

LEGAL DESCRIPTION

LOTS 10 THROUGH 14, INCLUSIVE, BLOCK 5, VALLEY VIEW ESTATES, COUNTY OF ADAMS, STATE OF COLORADO, RECORDED SEPTEMBER 25, 1963 AT THE ADAMS COUNTY RECORDS BOOK NO. 7, PAGE NO. 121, RECEPTION NO. 707602, FILE 11 MAP 121.

SURVEYOR'S CERTIFICATE

I, MATHEW E. SELTERS, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION HAS BEEN PREPARED OR REVIEWED BY ME TO BE AN ACCURATE DESCRIPTION OF THE PDP PROPERTY BOUNDARY.

DATE P.L.S. #27275

PROPERTY OWNER

RICARDO VELEZ
220 W. SUTTON CIR.
LAFAYETTE, CO 80026
PHONE: (510) 340-1173
EMAIL: RICARDO@GREATASCENTDEVELOPMENT.COM

CONSULTANTS:

ENGINEER/SURVEYOR:
DREXEL, BARRELL & CO.
1376 MINERS DR., SUITE 107
LAFAYETTE, CO 80026
CONTACT: CAMERON KNAPP, P.E.
PHONE: (303) 442-4338
EMAIL: CKNAPP@DREXELBARRELL.COM

ARCHITECT & LANDSCAPE DESIGN:
DTJ DESIGN
3101 IRIS AVENUE, SUITE 130
BOULDER, CO 80301
CONTACT: DAVID POPPLETON/JAMES PALMER
PHONE: (303) 443-7533
EMAIL: DPOPPLETON@DTJDESIGN.COM
JPALMER@DTJDESIGN.COM

DEVELOPMENT TIMING & PHASING

IN THE EVENT OF APPROVAL OF A PROPERTY'S PDP OR LATEST PDP AMENDMENT IS MORE THAN FIVE (5) YEARS OLD AND NO BUILDING PERMIT HAS BEEN ISSUED, THE PDP OR AMENDED PDP SHALL BE REQUIRED TO BE SUBMITTED FOR REVIEW AND RECONSIDERATION IN ACCORDANCE WITH CITY CODE.

THE PROPOSED DEVELOPMENT TIMING AND PHASING FOR THIS PROJECT IS AS FOLLOWS: THE PROJECT WILL CONSIST OF ONLY A SINGLE PHASE OF CONSTRUCTION. DUPLEX BUILDING CONSTRUCTION IS EXPECTED TO START AT THE SOUTH END OF THE PROPERTY AND FILL IN GOING NORTH AS UNITS ARE SOLD.

PERMITTED USES

THE USES WILL BE LIMITED TO THOSE OUTLINED IN THE CITY COMPREHENSIVE LAND USE PLAN FOR RESIDENTIAL MEDIUM DENSITY (SINGLE-FAMILY ATTACHED UP TO 8.0 D.U. PER ACRE).

PROHIBITED USES

ANY USES NOT SPECIFICALLY LISTED AS PERMITTED SHALL BE DEEMED PROHIBITED. THE PLANNING MANAGER SHALL DETERMINE IF AN UNLISTED USE OR SET OF USES FALLS INTO THE DEFINITION OF A LISTED PERMITTED USE.

PROJECT SCOPE

THIS PROJECT WILL CONSIST OF REPLATTING THE PROPERTY FROM 5 LOTS TO 12 LOTS TO ACCOMMODATE THE CONSTRUCTION OF 6 DUPLEX BUILDINGS CONSISTING OF A TOTAL OF 12 UNITS WITH 3 BEDROOMS PER UNIT. THE NUMBER OF BEDROOMS WILL NOT VARY PER UNIT. EACH LOT WILL BE INDIVIDUALLY OWNED AND A HOMEOWNERS ASSOCIATION WILL MAINTAIN THE TRACT WITH THE PARK, FRONT LANDSCAPING FOR EACH UNIT, AND THE TRACT WITH THE RAIN GARDEN.

ZONING & LAND USE

CURRENT ZONING & LAND USE: PUD VACANT
PROPOSED ZONING & LAND USE: PUD MEDIUM DENSITY RESIDENTIAL
COMPREHENSIVE PLAN DESIGNATION: RESIDENTIAL MEDIUM DENSITY

	ZONING	LAND USE	COMP. PLAN DESIGNATION
NORTH:	PUD/O-1	RETAIL COMMERCIAL/PARK	SERVICE COMMERCIAL/PARKS
SOUTH:	PUD	RETAIL COMMERCIAL	N.A. (FEDERAL HEIGHTS)
EAST:	PUD	LOW DENSITY RESIDENTIAL	RESIDENTIAL LOW DENSITY
WEST:	PUD /C-1	RETAIL COMMERCIAL/OFFICE	SERVICE COMMERCIAL/OFFICE

LOTS AND UNITS

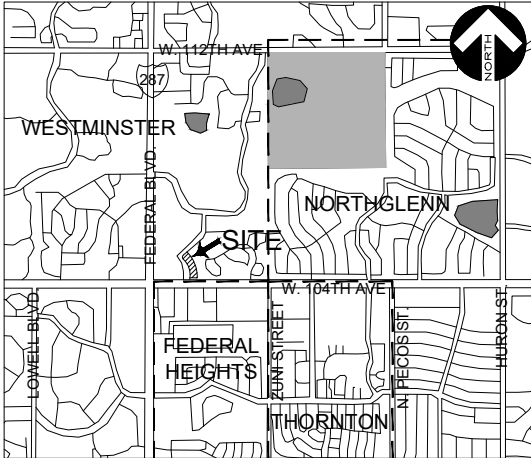
TOTAL SITE AREA:	72,908 SF
NUMBER OF LOTS:	12
NUMBER OF UNITS:	12
MINIMUM LOT SIZE:	4,927 SF

SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN

VALLEY VIEW ESTATES

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 6

VICINITY MAP



SCALE: 1" = 2,000'

OWNER APPROVAL

I, RICARDO VELEZ, PROPERTY OWNER, DO SO APPROVE THIS PDP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20__.

