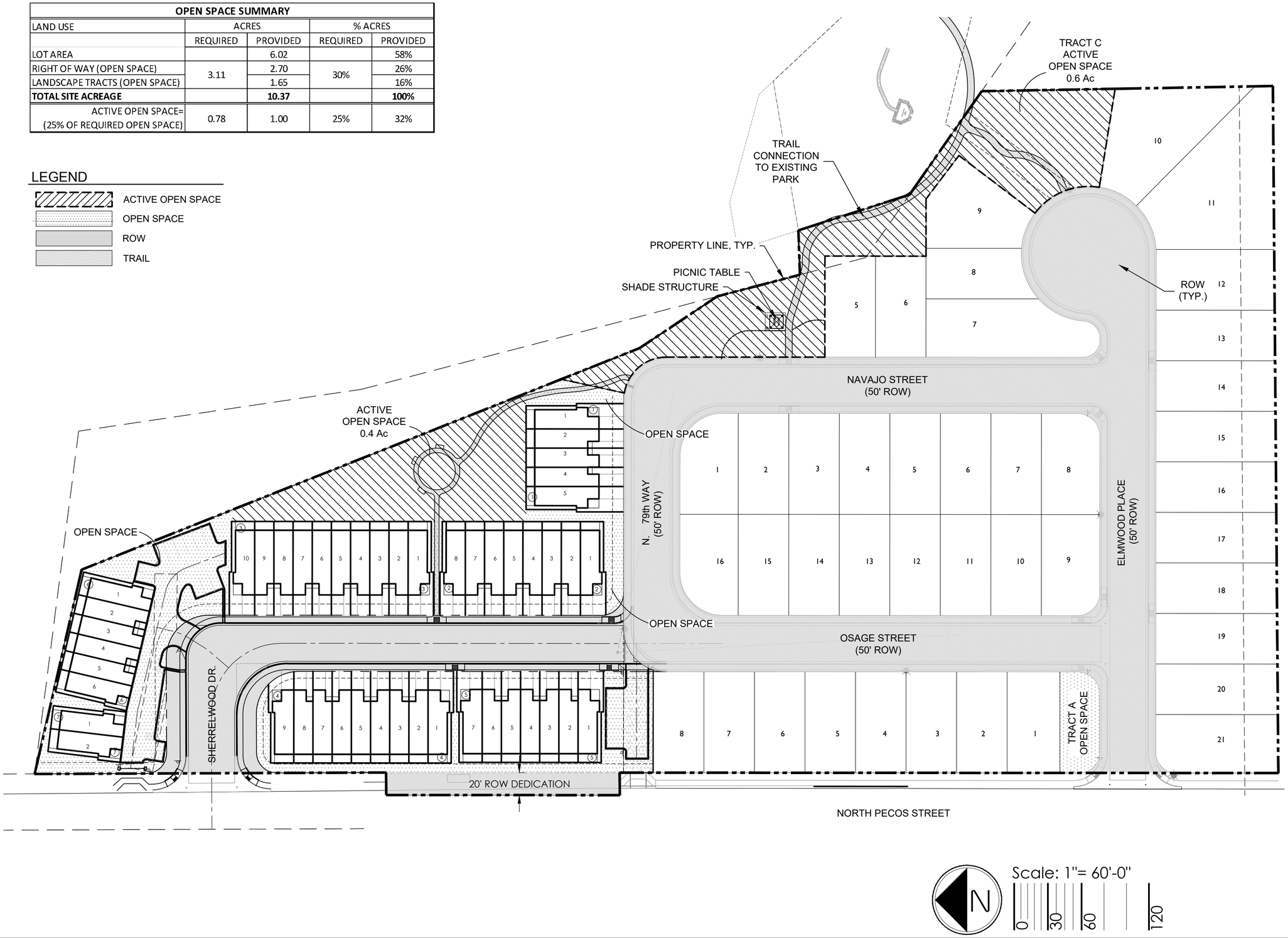
OPEN SPACE SUMMARY

LAND USE	ACRES		% ACRES	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
LOT AREA		6.02		58%
RIGHT OF WAY (OPEN SPACE)	3.11	2.70	30%	26%
LANDSCAPE TRACTS (OPEN SPACE)		1.65		16%
TOTAL SITE ACREAGE		**10.37**		**100%**
ACTIVE OPEN SPACE= (25% OF REQUIRED OPEN SPACE)	0.78	1.00	25%	32%

LEGEND

- ACTIVE OPEN SPACE
- OPEN SPACE
- ROW
- TRAIL



SHEET TITLE

OPEN SPACE PLAN

SHEET NUMBER

5 OF 18

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

SHERRELWOOD VILLAGE
FINAL DEVELOPMENT PLAN- AMENDMENT 1
ADAMS COUNTY, COLORADO

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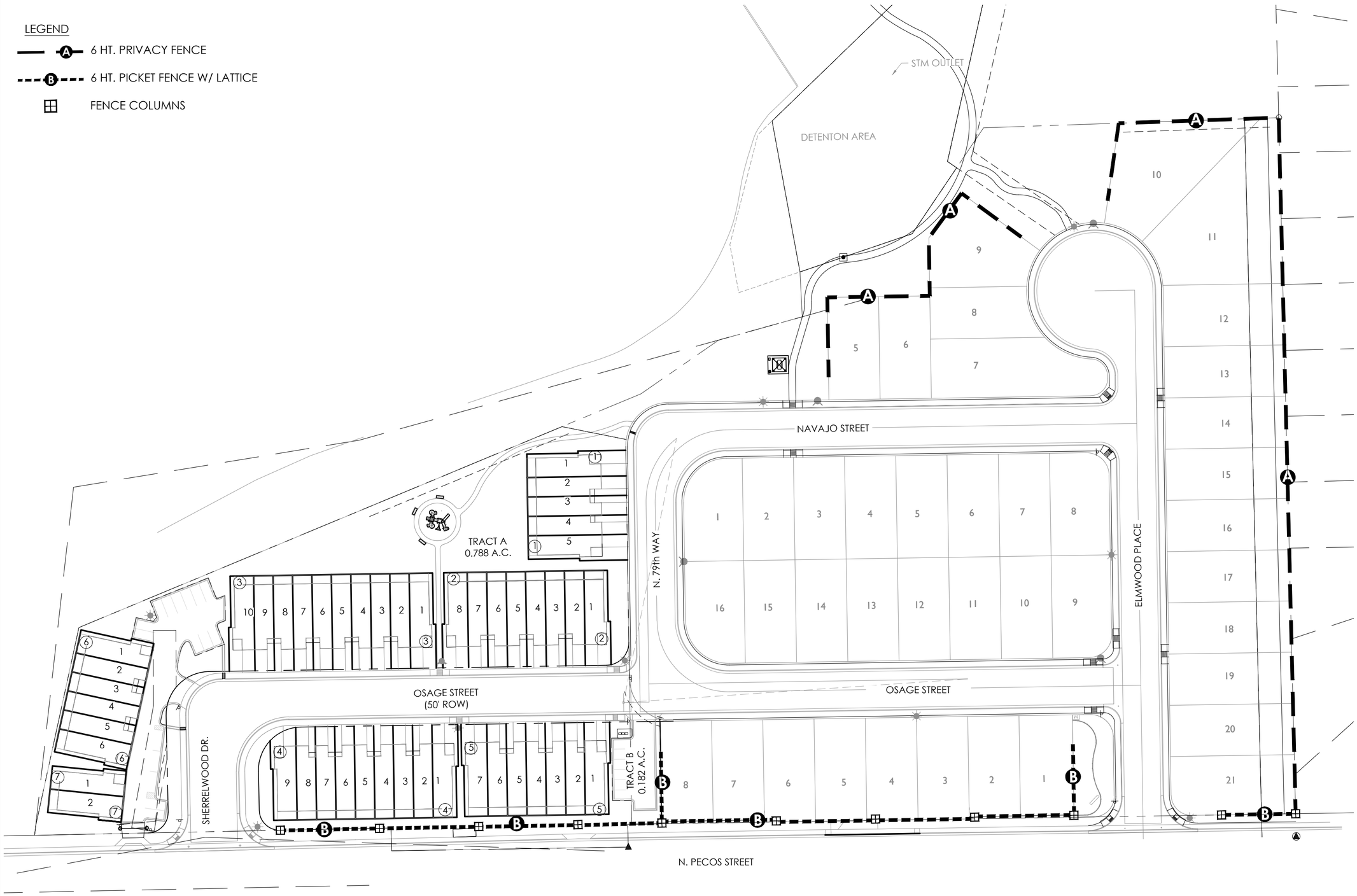
LEGEND

- A — 6 HT. PRIVACY FENCE
- B — 6 HT. PICKET FENCE W/ LATTICE
- FENCE COLUMNS



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SHEET TITLE
OVERALL FENCING PLAN
SHEET NUMBER
6 OF 18

terracina design
10200 E. Girard Ave, A-314
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SHERRELWOOD VILLAGE
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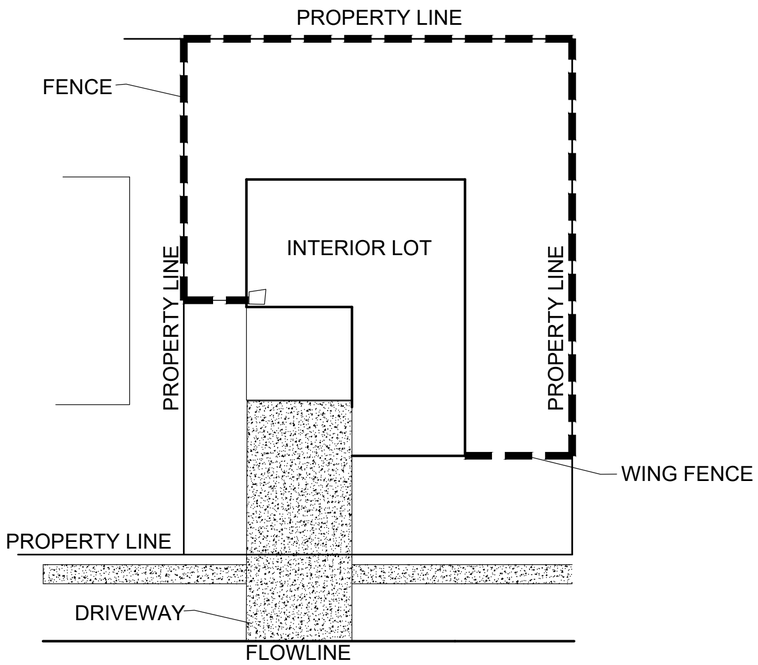
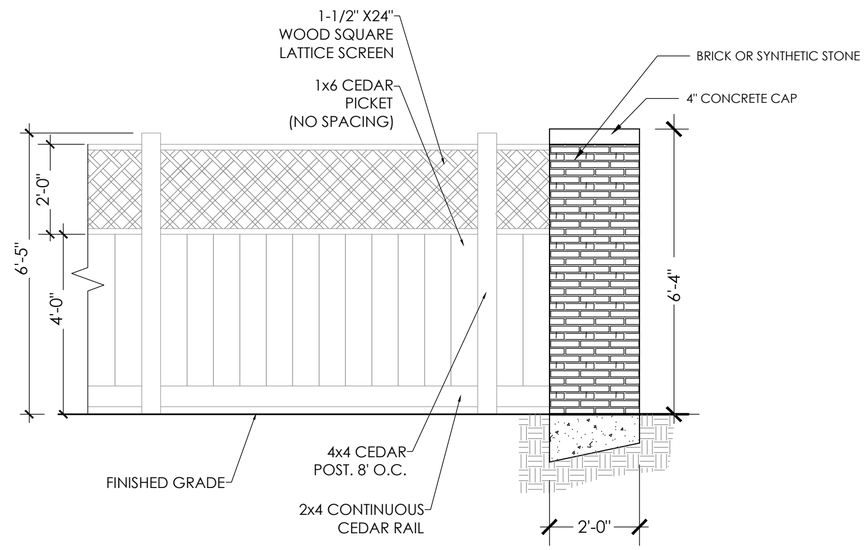
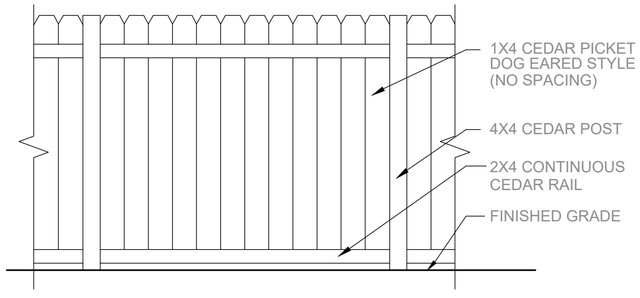


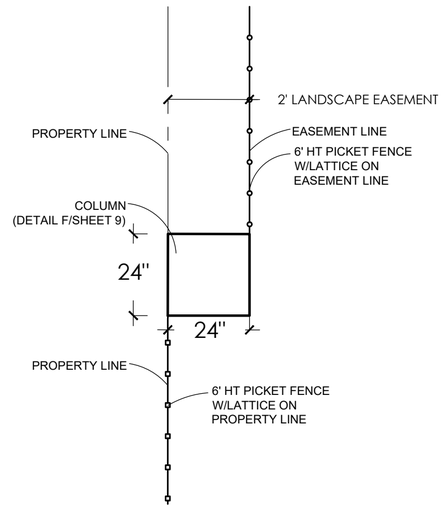
1 TYPICAL SINGLE FAMILY FENCE DETAIL
NTS



2 6 HT. PICKET FENCE W/ LATTICE AND COLUMNS
NTS



3 6 HT. PRIVACY FENCE
NTS



4 6' HT PICKET FENCE ALONG SINGLE FAMILY HOMES
NTS (FENCING TO STAGGER ONLY ADJACENT TO SINGLE FAMILY HOMES WHERE LANDSCAPE ESMT IS PROVIDED)

SHEET TITLE
FENCING DETAILS

SHEET NUMBER
7 OF 18

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

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SHERRELWOOD VILLAGE
FINAL DEVELOPMENT PLAN- AMENDMENT 1
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SHERRELWOOD VILLAGE

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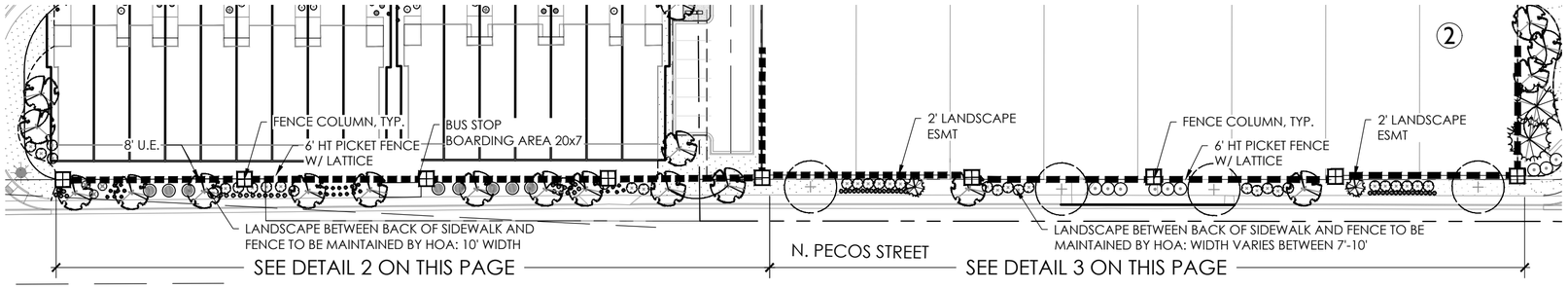
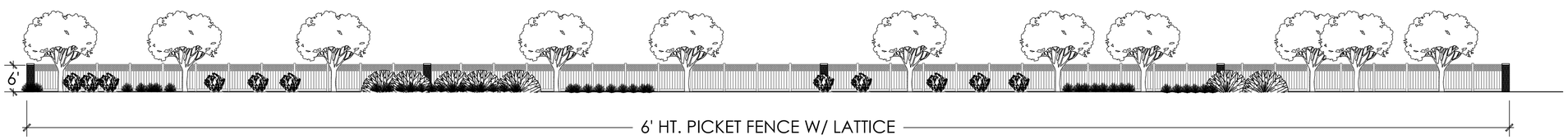
PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

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, ADAMS COUNTY, COLORADO



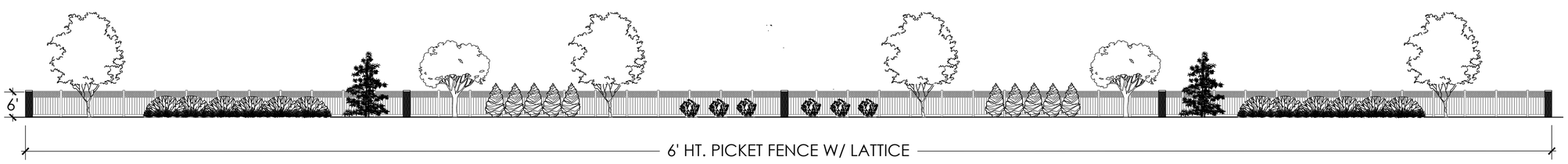
1 PLAN VIEW ALONG PECOS ST.

1"=50'



2 ELEVATION FROM PECOS STREET FACING TOWNHOMES

1"=20'



3 ELEVATION FROM PECOS STREET FACING SINGLE FAMILY HOMES

1"=20' (NOTE: SEE DETAIL 4 SHEET 7 FOR FENCE STAGGER)

SHEET TITLE

FENCING DETAILS

SHEET NUMBER

8 OF 18

terracina design
10200 E. Girard Ave, A-314
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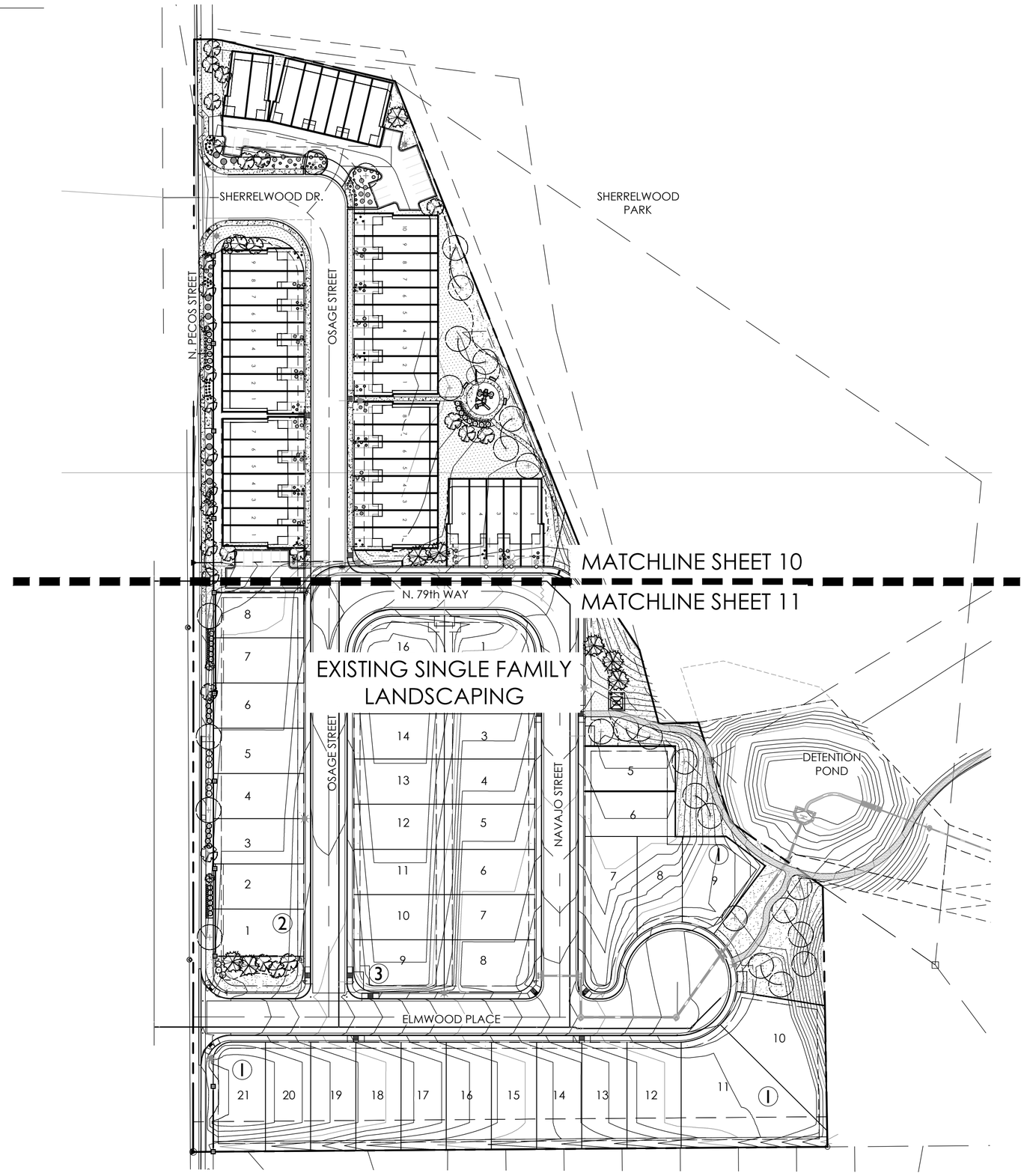
Case No. PRC2021-00005

LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- NATIVE SEED
- CONCRETE WALK
- TURF
- STEEL EDGER
- STREET LIGHT
- FENCE
- FENCE COLUMN



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SHEET TITLE

OVERALL LANDSCAPE PLAN

SHEET NUMBER

9 OF 18

terracina design
10200 E. Girard Ave, A-314
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PROJECT NAME

SHERRELWOOD VILLAGE
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SHERRELWOOD VILLAGE

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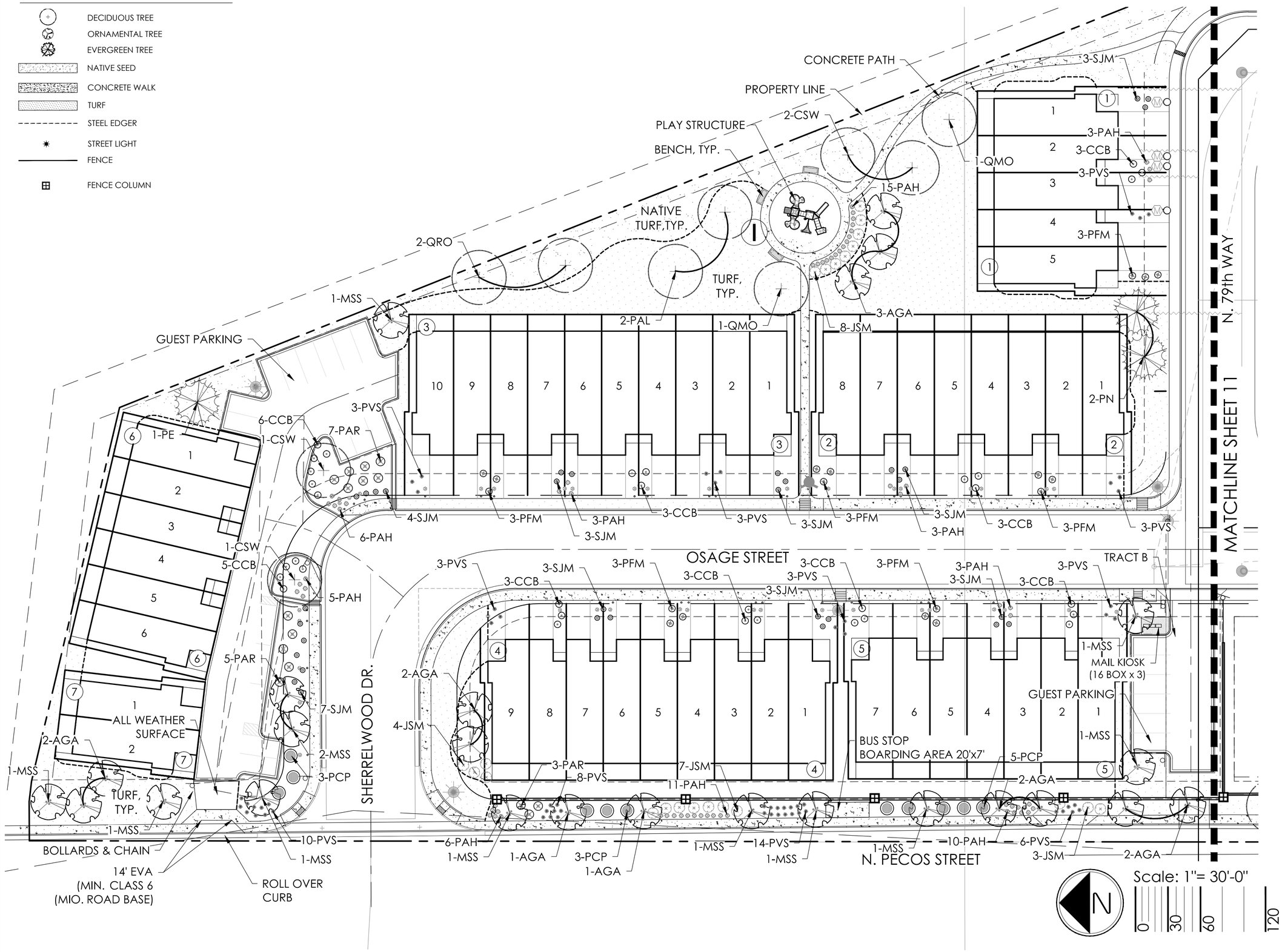
LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- NATIVE SEED
- CONCRETE WALK
- TURF
- STEEL EDGER
- STREET LIGHT
- FENCE
- FENCE COLUMN



SHEET TITLE

TOWNHOME LANDSCAPE PLAN

SHEET NUMBER

10 OF 18

terracina design
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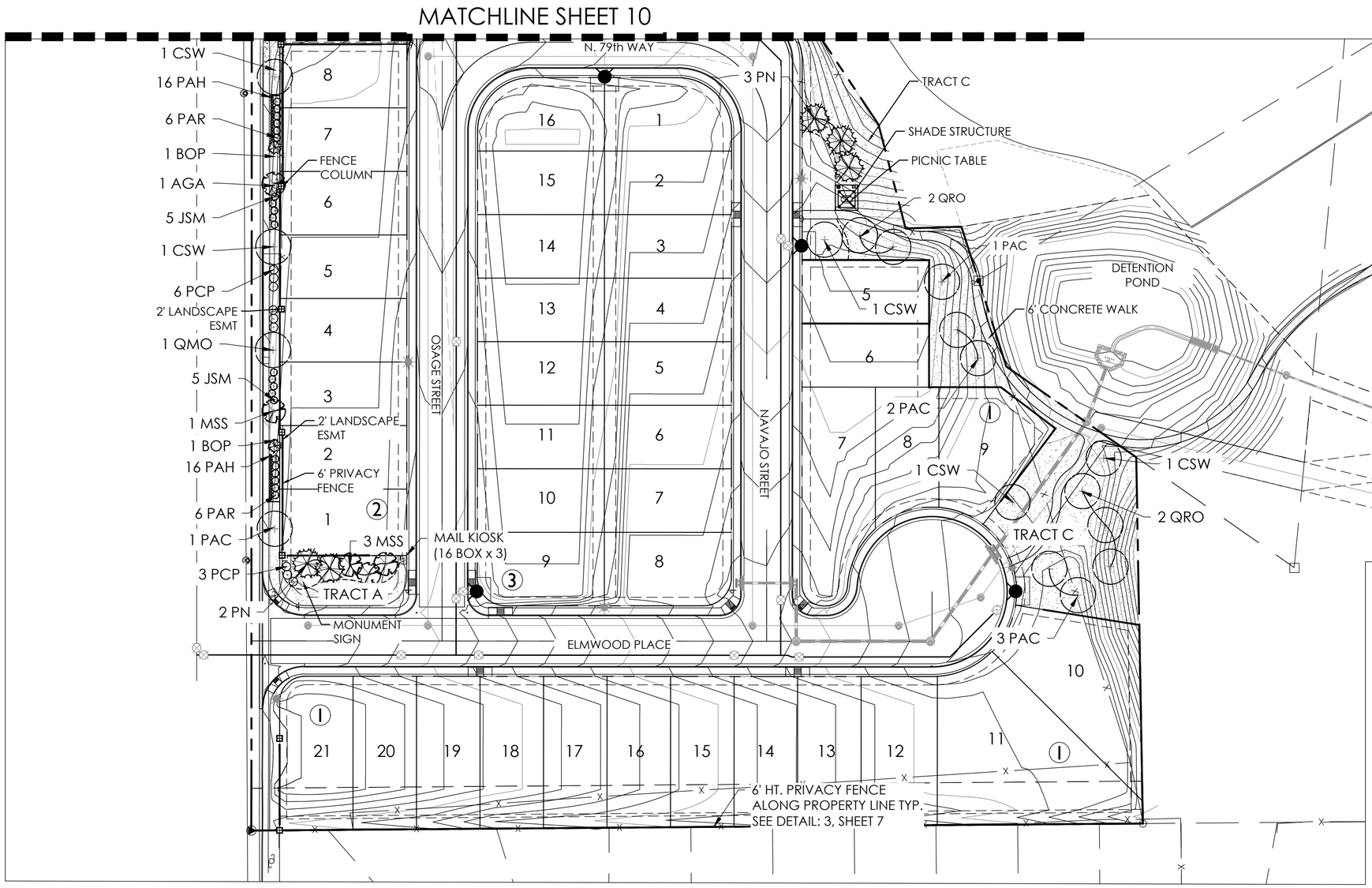

LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- NATIVE SEED
- CONCRETE WALK
- TURF
- STEEL EDGER
- STREET LIGHT
- FENCE
- FENCE COLUMN

N

Scale: 1"= 60'-0"

0 30 60 120

SHEET TITLE

SFD LANDSCAPE PLAN

SHEET NUMBER

11 OF 18

terracina design
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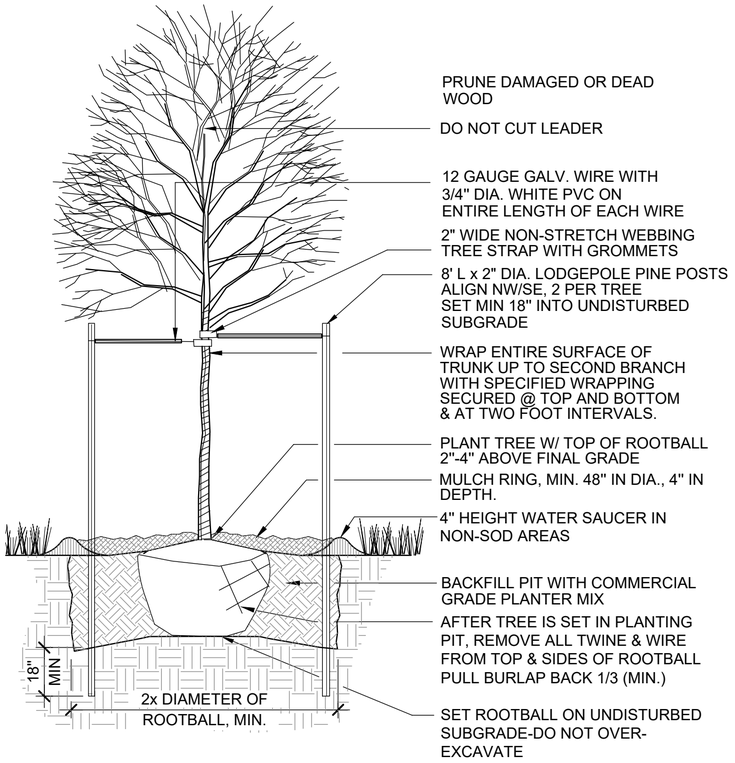
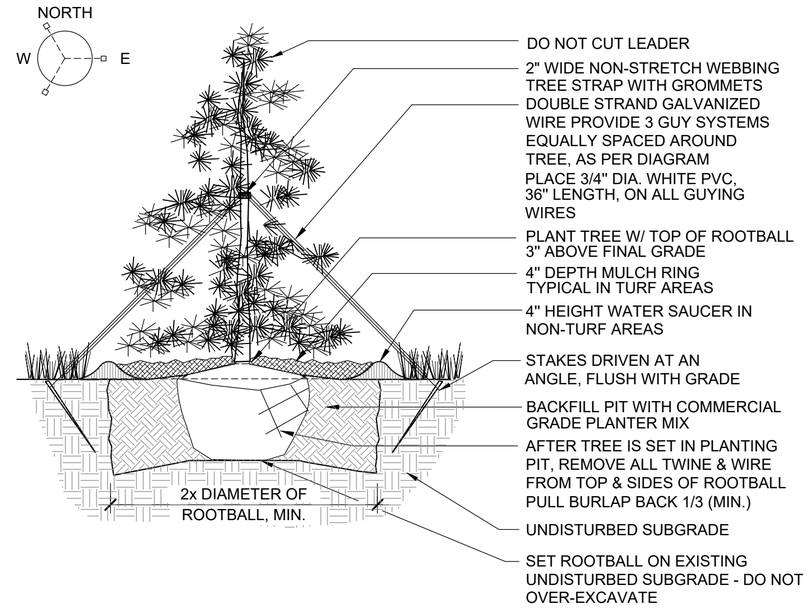
PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

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, ADAMS COUNTY, COLORADO



1 DECIDUOUS TREE PLANTING

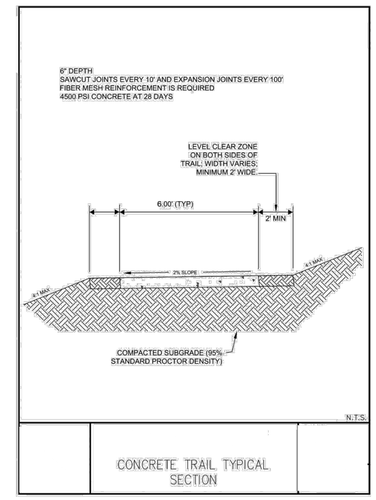
NOT TO SCALE



1. INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN LAWN AREAS.
2. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

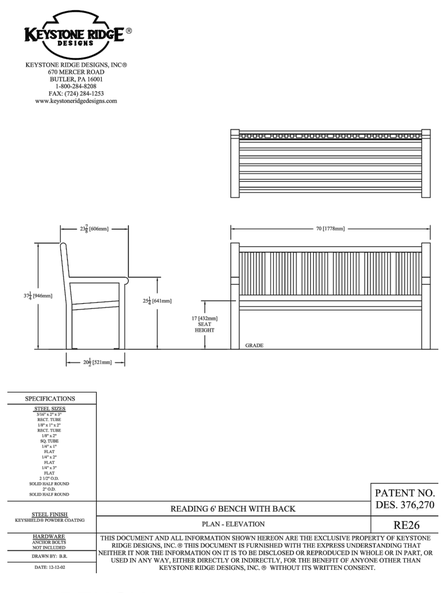
2 EVERGREEN TREE PLANTING

NOT TO SCALE



3 6' CONCRETE TRAIL

NOT TO SCALE



4 6' BENCH

NOT TO SCALE

POST TOP LUMINAIRE
TRADITIONAL - BASIC

Traditional Basic			
Description: For use on 3" OD pole top tenon	**C/U**	**Luminaire Cat ID**	**Color**
HPS			
Traditional Basic - 70 W - post top*	**ESLTB07HK**	53987	Black
Traditional Basic - 100 W - post top*	**ESLTB10HK**	54008	Black
Traditional Basic - 150 W - post top*	**ESLTB15HK**	216477	Black
Traditional Basic - 70 W - post top*	**ESLTB07HZ**	214340	Dark Bronze
Traditional Basic - 100 W - post top*	**ESLTB10HZ**	106552	Dark Bronze
Traditional Basic - 150 W - post top*	**ESLTB15HZ**	106553	Dark Bronze

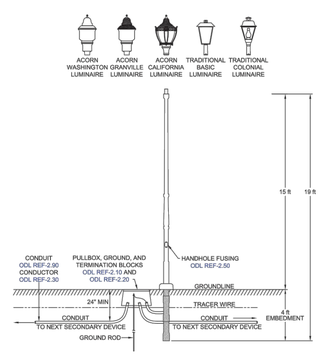
Notes:
1. C/Us include the luminaire, photo control, and the correct lamp type.
2. Design only 70, 100, and 150-Watt lamps. Design only 120 V lighting systems.
3. Design Traditional poles, arms, etc., using sections PL-INDEX, AM-INDEX and ODL REF-INDEX.
4. Traditional luminaires are 3" OD post top mounted.
5. Check for proper illumination levels according to type of application.
6. All Traditional luminaires are pre-wired for 120 V at the factory. However all standard Traditional luminaires have multi-voltage ballasts that support the following voltages: 120 V, 208 V, 240 V, and 277 V. Traditional luminaires must be re-wired to support voltages if other than 120 V.

Xcel Energy	Issued	Replaces	Approved	File	OUTDOOR LIGHTING MANUAL	
	Jan-17	Jan-16	ML	LM-13.00	Page	LM-13.00

5 STREET LIGHTING DETAIL

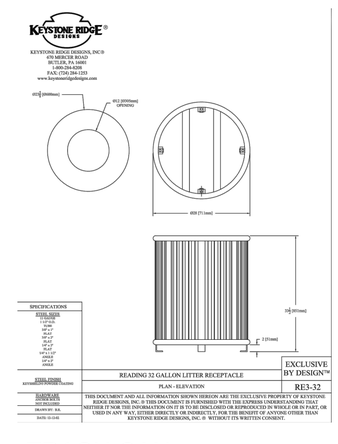
NOT TO SCALE

ALUMINUM POLE - TENON TOP
POST TOP LUMINAIRES
DIRECT BURIED



Notes:
1. This is the "Columbus" pole. Only design for approved luminaires.

Xcel Energy	Issued	Replaces	Drawn by	Approved	File	OUTDOOR LIGHTING MANUAL	
	Jan-16	New	JD	GWB	PL-7.00	PAGE	PL-7.00



6 TRASH CAN

NOT TO SCALE

* ALL IMAGES ARE CONCEPTUAL. FINAL STRUCTURES TO BE DETERMINED

SHEET TITLE

LANDSCAPE DETAILS

SHEET NUMBER

12 OF 18

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

SHERRELWOOD VILLAGE
FINAL DEVELOPMENT PLAN- AMENDMENT 1
ADAMS COUNTY, COLORADO

ISSUE DATE
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SHERRELWOOD VILLAGE

Case No. PRC2021-00005

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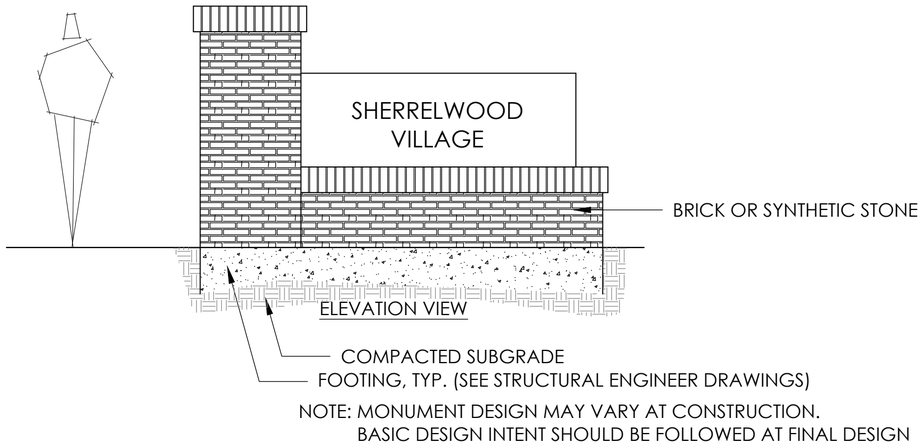
PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO



NOTE: MONUMENT DESIGN MAY VARY AT CONSTRUCTION.
BASIC DESIGN INTENT SHOULD BE FOLLOWED AT FINAL DESIGN

A MONUMENT SIGN

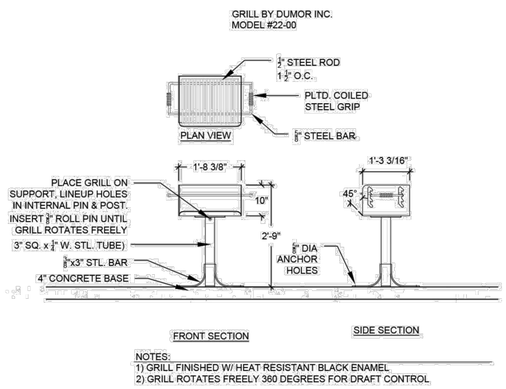
SCALE: 3/8" = 1'

Icon Shelter System
Model: SQ12M-P6
Pole Color: Surrey Beige
Roof Color: Evergreen
Roof Type: 24 gauge pre cut metal

