



CONDITIONAL USE PERMIT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pgs. 3-4) included in this packet for more information on each submittal item.

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

1. Development Application Form (pg. 5)
2. Application Fees (see pg. 2)
3. Written Explanation of the Project
4. Site Plan Showing Proposed Development
5. Proof of Ownership (warranty deed or title policy)
6. Proof of Water and Sewer Services
7. Proof of Utilities (e.g. electric, gas)
8. Legal Description SHOWN ON SITE PLAN
9. Certificate of Taxes Paid

NA 10. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 7)

NA 11. Certificate of Surface Development (pg. 8-10)

Supplemental Items (if applicable) *Contact County staff for supplemental forms

- TBD 1. Traffic Impact Study
2. Neighborhood Meeting Summary
- NA 3. Solid waste transfer station*
- NA 4. Solid waste composting facility*
- NA 5. Scrap tire recycling facility*
- NA 6. Inert fill*

Application Fees	Amount	Due
Conditional Use Permit	\$1,100 (\$400 per additional residential request/ \$600 per additional non-residential)	After complete application received
Adams County Health Dept.	\$360 (Level 3) For Solid Waste Use Only	After 1st Staff Review is Completed



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 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:

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



April 14, 2023

Re: Residential Rehabilitation Group Home- Traumatic Brain Injury (TBI) population Proposed
address: 14441 Country Hills Dr, Brighton CO

To: Jen Rutter, AICP
 Planning and Development Manager
 Community & Economic Development
 Adams County, CO

Ms. Rutter,

Thank you for taking the time to review our request to initiate opening of an assisted living residence in Adams County CO, the town of Brighton, for persons who have experienced a traumatic brain injury or other neurological disruption in their life. I am writing to discuss our desire to open our program by developing a six-resident residential care home located at 14441 Country Hills Dr, Brighton.

NeuroRestorative is the largest provider of post-acute residential brain injury rehabilitation services in the United States. We are currently operating in 28 states and growing. Our current program in Littleton, CO, is a larger facility that serves as many as 36 residents with Traumatic brain injuries in a more medically complex model. The community based home in Brighton would serve people who are not as medically complex and live more independent lives in smaller group living settings. For example, residents of our Littleton facility may progress to the point that they can return to life in a home in a community such as this proposed home in Brighton.

Our intention is to convert an existing home on the 1.18 acre property to a fully-accessible environment that provides residence for eight adults. The home is an existing 3,110sf 5-bedroom, 3- bathroom home that will undergo a small addition and accessibility renovations to create a home with six private bedrooms and two fully accessible bathrooms on the main floor. The large, 4-car attached garage will be converted to living space to create the three bedrooms requested to provide six. The garage space will have the front wall bumped out 8 feet to gain the necessary space. There is ample room for staff and visitor parking on the property. The site plan attending this submittal shows parking created by expansion of the current parking space at the front of the home, while leaving the approach and apron as it exists now. The plans call for adding enough green-screening to the current well-designed landscaping to shield the parking from sight of the street as much as possible. There will be no signage and the exterior will appear as homelike as it does today. You can see the home here:

[https://www.realtor.com/realestateandhomes-detail/14441-Country-Hills-Dr Brighton CO 80601 M19719-08993](https://www.realtor.com/realestateandhomes-detail/14441-Country-Hills-Dr-Brighton-CO-80601-M19719-08993)

Our standard design incorporates elements of Universal Design, Aging in Place, and ADA Compliance. We strive to maintain a home-like atmosphere while creating the standards of accessibility that enhance daily living tasks for those that are physically challenged.

All of our employees must pass comprehensive background screenings as a condition of their employment. Given the needs of the consumers we serve, 24-hour assistance will be provided within the residence every day. These

Life Skills Trainers (LST), program supervisors and other support staff are not live-in staff, but work in rotating shifts to provide 24/7 365 care. It should also be noted that the individuals we serve are unable to drive vehicles and will not have vehicles on the property. Program participants are transported by staff to doctor visits and clinical appointments. As often as possible the residents will be taken to participate in local educational and cultural opportunities shopping events and local entertainment venues as well.

The business model we most commonly use around the country utilizes single family dwellings in residential neighborhoods. The philosophical basis of that is that all of our residents lived in a residential community before their injury, and our goal is to help them return to their homes with the independent living skills gained while in our care. That is a process best accomplished experiencing their rehabilitation in a controlled residential setting. We have over thirty years of experience in operating these types of homes and strive to have minimal impact on the neighborhoods in which they are located. Often and ideally we are able to recruit professionals from within the same neighborhoods to work in the homes.

NeuroRestorative is committed to being a good neighbor and member of the community. We take seriously our obligation to provide safe and pleasing residences. All of our homes are protected with full residential fire suppression systems and centrally monitored fire alarms. We also install-whole house emergency power generators to protect residents and staff during times of power grid outages.

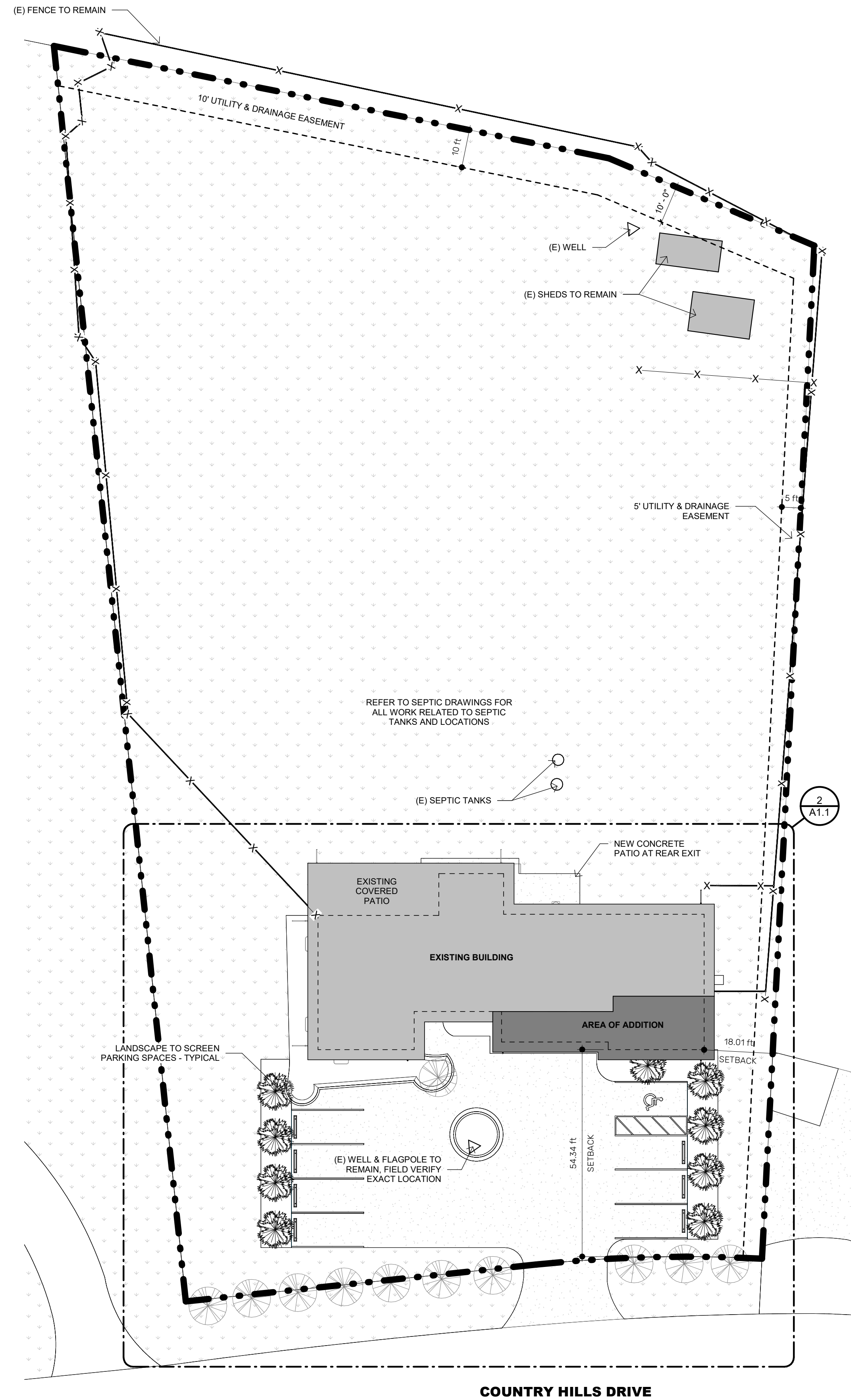
We welcome the opportunity to discuss this matter with you in more detail. If you have any questions or require more information, please do not hesitate to contact me at (480) 444-6054 (cell), or by e-mail at Ashley.Iverson@sevitahealth.com. Please view our website at www.NeuroRestorative.com and at www.Sevitahealth.com

Sincerely,

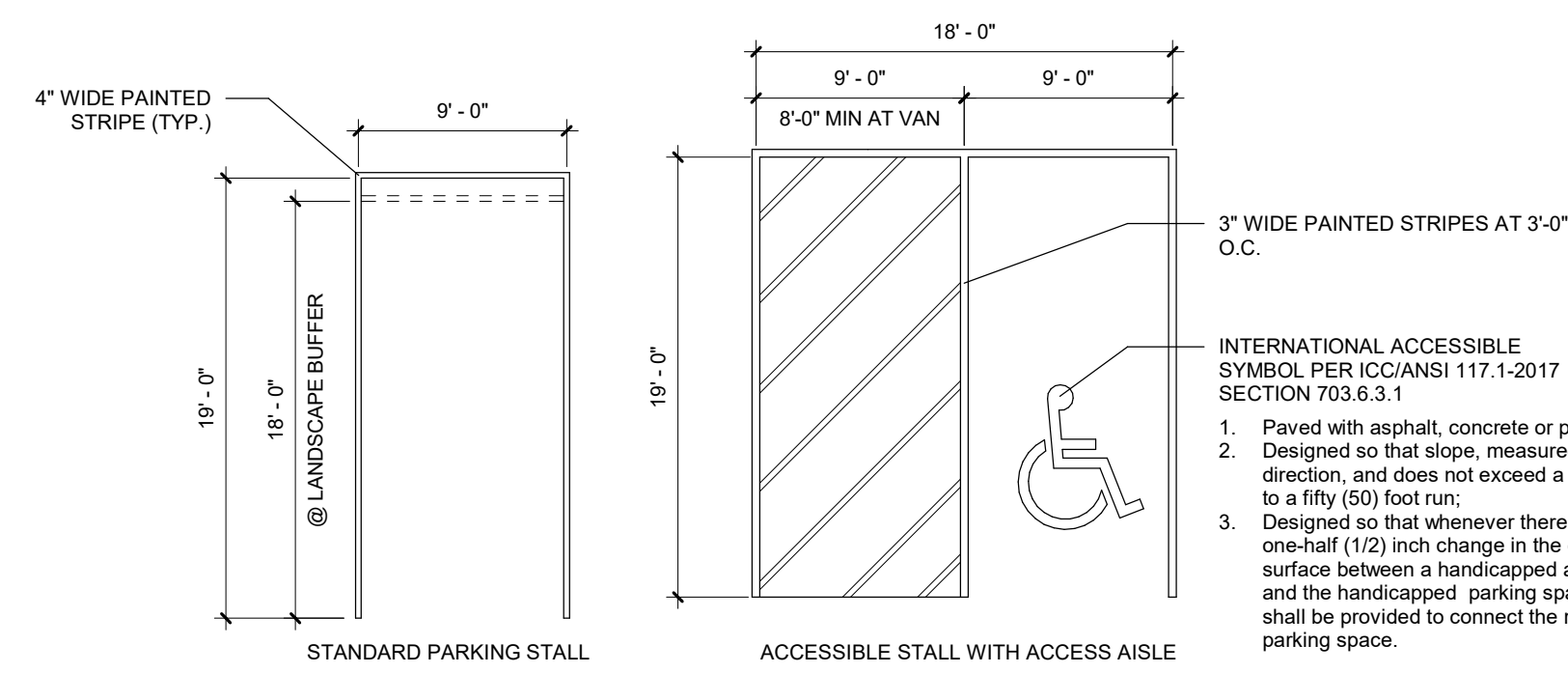


Ashley Iverson, RN, MHA, HSE
Regional Executive Director- Mountain West | NeuroRestorative
C: 480-444-6054 | F: 949-336-1948
Ashley.Iverson@sevitahealth.com