SIGNATURE

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WESTMINSTER
THIS _____ DAY OF _____, 20__.

CHAIRMAN

ATTEST: CITY CLERK

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER
THIS _____ DAY OF _____, 20__.

MAYOR

ATTEST: CITY CLERK

CLERK AND RECORDER'S CERTIFICATE

RECEPTION NO.

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT BRIGHTON, COLORADO ON THIS _____ DAY OF _____, 20__, AT ____ :__ O'CLOCK __.M.

ADAMS COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK

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Engineers & Surveyors
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LAFAYETTE
COLORADO SPRINGS

DATE: 07/09/2024

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1 OF 6
COVER

PLN 21-0041

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VALLEY VIEW ESTATES

A PLANNED UNIT DEVELOPMENT
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SHEET 2 OF 6

PROJECT NOTES

PARK DEVELOPMENT FEE:

THE CITY CODE (§11-6-8(C)) REQUIRES A PARK DEVELOPMENT FEE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST UNIT IN ANY BUILDING. A FEE OF \$2,035 (2024) PER DWELLING UNIT IS DUE TO THE CITY. FOR 12 DWELLINGS THE TOTAL FEE IS \$24,420. THIS FEE AMOUNT MAY CHANGE PRIOR TO COMPLETION OF THIS PROJECT AS THE PARK FEE IS ADJUSTED ANNUALLY IN ACCORDANCE WITH THE CONSUMER PRICE INDEX (CPI) AS ESTABLISHED FOR THE DENVER METROPOLITAN AREA.

PUBLIC LAND DEDICATION:

PUBLIC LAND DEDICATION IS REQUIRED FOR RESIDENTIAL DEVELOPMENTS IN THE CITY. FOR THIS SITE, THE CITY HAS DETERMINED THAT A LAND DEDICATION WOULD NOT SERVE THE PUBLIC INTEREST. THEREFORE, A FEE IN LIEU OF THE LAND DEDICATION IS REQUIRED. THE FEE IS BASED ON THE FAIR MARKET VALUE OF THE LAND WHICH MIGHT HAVE BEEN DEDICATED TO THE CITY. PUBLIC LAND DEDICATION IS PROPOSED TO BE PAID CASH-IN-LIEU. THE CITY CODE (11-6-8(B)) REQUIRES 12 ACRES PER 1,000 RESIDENTS.

PROJECTED POPULATION FOR THIS DEVELOPMENT IS 2.5 PERSONS PER UNIT. FOR 12 UNITS THE POPULATION IS 30 PERSONS. FOR 30 PERSONS THE PUBLIC LAND DEDICATION REQUIRED IS 0.36 ACRES. BASED ON A LAND PURCHASE PRICE (OR FAIR MARKET VALUE AS DETERMINED BY A CURRENT APPRAISAL) OF \$245,678 PER ACRE MULTIPLIED BY 0.36 ACRES, THE CASH-IN-LIEU TOTALS \$88,445. THE CASH-IN-LIEU PAYMENT IS DUE PRIOR TO THE RECORDATION OF THE FINAL PLAT OR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF A PLAT IS NOT REQUIRED.

SCHOOL LAND DEDICATION:

THE CITY CODE (§11-6-8(F)) REQUIRES A DEDICATION OF SCHOOL LAND OR CASH IN LIEU OF LAND. FOR THIS SITE, THE CITY HAS DETERMINED THAT A LAND DEDICATION WOULD NOT SERVE THE PUBLIC INTEREST. THEREFORE, A FEE IN LIEU OF THE LAND DEDICATION IS REQUIRED. THE CASH-IN-LIEU FEE IS A FIXED AMOUNT BASED ON THE TYPE OF UNIT AND IS DUE AT THE TIME OF FINAL PLAT OR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF A PLAT IS NOT REQUIRED. FOR SINGLE FAMILY ATTACHED A FEE OF \$468.00 (2024) PER DWELLING UNIT IS DUE TO THE CITY. FOR 12 DWELLINGS THE TOTAL FEE IS \$5,616.00. THIS FEE AMOUNT MAY CHANGE PRIOR TO COMPLETION OF THIS PROJECT AS THE SCHOOL FEE IS ADJUSTED ANNUALLY TO KEEP PACE WITH THE REAL ESTATE MARKET AND LAND VALUES

RECOVERY COSTS:

ANY SUBSEQUENTLY OCCURRING RECOVERY COSTS SHALL BE EFFECTIVE AGAINST THE DEVELOPMENT. A RECOVERY COST IS STILL VALID AGAINST A DEVELOPMENT EVEN IF IT IS UNDISCOVERED AND/OR INADVERTENTLY OMITTED FROM THE PRELIMINARY OR OFFICIAL DEVELOPMENT PLAN.

