



## Re-submittal Form

Case Name/ Number: \_\_\_\_\_

Case Manager: \_\_\_\_\_

### Re-submitted Items:

- ☐ Development Plan/ Site Plan
- ☐ Plat
- ☐ Parking/ Landscape Plan
- ☐ Engineering Documents
- ☐ Subdivision Improvements Agreement (Microsoft Word version)
- ☐ Other: \_\_\_\_\_

**\* All re-submittals must have this cover sheet and a cover letter addressing review comments.**

**Please note the re-submittal review period is 21 days.**

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: ~~Addressing, Building Safety, Neighborhood Services,~~

~~Engineering, Environmental, Parks, Planner, ROW, SIA - Finance, SIA - Attorney~~

December 17, 2021

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

Re: Berkeley Villas (Formally known as: TTLC Denver – Federal) – 3<sup>rd</sup> 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 November 15, 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](mailto: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**

1. PLN01: Please continue to work with David Dittmer, ROW Agent, to accurately name the streets based off the naming conventions for the County. Based on his comments, this will be finalized during the final plat process.

**Response:** *We will continue to work with David Dittmer to accurately name the streets.*

2. PLN05: There is no clear boundary between Tracts B & G in the vicinity of "Lot 32". This issue has still not been resolved. Please refer to the portions northeast of Lot 32. There is no clear boundary between Tract B and Tract G. Please revise and let me know if you need further guidance.

**Response:** *Boundary provided and shown on page 5 of the preliminary plat.*

3. PLN06: The far eastern boundary of Tract H is missing from Page 6. The entirety of the tract that is located south of the match line should be provided on Page 6.

**Response:** *Page 6 viewport adjusted to show far eastern boundary of Tract H.*

### **REZONING COMMENTS**

4. PLN08: I do understand that while I was on vacation, you reached out to other members of our staff about Section 3-27-06-04-02-03. This section states that  
\* 1. The attached single-family dwellings in any one row structure shall be required to have distinctly different facades. No attached single-family structure façade shall be repeated more than once every four structures on the same side of the street. 2. The facades of single-family attached townhomes shall be punctuated by a change in texture or material, offset, or other architectural feature to differentiate individual units."

Personally, I believe that more can still be done to better meet these requirements. These individual units do not seem distinct in design materials and style to me; However if your team wishes to submit this design to move forward, then I will do so. Ultimately, this will be determined by the Planning Commission and the Board of County Commissioners

**Response:** *Call was had with Greg Barnes on December 2, 2021 where architectural renderings were discussed pertaining to Code Section 3-27-06-04-02-03. Suggestions from that meeting have been incorporated into the TOD submittal.*

### **OTHER COMMENTS**

5. PLN09: Xcel Energy requested utility easements be provided on the preliminary plat. You have responded that you will not be accommodating this request. Please provide justification as to why this cannot be provided on the preliminary plat, and I will happy to proceed with that information to our Planning Commission and Board of County Commissioners.

**Response:** *Utility Easement provided and shown on pages 4, 5 and 6 of the preliminary plat.*

### **ROW Review Team Comments**

**Name of Reviewer:** David Dittmer

1. ROW1: Need to provide a complete Preliminary Plat with all required notes pursuant to state and county regulations, including Title 38 and Code of Regulations State of Colorado; State Board of Licensure for Architects, Engineers, and Land Surveyors  
**Response: HKS spoke with David Dittmer on December 7<sup>th</sup>, 2021, about the comments and had further email correspondence on December 8<sup>th</sup>, 2021, to resolve issues with the Preliminary Plat.**
2. ROW2: Cannot plat what you don't own. All owners MUST be a party to this plat. Will have to have continuous ownership for Final Plat  
**Response: Per our discussion with David Dittmer on December 7<sup>th</sup>, 2021, ownership will be provided prior to final plat and signatures from the rezoning application to show under contract.**
3. ROW3: Vicinity Map does not look like overall property description. Needs to match  
**Response: Vicinity Map updated on the cover sheet, sheet 1.**
4. ROW4: Need monument records and legend for survey boundaries  
**Response: Monument records and legend added to sheet 2 of the Preliminary Plat.**
5. ROW5: If vacating lot lines, this needs to be stated. Missing a parcel. See redlines  
**Response: Callouts added indicating lot lines to be vacated added to sheet 2 of the Preliminary Plat.**
6. ROW6: Do not include anything other than adjacent ownership on plat. No information needed outside of bounds  
**Response: All information other than adjacent ownership outside of bounds removed.**
7. ROW7: Remove Road Labels as it is within tracts. I will assign street naming conventions for final plat.  
**Response: Road Labels removed within tracts.**
8. ROW8: If abbreviation legend does not include any abbreviations used on plat revise or remove  
**Response: Abbreviation legend removed.**
9. ROW9: All sheets must have title and sheet numbers  
**Response: Title and sheet numbers provided on all sheets.**
10. ROW10: Review all comments redlined on Preliminary Plat and provide all missing information  
**Response: Comments reviewed, and missing information provided.**

### **Adams County Fire Comments – Carla Gutierrez**

Some of my previous comments remain from the first round of review. They responded to some of the comments on the second round of review and I did not comment back so I do apologize for that. Please see the remaining comments below:

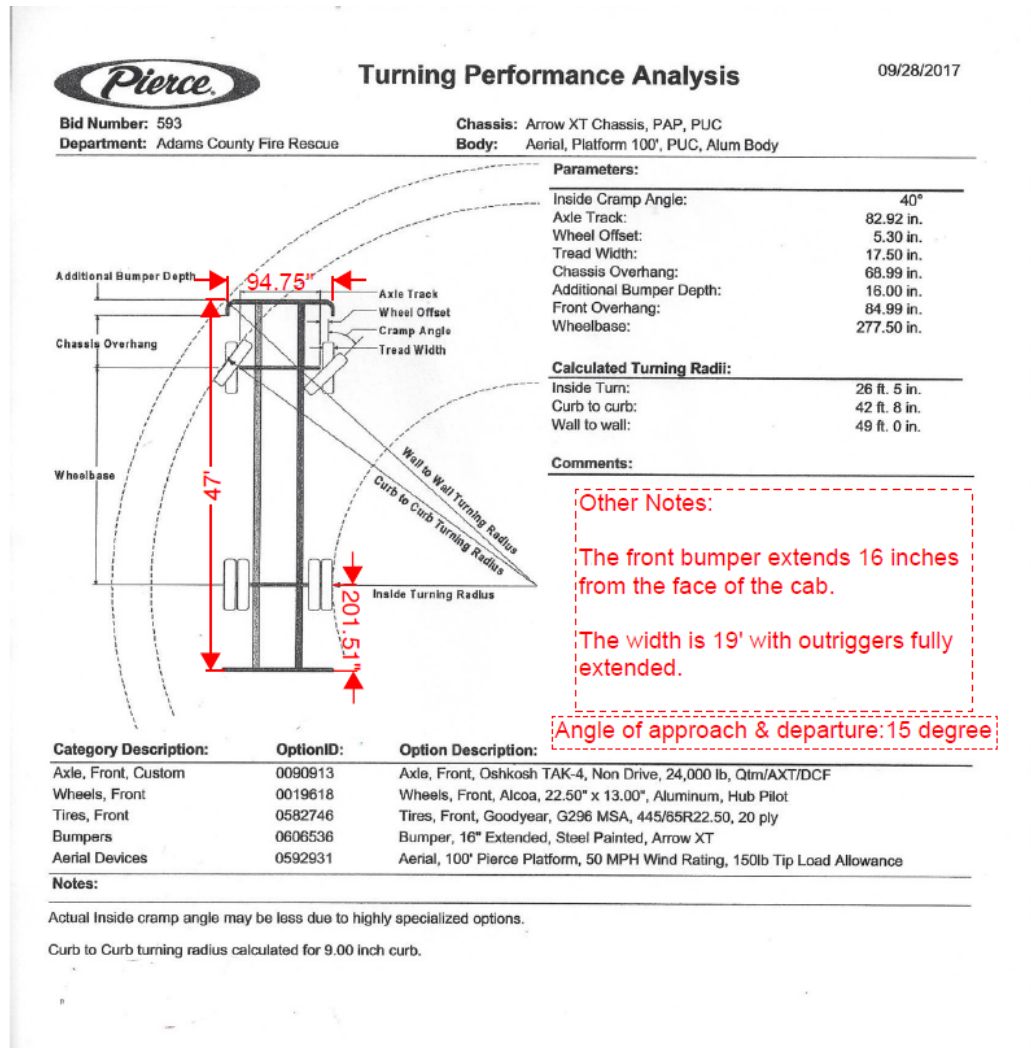
1. Turn-path analysis was not submitted with the second submittal. Please submit the turn-path analysis using our fire apparatus specifications. I have attached them to this email.



**Response: Turn path analysis is provided.**

2. Utility plan was not provided with the second submittal to review the proposed hydrant locations. Per applicant response on second submittal, the buildings will not exceed 30 feet in height. **Fire apparatus access roads shall have an unobstructed width of 24 feet at all times. If hydrants are present along the road, the road width shall increase to 26 feet. In addition, "No parking" signs shall be provided on the areas of the street where no parking is allowed.**

**Response: Utility Plan provided.**



### **Colorado Department of Transportation Comments**

#### **General Comments:**

From the TIS analysis, the two intersections of Federal with the I-76 ramps will experience a minor amount of traffic to/from the Berkeley Villas development. No reductions in level-of-service (LOS) on any of the approaches or for the overall operations at either of these intersections are noted in the 2028 or 2040 build scenarios as compared to the background traffic scenarios for these years.

**Response: Comment noted.**

Likewise, the intersection at Federal and 56<sup>th</sup> will receive a relatively minor amount of traffic from the Berkeley Villas development. The LOS does not change for any of the approaches with the development traffic added in the 2028 and 2040 scenarios with one exception – the SBL movement changes from LOS A to LOS B for the PM peak hour due to development traffic added in the 2028 build scenario. LOS B carries through to the 2040 build scenario.

The TIS shows only minor impacts to the three on-system CDOT intersections in the study area. All approaches in the 2028 and 2040 build scenarios are projected to operate at LOS D or better. Therefore, no geometric or operational modifications are proposed for these intersections by the applicant/developer. CDOT Traffic & Safety concurs with these conclusions based on the information and analysis presented in the TIS.

**Response: Comment noted.**

#### Trip Generation Comments:

The TIS uses residential land use code 210, Single-family detached housing, for trip generation rates based on fitted curves rather than averages. However, the development consists of 82 attached townhomes on 2 or possibly 3 floors. Therefore, residential LU codes 220 (low-rise multi-family) or 221 (mid-rise multifamily) may be more appropriate. On the other hand, the use of code 210 yields higher trip generation rates than codes 220 or 221, so it represents a more conservative scenario in this regard. This approach is reasonable, and we are not requesting or recommending any changes to the analysis in this regard.

**Response: Comment noted.**

#### Synchro Analysis Comments:

There appears to be an incorrect cell value in the LOS results shown in Table 2. Based on the Synchro reports, it appears that the overall intersection LOS for the 2040 background PM peak hour at the Federal and EB I-76 ramps should be A rather than B as reported in the table. This is a very minor discrepancy, but it points to what may be a larger issue with the Synchro analysis.

**Response: Comment noted.**

Based on the Synchro reports for the Federal and I-76 EB ramp intersection, the overall intersection LOS improves and the intersection delay decreases between 2028 and 2040 scenarios in the PM peak hour for both the background and build conditions. It seems counterintuitive for the intersection LOS and delay to improve over time with additional traffic impacts and no geometric or operational improvements. This discrepancy is inconsequential since the intersection analysis demonstrates very good LOS in the future build scenarios with all approaches operating at LOS D or better for the on-system intersections. The PM peak hour for the intersection of Federal and the I-76 ramps is the only case where we saw this inconsistency for any of the on-system intersections. No changes are requested for the analysis, but if the TIS is updated in the future it might be desirable to address this issue at that time.

**Response: Comment noted.**

#### Build Scenario Comments:

There is a Maverik convenience store / gas station proposed for the SE corner of Federal and W. 56<sup>th</sup> Avenue. However, the traffic from this development was not included in the Berkeley Villas TIS. Given the relatively minor amount of peak hour traffic from the Berkeley Villas development, we don't feel that it would warrant modifications to the on-system intersection geometrics or operations even if the Maverik gas station traffic impacts were included in the background traffic scenarios. We mention Maverik development for reference but are not requesting any changes to this TIS. If the TIS is updated in the future, it might be desirable to address this issue at that time.