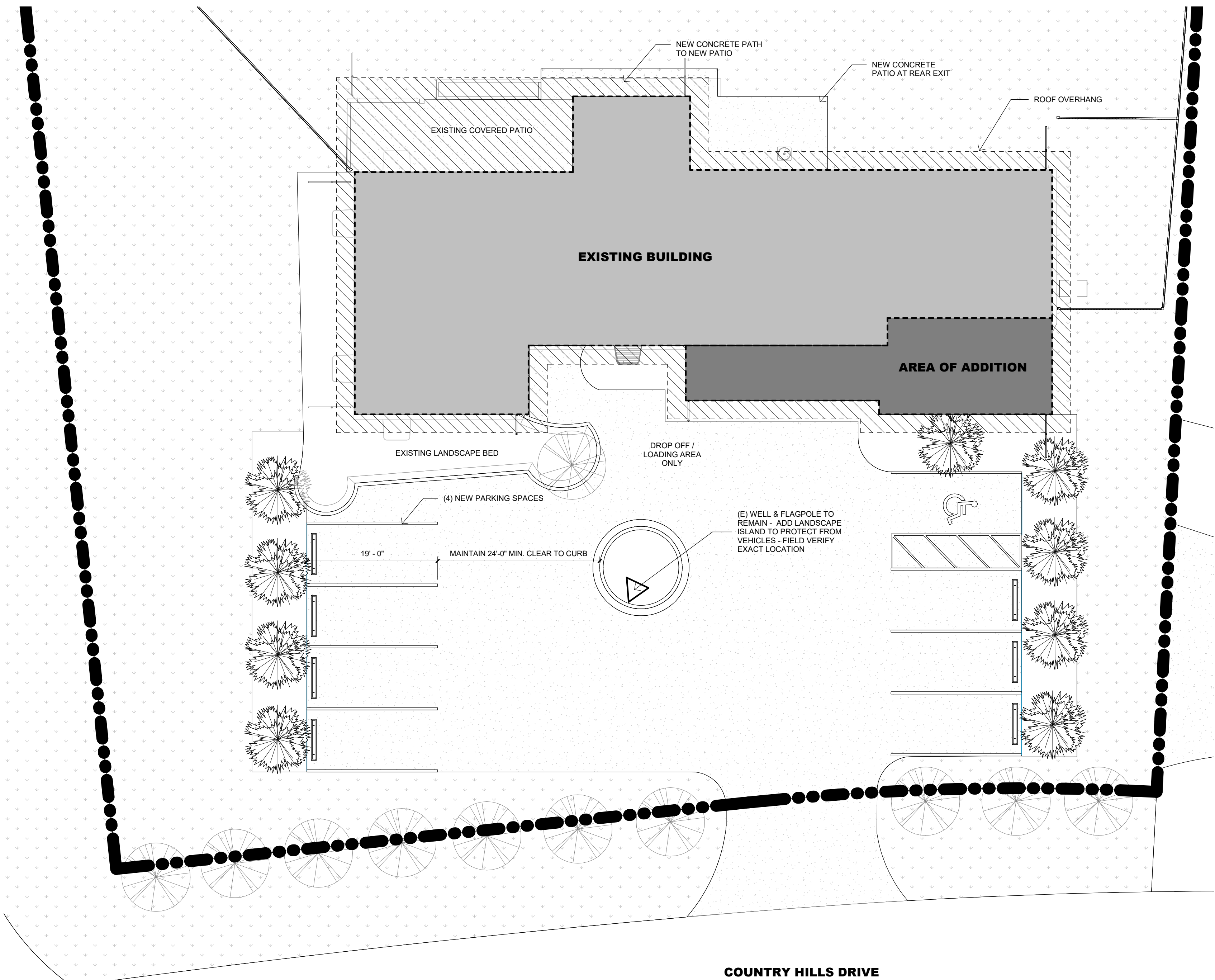
The MENTOR Network & NeuroRestorative are becoming Sevita. Learn more at SevitaHealth.com



1 SITE PLAN
1" = 20'-0"



PARKING STALL STRIPING - TYPICAL
1/8" = 1'-0"



2 ENLARGED SITE PLAN
1" = 10'-0"

SITE INFORMATION:

STREET ADDRESS:
14441 COUNTRY HILLS DRIVE
BRIGHTON, CO 80601
PARCEL #: 0156918001009

LEGAL DESCRIPTION:
COUNTRY HILLS ESTATES FIRST FILING, LOT 2

ZONING:
A-1 - AGRICULTURAL 1 DISTRICT

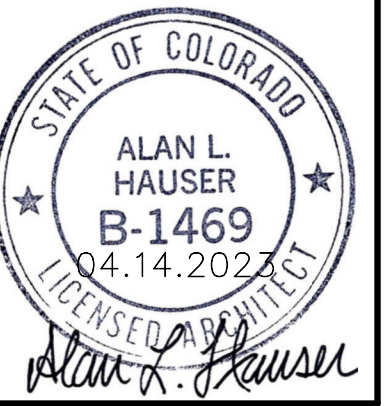
SETBACKS:

FRONT	30 FEET
SIDE	10 FEET
REAR	30 FEET
MAX. HEIGHT	35 FEET

PARKING REQUIREMENTS
PER TABLE 4-15-04-03

1 SPACE PER 4 BEDS PLUS 1 SPACE FOR EACH 2 STAFF MEMBERS

1 ACCESSIBLE SPACE FOR LESS THAN 25 REQUIRED SPACES



HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
E-mail: info@hauserarchitects.com

GROUP HOME CONVERSION
SEVITA HEALTH
14441 COUNTRY HILLS DRIVE
BRIGHTON, CO 80601
ARCHITECTURAL SITE PLAN

REVISIONS	DATE
1	04.14.2023
CUP SUBMITTAL	

SHEET
A1.1

FIRST AMENDMENT TO LEASE

This First Amendment to Lease (“Amendment”) is entered into as of this 30th day of March, 2023, by and between CareMeridian, LLC, a Delaware limited liability company (“Lessee”) and CapGrow Holdings JV Sub IX LLC, a Delaware limited liability company (“Lessor”).

Recitals

- A. Lessor and Lessee are parties to a lease dated May 18, 2022 (the “Lease”) relating to a home located at 14441Country Hills Drive, Brighton, CO 80601 (the “Home”).
- B. The Lease has commenced, but Lessee would now like to perform certain modifications to the Home as described below and have Lessor pay for such modifications in exchange for an increase in rent for a period of 48 months following the installation of the modifications, and on the terms and conditions provided herein.
- C. Lessor is prepared to approve and pay for installation of the modifications upon the terms and conditions provided in this Amendment.

Agreement

- 1. Lessee may complete the following modifications to the Home (the “Modifications”):
 - Demolition, site work, and all construction to the Certificate of Occupancy according to the “Hauser Architects” 75% Review Set plans dated 3/8/23, Floor Plan dated 3/8/23 (Site Visit Review Set), and the Architectural Site Plan drawn 3/8/23.
- 2. The following terms and conditions will apply to the Modifications:
 - a. Lessee will obtain all necessary permits and licenses.
 - b. Lessee will complete the Modifications in compliance with all applicable governmental laws, rules and regulations, with good quality materials and workmanship and without compromising the structural integrity of the Home.
 - c. Lessee will use a licensed and bonded contractor to perform the Modifications.
 - d. Lessor will pay certain costs of the Modifications, which are expected to be \$300,000.00, upon receipt of invoice(s) with appropriate back-up from


Lessee. Lessee is targeting August 2023 for the completion of the Modifications. The final actual total cost of the Modifications is referred to herein as the (“Modification Cost”).

- e. Pictures of the Home, prior to the installation of the Modifications, will be taken by Lessee and sent to Lessor prior to commencement of the work.
 - f. Upon the termination of Lessee’s occupancy of the Home for any reason, Lessee shall, at its expense, and upon Lessor’s request, restore the Home to its condition prior to the installation of the Modifications or better, including but not limited to removal of the Modifications, repairing any damage caused by the installation or removal of the Modifications, including but not limited to replacing or painting the ceilings and walls as appropriate.
3. Lessee’s monthly rent under the Lease will be increased by the amount of \$8,349.22 per month for a period of 48 months following completion of the Modifications (the “Additional Rent”). The Additional Rent amount assumes that the Modification Cost is \$300,000.00. If the final Modification Cost is more or less than \$300,000.00, the amount of the monthly Additional Rent payments will be adjusted on the same calculation formula as was used to result in the \$8,349.22 per month increase. Lessor will notify Lessee in writing of the final per month Additional Rent payment amount promptly following the receipt of invoices for all Modification Costs. If the Lease is not renewed after the initial five year term, or is otherwise terminated for any reason prior to the time when all 48 Additional Rent payments have been made, all remaining unpaid Additional Rent payments will become due and payable on the last day of the Lease.
4. Except as provided herein, the Lease will remain in full force and effect.
5. If there is any conflict between the terms of the Lease and this Amendment, the terms of this Amendment will control.


[remainder of page intentionally left blank]

IN WITNESS WHEREOF, Lessor and Lessee have executed this Amendment as of the day and date first set forth above.

CareMeridian, LLC,
a Delaware limited liability company

By: 
Name: Signed: 4/13/2023
Title: _____

CapGrow Holdings JV Sub IX LLC
a Delaware limited liability company

By: 
Name: Matthew J. Pettinelli
Title: President

Record of Signing

For The MENTOR Network
Name Grant Schara
Title Sr. Director of Real Estate



Signed on 2023-04-13 17:47:48 GMT

Secured by Concord™
DocumentID: YjcxMzYxM2YtOT
SigningID: MGNiOTg1MzUtZW
Signing date: 4/13/2023
IP Address: 208.87.237.201
Email: grant.schara@sevitahealth.com





CapGrow Partners

320 West Ohio Street • Suite 650 • Chicago, IL 60654
P: 773.327.7542 • F: 773.327.7547 • E: info@capgrowpartners.com

To whom it may concern,

Please accept this letter as our authorization for our tenant representative, Steven Miller, Facilities Operations Director for NeuroRestorative (d/b/a Care Meridian, LLC) to speak in our behalf in matters concerning a certain Conditional Use Permit. CapGrow Holdings JV sub IX LLC (“**CapGrow**”) is the owner of record of a home located at 14441 Country Hills Dr, Brighton CO. NeuroRestorative/ Care Meridian is in tenancy agreement to lease the home to provide residential care services to clients in this home. CapGrow hereby grants authorization for tenant representative to provide substantive information leading to the approval of the Conditional Use Permit as applied for.

Thank you,

CapGrow Holdings JV Sub IX LLC,
A Delaware limited liability company

By: 

Matt Pettinelli

CEO



ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS)

DESIGN REPORT

NOVEMBER 20, 2022

Prepared By:
 CHURCH Onsite Wastewater Consultants, LLC
 P.O. Box 18796
 Golden CO 80402
 Phone: 720-898-3434
 E-Mail: kcarney@cowc.info

Prepared for:
 Alan Hauser
 14441 Country Hills Dr.
 Brighton, CO 80601
 Phone: 970-669-8220
 Email: al@hausuerarchitectspc.com

Subject Site: 14441 Country Hills Dr.
 Job No: B1720
 Adams County, Colorado

BASIS OF DESIGN

The following OWTS report provides design information for a 6-bedroom group home with 5 employees, located at 14441 Country Hills Dr., in Adams County, Colorado. The ±1.18 acre property is currently developed.

The raw wastewater characteristics for this design are expected to be similar to the average residential raw wastewater properties as indicated in the table below:

Table 8: Typical Composition of Untreated Domestic Wastewater				
Composition	Units	Concentration		
		Weak	Average	Strong
Total Suspended Solids	Mg/L	100	220	350
BOD ₅ at 20°C	Mg/L	110	220	400
Nitrogen (total as N)	Mg/L	20	40	85
Phosphorus (total as P)	Mg/L	4	8	15
Fats, Oils & Grease (FOG)	Mg/L	50	100	150
Total Coliform	Mg/L	10 ⁶ -10 ⁷	10 ⁷ -10 ⁸	10 ⁸ -10 ⁹

Source: Table 8, Typical composition of untreated domestic wastewater from Wastewater Engineering, Treatment, Disposal and Reuse, Metcalf & Eddy, 1991.

The wastewater flows are anticipated to be within the normal range for the residential application indicated. The estimated wastewater flows from the structure are provided in the calculations of the components in this report. These OWTS design documents are based on the requirements of sound OWTS engineering design principles and the Tri-County Health Department, Onsite Wastewater Treatment System regulations, effective October 1, 2017.

Note that the design for this onsite wastewater system shall include both the written report and the design figures. The OWTS design incorporates the County OWTS regulations, as currently amended, by this reference.

COWC recommends that when soliciting for costs of equipment, the complete design package be submitted to suppliers to allow them to understand the design and provide the correct components/equipment.

It is the responsibility of the installer to have sufficient knowledge and experience installing systems of this type to be able to review the entire set of design documents and understand the system concept and the intent of the design. If the installer does not understand the design intent and the system concept, the system installation should not be bid. If there are items in the design that are not clear, or if errors are noted during the installer's review of the design package, the installer should call COWC, before bidding, to clarify and correct.

The county permit issued for this site is specific to the engineered design documents as submitted. No changes to the system design are allowed without written permission from the design engineer. If at any time, the installer changes any portion of the design without written permission from the design engineer, there is the risk that the engineer may reject the changes and that the changed item(s) will have to be removed and/or reworked to conform to the permitted design documents at the installer's own expense.

SITE CONDITIONS

Date Site Investigation Conducted: 10/17/2022

Water Supply: The subject property is served two irrigation wells on the west side of the property and a well in the front yard on the east side of the house.

Topography: Topography at the site consists of slopes of approximately 3% to 9% generally to the west. The slope in vicinity of the proposed STA is approximately 8% to the west.

Soil Data: A Web Soil Survey has been obtained from the USDA, Natural Resources Conservation Service (NRCS), and is attached to this report.

Subsurface Investigation: Subsurface conditions were observed to be sandy loam. The location of test pits is indicated on Figure 1. See Appendix A for details of the test pit's soil log.

Based on all available soils information the soil is classified as Soil Type 2. The OWTS design will utilize chambered beds with a long-term acceptance rate (LTAR) of 0.60.

Existing OWTS Records: Existing records show an existing 1,500-gallon septic tank to a diverter valve to two beds; an 860 square foot gravel bed and a 600 square foot gravel bed.

Landscape Position: Landscape position was determined by observation of the site in comparison to the Slope Shape and Hillslope descriptions as defined by the National Resource Conservation Service, NRCS (formerly Soil Conservation Service, SCS), 1998. Landscape position in proximity of the proposed STA is described as LL (linear, linear) having a slope to the west of approximately 8%.

Vegetation: The site is covered in native grasses and ornamental trees.

Natural and Cultural Features: No known natural or cultural features exist on this site.

Current and Historic Land Use: The current use of the parcel is residential. Historical use is unknown.

Additional Information:

- A. Survey: A site survey was not provided for this property. The site plans were derived from information obtained during the initial site visit and aerial images.
- B. Easements: There is a 5' utility easement along the northern property and a 10' drainage and utility easement along the western property line.
- C. Floodplain: The subject property is not in a floodplain.
- D. Aerial: An aerial image has been included with this report. Please see attached NRCS soils report for aerial image.
- E. Climate information: Refer to the attached NRCS soils report for climate information.
- F. Delineated Wetlands: There are no wetlands on the property.

OWTS DESIGN

The design is for a group home with 6 private personal bedrooms and 5 employees. There are no known or anticipated changes in land use that would impact the proposed system.

Design flow values: 825 GPD

(6 Bedrooms X 1 People X 125 GPD) + (5 employees X 15 GPD) = 825 GPD

Building Sewer: The existing sewer pipe shall be inspected before possible reuse in the new system. Any new building sewer shall be 4-inch Schedule 40 PVC pipe installed with a minimum slope of 2% to the septic tank. Joints shall be solvent welded or gasketed bell & spigot. Cleanouts are required 1) at the stub out from the building, within 5-feet of the face of the structure, 2) at spacing not exceeding 100 feet, and 3) upslope of two or more bends closer than ten feet in the sewer pipe, within 2-feet above the upslope bend. Short sweep bends in the building sewer pipe are not to exceed 45 degrees although a long sweep 90-degree bend is permissible. The pipe should be properly bedded per the typical trench detail presented on the design drawings.