SERVICE COMMITMENTS:

MAXIMUM DENSITY OF A COMPREHENSIVE PLAN DESIGNATION, PRELIMINARY DEVELOPMENT PLAN USE, OR PREVIOUS ODP MAY NOT BE ACHIEVABLE FOR EVERY SITE DUE TO CONSTRAINTS WHICH MAY INCLUDE SERVICE RESOURCES OR INFRASTRUCTURE. THE MAXIMUM FEASIBLE DENSITY MUST BE DETERMINED BY REVIEWING COMPLETE PROJECT DATA WHEN SUBMITTED WITH EACH ODP PROPOSAL AGAINST THE CURRENT CONDITION OF KNOWN CONSTRAINTS ON THE SITE. SERVICE COMMITMENTS ARE ISSUED AT THE TIME OF BUILDING PERMIT ISSUANCE PER CITY CODE (§11-3-4(C)). SERVICE COMMITMENTS PREVIOUSLY AND EXPLICITLY PROVIDED IN DOCUMENTATION BUT NOT CONSTRUCTED NOR CONNECTED WITHIN A REASONABLE PERIOD REMAIN SUBJECT TO RESCISSION OR REDUCTION AS NECESSARY IN THE PUBLIC INTEREST.

STANDARD STATEMENTS

- APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN CONSTITUTES A CONCEPT APPROVAL OF THE PLAN SUBJECT TO THE ABILITY OF THE CITY OF WESTMINSTER OR THE LAND OWNER TO PROVIDE NECESSARY SERVICES. DUE TO SERIOUS SHORT-RANGE AND LONG-RANGE LIMITATIONS ON THE RAW WATER SUPPLY, WATER TREATMENT CAPACITY AND SEWAGE TREATMENT CAPACITY OF THE CITY, DEVELOPMENT OF LAND IN ACCORDANCE WITH THIS PLAN MAY NOT BE POSSIBLE. APPROVAL OF THIS PLAN IMPLIES NO COMMITMENT OF THE CITY OF WESTMINSTER TO PROVIDE SERVICES. THE CITY OF WESTMINSTER ADVISES AGAINST DEVELOPMENT OF LAND IN ACCORDANCE WITH THIS PLAN WITHOUT A THOROUGH INVESTIGATION BY THE DEVELOPER OF THE AVAILABILITY OF WATER AND SEWER SERVICE AT THE TIME OF SUCH DEVELOPMENT.
- THE LAND USES LISTED AS PERMITTED ON THE PRELIMINARY DEVELOPMENT PLAN (PDP) SHALL BE SUBJECT TO FINAL REVIEW AND APPROVAL AT THE TIME OF OFFICIAL DEVELOPMENT PLAN (ODP) APPROVAL, WITH SAID REVIEW TO INCLUDE THE LOCATION AND NUMBER OF SUCH ESTABLISHMENTS AND THE ACCEPTABILITY OF THE SITE PLAN WITH ACCEPTABLE HEIGHTS, BULK, SETBACKS, AND OPEN SPACE STANDARDS; PLUS THE ARCHITECTURAL DESIGN, THE LANDSCAPING PLAN, AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF OFFICIAL DEVELOPMENT PLANS.
- THE DENSITIES LISTED AS PERMITTED ON THE PRELIMINARY DEVELOPMENT PLAN (PDP) SHALL BE CONSIDERED AS A MAXIMUM AND SHALL BE SUBJECT TO FINAL REVIEW AND APPROVAL AT THE TIME OF OFFICIAL DEVELOPMENT PLAN (ODP) APPROVAL, WITH SAID REVIEW TO INCLUDE THE ACCEPTABILITY OF THE SITE PLAN WITH ACCEPTABLE HEIGHTS, BULK, SETBACKS, AND OPEN SPACE STANDARDS; PLUS THE ARCHITECTURAL DESIGN, THE LANDSCAPING PLAN, AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF OFFICIAL DEVELOPMENT PLANS.
- CITY USE TAX FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE NOTICE TO PROCEED FOR THE PUBLIC IMPROVEMENTS, AND CITY USE TAX FOR PRIVATE IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. IF YOU HAVE ANY QUESTIONS REGARDING THE CITY'S USE TAX REQUIREMENTS, PLEASE CONTACT THE CITY TAX AUDITOR.
- UTILITY EASEMENTS: THE DESIGN OF THE PROPOSED CITY UTILITY LINES AND THE WIDTH OF THEIR RESPECTIVE EASEMENTS ARE PRELIMINARY AND MAY CHANGE DURING THE CONSTRUCTION DRAWING PHASE.

GENERAL DESIGN STANDARDS

THE GENERAL ARCHITECTURAL STYLE OF THE PROPOSED DUPLEX HOMES IS A MODERN FARMHOUSE STYLE.

THERE ARE NO OPTIONS FOR HOMEOWNERS TO ALTER EXTERIOR APPEARANCES BEFORE CERTIFICATE OF OCCUPANCY. THE SUBMITTED DESIGNS WILL BE THE DESIGNS BUILT AND ANY ALTERNATIONS BY THE HOMEOWNERS AFTER PURCHASE WILL BE CONTROLLED AND REGULATED BY THE BUILDING DEPARTMENT AS DICTATED BY PERMITTING REQUIREMENTS.

