

October 21, 2021

Adams County
Attn: Greg Barnes
4430 S. Adams County Parkway
Brighton, CO 80601

Re: Berkeley Villas (Formally known as: TTLC Denver – Federal) – 2nd Review Comments
Project Number: PRC2021-00002

Dear Mr. Barnes:

Thank you for taking the time to review the Berkeley Villas (Formally known as: TTLC Denver – Federal) TOD along with County staff. Valuable feedback was received on September 28, 2021. Detailed responses to comments made can be found on the following pages. Please feel free to reach out should you have any questions or concerns by phone, 303-892-1166 or by email, emather@norris-design.com.

We look forward to working with Adams County to make this project a success.

Thank you,



Eva Mather
Principal

Development Review Team Comments

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

PRELIMINARY PLAT COMMENTS

PLN01: Please provide all street names. Typically, even private street names are included.

Response: *Streets have been labeled.*

PLN02: Please refer to all lots being created as "lots" and not "parcels". Lot numbering should begin at 1 and numbering should not skip around. Lots should be numbered 1-78.

Response: *Lots have been labeled as lots and numbered from 1-82.*

PLN03: There is so much blank space on each page. I think pages 2 and 3 could be combined onto one page, even if drawn at the current scale.

Response: *We are unable to change the scale without cutting off part of the property. Sheet count remains the same.*

PLN04: The lot located west of Tracts A & C does not include property owner info. It also does not recently approved plat corrections which changed the boundaries (PLT2021-00001).

Response: *Updated to show recent plat connections and property information.*

PLN05: There is no clear boundary between Tracts B & G in the vicinity of "Parcel 132".

Response: *Boundary has been clearly labeled.*

PLN06: The far eastern boundary of Tract H is missing from Page 4.

Response: *Southern part of eastern Tract H is shown on page 6 and the northern part is shown on page 5.*

PLN07: Has the applicant acquired the Smith, Lechuga, Randall, and Graber properties? I do not believe that you can vacate someone's ownerships through a subdivision plat.

Response: *It is our interpretation of the Adams County Code that only the person having interest in the property to be subdivided needs to sign. It is our intention to purchase the properties prior to final plat. A cover page and signature page of the contracts is included to show proof that we are under contract.*

REZONING COMMENTS

PLN08: The conceptual elevations still do not have distinctly different facades for each unit.

Response: *Per recent correspondence with Jen Rutter seeking clarification on this comment, the current elevation designs were deemed appropriate. She said, "I spoke with a few staff members, and we think we understand Greg's intent, but we feel that the buildings are appropriate." As mentioned in our previous submittal responses the proposed elevation designs utilize differentiated unit plans, deck locations, massing, window placement and size, materials (lap siding or board and batten), porches, cantilevered decks, bay windows, and accent gable end roof forms to punctuate and define the facades of each single-family attached townhome.*

Commenting Division: Development Engineering Review

Name of Reviewer: Greg Labrie

The engineering plans and reports that were submitted for this preliminary plat application are acceptable at this time. The following comments will apply to the final engineering reports and construction plans that are required at

final plat.

Response: Comment noted, thank you.

ENG1: The final plans shall show that all concrete within the public right-of-way will be placed monolithically.

Response: Comment noted, thank you.

ENG2: The applicant shall show the location and design plans for the internal private roads and pedestrian sidewalks within the subdivision development.

Response: Comment noted, thank you.

ENG3: Concrete details will need to be added to the final construction plans.

Response: Comment noted, thank you.

ENG4: No construction can take place prior to the approval of a Subdivision Improvement Agreement (SIA). This agreement, along with the appropriate collateral must be approved by the Adams County Board of County Commissioners (BoCC).

Response: Comment noted, thank you.

ENG5: Drainage Plans- Fill source and quantity including source and quantity of selected borrow pits and pertinent information showing where each type of fill is to be placed. Additional permitting is required for the hauling and installation of offsite fill material on the project site.

Response: Comment noted, thank you.

ENG6: Drainage Plans shall show the storm drainage structure profiles to include pipe sizes, pipe types and materials, lengths of runs, gradients and exact locations of pipes or channels, structure identifier (e.g. catch basin/manhole number) and the exact location of structure. Cross sections of roadways, channels, and basins shall be at 50 foot intervals. The cross section for detention basins shall include slope, depth, and erosion protection techniques.

Response: Comment noted, thank you.

ENG7: Details shall be provided for all proposed drainage structures for which there is insufficient information in the plan or profile views (i.e. outlet configurations, headwall/wingwall, etc.).

Response: Comment noted, thank you.

ENG8: The applicant shall complete and submit an Operation & Maintenance Manual for all of the new drainage facilities installed on the site. The applicant's stormwater drainage report, drainage plans, and O&M Manual shall incorporate the applicable items as described in the checklists that can be found on the Adams County website, within the Development Standards and Regulations webpage, and in Appendix B which includes the engineering checklists and standard details.

Response: Comment noted, thank you.

ENG9: Drainage easements are required on private property to accommodate the proposed storm pipe. This includes obtaining a drainage easement on adjacent properties where the storm pipe may be located such as the Maverik site.

Response: Comment noted, thank you.

ENG10: The site plan shall show the dimensions of the roadway system within the proposed development. Adams county local streets are 50' in width to include curb, gutter, and sidewalk. The applicant shall consider connecting at least one of the proposed internal streets with the Maverik development to the west and/or with 55th Avenue to the south.

Response: Comment noted, thank you.

ENG11: The final design plans shall designate areas for trash dumpsters and snow pile storage and identify the location of these areas on the plans.

Response: Comment noted, thank you.

Commenting Division: ROW Review

Name of Reviewer: Davit Dittmer

ROW1: The title should read:

BERKELEY VILLAS SUBDIVISION PLAT

A RESUBDIVISION OF (LOTS) OF THE WESTMOORLAND SUBDIVISION (FULL NAME OF CORRECT SUBDIVISION PLAT) BEING IN THE NE/4 OF PRELIMINARY PLAT

(Legal description should read Sec-T-R)

Response: Legal description has been revised.

ROW2: Correct typo in title

Response: Title has been corrected.

ROW3: Add case number to the top right-hand corner of each sheet (PRC2021-00003)

Response: Case number has been added.

ROW4: Need completed OWNERSHIP AND DEDICATION STATEMENT, including vesting deed information as being sole owner, full legal description, followed by the OWNER'S CERTIFICATE that needs to provide name and title of individual executing plat, and this information needs to be within Notary affirmation too.

- a. This must include all parties to the subdivision which would include those parties as shown "To be vacated" because until this issue is dealt with they encroach and are a part of the plat as provided.

Response: It is our interpretation of the Adams County Code that only the person having interest in the property to be subdivided needs to sign. It is our intention to purchase the properties prior to final plat. A cover page and signature page of the contracts is included to show proof that we are under contract.

ROW5: Provide all notes as required by Colorado State Statutes and Adams County Design and Performance Standards including but not limited to the following:

1. Closure Statement
2. Basis of Bearings
3. Flood Plain Note
4. Drainage Facilities note with maintenance Manual information
5. Full name of HOA as registered with the State for Tract Maintenance note

Response: Full name of the HOA will be provided prior to Final Plat.

ROW6: Remove Sheet index

Response: Sheet index has been removed.

ROW7: Tract Table and Plat Keymap need to be revised as follows:

1. Tract Table should be shown full page Keymap with Tracts labeled as best as possible.

Response: Keymap sheet has been added.

2. Sheet number 5 should be sheet number 2 followed by the site plan of the subdivision.

Response: Sheets have been rearranged per comment.

ROW8: Rearrange APPROVALS:

Planning Commission

Board of County Commissioners

Clerk and Recorders

And revise signature blocks as provided on plat redlines

Response: Approval blocks have been rearranged per comment.

ROW9: Add Title Block to pages (first one for sure) and remove the bottom right-hand corner plat name, sheet name, etc.

Response: Title Block has been added with the necessary information.

ROW10: Need to properly show the new lot lines as created by the RE-Subdivision of Westmoorland Plat Correction No. 2 recorded at Reception No: 2021000067065 (Lots 8A and 9A)

Response: New lot lines are now being shown.

ROW11: Sheet 5 to sheet 2 and the following corrections:

1. Need to provide what lot lines are being vacated, as cannot build across lot lines.

Response: General note stating that all internal lot lines are to be abandoned has been added.

2. Need to remove information as to "REMAIN" and only provide the ownership information as an adjacent owner.

Response: Language removed.

3. Need to properly depict adjacent ownership lot lines.

Response: Adjacent ownership lot lines are darkened for clarity.

4. Need to correctly identify and show the lot lines for the E. 20' of Lot 4 and the S 20' of the E 85' of Lot 4 Resub of Westmoorland.

THIS AREA HAS TO COME INTO THIS SUBDIVISION AND OWNERSHIP

Response: This area is inside our lot line and has been shown with more clarity. The neighboring property to the east does not have legal claim to this area and has their own access strip.

5. Remove note concerning the Westmoorland subdivision recorded in Book 3, page 62.

Response: Note has been removed.

6. Need to clean up the “To Be Vacated” as property ownership information as these parties need to be part of this case, or applicant needs ownership prior to submission of Preliminary Plat, as this cannot wait until the Final Plat is provided or an additional Plat Correction will be required.

Response: “To Be Vacated” language has been removed.

7. Easements that are “To Be Vacated” need to have the additional language of “By Separate Document” as they cannot be vacated by this plat. These vacations will need to be complete by Final Plat with the vacation information by document and reception number provided. This will also be a part of the building permit application as no structures over these if not vacated.

Response: Language has been updated per comment.

8. Appears there are lot line issues that don’t make sense on Sheet 5.

Response: Plat keymap has been added and lot lines have been adjusted for clarity.

9. Remove “Existing Conditions” on Sheet 5.

Response: Language removed per comment.

10. Need to provide new lot name and sq. ft. and ac. Information once all lot lines are vacated by the plat.

Response: Comment noted, thank you.

ROW12: Review all redline comments provided on plat.

Response: See redline comments for detailed responses to comments.