D PICNIC SHELTER

TYPICAL, BUT SUBJECT TO CHANGE

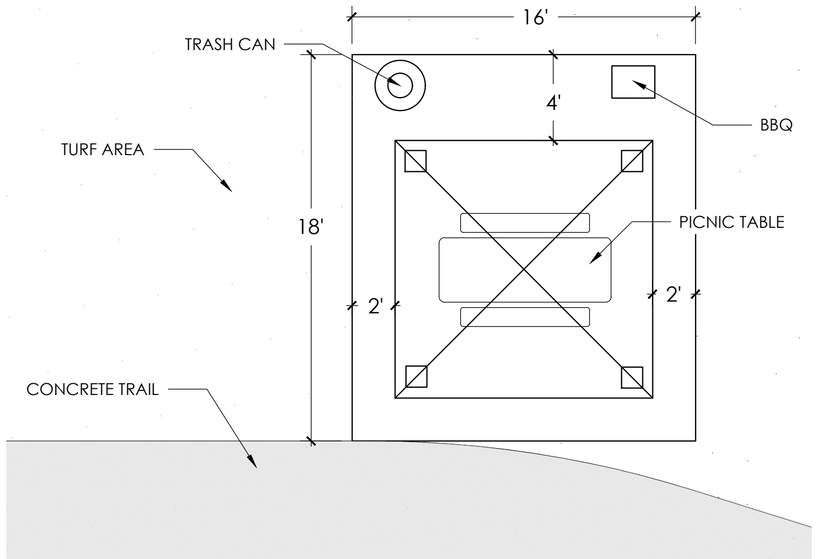
NOT TO SCALE



B BBQ

TYPICAL, BUT SUBJECT TO CHANGE

NOT TO SCALE



E TRACT C: ACTIVE RECREATION DETAIL

TYPICAL, BUT SUBJECT TO CHANGE

SCALE: 1" = 5'

Wausau Table MF1059
Contact: Wausau Made
wtile@wausautile.com
PH: (715) 359-3121
FAX: (715) 355-4627

C PICNIC TABLE

TYPICAL, BUT SUBJECT TO CHANGE

NOT TO SCALE

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terracina design
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SHERRELWOOD VILLAGE

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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, ADAMS COUNTY, COLORADO

Case No. PRC2021-00005

LANDSCAPE NOTES

1. THE HOMEOWNERS OR THEIR SUCCESSORS AND ASSIGNS SHALL MAINTAIN ALL IRRIGATION AND LANDSCAPING WITHIN EACH RESPECTIVE LOT. SEE ALSO 'GENERAL NOTES' 'C' INCLUSIVE.
2. FRONT AND SIDE SETBACKS: THE ENTIRE FRONT AND SIDE SETBACKS SHALL BE LANDSCAPED, EXCEPT FOR DRIVEWAYS.
3. BACK YARD SETBACK: A MINIMUM OF THIRTY PERCENT (30%) OF THE BACK YARD SHALL BE LANDSCAPED IN SINGLE FAMILY LOTS
4. REQUIRED GROUND COVER: A MINIMUM OF THIRTY PERCENT (30%) OF THE REQUIRED FRONT AND SIDE LANDSCAPE AREA MUST BE COVERED BY LIVING GROUND MATERIAL, SUCH AS LOW GROWING GROUND COVER, SHRUBS, OR GRASS, WITHIN ONE (1) YEAR FOLLOWING OCCUPANCY AND THEREAFTER.
5. REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO (2) ORNAMENTAL TREES AND FIVE (5) SHRUBS, SHALL BE REQUIRED FOR EACH SINGLE FAMILY LOT. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.
6. MINIMUM SIZE REQUIREMENTS: MINIMUM SIZE REQUIREMENTS FOR TREES AND SHRUBS SHALL BE:

PLANT TYPE	MATURE HEIGHT	MINIMUM PLANT SIZE AT PLANTING
ORNAMENTALS	LESS THAN 20'	1" TO 1-1/2"
LARGE DECIDUOUS	OVER 20'	2" TO 2-1/2"
EVERGREENS (SM.)	LESS THAN 20'	5' TALL
EVERGREENS (LG.)	OVER 20'	6' TALL
LOW SHRUBS	1' TO 3'	5 GALLON
UPRIGHT SHRUBS	3' TO 10'	5 GALLON

7. CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING AND SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR AT LOCATIONS OF PROPOSED SHRUBS, OR WITHIN EIGHT (8) FEET OF PROPOSED TREES, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER'S REPRESENTATIVE. DAMAGE TO EXISTING UTILITIES BY THE LANDSCAPE CONTRACTOR IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
8. ALL SHRUB BEDS TO BE CONTAINED WITH GREEN 4" DEPTH, 3/16" THICK PRO STEEL EDGING.
9. INSTALL 3" DEPTH OF 3/4" CRUSHED GRANITE MULCH OVER SPUNBOND POLYESTER FABRIC IN ALL SHRUB BEDS.
10. BLUEGRASS TURF AREAS, NATIVE GRASS AREAS AND SHRUB BEDS SHALL BE PREPARED WITH ASPEN RICH COMPOST OR AN APPROVED EQUAL AT A RATE OF 3 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
11. TURF AND SHRUB BEDS SHALL BE IRRIGATED WITH AN UNDERGROUND AUTOMATED IRRIGATION SYSTEM AND SHALL PROVIDE HEAD TO HEAD COVERAGE. NATIVE SEED AREAS DO NOT REQUIRE PERMANENT IRRIGATION.

LANDSCAPE INSTALLATION & MAINTENANCE CHART

INSTALLATION AND MAINTENANCE		
AREA	INSTALLATION	MAINTENANCE
TOWNHOME LOTS 1-2 WITHIN BLOCKS 1-7	OWNER/DEVELOPER	HOA
TRACT A AND C OF SHERRELWOOD VILLAGE	OWNER/DEVELOPER	HOA
TRACT A AND B OF ELMWOOD NORTH FILING NO.1	OWNER/DEVELOPER	HOA
LANDSCAPE ADJACENT TO:		
BLOCK 1: LOTS 1-21	BUILDER	HOMEOWNER
BLOCK 2: LOTS 1-8	BUILDER	HOMEOWNER
BLOCK 3: LOTS 1-16	BUILDER	HOMEOWNER
NORTH PECOS STREET	OWNER/DEVELOPER	HOA
LANDSCAPE EASEMENT ALONG PECOS ST	OWNER/DEVELOPER	HOA

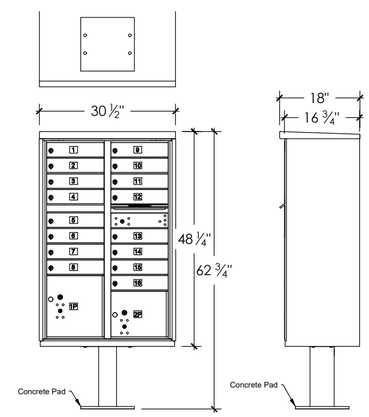
PLANT LIST

QTY	SYM	SCIENTIFIC NAME	COMMON NAME	SIZE	QUALITY
DECIDUOUS SHADE TREES					
9	CSW	CATALPA SPECIOSA	WESTERN CATALPA	2.5" CAL	B&B, SPECIMEN QUALITY
6	QRO	QUERCUS ROBUR	ENGLISH OAK	2.5" CAL	B&B, SPECIMEN QUALITY
3	QMO	QUERCUS MACROCARPA	BUR OAK	2.5" CAL	B&B, SPECIMEN QUALITY
9	PAL	POPULUS X ACUMINATA	LANCELEAF COTTONWOOD	2.5" CAL	B&B, SPECIMEN QUALITY
DECIDUOUS ORNAMENTAL TREES					
14	AGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLANCE SERVICEBERRY	2" CAL	B&B, SPECIMEN QUALITY
15	MSS	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL	B&B, SPECIMEN QUALITY
EVERGREEN TREES					
2	BOP	PINUS HELDREICHII	BOSNIAN PINE	8' HT	B&B, SPECIMEN QUALITY
7	PN	PINUS NIGRA	AUSTRIAN PINE	8' HT	B&B, SPECIMEN QUALITY
1	PE	PINUS EDULIS	PINON PINE	8' HT	B&B, SPECIMEN QUALITY
EVERGREEN SHURBS					
56	JSM	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	5 GAL	CONT.
DECIDUOUS SHRUBS					
32	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIRAEA	5 GAL	CONT.
27	PAR	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	CONT.
20	PCP	PRUNUS X CISTENA	PURPLE-LEAF SAND CHERRY	5 GAL	CONT.
18	PFM	POTENTILLA FRUTICOSA GOLD DROP	GOLD DROP POTENTILLA	5 GAL	CONT.
32	SJM	SPIREA JAPONICA, MAGIC CARPET	SPIREA, MAGIC CARPET	5 GAL	CONT.
GRASSES					
130	PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	5 GAL	CONT.
59	PVS	PANNICUM VIRGATUM, SHENANDOAH	SWITCHGRASS, SHENANDOAH	5 GAL	CONT.

* ALL IMAGES ARE CONCEPTUAL. FINAL STRUCTURES TO BE DETERMINED

1 PLAY STRUCTURE

IMAGES FOR REFERENCE ONLY



NOTES:
1) MODEL # 3300 SERIES "F" CBU OR APPROVED EQUAL
2) COLOR TO BE SANDSTONE
3) (16) MAILBOXES, (1) OUTGOING, (2) PARCEL LOCKERS
4) MANUFACTURER: SALSBURY INDUSTRIES
1010 E. 62ND STREET
LOS ANGELES, CA 90001
P: (800) 624-5269
ENGINEERING@MAILBOXES.COM

2 MAIL KIOSK

NOT TO SCALE

TOWNHOME LANDSCAPE REQUIREMENTS

TOWNHOME LANDSCAPING AREA				
AREA (SF)	TREES REQUIRED (1/1500SF)	TREES PROVIDED	SHRUBS REQUIRED (2/1500 SF)	SHRUBS PROVIDED
45,154	30	38	60	83

REQUIRED LOT LANDSCAPING					
AREA	LOT AREA	REQUIRED LANDSCAPING (10% OF LOT AREA)	TOTAL LANDSCAPE AREA PROVIDED	ROW REQUIRED LANDSCAPING (50% OF REQUIRED LANDSCAPE)	ROW LANDSCAPE AREA PROVIDED
TOWNHOMES	68,812	6,881	44,926	3,441	8,100

STREE FRONTAGE LANDSCAPING						
AREA	LENGTH (LF)	DEPTH OF LANDSCAPE (LF)	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
TOWNHOME LOTS (OPTION 4)	505	13	11	15	26	39

NOTES:
1. OPTION 4 REQUIRES 2 TREES AND 5 SHRUBS EVERY 40 LF
2. SHRUB EQUIVALENT: (1) 5 GAL SHRUB = (3) 1 GAL GRASSES

SHEET TITLE
LANDSCAPE DETAILS

SHEET NUMBER
14 OF 18

terracina design
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SHERRELWOOD VILLAGE
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ADAMS COUNTY, COLORADO

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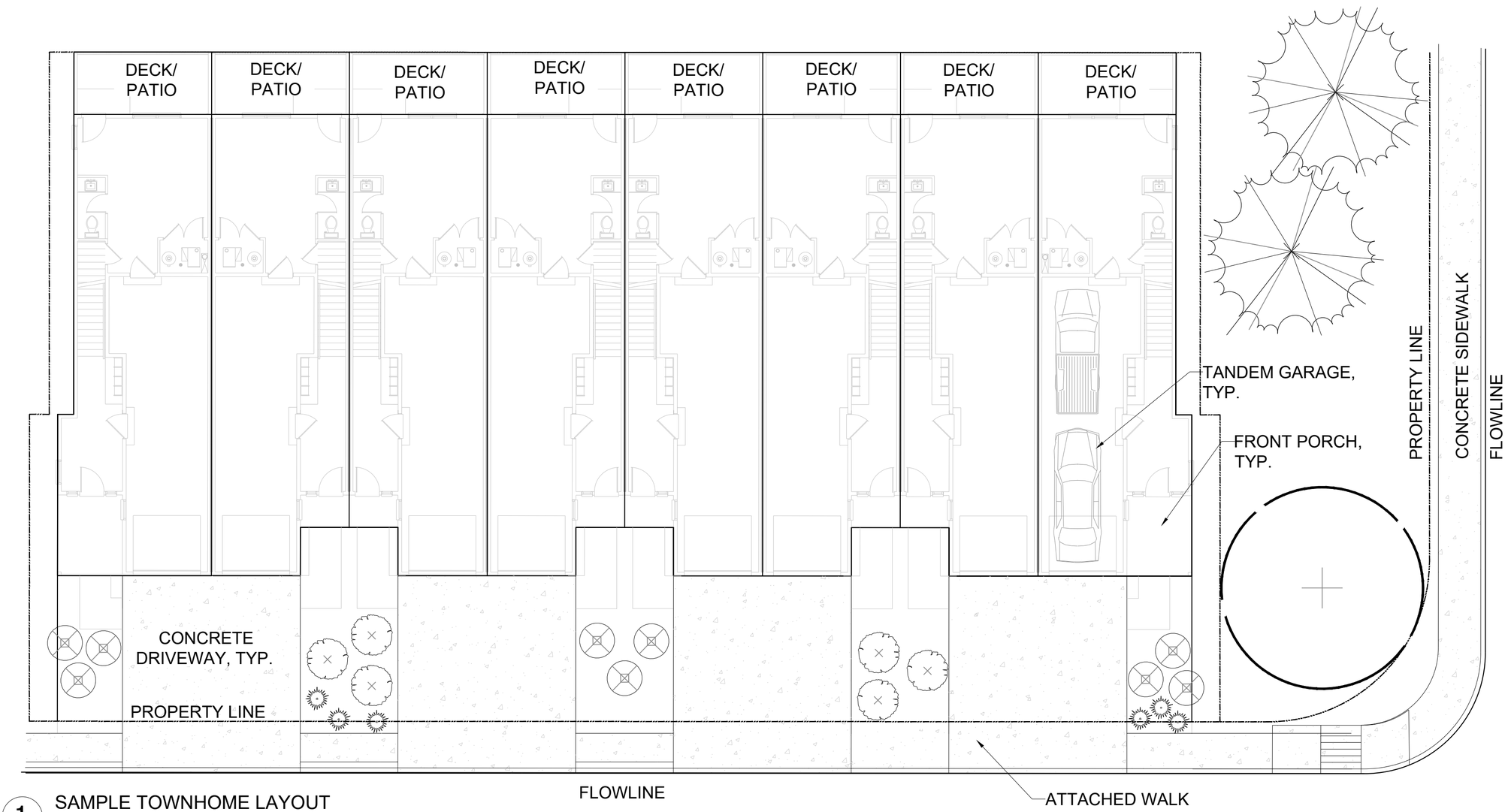
Case No. PRC2021-00005

LANDSCAPE LEGEND

SHRUBS

ORNAMENTAL GRASSES



1 SAMPLE TOWNHOME LAYOUT

*ACTUAL PLANS MAY VARY & WILL COMPLY WITH THE STANDARDS HEREON

Scale: 1"= 20'-0"

0 10 20 40

SHEET TITLE

SAMPLE TOWNHOME EXHIBIT

SHEET NUMBER

15 OF 18

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SINGLE FAMILY ARCHITECTURAL STANDARDS

1.1 Facades

a. A minimum of thirty percent (30%) of the homes in Roush Village (14 homes) shall have an area equivalent to at least 20 percent of the first floor front façade elevation (excluding window and door areas and related trim areas) clad in brick, stone, stucco, or other approved masonry materials.

b. All facades shall have durable siding materials which may include vinyl, cement fiber, engineered wood composite, stucco, rust resistant architectural metals or a combination of the above.

c. Material diversity is required. A minimum of two different materials shall be incorporated in each elevation. Variations of the same material (scallops, fish-scale, lap siding, board and batten) of the same or different color will be considered different materials. The coverage of the second material does not need to be evenly distributed.

d. Each elevation shall have a minimum window area of 20 square feet. Garage, basement or entry door windows shall not be used to satisfy the window requirement. There shall be no windowless elevations.

1.2 Roofs

a. The homes shall have a minimum pitch on the predominant roof planes of at least 4:12 (excluding dormers, porch roofs, and other extensions).

b. Acceptable roofing materials includes architectural grade composition roofing.

c. All rooftop equipment, including without limitation HVAC units, swamp coolers and antennas, shall not be placed on the street facing portion of the roof. This standard does not apply to those items listed below.

d. Piping, venting, flashing, solar panel frames, and other rooftop equipment exposed to view shall be finished to match the roof surface color or otherwise designed to blend with the roof surface.

1.3 Windows and Doors

a. Each window that is not located in a portion of the wall clad in masonry shall have either:

i. A minimum four-inch nominal wide wood trim border.

ii. Shutters a minimum of 12-inches wide.

b. Window frames other than wood shall be either anodized, electrostatically-painted, vinyl clad or vinyl. Unpainted aluminum window frames are prohibited except for basement windows. Wood frames shall be painted, sealed or stained.

c. Each door that is not located in a portion of the wall clad in masonry shall have a minimum four-inch nominal wide wood trim border.

1 MODEL 1 ELEVATION A

ACTUAL ELEVATIONS WILL VARY & WILL COMPLY WITH THE STANDARDS HEREON

2 MODEL 1 ELEVATION B

ACTUAL ELEVATIONS WILL VARY & WILL COMPLY WITH THE STANDARDS HEREON

SINGLE FAMILY (MODEL 1)

- 1,480 S.F.
- 3 BEDROOMS
- 2.5 BATHROOMS
- 2 GARAGE STALLS (TANDEM)

3 MODEL 2 ELEVATION A

ACTUAL ELEVATIONS WILL VARY & WILL COMPLY WITH THE STANDARDS HEREON

4 MODEL 2 ELEVATION B

ACTUAL ELEVATIONS WILL VARY & WILL COMPLY WITH THE STANDARDS HEREON

SINGLE FAMILY (MODEL 2)

- 1,950 S.F.
- 4 BEDROOMS
- 2.5 BATHROOMS
- 2 GARAGE STALLS

SHEET TITLE

SINGLE FAMILY ARCHITECTURAL STANDARDS

SHEET NUMBER

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TOWNHOME ARCHITECTURAL STANDARDS

1.1 Facades

a. Each unit shall have 75 percent of the first floor front façade elevation (excluding window and door areas and related trim areas) clad in brick, stone, stucco, or other approved masonry materials.

b. All facades shall have durable siding materials which may include vinyl, cement fiber, engineered wood composite, stucco, rust resistant architectural metals or a combination of the above.

c. Material diversity is required. A minimum of two different materials shall be incorporated in each elevation. Variations of the same material (scallops, fish-scale, lap siding, board and batten) of the same or different color will be considered different materials. The coverage of the second material does not need to be evenly distributed.

d. Each unit elevation shall have a minimum window area of 100 square feet. Garage, basement or entry door windows shall not be used to satisfy the window requirement. There shall be no windowless elevations.

e. Rear elevations shall include second story balconies and first floor patios. Second story balconies shall include railings. Privacy walls between all balconies and patios shall be provided.

1.2 Roofs

a. Each unit shall have a minimum pitch on the predominant roof planes of at least 1:7 (excluding dormers, porch roofs, and other extensions).

b. Acceptable roofing materials includes architectural grade composition roofing.

c. All rooftop equipment, including without limitation HVAC units, swamp coolers and antennas, shall not be placed on the street facing portion of the roof. This standard does not apply to those items listed below.

d. Piping, venting, flashing, solar panel frames, and other rooftop equipment exposed to view shall be finished to match the roof surface color or otherwise designed to blend with the roof surface.

1.3 Windows and Doors

a. Each window that is not located in a portion of the wall clad in masonry shall have:

i. A minimum two-inch nominal wide wood trim border.

ii. Window frames other than wood shall be either anodized, electrostatically-painted, vinyl clad or vinyl. Unpainted aluminum window frames are prohibited. Wood frames shall be painted, sealed or stained.

ij. Each door that is not located in a portion of the wall clad in masonry shall have a minimum two-inch nominal wide border.

