



PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

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
- 5. Copy of Preliminary Development Plan
- 6. Application for Rezoning
- 7. Application for Preliminary Plat, including
 - All Applicable Engineering Documents
- 8. Proof of Ownership (warranty deed or title policy)
- 9. Proof of Water and Sewer Services
- 10. Proof of Utilities (e.g. electric, gas)
- 11. Legal Description
- 12. Certificate of Taxes Paid

Applications Fees	Amount	Due
Preliminary Development Plan	\$2,200	After complete application received
Application for Rezoning	See Associated Application Fees	After complete application received
Application for Preliminary Plat	See Associated Application Fees	After complete application received
Copying	\$5 per page	Prior to Final Public Hearing
Recording	\$13 (first page); \$10 (ea. additional)	Prior to Final Public Hearing



Application Type:

<input type="checkbox"/> Conceptual Review	<input checked="" type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input checked="" 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

Prepared by:



On behalf of:

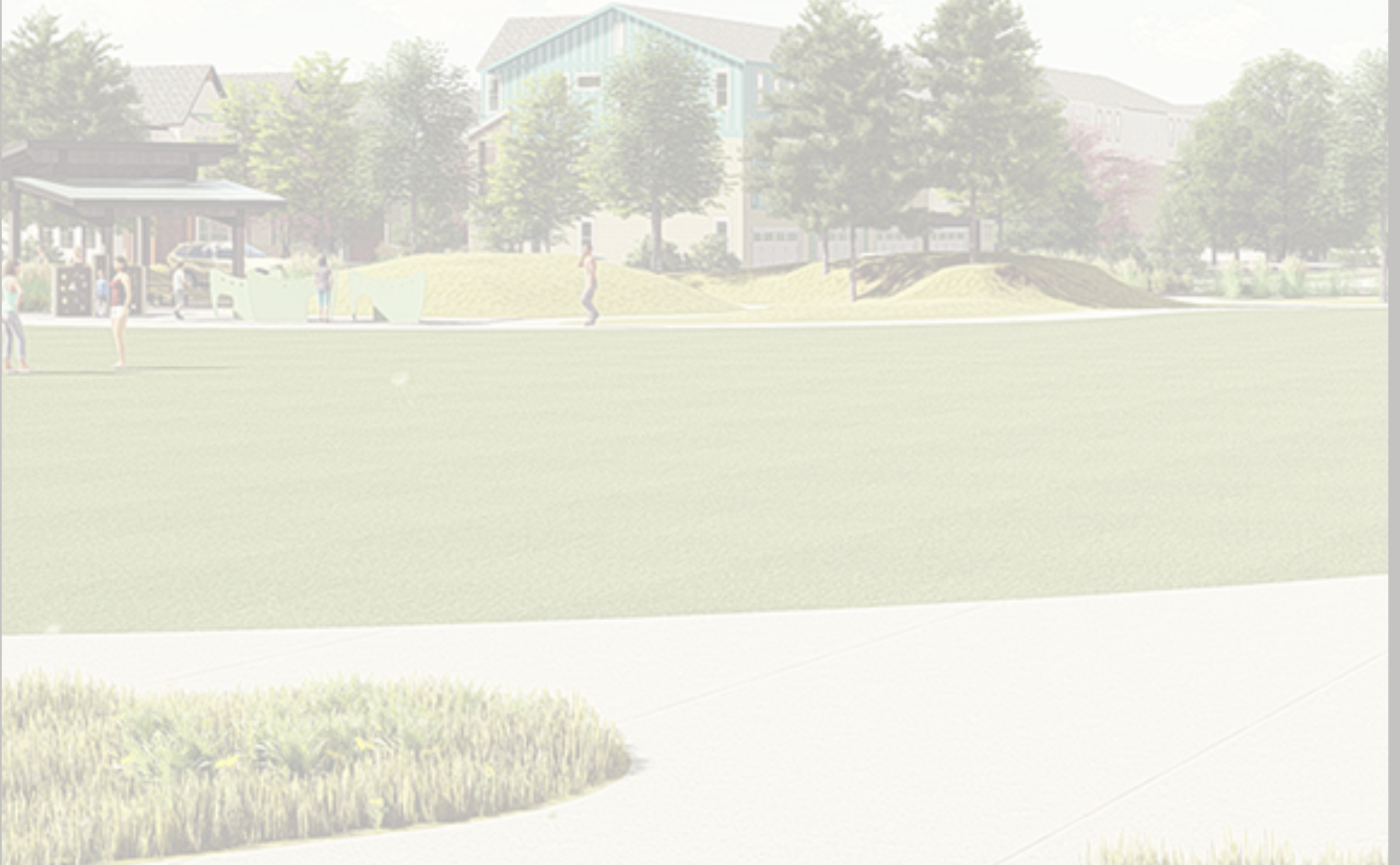


02.25.2022

RARITAN ESTATES REDEVELOPMENT

SINGLE-FAMILY DETACHED HOMES

ZONE MAP AMENDMENT & PUD WRITTEN EXPLANATION



PROJECT INTENT

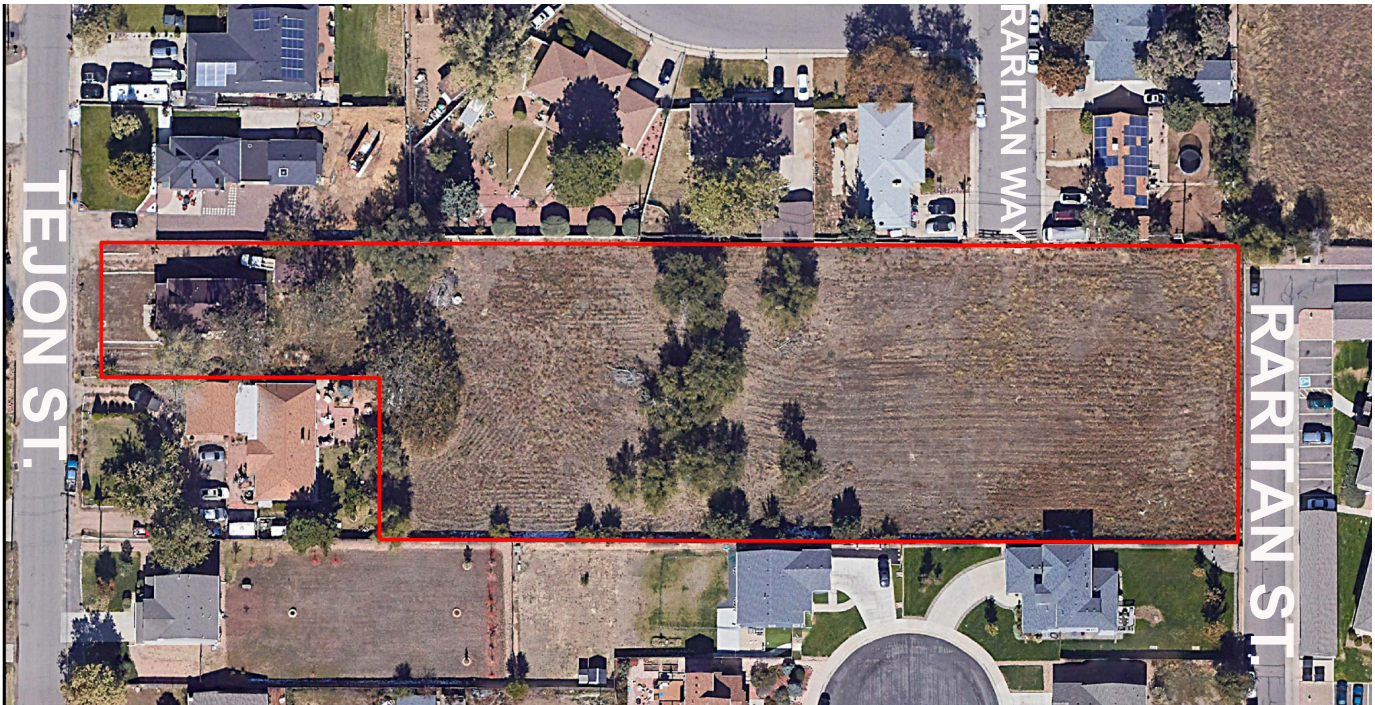