**Response: Comment noted.**

### **Tri-County Health Department Comments**

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 56<sup>th</sup> Avenue. Tri-County Health Department (TCHD) staff previously reviewed the application for the Rezoning and Preliminary Plat for Major Subdivision and provided comments in letters dated June 30, 2021 and September 21, 2021. TCHD received a response from the applicant, dated August 24, 2021 and October 21, 2021, and the applicant has responded to the following comments satisfactorily. No further information is required.

***Response: Comment has been noted, 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 co-benefits 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 has been noted, 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 has been noted, 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 has been noted, 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 has been noted, 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 has been noted, 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 long term 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 has been noted, 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 has been noted, thank you.***

### **Xcel Energy Comments**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed and has conflict with the plat for Berkeley Villas. 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 forced-fed water utilities (typically water – going into house)

***Response: Utility easement provided and shown on sheets 4, 5 and 6 of the Preliminary Plat.***

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.***

Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

***Response: Utility easements provided and shown on sheets 4, 5 and 6 of the Preliminary Plat.***

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 removals via [xcelenergy.com/InstallAndConnect](http://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.***

Additional easements will need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

***Response: Comment noted.***

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

***Response: Comment noted.***



## **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](mailto: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.**

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## 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:

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:

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.

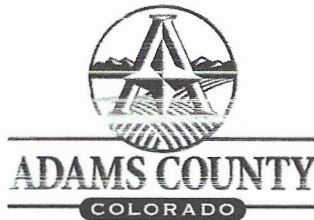
Name:

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@thetrulifecompanies.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



UNIT 3R

RIGHT



UNIT 2R END

LEFT



UNIT 2R END

UNIT 1R

UNIT 1

UNIT 2

UNIT 3R

FRONT



UNIT 3R

UNIT 2

UNIT 1

UNIT 1R

UNIT 2R END

BACK

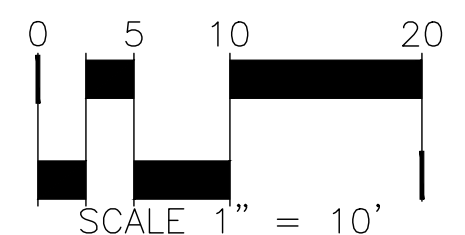
### MATERIAL LEGEND

- |                                   |   |
|-----------------------------------|---|
| 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                        |
| 6 FIBER CEMENT BOARD AND BATTEN   | 14 MASONRY VENEER WHERE SHOWN             |
| 7 BAY WINDOW                      | 15 ADDRESS SIGN                           |

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".





# BERKELEY VILLAS

IN THE COUNTY OF ADAMS, COLORADO

## CONCEPTUAL SITE PLAN

BERKELEY VILLAS CONCEPTUAL SITE PLAN  
ADAMS COUNTY, COLORADO

OWNER:  
TTLG 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  
12/10/2021 TOD04

SHEET TITLE:  
5-PLEX  
ELEVATION B

SHEET NUMBER:

A1-1



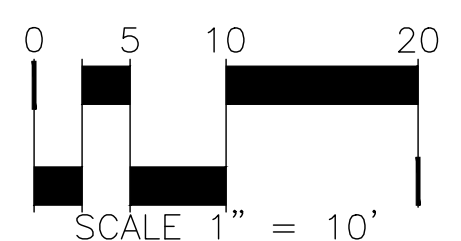
### MATERIAL LEGEND

- |                                   |   |
|-----------------------------------|---|
| 1A ASPHALT COMPOSITION ROOFING    | 8 TRANSOM WINDOW                          |
| 1B STANDING SEAM METAL ROOF       | 9 METAL GUARDRAIL                         |
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# BERKELEY VILLAS

IN THE COUNTY OF ADAMS, COLORADO

## CONCEPTUAL SITE PLAN

BERKELEY VILLAS CONCEPTUAL SITE PLAN  
ADAMS COUNTY, COLORADO

OWNER:  
TTLG 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  
12/10/2021 TOD04

SHEET TITLE:  
6-PLEX ELEVATION A

SHEET NUMBER:

A2-0



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

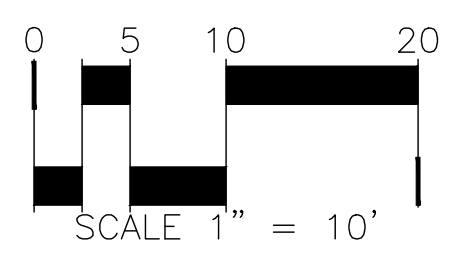
### MATERIAL LEGEND

- |                                   |   |
|-----------------------------------|---|
| 1A ASPHALT COMPOSITION ROOFING    | 8 TRANSOM WINDOW                          |
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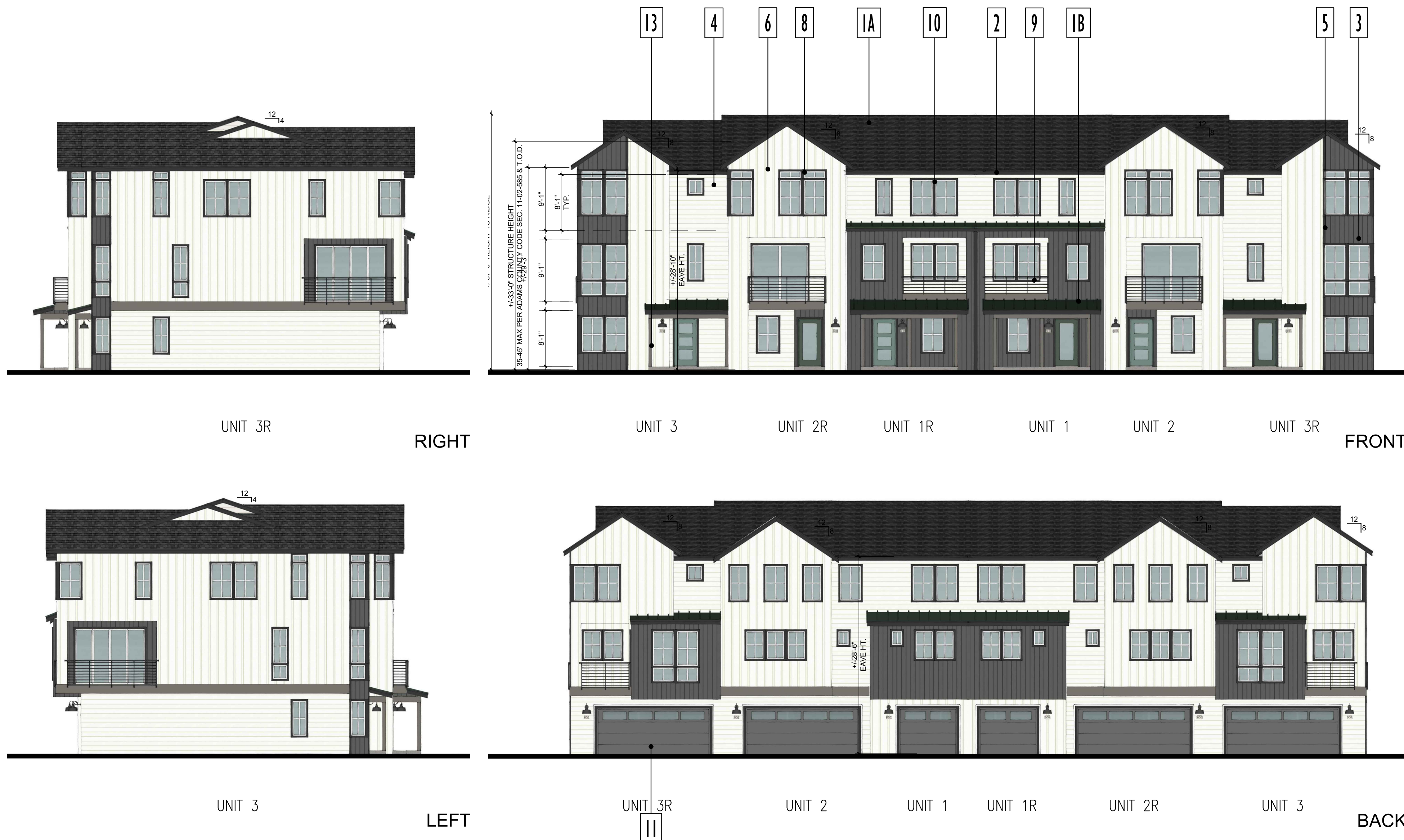




# BERKELEY VILLAS

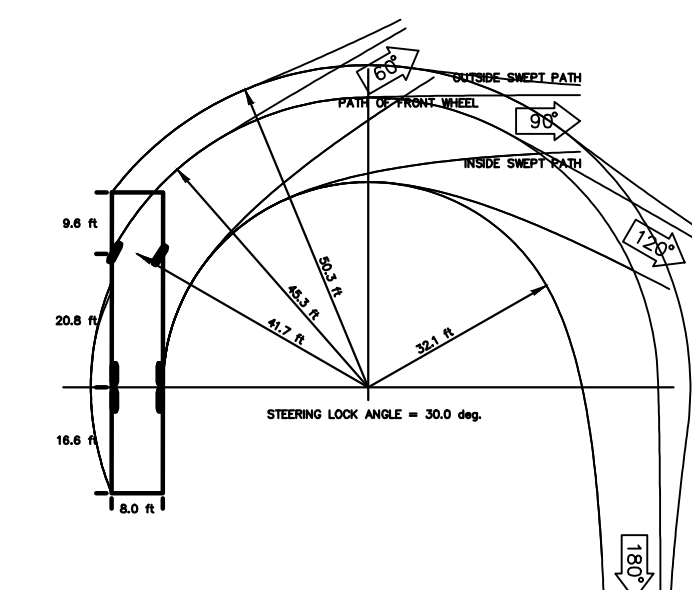
IN THE COUNTY OF ADAMS, COLORADO

## CONCEPTUAL SITE PLAN

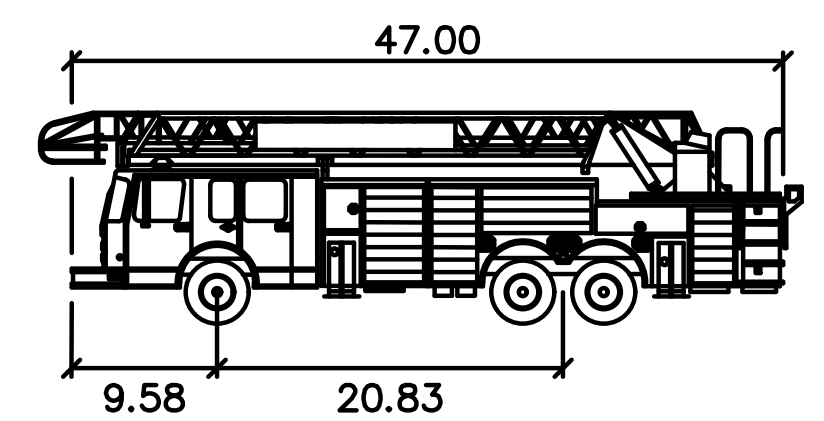




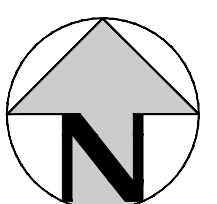
TURN PATH ANALYSIS  
SCALE: 1"=30'



ADAMS COUNTY FIRE  
Custom  
11/1/2018



ADAMS COUNTY FIRE feet  
Width : 8.00  
Track : 8.00  
Lock to Lock Time : 6.0  
Steering Angle : 30.0



30 0 30 60  
SCALE: 1" = 30'