Tank: Install 2-1,000-gal (IM1060), 2-compartment, plastic Infiltrator septic tanks with the baffle removed in the first tank and an effluent filter with high-water alarm installed in the second compartment of the second tank. A 500-gal (IM540), 1-compartment, plastic dose tank shall be installed with a pump. The tanks shall be fitted with watertight risers and lids that secures at the ground surface. The installer shall provide a handle extension, if necessary, to bring any handle within 6 to 12-inches of the bottom of the compartment riser lid. Provide a stable subgrade for the tanks. Over-excavate all soft and yielding material and backfill with ½" minus-material. Tank bedding shall be 5-inches of sand. Backfill around the tanks in lifts not to exceed 12" loose thickness and compact each lift. Compact all fill and backfill to a minimum 90% max dry density and all bedding to a minimum 95% max dry density. All compaction shall be in accordance with ASTM D698. See Figure 3 for tank installation details.

Pumping System: The pump for the discharge from the pump tank shall be an Orenco Systems, Inc (OSI) PF5005, 1/2 HP, 115 Volt, Single Phase pump. The pump shall be preceded by an OSI Biotube effluent filter model FTS0444-36 mounted to the outlet of the second compartment of the tank. The control system shall have 3 floats: 1) High Water Alarm, 2) Pump On and 3) Pump Off as indicated on Figure 3.

Tank Discharge Piping: The discharge piping from the effluent pump to the ADV shall be Schedule 40 PVC pipe with solvent welded joints. A minimum pipe slope of 1% is required from the high point at the ADV to both directions. The pipe shall be properly bedded per the typical trench detail presented on the design drawings. Reference pump float activation elevations provided on Figure 3. See Figure 4 for pipe sizing and details.

The depth of the crown of the tank discharge pipe will be approximately 24 inches below finished grade. To ensure that the pipe is protected from frost penetration, a minimum of 2-inch thick, high-density, closed-cell, extruded, insulboard (not white bead-board) shall be installed at the crown of the pipe, to a minimum distance of 12-inches each side of the pipe crown. The soil below the pipe insulation on each side shall be placed in lifts not to exceed 6-inches and compacted to a minimum of 95% maximum dry density.

Control Panel: The control panel for this system shall be an Orenco S1-ETM-CT. The panel shall be wired by an electrician licensed in the State of Colorado. All installation and wiring shall be in accordance with the instructions of the manufacturer and the National Electric Code; the more stringent requirements shall govern the installation process. The electrical control panel shall be installed on the exterior of the structure with a line of site to the pump vault riser. Do not install the control panel on an exterior bedroom wall. Controls and alarms shall be listed per UL 508. As an alternative, the control panel can be installed near the septic tank on a 4-inch by 4-inch pressure treated post. Furnish and install a pressure treated plywood backing board to mount the control panel. Coordinate with owner for location of panel. Coordinate with design engineer for a detail of an approved post & board installation.

Soil Treatment Area: The Soil Treatment Area (STA) shall be two (2) chambered beds with pressurized dosing. The soil in the area of the proposed STA is classified as Type 2; an LTAR of 0.6 will be used for the design. The STA size using Infiltrator Quick-4 Plus Standard chambers as follows:

1. Long Term Acceptance Rate (LTAR) = 0.6 Gallons/day/SF.
2. Hydraulic loading rate = 825 gallons per day (6-bedrooms + 5 employees).
3. STA = Design Flow (gallons/day)/LTAR (gallons/day/SF) = 825/0.6 = 1,375 SF.
4. Chamber reduction = 1,375 X 0.7 = 962.5 SF.
5. Estimated number and configuration of Infiltrator Quick4 Plus Standard Chambers
962.5 SF/12 SF/Chamber = 80.2 chambers,
6. Configuration: Use two (2) beds with four rows of 11 chambers per row for a total of 88 chambers with end feed.

The STA shall be excavated to the lines and grades indicated on the design figures. The STA laterals shall be Schedule 40 PVC pipe with 1/8-inch holes at 3-feet on center oriented as described on the design drawings. The lateral piping shall be secured to the ceiling of the Infiltrator

Quick4 Plus Standard chambers as designated in the design figure with hanger material that is not susceptible to deterioration from the chamber environment. See Figure 4 for pipe sizing and details.

The STA shall be constructed with a berm on the uphill side of the field to divert runoff away from the field. The finished grade of the STA area shall be configured to drain precipitation or snow melt away from the field area. The depth to the bottom of the Infiltrator chambers shall be no deeper than 48-inches below existing grade. The OWTS STA shall be constructed similar to details in Figures 5.

Vertical Separations: Three (3) feet of vertical separation is required between the bottom of the chambers (infiltrative surface) and the restrictive layer. Effluent shall be pressure dosed via an effluent pump in the septic tank over the STA to attain full, even distribution of the effluent.

Surface Activity: No surface activities that compact the soils of the STA shall be permitted. It is recommended that the STA be fenced and/or barriers be installed to protect the laterals and in-situ soils.

Ground Cover: The STA shall be planted with drought tolerant native grasses, and irrigation shall not be allowed over the STA. Continually watering the absorption area will cause premature absorption system failure. The installer shall verify with the system owner who will have the responsibility of maintaining and watering the seed until it germinates and becomes established.

OWTS CONSTRUCTION

The OWTS shall be constructed to meet all Tri-County OWTS requirements. Please see the attached OWTS design drawings for elevations of the key components of the OWTS. There are no anticipated or expected construction issues with the installation of the OWTS. The area selected for piping and STA is set back from existing structures far enough to allow the use of standard excavation equipment and piling of soil spoil. There are no known subsurface impediments to the installation of the system.

INSTALLATION OBSERVATIONS

The installation of the OWTS shall be observed by the design engineer. A minimum of one observation is required: 1) after the tanks, chambers, and piping are placed and pump is installed, and inlet and outlet connections properly bedded, prior to backfill. A final observation shall be required after the final electrical connection has been made prior to placing the OWTS into service, if power is not available at the first observation. Our office should be called at 720-898-3434 to observe the installation of the OWTS at least 24 hours in advance. These observations, any repeat observations, OWTS design revisions, staking of STAs or additional site visit requirements are not included in the scope of work of this design and will be invoiced at an additional unit rate fee.

OPERATION AND PREVENTATIVE MAINTENANCE SCHEDULE

The goal of an operation and maintenance schedule is to observe the system function and operation, perform minor maintenance to allow for proper, long term functioning of the system and to record performance data for future evaluation.

General Operation and Preventative Maintenance: All system equipment will require some level of monitoring and maintenance to ensure it is functioning within the manufacturer's specifications and the intent of the design documents. The owner should obtain the manufacturer's Operations and Maintenance Manual for each piece of proprietary equipment in the system, and ensure that the equipment/component is properly serviced per the manufacturer's recommendations. To ensure that the equipment/component is functioning properly, the system owner can periodically check the equipment, or can hire a trained and certified maintenance provider.

Septic Tanks: The scum and sludge accumulation in the septic tank(s) should be monitored yearly. Once the cumulative scum or sludge thickness reaches 18-inches, the entire tank should be pumped. A pumping frequency of 1 to 3 years at design flows is common. An alternative is a regular pumping frequency of every 2 years.

Filter and Effluent Pumping System: The effluent filter at the septic tank discharge should be cleaned (hosed off) at the time of pumping or as needed. The effluent pump should be checked semi-annually to ensure pump is functioning properly. If the alarm sounds, the pumps and floats should be checked and/or serviced immediately. The filter should be pulled and observed every six-months for at least the first 18-months to establish a cleaning frequency. If the filter is observed to be relatively clean after a six-month interval, then the interval can be extended to 9-12 months between cleanings. If the filter is observed to be relatively clogged after a six-month interval, then the observation and cleaning frequency should be shortened to 3-4 months.

Soil Treatment Area: The surface area around the STA is to be observed monthly for signs of failure such as lush vegetation growth or effluent ponding. Liquid levels within each field section are to be observed through the observation pipes, and levels recorded. Flow to each field is to be controlled through the pump and piping manifolds.

Automatic Distributing Valve: The ADV should be checked at the time the pump and float system is checked. Each discharge pipe of the ADV has a section of clear PVC pipe, through which the flow of pumped effluent can be observed. To check that the ADV is properly alternating through the outlet pipes, the observer removes the lid of the ADV vault to see the ADV. Then activate the pump and observe which outlet pipe the effluent is discharging through. Shut off the flow by turning the valve preceding the ADV and allow the cam to drop into position. Open the valve and observe the ADV to see that the effluent is discharging through a different outlet pipe; repeat these steps for each outlet pipe.

General: System users must realize an onsite wastewater system is different from public sewer service. There are daily considerations such as not putting plastic or other nonbiodegradable material into the system. Water use should be monitored so toilets are not allowed to leak when seals malfunction. Allowing fixtures to flow continuously to prevent water lines from freezing is not acceptable. Laundry should be spread out through the week to prevent hydraulically overloading the field. Although the proposed system can accommodate variable flows, spreading water use over several hours and eliminating peak flows is recommended. To illustrate the point, a malfunctioning toilet can discharge in excess of 1000 GPD. Excessive daily loading could flood and irreparably harm the OWTS.

Discharging fats, oils and grease (FOG) from any source into the household drains can be detrimental to the OWTS. COWC strongly recommends that the owner limit the use of any garbage disposal and dispose of FOG, uneaten food when cleaning dishes before washing, food scraps and food preparation remains into the trash and not down the household drains.

The design of the OWTS is based on the treatment of domestic sewage only. Swimming pool or spa water should not be discharged into the OWTS. The proposed OWTS design is based on the flows noted in the report. Increased flows may hydraulically or organically overload the OWTS, causing premature failure.

COWC cautions against installation of a water softener that discharges to the septic tank & OWTS. The chemical and hydraulic loading from the backwash of a water softener may be detrimental to the OWTS and a separate drywell should be constructed for the backwash waste, if a softener is installed. The design of the OWTS is based on the treatment of domestic sewage only. Swimming pool or spa water should not be discharged into the OWTS. The proposed OWTS design is based on the flows noted in the report. Increased flows may hydraulically or organically overload each the OWTS, causing premature failure.

LIMITATIONS

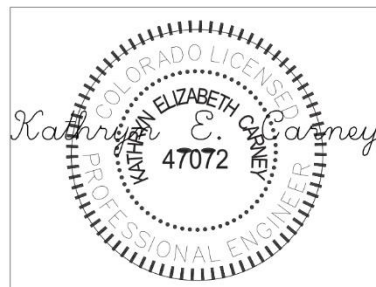
Our investigation, layout, design, and recommendations are based on data submitted. If conditions different from those described in this report are encountered, COWC should be called to observe the conditions and make design changes if necessary. If proposed construction is changed, COWC should be notified to evaluate the effect of the changes on the wastewater system. All construction is to be in accordance with the current OWTS regulations. Pipe type and size, burial requirements, septic tank construction, and other specifications, which are not depicted in our report, are to conform to the requirements of the OWTS regulations. The system installer shall be licensed by the county health department & have demonstrated knowledge of the OWTS regulations & requirements.

This onsite wastewater system design is intended to be used only for the wastewater load specified in the STA calculations and for the site indicated on the subject line. Any other application of this design is not authorized by CHURCH Onsite Wastewater Consultants, LLC. Use of this design for any other area on the subject lot than designated, on any other lot or for wastewater volumes or strengths not indicated, constitutes a misapplication of the design and voids all liabilities on the part of COWC.

COWC encourages the owners of the system to research OWTS operations and maintenance information and also visit online websites providing OWTS information: www.nsfcd.edu, www.cpow.info or <https://www.tchd.org/269/Septic-Systems> to learn how the OWTS should be operated and maintained. If there are questions, or if clarifications are desired, please feel free to contact COWC.

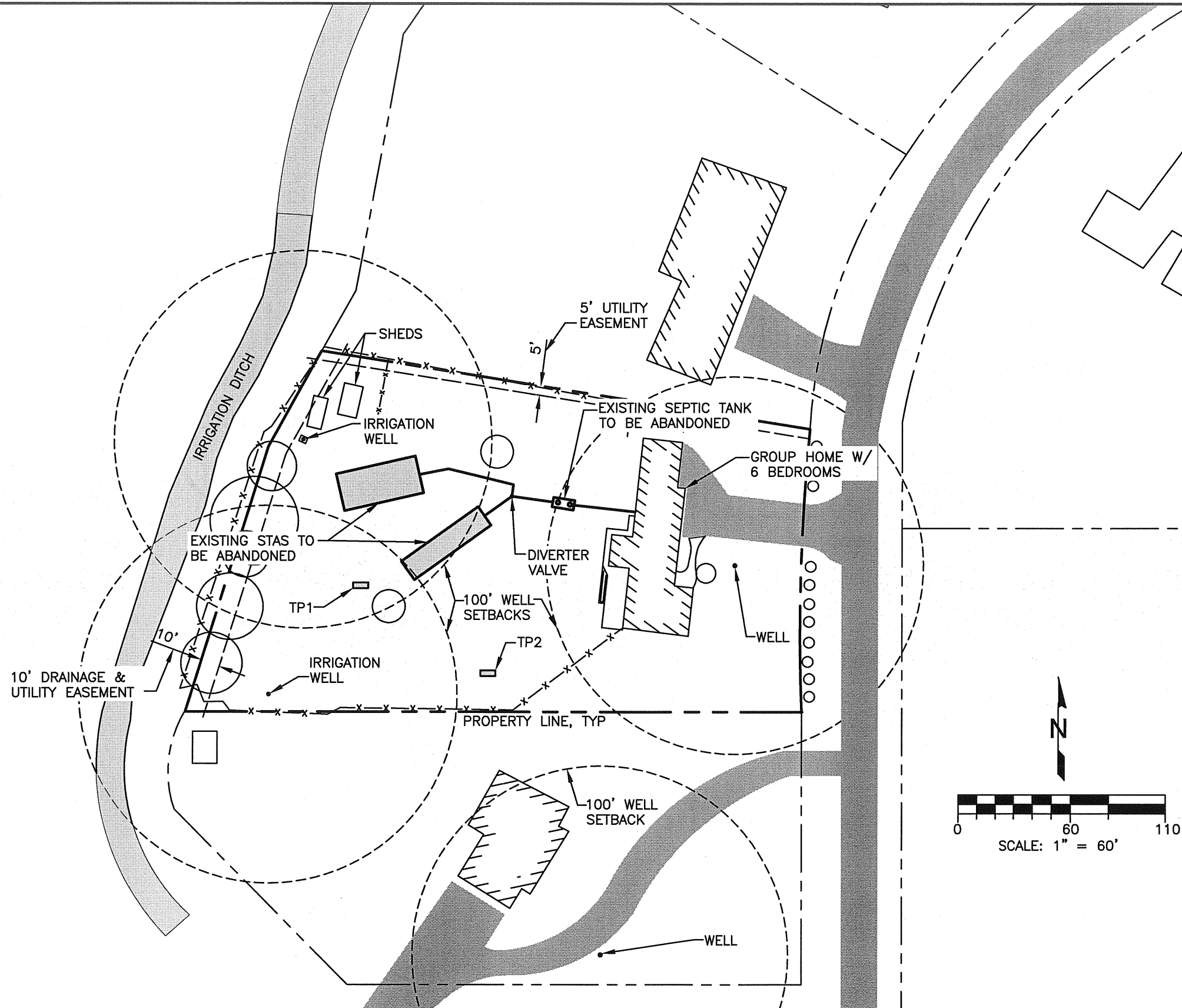
Sincerely,
CHURCH Onsite Wastewater Consultants, LLC.

