



DEVELOPMENT APPLICATION FORM

Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input checked="" type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME: Country Club Ranchettes

APPLICANT

Name(s): Jay Scolnick Phone #: 303-573-0067
Address: 1635 East Layton Drive
City, State, Zip: Englewood, CO 80113
2nd Phone #: Email: jscol@pchomesltd.com

OWNER

Name(s): Jay Scolnick Phone #: 303-573-0067
Address: 1635 East Layton Drive
City, State, Zip: Englewood, CO 80113
2nd Phone #: Email: jscol@pchomesltd.com

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Dan Rodriguez Phone #: 303-531-3211
Address: 7600 East Orchard Road, Suite 150 North
City, State, Zip: Greenwood Village, CO 80111
2nd Phone #: Email: drodriguez@manhard.com

DESCRIPTION OF SITE

Address:	East of Hayesmount Road and East 162nd Avenue.
City, State, Zip:	
Area (acres or square feet):	120.51 Acres
Tax Assessor Parcel Number	0156700000282, 0156700000283, 0156700000284
Existing Zoning:	RE
Existing Land Use:	Vacant
Proposed Land Use:	Single family residential estates

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#: 2017-00012

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: Jay B Scolnick Date: 2-19-2019
President, Premier Community Developments Ltd.
Owner's Printed Name

Name: 
Owner's Signature



Application Type:

Erosion and Sediment Control	Street Construction Plans
Floodplain Use Permit	Subdivision Engineering Review
On-Site Grading and Drainage	Traffic Impact Study/ Analysis

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor
Parcel Number

Existing
Zoning:

Existing Land
Use:

Proposed Land
Use:

Have you attended a Conceptual Review? YES ☐ NO ☐

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

COUNTRY CLUB RANCHETTES FILING NO. 1

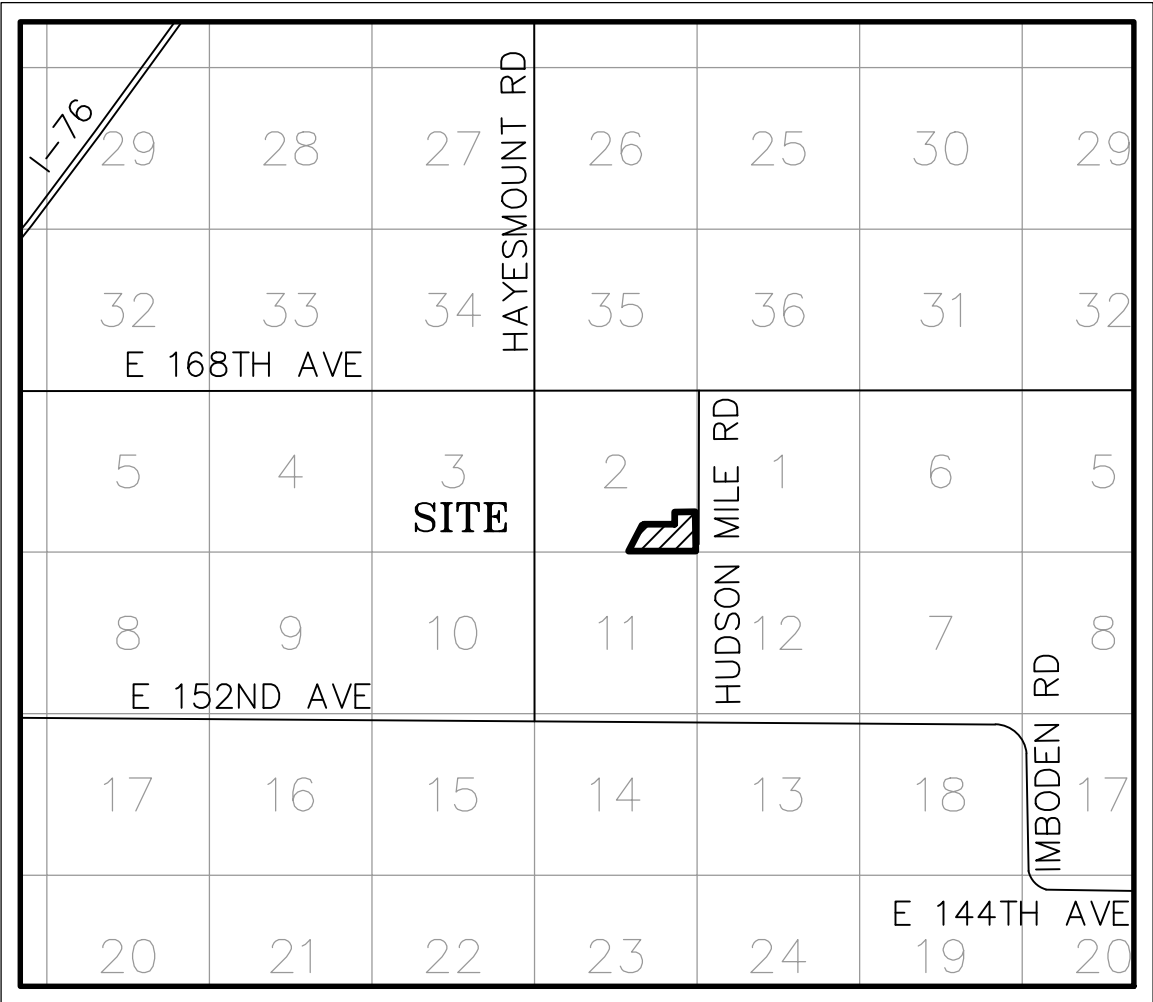
FINAL PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO.: PLT2017-00016