On behalf of Urban Cottages, LLC, PCS Group is submitting an application for a Rezoning Map Amendment and PUD application for an approximately 2.1 acre site of vacant land located at 5350 Tejon Street. The site currently consists of undeveloped parcels and right of way. The project proposes the construction of a maximum of 16 single-family detached homes. Homes will be two-story, alley-loaded with approximate lot sizes at 2,500 sf. Approximate home sizes will be 1,200 sf. The total project density will be approximately 7.8 du/ac.

The site design approach focuses on creating modestly sized homes on smaller lots. These 'missing middle' design features allow walkable, medium density, infill housing near public transportation and amenities. Missing middle housing caters to households usually overlooked in home design and planning, including seniors, singles, and young families.



Context Map





Site Location

CURRENT ZONING & USE:

The property is generally bounded by Tejon St. to the west, Raritan St. on the east, existing homes on Raritan Way. To the south and existing homes on Shoshone St on the north. The parcels requested for rezoning are as follows:

1. Parcel #: 0182516215009
2. Parcel #: 0182516215010
3. Parcel #: 0182516216011
4. Parcel #: 0182516216012
5. Parcel #: 0182516216013
6. Parcel #: 0182516216014
7. Parcel #: 018.82516216015

Additionally, an existing, undeveloped portion of Raritan Way right of way is to be vacated.