Kathryn E. Carney, MS PE
Principal



1.18 ACRES
 14441 COUNTRY HILLS DR
 ADAMS COUNTY, COLORADO

CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
1-800-922-1987
 CALL TWO BUSINESS DAYS IN
 ADVANCE BEFORE YOU DIG, GRADE,
 OR EXCAVATE FOR THE MARKING OF
 UNDERGROUND MEMBER UTILITIES



THE LOCATION OF PROPOSED IMPROVEMENTS SHOWN HEREIN ARE NOT THE RESULT OF A PROPERTY SURVEY. IMPROVEMENT LOCATIONS ARE APPROXIMATE. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO DEFINE PROPERTY BOUNDARIES AND ENSURE ALL ONSITE IMPROVEMENTS ARE LOCATED WITHIN THE PLATTED SITE AND OUT OF INAPPROPRIATE EASEMENTS. ALL SEPARATION DISTANCES ARE TO BE VERIFIED PRIOR TO EXCAVATION.

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 Onsite Wastewater Engineering-Civil Engineering
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 Voice: (720) 898-3434

14441 COUNTRY HILLS DR - OWTS

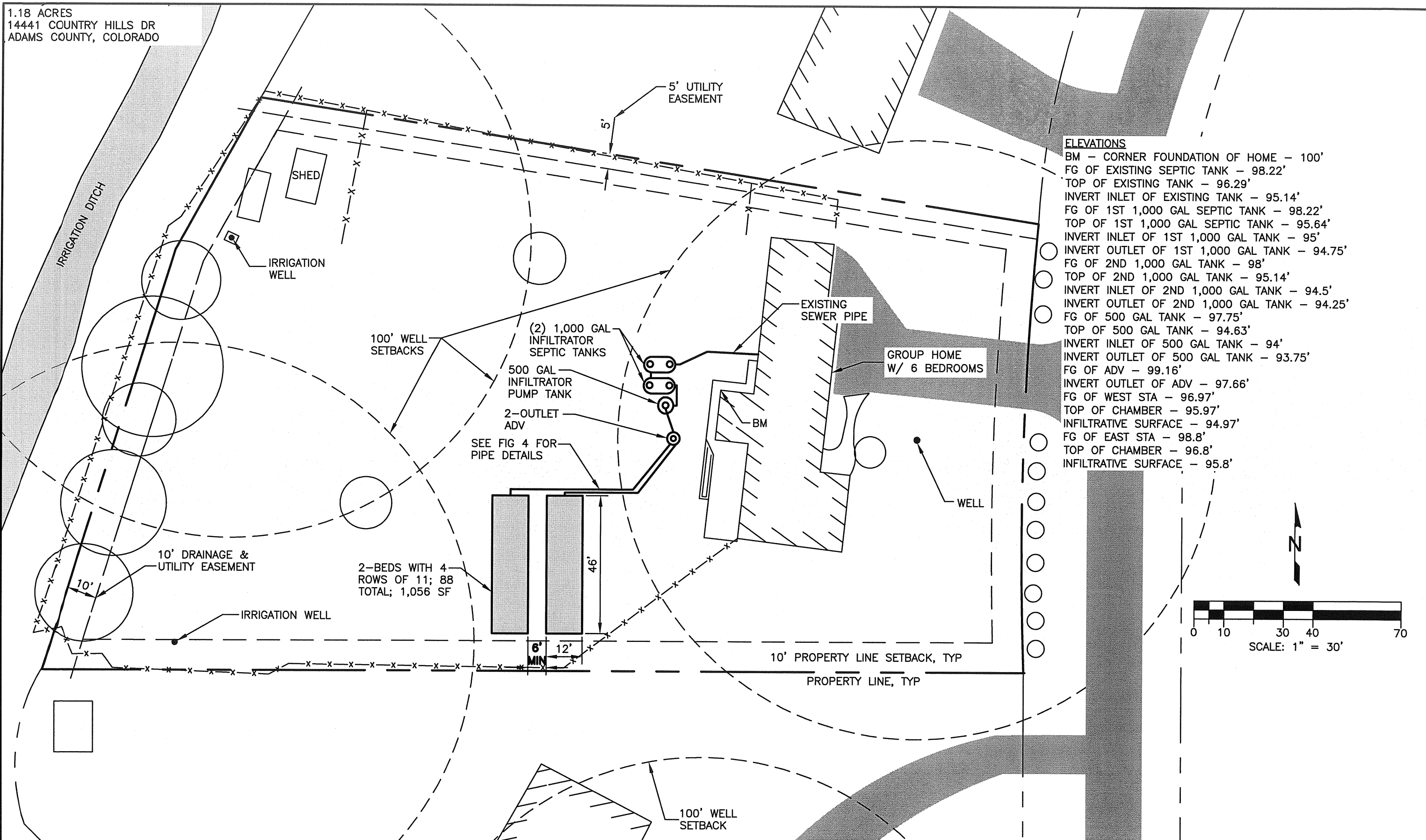
SITE PLAN

No.	Revision	Date

DESIGNED BY: NMW
 DRAWN BY: NMW
 CHECKED BY: KEC
 DATE: 10/31/2022

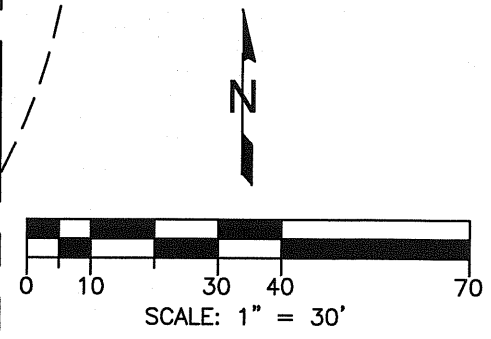
JOB NO. B1720
Figure 1 of 7

1.18 ACRES
 14441 COUNTRY HILLS DR
 ADAMS COUNTY, COLORADO



ELEVATIONS

BM - CORNER FOUNDATION OF HOME	- 100'
FG OF EXISTING SEPTIC TANK	- 98.22'
TOP OF EXISTING TANK	- 96.29'
INVERT INLET OF EXISTING TANK	- 95.14'
FG OF 1ST 1,000 GAL SEPTIC TANK	- 98.22'
TOP OF 1ST 1,000 GAL SEPTIC TANK	- 95.64'
INVERT INLET OF 1ST 1,000 GAL TANK	- 95'
INVERT OUTLET OF 1ST 1,000 GAL TANK	- 94.75'
FG OF 2ND 1,000 GAL TANK	- 98'
TOP OF 2ND 1,000 GAL TANK	- 95.14'
INVERT INLET OF 2ND 1,000 GAL TANK	- 94.5'
INVERT OUTLET OF 2ND 1,000 GAL TANK	- 94.25'
FG OF 500 GAL TANK	- 97.75'
TOP OF 500 GAL TANK	- 94.63'
INVERT INLET OF 500 GAL TANK	- 94'
INVERT OUTLET OF 500 GAL TANK	- 93.75'
FG OF ADV	- 99.16'
INVERT OUTLET OF ADV	- 97.66'
FG OF WEST STA	- 96.97'
TOP OF CHAMBER	- 95.97'
INFILTRATIVE SURFACE	- 94.97'
FG OF EAST STA	- 98.8'
TOP OF CHAMBER	- 96.8'
INFILTRATIVE SURFACE	- 95.8'



14441 COUNTRY HILLS DR - OWTS

OWTS PLAN

CHURCH OWC, LLC
 Onsite Wastewater Consultants
 Onsite Wastewater Engineering-Civil Engineering
 P.O. Box 18796, Golden, CO 80402
 Voice: (720) 898-3434

No.	Revision	Date

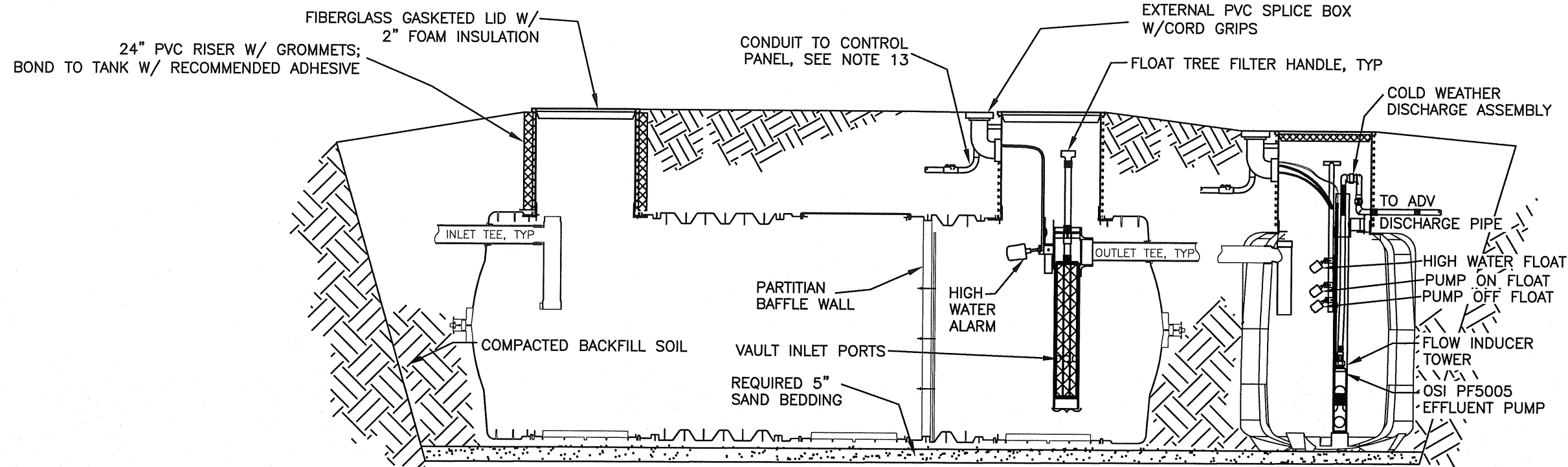
DESIGNED BY: NMW
 DRAWN BY: NMW
 CHECKED BY: KEC
 DATE: 11/9/2022
JOB NO. B1720
Figure 2 of 7

NEW (2) 1,000-GAL, 2-COMP INFILTRATOR PLASTIC TANKS (IM-1060)

NTS

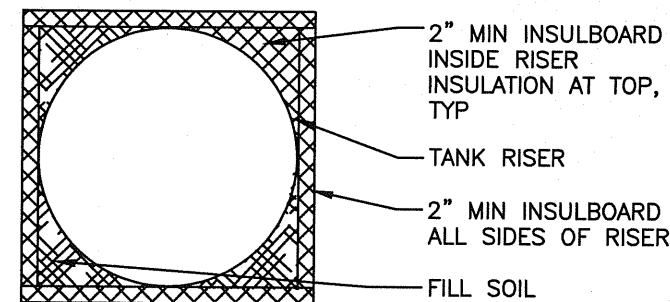
NEW 500-GAL, 1-COMP INFILTRATOR PLASTIC TANK (IM-540)

NTS



GENERAL NOTES:

1. MAXIMUM SOIL COVER OVER TOP OF TANKS IS 42".
2. CONTRACTOR SHALL FURNISH AND INSTALL EXTERNAL ELECTRICAL SPLICE BOXES.
3. REMOVE BAFFLE FROM 1ST 1,000-GAL SEPTIC TANK.
4. INSTALL AN OSI FTS0444-36-A EFFLUENT FILTER WITH 1/8" OPENINGS AND HIGH WATER ALARM IN THE SECOND COMPARTMENT OF TANK 2.
5. ALL EQUIPMENT ACCESS HANDLES SHALL BE EXTENDED TO A MAX OF 12" BELOW BOTTOM OF RISER LID.
6. ALTERNATE TANK CONFIGURATIONS ARE POSSIBLE WITH PRIOR WRITTEN APPROVAL OF DESIGN ENGINEER.
7. SLOPE FINISHED GRADE AWAY FROM TANK LIDS AT MIN 5% FOR 5-FEET. MIN SLOPE THEREAFTER IS 2% AWAY FROM TANK.
8. PROVIDE EXCAVATION FOR TANK IN ACCORDANCE W/OSHA REGULATIONS TO FURNISH A SAFE WORKING ENVIRONMENT FOR INSTALLERS.
9. PROVIDE A STABLE SUBGRADE FOR TANK. OVEREXCAVATE ALL SOFT & YIELDING MAT'L. BACKFILL W/ 1/2" MINUS BEDDING MAT'L. COMPACT SUBGRADE BEFORE PLACING BEDDING MATERIAL. BACKFILL AROUND TANK IN LIFTS NOT TO EXCEED 12" LOOSE THICKNESS AND COMPACT EA LIFT.
10. COMPACT ALL FILL AND BACKFILL TO MIN 90% MAX DRY DENSITY AND ALL BEDDING TO MIN 95% MAX DRY DENSITY. ALL COMPACTION SHALL BE IN ACCORDANCE WITH PER ASTM D698.
11. INSULATE TANK LIDS & RISERS W/2" CLOSED CELL FOAM INSULATION ALL AROUND AT SITES WHERE FROST PENETRATION EXCEEDS 36", TYP ALL RISERS AND LIDS.
12. FLOAT SEPARATION CALCULATIONS BASED ON AN INFILTRATOR IM-540 PLASTIC TANK. IF OTHER MFG TANK IS USED, CONTACT DESIGN ENGINEER FOR VERIFICATION OF DOSE VOLUME.
13. EXTEND CONDUIT FULL LENGTH TO CONTROL PANEL. INSTALL CONDUIT SEAL IN ACCORDANCE WITH MFG. INSTRUCTIONS.