NOTES

1. NOTICE: 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. 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.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 592-F0568085-122-LF, AMENDMENT NO. 5 WITH AN EFFECTIVE DATE OF AUGUST 29, 2018 AT 7:00 A.M.
4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).
5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
4. BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°28'57" WEST AS MONUMENTED AND SHOWN HEREON.
5. FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08001C0360H WITH AN EFFECTIVE DATE OF OF MARCH 5, 2007.
6. SIX-FOOT (6') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
7. DRAINAGE EASEMENTS AS SHOWN ON THE PLAT ARE DEDICATED TO ADAMS COUNTY FOR THE PURPOSE OF PROVIDING STORM WATER DRAINAGE THROUGHOUT THE SUBDIVISION AND FOR MAINTENANCE THEREOF. DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND SHALL BE KEPT CLEAR OF OBSTRUCTIONS TO THE FLOW AND/OR OBSTRUCTIONS TO MAINTENANCE ACCESS. CONSTRUCTION OF STRUCTURES, INCLUDING BUT NOT LIMITED TO HOUSES, GARAGES, BARNs, FENCES AND SHEDS SHALL NOT BE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENT. ANY PERMITTED ROADS, DRIVEWAYS, LANDSCAPING OR OTHER IMPROVEMENTS OVER ANY DRAINAGE EASEMENTS MUST BE PROPERLY CONSTRUCTED IN ACCORDANCE WITH APPLICABLE ADAMS COUNTY REGULATIONS AND DRAINAGE CRITERIA.
8. THE PROPERTY OWNERS OF LOTS ADJACENT TO OUTLOTS ALONG HAYESMOUNT ROAD SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF THE CORRESPONDING OUTLOTS.
9. NOISE IMPACTS ASSOCIATED WITH DENVER INTERNATIONAL AIRPORT, VAN-AIRE SKYPORT AND OTHER PUBLIC AND PRIVATE AIRPORTS MAY BE PREVALENT IN THIS SUBDIVISION. WHILE THE PROPERTY IS LOCATED EAST OF THE 60LDN NOISE CONTOUR OLDER JETS ARE BEING ROUTED TO THE NORTH OF DENVER INTERNATIONAL AIRPORT.
10. NO BUILDING PERMITS WILL ISSUED FOR ANY LOT IN ANY PHASE OF CONSTRUCTION UNTIL ALL PUBLIC IMPROVEMENTS, IN ANY PHASE, AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS, HAVE BEEN COMPLETED AND ARE UNDER PRELIMINARY ACCEPTANCE OF THE ADAMS COUNTY DEPARTMENT OF PUBLIC WORKS.
11. THE APPROVED STORMWATER OPERATIONS AND MAINTENANCE MANUAL IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION #_____.
12. A TWENTY-FIVE FOOT (25') WIDE ACCESS EASEMENT IS HEREBY DEDICATED TO ADAMS COUNTY ACROSS LOT 35 AS SHOWN IN THIS PLAT FOR THE PURPOSE OF EMERGENCY INGRESS AND EGRESS. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID ACCESS EASEMENT AND ADAMS COUNTY, AS GRANTEE, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE, INCLUDING, WITHOUT LIMITATION, VEGETATION. THE UNDERLYING PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID EASEMENT.
13. A PLUGGED AND ABANDONED OIL/GAS WELL IS LOCATED WITHIN LOT 37. NO STRUCTURES SHALL BE CONSTRUCTED OR PLACED ON TOP OF THE PLUGGED AND ABANDONED WELL.

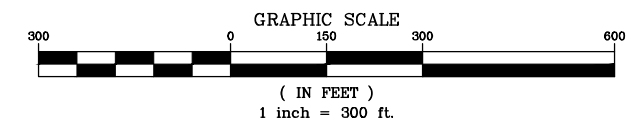


COUNTRY CLUB RANCHETTES FILING NO. 1


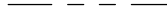

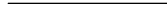






FINAL PLAT

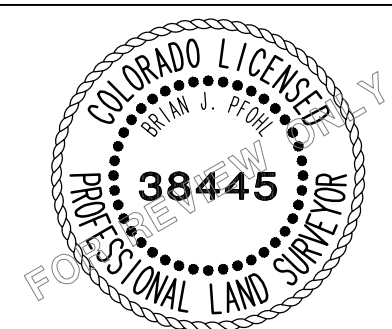
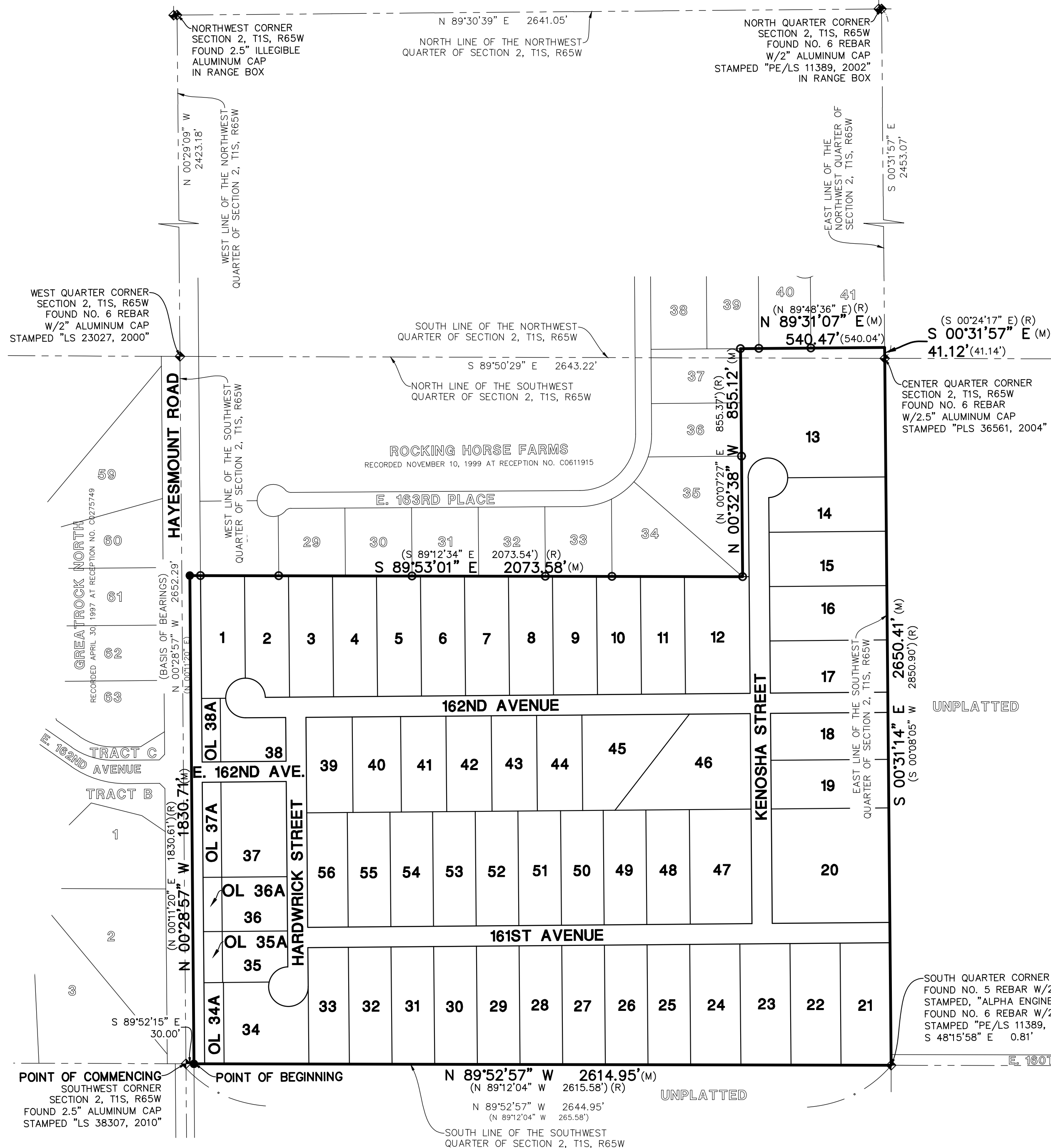
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TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO.: PLT2017-00016