1 TYPICAL FRONT ELEVATION

1/8"=1' (THESE ELEVATIONS ARE CONCEPTUAL ONLY. MINOR MODIFICATION CAN BE MADE AT TIME OF CONSTRUCTION)

TYPICAL TOWNHOME UNIT

- 1,700-2,300 S.F.
- 3 BEDROOMS
- 2.5 BATHROOMS
- 2 TANDEM GARAGE STALLS

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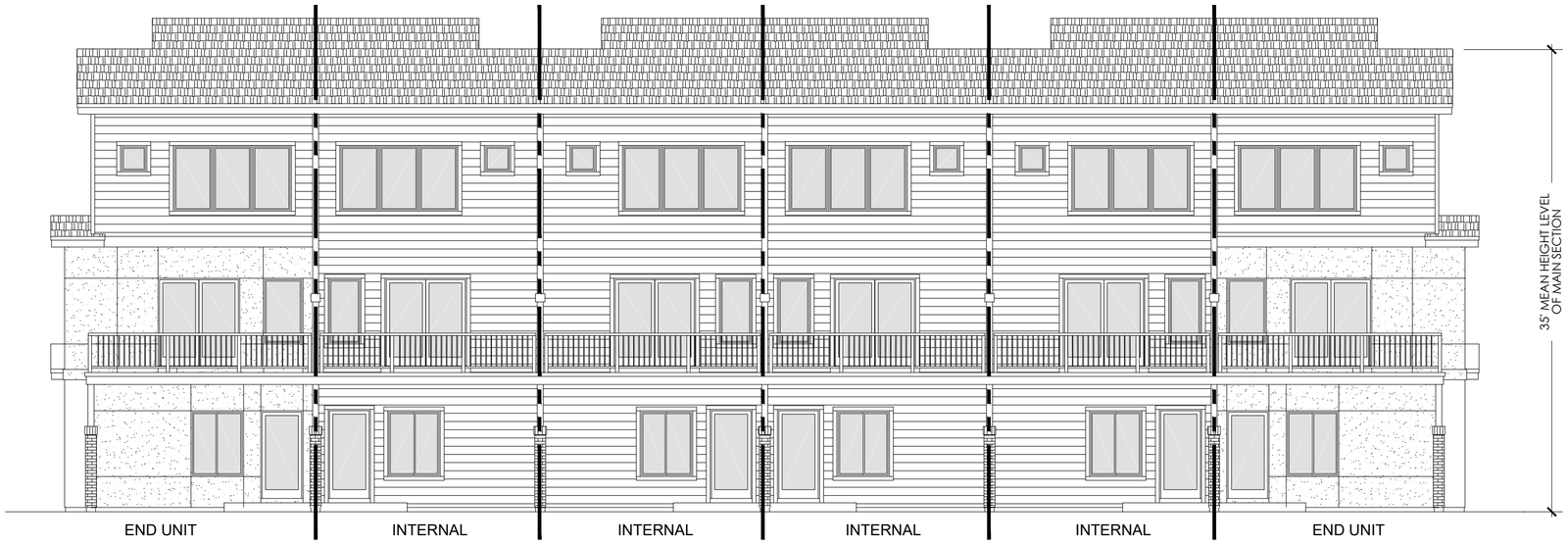
SHERRELWOOD VILLAGE

PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

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, ADAMS COUNTY, COLORADO

Case No. PRC2021-00005



1 TYPICAL REAR ELEVATION

1/8"=1' (THESE ELEVATIONS ARE CONCEPTUAL ONLY. MINOR MODIFICATION CAN BE MADE AT TIME OF CONSTRUCTION)

2 TYPICAL RIGHT SIDE ELEVATION

1/8"=1' (THESE ELEVATIONS ARE CONCEPTUAL ONLY. MINOR MODIFICATION CAN BE MADE AT TIME OF CONSTRUCTION)

3 TYPICAL LEFT SIDE ELEVATION

1/8"=1' (THESE ELEVATIONS ARE CONCEPTUAL ONLY. MINOR MODIFICATION CAN BE MADE AT TIME OF CONSTRUCTION)

SHEET TITLE

TOWNHOME ARCHITECTURAL STANDARDS

SHEET NUMBER

18 OF 18

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

SHERRELWOOD VILLAGE
FINAL DEVELOPMENT PLAN- AMENDMENT 1
ADAMS COUNTY, COLORADO

ISSUE DATE
10-16-2020
04-11-2022

NOT FOR CONSTRUCTION

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PRC2021-00005

SHERRELWOOD VILLAGE

PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

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, ADAMS COUNTY, COLORADO

PROJECT NO:

LEGAL DESCRIPTION

A PARCEL OF LAND BEING SHERRELWOOD VILLAGE, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000075940 AND THAT PARCEL OF LAND, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2019000075343 TOGETHER WITH THAT PARCEL OF LAND, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2019000073502 ALL IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN PORTIONS OF 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 AT RECEPTION NO. 2019000075343;
THENCE S 82°41'00" E, ALONG SAID NORTH LINE, A DISTANCE OF 8.10 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 THREE (3) COURSES:

1. S 76°46'55" E, A DISTANCE OF 178.58 FEET;
2. S 21°38'59" E, ALONG THE EAST LINES OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2019000075343 AND SAID SHERRELWOOD VILLAGE PLAT, A DISTANCE OF 534.54 FEET;
3. S 33°40'19" E, ALONG THE EAST LINE OF SAID SHERRELWOOD VILLAGE PLAT, A DISTANCE OF 83.13 FEET;

THENCE ALONG THE EAST AND SOUTH LINES OF SAID SHERRELWOOD VILLAGE PLAT, THE FOLLOWING SIX (6) COURSES:

1. S 14°37'52" E, A DISTANCE OF 76.08 FEET;
2. N 88°03'04" E, A DISTANCE OF 39.50 FEET
3. S 17°49'46" E, A DISTANCE OF 104.05 FEET;
4. S 55°05'47" E, A DISTANCE OF 112.26 FEET;
5. S 01°01'29" E, A DISTANCE OF 259.37 FEET, TO A POINT ON THE NORTH LINE OF ELMWOOD PARK SUBDIVISION, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. C0184761, SAID ADAMS COUNTY RECORDS;
6. S 89°32'44" W, ALONG SAID NORTH LINE, A DISTANCE OF 611.65 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;

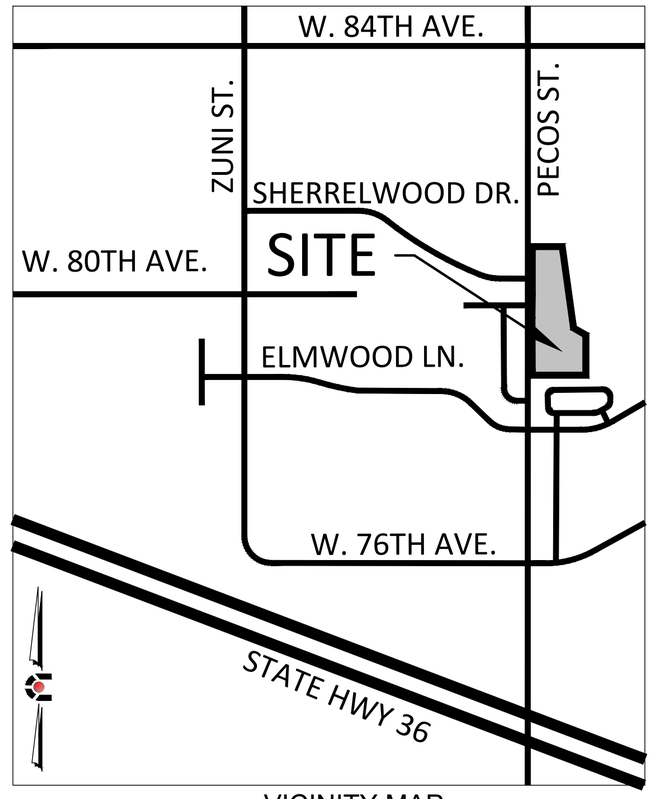
THENCE N 00°01'53" E, ALONG SAID EAST LINE AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 586.62 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID WARRANTY DEED RECORDED AT RECEPTION NO. 2019000073502;

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

1. 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;
2. 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;
3. 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 450,875 SQUARE FEET OR 10.351 ACRES, MORE OR LESS.



VICINITY MAP
SCALE: 1"= 1000'

PLANNER
Terracina Design
10200 E. Girard Avenue, Ste. A314
Denver, Colorado 80231
Contact: Layla Rosales
(303) 632-8867

APPLICANT
DelWest Development Corp.
155 South Madison St. Ste. 326
Denver, Colorado 80209
Contact: Derrell Schreiner
(720) 708-4065

ARCHITECT
Lawrence Architecture Inc.
2686 Alamo Avenue
Littleton, Colorado 80120
Contact: Rick Lawrence
(303) 794-8798

ENGINEER/SURVEY
Core Consultants
1950 W Littleton Blvd. Ste. 109
Littleton, Colorado 80120
Contact: Dave Forbes
(303) 703-4444

SHEET INDEX

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CERTIFICATE OF OWNERSHIP

Delwest Development Corp, A Colorado Corporation, being the owner of Sherrelwood Village located in the county of Adams, State of Colorado, hereby submit this Planned Unit Development - Preliminary Development Plan and agree to perform under the terms noted hereon.

_____
Owner's Signature

State of _____)
County _____) ss
City _____)

The foregoing ownership certificate was acknowledged before me this _____ day of _____,
20__.

Notary Public _____

My Commission Expires: _____

BOARD OF COUNTY COMMISSIONERS APPROVAL

Approved by the Adams County Board of County Commissioners
this _____ day of _____, 20____

_____
Chair

CLERK & RECORDERS CERTIFICATE

This Preliminary Development Plan 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

ADDITIONS AND DELETIONS

The following Additions and Deletions in the PUD were made by the Board of County Commissioners at the time of approval.

_____

_____

_____

_____

Case number relocated to upper right

Can you move this to upper-right?

Case No. PRC2021-00005

SHEET TITLE
COVER SHEET

SHEET NUMBER
1 OF 14

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME
SHERRELWOOD VILLAGE
FINAL DEVELOPMENT PLAN- AMENDMENT 1
ADAMS COUNTY, COLORADO

ISSUE DATE
10-16-2020

NOT FOR CONSTRUCTION

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SHERRELWOOD VILLAGE

PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

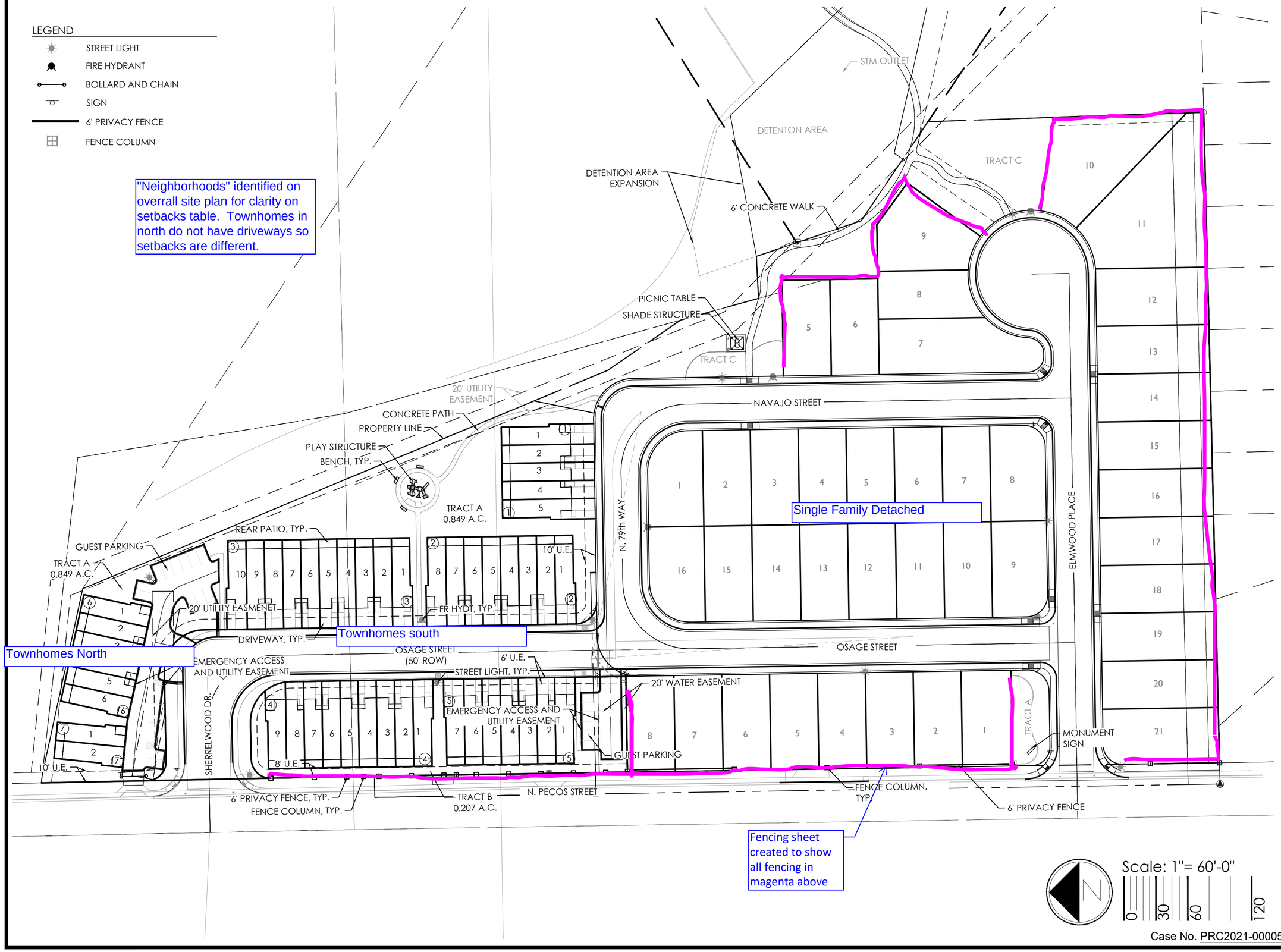
PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO

PROJECT NO:

LEGEND

- STREET LIGHT
- FIRE HYDRANT
- BOLLARD AND CHAIN
- SIGN
- 6' PRIVACY FENCE
- FENCE COLUMN

"Neighborhoods" identified on overall site plan for clarity on setbacks table. Townhomes in north do not have driveways so setbacks are different.



Case No. PRC2021-00005

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

2 OF 14

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

SHERRELWOOD VILLAGE
FINAL DEVELOPMENT PLAN- AMENDMENT 1
ADAMS COUNTY, COLORADO

ISSUE DATE

10-16-2020

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SHERRELWOOD VILLAGE

PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

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, ADAMS COUNTY, COLORADO

PROJECT NO:

GENERAL NOTES

A. SITE COMPLIANCE NOTE:

1. ~~A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED BY ADAMS COUNTY UNTIL ALL ON-SITE AND PUBLIC IMPROVEMENTS SUCH AS GRADING, DRAINAGE, SIDEWALKS, CURB AND GUTTER, SPECIALTY PAVING AND ALLOTHER FEATURES THAT APPEAR ON THE APPROVED SITE PLAN ARE COMPLETED.~~
2. ~~SURFACED ACCESS ROADS OR STREETS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.~~
3. ~~RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PROVIDED DRIVES.~~
4. ADAMS COUNTY IS NOT RESPONSIBLE FOR PRIVATE LANDSCAPING, STRUCTURES AND FACILITIES (WALLS, FENCES, ETC.) WITHIN STORM AND SANITARY SEWER EASEMENTS.
5. ON-SITE STORM DRAINAGE FACILITIES AND LANDSCAPING SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER; ITS SUCCESSORS AND/OR ASSIGNS.

#1 is unnecessary for PUD. This is an SIA note.

#2 is unnecessary. The PUD is not a construction plan

#3 is unnecessary. Again, none of this is related to setting the zoning standards for this district.

Athough I'm sure these are relevant comments, I do not think this belongs on an FDP either.

Notes 1-5 were part of the previously approved FDP for single family homes. Now removed per your request.

B. LIGHTING NOTE:

1. IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHERE IT ORIGINATES.
2. OPERATIONS AND MAINTENANCE OF ALL STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, DEVELOPER, OR THEIR ASSIGNS.

C. MAINTENANCE RESPONSIBILITY NOTES:

1. THE OWNERS OF THE SINGLE FAMILY LOTS, THEIR SUCCESSORS, HEIRS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO AN APPROVED SITE PLAN. THAT AREA SHALL BE DEEMED TO INCLUDE AN AREA MEASURED FROM THE BACK OF THE CURB LINE TO, AND INCLUDING ALL AREAS SUBJECT TO THE APPROVED SITE PLAN AND DRAINAGE REPORT.
2. THE TOWNHOME LANDSCAPE AREA WITHIN LOTS 1 AND 2 OF SHERRELWOOD VILLAGE FIRST AMENDMENT OF THE PLAT WILL BE MAINTAINED BY THE HOA.
3. ~~LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT~~ OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, A GROUND COVER MUST REPLACE A GROUND COVER, ETC.. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN ANY EVENT, SUCH REPLACEMENT TIME SHALL NOT EXCEED ONE (1) YEAR. ANY REPLACEMENT WHICH CONFORMS TO THE REQUIREMENTS OF THIS SECTION, SHALL NOT BE CONSIDERED AN AMENDMENT TO THE SITE PLAN.

For #2, are these landscape areas on Lots 1&2? or on Tract A?

Note revised to include all of the townhomes lots within Elmwood North Filing No. 1. Tract A&B landscaping also included in HOA maintenance.

D. SIGNAGE NOTE:

1. APPROVAL OF A SIGN PERMIT IS REQUIRED WHICH WILL INCLUDE A SITE PLAN TO VERIFY ANY POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND UTILITY EASEMENTS.

E. DOWNSPOUT NOTE:

1. NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY PEDESTRIAN ROUTE.

F. MAILBOX LOCATION:

1. MAILBOXES SHALL BE LOCATED ON OSAGE STREET, ADJACENT TO SINGLE FAMILY HOMES. MAILBOXES WILL BE CENTRALLY LOCATED FOR THE TOWNHOMES. EXACT LOCATION AND CONFIGURATION TO BE DETERMINED BY UNITED STATES POSTAL SERVICE REQUIREMENTS AND GUIDELINES.

FDP

Please identify specific tract and remove "on Osage Street" language.

This language is taken from the previously approved FDP for SFD mailbox location. Reference to Osage St removed and Tract identified. A more specific location for the townhome mailbox is now identified on plan.

G. FENCING:

1. SIX FOOT HEIGHT PRIVACY FENCE IS PROVIDED ON THE PDP. HOWEVER, HOMEOWNERS ADJACENT TO OPEN SPACE MAY INSTALL 42" HEIGHT OPEN RAIL OR OPAQUE FENCING.
2. PRIVATE LOT OWNERS WILL BE ALLOWED TO INSTALL SIX FOOT HEIGHT PRIVACY FENCE ALONG SIDE AND REAR LOT LINES WHERE ADJACENT TO NEIGHBORING LOTS. WING WALL PRIVACY FENCE MAY BE INSTALLED FROM THE SIDE YARD FENCE TO THE FRONT CORNER OF THE HOUSE. FENCING MAY NOT BE PLACED ANY FURTHER FORWARD ON THE LOT THAN THE FRONT CORNERS OF THE MAIN LIVING AREA OF THE HOME, INCLUDING THE GARAGE
3. FENCING MAY NOT BE PAINTED ANY COLORS. ONLY A SEALANT PRODUCT TO PROTECT THE WOOD MAY BE USED AS LONG AS IT DOES NOT ALTER THE NATURAL COLOR OF THE WOOD.

Uniform fencing is preferred. I think there's a more clear and concise way to illustrate all of this. Perhaps you could provide various details on refer to fences as Type A, Type B, etc.

Fencing notes exactly the same as previously approved FDP for single family lots. We can add Townhome fencing notes if necessary, but this is detailed out on sheet 10 with a plan view, elevation, fence detail, and column. This is the same fencing that was designed along the single family homes to the south.

H. PUBLIC LAND DEDICATION FEE.

1. PER CHAPTER 5 OF THE COUNTY'S DEVELOPMENT STANDARDS AND REGULATIONS, THE DEVELOPER IS REQUIRED TO DEDICATE LAND TO SUPPORT NEW OR EXPANDED PARKS AND SCHOOLS TO SERVE THE RESIDENTS OF THE PROPOSED SUBDIVISION. AS AN ALTERNATIVE TO LAND DEDICATION, THE BOARD OF COUNTY COMMISSIONERS MAY REQUIRE THE PAYMENT OF CASH-IN-LIEU. PER THE MARKET VALUE CALCULATIONS IN CHAPTER 5 OF THE COUNTY'S SUBDIVISION REGULATIONS, $_____, OR ____ ACRES OF LAND, IS REQUIRED TO SATISFY THE NEIGHBORHOOD PARK REQUIREMENT. THE DEVELOPER HAS AGREED TO CONTRIBUTE $50,000 TO HYLAND HILLS PARKS AND RECREATION TO CONSTRUCT IMPROVEMENTS IN THE ADJACENT SHERRELWOOD PARK. A CREDIT IN THE AMOUNT OF $50,000 FOR THE IMPROVEMENTS LOCATED IN SHERRELWOOD PARK SHALL BE APPLIED TO THE REQUIRED PUBLIC LAND DEDICATION REQUIREMENTS (CASH-IN-LIEU) FOR NEIGHBORHOOD PARKS.

PLEASE REMOVE. This does not belong on an FDP

Note removed. This was part of the previous FDP

I. TRASH NOTE:

1. TRASH SHALL BE LOCATED IN INDIVIDUAL UNITS VIA TRASH CONTAINERS.

Please explain what this means.

