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Type:PUD Karen Long, Adams County, CO

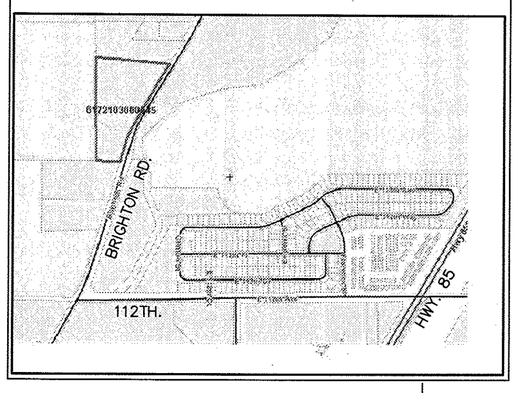
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GENERAL NOTES:

1. WATER AND SEWER WILL BE PROVIDED AS AVAILABLE IN ACCORDANCE WITH SOUTH ADAMS WATER AND SANITATION.
2. THE OWNER OF THE PROPERTY, WILL CONVEY TO THE CITY ALL RIGHTS TO NON-TRIBUTARY WATER UNDERLYING THIS PROJECT, AS WELL AS EASEMENTS FOR ACQUISITION OF SUCH WATER.
3. STORM DRAINAGE WILL BE IN ACCORDANCE WITH THE APPROVED DRAINAGE STUDY.
4. UTILITIES WILL BE IN ACCORDANCE WITH THE APPROVED UTILITIES STUDY.
5. VEHICULAR ACCESS AND CIRCULATION FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED TRAFFIC STUDY, THE OFFICIAL COUNTY CODE AND THE POLICIES OF THE COUNTY.
6. COUNTY WILL INSTALL, AT DEVELOPERS EXPENSE, ALL TRAFFIC CONTROL DEVICES REQUIRED, INCLUDING STREET NAME SIGNS.
7. ALL EASEMENTS SHOWN ON THIS OFFICIAL DEVELOPMENT PLAN/PLAT ARE FOR UTILITY PURPOSES AND OTHER USES SHOWN. FOR THE PURPOSE OF THIS OFFICIAL DEVELOPMENT PLAN/PLAT, UTILITIES ARE DEFINED AS WATER, SEWER, DRAINAGE, TELEPHONE, GAS, ELECTRICITY, CABLE TELEVISION, AND NEIGHBORHOOD MAILBOX UNITS. (1/83)
8. ALL PRIVATE DRIVES AND PARKING AREAS SHALL BE CONSTRUCTED USING GRAVEL.
9. ALL PUBLIC WATER, STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC R.O.W. OR UTILITY EASEMENTS SHALL BE MAINTAINED BY COMMERCE CITY PUBLIC WORKS DEPARTMENT. THE CITY IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PAVEMENT, CURB AND GUTTER, LANDSCAPING OR ANY OTHER PRIVATE IMPROVEMENTS WITHIN UTILITY EASEMENTS DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.
10. ALL EXISTING AND PROPOSED UTILITY LINES AND SERVICES, AND ALL STREET LIGHTING CIRCUITS SHALL BE INSTALLED UNDER-GROUND BOTH WITHIN AND ADJACENT TO THE SUBDIVISION OR DEVELOPMENT.
11. ALL SIGNAGE SHALL BE IN CONFORMANCE WITH ADAMS COUNTY SIGNAGE REGULATIONS
12. NO ACCESS SHALL BE ALLOWED AT REAR OR SIDE PROPERTY LINES WHEN ADJACENT TO PUBLIC LANDS.
13. PARKING OR DRIVING VEHICLES OVER THE SEPTIC SYSTEMS SHALL BE AVOIDED IN ACCORDANCE WITH TRI-COUNTY HEALTH DEPARTMENT'S REGULATIONS.
14. Landscaping requirements shall be determined through the process outlined in Condition# 4 of the Resolution of Approval for case PUD2010-00015.