LEGEND

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|  | = EX. BOUNDARY LINE |
|  | = EX. SECTION LINE |
|  | = EX. RIGHT-OF-WAY LINE |
|  | = EX. LOT LINE |
|  | = PR. RIGHT-OF-WAY LINE |
|  | = PR. LOT LINE |
|  | = FOUND SECTION CORNER AS NOTED |
|  | = FOUND NO. 5 REBAR WITH
1.25" O.P.C. PLS 19598 |
|  | = FOUND NO. 5 REBAR WITH
1.25" ALUMINUM CAP
STAMPED, "PLS 19598" |
|  | SET NO. 5 REBAR WITH
1.25" Y.P.C. PLS 38445
FLUSH WITH GROUND |
| 0.00 | = BOUNDARY DIMENSION |
| (R) | = RECORDED DIMENSION |
| (M) | = MEASURED DIMENSION |
| OL | = OVERLOT |



FOR AND ON BEHALF OF
MANHARD CONSULTING

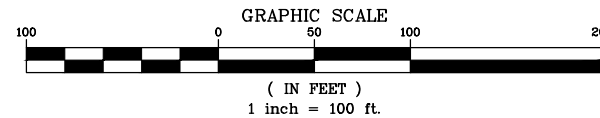
<div><div><div></div><div></div><div></div></div><div><div>Manhard</div><div>CONSULTING</div><div>TM</div></div></div> <div>7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com Civil Engineering Surveying & Geospatial Services GIS Water Resource Management Construction Management</div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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COUNTRY CLUB RANCHETTES FILING NO. 1

FINAL PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO.: PLT2017-00016



SEE SHEET 4

LEGEND

- = EX. BOUNDARY LINE
- = EX. SECTION LINE
- = EX. RIGHT-OF-WAY LINE
- = EX. LOT LINE
- = EX. EASEMENT LINE
- = PR. RIGHT-OF-WAY LINE
- = PR. LOT LINE
- ◆ = FOUND SECTION CORNER AS NOTED
- ⊗ = FOUND NO. 5 REBAR WITH 1.25" ALUMINUM CAP STAMPED, "PLS 19598"
- = FOUND NO. 5 REBAR WITH 1.25" O.P.C. PLS 19598
- ⊙ = SET NO. 6 REBAR WITH 2" ALUMINUM CAP PLS 38445 IN RANGE BOX
- = SET NO. 5 REBAR WITH 1.25" Y.P.C. PLS 38445 FLUSH WITH GROUND
- 0.00 = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION
- (R) = RECORDED DIMENSION
- (M) = MEASURED DIMENSION
- U.E. = UTILITY EASEMENT HEREBY GRANTED

Manhard CONSULTING
7600 East Orchard Road, Suite 100, Greenwood Village, CO 80120-7060
Civil Engineering & Surveying | Geospatial Services | GIS
Water Resource Management | Construction Management