Comments Received by Pang Moua, Tri-County Health Department

Thank you for the opportunity to review and comment on the Site Plan and Plat for the 84 single-family attached townhome units on 4.9 acres located at 2922 West 56th Avenue. Tri-County Health Department (TCHD) staff previously reviewed the application for the Rezoning and Preliminary Plat for Major Subdivision and provided comments in a letter dated June 30, 2021. TCHD received a response from the applicant, dated August 24, 2021, and the applicant has responded to the following comments satisfactorily. No further information is required.

Response: Comment acknowledged, thank you.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country’s greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network. Increasing multi-modal transportation has additional cobenefits including improved air quality, which can reduce contributions to climate change and exposure to pollutants associated with a number of health problems including asthma, lung cancer, and heart disease.

Response: Comment acknowledged, thank you.

Healthy building design standards:

Building design can impact health in several ways including through the materials used and the amount of volatile organic compounds (VOCs) or other harmful chemicals that they contain, the air and water quality, the amount of daylight available, and even by encouraging physical activity and social interaction. TCHD encourages the applicant

to consider incorporating design standards into the development to ensure a health promoting environment. The applicant could pursue building certifications such as LEED, WELL Building Standard, Certified Healthy, or Living Building Challenge.

Response: Comment acknowledged, thank you.

Connections to Transit:

Communities that promote walking, bicycling and transit trips can also help protect air quality by reducing vehicle trips and related emissions. TCHD supports projects that address the needs of groups (e.g., seniors, the disabled) who cannot or do not drive. Transit-friendly developments can make it easier for these groups to access services and to maintain connections within the community, which can also have health benefits. Since research has shown that people who use transit regularly gain tremendous health benefits, TCHD commends the applicant for incorporating opportunities for increased pedestrian transportation from public transit to the single-family attached townhomes.

Response: Comment acknowledged, thank you.

Community Design to Support Community Connection

The way communities are designed can influence mental health and social connections. By providing community amenities, social interaction is supported and residents can build social capital which has known positive health effects. The incorporation of features like landscaping and green space can also reduce stress and promote positive psychological benefits. Because of this, TCHD encourages community designs that incorporate green space and common areas. We strongly support the applicant's plans to include pedestrian amenities such as a tot lot, lawn area and internal walks throughout the site.

Response: Comment acknowledged, thank you.

Attainable Housing

Access to safe, attainable housing is directly associated with positive physical and mental health outcomes and underlies one's ability to access jobs, food, medical services, and other essentials that are vital to well-being. Providing permanent supportive housing is an integral element of promoting health in our communities. TCHD supports projects that include an attainable housing component.

Response: Comment acknowledged, thank you.

Radon

Radon is a naturally occurring radioactive gas that is present at high levels in all parts of Colorado due to the presence of uranium in the soil. Radon can enter homes and longterm exposure causes lung cancer. In order to prevent radon from infiltrating the home, TCHD recommends designing new homes so that they are radon resistant. This includes laying a barrier beneath the flooring system, installing a gas-tight venting pipe from the gravel level through the roof, and sealing and caulking the foundation thoroughly. More information regarding radon and radon-resistant construction techniques can be found here: <https://www.epa.gov/radon/building-new-home-haveyou-considered-radon>.

Response: Comment acknowledged, thank you.

Mosquito Control - Stormwater Facilities

The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction

and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here <http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached.

Response: Comment acknowledged, thank you.

Comments Received by Donna George, Xcel Energy

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there is a conflict with Berkeley Villas in that there are no dry utility easements shown on the preliminary plat. Please note that per state statutes, PSCo requests the following dry utility easements within each single-family residential lot:

- 6-feet wide for natural gas facilities with a minimum 5-foot clearance from any structure and where there is drivable pavement with space for service truck access (8-feet wide, 6- inches thick) with plowing in snowy conditions
- 8-feet wide for electric facilities including space for transformers, pedestals, and cabling
- if natural gas and electric are within the same trench, a 10-foot wide utility easement is required, not to overlap any wet utility easement
- bear in mind that these utility easements must have 5-feet of separation from gravity-fed wet utilities (typically sewer – going out of house) and 10-feet of separation from forcedfed water utilities (typically water – going into house)

Response: Comment noted, this will be addressed during Final Plat application.

Public Service Company requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, 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 grantees, may remove any Interferin Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Response: Note has been added per comment.

PSCo also requests that all tracts are available for utility use, particularly for crossing in order to maintain continuity throughout this development.

Response: Comment noted, thank you.

Please be aware PSCo has existing natural gas and electric distribution and service facilities within the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Response: Comment noted, thank you.

Additional easements will need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way and Permits Agent.

Response: Comment noted, thank you.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filepath: K:\2018\ENGINEERING\PRELIMINARY PLAT\COVER.DWG Layout: LAYOUT1
Revision: 1-01 08/23/2021 10:30:23A By: Kevin Blumhardt

LEGAL DESCRIPTION

PER LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO ABJ70642345 WITH AN EFFECTIVE DATE OF 10/23/2019 AT 5:00 P.M.: THE SOUTH 150 FEET OF LOTS 4, 5, AND 6, LOTS 7, 8, AND 9, THE WEST 25 FEET OF THE NORTH 160 FEET OF LOT 6, THE EAST 20 FEET LOT 4, AND THE NORTH 150 FEET OF LOT 19, EXCEPT THE NORTH 160 OF LOT 7, OF THE RE-SUBDIVISION OF WESTMOORLAND, COUNTY OF ADAMS, STATE OF COLORADO.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83.2011) REFERENCED TO THE NORTH LINE OF THAT NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°59'11" EAST, A DISTANCE OF 2,654.48 FEET.

Need to provide complete OWNERSHIP AND DEDICATION STATEMENT which includes the ownership information by vesting deed, the entire legal description, dedication as to easements, row, etc.

Need to provide all notes as prescribed by state statute for a subdivision plat and county requirements, including but not limited to the following:
Closing statement
Flood Plain
Basis of Bearings
Tract note

Need a plat note as to the full name of the HOA as registered with the State and ownership and maintenance statement as to such along with the Tract Table. Tract Table can go on another sheet if necessary

HOA name will be provided with Final Plat

NOTES ADDED

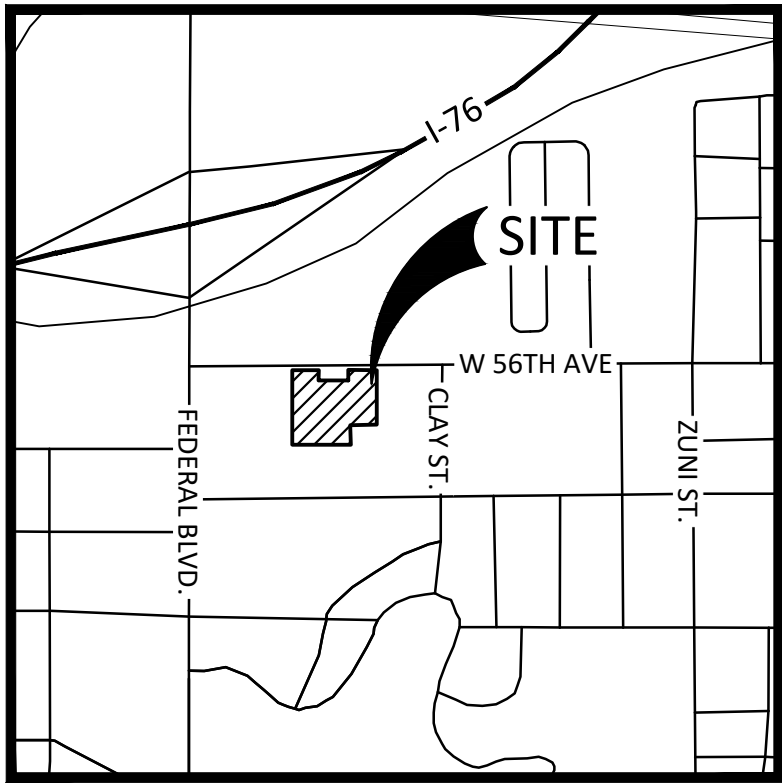
Need to re-order the sheets:
1. Cover sheet
2. Survey plat with no structures and the lot line issues stated/ shown
3. Proposed lots and tracts

SHEETS RE-ORDERED

TITLE CORRECTED

LEGAL DESCRIPTION EDITED

Legal Description should read Section, Township and Range: NE/4 of T3S,R68Wetc



VICINITY MAP
SCALE: 1" = 1000'

REMOVED

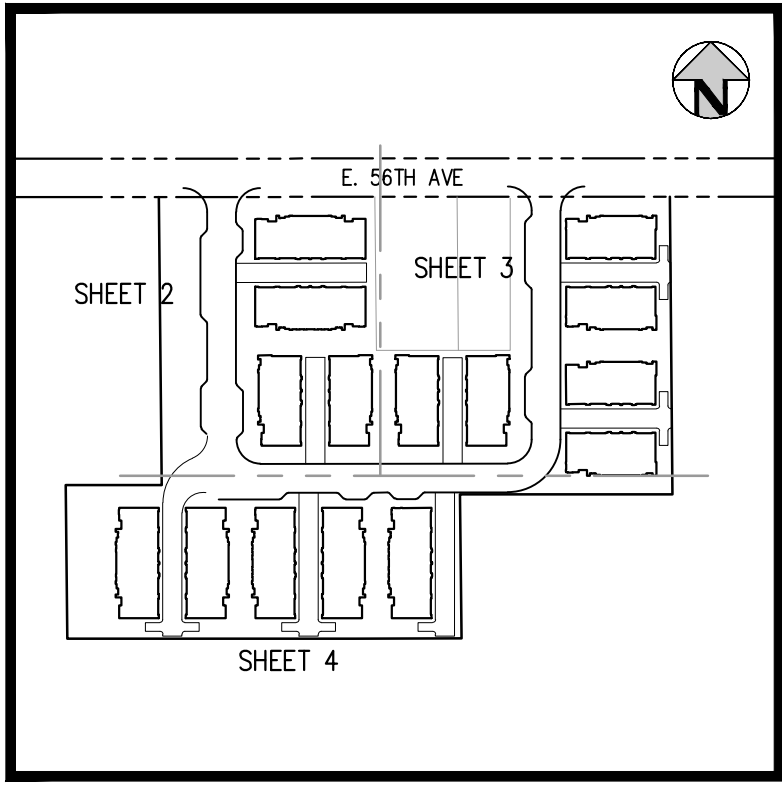
SHEET INDEX

- 1 COVER
- 2 PRELIMINARY PLAT
- 3 PRELIMINARY PLAT
- 4 PRELIMINARY PLAT
- 5 EXISTING CONDITIONS

TRACT SUMMARY TABLE					
TRACT	PURPOSE/DESCRIPTION	TO BE OWNED	TO BE MAINTAINED	AREA (ACRE)	PAGE
A	DRAINAGE	HOA	HOA	0.12	2
B	ROADWAY, LANDSCAPE, UTILITY	HOA	HOA	1.62	2,3,4
C	LANDSCAPE	HOA	HOA	0.32	2,4
D	LANDSCAPE	HOA	HOA	0.06	4
E	LANDSCAPE	HOA	HOA	0.07	3
F	LANDSCAPE	HOA	HOA	0.04	3
G	LANDSCAPE	HOA	HOA	0.13	2,3
H	LANDSCAPE	HOA	HOA	0.15	3,4