VICINITY MAP:

PARCEL NUMBER: 0172103000045
ADAMS COUNTY



NORTH
0 2000 4000

JOB NUMBER 10-2078 - 7/7/2011

HIGH PLAINS ENGINEERING & DESIGN, LLC
721 4TH STREET, SUITE D, FORT LUPTON, CO 80621 PHONE - (303) 857-9280 FAX - (303) 857-9238

SWEETMAN ENTERPRISES, INC. PUD

PLANNED UNIT DEVELOPMENT - MAJOR AMENDMENT

A PLANNED UNIT DEVELOPMENT IN ADAMS COUNTY, STATE OF COLORADO

SHEET 1 OF 2

PROJECT TEAM:

OWNER:
JAMES SWEETMAN FAMILY PARTNERSHIP, RLLLP
11481 BRIGHTON ROAD
HENDERSON, COLORADO 80640
303.733.5510
303.733.2394 FAX

CONTACT: MR. JAMES J. SWEETMAN

ARCHITECT:
N/A

CONTACT:

GENERAL CONTRACTOR:
KIMMEL CONSTRUCTION
23248 WCR 4
HUDSON, COLORADO 80642
303.536.9298
303.536.9398 FAX

CONTACT: JIM KIMMEL

CIVIL ENGINEER:
HIGH PLAINS ENGINEERING & DESIGN, LLC
721 4TH STREET, SUITE D,
FORT LUPTON, CO 80621
303.857.9280
303.857.9238 FAX

CONTACT: TODD M. SCHROEDER

GENERAL PROJECT CONCEPT:

PROPOSAL OF THE FOLLOWING AREAS AND USE
AREA "A" - LOG STORAGE AREA
AREA "B" - HEAVY EQUIPMENT STORAGE AREA
AREA "C" - RV STORAGE

SITE DATA:

LAND AREA WITHIN PROPERTY BOUNDARIES:	8.937 ACRES
TOTAL BUILDING COVERAGE:	22,518 SQ. FEET
HARD SURFACE EXCLUDING BUILDINGS:	0 - ALL GRAVEL
LANDSCAPE AREA:	36,852 SQ. FEET
PRESENT ZONING:	P-U-D.
PROPOSED USE:	WOOD STORAGE, RV STORAGE AND HEAVY EQUIPMENT STORAGE WITH RESIDENTIAL HOME, OFFICE SPACE AND MOBILE HOME
STATUS:	CURRENTLY OPERATING AS A FIREWOOD PROCESSING FACILITY, AND (2) SINGLE FAMILY RESIDENCE
PARKING:	
SPACES REQUIRED:	AS SHOWN ON SHEET 2
SPACES PROVIDED:	AS SHOWN ON SHEET 2

PROJECT SCHEDULE:

ANTICIPATED CONSTRUCTION START:	SEPTEMBER 1, 2011
ANTICIPATED CONSTRUCTION COMPLETION:	APRIL 15, 2012

LEGAL DESCRIPTION:

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 SOUTHWEST 1/4 OF SAID SECTION 3, AND CONSIDERING THE EAST LINE OF THE NORTHWEST 1/4. SOUTHWEST 1/4 OF SAID SECTION 3 AS BEARING SOUTH 00^37'32" EAST WITH ALL BEARING CONTAINED HEREIN RELATIVE THERETO: THENCE SOUTH 00^37'32" WEST, ALONG SAID EAST LINE A DISTANCE OF 342.98 FEET TO THE TRUE POINT OF BEGINNING OF PARCEL "D". THENCE CONTINUING SOUTH 00^37'32" WEST A DISTANCE OF 983.97 FEET; THENCE NORTH 89^54'44" EAST A DISTANCE OF 220.44 FEET: THENCE NORTH 20^49'09" EAST A DISTANCE OF 369.44 FEET: THENCE NORTH 31^15'00" EAST A DISTANCE OF 669.11 FEET: THENCE NORTH 84^40'06" WEST A DISTANCE OF 712.69 FEET TO THE TRUE POINT OF BEGINNING.

Certificate of Ownership

James Sweetman Family Partnership RLLLP, being the owner of property described herein, PUD located in the County of Adams, State of Colorado, hereby submit this Planned Unit Development - Amendment and agree to perform under the terms noted heron.

James J. Sweetman
Owner's Signature / James J. Sweetman, General Partner

State)
County) Adams

The foregoing Ownership Certificate was acknowledged before me this 13 day of July 2011.

Betty Jo Varela
Notary Public

My Commission Expires
7-29-2013

Planning Commission Approval

Approved by the Adams County Planning Commission this 26TH day of MAY, 2011.