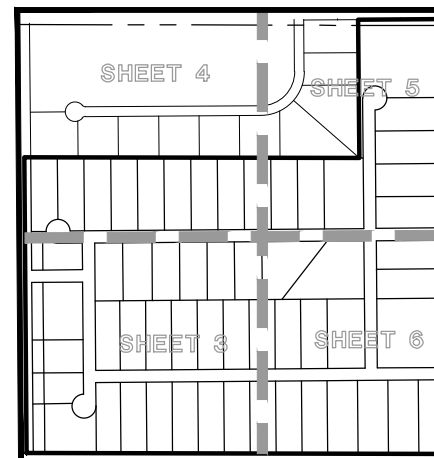
COUNTRY CLUB RANCHETTES FILING NO. 1

COUNTY OF ADAMS, COLORADO

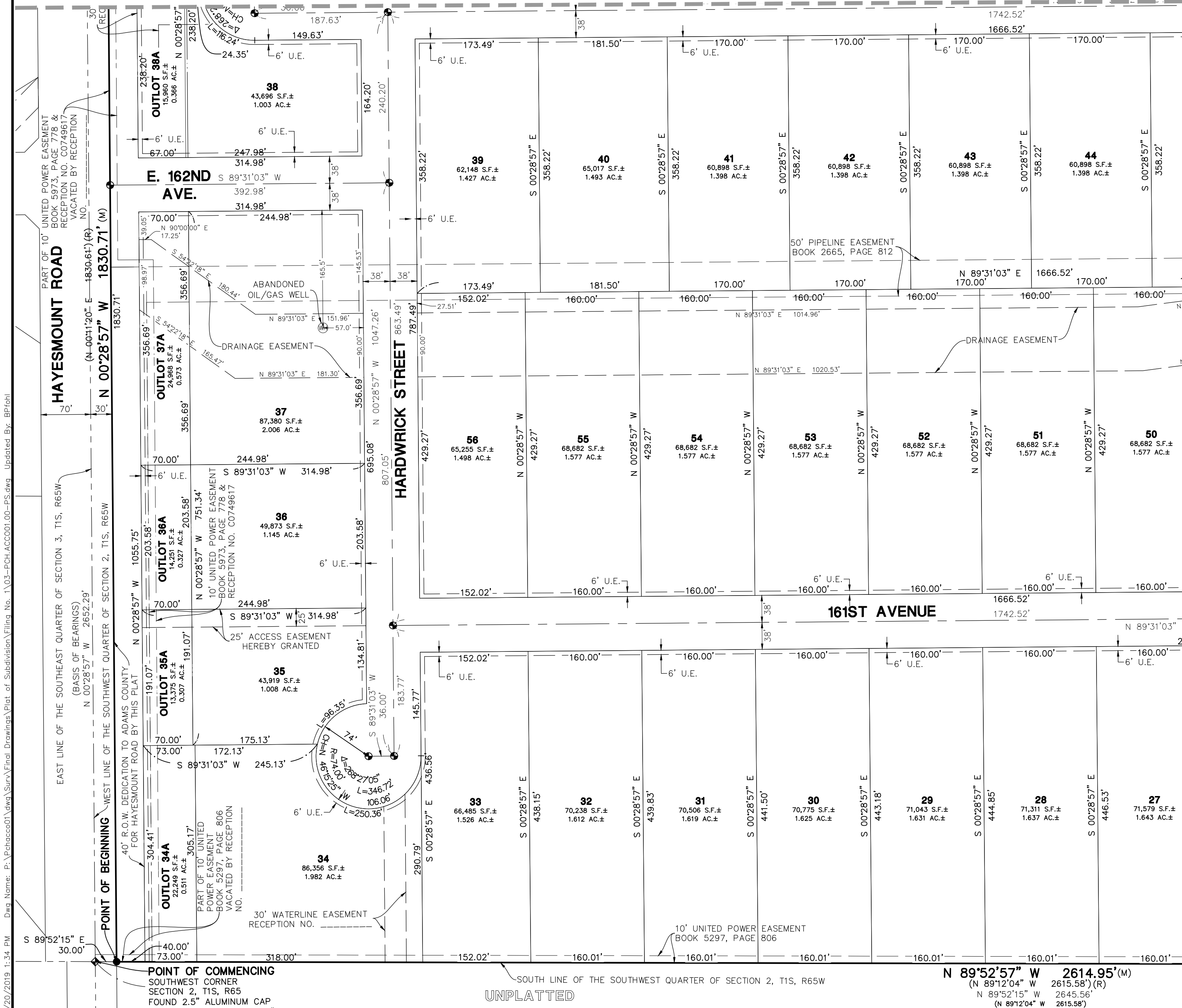
FINAL PLAT

PROJ MGR. BJP
PROJ ENG. DJR
DRAWN BY. BJP
DATE. 02/20/19
SCALE. 1"=100'

SHEET
3 OF **6**
PCH.ACC001.00



FOR AND ON BEHALF OF
MANHARD CONSULTING

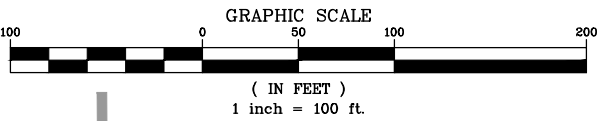


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2/20/2019 1:34 PM

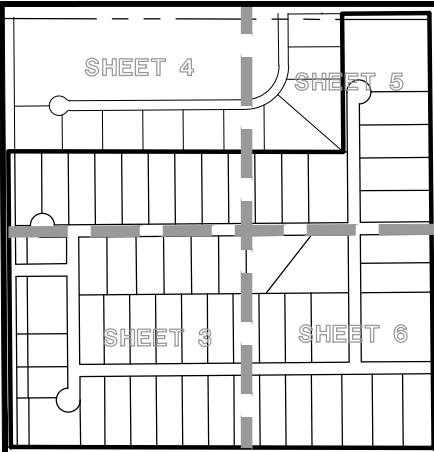
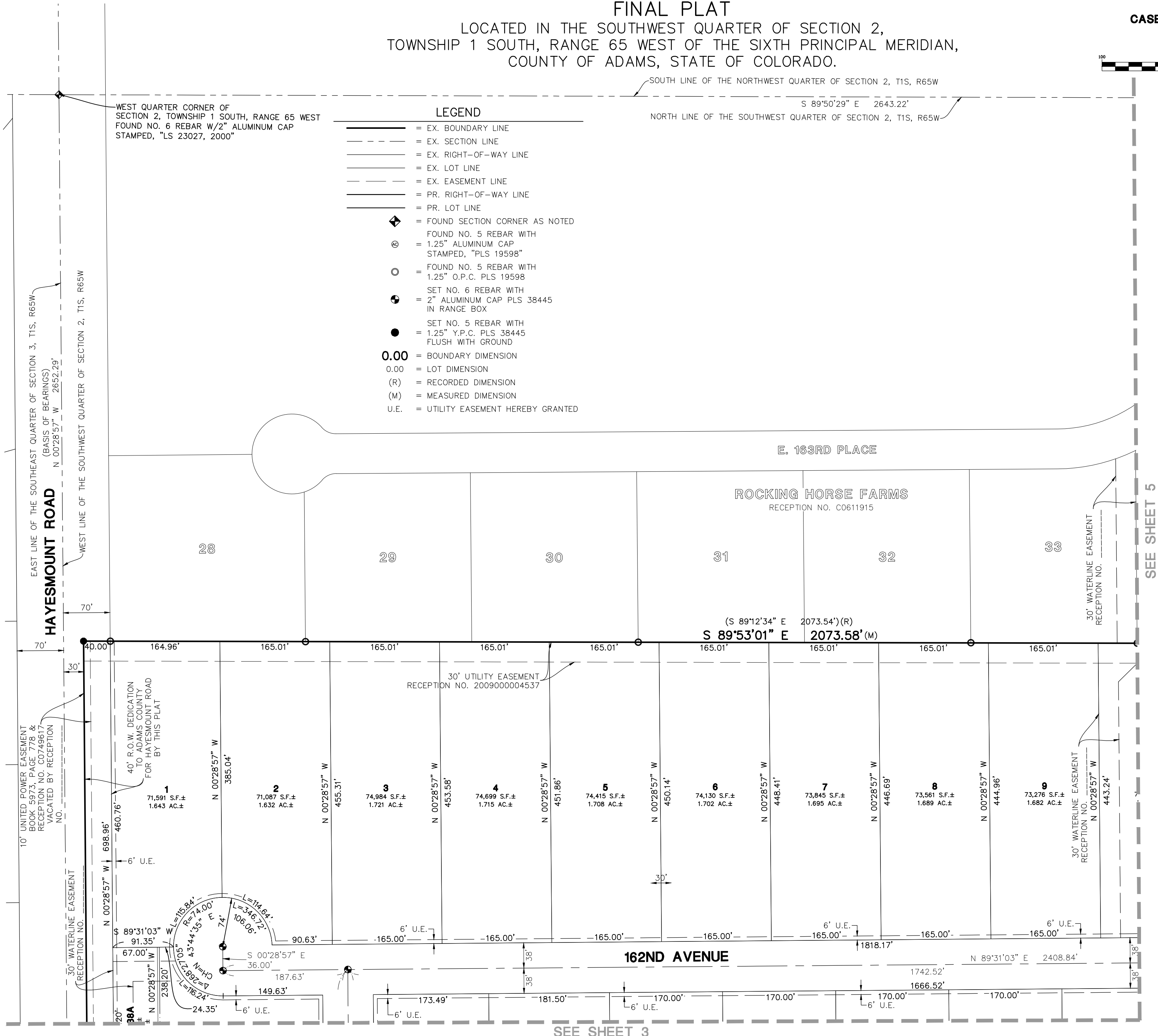
COUNTRY CLUB RANCHETTES FILING NO. 1

