



Request for Comments

Case Name: Elmwood North, Filing No. 1 Minor Subdivision Final Plat

Case Number: PLT2024-00017

July 25, 2024

The Adams County Planning Commission is requesting comments on the following application: **Minor Subdivision final plat to create two lots within the Sherrelwood Village/Elmwood North Planned Unit Development.** This request is located at 8000 PECOS ST. The Assessor's Parcel Number is 0171928400003, 0171933100009, 0171933124036, 0171933124037, 0171933124038, 0171933124039, 0171933124057.

Applicant Information:

ROBERT PALMER
2595 PONDEROSA RAOD
FRANKTOWN, CO 80116

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 08/16/2024 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to NEagleson@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases.

Thank you for your review of this case.

Nick Eagleson

Nick Eagleson
Senior Strategic Planner

BOARD OF COUNTY COMMISSIONERS

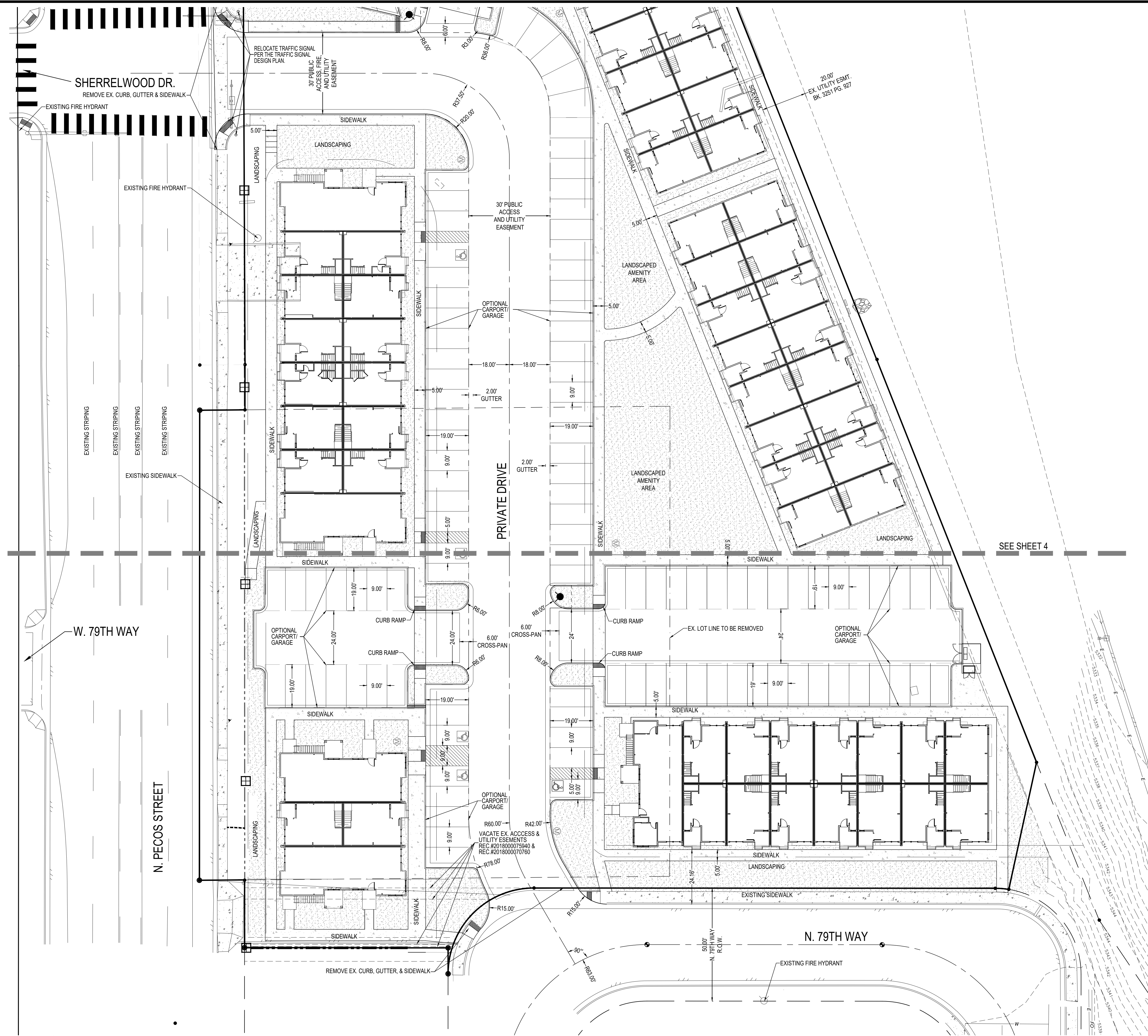
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