ADDITIONAL SHEET SHOWING MATCHLINE ADDED AND PLAT KEYMAP REMOVED FROM THIS SHEET

Provide additional sheet with match lines to match following sheets. Put Tract information on it so that we have one sheet covering entire project and then the breakout



PLAT KEYMAP
SCALE: 1" = 200'

EDITED AND REARRANGED

BERKELEY VILLAS SUBDIVISION PLAT
TOWNSHIP 3 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT

TITLE SUBDIVISION AS FOLLOWS:
BERKELEY VILLAS SUBDIVISION PLAT
A RESUBDIVISION OF (LOTS) OF THE WESTMOORLAND SUBDIVISION (FULL NAME OF CORRECT SUBDIVISION PLAT) BEING IN THE NE/4 OF PRELIMINARY PLAT

Correct typo correct title of subdivision plat

CASE NUMBER UPDATED

Case Number
PRC2021-0003

OWNER'S CASE

KNOW ALL MEN BY THESE PRESENTS THAT (THE TRUE LIFE COMPANIES, BEING THE SOLE OWNER OF THE DESCRIBED TRACT OF LAND,

DESCRIPTION

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF TTLC DENVER - FEDERAL BLVD.

BY: _____ DATE: _____
NAME:
TITLE:

ADAMS COUNTY
STATE OF COLORADO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ AD 20____
BY _____

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ADDRESS

SURVEYOR'S CERTIFICATION:

I, AARON MURPHY, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR TTLC DENVER - FEDERAL BLVD SUBDIVISION PLAT WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH

NOTED

APPROVALS:

APPROVED BY _____ DATE _____
FOR THE BOARD OF COUNTY COMMISSIONERS

APPROVED BY _____ DATE _____
FOR THE PLANNING COMMISSION

CLERK & RECORDER'S CERTIFICATION:

STATE OF COLORADO
COUNTY OF ADAMS
JSS.
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____ M., _____ 20____, AND DULY RECORDED UNDER RECEPTION # _____

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE COUNTY OF ADAMS

BY _____ DEPUTY

FEE _____

DEDICATION STATEMENTS:

THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS (AND TRACTS) AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

ALL PRIVATE STREETS (ROADS A, B & C) ARE PRIVATELY OWNED AND MAINTAINED BY TTLC DENVER - FEDERAL BLVD.

STATEMENT RESTRICTING ACCESS:

PUBLIC ACCESS ACROSS RIGHT-OF-WAY LINES, INCLUDING 56TH AVENUE, IS RESTRICTED.

STORM DRAINAGE FACILITIES STATEMENT:

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

REMOVED

Remove

DEVELOPER

THE TRUE LIFE COMPANIES
1250 17TH STREET, SUITE 350
DENVER, CO 80202
720-325-9211

ARCHITECT

KTGY ARCHITECTURE AND PLANNING
820 16TH STREET, SUITE 500
DENVER, CO 80202
303-625-6400

LANDSCAPE ARCHITECT

NORRIS DESIGN
1101 BANNOCK ST
DENVER, CO 80204
303-892-1166

CIVIL ENGINEER

HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
303-623-6300

ISSUE DATE: 08-23-2021		PROJECT #: 200810	
DATE	REVISION	COMMENTS	

REVISION DATE:

ISSUE DATE: 08-23-2021

SHEET 1 OF 5

COVER

BERKELEY VILLAS SUBDIVISION PLAT

PROJECT #: 200810

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filepath: K:\2018\ENGINEERING\PRELIMINARY PLANS - SITE PLAN.DWG Layout: WEST
Plotted: MON 08/22/2021 10:30:05A By: Kevin Burdhardt

BERKELEY VILLAS SUBDIVISION PLAT
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
NORTHEAST 1/4 OF SECTION 17
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT
SHEET 2 OF 5

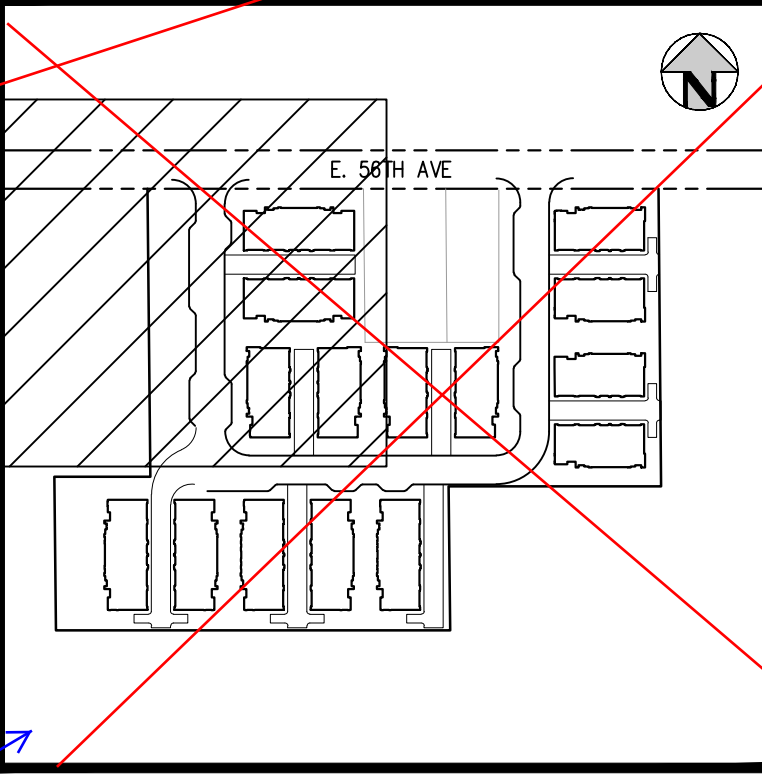
REMOVED

Case Number
PRC2021-0003

CASE #
ADDED

KEYMAP
REMOVED

LEGEND:
PROPERTY BOUNDARY
RIGHT-OF-WAY
LOT LINE



This area is
lot 9A and
has been
revised to be
shown as
neighboring
property
owned by
56th and
Federal LLC

What is this area??

Need to properly show the new lot line
configuration and recording information due to lot
line vacation for these lots as adjacent ownership

NOT AWARE OF ADDITIONAL
PLAT REMOVING INTERNAL
LOT LINES, COULD YOU
PLEASE PROVIDE OR ADVISE
HOW YOU WOULD LIKE
SHOWN?

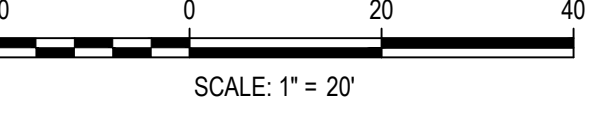
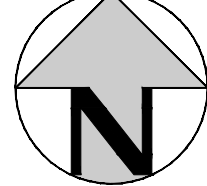
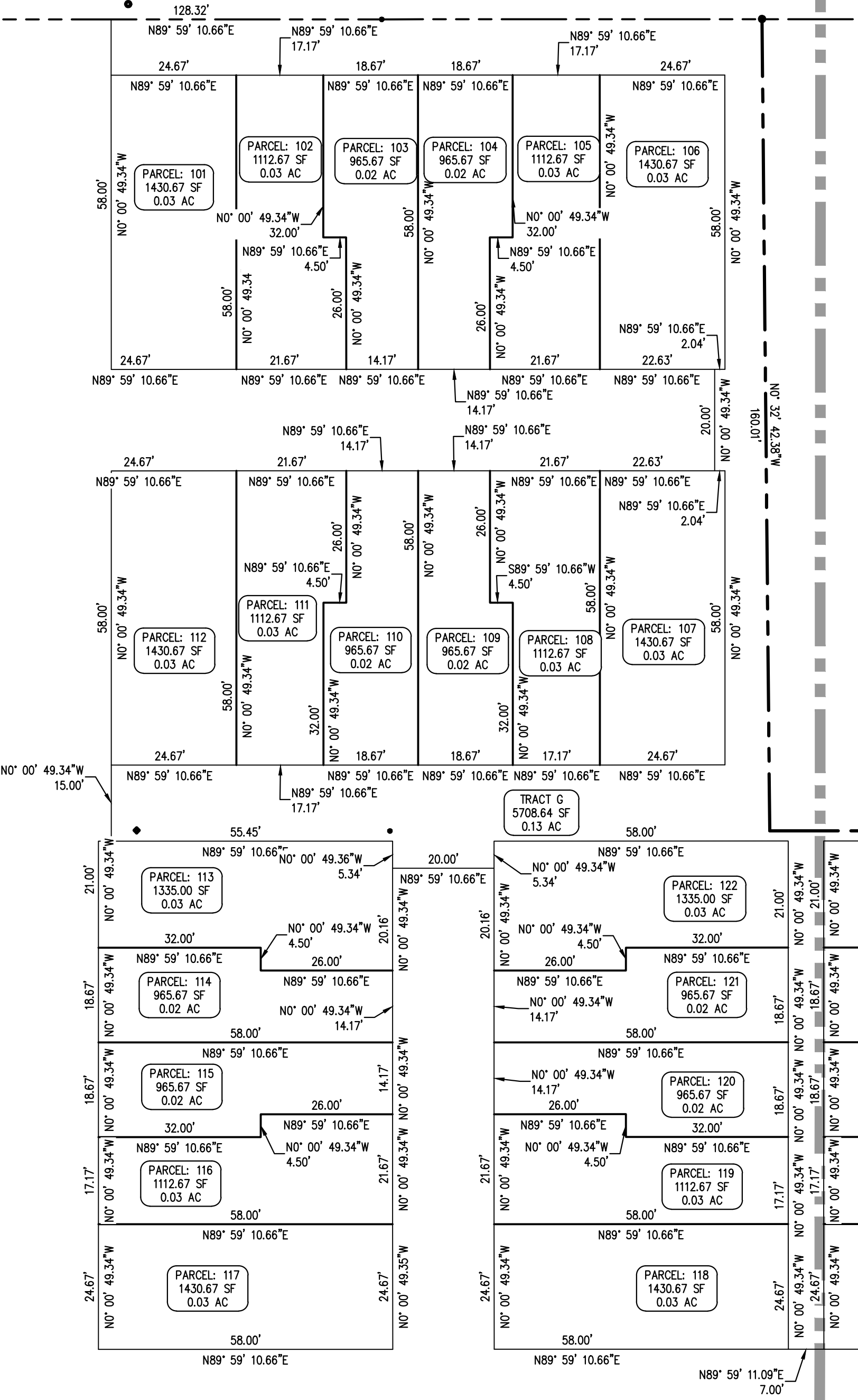
ASSESSED OWNER:
56TH & FEDERAL LLC
REC. NO. C0413982