FINAL PLAT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO.: PLT2017-00016



- LEGEND
- = EX. BOUNDARY LINE
 - = EX. SECTION LINE
 - = EX. RIGHT-OF-WAY LINE
 - = EX. LOT LINE
 - = EX. EASEMENT LINE
 - = PR. RIGHT-OF-WAY LINE
 - = PR. LOT LINE
 - = FOUND SECTION CORNER AS NOTED
 - = FOUND NO. 5 REBAR WITH 1.25" ALUMINUM CAP STAMPED, "PLS 19598"
 - = FOUND NO. 5 REBAR WITH 1.25" O.P.C. PLS 19598
 - = SET NO. 6 REBAR WITH 2" ALUMINUM CAP PLS 38445 IN RANGE BOX
 - = SET NO. 5 REBAR WITH 1.25" Y.P.C. PLS 38445 FLUSH WITH GROUND
 - 0.00 = BOUNDARY DIMENSION
 - 0.00 = LOT DIMENSION
 - (R) = RECORDED DIMENSION
 - (M) = MEASURED DIMENSION
 - U.E. = UTILITY EASEMENT HEREBY GRANTED



FOR AND ON BEHALF OF
MANHARD CONSULTING

DRAWN BY

DATE

REVISIONS

Manhard CONSULTING

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COUNTRY CLUB RANCHETTES FILING NO. 1

COUNTY OF ADAMS, COLORADO

FINAL PLAT

PROJ MGR. BJP

PROJ ENG. DJR

DRAWN BY. BJP

DATE. 02/20/19

SCALE. 1"=100'

SHEET 4 OF 6

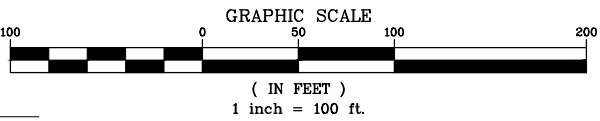
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COUNTRY CLUB RANCHETTES FILING NO. 1