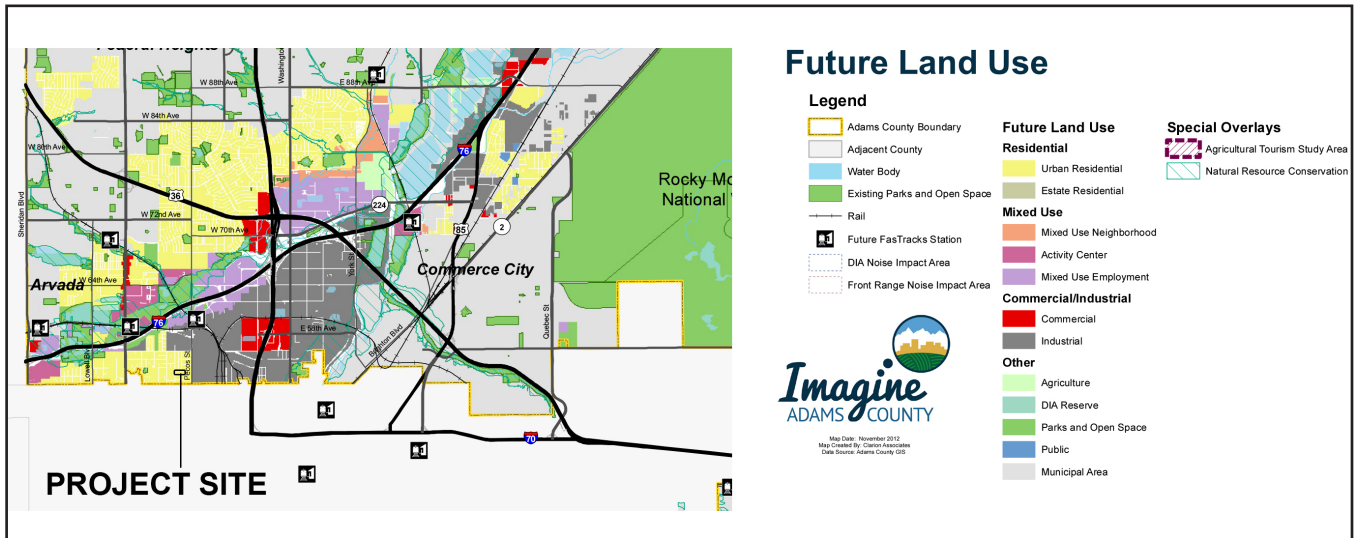
Conceptual Site Elements

Parcels 2 – 7 listed above are currently platted with 5 large home sites of about 8,700 square feet on a cul-de-sac right of way extended from Raritan Way. The parcels are vacant land bounded by existing fencing. Parcel 1 includes an existing single-family detached residence. The residential parcels are currently zoned R-1-C. An existing multi-family development, zoned R-3, is located directly east of the site. Residential properties are located on the north, south and western perimeters of the site and are zoned R-1-C.



PROPOSED USE:

The proposed use is for a maximum of 16 single-family detached homes sized for families. The current zoning and plat encourage large homes on large lots, like those recently built to the north at Berkeley Pointe by Del-West. That form, if built here, will result in new home closing prices approaching \$1 million. The plan proposes smaller lot sizes and home sizes with an increased overall project density. The resulting single-family detached homes will target a value closer to half that of the what the current plat would produce.



FUTURE LAND USE & PROJECT LOCATION

The site design approach focuses on creating modestly sized homes on smaller lots. These 'missing middle' design features allow walkable, medium density, infill housing near public transportation and amenities. 'Missing middle' housing caters to households usually overlooked in home design and planning, including seniors, singles, and young families.

ZONE CHANGE REQUEST

The proposed product type a associated lot size is not permitted within the current zoning. Therefore, an application for a Zone Map Amendment request is being provided to the county.

COMPREHENSIVE PLAN COMPLIANCE

The project site is located with the Southwest Area Framework Plan as described in Policy 14 of the Comprehensive Plan. This portion of the county has been identified as an area of opportunity for future growth including development of unimproved enclaves, redevelopment of former industrial sites, development of commercial areas and improvement of commercial corridors. The project will be in compliance with Policy 14.5 of the Comprehensive Plan as outlined below:

Policy 14.5: Maintain and Enhance the Quality of Existing Residential Neighborhoods

14.5.a. Southwest Area Plan—County land use decisions will be consistent with the southwest Adams County Framework Plan.

Response: A residential project of this type at this location is similar in use with adjacent residential properties and is consistent with the policies and plans for growth per the Southwest Area Framework Plan.

14.5.b. Public Infrastructure Improvements—Continue to make public infrastructure improvements— such as installing curbs and gutters, improving roadways, pedestrian/trail connections, and park facilities—to enhance the image of established residential neighborhoods and improve the health and quality of life of area residents.

Response: The project will develop a missing portion of the adjacent neighborhood by providing new access points to adjacent streets, sidewalks and include manicured landscape areas with active and passive open space.