## SHEET 1 OF 6

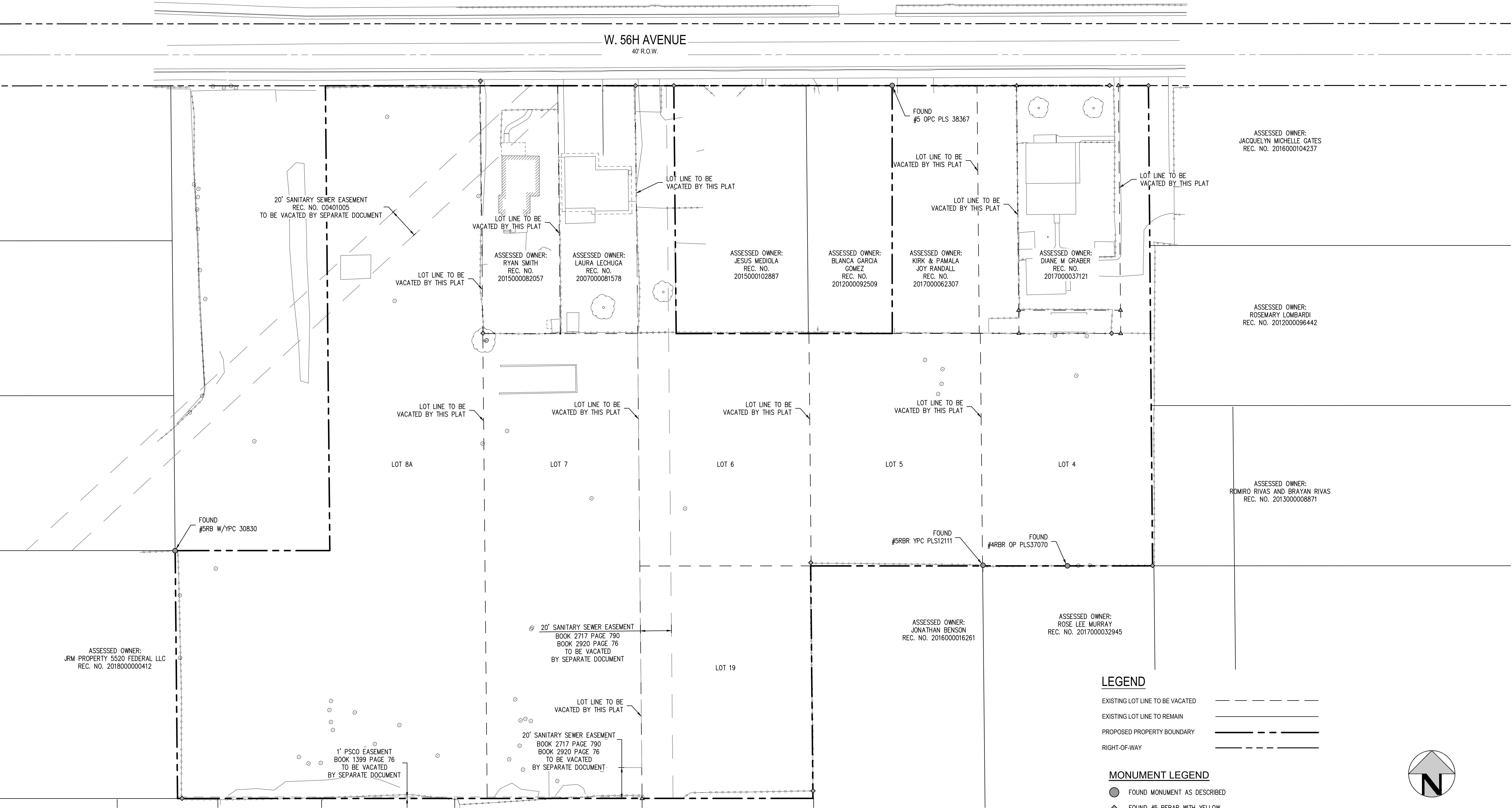
Filepath: K:\2008\10\ENGINEERING\PRELIMINARY PLAT\COVER.DWG Layout: LAYOUT1  
1 XREF: vicinity map  
Plotted: WED 12/15/21 5:58:09P By: Hunter Thompson



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

Filepath: \\C:\2018\ENGINEERING\PRELIMINARY PLAT\PRELIMINARY PLAT - EXISTING CONDITIONS.DWG Layout: LAYOUT1  
Plotted: 1/16/2021 12:16:58 PM By: Hunter Thompson

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 2 OF 6



NOTES:

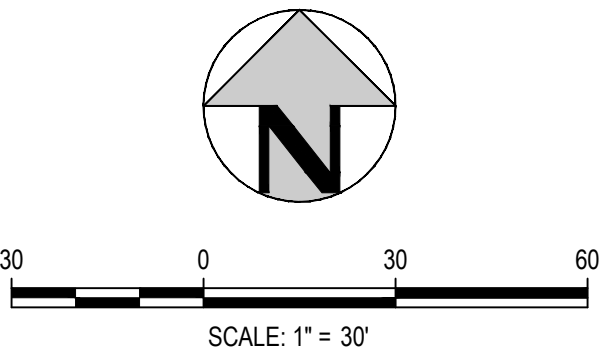
- 1. ALL EASEMENTS TO BE VACATED BY SEPARATE DOCUMENT PRIOR TO FINAL PLAT.
- 2. ALL LOT LINES INTERNAL TO SITE TO BE VACATED BY THIS PLAT.

LEGEND

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

MONUMENT LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP "37929"
- FOUND #5 REBAR WITH ORANGE PLASTIC CAP "38367"