This note explains how the townhome units will handle trash. Each unit will have its own trash receptacle which they will store in their garage instead of having a centrally located dumpster. Additional language added to note.

Case No. PRC2021-00005

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

terracina design
10200 E. Girard Ave, A-314
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ADAMS COUNTY, COLORADO

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SHERRELWOOD VILLAGE

PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

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, ADAMS COUNTY, COLORADO

PROJECT NO:

NARRATIVE

A. EXPLANATION OF THE CHARACTERISTICS OF THE PUD AND ITS POTENTIAL IMPACT ON THE SURROUNDING AREA:

SHERRELWOOD VILLAGE PUD CONSISTS OF APPROXIMATELY 10.4 ACRES IN ADAMS COUNTY, COLORADO. THE SITE IS BOUNDED BY RESIDENTIAL HOMES TO THE WEST AND SOUTH, SHERRELWOOD ELEMENTARY AND PARK TO THE EAST AND VACANT LAND AND PRIVATE BUSINESS TO THE NORTH. SHERRELWOOD VILLAGE IMPROVEMENTS INCLUDE 41 SINGLE FAMILY DETACHED HOMES, 47 TOWNHOME UNITS, ROADWAYS AND OPEN SPACE. THE CONDITION OF THIS SITE IS SUITABLE FOR BOTH SINGLE FAMILY RESIDENTIAL UNITS AND TOWNHOME UNITS WITHOUT ANY LIMITATIONS OR RESTRICTIONS.

B. EXPECTED DENSITIES AND LAND COVERAGE:

SHERRELWOOD VILLAGE CONSISTS OF 41 SINGLE FAMILY DETACHED LOTS AND 47 TOWNHOMES UNITS ON 10.4 ACRES FOR A ~~MAXIMUM~~ DENSITY OF 8.5 DU/AC. no need to call it maximum. Revised

C. NUMBER, TYPE AND SIZE OF BUILDING UNITS:

FORTY-ONE (41) SINGLE FAMILY DETACHED LOTS AND FORTY-SEVEN (47) TOWNHOMES ARE PROPOSED IN THE SHERRELWOOD VILLAGE ~~PDP~~. THE HOMES WILL BE ONE AND TWO STORY FRONT LOADED WITH A STANDARD TWO CAR GARAGE. THE SIZES OF THE HOMES WILL VARY FROM 1,300 TO 2,000 SQUARE FEET FOR SINGLE FAMILY AND 1,700 TO 2,300 SQUARE FEET FOR TOWNHOMES. PUD, not PDP Revised

Add language that townhouses will be three stories and have X-car garages. Language added

D. PROVISIONS FOR PARKING:

EACH SINGLE FAMILY HOME WILL HAVE A TWO CAR ATTACHED GARAGE AND AN OFF-STREET DRIVEWAY. EACH TOWNHOME UNIT WILL HAVE A 2 CAR TANDEM GARAGE. MOST TOWNHOME UNITS HAVE DRIVEWAYS ALONG WITH (22) OFF STREET PARKING SPACES FOR GUESTS. THESE FRONT ACCESSED GARAGES AND DRIVEWAYS WILL EASILY ACCOMMODATE THE MINIMUM REQUIRED TWO (2) PARKING SPACES PER HOME AND (1) GUEST SPACE FOR EVERY 2 TOWNHOMES.

Most? How many will? And how many will not? Of those that will not, what will they have?

39 units with driveways. 8 units to north that do not have driveways have 16 guest parking spots nearby.

E. CIRCULATION AND ROAD PATTERNS:

TWO (2) PUBLIC LOCAL STREETS, A L O ALL HOMES. TWO PRIMARY ACCESSES ARE PROVIDED OFF OF PECOS STREET ELMWOOD LANE AND SHERRELWOOD DRIVE. ACCESS TO REGIONAL TRANSPORTATION ROUTES IS VIA PECOS. ALL STREETS WILL HAVE ATTACHED CONCRETE SIDEWALKS AND WILL MEET THE CURRENT STANDARDS FOR STREET CONSTRUCTION WITHIN ADAMS COUNTY. A CONCRETE TRAIL CONNECTION WILL BE PROVIDED TO CONNECT THE DEVELOPMENT TO THE PARK AND PUBLIC SCHOOL TO THE EAST.

F. OWNERSHIP AND MAINTENANCE OF COMMON AREAS:

LANDSCAPE EASEMENT ALONG PECOS ST WILL BE OWNED AND MAINTAINED BY THE HOA

TRACTS A AND C, INCLUDING THE LANDSCAPE WITHIN TOWNHOME LOTS WILL BE OWNED AND MAINTAINED BY THE HOA, ITS SUCCESSORS AND/OR ASSIGNS.

G. TYPE, LOCATION, EXAMPLES OF COPY AND CONSTRUCTION SIGNS.

PERMANENT SIGNS
THE COMMUNITY MAY HAVE ONE ENTRY MONUMENT SIGN LOCATED WITHIN TRACT A; SETBACK AT LEAST EIGHT (8) FEET FROM THE FRONT PROPERTY LINE (ROW) AND EQUAL TO THE HEIGHT OF THE SIGN FROM SIDE AND REAR PROPERTY LINES. THE MONUMENT WILL BE A MAXIMUM OF SIX (6) FEET IN HEIGHT AND TEN(10) FEET IN LENGTH WITH A MAX SIGN AREA OF THIRTY (30) SQUARE FEET PER SIGN FACE. THE MONUMENT MAY BE INTERNALLY LIGHTED OR HAVE ACCENT LANDSCAPE LIGHTING AND INCLUDE LANDSCAPING OF 2.5 SQUARE FEET PER SQUARE FOOT OF SIGN AREA. THE ENTRY MONUMENT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER, ITS SUCCESSORS AND/OR ASSIGNS.

How about remove the sign permit language on the previous page and incorporate it here?

Sign permit language moved here from previous page

TEMPORARY MARKETING SIGNS:
~~INTERIM PROJECT ID - ONE (1) THIRTY-TWO (32) SF (PER SIGN FACE) FREESTANDING MARKETING SIGN, NOT EXCEEDING TWELVE (12) FEET IN HEIGHT IS PERMITTED WITHIN TRACT A. THE SIGN WILL BE REMOVED UPON BUILD OUT OF THE DEVELOPMENT.~~

MARKETING BANNERS:
~~UP TO TWO (2) MARKETING BANNERS WITH A MAXIMUM OF THIRTY-TWO (32) SF OF SIGN AREA TO BE MOUNTED ON TEMPORARY OR PERMANENT SITE WALLS, SIGNS MAY NOT BE MOUNTED ON FENCES. MARKETING BANNERS MAY BE INCORPORATED INTO CONSTRUCTION SCREENING.~~

Please remove this language. It is not allowed, and staff does not support this language in the PUD. I already made this abundantly clear on the Berkeley Shores project, and you should note this for any future project.

This note was from previously approved FDP. Note removed

H. TYPE AND ALLOCATION OF ALL USES INCLUDING PERMITTED USES, USE AS PERMITTED AFTER AMENDMENT TO THE PUD AND PROHIBITED USES:

PERMITTED USES WITHIN SHERRELWOOD VILLAGE INCLUDE SINGLE FAMILY DETACHED RESIDENTIAL, TOWNHOMES, OPEN SPACE AND HOME BASED OCCUPATIONS AS PERMITTED BY ADAMS COUNTY. TEMPORARY USES INCLUDE OPEN SPACE AND LANDSCAPE IMPROVEMENTS, CONSTRUCTION OFFICES, SALES CENTER AND RELATED IMPROVEMENTS. SALES CENTERS AND TEMPORARY CONSTRUCTION TRAILERS REQUIRE PERMITS FROM ADAMS COUNTY PRIOR TO LOCATING ON THE PROPERTY.
ANY STANDARDS AND ALLOWANCES FOR TOWNHOMES NOT EXPLICITLY LISTED IN THIS PUD SHALL FOLLOW R-3 ZONING

ANY STANDARDS AND ALLOWANCES FOR SFH NOT EXPLICITLY LISTED IN THIS PUD SHALL FOLLOW R-1-C or R-2 ZONING ?

language added

I. LOCATION AND TYPES OF LANDSCAPING AND MAINTENANCE PROVISIONS:

PRIVATE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR PROPERTY. ADAMS COUNTY IS NOT RESPONSIBLE FOR REPAIRING OR MAINTAINING LANDSCAPING THAT IS DAMAGED AS A RESULT OF ROADWAY MAINTENANCE ACTIVITIES, INCLUDING BUT NOT LIMITED TO DE-ICING CHEMICALS AND STREET REPAIRS.

Item J is unnecessary and repetitive

J. ~~DESCRIPTION OF BUILDING~~ ENVELOPES INCLUDING SQUARE FOOTAGE AND/OR MINIMUM SETBACKS, ~~HEIGHT AND GENERAL~~ EXTERNAL CHARACTERISTICS:

~~THERE ARE 41 SINGLE FAMILY DETACHED RESIDENTIAL AND 47 TOWNHOME UNITS IN THIS PDP. SETBACKS, BUILDING HEIGHT AND SQUARE FOOTAGES SHALL BE CONSISTENT WITH THE DEVELOPMENT STANDARDS TABLE ON SHEET 6.~~

K. COVENANTS, CONDITIONS & RESTRICTIONS TO BE IMPO

Note removed. This was another note from previous FDP.

ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES WILL BE DEVELOPED FOR SHERRELWOOD VILLAGE THROUGH THE COVENANTS, CONDITIONS & RESTRICTIONS (CC&R'S); TO BE ADMINISTERED BY THE ESTABLISHED ASSOCIATION OR DISTRICT.

L. ADDITIONAL CONTROLS SUCH AS ARCHITECTURAL CONTROL COMMITTEE OF A PROPERTY OWNER'S ASSOCIATION:

THE COMMUNITY WILL HAVE AN ASSOCIATION OR DISTRICT THAT WILL ENFORCE THE DESIGN STANDARDS THROUGH THE CC&RS.

M. ~~UTILITY SERVICE PROVIDERS:~~

~~THE CITY OF THORNTON WILL PROVIDE WATER AND SANITARY SEWER; XCEL ENERGY PROVIDES GAS AND ELECTRIC SERVICES TO THE SITE.~~

N. ~~ESTIMATED TIMETABLE FOR DEVELOPMENT:~~

~~THE ESTIMATED LENGTH OF TIME FOR BUILD-OUT IS BETWEEN TWO (2) AND THREE (3) YEARS.~~

O. ~~ANY OTHER PERTINENT FACTORS CONCERNING DEVELOPMENT:~~

~~ADAMS COUNTY FIRE PROTECTION DISTRICT SERVICES THE PROPERTY.~~

Items M, N, and O do not belong on the recorded PUD documents.

Notes remove. These were part of previous FDP.

Case No. PRC2021-00005

SHEET TITLE
NARRATIVE

SHEET NUMBER
4 OF 14

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME
SHERRELWOOD VILLAGE
FINAL DEVELOPMENT PLAN- AMENDMENT 1
ADAMS COUNTY, COLORADO

ISSUE DATE
10-16-2020

NOT FOR CONSTRUCTION

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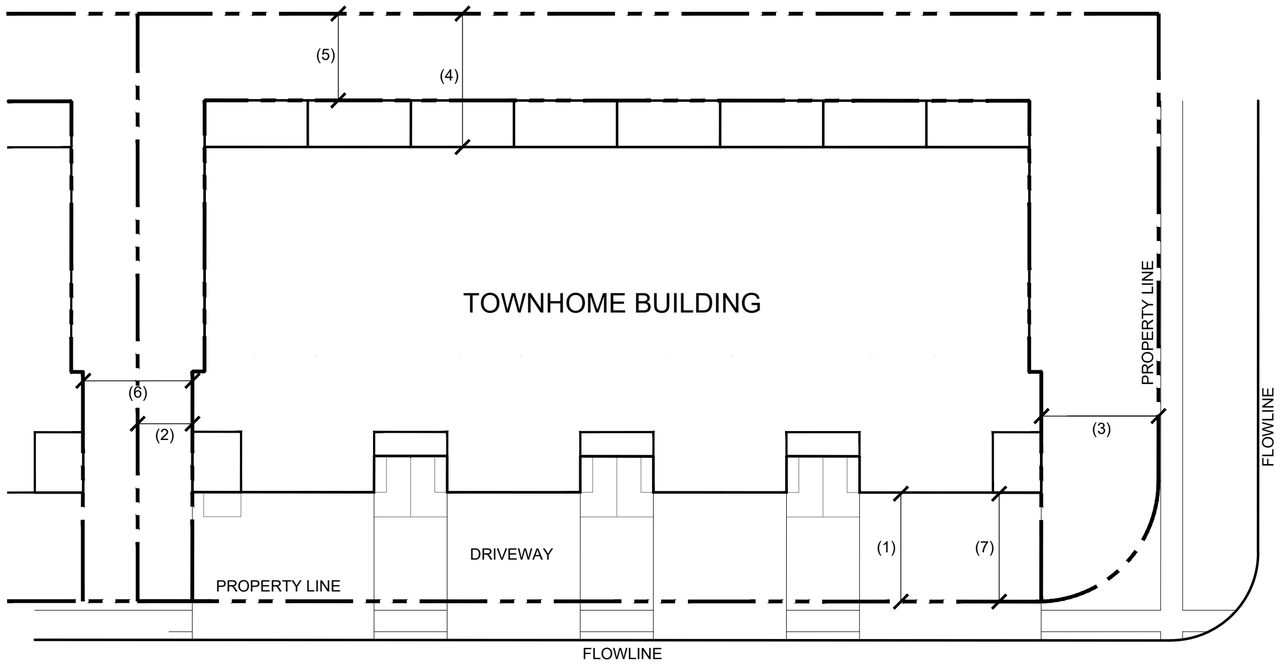
SHERRELWOOD VILLAGE

PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

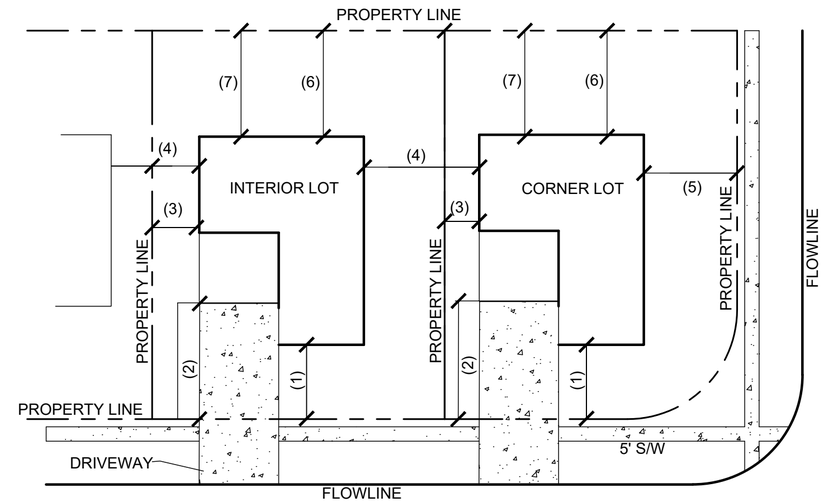
PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO

PROJECT NO:



TYPICAL TOWNHOME SETBACK DETAIL

NTS



TYPICAL SINGLE FAMILY SETBACK DETAIL

NTS

TOWNHOME LOT SETBACKS

(1) 15' FRONT SETBACK
(2) 5' SIDE SETBACK
(3) 10' SIDE ON STREET SE
(4) 10' REAR SETBACK
(5) REAR PORCH - MAY ENCROACH INTO REAR SETBACK BY 8'
(6) 10' BUILDING SEPARATION
(7) 8' PORCH SETBACK

Setback detail revised. This was set up back when there were only 2 lots for HUD.

SINGLE FAMILY LOT SETBACKS

(1) 10' FRONT SETBACK
(2) 18' GARAGE SETBACK
(3) 5' SIDE SETBACK
(4) 10' BUILDING SEPARATION
(5) 10' SIDE ON STREET SETBACK
(6) 10' REAR SETBACK
(6) 30' REAR SETBACK (BLOCK 1: LOTS 11-21)
(7) REAR PORCH SETBACK - MAY ENCROACH INTO REAR SETBACK BY 8'. CANNOT BE LOCATED OVER AN EASEMENT.

SINGLE FAMILY ACCESSORY STRUCTURE SETBACKS

5' REAR SETBACK
5' SIDE SETBACK
10' SIDE ON STREET SETBACK

There has to be an easier way to illustrate this! I've been a planner for 20 years, and I find it confusing. We can work together on clarifying it, but I need to be able to understand your plan.

I'm concerned about encroachments. At no point should any portion of the structure be located within 5 feet of a property line.

Separate Encroachments for townhomes created.

DEVELOPMENT SUMMARY				
LAND USE	ACRES	% ACRES	UNITS	DU/AC
TOWNHOMES	1.5	25.2%	47	
OPEN SPACE - TRACTS	1.7	29.6%		
OPEN SPACE - RIGHT OF WAY	2.7	45.2%		
TOTAL	**5.9**	**100.0%**	**47**	**8.0**

What is this chart illustrating?
Your PUD is the full site, not just one portion.

Revised to include both single family and townhome portions.

DEVELOPMENT STANDARDS		
USE	SINGLE FAMILY DETACHED HOME	TOWNHOMES
MINIMUM LOT AREA	4,000 S.F.	N/A
MINIMUM FLOOR AREA	1,500 S.F.	1,700 S.F.
MINIMUM LOT WIDTH, (CORNER LOT)	45' (50')	N/A
MAXIMUM LOT COVERAGE	70%	70%
BUILDING COVERAGE		70% MAX
MAXIMUM DENSITY	41 LOTS	47 LOTS
MAXIMUM BUILDING HEIGHT:		
PRIMARY	30'	35'
(ACCESSORY)	(18')	(N/A)

* ANY STANDARDS AND ALLOWANCES NOT EXPLICITLY LISTED IN THIS PUD SHALL FOLLOW R-3 ZONING

non-corner lots?

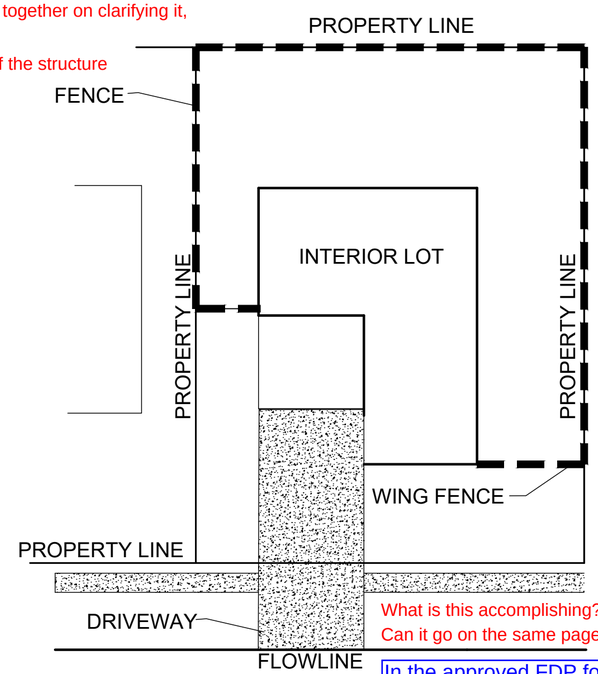
Revised for Townhome lot width. Min. is 17', corner lots 22.5'

NOTES:

Encroachments are for SFD product.

(A) BAY WINDOWS, CANTILEVERS, CHIMNEYS, EXTERIOR POSTS, SOLAR PANELS, MECHANICAL EQUIPMENT, LIGHT FIXTURES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH TWO (2) FEET INTO SETBACKS. IN NO INSTANCE MAY AN ENCROACHMENT CROSS A PROPERTY LINE OR UTILITY EASEMENT.
(B) SETBACKS ARE MEASURED TO RIGHT OF WAY OR PROPERTY LINE.
(C) ACCESSORY STRUCTURES ARE NOT PERMITTED IN FRONT YARDS
(D) 'FRONT YARD' SHALL BE CONSIDERED THAT AREA DEFINED BY THE WIDTH OF THE LOT AND THE DEPTH FROM THE RIGHT-OF-WAY LINE TO FRONT WALL OF THE PRINCIPAL STRUCTURE.

Moved notes to Single family detail



What is this accomplishing?
Can it go on the same page as the fence design drawings?

In the approved FDP for single family this exhibit was on same page as setbacks etc. This has been moved to a fencing sheet.