SITE DESIGN

Traffic & Vehicular Access

Primary vehicular access into the site will occur at two locations: a new private drive running east-west will intersect with Tejon St. and will also intersect with Raritan Way. Raritan Way currently dead ends against the north project boundary. Homes will include two-car garages accessed from alleys intersecting the proposed private drive.



Pedestrian Access & Circulation

Homes will front open space areas with access coming from a network of internal walks. Walks will provide access to adjacent streets, private drive and open space amenities.

Utilities

Water service will be provided by North Lincoln Water and Sanitation District. A water mainline connection will be made to existing lines located in Raritan Way and Tejon St. The new water main associated with this project will complete a system loop desired by the District. A sanitary service connection will tie into a mainline in Raritan Way. Electric and gas will be provided by Xcel Energy.

Grading & Drainage

The site generally drains west to east with approximately 10 feet of grade differential. A detention pond will be located at the southeast corner of the property. A storm line connection will be made to an existing line located in Raritan St. along the eastern property line.

Landscaping & Open Space

Landscape and open areas will be provided in accordance with development plan requirements. A minimum of 30% of the required open space will be for active use. Open landscape areas will include areas of sod, shrubs, trees and planting beds. Maintenance of these landscape areas will be provided by an HOA.

Shared-Use Easements

The majority of residential lots will incorporate shared-use side yard easements. These easements will be fenced in from building to building providing usable, private open space areas. The easements will be fully accessible to both neighbors for the purposes of access and maintenance.

Architecture

The homes will consist of three two-story plans that range in size from 1,500 to 1,700 square feet and have a variety of elevation styles. The elevations boast farmhouse and craftsman style elements with a modern twist. The homes are designed as an alley loaded product that feature full front porches, open floor plans, and full basements. The homes also offer flexibility in the plans with options for additional bedrooms, studies, or lofted spaces. With an alley loaded garage, the front elevations are more attractive and open up to a green space or a street. With larger front porches and small side yards, the outdoor living is maximized on these smaller lots. Buyers can choose to have a fully covered or partially covered front porch to maximize solar orientation. Additionally, the front porches are designed with railings that add architectural interest and provide a sense of privacy while also allowing homeowners an opportunity to engage with nearby neighbors.



Conceptual Site Elements

PROJECT TIMEFRAME

The project is expected to be completed in a single phase beginning in the fourth quarter of 2022.



RARITAN ESTATES REDEVELOPMENT

CASE NO. PUD2022-XXXXX

A REPLAT OF LOTS 1-6 AND TRACT A, RARITAN ESTATES SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 68
 WEST, 6TH PRINCIPAL MERIDIAN

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

Prepared For
URBAN COTTAGES
 Contact: Chase Stillman
 chase.stillman@oreadcapital.com

Land Planning



www.pcsgroupco.com
 p.o. box 18287
 denver, co 80218
 † 303.531.4905 . f 303.531.4908

Civil Engineering



999 18th Street, Suite 2110
 Denver, CO

RARITAN ESTATES REDEVELOPMENT
 PLANNED UNIT DEVELOPMENT /
 PRELIMINARY DEVELOPMENT PLAN

ADAMS COUNTY, COLORADO

Issue Date:

04/15/22

Issue For:

1st PUD/PDP Submittal

NOT FOR CONSTRUCTION

REVISIONS:	DATE:
1	XX/XX/XX
2	
3	
4	

Sheet Name

COVER SHEET

Sheet Number

1 of 18

CERTIFICATE OF OWNERSHIP

PASCUAL CARILLO & ANA CARRILLO, BEING THE OWNERS OF 5350 TEJON STREET, LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMITS THIS PLANNED UNIT DEVELOPMENT - PRELIMINARY DEVELOPMENT PLAN AND AGREES TO PERFORM UNDER THE TERMS NOTED HERON.

OWNER: _____

OWNER: _____

STATE: _____

COUNTY: _____

CITY: _____

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

BOARD OF COUNTY COMMISSIONS APPROVAL

APPROVED BY ADAMS COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 20__.

BY: _____

CHAIRMAN

PLANNING COMMISSION APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS ____ DAY OF _____, 20__.