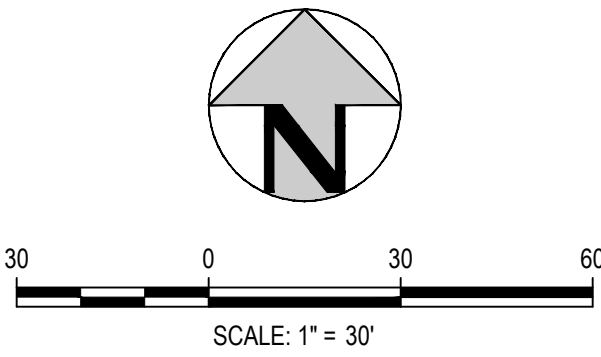
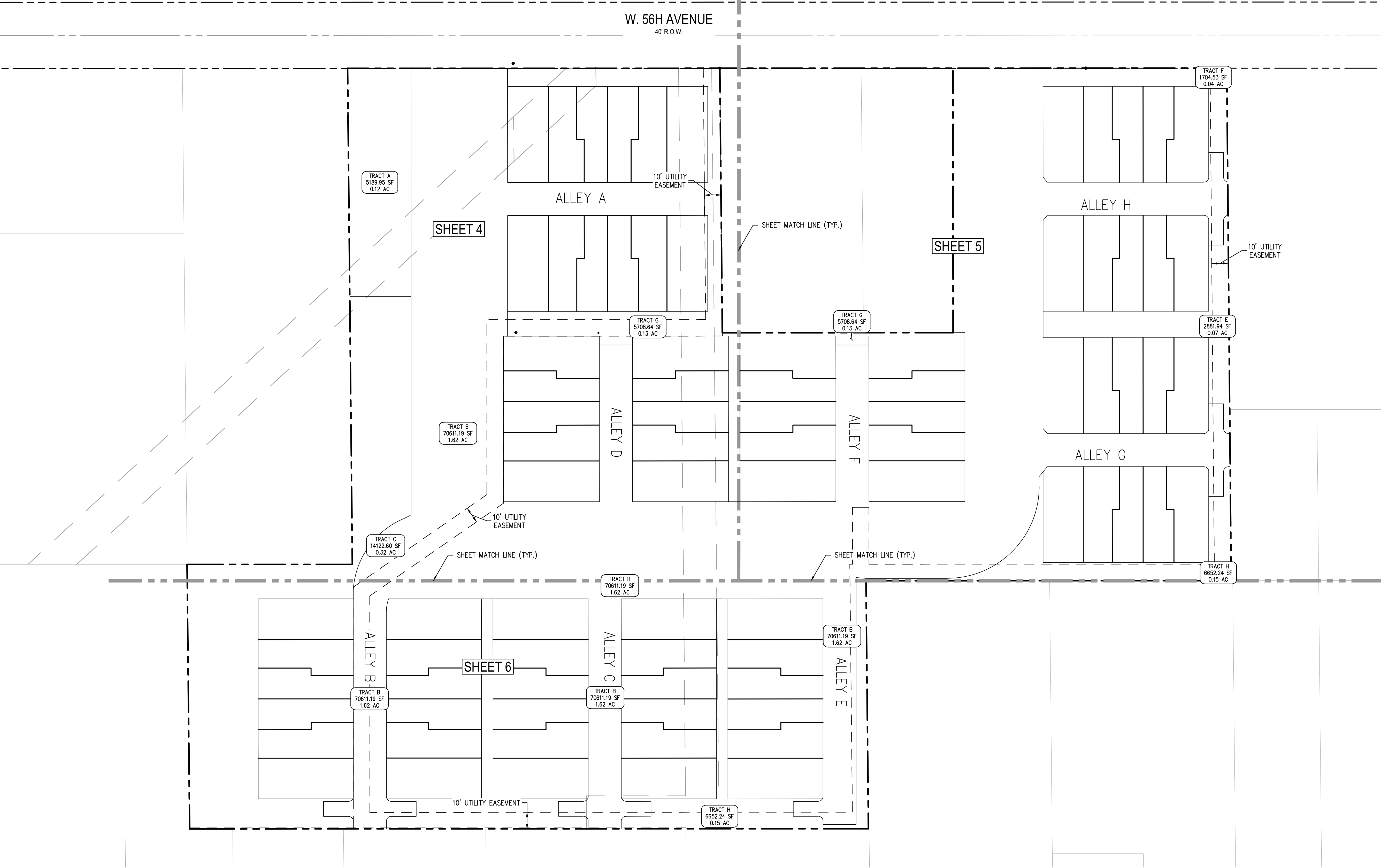
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filepath: \\C:\2018\ENGINEERING\PRELIMINARY PLAT\KEYMAP.DWG Layout: PLAT KEYMAP  
Plotted: 1/16/21 12:27:58 PM By: Hunter Thompson

BERKELEY VILLAS SUBDIVISION PLAT  
A RESUBDIVISION OF LOTS 4, 5, 6, 7, AND 19 OF THE WESTMOORLAND SUBDIVISION PLAT AND  
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OF S17, T3S, R68W OF THE 6TH PM  
COUNTY OF ADAMS, STATE OF COLORADO  
PRELIMINARY PLAT

Case Number  
PRC2021-0003

SHEET 3 OF 6



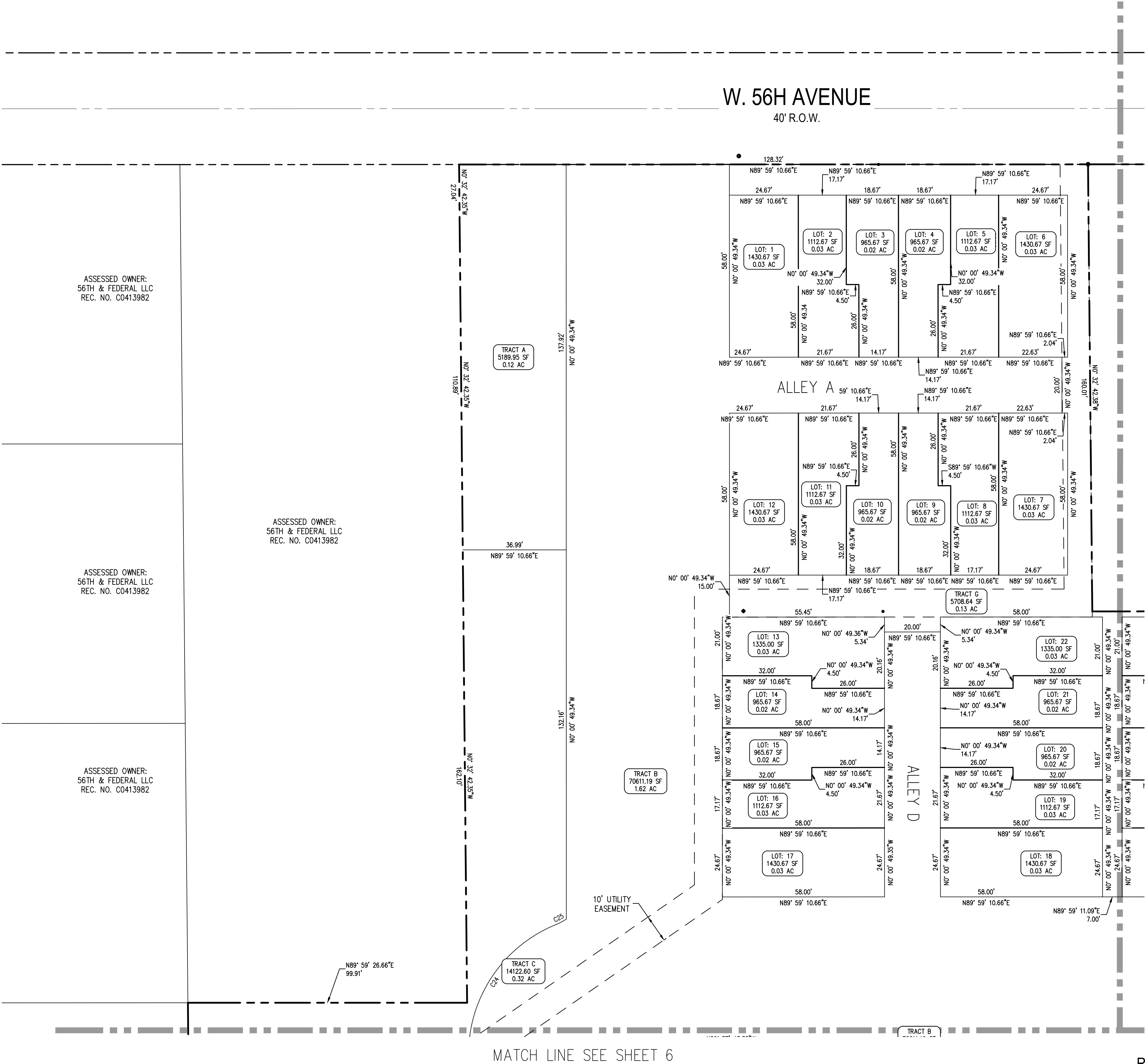
PROJECT # 200810

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 - WEST  
Project: MED 121 621 15536P By: Hunter Thompson