PUD EXCEPTIONS

BELOW IS A LIST OF EXCEPTIONS TO THE MULTI-FAMILY DESIGN STANDARDS PROVIDED BY THE DEVELOPER. THE LIST IDENTIFIES EACH REQUIREMENT THAT HAS NOT BEEN MET, THE REQUIRED STANDARD, WHAT WAS PROVIDED, AND THE APPLICANT'S JUSTIFICATION FOR THE EXCEPTION.

1. FRONT BUILDING SETBACK

REQUIREMENT NOT MET.

THE REQUIRED FRONT SETBACK IS 30' FROM THE PROPOSED RIGHT OF WAY FOR A COLLECTOR STREET PER SECTION 11(A)(3) OF THE SINGLE FAMILY ATTACHED DESIGN STANDARDS. THE PROVIDED SETBACK IS 20' FROM THE RIGHT OF WAY.

JUSTIFICATION

THE EXISTING ROW AND DETACHED SIDEWALK ALREADY PROVIDES 17' OF DISTANCE FROM THE EXISTING CURB IN NORTH ELIOT STREET ALONG THE FRONT OF THE LOTS. THE 17' IS IN ADDITION TO THE 20' FROM THE BACK OF WALK TO THE GARAGE DOORS. ENHANCED LANDSCAPING, AS SHOWN ON THE LANDSCAPE PLANS, PROVIDES VISUAL SCREENING AND REDUCED LIGHTING FROM CAR HEADLIGHTS.

2. REAR BUILDING SETBACK

REQUIREMENT NOT MET.

THE REQUIRED REAR (INTERIOR) SETBACK IS 54'-1.5" PER SECTION 1(B) OF THE SINGLE FAMILY ATTACHED DESIGN STANDARDS. THE PROVIDED SETBACK IS 34' FROM THE REAR PROPERTY LINE THAT IS ADJACENT TO SINGLE-FAMILY ATTACHED.

JUSTIFICATION

THE REAR SETBACK OF 25' IS MET FOR DUPLEX SETBACKS PER SECTION 11(C)(3); HOWEVER, THE MORE STRINGENT SETBACK CALCULATED BY MULTIPLYING THE BUILDING HEIGHT BY 1.5, EQUALING 54'-1.5", CANNOT BE MET DUE TO THE EXISTING LOT DEPTH (AS SHOWN IN A SEPARATELY PROVIDED EXHIBIT). FENCING AND LANDSCAPE SCREENING IS PROVIDED FOR ADDED BUFFERING.

3. DOG CLEANUP STATIONS

REQUIREMENT NOT MET.

PER SECTION 8.(C)(4) THE REQUIREMENT IS FOR AT LEAST THREE (3) DOG CLEANUP STATIONS. ONLY 1 DOG CLEANUP STATION IS PROVIDED.

JUSTIFICATION

THE SMALL SIZE OF THE DEVELOPMENT (12 UNITS) AND PRIVATE PARK (9,522 SF) CAN ADEQUATELY BE SERVED BY A SINGLE DOG CLEAN UP STATION.

4. LANDSCAPED MEDIAN/ISLAND

REQUIREMENT NOT MET.

A LANDSCAPED MEDIAN/ISLAND IS REQUIRED AT THE MAJOR ENTRANCE TO THE PROJECT PER SECTION 8(A)(2). NO MEDIAN WILL BE PROVIDED.

JUSTIFICATION

DUE TO THE SMALL SIZE OF THE PROJECT AND EXISTING CONFIGURATION OF THE ADJACENT STREETS, A MEDIAN IS NOT PRACTICAL. THE ENTRY FEATURE WILL BE EXPANDED IN SIZE AND SCOPE, AS WELL AS CONTAINING THE AMOUNT OF LANDSCAPING THAT WOULD OTHERWISE BE LOCATED IN A MEDIAN.

5. RETAINING WALL SEPARATION

REQUIREMENT NOT MET.

A MINIMUM LANDSCAPE AREA OF 7-FEET IN WIDTH MUST BE PROVIDED BETWEEN ADJACENT RETAINING WALLS PER THE CITY'S RETAIL COMMERCIAL DESIGN GUIDELINES SECTION VI.A.9. THE PROVIDED WIDTH IS 4-FEET.

JUSTIFICATION

THE 7-FEET SEPARATION IS NOT POSSIBLE DUE TO THE SMALL SIZE OF THE DEVELOPMENT AND ACHIEVING THE REQUIRED VOLUME IN THE RAIN GARDEN. HOWEVER, THE INCREASED 58% TOTAL SITE LANDSCAPING OFFSETS THIS LACK OF LANDSCAPE AREA.