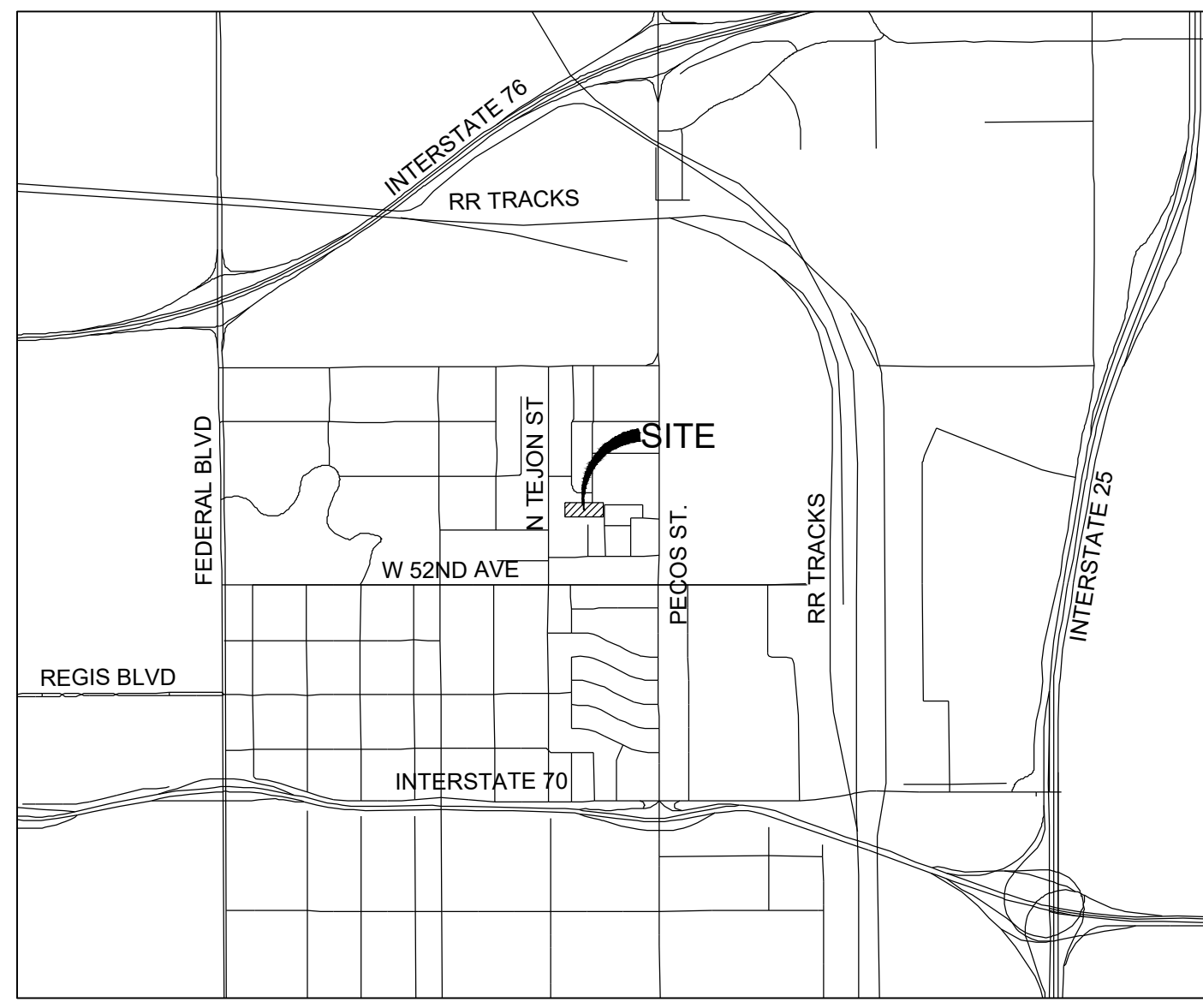
BY: _____

CHAIRMAN

CERTIFICATE OF CLERK AND RECORDER

THIS PRELIMINARY DEVELOPMENT PLAN WAS FILED FOR THE RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT __, ON THE ____ DAY OF _____, 20XX.

VICINITY MAP



NOT TO SCALE

LEGAL DESCRIPTION

LEGAL DESCRIPTION PER ALTA COMMITMENT ORDER NO. K70729405-2:
 LOTS 1, 2, 3, 5, 6 AND TRACT A
 RARITAN ESTATES SUBDIVISION
 COUNTY OF ADAMS, STATE OF COLORADO.
 LEGAL DESCRIPTION PER ALTA COMMITMENT ORDER NO. K70729399-2:
 LOT 4
 RARITAN ESTATES SUBDIVISION
 COUNTY OF ADAMS, STATE OF COLORADO.

DEVELOPER

URBAN COTTAGES, LLC
 10657 E IDA AVENUE
 ENGLEWOOD, CO 80111
 PHONE: 717.875.3961
 CHASE STILLMAN

PLANNER/LANDSCAPE ARCHITECT

PCS GROUP, INC.
 PO BOX 18287
 DENVER, CO 80126
 PHONE: 303.531.4985
 ALAN CUNNINGHAM

CIVIL ENGINEER

CAGE CIVIL ENGINEERING
 999 18TH ST, SUITE 2110
 DENVER, CO 80202
 PHONE: 720.206.6625
 ERIC PEARSON

SURVEYOR

EMK CONSULTANTS, INC.
 7006 SOUTH ALTON WAY, BLDG. F
 CENTENNIAL, CO 80112
 PHONE: 303.694.1520
 STEPHEN HARDING

ARCHITECT

GODDEN SUDIK
 5975 S. QUEBEC ST.
 CENTENNIAL, CO 80111
 303.455.4437
 ALEX JEWETT

NARRATIVE & DEVELOPMENT STANDARDS

CASE NO. PUD2022-XXXXX

■ Prepared For ■
URBAN COTTAGES
 Contact: Chase Stillman
 chase.stillman@oreadcapital.com