TYPICAL SINGLE FAMILY

NTS

Case No. PRC2021-00005

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

5 OF 14

terracina design
10200 E. Girard Ave, A-314
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PROJECT NAME

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ADAMS COUNTY, COLORADO

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SHERRELWOOD VILLAGE

PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

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, ADAMS COUNTY, COLORADO

PROJECT NO:

OPEN SPACE SUMMARY		
LAND USE	ACRES	% ACRES
LANDSCAPE TRACTS	1.7	39.6%
RIGHT OF WAY	2.7	60.4%
TOTAL OS PROVIDED	**4.4**	**100.0%**
ACTIVE OS PROVIDED	1.0	
Total Site Acreage:	10.4	
Required Open Space (30%):	3.1	
Required Active Open Space (25% of Open Space)	0.8	

This table is breaking down the types of open space shown. 60% of the open space is within ROW. Table revised to include entire site

I find it hard to believe that the rights-of-way make up over 60% of this land area.

I need some info on what constitutes active recreation space, because that playground is not one acre in area, and open grassland is not active recreation per County standards defined in Chapter 11

You are correct. The playground is not 1 Ac, it is 0.38 Ac.

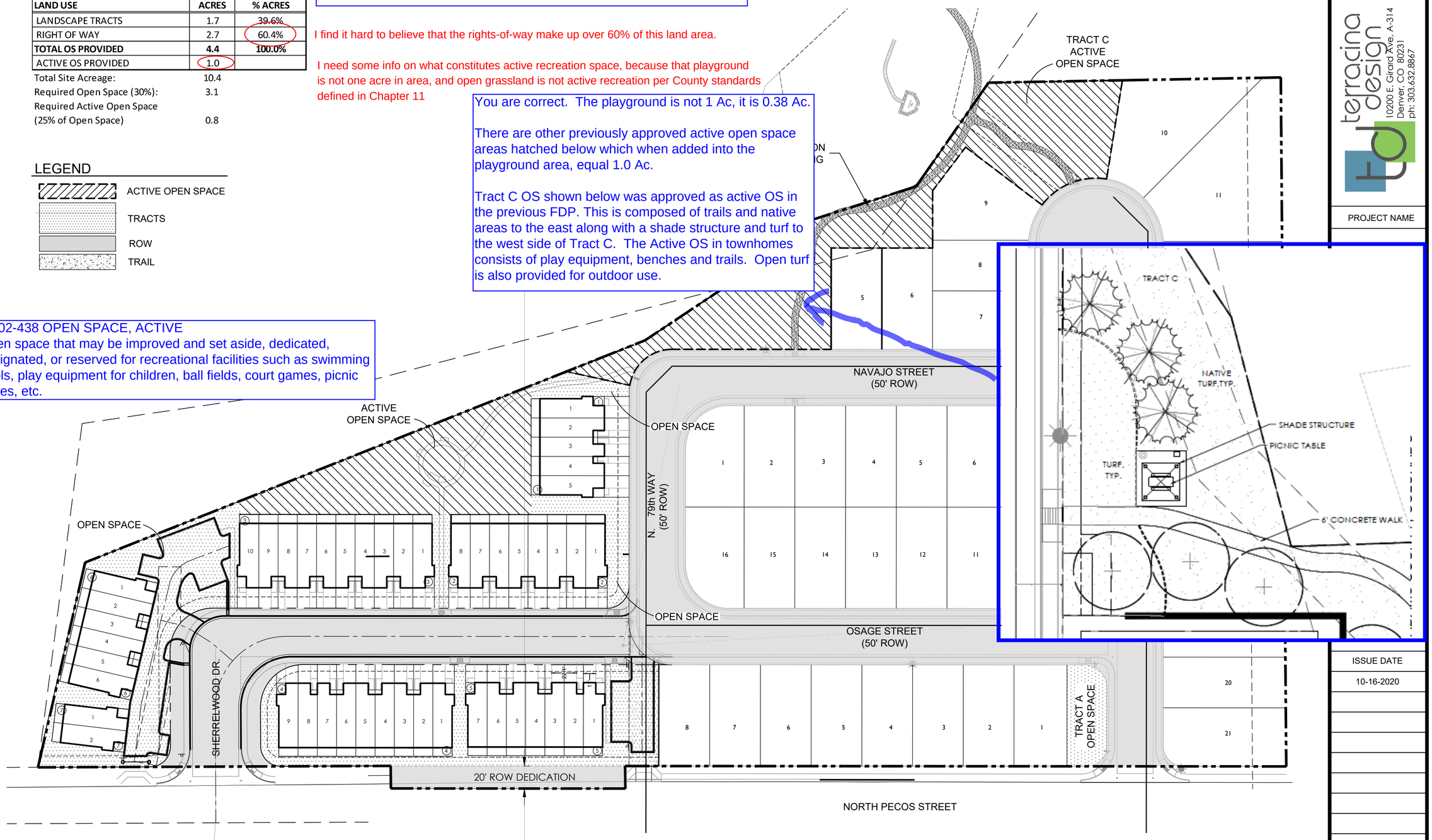
There are other previously approved active open space areas hatched below which when added into the playground area, equal 1.0 Ac.

Tract C OS shown below was approved as active OS in the previous FDP. This is composed of trails and native areas to the east along with a shade structure and turf to the west side of Tract C. The Active OS in townhomes consists of play equipment, benches and trails. Open turf is also provided for outdoor use.

11-02-438 OPEN SPACE, ACTIVE
Open space that may be improved and set aside, dedicated, designated, or reserved for recreational facilities such as swimming pools, play equipment for children, ball fields, court games, picnic tables, etc.

LEGEND

- ACTIVE OPEN SPACE
- TRACTS
- ROW
- TRAIL



Scale: 1"= 60'-0"

0 30 60 120

Case No. PRC2021-00005

SHEET TITLE

OPEN SPACE PLAN

SHEET NUMBER

6 OF 14

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

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ISSUE DATE

10-16-2020

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SHERRELWOOD VILLAGE

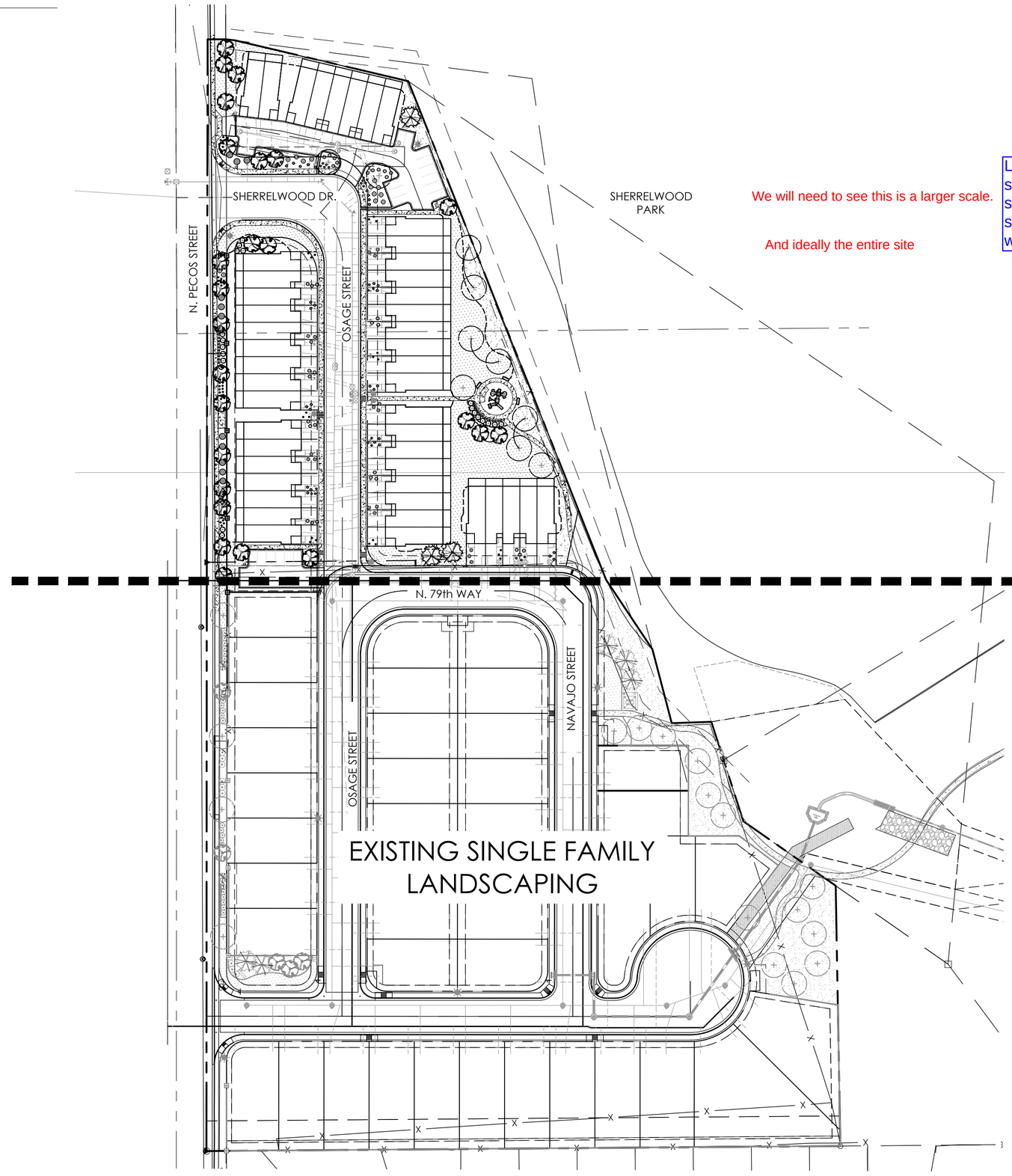
PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

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, ADAMS COUNTY, COLORADO

PROJECT NO:

LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- NATIVE SEED
- CONCRETE WALK
- TURF
- STEEL EDGER
- STREET LIGHT
- FENCE
- FENCE COLUMN



We will need to see this is a larger scale.

And ideally the entire site

Landscape enlargement is shown on next sheet at 30 scale. Single Family LS sheets added to plan set as well

Scale: 1"= 80'-0"

0 40 80 160

Case No. PRC2021-00005

SHEET TITLE

OVERALL LANDSCAPE PLAN

SHEET NUMBER

7 OF 14

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

SHERRELWOOD VILLAGE
FINAL DEVELOPMENT PLAN- AMENDMENT 1
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SHERRELWOOD VILLAGE

PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

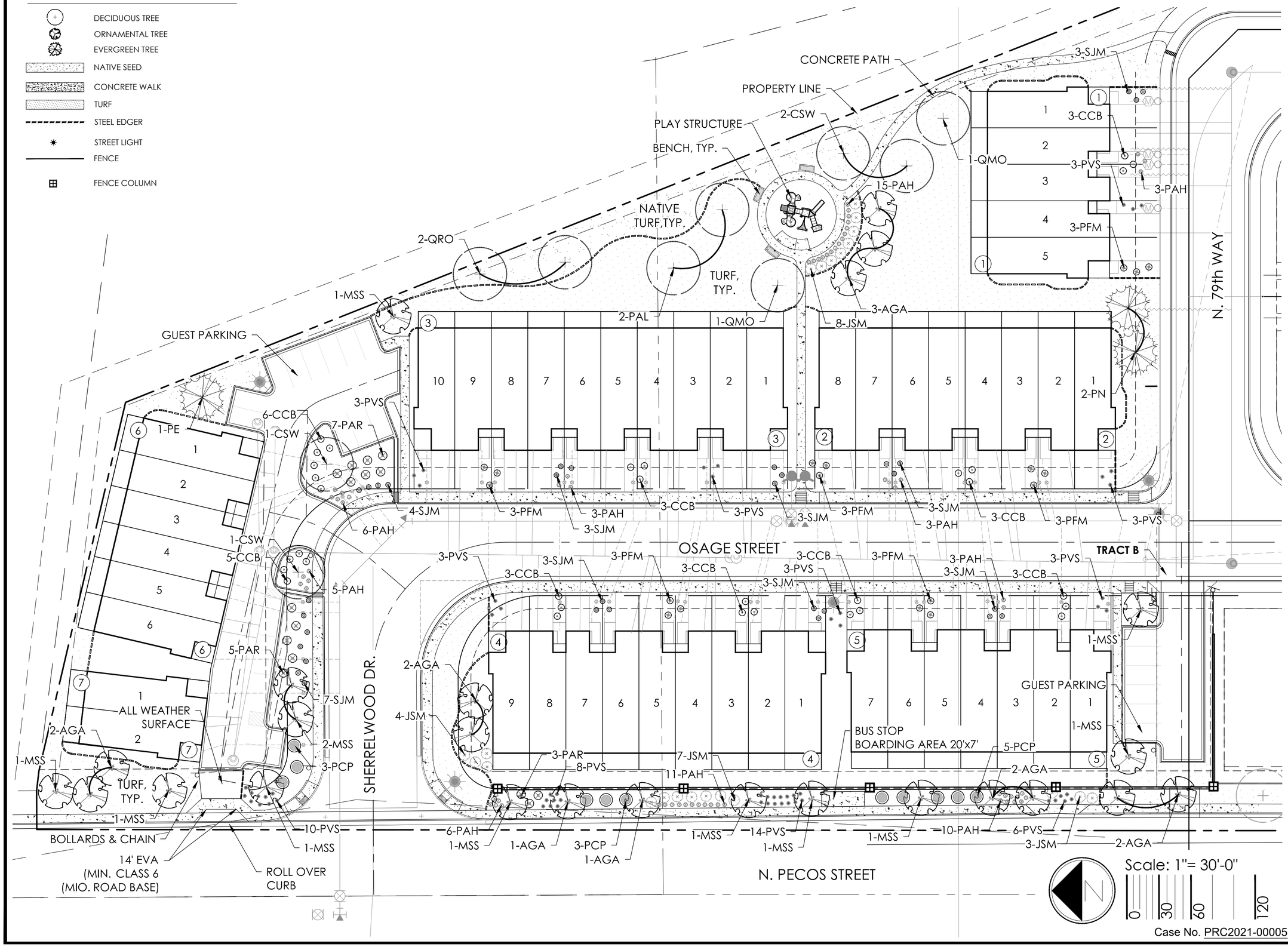
PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO

PROJECT NO:

Townhome

LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- NATIVE SEED
- CONCRETE WALK
- TURF
- STEEL EDGER
- STREET LIGHT
- FENCE
- FENCE COLUMN



Case No. PRC2021-00005

SHEET TITLE

OVERALL LANDSCAPE PLAN

SHEET NUMBER

8 OF 14

terracina design
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SHERRELWOOD VILLAGE

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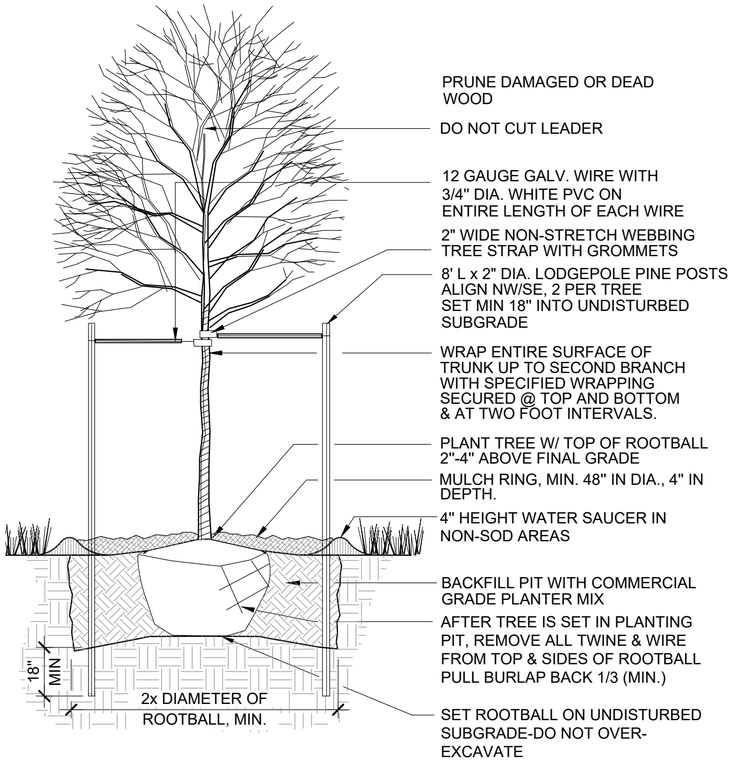
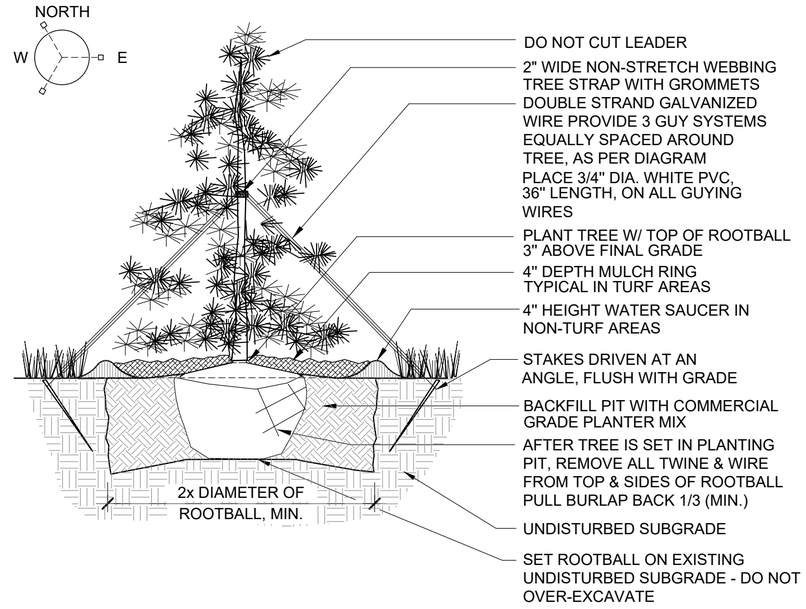


1 DECIDUOUS TREE PLANTING

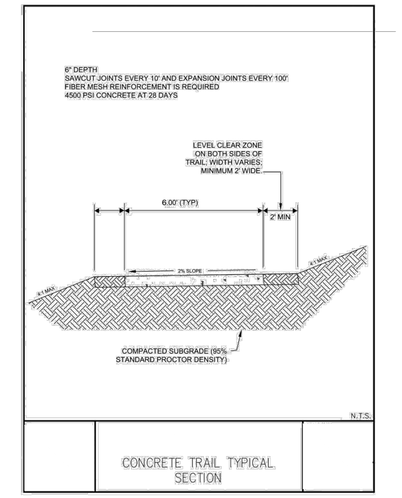
NOT TO SCALE



1. INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN LAWN AREAS.
2. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

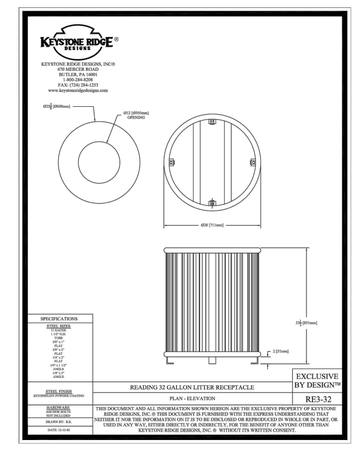
2 EVERGREEN TREE PLANTING

NOT TO SCALE



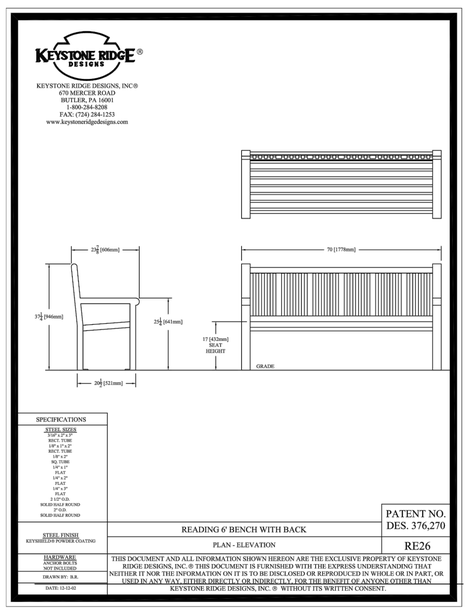
3 6' CONCRETE TRAIL

NOT TO SCALE



4 TRASH CAN

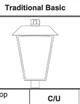
NOT TO SCALE



5 6' BENCH

NOT TO SCALE

POST TOP LUMINAIRE
TRADITIONAL - BASIC

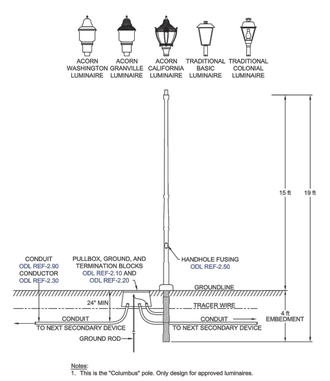


Traditional Basic			
Description: For use on 3" OD pole top tenon	**C/U**	**Luminaire Cat ID**	**Color**
HPS			
Traditional Basic - 70 W - post top[9]	**ESLTB07HK**	53987	Black
Traditional Basic - 100 W - post top[6]	**ESLTB10HK**	54008	Black
Traditional Basic - 150 W - post top[6]	**ESLTB15HK**	216477	Black
Traditional Basic - 70 W - post top[9]	**ESLTB07HZ**	214340	Dark Bronze
Traditional Basic - 100 W - post top[6]	**ESLTB10HZ**	106552	Dark Bronze
Traditional Basic - 150 W - post top[6]	**ESLTB15HZ**	106553	Dark Bronze

Notes:
1. C/Us include the luminaire, photo control, and the correct lamp type.
2. Design only 70, 100, and 150-Watt lamps. Design only 120 V lighting systems.
3. Design Traditional poles, arms, etc., using sections PL-INDEX, AM-INDEX and ODL REF-INDEX.
4. Traditional luminaires are 3" OD post top mounted.
5. Check for proper illumination levels according to type of application.
6. All Traditional luminaires are pre-wired for 120 V at the factory. However all standard Traditional luminaires have multi-voltage ballasts that support the following voltages: 120 V, 208 V, 240 V, and 277 V. Traditional luminaires must be re-wired to support voltages if other than 120 V.