RISER INSULATION

NTS

BEDDING MATERIAL GRADATION (CDOT #7)

SIEVE SIZE (IN)	% PASSING
3/4	100
1/2	90-100
3/8	40-70
#4	0-15
#8	0-5

PUMP SETTINGS

DOSING CALCULATIONS

1. VOLUME OF TRANSPORT LINE (DRAIN BACK) = 7.6 GALS
2. VOLUME OF MANIFOLD = 0.9 GALS
3. 4 TIMES THE LATERAL VOLUME = 78 GALS
4. MIN DOSE = 86.5 GALS
5. TOTAL DRAWDOWN VOL= 351 - 261 = 90 GALS PER DOSE

ELECTRICAL REQUIREMENTS

ONE 115V/230V, 20-AMP CIRCUIT FOR PUMP
ONE 115V, 10-AMP CIRCUIT FOR CONTROLS

CONTROL PANEL

ORENCO SYSTEMS, INC.
MODEL S1 ETM CT

FLOAT ELEVATION SETTINGS:

SET THE HIGH WATER ALARM FLOAT ACTIVATION ELEVATION 3-INCHES ABOVE THE ON FLOAT ACTIVATION ELEVATION.
SET THE PUMP ON FLOAT ACTIVATION ELEVATION 7-INCHES ABOVE THE OFF FLOAT.
SET THE PUMP OFF FLOAT ACTIVATION ELEVATION 26-INCHES ABOVE THE BOTTOM OF THE DOSING TANK.

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14441 COUNTRY HILLS DR - OWTS

2-1,000-GALLON INFILTRATOR PLASTIC SEPTIC TANKS FOLLOWED BY INFILTRATOR PLASTIC 500 GAL PUMP TANK

No.	Revision	Date

DESIGNED BY: NMW
DRAWN BY: NMW
CHECKED BY: KEC
DATE: 11/15/2022

JOB NO. B1720
Figure 3 of 7

Pump Selection for a Pressurized System - Single Family Residence Project

B1720, Fig 4, 14441 Country Hills Dr., 2022-11-9, NMW

Parameters

Discharge Assembly Size	2.00	inches
Transport Length Before Valve	9	feet
Transport Pipe Class	40	
Transport Line Size	1.50	inches
Distributing Valve Model	6402	
Transport Length After Valve	63	feet
Transport Pipe Class	40	
Transport Pipe Size	1.50	inches
Max Elevation Lift	5	feet
Manifold Length	9	feet
Manifold Pipe Class	40	
Manifold Pipe Size	1.50	inches
Number of Laterals per Cell	8	
Lateral Length	46	feet
Lateral Pipe Class	40	
Lateral Pipe Size	1.50	inches
Orifice Size	1/8	inches
Orifice Spacing	3	feet
Residual Head	5	feet
Flow Meter	None	inches
'Add-on' Friction Losses	0	feet

Calculations

Minimum Flow Rate per Orifice	0.43	gpm
Number of Orifices per Zone	64	
Total Flow Rate per Zone	27.7	gpm
Number of Laterals per Zone	4	
% Flow Differential 1st/Last Orifice	0.5	%
Transport Velocity Before Valve	4.4	fps
Transport Velocity After Valve	4.4	fps

Frictional Head Losses

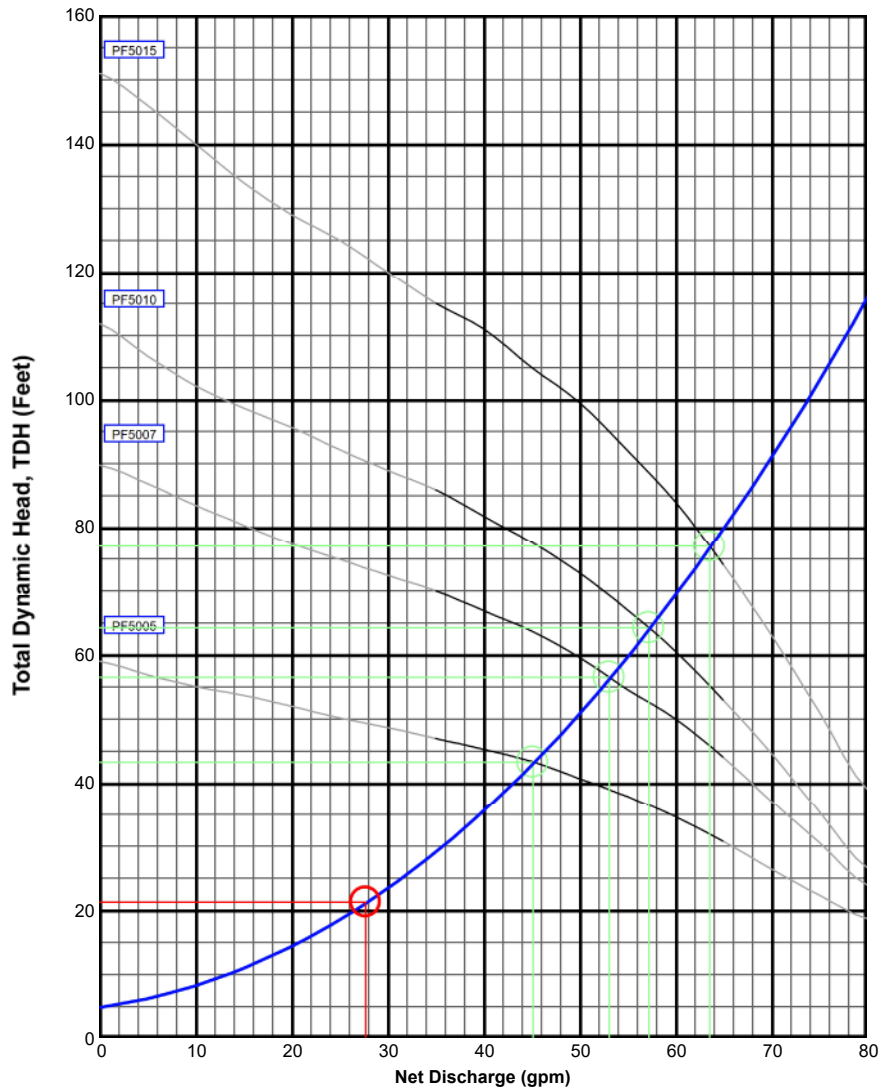
Loss through Discharge	1.5	feet
Loss in Transport Before Valve	0.4	feet
Loss through Valve	6.3	feet
Loss in Transport after Valve	2.9	feet
Loss in Manifold	0.1	feet
Loss in Laterals	0.1	feet
Loss through Flowmeter	0.0	feet
'Add-on' Friction Losses	0.0	feet

Pipe Volumes

Vol of Transport Line Before Valve	0.9	gals
Vol of Transport Line After Valve	6.7	gals
Vol of Manifold	0.9	gals
Vol of Laterals per Zone	19.5	gals
Total Vol Before Valve	0.9	gals
Total Vol After Valve	27.1	gals

Minimum Pump Requirements

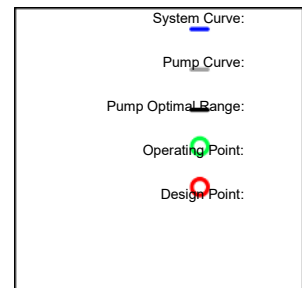
Design Flow Rate	27.7	gpm
Total Dynamic Head	21.3	feet

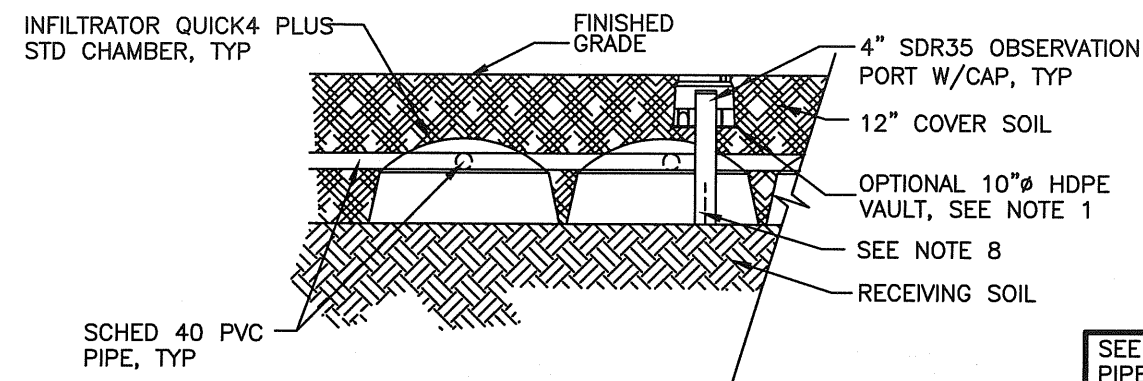


PumpData

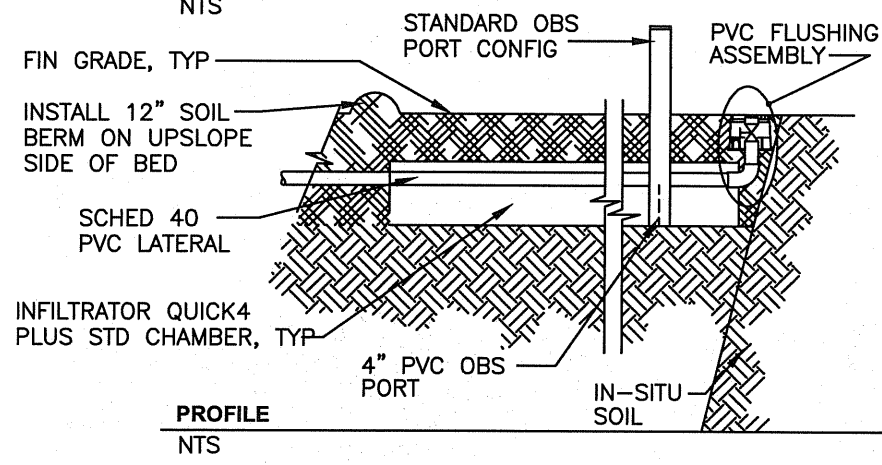
- PF5005 High Head Effluent Pump
50 GPM, 1/2HP
115/230V 1Ø 60Hz, 200/230V 3Ø 60Hz
- PF5007 High Head Effluent Pump
50 GPM, 3/4HP
230V 1Ø 60Hz, 200/230/460V 3Ø 60Hz
- PF5010 High Head Effluent Pump
50 GPM, 1HP
230V 1Ø 60Hz, 200/460V 3Ø 60Hz
- PF5015 High Head Effluent Pump
50 GPM, 1-1/2HP
230V 1Ø 60Hz, 200V 3Ø 60Hz