■ Land Planning ■



www.pcsgroupco.com
 p.o. box 18287
 denver, co 80218
 f 303.531.4905 . f 303.531.4908

■ Civil Engineering ■



999 18th Street, Suite 2110
 Denver, CO

RARITAN ESTATES REDEVELOPMENT
 PLANNED UNIT DEVELOPMENT /
 PRELIMINARY DEVELOPMENT PLAN

ADAMS COUNTY, COLORADO

Issue Date:

04/15/22

Issue For:

1st PUD/PDP Submittal

NOT FOR CONSTRUCTION

REVISIONS:	DATE:
1	xx/xx/xx
2	
3	
4	

■ Sheet Name ■

NARRATIVE & STANDARDS

■ Sheet Number ■

2 of 18

A. EXPLANATION OF THE CHARACTERISTICS OF THE PUD

THE PUD-PDP PROPOSES THE DEVELOPMENT OF 16 SINGLE FAMILY DETACHED RESIDENTIAL HOMES LOCATED ON SEVERAL PARCELS TOTALING APPROXIMATELY 2.04 ACRES. THE SITE CONSISTS OF PREDOMINANTLY VACANT, UNDEVELOPED LAND. PROPOSED RESIDENTIAL LOTS WILL BE APPROXIMATELY 2,500 SF. THE PROJECT WILL INCLUDE PASSIVE AND ACTIVE LANDSCAPED AREAS AND PRIVATE DRIVES. PRIMARY SITE ACCESS WILL BE PROVIDED WITH PROPOSED PRIVATE DRIVE CONNECTIONS TO TEJON ST. AND RARITAN WAY. HOMES WILL BE REAR-LOADED WITH GARAGE ACCESS TO ALLEYS. HOMES WILL FRONT TO LANDSCAPED OPEN AREAS. INTERNAL WALKS WILL PROVIDED PEDESTRIAN MOVEMENT TO FRONT DOORS, ACTIVE OPEN SPACE AND ADJACENT PUBLIC STREETS.

THE ABUTTING NEIGHBORHOODS TO THE NORTH, WEST AND SOUTH ARE ZONED R-1-C. THE NEIGHBORHOOD TO THE EAST IS ZONED R-3. A CONCURRENT REZONE APPLICATION IS BEING SUBMITTED ALONG WITH THIS PUD-PDP TO PERMIT THE DEVELOPMENT OF THE PROPOSED RESIDENTIAL PRODUCT TYPE.

B. POTENTIAL IMPACT ON THE SURROUNDING AREA

THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE ADAMS COUNTY 2012 UPDATE TO THE COMPREHENSIVE PLAN. THE PROJECT WILL PROVIDE A UNIQUE HOUSING OPPORTUNITY THAT ADDRESSES THE CURRENT NEED FOR HIGHER DENSITY, MARKET ATTAINABLE SINGLE-FAMILY HOMES. PROPOSED HOME MASSING, HEIGHT LIMITS AND EXTERIOR ARCHITECTURE WILL BE COMPLIMENTARY TO EXISTING ADJACENT RESIDENCES. PEDESTRIAN CONNECTIONS WILL PROVIDE GREATER ACCESS TO THE REST OF THE COMMUNITY. EXISTING UTILITY AND INFRASTRUCTURE HAS CAPACITY TO ACCOMMODATE THE DEVELOPMENT.

C. CONTEMPLATED DENSITIES AND LAND COVERAGE

THIS PDP-PUD CONSISTS OF 16 DWELLING UNITS WHICH A PROVIDE A DENSITY OF 7.8 DU/AC. RESIDENTIAL LOTS WILL ACCOUNT FOR 20% OF THE SITE. OPEN AREAS SUCH AS ALLEYS, ACCESS DRIVES AND COMMON OPEN SPACE AREAS WILL MAKE UP 80% OF THE SITE.

D. CIRCULATION AND ROAD PATTERNS

A 24' PRIVATE DRIVE (RARITAN WAY) WILL PROVIDE INTERNAL ACCESS AND INTERSECT WITH TEJON STREET AND RARITAN WAY. THIS DRIVE WILL DEAD END AT THE EASTERN EDGE OF THE PROPERTY. ALLEYS WILL BE 16' IN WIDTH AND PROVIDE GARAGE ACCESS TO UNITS.

E. OWNERSHIP AND MAINTENANCE OF COMMON AREAS

THE _____ MASTER COMMUNITY ASSOCIATION IS RESPONSIBLE FOR THE ENFORCEMENT OF LANDSCAPE MAINTENANCE REQUIREMENTS ASSOCIATED WITH PRIVATE OPEN SPACE TRACTS, COMMON AREAS AND MAINTENANCE OF ALL PRIVATE DRIVES. COUNTY MAINTENANCE RESPONSIBILITIES WITHIN STREET RIGHTS-OF-WAY INCLUDE MAINTENANCE OF THE PAVEMENT AND CURB AND GUTTER, INCLUDING BUT NOT LIMITED TO THE REMOVAL OF GRAFFITI, SNOW, ICE, SLEET, DEBRIS OR OTHER OBSTRUCTIONS WITHIN SAID CURB LIMITS. THE COUNTY WILL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE SIDEWALKS WITHIN STREET RIGHTS-OF-WAY.