Nicholas A. Lino
Chairman

Board of County Commissioners Approval

Approved by the Adams County Board of County Commissioners this 20TH day of JUNE, 2011.

W.R. "Skip" Fischer
Chairman

Additions and Deletions

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

Approved to form by:

Director of Planning and Development

County Attorney

The original PUD was filed for record in the office of the Adams County Clerk and Recorder, in the State of Colorado on the 14th day of March, 1991,A.D. in PUD File No. 1289, Reception No. B991286. The First Slight Modification was filed for record in the office of the Adams County Clerk and Recorder, in the state of Colorado on the 12th day of March, 1992,A.D. in PUD File No. 1360, Reception No. B1053440. The Second Slight Modification was filed for record in the office of the Adams County Clerk and Recorder, in the state of Colorado on the 27th day of July, 1999,A.D. in PUD File No. 3063, Reception No. C0572107. A Minor Amendment was filed for record in the office of the Adams County Clerk and Recorder, in the state of Colorado on the 23rd day of October, 2002,A.D., Reception No. C1042204. Another Minor Amendment was filed for record in the office of the Adams County Clerk and Recorder, in the state of Colorado on the 6th day of February, 2003,A.D., Reception No. C1091242.

Clerk and Recorder

This Major Amendment to the PUD was filed for record in the office of the Adams County Clerk and Recorder, in the State of Colorado at 1:04 a.m./p.m. on the 29th day of August, 2011 A.D., Reception No. 2011000055500

Karen Long
County Clerk and Recorder

By: Desiree Prohaska
Deputy

P.U.D. NO. N/A
FILE NO. N/A
MAP NO. N/A
RECEPTION NO. 2011000055500

RECEPTION#: 2011000055500, 08/29/2011 at 01:04:16 PM, 2 OF 2, Doc Type:PUD TD
Pages: 0 Karen Long, Adams County, CO

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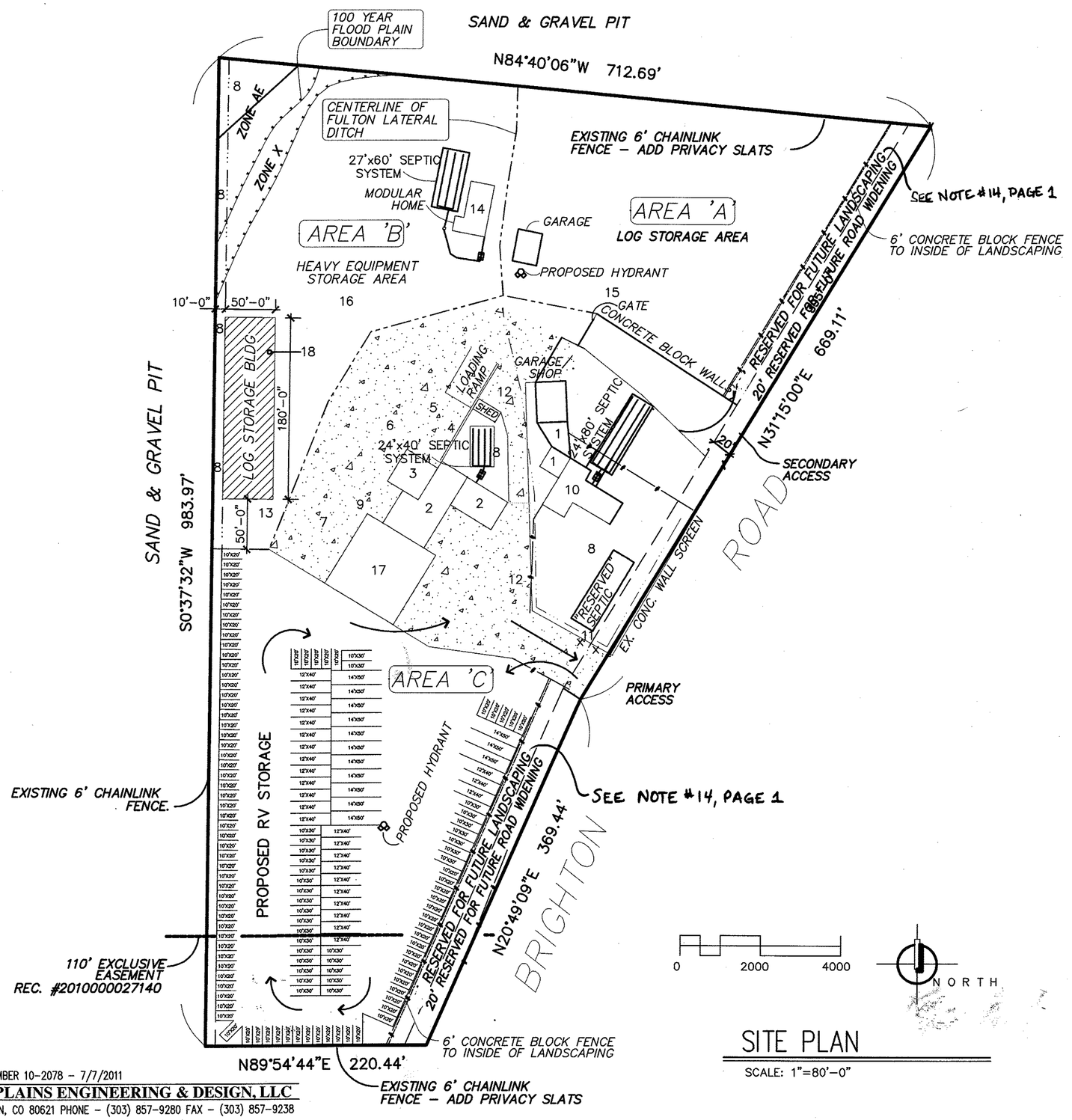
SCANNED As RECEIVED