ASSESSED OWNER:
56TH & FEDERAL LLC
REC. NO. C0413982

ASSESSED OWNER:
56TH & FEDERAL LLC
REC. NO. C0413982

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 2



REMOVED

REVISION DATE:

ISSUE DATE: 08-23-2021

PRELIMINARY PLAT
SHEET 2 OF 5

BERKELEY VILLAS SUBDIVISION PLAT

PROJECT # 200810

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filepath: K:\2018\ENGINEERING\PRELIMINARY PLANS - SITE PLAN.DWG Layout: EAST
Plotted: MON 08/23/2021 10:30:23A By: Kevin Burkhart

BERKELEY VILLAS SUBDIVISION PLAT
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
NORTHEAST 1/4 OF SECTION 17
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT

SHEET 3 OF 5

Case Number
PRC2021-0003

CASE #
ADDED

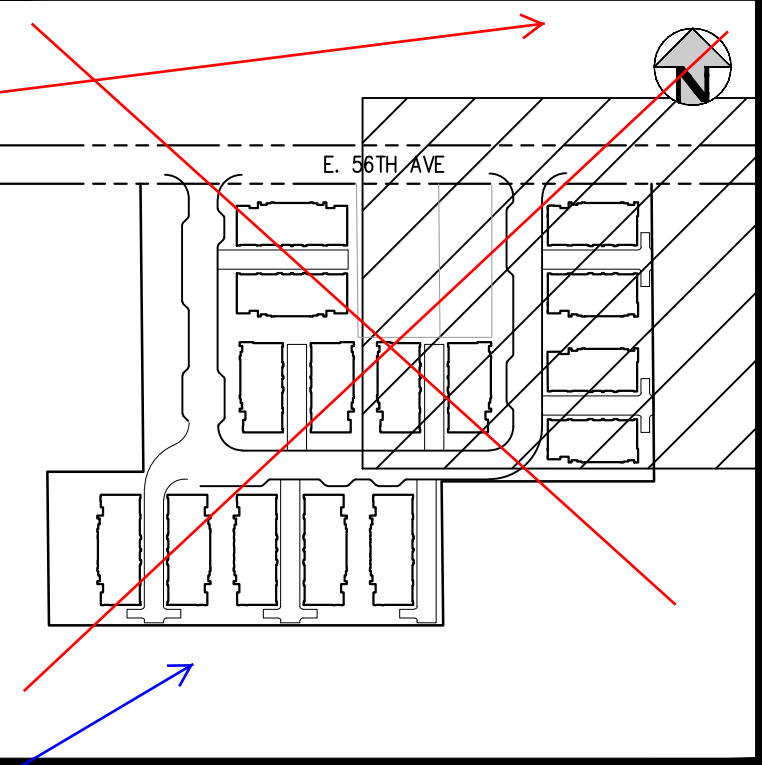
KEYMAP
REMOVED

LEGEND:

PROPERTY BOUNDARY

RIGHT-OF-WAY

LOT LINE



Since two lots need to show lot line

Lot line
shown,
darkened for
clarity

Discrepancy between this sheet
and following sheet with the
property owned by Gates as not
consistently shown

plat keymap
sheet added
for clarity

Need to provide lot lines to
abutting owners and not just a
name

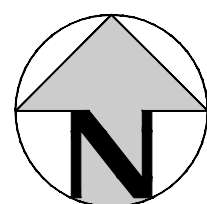
Lot line
shown,
darkened for
clarity

PART OF
TRACT H,
L LABEL
SHOWN FOR
CLARITY

TRACT?

REMOVED

REMOVED



20 0 20 40
SCALE: 1" = 20'

PRELIMINARY PLAT

SHEET 3 OF 5

REVISION DATE:

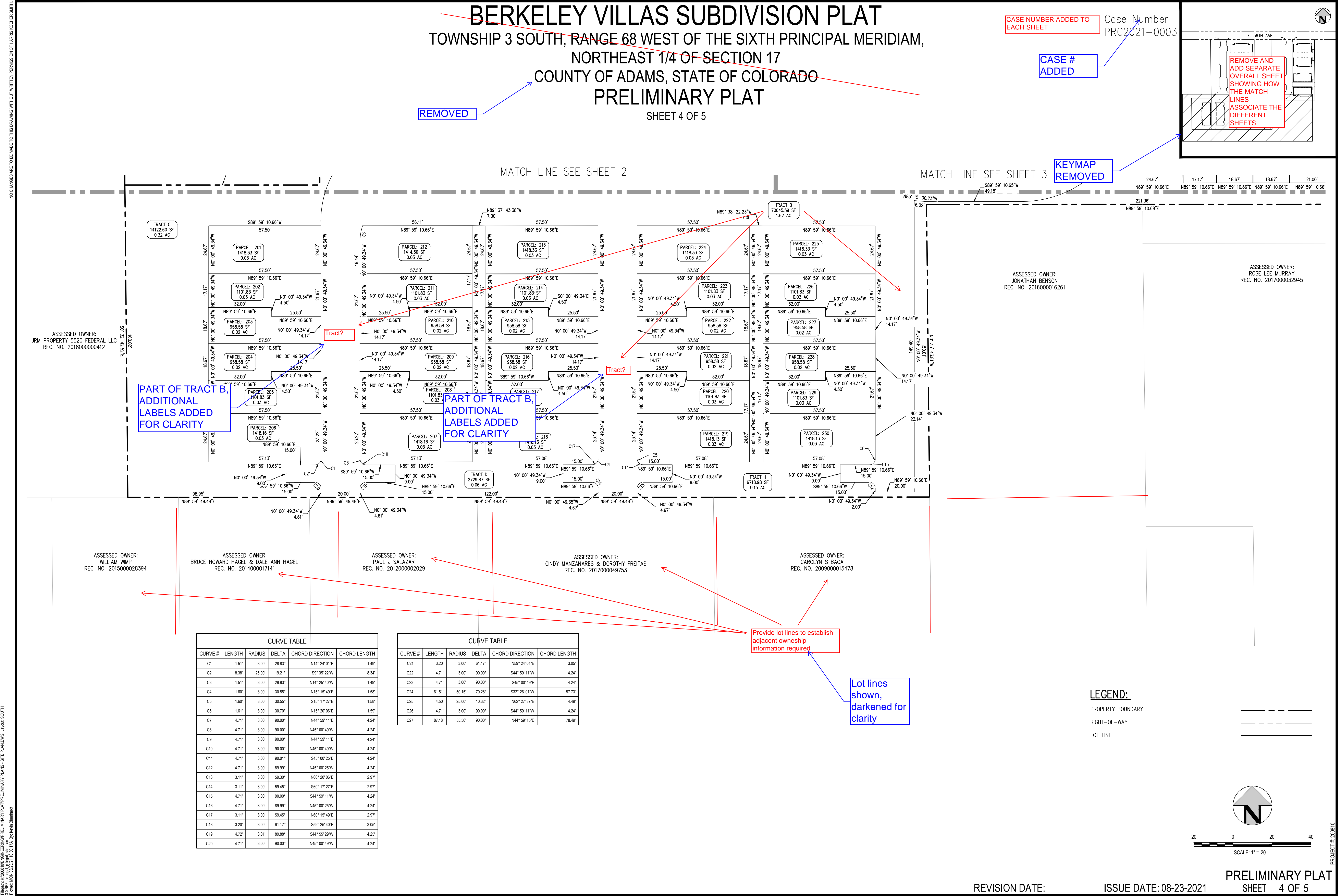
ISSUE DATE: 08-23-2021

BERKELEY VILLAS SUBDIVISION PLAT

PROJECT # 200810

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filepath: \\C:\2018\ENGINEERING\PRELIMINARY PLANS - SITE PLAN.DWG Layout: SOUTH
Plotted: MON 08-23-2021 10:30:17 AM By: Kevin Burdette



REVISION DATE:

ISSUE DATE: 08-23-2021

PRELIMINARY PLAT
SHEET 4 OF 5

BERKELEY VILLAS SUBDIVISION PLAT



REZONING (Zoning Map Amendment)