F. LOCATION AND TYPES OF LANDSCAPE MAINTENANCE PROVISIONS

THE PROJECT WILL INCLUDE PRIVATE DRIVES & ALLEYS, PRIVATE OPEN SPACE TRACTS WITH ACTIVE & PASSIVE USE AND ON-LOT RESIDENTIAL LANDSCAPE AREAS. INSTALLATION OF LANDSCAPE TRACTS AND THEIR AMMENITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER. MAINTENANCE OF THE TRACTS AND AMMENITIES SHALL BE THE RESPONSIBILITY OF AN HOA. THIS SHALL INCLUDE TRASH COLLECTION AND SNOW REMOVAL. FRONT YARD LANDSCAPING OF RESIDENCES SHALL BE INSTALLED BY THE DEVELOPER/HOME BUILDER. RESIDENTIAL FRONT YARDS WILL FRONT COMMON OPEN SPACE AREAS. RESIDENTIAL LOTS WILL ALSO INCLUDE PRIVATE, FENCED SIDE YARDS. SHARED USE AREAS WILL BE PROVIDED WITHIN THE MAJORITY LOTS ALLOWING ADDITIONAL OUTDOOR USABLE AREAS IN SIDE YARDS. LANDSCAPE INSTALLATION AND MAINTENANCE OF FRONT YARD LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE HOME/BUILDER DEVELOPER. RESIDENTIAL FRONT YARD TYPICALS ARE INCLUDED WITH THIS PDP/PUD. RESIDENTIAL SIDE YARDS AND LANDSCAPE ADJACENT TO ALLEYS SHALL BE INSTALLED AND MAINTAINED BY THE HOMEOWNER.

G. SERVICE PROVIDERS

- NORTH LINCOLN WATER AND SANITATION DISTRICT
- XCEL ENERGY GAS & ELECTRIC SERVICE
- COMCAST/XFINITY
- ADAMS COUNTY FIRE RESCUE

H. COVENANTS TO BE IMPOSED ON THE PUD

NONE AT THIS TIME

I. ARCHITECTURE

THESE HOMES CONSIST OF THREE TWO-STORY PLANS THAT RANGE IN SIZE FROM 1,500 TO 1,700 SQUARE FEET AND HAVE A VARIETY OF ELEVATION STYLES. THE ELEVATIONS BOAST FARMHOUSE AND CRAFTSMAN STYLE ELEMENTS WITH A MODERN TWIST. THE HOMES ARE DESIGNED AS AN ALLEY LOADED PRODUCT THAT FEATURE FULL FRONT PORCHES, OPEN FLOOR PLANS, AND FULL BASEMENTS. THE HOMES ALSO OFFER FLEXIBILITY IN THE PLANS WITH OPTIONS FOR ADDITIONAL BEDROOMS, STUDIES, OR LOFTED SPACES. WITH AN ALLEY LOADED GARAGE THE FRONT ELEVATIONS ARE MORE ATTRACTIVE AND OPEN UP TO A GREEN SPACE OR A STREET. WITH LARGER FRONT PORCHES AND SMALL SIDE YARDS, THE OUTDOOR LIVING IS MAXIMIZED ON THESE SMALLER LOTS. BUYERS CAN CHOOSE TO HAVE A FULLY COVERED OR PARTIALLY COVERED FRONT PORCH TO MAXIMIZE SOLAR ORIENTATION. ADDITIONALLY, THE FRONT PORCHES ARE DESIGNED WITH RAILINGS THAT ADD ARCHITECTURAL INTEREST AND PROVIDE A SENSE OF PRIVACY WHILE ALSO ALLOWING HOMEOWNERS AN OPPORTUNITY TO ENGAGE WITH NEARBY NEIGHBORS.

J. ADDITIONAL CONTROLS SUCH AS ARCHITECTURAL CONTROL COMMITTEE OF A HOMEOWNERS ASSOCIATION

NONE AT THIS TIME

K. SIGNAGE

NONE AT THIS TIME

L. ACCESSORY STRUCTURES

ACCESSORY STRUCTURES ARE NOT PERMITTED.

M. FENCING

FENCING SHALL BE PERMITTED WITHIN AND BETWEEN LOTS. PRELIMINARY FENCING LOCATIONS AND TYPES HAVE BEEN PROVIDED WITH THIS PUD-PDP. FINAL LOCATIONS SHALL BE PROVIDED WITH FDP.