Xcel Energy	Issued	Replaces	Approved	File	OUTDOOR LIGHTING MANUAL
	Jan-17	Jan-16	ML	LM-13.00	Page LM-13.00

ALUMINUM POLE - TENON TOP
POST TOP LUMINAIRES
DIRECT BURIED

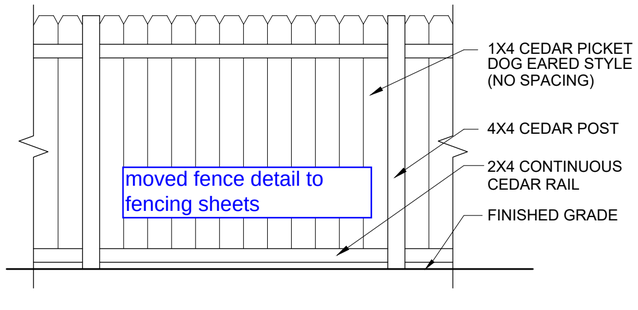


Notes:
1. This is the "Columbus" pole. Only design for approved luminaires.

Xcel Energy	Issued	Replaces	Drawn by	Approved	File	OUTDOOR LIGHTING MANUAL
	Jan-16	New	JD	GWS	PL_7.00	Page PL-7.00

6 STREET LIGHTING DETAIL

NOT TO SCALE



7 6 HT. PRIVACY FENCE

NOT TO SCALE

* ALL IMAGES ARE CONCEPTUAL. FINAL STRUCTURES TO BE DETERMINED

Case No. PRC2021-00005

SHEET TITLE

LANDSCAPE DETAILS

SHEET NUMBER

9 OF 14

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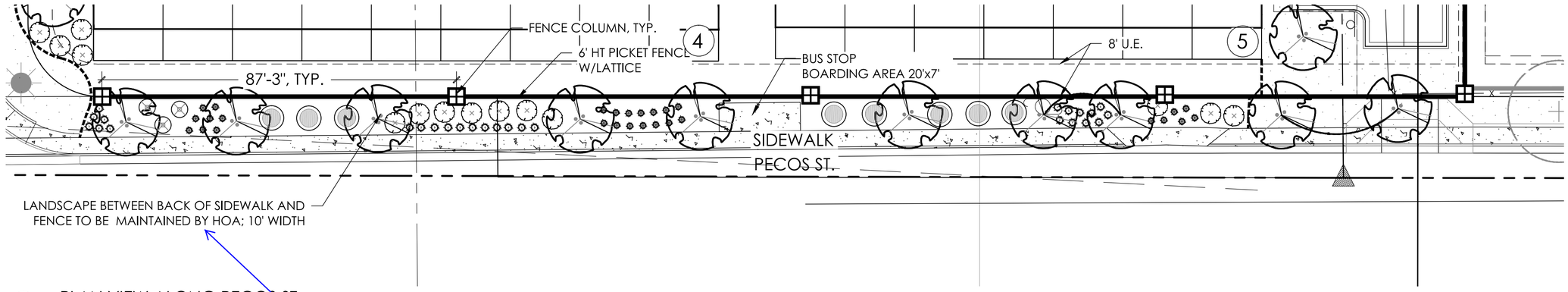
SHERRELWOOD VILLAGE

PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

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, ADAMS COUNTY, COLORADO

PROJECT NO:

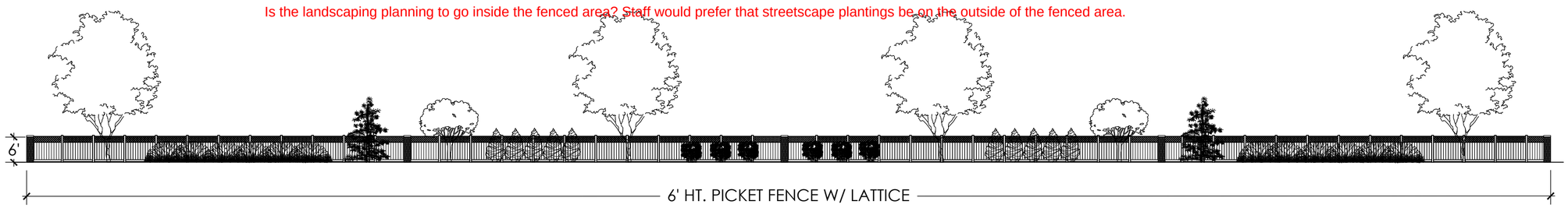


1 PLAN VIEW ALONG PECOS ST.

NOT TO SCALE

Landscaping is between back of sidewalk and fence per above note and plan view enlargement. This landscaping is visible to Pecos and assist with screening.

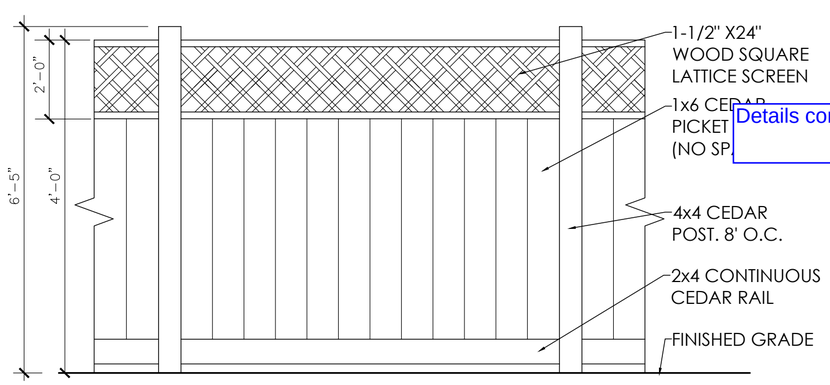
Is the landscaping planning to go inside the fenced area? Staff would prefer that streetscape plantings be on the outside of the fenced area.



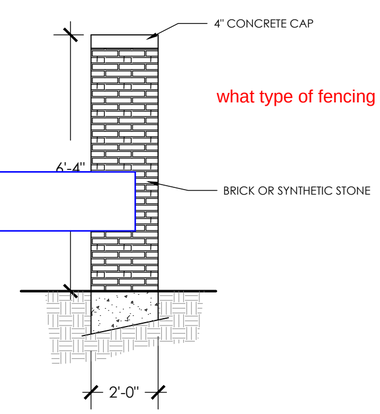
2 ELEVATION FACING PECOS ST.

NOT TO SCALE

Put fence details on same page. Show which type is going where on a map.



3 6' HT. PICKET FENCE W/LATTICE



what type of fencing is spanning these columns. I don't see that detail.

FENCE COLUMN

TYPICAL, BUT SUBJECT TO CHANGE

NOT TO SCALE

The plan view above indicates this 6' Picket Fence is used along Pecos. No other fencing is used in the townhome amendment area. The privacy fencing shown on a different sheet is for the single family area.

* ALL IMAGES ARE CONCEPTUAL. FINAL STRUCTURES TO BE

Case No. PRC2021-00005

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LANDSCAPE DETAILS

SHEET NUMBER

10 OF 14

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SHERRELWOOD VILLAGE

PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

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, ADAMS COUNTY, COLORADO

PROJECT NO:

LANDSCAPE NOTES

1. THE HOMEOWNERS OR THEIR SUCCESSORS AND ASSIGNS SHALL MAINTAIN ALL IRRIGATION AND LANDSCAPING WITHIN EACH RESPECTIVE LOT. SEE ALSO 'GENERAL NOTES' 'C' INCLUSIVE.
2. FRONT AND SIDE SETBACKS: THE ENTIRE FRONT AND SIDE SETBACKS SHALL BE LANDSCAPED, EXCEPT FOR DRIVEWAYS.
3. BACK YARD SETBACK: A MINIMUM OF THIRTY PERCENT (30%) OF THE BACK YARD SHALL BE LANDSCAPED IN SINGLE FAMILY LOTS
4. REQUIRED GROUND COVER: A MINIMUM OF THIRTY PERCENT (30%) OF THE REQUIRED FRONT AND SIDE LANDSCAPE AREA MUST BE COVERED BY LIVING GROUND MATERIAL, SUCH AS LOW GROWING GROUND COVER, SHRUBS, OR GRASS, WITHIN ONE (1) YEAR FOLLOWING OCCUPANCY AND THEREAFTER.
5. REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO (2) ORNAMENTAL TREES AND FIVE (5) SHRUBS, SHALL BE REQUIRED FOR EACH SINGLE FAMILY LOT. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.
6. MINIMUM SIZE REQUIREMENTS: MINIMUM SIZE REQUIREMENTS FOR TREES AND SHRUBS SHALL BE:

PLANT TYPE	MATURE HEIGHT	MINIMUM PLANT SIZE AT PLANTING
ORNAMENTALS	LESS THAN 20'	1" TO 1-1/2"
LARGE DECIDUOUS	OVER 20'	2" TO 2-1/2"
EVERGREENS (SM.)	LESS THAN 20'	5' TALL
EVERGREENS (LG.)	OVER 20'	6' TALL
LOW SHRUBS	1' TO 3'	5 GALLON
UPRIGHT SHRUBS	3' TO 10'	5 GALLON

7. CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING AND SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR AT LOCATIONS OF PROPOSED SHRUBS, OR WITHIN EIGHT (8) FEET OF PROPOSED TREES, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER'S REPRESENTATIVE. DAMAGE TO EXISTING UTILITIES BY THE LANDSCAPE CONTRACTOR IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
8. ALL SHRUB BEDS TO BE CONTAINED WITH GREEN 4" DEPTH, 3/16" THICK PRO STEEL EDGING.
9. INSTALL 3" DEPTH OF 3/4" CRUSHED GRANITE MULCH OVER SPUNBOND POLYESTER FABRIC IN ALL SHRUB BEDS.
10. BLUEGRASS TURF AREAS, NATIVE GRASS AREAS AND SHRUB BEDS SHALL BE PREPARED WITH ASPEN RICH COMPOST OR AN APPROVED EQUAL AT A RATE OF 3 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
11. TURF AND SHRUB BEDS SHALL BE IRRIGATED WITH AN UNDERGROUND AUTOMATED IRRIGATION SYSTEM AND SHALL PROVIDE HEAD TO HEAD COVERAGE. NATIVE SEED AREAS DO NOT REQUIRE PERMANENT IRRIGATION.

LANDSCAPE INSTALLATION & MAINTENANCE CHART

INSTALLATION AND MAINTENANCE		
AREA	INSTALLATION	MAINTENANCE
TOWNHOME LOTS 1-2	OWNER/DEVELOPER	HOA
TRACT A AND C	OWNER/DEVELOPER	HOA
LANDSCAPE ADJACENT TO:		
BLOCK 1: LOTS 1-21	BUILDER	HOMEOWNER
BLOCK 2: LOTS 1-8	BUILDER	HOMEOWNER
BLOCK 3: LOTS 1-16	BUILDER	HOMEOWNER
NORTH PECOS STREET	OWNER/DEVELOPER	HOA
LANDSCAPE EASEMENT ALONG PECOS ST	OWNER/DEVELOPER	HOA

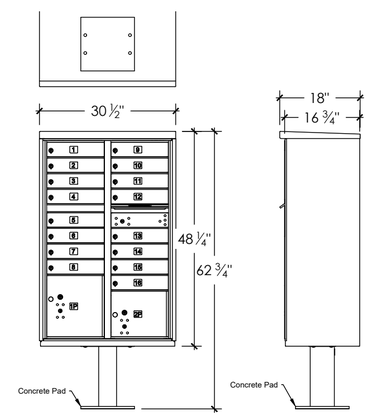
PLANT LIST

QTY	SYM	SCIENTIFIC NAME	COMMON NAME	SIZE	QUALITY
DECIDUOUS SHADE TREES					
4	CSW	CATALPA SPECIOSA	WESTERN CATALPA	2.5" CAL	B&B, SPECIMEN QUALITY
2	QRO	QUERCUS ROBUR	ENGLISH OAK	2.5" CAL	B&B, SPECIMEN QUALITY
2	QMO	QUERCUS MACROCARPA	BUR OAK	2.5" CAL	B&B, SPECIMEN QUALITY
2	PAL	POPULUS X ACUMINATA	LANCELEAF COTTONWOOD	2.5" CAL	B&B, SPECIMEN QUALITY
DECIDUOUS ORNAMENTAL TREES					
13	AGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLANCE SERVICEBERRY	2" CAL	B&B, SPECIMEN QUALITY
11	MSS	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL	B&B, SPECIMEN QUALITY
EVERGREEN TREES					
2	PN	PINUS NIGRA	AUSTRIAN PINE	8' HT	B&B, SPECIMEN QUALITY
1	PE	PINUS EDULIS	PINON PINE	8' HT	B&B, SPECIMEN QUALITY
EVERGREEN SHURBS					
46	JSM	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	5 GAL	CONT.
DECIDUOUS SHRUBS					
32	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIRAEA	5 GAL	CONT.
15	PAR	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	CONT.
11	PCP	PRUNUS X CISTENA	PURPLE-LEAF SAND CHERRY	5 GAL	CONT.
18	PFM	POTENTILLA FRUTICOSA GOLD DROP	GOLD DROP POTENTILLA	5 GAL	CONT.
32	SJM	SPIREA JAPONICA, MAGIC CARPET	SPIREA, MAGIC CARPET	5 GAL	CONT.
GRASSES					
98	PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	5 GAL	CONT.
59	PVS	PANNICUM VIRGATUM, SHENANDOAH	SWITCHGRASS, SHENANDOAH	5 GAL	CONT.

* ALL IMAGES ARE CONCEPTUAL. FINAL STRUCTURES TO BE DETERMINED

1 PLAY STRUCTURE

IMAGES FOR REFERENCE ONLY



NOTES:
1) MODEL # 3300 SERIES "F" CBU OR APPROVED EQUAL
2) COLOR TO BE SANDSTONE
3) (16) MAILBOXES, (1) OUTGOING, (2) PARCEL LOCKERS
4) MANUFACTURER: SALSBURY INDUSTRIES
1010 E. 62ND STREET
LOS ANGELES, CA 90001
P: (800) 624-5269
ENGINEERING@MAILBOXES.COM

2 MAIL KIOSK

NOT TO SCALE

TOWNHOME LANDSCAPE REQUIREMENTS

TOWNHOME LANDSCAPING AREA				
AREA (SF)	TREES REQUIRED (1/1500SF)	TREES PROVIDED	SHRUBS REQUIRED (2/1500 SF)	SHRUBS PROVIDED
44,926	30	38	60	83

REQUIRED LOT LANDSCAPING					
AREA	LOT AREA	REQUIRED LANDSCAPING (10% OF LOT AREA)	TOTAL LANDSCAPE AREA PROVIDED	ROW REQUIRED LANDSCAPING (50% OF REQUIRED LANDSCAPE)	ROW LANDSCAPE AREA PROVIDED
TOWNHOMES	111,000	11,100	44,926	5,550	8,100

STREE FRONTAGE LANDSCAPING						
AREA	LENGTH (LF)	DEPTH OF LANDSCAPE (LF)	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
TOWNHOME LOTS (OPTION 4)	505	13	11	15	26	39

NOTES:
1. OPTION 4 REQUIRES 2 TREES AND 5 SHRUBS EVERY 40 LF
2. SHRUB EQUIVALENT: (1) 5 GAL SHRUB = (3) 1 GAL GRASSES

Case No. PRC2021-00005

SHEET TITLE
LANDSCAPE DETAILS

SHEET NUMBER
11 OF 14

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME
SHERRELWOOD VILLAGE
FINAL DEVELOPMENT PLAN- AMENDMENT 1
ADAMS COUNTY, COLORADO

ISSUE DATE
10-16-2020

NOT FOR CONSTRUCTION

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SHERRELWOOD VILLAGE

PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

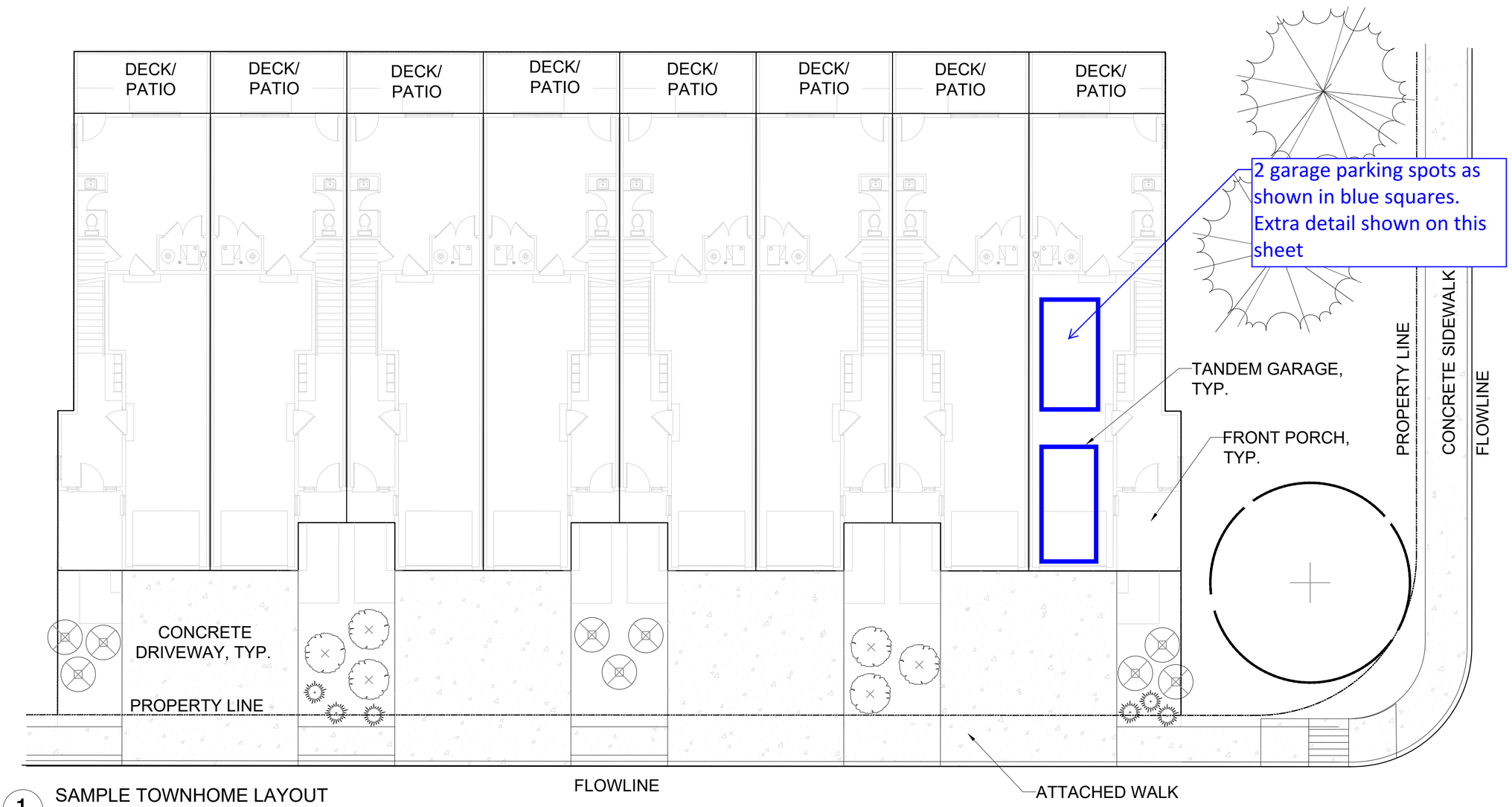
PART OF THE NORTHEAST QUARTER SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO

PROJECT NO:

LANDSCAPE LEGEND

SHRUBS

ORNAMENTAL GRASSES



1 SAMPLE TOWNHOME LAYOUT

*ACTUAL PLANS MAY VARY & WILL COMPLY WITH THE STANDARDS HEREON

Scale: 1"= 20'-0"

0 10 20 30 40

Case No.: PRC2021-00005

SHEET TITLE

SAMPLE HOUSE EXHIBIT

SHEET NUMBER

12 OF 14

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

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SHERRELWOOD VILLAGE
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SHERRELWOOD VILLAGE

PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

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, ADAMS COUNTY, COLORADO

PROJECT NO:

SINGLE FAMILY ARCHITECTURAL STANDARDS

1.1 Facades

a. A minimum of thirty percent (30%) of the homes in Roush Village (14 homes) shall have an area equivalent to at least 20 percent of the first floor front façade elevation (excluding window and door areas and related trim areas) clad in brick, stone, stucco, or other approved masonry materials.

b. All facades shall have durable siding materials which may include vinyl, cement fiber, engineered wood composite, stucco, rust resistant architectural metals or a combination of the above.

c. Material diversity is required. A minimum of two different materials shall be incorporated in each elevation. Variations of the same material (scallops, fish-scale, lap siding, board and batten) of the same or different color will be considered different materials. The coverage of the second material does not need to be evenly distributed.

d. Each elevation shall have a minimum window area of 20 square feet. Garage, basement or entry door windows shall not be used to satisfy the window requirement. There shall be no windowless elevations.