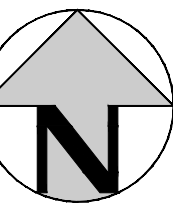
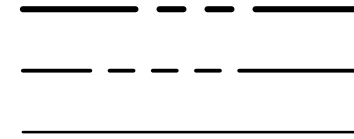
BERKELEY VILLAS SUBDIVISION PLAT  
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LOT 8A OF RE-SUBDIVISION OF WESTMOORLAND PLAT CORRECTION NO. 2 BEING IN THE NE/4  
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COUNTY OF ADAMS, STATE OF COLORADO  
PRELIMINARY PLAT  
SHEET 4 OF 6

Case Number  
PRC2021-0003



LEGEND:

PROPERTY BOUNDARY  
RIGHT-OF-WAY  
LOT LINE



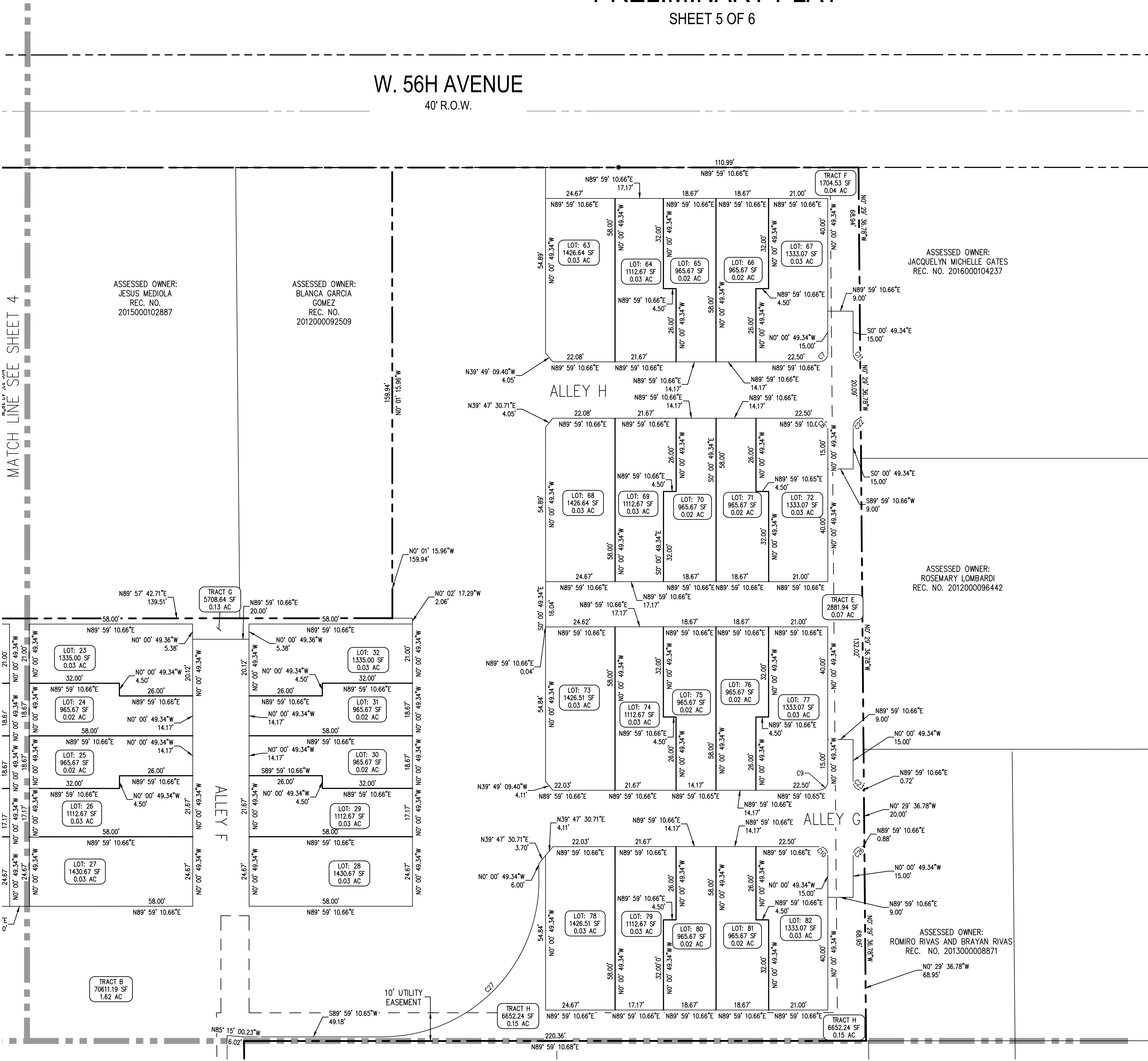
20 0 20 40  
SCALE: 1" = 20'

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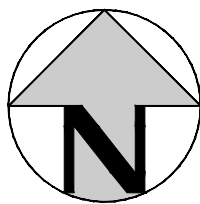
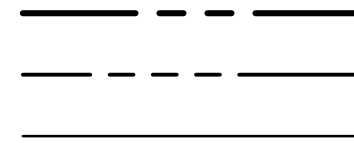
BERKELEY VILLAS SUBDIVISION PLAT  
A RESUBDIVISION OF LOTS 4, 5, 6, 7, AND 19 OF THE WESTMOORLAND SUBDIVISION PLAT AND  
LOT 8A OF RE-SUBDIVISION OF WESTMOORLAND PLAT CORRECTION NO. 2 BEING IN THE NE/4  
OF S17, T3S, R68W OF THE 6TH PM  
COUNTY OF ADAMS, STATE OF COLORADO  
PRELIMINARY PLAT  
SHEET 5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