FINAL PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO.: PLT2017-00016



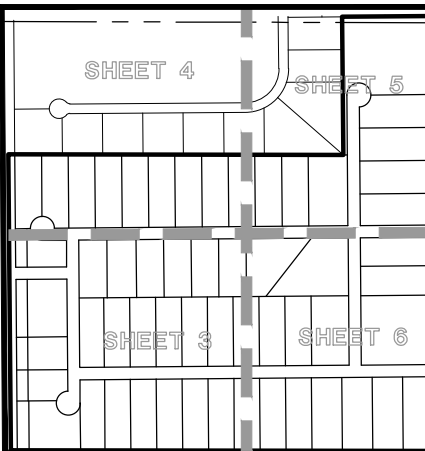
REVISIONS	DATE	DRAWN BY

- LEGEND
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 - - - = EX. SECTION LINE
 - - - = EX. RIGHT-OF-WAY LINE
 - - - = EX. LOT LINE
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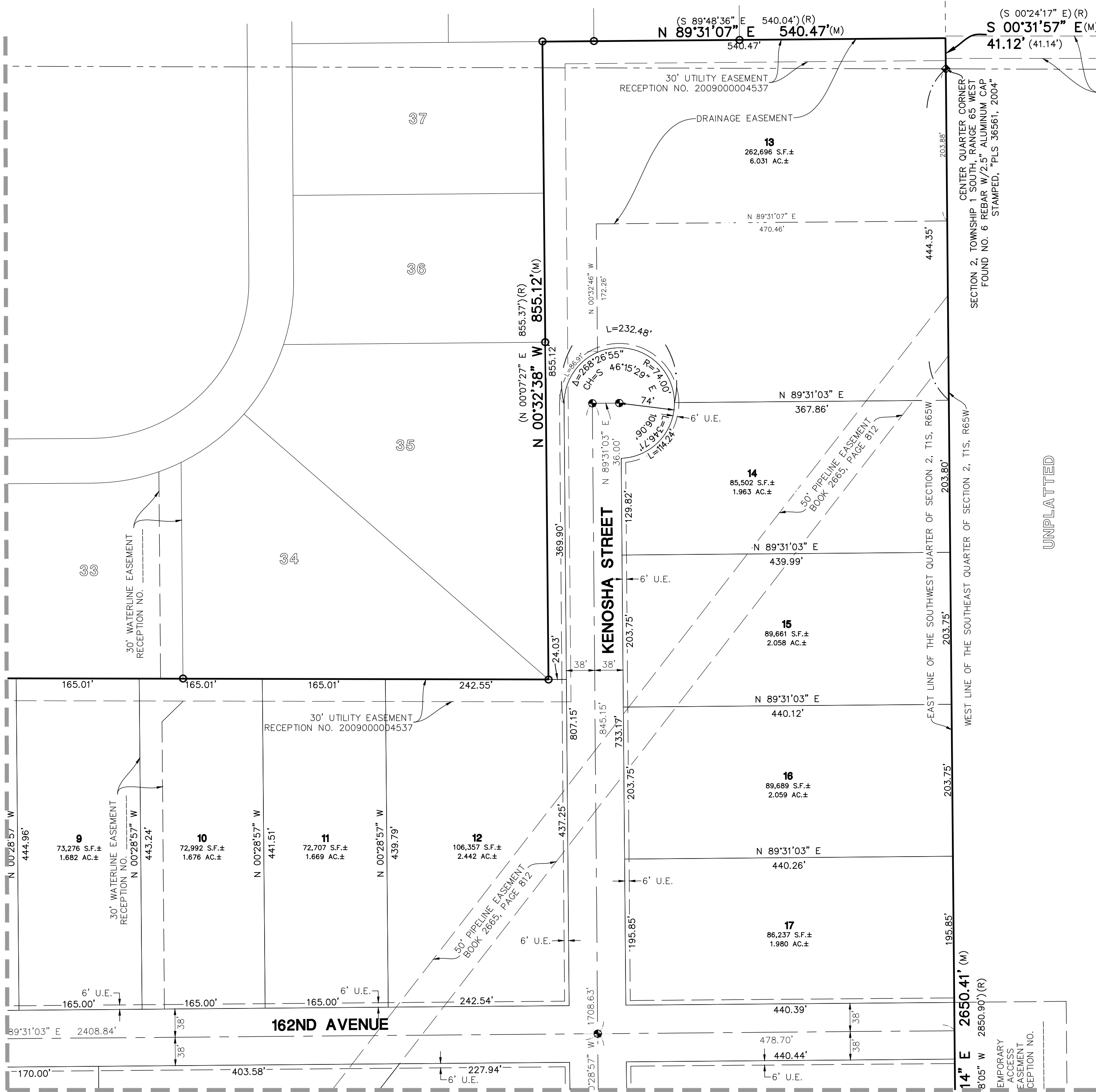
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COUNTRY CLUB RANCHETTES FILING NO. 1
COUNTY OF ADAMS, COLORADO
FINAL PLAT

PROJ MGR. BJP
PROJ ENG. DJR
DRAWN BY. BJP
DATE. 02/20/19
SCALE. 1"=100'
SHEET 5 OF 6
PCH.ACC001.00



FOR AND ON BEHALF OF
MANHARD CONSULTING



Dwg Name: P:\Pchacc001\dwg\Surf\Final Drawings\Plot of Subdivision\Filing No. 1\03-PCH.ACC001.00-PS.dwg Updated By: BJPonl

SEE SHEET 6

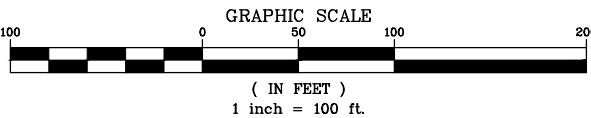
SEE SHEET 6

COUNTRY CLUB RANCHETTES FILING NO. 1

FINAL PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO.: PLT2017-00016



LEGEND

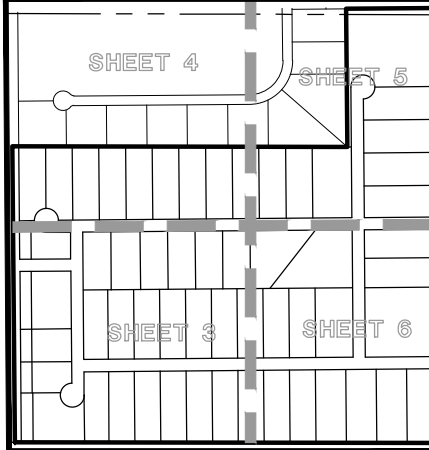
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DRAWN BY	
REVISIONS	
DATE	