Legend





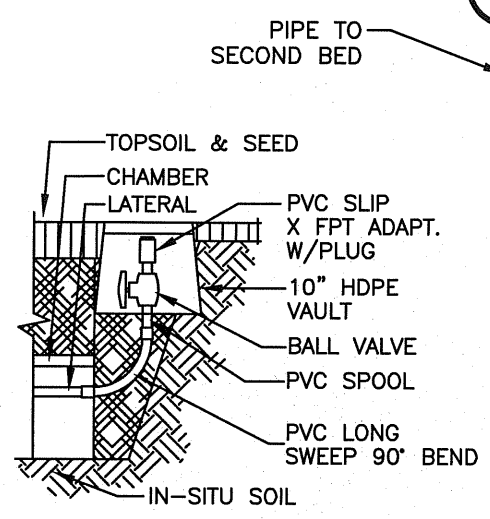
SECTION
NTS



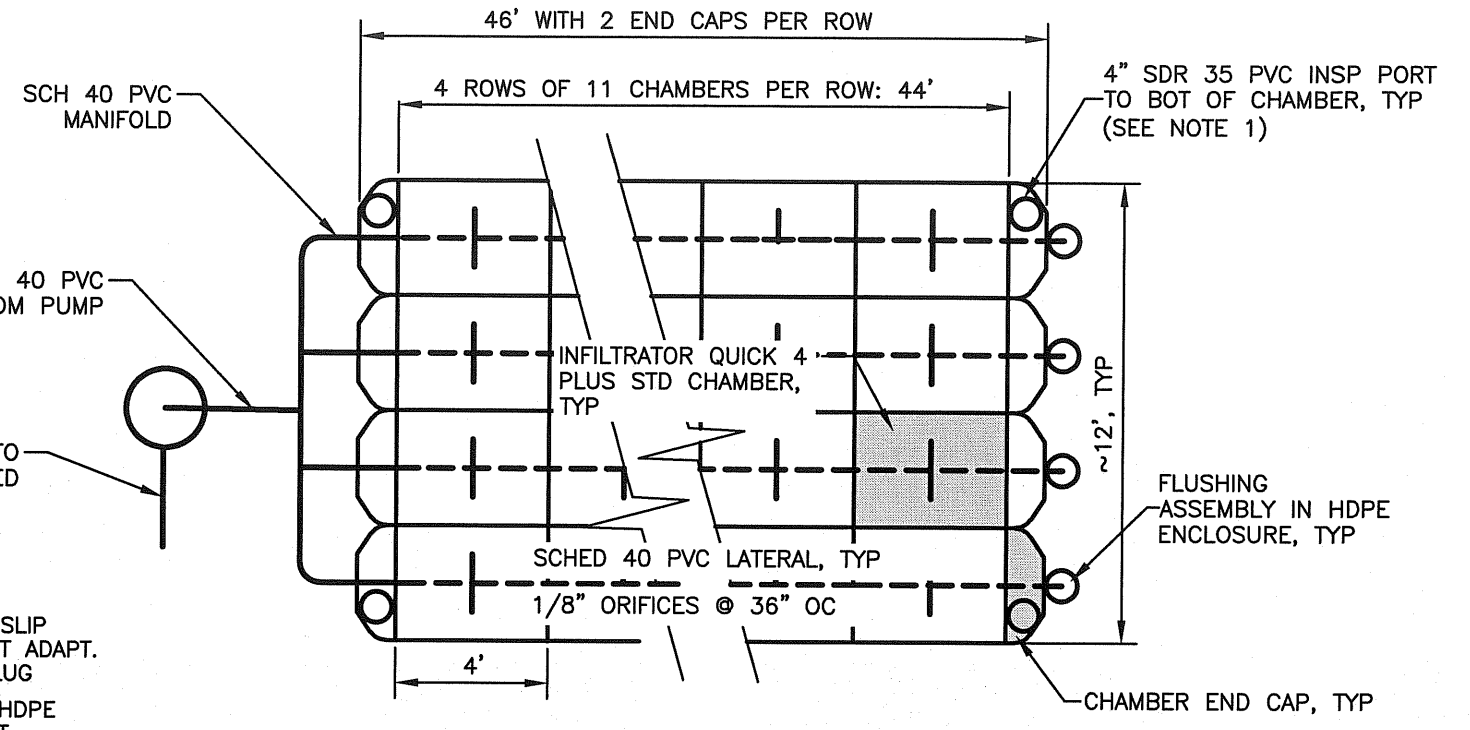
PROFILE
NTS

TYP SOIL BASED, CHAMBERED STA SECTION
NTS

**SEE FIG 4 FOR
PIPE SIZING DETAILS**



FLUSHING VALVE ASS'Y
NTS



CHAMBERED BED (1 OF 2)
NTS

ADAMS COUNTY DESIGN CALCULATIONS

6-BEDROOM GROUP HOME + 5 OFFICE EMPLOYEES
 LOADING= Q = (6 X 1 X 75) + (5 X 15) = 825 GPD
 SOIL TYPE 2, LTAR: 0.6 (TL1)
 SOIL TREATMENT AREA = Q/LTAR = 825/0.6 = 1,375 SF
 1,375 SF X 0.7 (CHAMBER REDUCTION) = 962.5 SF
 962.5 SF/ 12 SF/CHAMBER = 80.2 CHAMBERS
 CHAMBERS USED IN DESIGN= 2 BEDS WITH 4 ROWS OF 11
 CHAMBERS, 88 CHAMBERS TOTAL, 1,056 SF PROVIDED

SOIL BASED SOIL TREATMENT AREA NOTES:

1. OBSERVATION PORTS ARE REQUIRED. VAULTED MON TUBE IS OPTIONAL AT THE DISCRETION OF THE OWNER. STANDARD MON TUBE CONFIGURATION SHALL OMIT THE VAULT AND EXTEND THE PIPE MIN 18" ABOVE FINISHED GRADE.
2. INSTALL CHAMBERS TO ENSURE 12" OF COVER OVER TOP OF CHAMBERS AFTER SOIL SETTLEMENT. DO NOT COVER WITH MORE SOIL THAN THE EQUIVALENT OF 36" AFTER SETTLEMENT.
3. ALL PRESSURE PIPE SHALL BE SCHEDULE 40 PVC PIPE.
4. ALL LATERALS SHALL BE INSTALLED LEVEL.
5. SECURE LATERAL PIPE TO CEILING OF CHAMBER W/NON-DEGRADABLE HANGER MATERIAL.
6. PERFORATED PVC LATERALS SHALL HAVE 1/8" ORIFICES ON 36" CENTERS. FIRST, LAST, AND MIDDLE ORIFICE IN EACH LATERAL SHALL FACE 6 O'CLOCK POSITION FOR DRAINAGE. ALL OTHER ORIFICES SHALL FACE 12 O'CLOCK POSITION WHEN INSTALLED.
7. LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER. SEE DESIGN REPORT FOR GUIDANCE.
8. SAW CUT BOTTOM OF PIPE MIN 6" HIGH, 2-SIDES, 180° APART.

CHURCH OWC, LLC
 Onsite Wastewater Consultants
 Onsite Wastewater Engineering-Civil Engineering
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14441 COUNTRY HILLS DR - OWTS

CHAMBERED BED STA DETAILS

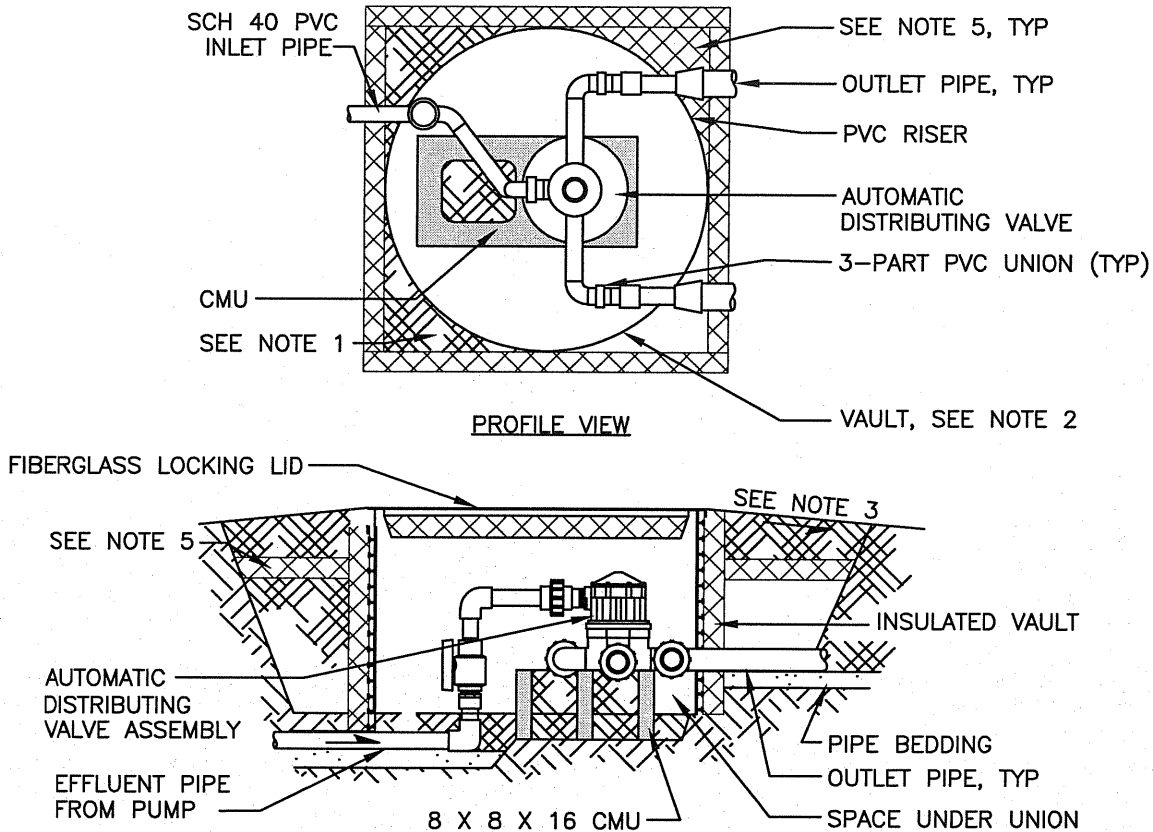
No.	Revision	Date

DESIGNED BY: NMW
 DRAWN BY: NMW
 CHECKED BY: KEC
 DATE: 11/9/2022

JOB NO. B1720
Figure 5 of 7

AUTOMATIC DISTRIBUTING VALVE(ADV)

NTS ORENCO MODEL 6402



NOTES:

1. BACKFILL & COMPACT SOIL BETWEEN RISER AND INSULATION, TYP.
2. VAULT SHALL BE SIZED TO ALLOW ACCESS TO ALL PIPE UNIONS TO FACILITATE REMOVAL OF ADV. VAULT SHALL BE MINIMUM 30" DIAMETER.
3. SLOPE FINISHED GRADE AWAY FROM RISER AT MIN 2% FOR 5- FEET.
4. OUTLET CONFIGURATION INDICATED IS GENERIC. REFER TO SPECIFIC MODEL NUMBER ABOVE.
5. INSTALL 2" HIGH DENSITY FOAM INSULATION AT TOP OF AUTOMATIC DISTRIBUTING VALVE. COVER WITH SOIL TO FINISHED GRADE.
6. FURNISH AND INSTALL MIN 2" THICK HIGH DENSITY FOAM INSULATION OVER ALL PIPING NOT BURIED TO MIN COUNTY BURY DEPTH.
7. CENTER MIN 24" WIDE INSULATION BOARD OVER CROWN OF PIPE.
8. 3-PART UNIONS REQUIRED ON ALL ADV CONNECTIONS TO INLET AND OUTLET PIPES.
9. INSTALL CMU AS INDICATED TO SUPPORT ADV BODY & ALLOW REMOVAL OF UNIONS. FILL CMU W/SOIL.
10. PROVIDE SPACE BELOW UNIONS FOR DISASSEMBLY, AND SOIL BENCH WITHIN 12" OF UNIONS FOR PIPE BEDDING.

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14441 COUNTRY HILLS DR - OWTS

AUTOMATIC DISTRIBUTION VALVE

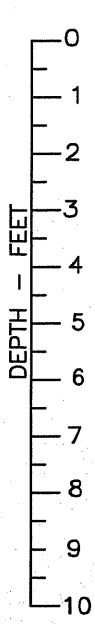
Job No. B1720

DATE: 11/9/2022

Figure 6 of 7

**APPENDIX A
SOIL LOG,
and NRCS SOILS REPORT**

**JOB NO. B1720
14441 COUNTRY HILLS RD - OWTS**



TP-1
0-96", SANDY LOAM, 10YR 3/4,
SINGLE GRAIN, MODERATE,
LOOSE, ST 2



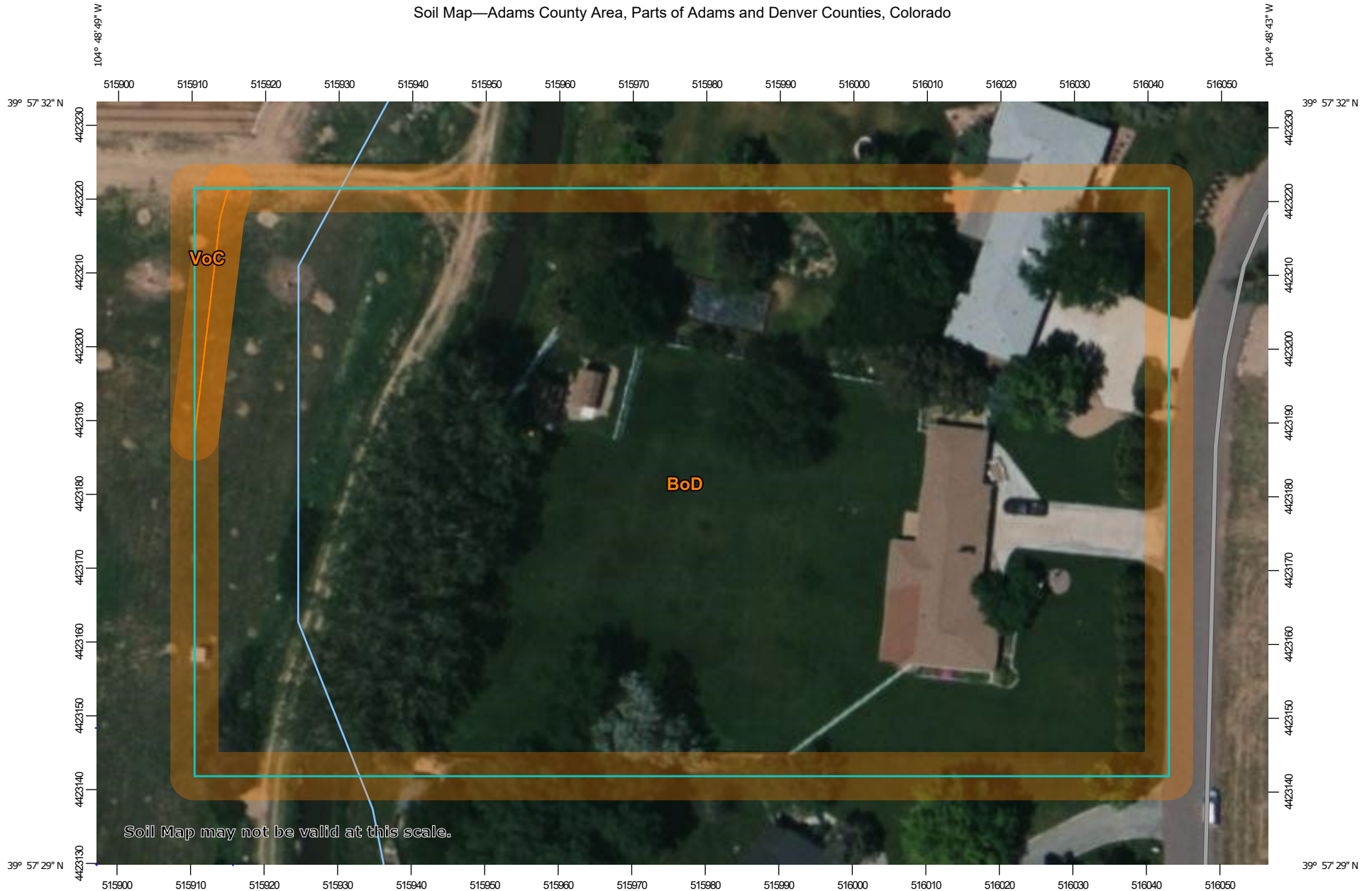
TP-2
0-96", SANDY LOAM, 10YR 3/6,
SINGLE GRAIN, MODERATE, LOOSE,
ST 2



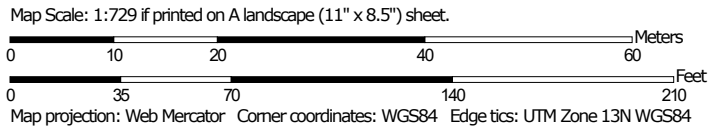
- 1 Topsoil
- 2 Pavement
- 3 Fill material
- 6 Silt
- 9 Clay
- 13 Sand
- 14 Gravel
- 15 Cobbles
- 32 Claystone
- 47 Sandstone cemented
- 26SS Weathered Gneiss

- TEST PIT NOTES:
1. THE EXPLORATORY PROFILE HOLES WERE DUG USING AN EXCAVATOR.
 2. THE PROFILE HOLES WERE EVALUATED ON 10-17-2022 BY NATALIE WRIGHT OF COWC.
 3. FREE WATER WAS NOT ENCOUNTERED.