SERVING FACILITIES

PUBLIC RECREATION AREAS	WESTMINSTER CITY PARK RECREATIONAL CENTER
PUBLIC OPEN SPACE	VALLEY VIEW PARK
DRAINAGEWAYS	BIG DRY CREEK
MAJOR DETENTION	N.A. (SITE WILL BE SERVED BY ONSITE DETENTION)
PRIMARY SCHOOL	ORCHARD COURT PRIMARY SCHOOL
ELEMENTARY SCHOOL	WESTVIEW ELEMENTARY SCHOOL
MIDDLE SCHOOL	CROSSROADS ALTERNATIVE/SILVER HILLS MIDDLE SCHOOL
HIGH SCHOOL	VANTAGE POINT HIGH SCHOOL
NEARBY SHOPPING AREAS	SHERIDAN CROSSING SHOPPING CENTER/THORNTON TOWN CENTER
NEARBY FIRE STATIONS	WESTMINSTER FIRE STATION #4
NEARBY BUS STOPS	FEDERAL BOULEVARD & W. 104TH AVENUE



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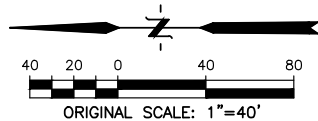
VALLEY VIEW ESTATES

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NOTES

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A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
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SHEET 3 OF 6

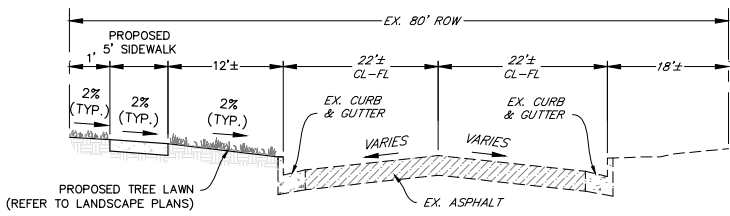
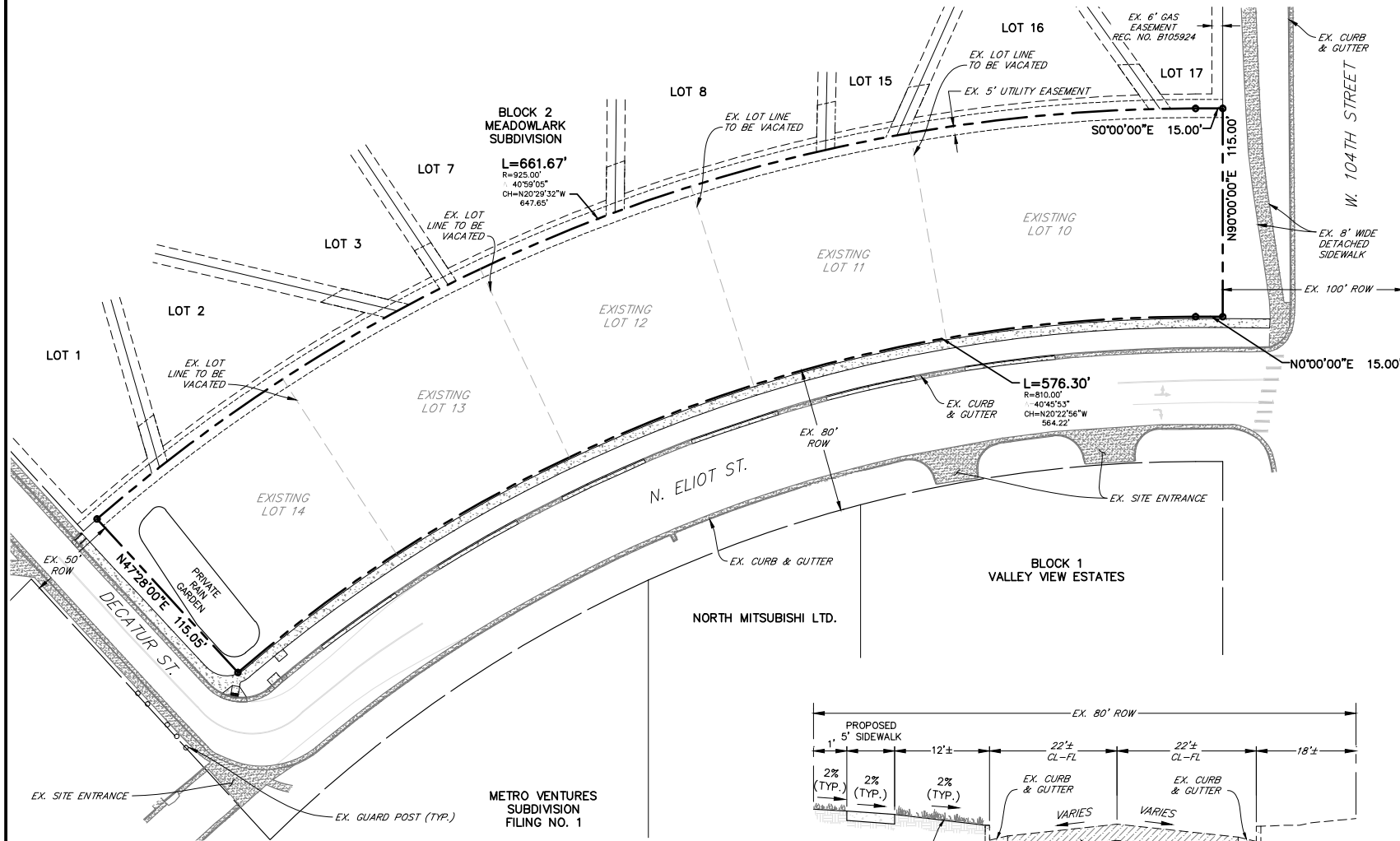
- LEGEND**
- PROPERTY LINE.....
 - EXISTING RIGHT OF WAY.....
 - EASEMENT LINE.....
 - SETBACK LINE.....
 - PROPOSED LOT LINE.....
 - EX. LOT LINE (TO BE VACATED).....
 - EXISTING CONCRETE.....
 - PROPOSED CONCRETE.....