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) 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. 4)
2. Application Fees (see table)
3. Written Explanation of the Project
4. Site Plan Showing Proposed Development, including:
 - a. Proposed Building Envelope
 - b. Parking Areas
 - c. Site Access
 - d. Landscape Areas
5. Trip Generation Letter
6. Preliminary Drainage Analysis
7. Neighborhood Meeting Summary
8. Proof of Ownership (warranty deed or title policy)
9. Proof of Water and Sewer Services
10. Legal Description
11. Certificate of Taxes Paid
12. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 6)
13. Certificate of Surface Development (pg. 7)

Applications Fees	Amount	Due
Application	\$1,500	After complete application received
Tri-County Health	\$150 (public utilities-TCHD Level 1) \$210 (individual septic-TCHD Level 2)	After complete application received

Rezoning Guide to Development Application Submittal

All development application submittals shall comprise of one (1) electronic copy (emailed or delivered on a USB). **Application submittals that do not conform to these guidelines shall not be accepted.**

3. Written Explanation of the Project:

- A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site

4. Site Plan Showing Proposed Development:

- A detailed drawing of existing and proposed improvements
- Including:
 - Streets, roads, and intersections
 - Driveways, access points, and parking areas
 - Existing and proposed structures, wells, and septic systems,
 - Easements, utility lines, and no build or hazardous areas
 - Scale, north arrow, and date of preparation
- An Improvement Location Certificate or Survey may be required during the official review

5. Trip Generation Letter:

- Shall be determined based upon the methodologies of the most current, Institute of Transportation Engineers (ITE) Trip Generation Manual for the weekday AM peak hour and weekday PM peak hour

6. Preliminary Drainage Analysis:

- A general narrative discussing the pertinent drainage characteristics and problems, and proposed drainage characteristics if the subdivision is approved

7. Neighborhood Meeting Summary:

- Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice
- A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed

8. Proof of Ownership:

- A deed may be found in the Office of the Clerk and Recorder
- A title commitment is prepared by a professional title company

9. Proof of Water:

- Public utilities-A written statement from the appropriate water district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider
- Private utilities- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587

Proof of Sewer:

- Public utilities-A written statement from the appropriate sanitation district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider
- Private utilities-A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems

10. Legal Description:

- Geographical description used to locate and identify a property
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property

11. Certificate of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office
- Or <http://adcogov.org/index.aspx?NID=812>

12. and 13. Certificate of Notice to Mineral Estate Owners/ Certificate of Surface Development:

- The State of Colorado requires notification to mineral rights owners of applications for surface development (i.e. zoning, plats, etc.)
- Mineral or Surface right owners may be found in the title commitment for the subject property
- You may also search the Office of the Clerk and Recorder for any recorded deeds, easements, or other documents.



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 checked="" 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



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 checked="" 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:	<input type="text" value="2905 W 56th Ave"/>
City, State, Zip:	<input type="text" value="Denver, CO 80221"/>
Area (acres or square feet):	<input type="text" value="0.19AC"/>
Tax Assessor Parcel Number	<input type="text" value="0182517103041"/>
Existing Zoning:	<input type="text" value="R-2"/>
Existing Land Use:	<input type="text" value="Residential"/>
Proposed Land Use:	<input type="text" value="Urban Residential"/>

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



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 checked="" 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.

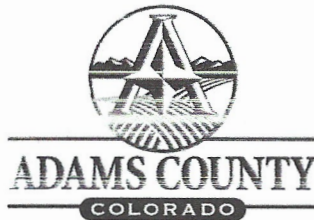
Name:

Date:

Owner's Printed Name

Name:

Owner's Signature



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 checked="" 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: 56th and Federal

APPLICANT

Name(s): David Clock / The True Life Companies Phone #: 720-330-9211
Address: 1350 17th Street, Suite 350
City, State, Zip: Denver, CO 80202
2nd Phone #: Email: dclock@thetruelifecompanies.com

OWNER

Name(s): Diane Graber Phone #: 720-353-9078
Address: 2860 W. 56th Ave
City, State, Zip: Denver, CO 80221
2nd Phone #: Email: fourcoyne@gmail.com

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

Name: Eva Mather / Norris Design Phone #: 303-892-1166
Address: 1101 Bannock St
City, State, Zip: Denver, CO 80204
2nd Phone #: Email: emather@norris-design.com

DESCRIPTION OF SITE

Address: 2860 W. 56th Ave

City, State, Zip: Denver, CO 80221

Area (acres or square feet): 0.23 AC

Tax Assessor Parcel Number: 0182517103030

Existing Zoning: R-2

Existing Land Use: Residential

Proposed Land Use: Urban Residential

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#: 2019-00103

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: Diane Gruber

Date: 4/28/2021

Owner's Printed Name

Name: 

Owner's Signature



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 checked="" 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

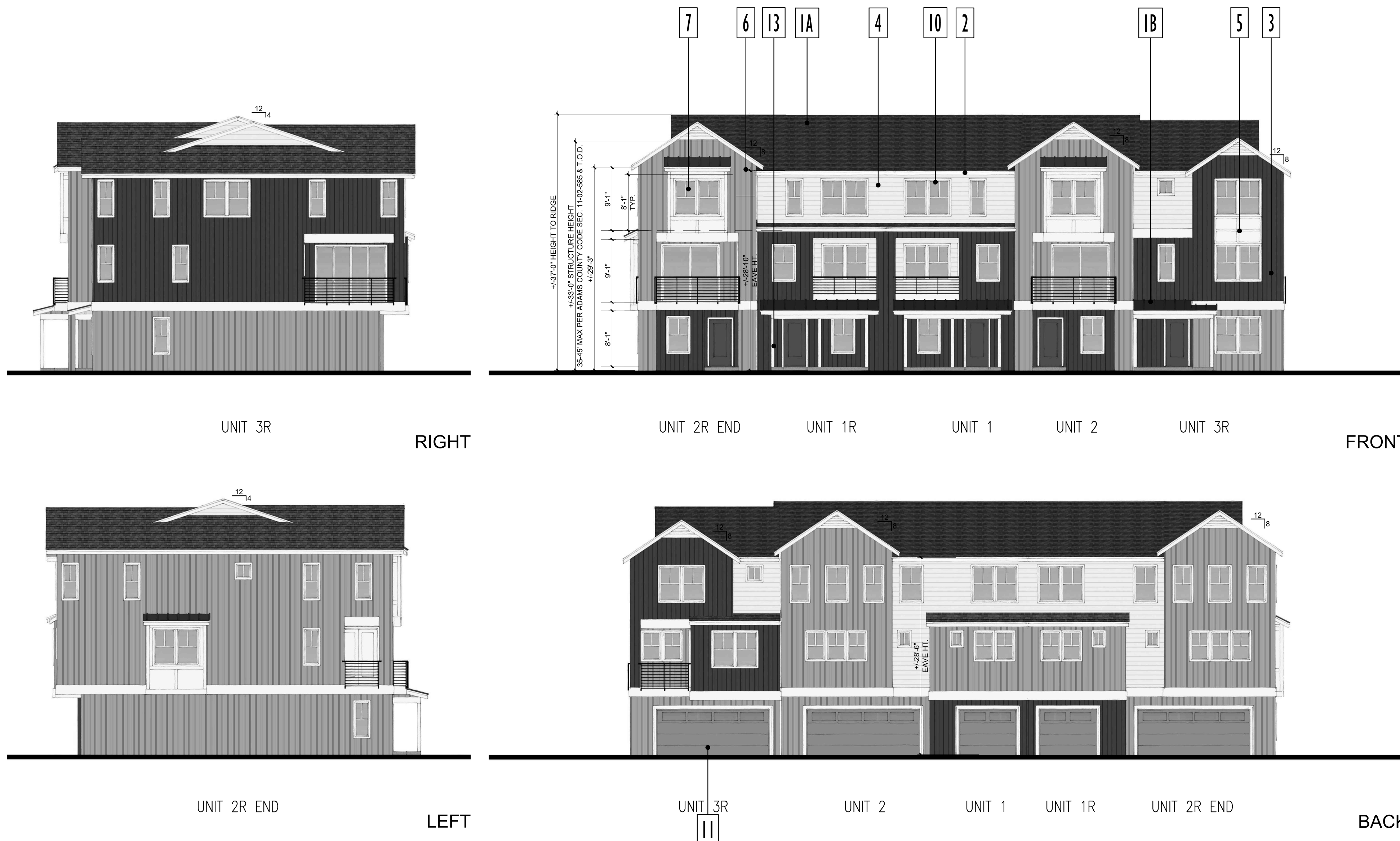
Name:

Owner's Signature

BERKELEY VILLAS

IN THE COUNTY OF ADAMS, COLORADO

CONCEPTUAL SITE PLAN



BUILDINGS SHOWN WITH FLAT GRADE. FINAL BUILDINGS MAY INCLUDE STEPPING. HEIGHT OF STEPPED BUILDING WILL BE MEASURED FROM THE ESTABLISHED GRADE ELEVATION TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGES FOR GABLE, HIP, OR GAMBREL ROOFS PER ADAMS COUNTY CODE SEC. 11-02-585.

BUILDING MATERIALS, COLORS/CONTRASTING COLORS, AND WINDOW/DOOR PLACEMENTS MAY VARY AT TIME OF DESIGN ENTITLEMENT.

ADDRESS NUMBERS FOR EACH SINGLE-FAMILY ATTACHED TOWNHOME SHALL BE PLAED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE A MINIMUM 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES. IF NOT CLEARLY VISIBLE FROM THE STREET NUMBER SIZE MAY NEED TO BE GREATER THAN 4".



OWNER:
TTL MANAGEMENT, INC
DAVID CLOCK
1350 17TH ST, STE 350
DENVER, CO 80202

NOT FOR
CONSTRUCTION

DATE:

04/23/2021 TOD01
08/25/2021 TOD02
10/21/2021 TOD03

SHEET TITLE:
5-PLEX
ELEVATION B

SHEET NUMBER:

A1-1



RIGHT



LEFT

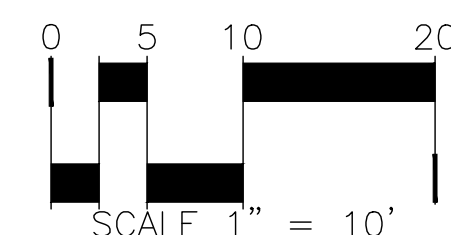
BACK

BUILDINGS SHOWN WITH FLAT GRADE. FINAL BUILDINGS MAY INCLUDE STEPPING. HEIGHT OF STEPPED BUILDING WILL BE MEASURED FROM THE ESTABLISHED GRADE ELEVATION TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGES FOR GABLE, HIP, OR GAMBREL ROOFS PER ADAMS COUNTY CODE SEC. 11-02-585.