Soil Map—Adams County Area, Parts of Adams and Denver Counties, Colorado




Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado

Survey Area Data: Version 19, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 9, 2021—Jun 12, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BoD	Blakeland loamy sand, 3 to 9 percent slopes	2.6	99.4%
VoC	Vona sandy loam, 3 to 5 percent slopes	0.0	0.6%
Totals for Area of Interest		2.6	100.0%

Adams County Area, Parts of Adams and Denver Counties, Colorado

BoD—Blakeland loamy sand, 3 to 9 percent slopes

Map Unit Setting

National map unit symbol: 34vs
Elevation: 4,600 to 5,800 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 46 to 48 degrees F
Frost-free period: 135 to 155 days

Map Unit Composition

Blakeland and similar soils: 95 percent
Minor components: 5 percent
*Estimates are based on observations, descriptions, and transects of
the mapunit.*

Description of Blakeland

Setting

Landform: Plains
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from mixed and/or eolian deposits
derived from mixed

Typical profile

H1 - 0 to 9 inches: loamy sand
H2 - 9 to 60 inches: sand

Properties and qualities

Slope: 3 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High to
very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Available water supply, 0 to 60 inches: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R067BY015CO - Deep Sand
Hydric soil rating: No

Minor Components

Truckton

Percent of map unit: 5 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties,
Colorado

Survey Area Data: Version 19, Sep 1, 2022



Public Service Company of Colorado d/b/a Xcel Energy
P.O. Box 8
Eau Claire, WI 54702-0008
1-800-895-4999 TDD 1-800-895-4949

CR700-1-1

MB 01 002241 73047 H 7 A



CARE MERDIAN
8 LONGSHOT DR
TROY IL 62294-2487

July 12, 2022

Service Address: 14441 Country Hills Dr
Brighton, CO 80601-6707
Account Number: 53-0014109859-4

Dear Care Merdian:

Energy service has been started in your name at the above address by a third party. Please contact us within 14 days to:

- Verify the information provided to Xcel Energy by the third party.
- Provide any account information that may be missing.
- End service for a previous address or update an existing Xcel Energy account.

We request that residential customers call us at 800-895-4999 to provide this information. Commercial customers should contact the Business Solution Center at 800-481-4700.

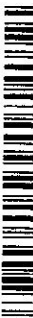
To protect your identity and maintain compliance with Federal Trade Commission rules, we will ask residential customers for a Social Security number, Driver's License number, or State Identification number when they contact us. Commercial customers will be asked to provide a Tax Identification number. This information will be used to verify your identity when discussing details related to your account and when setting up new accounts.

If you are a new customer, we invite you to visit xcelenergy.com to learn about our programs and services. My Account provides online access to your Xcel Energy account and is a convenient way to enroll in paperless billing, view energy use, choose payment options, and so much more.

Sincerely,

Xcel Energy

MB224111





500 Cooperative Way
Brighton CO 80603-8728

Your Touchstone Energy Cooperative

www.unitedpower.com

Payment Due By
08/16/2022

Total Due
\$438.06

Member Services 303-637-1300
Payments 866-999-4485
Report an Outage 303-637-1350

4480 1 AB 0.491
CARE MERIDIAN LLC
8 LONGSHOT DR
TROY IL 62294-2487

5 4480
C-11# #

#

From Date	To Date	Days	Billing Date
07/13/2022	07/24/2022	11	07/27/2022

Service Address 14441 CNTRY HILLS DR
RESIDENCE

Account # 2845304 District SOUTH Cycle 4



For the safety of our crews, please keep shrubs and structures away from transformers.
www.unitedpower.com/dig-plant-safe

Rate	Meter	Prev Rdg	Pres Rdg	Mult	kWh	Dmd
R1	1568394	18504	18921	1	417	2.132

Demand Time/Date 07/17/2022 03:00 AM

WELCOME TO UNITED POWER. OUR PLEDGE TO YOU IS EXCELLENT SERVICE. LEARN MORE ABOUT THE BENEFITS OF COOPERATIVE MEMBERSHIP INCLUDING CONVENIENT BILLING OPTIONS SUCH AS ONLINE BILL PAY, AUTO PAY, BUDGET BILLING, AND MORE. SEE THE BACK OF THIS STATEMENT FOR DETAILS. PLEASE CALL US ANYTIME AT 303-637-1300. YOU'RE NOT JUST A CUSTOMER, YOU'RE AN OWNER - AND WE ARE HERE FOR YOU!

ACTIVITY SINCE LAST BILL

Previous Balance	0.00
Payment Received	0.00
Balance Forward	0.00

CURRENT BILLING DETAIL

Energy Charge	417 KWH @ 0.0995	41.49
Demand Charge	2.132 KW @ 1.50	3.20
Lighting 100W	1 Light	3.76
Fixed Charge		6.97
Sales Tax		2.64
Deposit Installment		380.00
Current Month		438.06

TOTAL DUE 438.06

CARE MERIDIAN LLC
8 LONGSHOT DR
TROY IL 62294-0000

Payment Due By
08/16/2022

Total Due
\$438.06

Account # 2845304

Amount Enclosed \$



Want your small change to give back? Round-up your bill to \$439.00 and check here to enroll in our Round-Up Assistance program.

Pay Your Bill Online Visit www.unitedpower.com

Pay Your Bill By Phone Call 866-999-4485

Pay Your Bill By Mail Return Stub with check payment

Please Make Checks Payable and Return to:

UNITED POWER
PO BOX 173703
DENVER CO 80217-3703

4





SERVICE ADDRESS	ACCOUNT NUMBER	STATEMENT NUMBER	STATEMENT DATE
CARE MERDIAN 14441 COUNTRY HILLS DR BRIGHTON, CO 80601-6707	53-0014109859-4	789906486	07/28/2022

DAILY AVERAGES	Last Year
Temperature	75° F
Gas Therms	0.0
Gas Cost	\$0.00

SUMMARY OF CURRENT CHARGES (detailed charges begin on page 2)

Natural Gas Service	07/12/22 - 07/27/22	0 therms	\$7.55
Non-Recurring Charges / Credits			\$8.00
Current Charges			\$15.55

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com
 Email us at: Customerservice@xcelenergy.com
 Call Mon - Fri 7 a.m.-7 p.m. or Sat 9 a.m.-5 p.m.
 Please Call: 1-800-895-4999
 Hearing Impaired: 1-800-895-4949
 Español: 1-800-687-8778
 Or write us at: XCEL ENERGY
 PO BOX 8
 EAU CLAIRE WI 54702-0008

ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 07/12	\$0.00
No Payments Received		\$0.00
Balance Forward		\$0.00
Current Charges		\$15.55
Amount Due (Cantidad a pagar)		\$15.55



PLEASE DO NOT USE STAPLES, TAPE OR PAPER CLIPS



ACCOUNT NUMBER	DUE DATE	AMOUNT ENCLOSED
53-0014109859-4	08/17/2022	

Please help our neighbors in need by donating to Energy Outreach Colorado. Please mark your donation amount on the back of this payment stub and CHECK THE RED BOX under your address below.

Please see the back of this bill for more information regarding the late payment charge.
 Make your check payable to XCEL ENERGY

AUGUST						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

MB 01 007294 95293 H 24 A



CARE MERDIAN
 8 LONGSHOT DR
 TROY IL 62294-2487



XCEL ENERGY
 P.O. BOX 9477
 MPLS MN 55484-9477



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE	
CARE MERDIAN 14441 COUNTRY HILLS DR BRIGHTON, CO 80601-6707	53-0014109859-4	08/17/2022	
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	789906486	07/28/2022	\$15.55

SERVICE ADDRESS: 14441 COUNTRY HILLS DR BRIGHTON, CO 80601-6707
 NEXT READ DATE: 08/25/22

NATURAL GAS SERVICE DETAILS

PREMISES NUMBER: 302005584
 INVOICE NUMBER: 0481610714

METER READING INFORMATION

METER A1264469	Read Dates: 07/12/22 - 07/27/22 (15 Days)		
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	4966 Estimate	4966 Estimate	0 ccf

NATURAL GAS ADJUSTMENTS

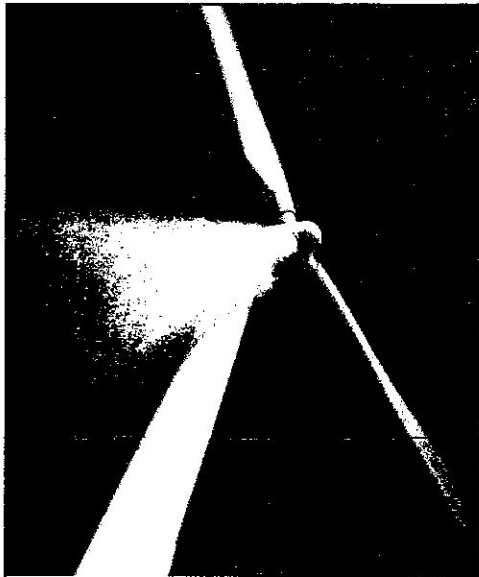
DESCRIPTION	VALUE UNITS	CONVERSION	VALUE UNITS
Therm Multiplier	0 ccf	x 0.896035	0 therms

NATURAL GAS CHARGES

DESCRIPTION	RATE: RG Residential		
	USAGE UNITS	RATE	CHARGE
Service & Facility			\$6.11
Usage Charge	0 therms	\$0.193940	\$0.00
Interstate Pipeline	0 therms	\$0.062300	\$0.00
Natural Gas 3 Qtr	0 therms	\$0.880600	\$0.00
DSMCA			\$0.31
GRSA-P			\$0.78
GRSA			\$0.10
Energy Assistance Chg			\$0.25
Total			\$7.55

NON-RECURRING CHARGES / CREDITS DETAILS

DESCRIPTION	CHARGE
Transfer Charge Premisc # 302005584	\$8.00
Total	\$8.00



ENERGY AT AN AFFORDABLE COST.

We're investing in clean energy. While providing the same safe, reliable energy that you've always known at an affordable cost.



TOGETHER WE POWER STABILITY.

Energy Outreach Colorado is a nonprofit partnering with Xcel Energy to provide energy bill payment assistance and energy-efficiency upgrades for affordable housing and nonprofit facilities. We need your help today!



**ENERGY
OUTREACH
COLORADO**

There are two ways to contribute:

1. Visit the Energy Outreach Colorado website at www.energyoutreach.org to make a one-time donation.
2. **CHECK THE RED BOX** on the front-left side of this payment stub AND select a tax-deductible contribution below.

MONTHLY DONATION:

\$20 \$10 \$5 Other


2022



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE
CARE MERDIAN 14441 COUNTRY HILLS DR BRIGHTON, CO 80601-6707	53-0014109859-4	08/17/2022
	STATEMENT NUMBER	STATEMENT DATE
	789906486	07/28/2022
		AMOUNT DUE
		\$15.55

INFORMATION ABOUT YOUR BILL

This bill reflects an estimate. Actual charges will be billed once a meter reading is established. If you feel this estimate is above or below your average billing, please contact us at 1-800-895-4999.

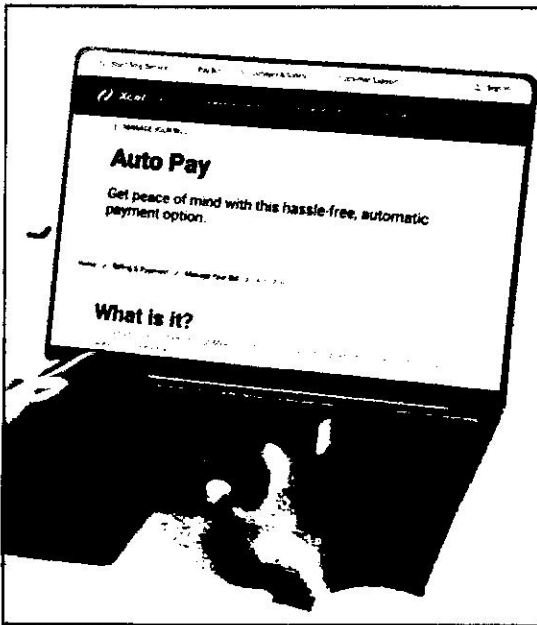


The solution to staying cool could be right over your head. Ceiling fans can make a room feel up to 8 degrees cooler, without the need to run air conditioning.

To find more ways to save energy, visit www.xcelenergy.com

5845

007294 2/2

Paperless billing can be conveniently accessed online at any time and is an environmentally-friendly way to manage and pay your bill.

To enroll or find more billing and payment options, visit www.xcelenergy.com

01/28/2022

53-0014109859-4

IMPORTANT PHONE NUMBERS

Electric Emergencies:	800-895-1999	24 hours, 7 days a week
Natural Gas Emergencies:	800-895-2999	24 hours, 7 days a week
Residential Customer Service**	800-895-4999	7 a.m. – 7 p.m., Mon.–Fri. 9 a.m. – 5 p.m., Sat
Business Solutions Center**	800-481-4700	8 a.m. – 5 p.m., Mon.–Fri.
TTD/TTY	800-895-4949	24 hours, 7 days a week
Call Before You Dig	811	24 hours, 7 days a week

IMPORTANT ADDRESSES

General Inquiries* Xcel Energy PO Box 8 Eau Claire, WI 54702-0008 xcelenergy.com	Payments Xcel Energy PO Box 9477 Minneapolis, MN 55484-9477
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*Register any inquiry or complaint at the above address or phone number.

ABOUT YOUR ELECTRIC AND NATURAL GAS RATES** Learn more at xcelenergy.com/MyBill

Demand-Side Management Cost Adjustment (DSMCA)

This charge recovers the costs associated with gas and electric demand side management (DSM) programs. DSM programs help customers manage their consumption of energy to optimize available and planned generation transmission and distribution resources.