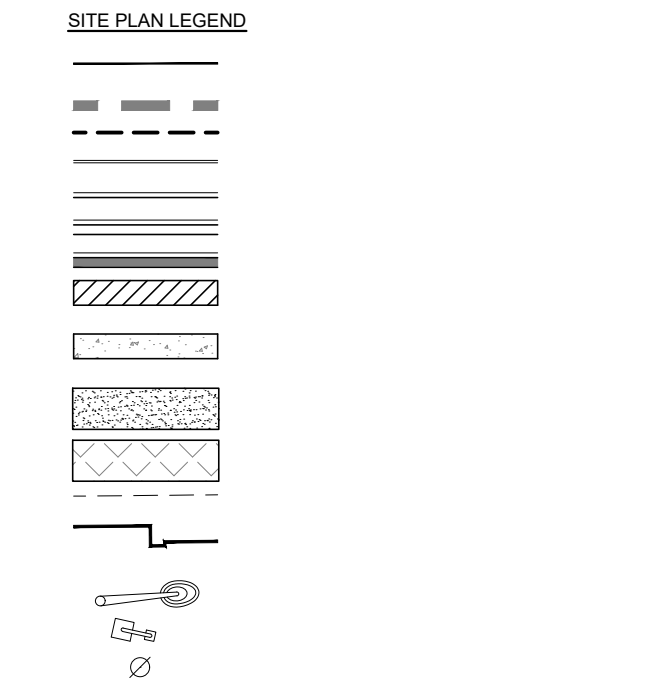
Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



- SITE PLAN NOTES**
1. ALL DIMENSIONS AND FINISH ARE TO THE FACE (FOR 4" REVEAL CURB) OR FINISH (FOR CURB & GUTTER) UNLESS OTHERWISE NOTED.
 2. PARKING SPACE STRIPING TO BE WHITE, 4" WIDE, UNLESS OTHERWISE NOTED.
 3. LOT LINE AND EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM THE SURVEY PREPARED BY SLS, INC.
 4. CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER TO BE REMOVED (IF APPLICABLE) SHALL BE SUBJECT. CONTRACTOR SHALL VERIFY TO MEET ONLY IF SHOWN TO WITHIN 3' TOLERANCE OF A DATE.
 5. THE PARKING AREAS AND ACCESS DRIVES SHALL CONSIST OF A FLEXIBLE COMPOSITE PAVEMENT SECTION OF 50% PORTLAND CEMENT CONCRETE OVER 4" REVEAL BASE COURSE (UNLESS OTHERWISE NOTED). AT A MINIMUM, THE PAVEMENT SHALL BE DESIGNED TO SUPPORT THE WEIGHT IMPOSED BY THE APPLICABLE (SEE TRC 3.8.2.1).
 6. THE DRIVE SHALL INCLUDE AREA AND TRASH COMPACTOR AREA SHALL CONSIST OF A PORTLAND CEMENT CONCRETE PAVEMENT WITH A MINIMUM FINISH OF 4000 PSI (UNLESS OTHERWISE NOTED) WITH A 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI.
 7. ALL WALKWAY FINISH TO INCLUDE DETECTABLE WARNING PANELS.
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF COLORED COUNTY STANDARD CONSTRUCTION SPECIFICATIONS.
 9. ALL ACCESS AND ACCESSIBLE PARKING IS DESIGNED TO MEET ADA ACCESSIBILITY REQUIREMENTS.
 10. ALL CURBS ARE 4" HIGH UNLESS OTHERWISE NOTED.



CLIENT/DEVELOPER
DELWEST
 155 SOUTH MADISON ST., SUITE 326
 DENVER, CO 80209

CIVIL ENGINEER

Strategic Land Solutions, Inc.
 Civil Engineering • Land Planning • Construction
 2595 PONDEROSA ROAD
 FRANKTOWN, CO 80116
 703.384.7861 Phone
 palmer@strategics.net
 Robert J. Palmer, PE
 President

ARCHITECT
LAWRENCE ARCHITECTURE, INC.
 RICK LAWRENCE, AIA
 RICK@LAWARCH.COM

SEAL: PREPARED UNDER THE DIRECT SUPERVISION OF:
SEAL:
 By Robert J. Palmer, PE
 Licensed Professional Engineer (CO PE #36320),
 AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

NO.	DATE	REVISION DESCRIPTION

CONFIDENTIALITY STATEMENT:
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SITE ADDRESS:
ELMWOOD NORTH TOWNHOMES
 8000 N. PECOS STREET
 ADAMS COUNTY, CO

SCALE: AS NOTED
DATE: 06/18/2024
DESIGNED BY: RJP
DRAWN BY: SEL
CHECKED BY: FPP
FILE NAME: CURRENTCIVIL.DWG
SLS IN: 24-0024-01

DRAWING TITLE:
CONCEPTUAL SITE PLAN

SHEET NO.:
5 OF 12