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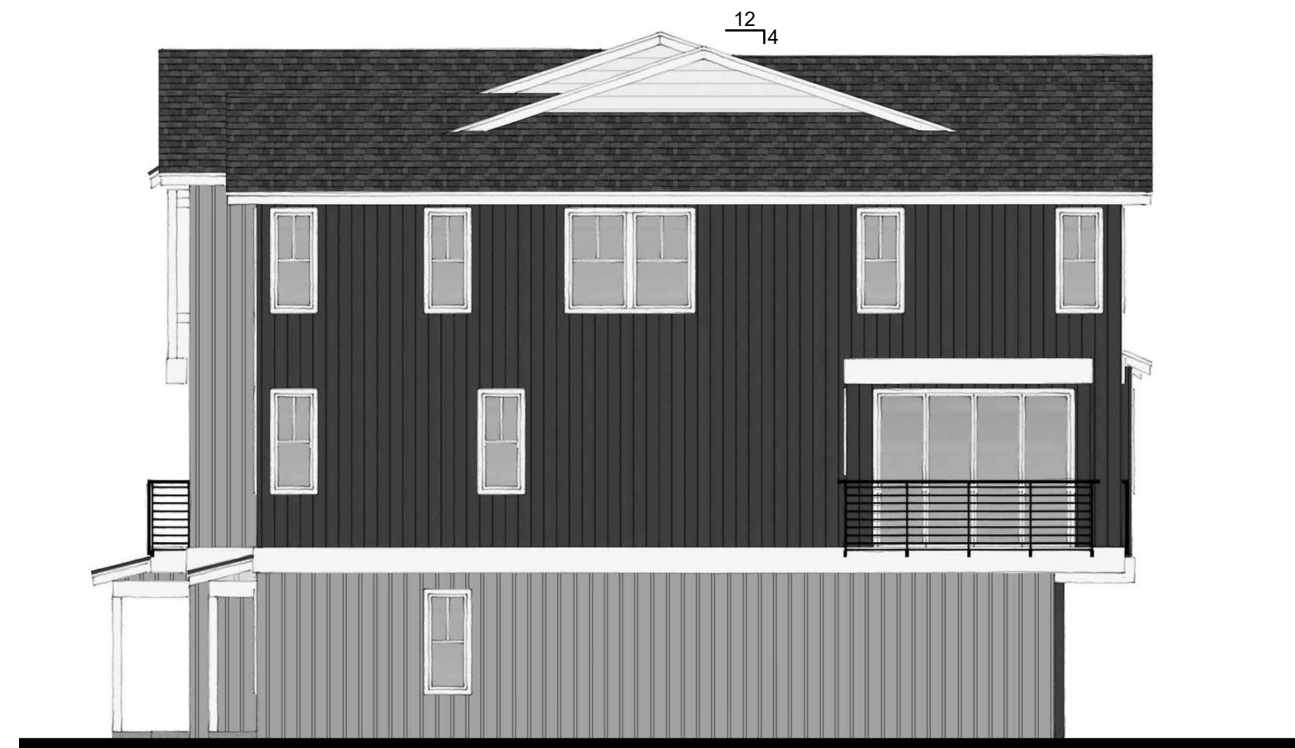
- | | | | |
|-----------|---------------------------------|-----------|---|
| 1A | ASPHALT COMPOSITION ROOFING | 8 | TRANSOM WINDOW |
| 1B | STANDING SEAM METAL ROOF | 9 | METAL GUARDRAIL |
| 2 | WOOD FASCIA BOARD | 10 | VINYL WINDOW SYSTEM |
| 3 | FIBER CEMENT VERTICAL SIDING | 11 | METAL SECTIONAL GARAGE DOOR
W/ WINDOWS |
| 4 | FIBER CEMENT LAP SIDING | 12 | DECORATIVE EXTERIOR LIGHT FIXTURE |
| 5 | WOOD OR FIBER CEMENT BOARD TRIM | 13 | WOOD PORCH POST |
| 6 | FIBER CEMENT BOARD AND BATTEN | 14 | MASONRY VENEER WHERE SHOWN |
| 7 | BAY WINDOW | | |



BERKELEY VILLAS

IN THE COUNTY OF ADAMS, COLORADO

CONCEPTUAL SITE PLAN



UNIT 3R

RIGHT



UNIT 3

LEFT



UNIT 3

UNIT 2R

UNIT 1R

UNIT 1

UNIT 2

UNIT 3R

FRONT



UNIT 3R

UNIT 2

UNIT 1

UNIT 1R

UNIT 2R

UNIT 3

BACK

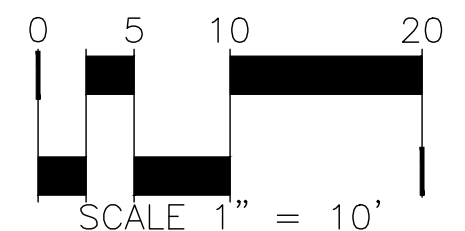
MATERIAL LEGEND

- | | |
|-----------------------------------|---|
| 1A ASPHALT COMPOSITION ROOFING | 8 TRANSOM WINDOW |
| 1B STANDING SEAM METAL ROOF | 9 METAL GUARDRAIL |
| 2 WOOD FASCIA BOARD | 10 VINYL WINDOW SYSTEM |
| 3 FIBER CEMENT VERTICAL SIDING | 11 METAL SECTIONAL GARAGE DOOR W/ WINDOWS |
| 4 FIBER CEMENT LAP SIDING | 12 DECORATIVE EXTERIOR LIGHT FIXTURE |
| 5 WOOD OR FIBER CEMENT BOARD TRIM | 13 WOOD PORCH POST |
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| 7 BAY WINDOW | |

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BERKELEY VILLAS

IN THE COUNTY OF ADAMS, COLORADO

CONCEPTUAL SITE PLAN



UNIT 3R

RIGHT



UNIT 3

LEFT



UNIT 3

UNIT 2R

UNIT 1R

UNIT 1

UNIT 2

UNIT 3R

FRONT



UNIT 3R

UNIT 2

UNIT 1

UNIT 1R

UNIT 2R

UNIT 3

BACK

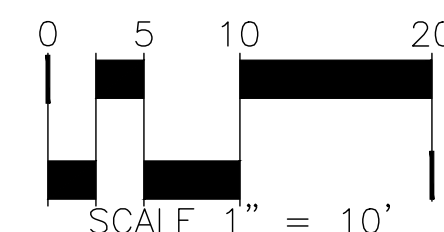
MATERIAL LEGEND

- | | |
|-----------------------------------|---|
| 1A ASPHALT COMPOSITION ROOFING | 8 TRANSOM WINDOW |
| 1B STANDING SEAM METAL ROOF | 9 METAL GUARDRAIL |
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filename: K:\2008\ENGINEERING\PRELIMINARY PLAT\COVER.DWG Layout: LAYOUT1
Plotted: THU 10/27/21 12:24:39P By: Hunter Thompson

LEGAL DESCRIPTION

PER LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO ABJ70642345 WITH AN EFFECTIVE DATE OF 10/23/2019 AT 5:00 P.M.: THE SOUTH 150 FEET OF LOTS 4, 5, AND 6, LOTS 7, 8, AND 9, THE WEST 25 FEET OF THE NORTH 160 FEET OF LOT 6, THE EAST 20 FEET LOT 4, AND THE NORTH 150 FEET OF LOT 19, EXCEPT THE NORTH 160 OF LOT 7, OF THE RE-SUBDIVISION OF WESTMOORLAND, COUNTY OF ADAMS, STATE OF COLORADO.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83.2011) REFERENCED TO THE NORTH LINE OF THAT NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°59'11" EAST, A DISTANCE OF 2,654.48 FEET.

FLOODPLAIN

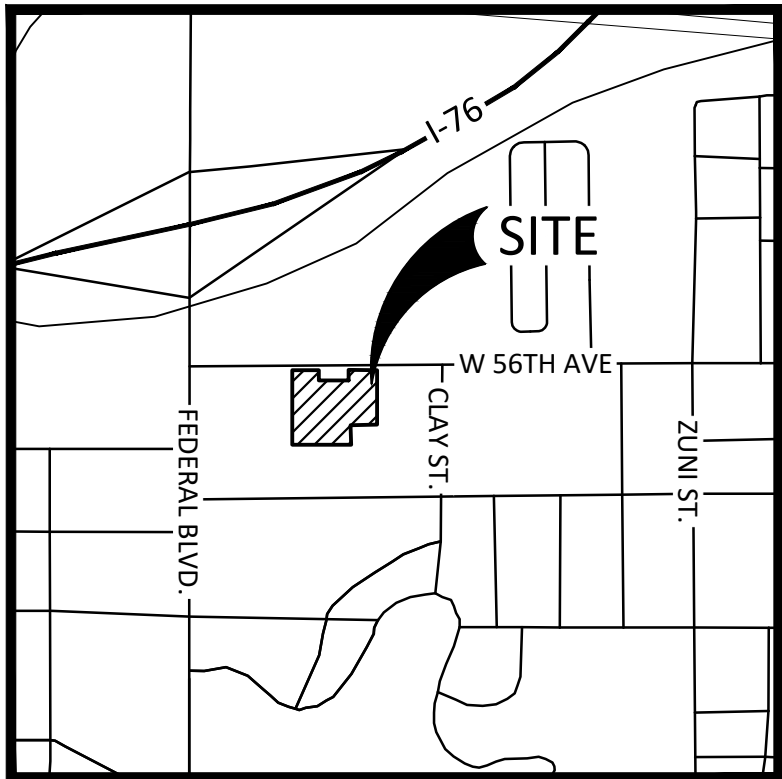
THE SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 08001C0592H, DATED MARCH 5, 2007. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.