SWEETMAN ENTERPRISES, INC. PUD

PLANNED UNIT DEVELOPMENT – MAJOR AMENDMENT

A PLANNED UNIT DEVELOPMENT IN ADAMS COUNTY, STATE OF COLORADO

SHEET 2 OF 2



SITE PLAN

SCALE: 1"=80'–0"

LEGEND:

EXPLANATION:

1) OFFICE – 450 S.F. (15' X 30')
2) GARAGE, TRUCK, & EQUIPMENT REPAIR – 1,400 S.F. (30' X 40')
3) PROCESSING BUILDING – SORTING & BUNDLING OF FIREWOOD – 1,600 S.F. (40' X 40')
4) 4' HIGH RETAINING WALL
5) SPLITTER & CONVEYOR – 1,500 S.F.
6) SPLIT FIREWOOD STOCKPILE – 2,500 S.F.
7) BUNDLED FIREWOOD – 800 S.F.
8) LAWN AREA – LANDSCAPED AREA: TREES & SHRUBS – 21,385 S.F.
9) SALES & LOADING AREA – 7,000 S.F.
10) SINGLE FAMILY RESIDENCE – 1,500 S.F. (25' X 50' : 12.5' X 20')
11) SIGN – UNLIGHTED, DOUBLE FACED
12) EMPLOYEE AND CUSTOMER PARKING – 12 SPACES
13) ABOVE GROUND FUEL STORAGE TANKS – (2) 1,000 GAL. TANKS
14) MODULAR HOME – 1800 SQ./FT.
15) LOG STORAGE – 100,000 S.F. *RV STORAGE
16) HEAVY EQUIPMENT STORAGE – 15,000 S.F., USED UNITS & UNITS FOR PARTS.
17) ENCLOSED FIREWOOD STORAGE – 4,800 S.F. (60' X 80') 1/2 RV REPAIR
18) PROPOSED LOG STORAGE BUILDING 9,000 S.F. (50' X 180')

NOTE:

THE SUBJECT PROPERTY IS PRESENTLY DEVELOPED AS INDICATED ON THIS PLOT PLAN.

GENERAL EXISTING BUSINESS USES:
1: FIREWOOD STORAGE AND SALES.
2: HEAVY EQUIPMENT AND TRUCK REPAIR.
3: RV STORAGE (PROPOSED)

AREA "C" PROPOSED RV PARKING SPACES

10'X20' – 87 SPACES
10'X30' – 31 SPACES
12'X40' – 26 SPACES
14'X50' – 114 SPACES

TOTAL – 258 SPACES

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