Case Number  
PRC2021-0003



LEGEND:

PROPERTY BOUNDARY  
RIGHT-OF-WAY  
LOT LINE



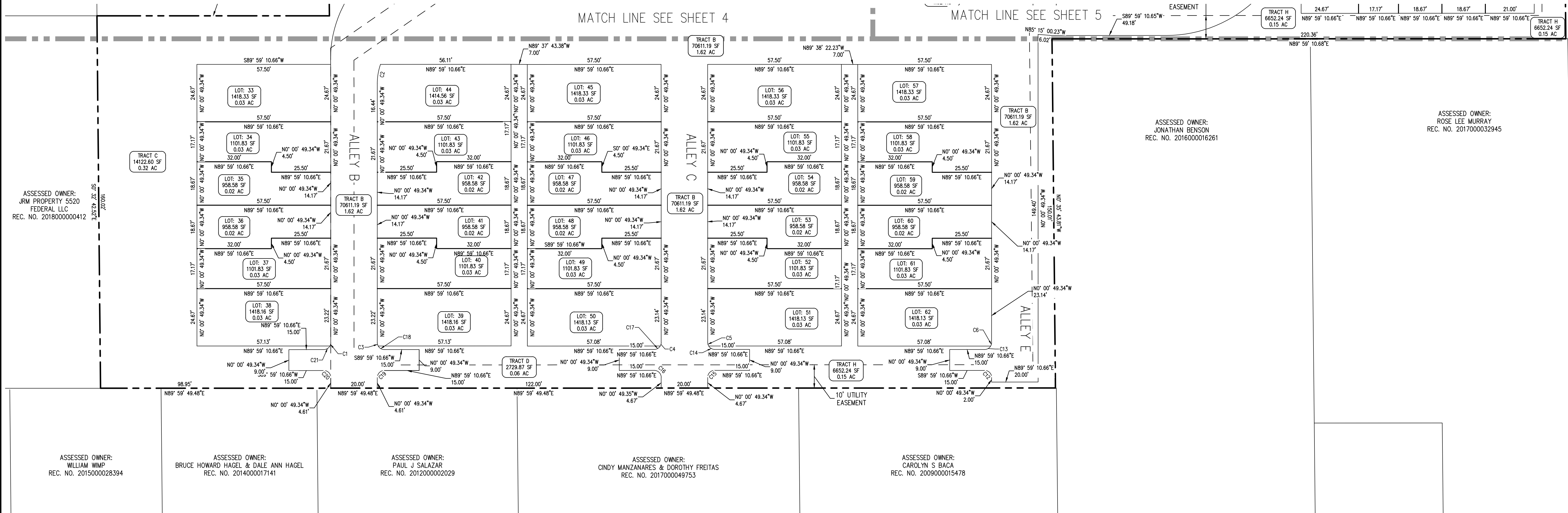
20 0 20 40  
SCALE: 1" = 20'

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  
Printed: 1/22/2021 12:55:40 PM By: Hunter Thompson

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 6 OF 6

Case Number  
PRC2021-0003

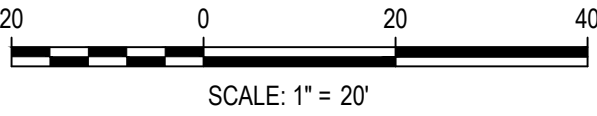
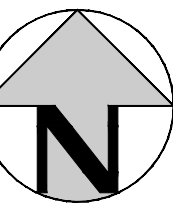


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	1.51'	3.00'	28.83°	N14° 24' 01"E	1.49'
C2	8.38'	25.00'	19.21°	S9° 35' 22"W	8.34'
C3	1.51'	3.00'	28.83°	N14° 25' 40"W	1.49'
C4	1.60'	3.00'	30.55°	N15° 19' 49"E	1.58'
C5	1.60'	3.00'	30.55°	S15° 17' 27"E	1.58'
C6	1.61'	3.00'	30.70°	N15° 20' 06"E	1.59'
C7	4.71'	3.00'	90.00°	N44° 59' 11"E	4.24'
C8	4.71'	3.00'	90.00°	N45° 00' 49"W	4.24'
C9	4.71'	3.00'	90.00°	N44° 59' 11"E	4.24'
C10	4.71'	3.00'	90.00°	N45° 00' 49"W	4.24'
C11	4.11'	3.00'	78.44°	S39° 13' 08"E	3.79'
C12	4.71'	3.00'	89.99°	N45° 00' 25"W	4.24'
C13	3.11'	3.00'	59.30°	N60° 20' 06"E	2.97'
C14	3.11'	3.00'	59.45°	S60° 17' 27"E	2.97'
C15	4.71'	3.00'	90.00°	S44° 59' 11"W	4.24'
C16	4.71'	3.00'	89.99°	N45° 00' 25"W	4.24'
C17	3.11'	3.00'	59.45°	N60° 15' 49"E	2.97'
C18	3.20'	3.00'	61.17°	S59° 25' 40"E	3.05'
C19	4.72'	3.01'	89.88°	S44° 55' 29"W	4.25'
C20	4.71'	3.00'	90.00°	N45° 00' 49"W	4.24'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C21	3.20'	3.00'	61.17°	S59° 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° 59' 15"E	78.49'

LEGEND:

- PROPERTY BOUNDARY  
RIGHT-OF-WAY  
LOT LINE





## SHEET 5 OF 7

SCALE: 1" = 300'

20 0 20 40

SCALE: 1" = 20'

SHEET 5 OF 7

PROJECT #: 200810



## SHEET 7 OF 7

**VICINITY MAP**  
SCALE: 1" = 300'

FIRE FLOW CALCULATION	
CONSTRUCTION TYPE	V-B
FIRE FLOW CALCULATION AREA	14,559 SQUARE FEET
MINIMUM FIRE FLOW	3,250 GALLONS PER MINUT
FIRE FLOW W/ REDUCTION	1,625 GALLONS PER MINUT
MINIMUM NO. OF HYDRANTS	1
AVG. HYDRANT SPACING	500 FEET

\*2018 INTERNATIONAL FIRE CODE APPENDIX D, W/ ADAMS COUNTY AMENDMENTS



BERKELEY VILLAS PRELIMINARY ENGINEERING PLANS

PROJECT #: 200810