DRAINAGE

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

BERKELEY VILLAS SUBDIVISION PLAT
A RESUBDIVISION OF LOTS 4, 5, 6, 7, AND 19 OF THE WESTMOORLAND SUBDIVISION PLAT AND
LOT 8A OF RE-SUBDIVISION OF WESTMOORLAND PLAT CORRECTION NO. 2 BEING IN THE NE/4
OF S17, T3S, R68W OF THE 6TH PM
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT

SHEET 1 OF 6



VICINITY MAP

SCALE: 1" = 1000'

TRACT SUMMARY TABLE

TRACT	PURPOSE/DESCRIPTION	TO BE OWNED	TO BE MAINTAINED	AREA (ACRE)	PAGE
A	DRAINAGE	HOA	HOA	0.12	2
B	ROADWAY, LANDSCAPE, UTILITY	HOA	HOA	1.62	2,3,4
C	LANDSCAPE	HOA	HOA	0.32	2,4
D	LANDSCAPE	HOA	HOA	0.06	4
E	LANDSCAPE	HOA	HOA	0.07	3
F	LANDSCAPE	HOA	HOA	0.04	3
G	LANDSCAPE	HOA	HOA	0.13	2,3
H	LANDSCAPE	HOA	HOA	0.15	3,4

DEVELOPER

THE TRUE LIFE COMPANIES
1250 17TH STREET, SUITE 350
DENVER, CO 80202
720-330-9211

CIVIL ENGINEER

HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
303-623-6300

ISSUE DATE: 08-23-2021		PROJECT #: 200810
DATE	REVISION COMMENTS	

Case Number
PRC2021-0003

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT (THE TRUE LIFE COMPANIES, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF TTLC DENVER - FEDERAL BLVD.

BY: _____ DATE: _____
NAME:
TITLE:

ADAMS COUNTY
STATE OF COLORADO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ AD 20____,
BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ADDRESS

SURVEYOR'S CERTIFICATION:

I, AARON MURPHY, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR TTLC DENVER - FEDERAL BLVD SUBDIVISION PLAT WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS ____ DAY OF _____ A.D. 2021

CHAIR

BOARD OF COUNTY COMMISSIONERS:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS ____ DAY OF _____ A.D. 2021

CHAIR

CLERK & RECORDER'S CERTIFICATION:

STATE OF COLORADO
COUNTY OF ADAMS JSS.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ____ O'CLOCK ____M., _____ 20____, AND DULY RECORDED UNDER RECEPTION # _____

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE COUNTY OF ADAMS

BY _____ DEPUTY

FEE _____

DEDICATION STATEMENTS:

THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS (AND TRACTS) AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

ALL PRIVATE STREETS (ROADS A, B & C) ARE PRIVATELY OWNED AND MAINTAINED BY TTLC DENVER - FEDERAL BLVD..

STATEMENT RESTRICTING ACCESS:

PUBLIC ACCESS ACROSS RIGHT-OF-WAY LINES, INCLUDING 56TH AVENUE, IS RESTRICTED.

STORM DRAINAGE FACILITIES STATEMENT:

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

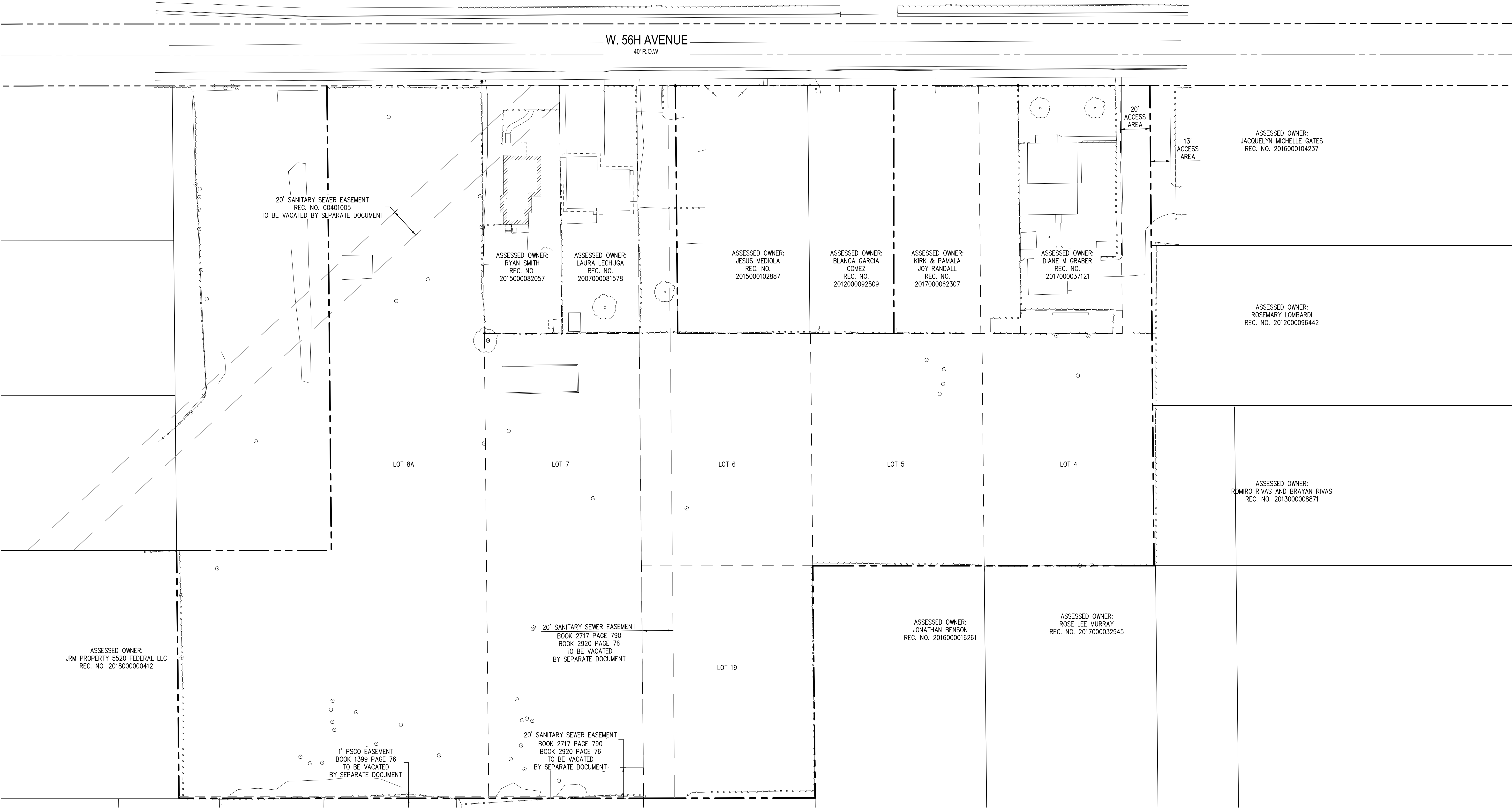
REVISION DATE:

ISSUE DATE: 08-23-2021

SHEET 1 OF 6

PROJECT #: 200810

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

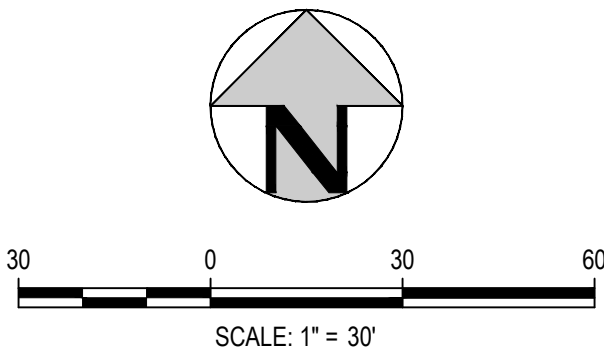


NOTES:

1. ALL EASEMENTS TO BE VACATED BY SEPARATE DOCUMENT PRIOR TO FINAL PLAT.
2. ALL LOT LINES INTERNAL TO SITE TO BE VACATED BY THIS PLAT.

LEGEND

EXISTING LOT LINE TO BE VACATED	---
EXISTING LOT LINE TO REMAIN	---
PROPOSED PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---