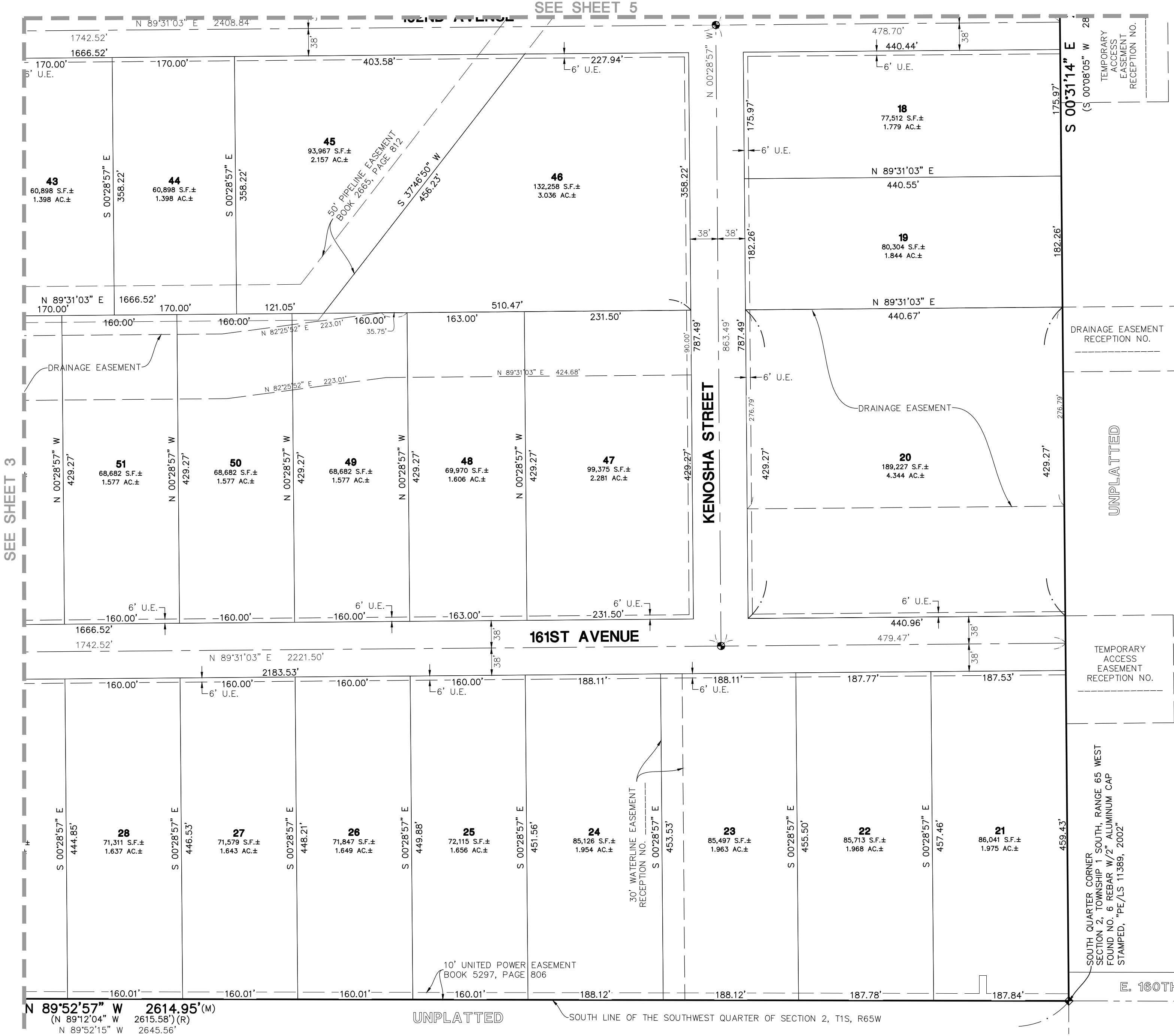
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COUNTRY CLUB RANCHETTES FILING NO. 1
COUNTY OF ADAMS, COLORADO
FINAL PLAT

PROJ MGR. BJP
PROJ ENG. DJR
DRAWN BY. BJP
DATE: 02/20/19
SCALE: 1"=100'
SHEET 6 OF 6
PCH.ACC001.00



FOR AND ON BEHALF OF
MANHARD CONSULTING



2/20/2019 1:34 PM Dwg Name: P:\Pchacc001.dwg\Surf\Final Drawings\Plot of Subdivision\Filing No. 1\03-PCH.ACC001.00-PS.dwg Updated By: BJP

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 2 AND CONSIDERING THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 2 TO BEAR NORTH 00°31'14" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°31'14" WEST, A DISTANCE OF 385.43 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°31'14" WEST, A DISTANCE OF 150.00 FEET ALONG SAID WEST LINE;
THENCE NORTH 89°28'46" EAST, A DISTANCE OF 150.00 FEET;
THENCE SOUTH 00°31'14" EAST, A DISTANCE OF 150.00 FEET;
THENCE SOUTH 89°28'46" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 22,500 SQUARE FEET OR 0.5165 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38445
FOR AND ON BEHALF OF MANHARD CONSULTING



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Water Resource Management | Construction Management

COUNTRY CLUB RANCHETTES FILING NO. 1

COUNTY OF ADAMS, COLORADO

EXHIBIT A

PROJ. MGR.: BJP

DRAWN BY: BJP

DATE: 02/20/19

SCALE: N/A

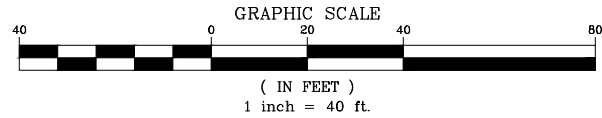
SHEET

1 OF 2

PCH.ACCO01.00

EXHIBIT A

CENTER QUARTER CORNER
SECTION 2, T1S, R65W
FOUND NO. 6 REBAR
W/2.5" ALUMINUM CAP
STAMPED "PLS 36561, 2004"



161ST AVENUE

N 89°28'46" E 150.00'

TEMPORARY ACCESS EASEMENT

22,500 S.F. (0.5165 AC.)±

(BASIS OF BEARINGS)
N 00°31'14" W 2650.41'

WEST LINE OF THE SOUTHEAST
QUARTER OF SECTION 2, T1S, R65W

150.00'

S 00°31'14" E 150.00'

POINT OF
BEGINNING

S 89°28'46" W 150.00'

UNPLATTED

385.43'

POINT OF COMMENCING

SOUTH QUARTER CORNER SECTION 2, T1S, R65W
FOUND NO. 6 REBAR W/2" ALUMINUM CAP
STAMPED, "LS 25937, 1998"
AND
FOUND NO. 6 REBAR W/2" ALUMINUM CAP
STAMPED "PE/LS 11389, 2002"
S 48°15'55" E 0.81'

NOTE:

- DENOTES CHANGE OF DIRECTION ONLY.
THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS INTENDED
ONLY TO DEPICT THE ATTACHED
LEGAL DESCRIPTION.



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COUNTRY CLUB RANCHETTES FILING NO. 1

COUNTY OF ADAMS, COLORADO

EXHIBIT A

PROJ. MGR.: BJP

SHEET

DRAWN BY: BJP

2 OF 2

DATE: 02/20/19

PCH.ACCO01.00

SCALE: 1" = 40'

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 2 AND CONSIDERING THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 2 TO BEAR NORTH 00°31'14" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°31'14" WEST, A DISTANCE OF 1248.92 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°31'14" WEST, A DISTANCE OF 150.00 FEET ALONG SAID WEST LINE;
THENCE NORTH 89°28'46" EAST, A DISTANCE OF 150.00 FEET;
THENCE SOUTH 00°31'14" EAST, A DISTANCE OF 150.00 FEET;
THENCE SOUTH 89°28'46" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 22,500 SQUARE FEET OR 0.5165 ACRES, MORE OR LESS.