1.2 Roofs

a. The homes shall have a minimum pitch on the predominant roof planes of at least 4:12 (excluding dormers, porch roofs, and other extensions).

b. Acceptable roofing materials includes architectural grade composition roofing.

c. All rooftop equipment, including without limitation HVAC units, swamp coolers and antennas, shall not be placed on the street facing portion of the roof. This standard does not appl

d. Piping, venting, flashing, solar panel frames, and other rooftop equipment exposed to view shall be finished to match the roof surface color or otherwise designed to blend with the r

No changes to this sheet.

Please let me know if there are any specific items being amended on this page.

1.3 Windows and Doors

a. Each window that is not located in a portion of the wall clad in masonry shall have either:

i. A minimum four-inch nominal wide wood trim border.

ii. Shutters a minimum of 12-inches wide.

b. Window frames other than wood shall be either anodized, electrostatically-painted, vinyl clad or vinyl. Unpainted aluminum window frames are prohibited except for basement windows. Wood frames shall be painted, sealed or stained.

c. Each door that is not located in a portion of the wall clad in masonry shall have a minimum four-inch nominal wide wood trim border.

1 MODEL 1 ELEVATION A

ACTUAL ELEVATIONS WILL VARY & WILL COMPLY WITH THE STANDARDS HEREON

2 MODEL 1 ELEVATION B

ACTUAL ELEVATIONS WILL VARY & WILL COMPLY WITH THE STANDARDS HEREON

SINGLE FAMILY (MODEL 1)

- 1,480 S.F.
- 3 BEDROOMS
- 2.5 BATHROOMS
- 2 GARAGE STALLS (TANDEM)

3 MODEL 2 ELEVATION A

ACTUAL ELEVATIONS WILL VARY & WILL COMPLY WITH THE STANDARDS HEREON

4 MODEL 2 ELEVATION B

ACTUAL ELEVATIONS WILL VARY & WILL COMPLY WITH THE STANDARDS HEREON

SINGLE FAMILY (MODEL 2)

- 1,950 S.F.
- 4 BEDROOMS
- 2.5 BATHROOMS
- 2 GARAGE STALLS

Case No. PRC2021-00005

SHEET TITLE

SINGLE FAMILY ARCHITECTURAL STANDARDS

SHEET NUMBER

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

SHERRELWOOD VILLAGE
FINAL DEVELOPMENT PLAN- AMENDMENT 1
ADAMS COUNTY, COLORADO

ISSUE DATE

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SHERRELWOOD VILLAGE

PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

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, ADAMS COUNTY, COLORADO

PROJECT NO:

TOWNHOME ARCHITECTURAL STANDARDS

1.1 Facades

a. Each unit shall have 75 percent of the first floor front façade elevation (excluding window and door areas and related trim areas) clad in brick, stone, stucco, or other approved masonry materials.

b. All facades shall have durable siding materials which may include vinyl, cement fiber, engineered wood composite, stucco, rust resistant architectural metals or a combination of the above.

c. Material diversity is required. A minimum of two different materials shall be incorporated in each elevation. Variations of the same material (scallops, fish-scale, lap siding, board and batten) of the same or different color will be considered different materials. The coverage of the second material does not need to be evenly distributed.

d. Each unit elevation shall have a minimum window area of 100 square feet. Garage, basement or entry door windows shall not be used to satisfy the window requirement. There shall be no windowless elevations.

1.2 Roofs

a. Each unit shall have a minimum pitch on the predominant roof planes of at least 1:7 (excluding dormers, porch roofs, and other extensions).

b. Acceptable roofing materials includes architectural grade composition roofing.

c. All rooftop equipment, including without limitation HVAC units, swamp coolers and antennas, shall not be placed on the street facing portion of the roof. This standard does not apply to those items listed below.

d. Piping, venting, flashing, solar panel frames, and other rooftop equipment exposed to view shall be finished to match the roof surface color or otherwise designed to blend with the roof surface.

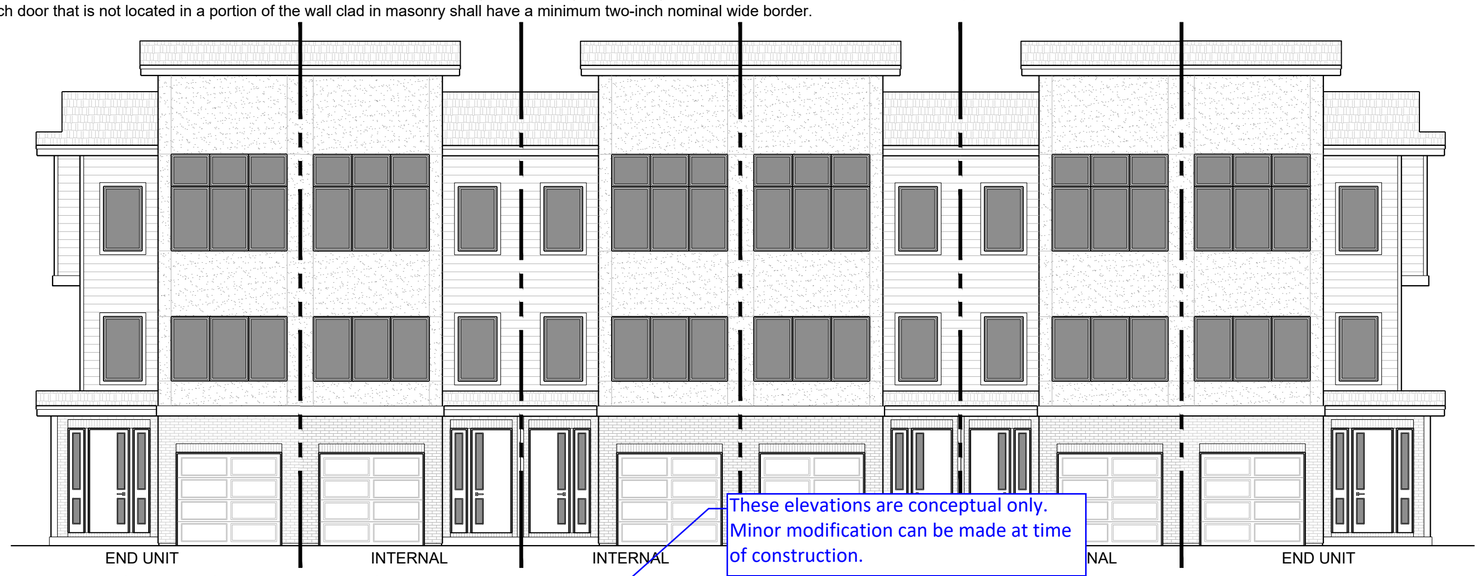
1.3 Windows and Doors

a. Each window that is not located in a portion of the wall clad in masonry shall have:

i. A minimum two-inch nominal wide wood trim border.

ii. Window frames other than wood shall be either anodized, electrostatically-painted, vinyl clad or vinyl. Unpainted aluminum window frames are prohibited. Wood frames shall be painted, sealed or stained.

ij. Each door that is not located in a portion of the wall clad in masonry shall have a minimum two-inch nominal wide border.



1 TYPICAL FRONT ELEVATION

~~ACTUAL ELEVATIONS WILL VARY & WILL COMPLY WITH THE STANDARDS HEREON~~

These elevations are conceptual only. Minor modification can be made at time of construction.

TYPICAL TOWNHOME UNIT

- 1,700-2,300 S.F.
- 3 BEDROOMS
- 2.5 BATHROOMS
- 2 GARAGE STALLS

For reference:

11-02-585 STRUCTURE HEIGHT
The vertical distance from the established grade elevation to the highest point of the coping of a flat roof or the deck line of a mansard roof or the mean height level between eaves and ridges for gable, hip, or gambrel roofs. Chimneys, spires, towers, elevator penthouses, tanks, and similar accessory projections shall not be included in calculating the height unless specifically referred to, and shall be considered unoccupied structure features that must meet the standards found within the definition for unoccupied structure features.

2 TYPICAL SIDE ELEVATION

~~ACTUAL ELEVATIONS WILL VARY & WILL COMPLY WITH THE STANDARDS HEREON~~

These elevations are conceptual only. Minor modification can be made at time of construction.

Rear Elevation added into FDP

Where are the rear elevations? Do they have architectural standards at all?

Please indicate that this conforms to height standards in the PUD

Yes these conform to the height standards. 35' Mean Height level of main section. See definition above. Text cleaned up for legibility.

Case No. PRC2021-00005

SHEET TITLE

TOWNHOME ARCHITECTURAL STANDARDS

SHEET NUMBER

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

SHERRELWOOD VILLAGE
FINAL DEVELOPMENT PLAN- AMENDMENT 1
ADAMS COUNTY, COLORADO

ISSUE DATE

10-16-2020

NOT FOR CONSTRUCTION

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Electronically Recorded RECEPTION#: 2022000033900,
4/15/2022 at 10:47 AM, 1 OF 1,
REC: $13.00
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

EXHIBIT B
STATEMENT OF AUTHORITY (FOR A TRUST OR CORPORATE ENTITY)

1. This Statement of Authority relates to an entity named: Elmwood North LLC

2. The type of entity is a corporation. *(Trust, corporation, etc.).*

3. The entity is formed under the law of colorado *(state).*

4. The mailing address for the entity is: 165 S. Madison St. #3260 Denver, CO 80209

5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

   Derrell Schreiner, Director of Construction

6. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Colorado Revised Statute Section 38-30-172(2).

   Executed this 14 day of April, 2022

Title: Manager

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 14th day of April, 2022 by Joe Delzotto.

Witness my hand and official seal.
My Commission Expires: February 4, 2026

Katherine Whitesell
Notary Public

KATHERINE WHITESELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224004811
MY COMMISSION EXPIRES FEBRUARY 4, 2026

Electronically Recorded RECEPTION#: 2022000033901,
4/15/2022 at 10:47 AM, 1 OF 1,
REC: $13.00
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

EXHIBIT B
STATEMENT OF AUTHORITY (FOR A TRUST OR CORPORATE ENTITY)

1. This Statement of Authority relates to an entity named: 7840 Pecos Investments LLC

2. The type of entity is a corporation. *(Trust, corporation, etc.).*

3. The entity is formed under the law of Colorado *(state)*.

4. The mailing address for the entity is: 155 S. Madison St. #320 Denver, CO 80209

5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

   Derrell Schreiner, Director of Development

6. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Colorado Revised Statute Section 38-30-172(2).

   Executed this 14 day of April, 2022

Title: Manager

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 14th day of April, 2022 by Joe DelZotto.

Witness my hand and official seal.
My Commission Expires: February 4, 2026

Katherine Whitesell
Notary Public

KATHERINE WHITESELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224004811
MY COMMISSION EXPIRES FEBRUARY 4, 2026

Electronically Recorded RECEPTION#: 2022000033902,
4/15/2022 at 10:47 AM, 1 OF 1,
REC: $13.00
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

EXHIBIT B
STATEMENT OF AUTHORITY (FOR A TRUST OR CORPORATE ENTITY)

1. This Statement of Authority relates to an entity named: Delwest Development Corp.

2. The type of entity is a Corporation. *(Trust, corporation, etc.).*

3. The entity is formed under the law of Colorado *(state).*

4. The mailing address for the entity is: 195 S. Madison St. #326 Denver, CO 80209

5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

   Derrell Schveiner, Director of Construction

6. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Colorado Revised Statute Section 38-30-172(2).

Executed this 14 day of April, 2022

Title: Manager

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 14th day of April, 2022 by Joe DelZotto.

Witness my hand and official seal.
My Commission Expires: February 4, 2026

Katherine Whitesell
Notary Public

KATHERINE WHITESELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224004811
MY COMMISSION EXPIRES FEBRUARY 4, 2026

Electronically Recorded RECEPTION#: 2022000033903,
4/15/2022 at 10:47 AM, 1 OF 1,
REC: $13.00
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO.1

CASE NO. PLT2020-00015

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

SHEET 1 OF 3

LEGAL DESCRIPTION AND DEDICATION STATEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF LOTS 1 THROUGH 4, BLOCK 1 AND ALL TRACTS OF SHERRELWOOD VILLAGE, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000075940, SITUATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 A #6 REBAR WITH A 3-1/4" DIAMETER ALUMINUM CAP SET IN A RANGE BOX, STAMPED "PLS 23519" TO THE NORTHEAST CORNER OF SAID SECTION 33 BEING A #6 REBAR WITH A 3-1/4" DIAMETER ALUMINUM CAP SET IN A RANGE BOX, 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 SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AND THE POINT OF BEGINNING;

THENCE N 89°30'30" E, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, ALSO BEING THE SOUTH LINE OF THAT PARCEL OF LAND RECORDED IN RECEPTION NO. 2019000075343, IN RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, A DISTANCE OF 299.36 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL OF LAND RECORDED IN BOOK 3251 AT PAGE 924, SAID ADAMS COUNTY RECORDS;

THENCE ALONG THE WEST LINES OF SAID PARCEL OF LAND, THE FOLLOWING TWO (2) COURSES:

1. S 21°38'59" E, A DISTANCE OF 266.92 FEET;
2. S 33°40'19" E, A DISTANCE OF 83.13 FEET TO A POINT ON THE WEST LINE OF LOT 2, KALCEVIC SUBDIVISION AMENDED, AS RECORDED AT RECEPTION NO. B1041161, SAID ADAMS COUNTY RECORDS;

THENCE ALONG THE WEST LINES OF LOT 2 AND LOT 1, SAID KALCEVIC SUBDIVISION AMENDED, THE FOLLOWING FOUR (4) COURSES:

1. S 14°37'52" E, A DISTANCE OF 76.08 FEET;
2. N 88°03'04" E, A DISTANCE OF 39.50 FEET;
3. S 17°49'46" E, A DISTANCE OF 104.05 FEET;
4. S 55°05'47" E, A DISTANCE OF 112.26 FEET;

THENCE S 01°01'29" E, A DISTANCE OF 259.37 FEET TO A POINT ON THE NORTH LINE OF THE ELMWOOD PARK SUBDIVISION, AS RECORDED AT RECEPTION NO. C0184761, SAID ADAMS COUNTY RECORDS;
THENCE S 89°32'44" W, ALONG THE NORTH LINE OF SAID ELMWOOD PARK SUBDIVISION, A DISTANCE OF 631.65 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY;

THENCE N 00°01'53" E, ALONG SAID EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, A DISTANCE OF 586.61 FEET TO THE SOUTHWEST CORNER OF THAT EXCEPTION PARCEL RECORDED AT RECEPTION NO. 2019000073502 OF SAID ADAMS COUNTY RECORDS;

THENCE N 89°30'30" E, ALONG THE SOUTH LINE OF SAID EXCEPTION PARCEL, A DISTANCE OF 208.00 FEET TO THE SOUTHEAST CORNER OF SAID EXCEPTION PARCEL;

THENCE N 00°01'53" E, ALONG A LINE BEING 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;

THENCE S 89°30'30" W, 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 208.00 FEET TO THE NORTHWEST CORNER OF SAID EXCEPTION PARCEL AND A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY;
THENCE N 00°01'53" E, ALONG THE EAST LINE OF SAID PECOS STREET RIGHT-OF-WAY, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE PORTIONS OF RIGHT-OF-WAY, AS DEDICATED BY SHERRELWOOD VILLAGE, A SUBDIVISION PLAT RECORDED AT 2018000075940.

CONTAINING 346,058 SQUARE FEET, OR 7.944 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1.

TRACT USE TABLE

TRACT	USE	OWNERSHIP	MAINTENANCE
A	OPEN SPACE, UTILITY	OWNERS	OWNERS
C	OPEN SPACE, UTILITY, DRAINAGE & ACCESS	OWNERS	OWNERS

TRACT NOTE

TRACTS B AND D HAVE BEEN REMOVED BY THIS PLAT CORRECTION. TRACTS A AND C SHALL REMAIN UNCHANGED. THE USES, OWNERSHIP AND MAINTENANCE OF TRACTS ARE LISTED IN THE TRACT TABLE ABOVE.

OWNER

DELWEST DEVELOPMENT CORP., A COLORADO CORPORATION

BY: [signature]

AS: Authorized signor

ACKNOWLEDGEMENT

STATE OF Colorado }
COUNTY OF Denver } SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF April, 2022 A.D.

BY: Derrell Schreiner

AS: Authorized Signer

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: Katherine Whitesell

MY COMMISSION EXPIRES: February 4, 2026

KATHERINE WHITESELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224004811
MY COMMISSION EXPIRES FEBRUARY 4, 2026

OWNER

7840 PECOS INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: [signature]

AS: Authorized signor

ACKNOWLEDGEMENT

STATE OF Colorado }
COUNTY OF Denver } SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF April, 2022 A.D.

BY: Derrell Schreiner

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KATHERINE WHITESELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224004811
MY COMMISSION EXPIRES FEBRUARY 4, 2026

OWNER

ELMWOOD NORTH LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: [signature]

AS: authorized signor

ACKNOWLEDGEMENT

STATE OF Colorado }
COUNTY OF Denver } SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF April, 2022 A.D.

BY: Derrell Schreiner

AS: Authorized Signer

WITNESS MY HAND AND OFFICIAL SEAL:

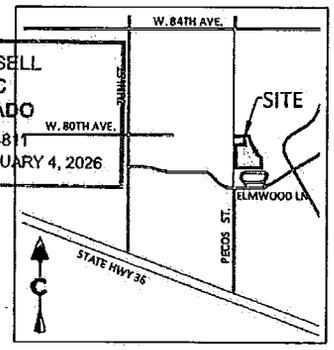
NOTARY PUBLIC: Katherine Whitesell

MY COMMISSION EXPIRES: February 4, 2026

KATHERINE WHITESELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224004811
MY COMMISSION EXPIRES FEBRUARY 4, 2026

VICINITY MAP

1" = 2000'



LAND USE TABLE

TYPE	AREA (SF)	AREA (AC)
TRACTS A & C	30,019	0.689
LOTS (42)	231,957	5.325
INTERNAL R.O.W.	84,082	1.930
TOTAL	346,058	7.944

PURPOSE OF PLAT CORRECTION

THE PURPOSE OF THIS PLAT CORRECTION IS TO REMOVE TRACTS B AND D; AND RECONFIGURE LOTS 1, 2, 3 & 4 BLOCK 1, SHERRELWOOD VILLAGE, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000075940, AND THAT PORTION OF LOT 8, BLOCK 2 OF SHERRELWOOD VILLAGE, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. B1120004842, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, INTO ONE, CONTIGUOUS LOT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON SEPTEMBER 29, 2021

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

COMMUNITY AND ECONOMIC DEVELOPMENT APPROVAL

APPROVED BY THE ADAMS COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

THIS _____ DAY

OF _____, 20___, A.D.

_____
DEVELOPMENT SERVICES MANAGER

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

_____ RECEPTION NO. _____
BY DEPUTY:

CORE CONSULTANTS, INC.
5475 S. QUEBEC STREET, SUITE 100
ENGLEWOOD, CO 80111
303.703.6444
LIVETOGRADE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1
NORTHEAST 1/4 SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

PROJ MGR: JCA
PROJ ENG: DF
CAD: JCA
DATE: 2/16/2022

SHEET 1 OF 3

15-018