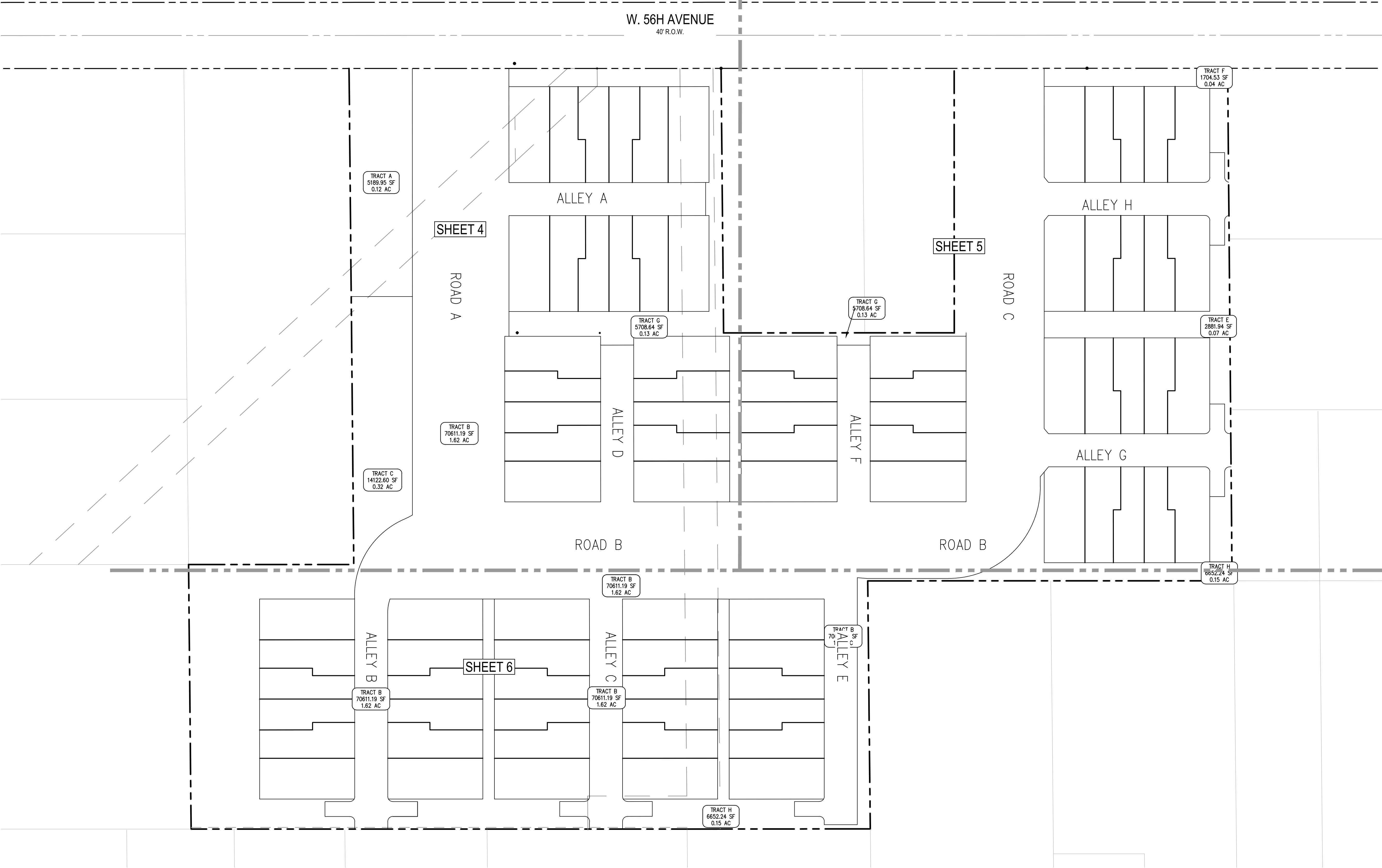


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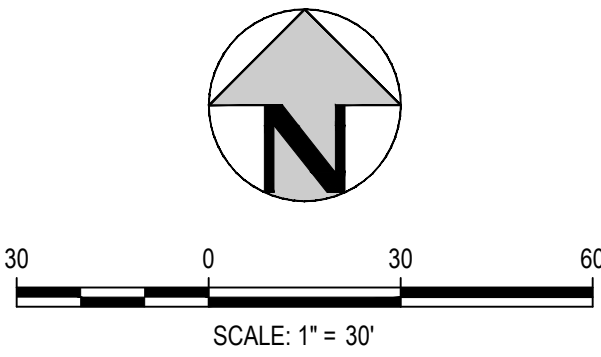
PROJECT # 200810

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filepath: \\C:\2018\ENGINEERING\PRELIMINARY PLAT - PLAT KEYMAP.DWG Layout: PLAT KEYMAP
Plotted: 1/14/2021 12:24:48P By: Hunter Thompson



ABBREVIATIONS	
BOP	BOTTOM OF PIPE
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL (FG)
CONC	CONCRETE
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DR	DOOR
DS	DOWNSPOUT
E	EAST, EASTING
EGL	ENERGY GRADE LINE
EL	ELEVATION
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GV	GATE VALVE
HC	HANDICAP
HGL	HYDRAULIC GRADE LINE
HORZ	HORIZONTAL
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
LSD	LANDSCAPE DRAIN
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH, NORTHING
PHS	PHASE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
SAN	SANITARY
SS	SANITARY SEWER
STA	STATION
STM	STORM
TB	THRUST BLOCK
TBC	TOPOGRAPHIC OF CURB
TOP	TOP OF PIPE
TS	TOP OF STEP
TW	TOP OF WALL (FG)
TYP	TYPICAL
UG	UNDERGROUND
VERT	VERTICAL
WAT	WATER

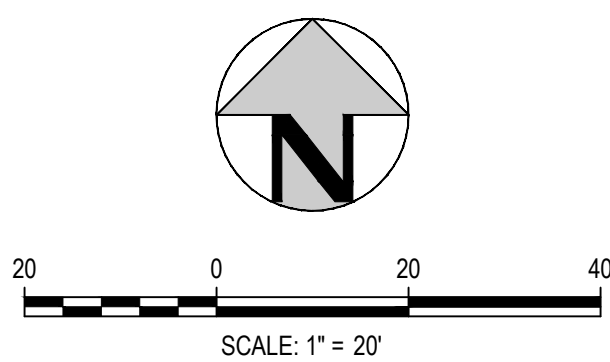




PROPERTY BOUNDARY
RIGHT-OF-WAY
LOT LINE

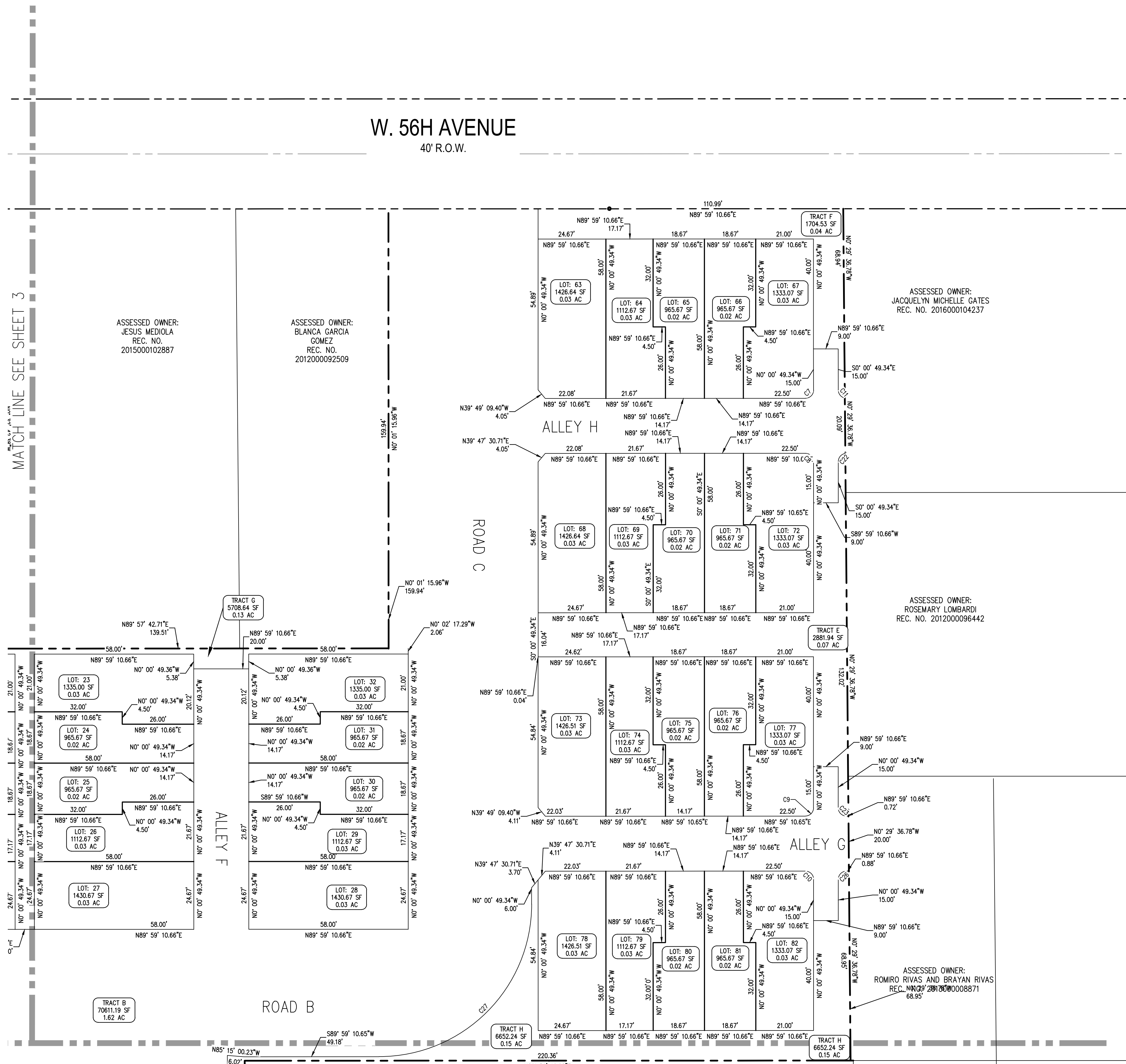
NOTE:

THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL BE GRANTED WITHIN AN ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, 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 GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION AND SERVICE COMPANIES (E.G. COLUMBIA GCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSW AN EASEMENT ON ITS STANDARD FORM.



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filepath: K:\2021\ENGINEERING\PRELIMINARY PLANS - SITE PLAN.DWG Layout: EAST
Plotted: Thu 02/23/2021 2:24:58 PM By: Hunter Thompson

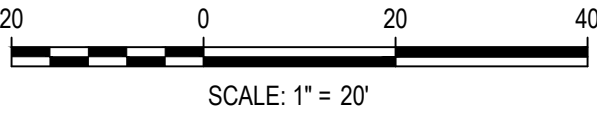
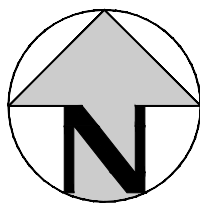


LEGEND:

PROPERTY BOUNDARY
RIGHT-OF-WAY
LOT LINE

NOTE:

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MATCH LINE SEE SHEET 3



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C21	3.20'	3.00'	61.17°	N59° 24' 01"E	3.05'
C22	4.28'	3.00'	81.69°	S40° 49' 47"W	3.92'
C23	4.71'	3.00'	90.00°	S45° 00' 49"E	4.24'
C24	61.51'	50.15'	70.28°	S32° 26' 01"W	57.73'
C25	4.50'	25.00'	10.32°	N62° 27' 37"E	4.49'
C26	4.71'	3.00'	90.00°	S44° 59' 11"W	4.24'
C27	87.18'	55.50'	90.00°	N44° 55' 15"E	78.49'

THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, 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 GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