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N. ELIOT STREET TYPICAL SECTION
NOT TO SCALE

VALLEY VIEW ESTATES

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VALLEY VIEW ESTATES

A PLANNED UNIT DEVELOPMENT
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SHEET 4 OF 6

LEGEND

- FLOWLINE OF DRAINAGE SWALE
- EX. INTERMEDIATE CONTOUR -5501-
- EX. INDEX CONTOUR -5505-
- PROPOSED SPOT ELEVATION X 06.23
- (ALL C&G ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED)
- EX. CONCRETE [Pattern]
- PROPOSED CONCRETE [Pattern]

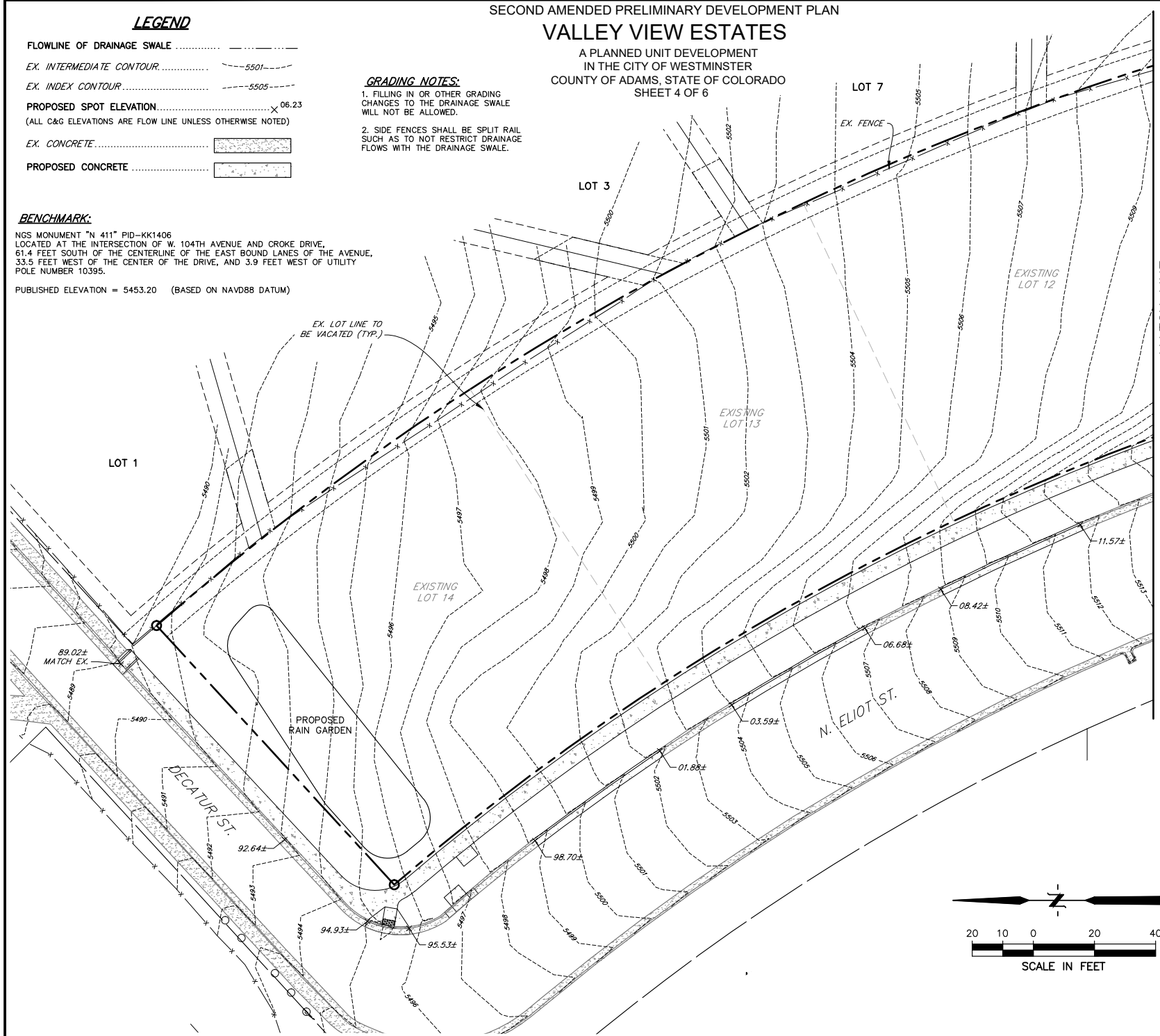
GRADING NOTES:

1. FILLING IN OR OTHER GRADING CHANGES TO THE DRAINAGE SWALE WILL NOT BE ALLOWED.
2. SIDE FENCES SHALL BE SPLIT RAIL SUCH AS TO NOT RESTRICT DRAINAGE FLOWS WITH THE DRAINAGE SWALE.

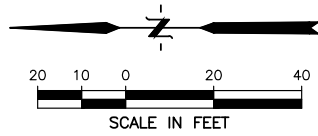
BENCHMARK:

NGS MONUMENT "N 411" PID-KK1406
LOCATED AT THE INTERSECTION OF W. 104TH AVENUE AND CROKE DRIVE,
61.4 FEET SOUTH OF THE CENTERLINE OF THE EAST BOUND LANES OF THE AVENUE,
33.5 FEET WEST OF THE CENTER OF THE DRIVE, AND 3.9 FEET WEST OF UTILITY
POLE NUMBER 10395.