Franchise Fee

Xcel Energy has obtained franchises from incorporated cities and towns within our service territory. As part of each franchise, Xcel Energy pays a fee for the use of alleys, streets and rights-of-way where electrical equipment is located. The franchise fee is a percentage of your bill, if applicable.

General Rates (Large Commercial, Secondary, Primary, and Transmission)

General Base rates include the Service and Facility Charge, a Production Meter Charge (if applicable), a Load Meter Charge (if applicable), plus either an Energy Charge and a Demand Charge for electric service or a Capacity Charge and a Usage Charge for gas service, as applicable.

General Rates (Residential, Small Commercial)

General Base rates include the Service and Facility Charge, a Production Meter Charge (if applicable), a Load Meter Charge (if applicable), a Demand Charge (if applicable), plus either an Energy Charge for electric service or the Usage Charge for gas service, as applicable.

General Rate Schedule Adjustments (GRSA)

General Rate Schedule Adjustments are positive or negative percentage amounts that apply to all base rates, including the Service and Facility Charge, the Energy or Usage Charge and the Demand or Capacity Charge.

Late Payment Charge

Xcel Energy will assess a late payment charge on any unpaid balance exceeding \$50.00 in accordance with the applicable customer rate schedule. For residential customers, a late payment charge of one percent per month is applied to any balance not paid by the bill date for the next month's bill. For residential customers, Xcel Energy will remove the assessment of a late payment charge for one billing period in any twelve month period upon a customer's request. For commercial customers, a one and one half percent late payment charge will be assessed each month on any balance not paid on or before three business days after the due date of the bill.

Service and Facility Charge

The Service and Facility Charge is a flat monthly charge. The "Service" portion of this charge recovers the cost of meter reading, billing, customer accounting and customer service. The "Facility" portion of this charge recovers the fixed costs associated with Xcel Energy's investment in customer-related facilities such as meters and service laterals.

Energy Assistance Charge (EAC)

Required by House Bill 21-1105, we collect and remit this monthly charge to Energy Outreach Colorado for bill assistance for income-qualified customers. If you're struggling to pay your utility bills, you might qualify for exemption from a monthly charge related to energy assistance and be eligible for utility bill payment assistance. Please call 1-866-HEAT-HELP to see if you qualify. You may request to opt out of this charge by calling 800-895-4999 or emailing inquire@xcelenergy.com. Si tiene dificultades para pagar sus facturas de energía, es posible que reúna los requisitos para recibir asistencia para el pago de facturas y que sea elegible para la exención del cargo por asistencia energética. Llame al 1-866-HEAT-HELP (1-866-432-0436) para ver si califica para recibir asistencia.

ABOUT YOUR ELECTRIC RATES** Learn more at xcelenergy.com/MyBill

Colorado Energy Plan Adjustment (CEPA)

This charge represents 1% of an electric bill and funds the early voluntary retirement for Xcel Energy's Comanche coal units in order to deliver a cleaner energy mix.

Demand Charge

This charge recovers the fixed costs associated with the system capacity necessary to produce and deliver power to you. This includes the fixed costs associated with Xcel Energy's investment in production, transmission and distribution facilities.

Electric Commodity Adjustment (ECA)

All rate schedules are subject to the ECA, which recovers the cost of fuel and purchased energy used to supply electric service. Commercial and Industrial Primary, Transmission and Special Contract Service customers shall be billed under the appropriate Time-Of-Use ECA rate. The ECA is subject to changes no less frequently than quarterly.

Energy Charge

The Energy Charge for large customers with Demand Charges recovers the variable costs of producing energy not collected through the ECA. The Energy Charge for residential (schedule R) and commercial (schedule C) customers also recovers the fixed costs of producing and delivering energy.

Load Meter Charge

The Load Meter measures a customer's electric usage. The Load Meter Charge is a flat monthly charge and is applicable to customers that have customer-owned generation in parallel with Xcel Energy's system and recovers the cost of the meter.

Production Meter Charge

The Production Meter measures the output of a customer's on-site generator. The Production Meter Charge is a flat monthly charge and is applicable to customers that have customer-owned generation in parallel with Xcel Energy's system and recovers the cost of the meter.

Purchased Capacity Cost Adjustment (PCCA)

All rate schedules are subject to the PCCA. The PCCA recovers the cost to purchase electric generation capacity from other suppliers and is subject to annual changes to be effective on January 1 of each year.

Revenue Decoupling Adjustment (RDA) is a pilot applicable for all electric service under Schedules R, Pilot RE-IDR, Trial RE-TOU, RE-TOU, and R-OO. The RDA Pilot terminates on December 31, 2023.

Renewable Energy Standard Adjustment (RESA)

This charge represents 1% of an electric bill and funds the renewable energy program as required by Colorado law under which utilities must generate or purchase increasing portions of their electricity from sun, wind or biomass.

Time-of-Use Rates

Customers on Schedule RE-TOU are subject to On-Peak, Mid-Peak and Off-Peak rates for electricity use year-round. On-Peak period is 3-7 p.m.; Mid-Peak is 1-3 p.m.; Off-Peak is all other hours.

Transmission Cost Adjustment (TCA)

All rate schedules are subject to the TCA. This charge recovers transmission investments not already included in base rates and is subject to annual changes to be effective on January 1 of each year.

Transportation Electrification Programs Adjustment (TEPA)

All rate schedules for electric service are subject to a Transportation Electrification Programs Adjustment (TEPA) to reflect the cost of Commission approved Transportation Electrification Plans. The TEPA amount will be subject to annual changes effective on January 1 of each year. Customers with demand rates shall be billed on a dollar per Kilowatt basis. Customers without demand rates shall be billed on a dollar per Kilowatt-Hour basis. Customers on Schedules RE-TOU and R-OO shall be billed on a percentage basis applicable to base energy charges.

ABOUT YOUR NATURAL GAS RATES** Learn more at xcelenergy.com/MyBill

Demand Peak Day Quantity (Demand PDQ)

This is a charge applicable to large commercial customers and reflects your actual or estimated maximum daily usage.

Gas Cost Adjustment (GCA)

All rate schedules are subject to the GCA. The GCA recovers the cost of natural gas purchased and delivered into Xcel Energy's system, including the costs of the natural gas commodity, upstream transportation and storage services. The GCA is subject to changes no less frequently than quarterly. The GCA passes through the costs on a dollar-for-dollar basis.

GRSA- Pipeline System Integrity Adjustment (GRSA-P)

This is calculated as percentages for natural gas base rate schedules to recover the costs of the PSIA, effective January 1, 2022.

Interstate Pipeline

This is a component of the GCA and reflects Xcel Energy's payments to interstate (upstream) pipelines and storage facility operators to deliver natural gas into Xcel Energy's gas system. The Federal Energy Regulatory Commission regulates these upstream services and the rates charged to Xcel Energy.

Natural Gas

This is a component of the GCA and reflects Xcel Energy's costs to purchase the natural gas commodity, as determined by prevailing market prices. While the prices paid for this gas are not regulated, Xcel Energy may only recover those costs approved by the Colorado Public Utilities Commission (CPUC).

Rate Deferral Surcharge (RDS)

The RDS applies to all base rate charges and, once established on April 1, 2021, will not be subject to change until it terminates effective November 1, 2022.

Therm Multiplier

Gas usage is defined in Therms—units of measure of the energy content of natural gas. One Therm equals 100,000 British thermal units (Btu). After your meter measures your usage by volume (in cubic feet), this volume is multiplied by the Therm Multiplier to determine the units of energy consumed. The Therm Multiplier, which is the product of the Altitude Factor, Temperature Factor and Energy Factor, adjusts your volumetric gas measurement to reflect the energy content of the gas supplied to your home or business. As a result, you're billed for units of energy consumed rather than for the volume of gas delivered. Transportation and Large Commercial customers are billed using a Dekatherm (Dth) multiplier with the same adjustment factors.

Usage Charge

The usage charge is applicable to all rate schedules. The usage charge recovers Xcel Energy's fixed and variable cost to provide gas service that are not recovered through other charges, including the cost of intrastate pipes, compressors, and storage facilities needed to deliver natural gas to customers.

PAYMENT OPTIONS Learn more at xcelenergy.com/Payment

Standard Payment Options: (No fees apply):

- **My Account/eBill™** – View/pay your bill, view energy usage and access account information.
- **Auto Pay** – Automatically pay your bill directly from your bank account.
- **Online View and Pay** – View and pay your bills online.
- **Pay By Phone** – Make your payment by phone from your checking or savings account by calling 800-895-4999.
- **Pay By Mail** – Return the enclosed envelope and attached bill stub with your payment. Apply proper postage.

Other Payment Options (Third-Party Fees will apply. Xcel Energy does not collect nor benefit from these fees.):

- **Credit/Debit Card Payment** – Pay with your credit or debit card electronically in My Account/eBill/Mobile App, or by calling 833-680-1365. A processing fee is charged for each credit/debit card payment.
- **Pay Stations** – Pay your bill in-person at a location near you. A processing fee is charged for payments made at a pay station.
- **Electronic Check Conversion** – When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

** Unit of Measurement for Electric Consumption is \$/kWh. Unit of Measurement for Gas Consumption is \$/Therm
*All base rates, riders and adjustments are approved by the Colorado Public Utilities Commission (CPUC).

** Time-of-Use rates are incorrectly appearing on customer bills as dollar per kWh instead of percentages. However, the bills are being correctly calculated and the Company is working to correct this bill print issue.



Statement Of Taxes Due

Account Number R0006854
Assessed To

Parcel 0156918001009
CAPGROW HOLDINGS JV SUB IX LLC
320 W OHIO ST STE 650
CHICAGO, IL 60654-7816

Legal Description
SUB:COUNTRY HILLS ESTATES FIRST FILING LOT:2

Situs Address
14441 COUNTRY HILLS DR

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$3,535.46	\$0.00	\$0.00	(\$3,535.46)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/17/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 292 - 292

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$122.58	RES IMPRV LAND	\$130,000	\$9,040
CENTRAL COLO WATER CONSERVA	1.0680000	\$36.22	SINGLE FAMILY RES	\$357,787	\$24,870
FIRE DISTRICT 6 - GREATER B	15.3200000	\$519.50	Total	\$487,787	\$33,910
GENERAL	22.8430000	\$774.61			
RETIREMENT	0.3140000	\$10.65			
ROAD/BRIDGE	1.3000000	\$44.08			
DEVELOPMENTALLY DISABLED	0.2570000	\$8.71			
SD 27 BOND (Brighton)	22.0690000	\$748.36			
SD 27 GENERAL (Brighton)	34.2210000	\$1,160.44			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$3.39			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$30.52			
SOCIAL SERVICES	2.2530000	\$76.40			
Taxes Billed 2022	104.2600000	\$3,535.46			

* Credit Levy

Tax amounts are subject to change due to endorsement, advertising, or fees.
Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160

Brighton Q&A 2/28/2023

Virtual Session:

People in attendance:

- NeuroRestorative employees Ashley Iverson, Rob Daily, Matt Jodis, Julie Wallace, Maddie Blomgren, Steve Miller, and Bruce Kuluris
- Jennifer (real estate agent for Brighton home)
- Bri Lamb (architect for Brighton home)
- Four community members in attendance: Mike, Jaylene, Gayle, and Vivian

Questions/concerns asked by the Brighton residents:

- What is the process in Adams County (for licensing the home)?
 - o The use is a permitted right in Adams County per zoning and planning codes, in this zoning district. Licensure is a state matter, not a local matter.
- How many bedrooms?
 - o Six bedrooms planned.
- Do you have a facility on a septic system?
 - o Yes, many of them around the country. By code, septic systems are engineered and approved by local health and building authorities and installed by permit only.
- What types of insurance do the patients have?
 - o Typically a mix among the residents of a home. Mix may include private pay insurance, workman's comp. Tricare (military), trust funds set up to benefit an injured person and Medicaid benefits.
- How and why was this location picked?
 - o Centers for Medicare/ Medicaid Services (CMS) as a Federal entity establishes rules to govern community-based housing and contracts with providers to offer services for citizens in-need. CMS stresses the need for appropriate care and housing in community environments, allowing people with temporary or permanent disabilities to live in the community of their choice. The Federal Fair Housing Amendment Act further clarifies the rights of protected classes of residents and assures non-discriminatory practices in community housing.
- How are you going to accommodate parking for staff and family members, what changes are being made?
 - o A 3D reflection of the site and schematic drawings were presented at the on-site meeting as well as on the virtual meeting that showed the plan for on-site parking space by expanding the existing driveway to accommodate staff parking. Additional green-screening will be added to the property to screen the parking from street and community view. Visitor parking is accommodated on the site-plan as well
- What is the length of stay for the patients?
 - o Discussion was held at both events to answer.

- Wanted an explanation of the program and our staffing, and staff credentials.
 - o Explained in detail by appropriate staff that attended the meetings.
- Explained the types of patients we will serve, non-violent, not dangerous, explained specialty trained staff
- Worried about their property value.
 - o Comment below regarding on-site meeting responses.
- Concern the house will look like a facility based on the parking configuration
 - o Careful attention is given in the site plan to green-screen parking from general view of most passers-by.
- Concern there will be too many visitors at once and increased traffic
 - o Seldom do we have more than one visitor at a time.
- Concern we will be the only house without a garage, aesthetically displeasing

NeuroRestorative and team were able to give reassurance and answer all of these questions to put their minds at ease. No serious concerns brought to our attention or potential complications we were made aware of.

In Person Session:

People in attendance:

- NeuroRestorative employees Bruce Kuluris, Rob Daily, Matt Jodis
- Approximately 15-20 community members
- Concern expressed about zoning; we have verified this use is permitted and appropriate for the A-1 district.
- Concerns expressed about water and well: we have documentation concerning water source and septic waste management, from the local authorities and can provide that if required. This property has multiple wells. Wells used for irrigation are distanced from the domestic service well. This information was available in site-plan format for visitors to see.
- Parking and traffic: we explained at the on-site and virtual meetings that parking is managed and will not involve any on-street parking. Parking arrangements have been managed by design and the rendition of that was posted at the on-site meeting for all to see.
- Concern expressed about depreciation of property values: there is no evidence this is ever an issue beyond emotion, we explained the docile nature of the new neighbors and the reasons they are free to live in a community of their choice.