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COUNTRY CLUB RANCHETTES FILING NO. 1

COUNTY OF ADAMS, COLORADO

EXHIBIT A

PROJ. MGR.: BJP

DRAWN BY: BJP

DATE: 02/20/19

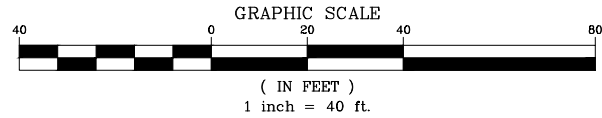
SCALE: N/A

SHEET

1 OF 2
PCH.ACCO01.00

EXHIBIT A

CENTER QUARTER CORNER
SECTION 2, T1S, R65W
FOUND NO. 6 REBAR
W/2.5" ALUMINUM CAP
STAMPED "PLS 36561, 2004"



162ND AVENUE

N 89°28'46" E 150.00'

TEMPORARY ACCESS EASEMENT

22,500 S.F. (0.5165 AC.)±

(BASIS OF BEARINGS)
N 00°31'14" W 2650.41'

WEST LINE OF THE SOUTHEAST
QUARTER OF SECTION 2, T1S, R65W

150.00'

S 00°31'14" E 150.00'

POINT OF
BEGINNING

S 89°28'46" W 150.00'

UNPLATTED

1248.92'

POINT OF COMMENCING

SOUTH QUARTER CORNER SECTION 2, T1S, R65W
FOUND NO. 6 REBAR W/2" ALUMINUM CAP
STAMPED, "LS 25937, 1998"
AND
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COUNTRY CLUB RANCHETTES FILING NO. 1

COUNTY OF ADAMS, COLORADO

EXHIBIT A

PROJ. MGR.: BJP

DRAWN BY: BJP

DATE: 02/20/19

SCALE: 1" = 40'

SHEET

2 OF 2

PCH.ACCO01.00

Engineer's Public Improvement Estimate of Probable Cost
County Club Ranchettes
Adams County
SIA Exhibit B
2/22/2019

No.	Description	Quantity	Unit	Unit Cost	Total Cost
Schedule I - Earthwork					
	Clearing and Grubbing	1	LS	\$13,000.00	\$13,000.00
	Removal of Structures and Obstructions	1	LS	\$10,000.00	\$10,000.00
	Unclassified Excavation	119,915	CY	\$3.00	\$359,745.00
	Utility Potholing	8	Hours	\$125.00	\$1,000.00
	Culvert Protection	19	EA	\$200.00	\$3,800.00
	Concrete Washout Area	1	EA	\$5,000.00	\$5,000.00
	Portable Toilet Protection	1	EA	\$500.00	\$500.00
	Silt Fence	8,015	LF	\$2.00	\$16,030.00
	Stabilized Staging Area	1	EA	\$4,000.00	\$4,000.00
	Vehicle Tracking Control	1	EA	\$1,600.00	\$1,600.00
				SUBTOTAL =	\$414,675.00
Schedule II - Infrastructure Improvements					
	Aggregate Base Course - Shoulder	1910	CY	\$8.00	\$15,280.00
	Aggregate Base Course - Roadway	4470	CY	\$20.00	\$89,400.00
	Hot Mix Asphalt - Roadway	5900	TON	\$100.00	\$590,000.00
				SUBTOTAL =	\$694,680.00
Schedule III - Miscellaneous					
	Pavement Markings	1	LS	\$2,000.00	\$2,000.00
	Construction Traffic Control	1	LS	\$20,000.00	\$20,000.00
				SUBTOTAL =	\$22,000.00
Schedule IV - Signage (Including Post and Anchor)					
	Sign Post (Nextube)	19	EA	\$1,200.00	\$22,800.00
				SUBTOTAL =	\$22,800.00
Schedule V - Drainage and Stormwater Improvements					
	18" Storm	165	LF	\$45.00	\$7,425.00
	24" Storm	275	LF	\$60.00	\$16,500.00
	30" Storm	725	LF	\$75.00	\$54,375.00
	4'x2' Box Culvert	55	LF	\$375.00	\$20,625.00
	6'x3' Box Culvert	270	LF	\$500.00	\$135,000.00
	7'x3' Box Culvert	135	LF	\$500.00	\$67,500.00
	8'x4' Box Culvert	135	LF	\$500.00	\$67,500.00
	Detention Basin Outlet Structure	2	EA	\$22,500.00	\$45,000.00
				SUBTOTAL =	\$413,925.00
Schedule VI - Water Improvements					
	6" Water Main	210	LF	\$35.00	\$7,350.00
	8" Water Main	9,160	LF	\$50.00	\$458,000.00
	Fire Hydrant Assembly	14	EA	\$7,800.00	\$109,200.00
	8" Gate Valve	23	EA	\$1,250.00	\$28,750.00
	10"x8" Tee	1	EA	\$300.00	\$300.00
	8"x8" Tee	4	EA	\$250.00	\$1,000.00
	8"x6" Tee	12	EA	\$200.00	\$2,400.00
	8"x8" Cross	1	EA	\$200.00	\$200.00
	8" 11.25-degree Bend	1	EA	\$200.00	\$200.00
	8" 22.5-degree Bend	2	EA	\$200.00	\$400.00
	8" 45-degree Bend	2	EA	\$200.00	\$400.00
	8" 90-degree Bend	4	EA	\$200.00	\$800.00
	Pressure Sustaining Valve	1	EA	\$20,000.00	\$20,000.00
	Valvmatic Swing Check Valve	1	EA	\$3,000.00	\$3,000.00
	Connect to Existing	2	EA	\$2,000.00	\$4,000.00
				SUBTOTAL =	\$636,000.00
PUBLIC IMPROVEMENTS SUBTOTAL =					\$2,204,080.00
				CONSTRUCTION CONTINGENCY 10%	\$220,408.00
				MOBILIZATION 5%	\$110,204.00
				SURVEYING 3%	\$66,122.40
				CONSTRUCTION MANAGEMENT AND TESTING 12%	\$264,489.60
PUBLIC IMPROVEMENTS TOTAL =					\$2,865,304.00