PUBLISHED ELEVATION = 5453.20 (BASED ON NAVD88 DATUM)



MATCH LINE
SEE SHEET 5





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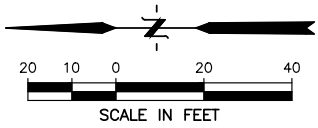
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LEGEND

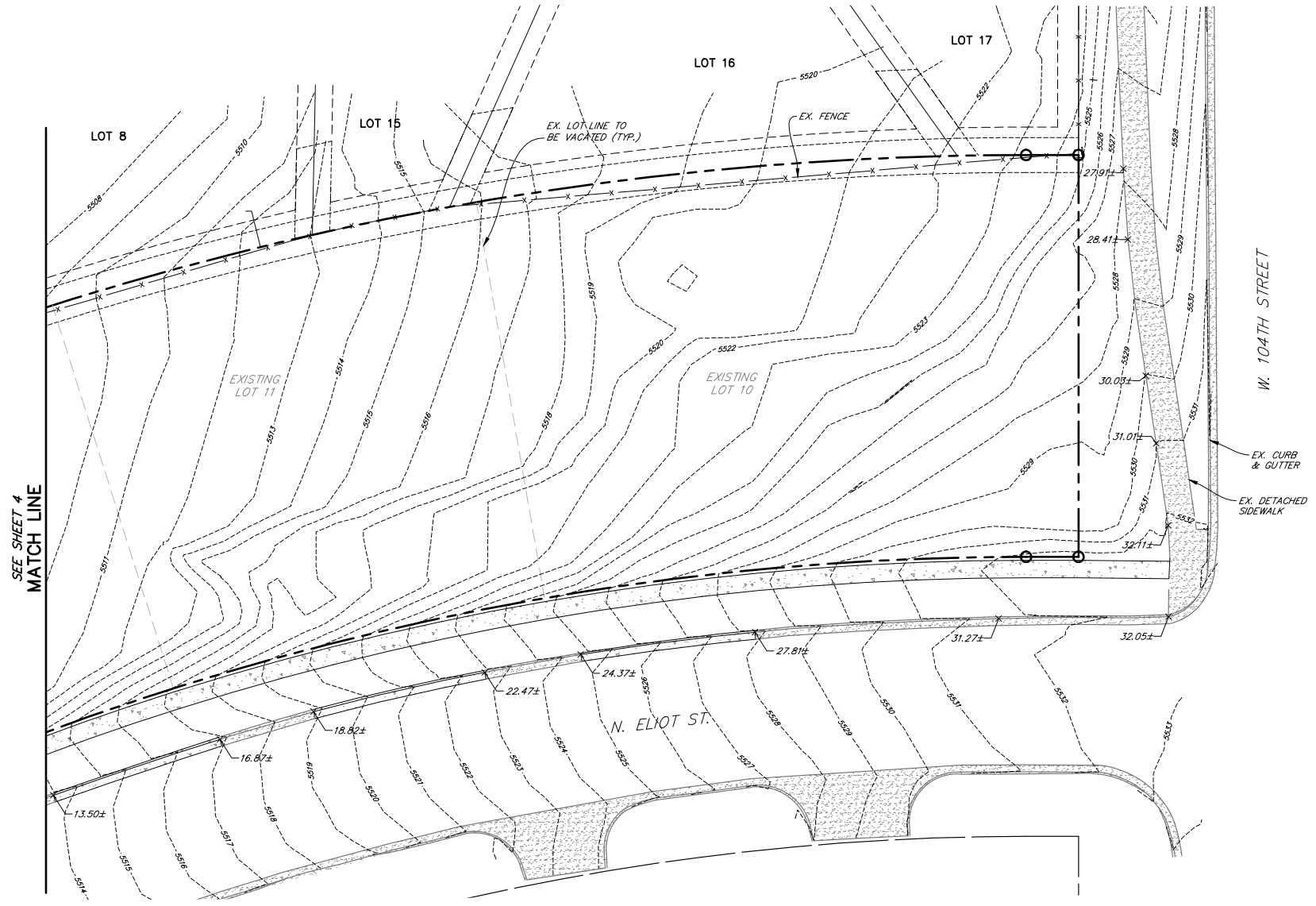
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- EX. INTERMEDIATE CONTOUR 5501
- EX. INDEX CONTOUR 5505
- PROPOSED SPOT ELEVATION 06.23
(ALL C&G ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED)
- EX. CONCRETE
- PROPOSED CONCRETE



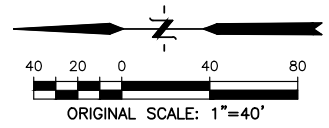
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61.4 FEET SOUTH OF THE CENTERLINE OF THE EAST BOUND LANES OF THE
AVENUE, 33.5 FEET WEST OF THE CENTER OF THE DRIVE, AND 3.9 FEET WEST
OF UTILITY POLE NUMBER 10395.

PUBLISHED ELEVATION = 5453.20 (BASED ON NAVD88 DATUM)



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SHEET 6 OF 6




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LEGEND

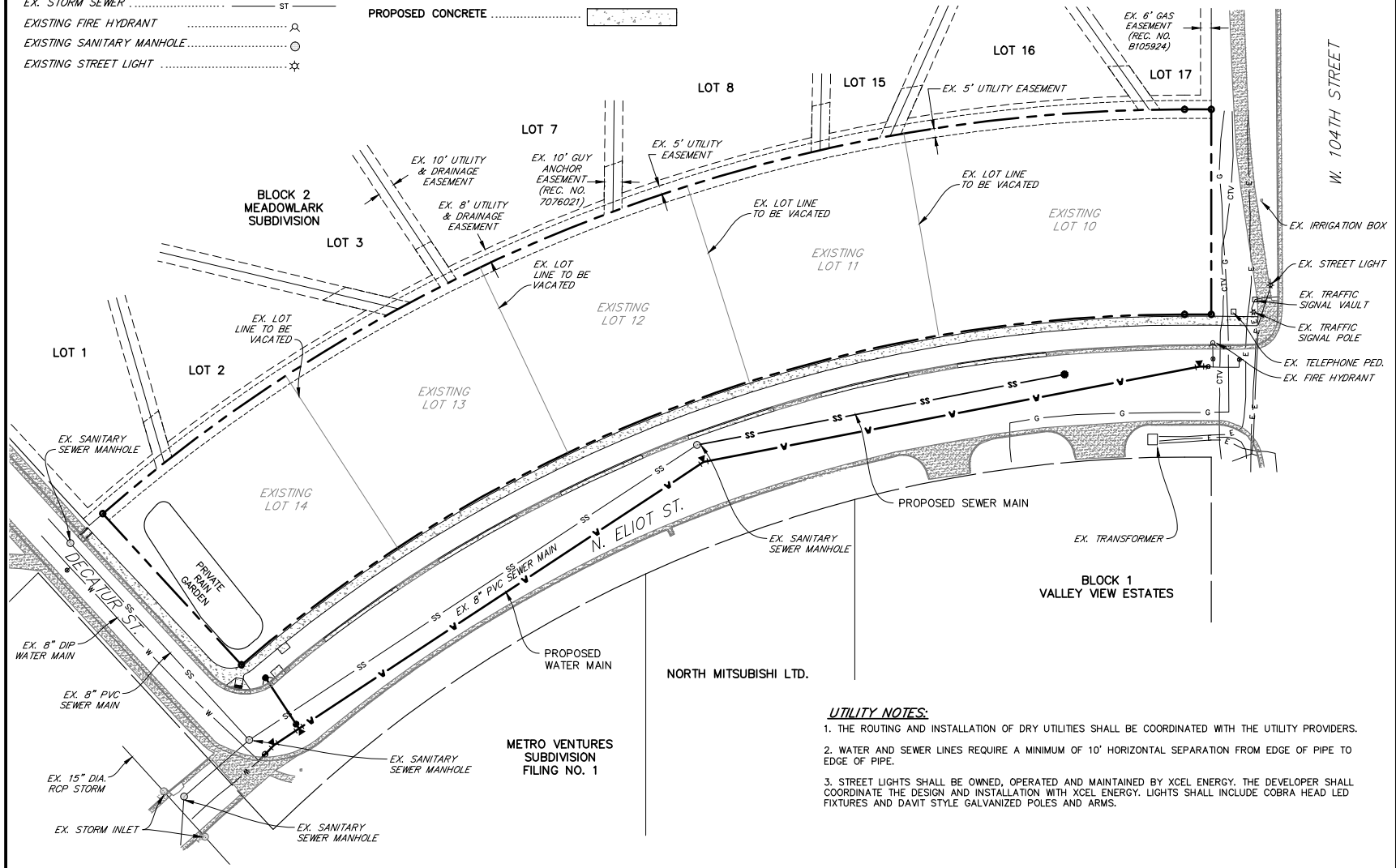
PROPERTY LINE	PROPOSED LOT LINE
EX. RIGHT OF WAY	PROPOSED SANITARY SEWER
EASEMENT LINE	PROPOSED WATER SERVICE LINE
SETBACK LINE	PROPOSED SANITARY SERVICE
EX. GAS LINE	PROPOSED WATER SERVICE LINE
EX. BURIED ELECTRIC LINE	PROPOSED WATER METER
EX. TELEPHONE	PROPOSED FIRE HYDRANT
EX. BURIED CABLE LINE	PROPOSED SEWER MANHOLE
EX. WATER LINE	EX. CONCRETE
EX. SANITARY SEWER	PROPOSED CONCRETE
EX. STORM SEWER	
EXISTING FIRE HYDRANT	
EXISTING SANITARY MANHOLE	
EXISTING STREET LIGHT	

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Know what's below.
Call before you dig.



UTILITY NOTES:

1. THE ROUTING AND INSTALLATION OF DRY UTILITIES SHALL BE COORDINATED WITH THE UTILITY PROVIDERS.
2. WATER AND SEWER LINES REQUIRE A MINIMUM OF 10' HORIZONTAL SEPARATION FROM EDGE OF PIPE TO EDGE OF PIPE.
3. STREET LIGHTS SHALL BE OWNED, OPERATED AND MAINTAINED BY XCEL ENERGY. THE DEVELOPER SHALL COORDINATE THE DESIGN AND INSTALLATION WITH XCEL ENERGY. LIGHTS SHALL INCLUDE COBRA HEAD LED FIXTURES AND DAVIT STYLE GALVANIZED POLES AND ARMS.