N. ESTIMATED TIMETABLE FOR CONSTRUCTION & PHASING

THE PROJECT SHALL BE COMPLETED IN A SINGLE PHASE WITH AN ESTIMATED TIME OF CONSTRUCTION BEGINNING IN 2022.

O. SIDE YARD USE EASEMENTS

SIDE YARD USE EASEMENTS ARE HEREBY GRANTED ALONG ALL COMMON SIDE LOT LINES WITHIN ALL ALLEY LOADED DETACHED HOME LOTS AS NOTED ON THE SITE PLAN. SIDE YARD USE EASEMENTS OCCUR FROM FRONT PROPERTY LINE TO REAR PROPERTY LINE AND EXTEND FROM THE GRANTOR'S BUILDING FOUNDATION TO THE LOT LINE BETWEEN THE GRANTOR'S AND GRANTEE'S PARCELS THAT SHALL BE GRANTED TO THE EASEMENT GRANTEE PER THE RESTRICTIONS OUTLINED BELOW. REFER TO FIGURE 1 FOR A GRAPHIC REPRESENTATION OF THE SIDE YARD USE EASEMENT. THE FOLLOWING RESTRICTIONS APPLY TO THE SIDE YARD USE EASEMENTS:

THE FOLLOWING RESTRICTIONS APPLY TO THE SIDE YARD USE EASEMENTS:

A. EASEMENT GRANTEE SHALL HAVE FULL ACCESS AND ENJOYMENT OF THE EASEMENT INCLUDING CONSTRUCTION OF IMPROVEMENTS, USE, AND MAINTENANCE OF THE SPACE INCLUDED IN THE EASEMENT. FENCES AND WALLS USED AS PRIVACY SCREENS MAY NOT ENCR OACH INTO THE FRONT AND REAR SETBACK. IMPROVEMENTS INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, LANDSCAPING, WALLS, FENCES, RAILS, FURNITURE AND SIMILAR ELEMENTS ARE PERMITTED WITHIN THE DEFINED SIDE YARD USE EASEMENT. DECKS, PATIOS AND WALLS, OTHER THAN PRIVACY SCREENS, IN EXCESS OF 30-INCHES IN HEIGHT (AS MEASURED FROM FINISHED GRADE) ARE NOT PERMITTED IN SIDE YARD USE EASEMENTS. ONLY LANDSCAPING, HARDSCAPE, AND IRRIGATION IMPROVEMENTS ARE PERMITTED WITHIN FRONT AND REAR SETBACKS. NO IMPROVEMENTS MAY BE IMPLEMENTED AT THE DETRIMENT OF THE GRANTOR'S ABILITY TO MAINTAIN THEIR HOME.

B. SIDE YARD USE EASEMENTS ARE PERMITTED ON DETACHED SINGLE FAMILY LOTS AS DEPICTED ON THE FINAL PLAT.

C. ALL IMPROVEMENTS BY GRANTEE LOCATED WITHIN THE SIDE YARD USE EASEMENT SHALL BE MAINTAINED BY THE EASEMENT GRANTEE.

D. EASEMENT GRANTOR IS ENSURED OF ACCESS WITHIN THIS EASEMENT FOR MAINTENANCE AND REPAIR OF THE PRINCIPLE STRUCTURE LOCATED ON THE EASEMENT GRANTOR'S LOT AND FOR NO OTHER PURPOSE.

E. ALL PRINCIPAL STRUCTURES, INCLUDING GARAGES, OWNED BY EASEMENT GRANTOR SHALL BE MAINTAINED BY EASEMENT GRANTOR.

F. SIDE SETBACKS MAY BE REDUCED TO NO LESS THAN 3' AS MEASURED FROM THE FINISHED MATERIAL OF THE EXTERIOR WALL TO THE PROPERTY LINE. WHEN REDUCED TO LESS THAN 5' AS MEASURED FROM THE FINISHED MATERIAL OF THE EXTERIOR WALL TO THE PROPERTY LINE, THE THEN CURRENT IBC AND/OR IRC CODE REQUIREMENTS AND AMENDMENTS WITHIN THE GOVERNING MUNICIPALITY WILL BE ENFORCED WITH REGARD TO EXTERIOR WALL FIRE-RESISTANT RATING AND MINIMUM FIRE-SEPARATION DISTANCE REQUIREMENTS.

G. GRANTEE SHALL NOT ALTER FINISHED GRADE AND/OR DRAINAGE PATTERNS ON THE GRANTOR'S PROPERTY WITHOUT THE WRITTEN APPROVAL OF THE DESIGN REVIEW COMMITTEE.

N. DEFINITIONS

ALLEY LOADED GARAGE: A GARAGE WITH THE VEHICULAR DOOR ACCESS LOCATED ONTO AN ALLEY LOCATED AT THE REAR (OR SOMETIMES SIDE) OF THE LOT.

EASEMENT GRANTOR: THE LOT OWNER GRANTING SIDE YARD AREA TO ADJACENT LOT OWNER FOR USE.

EASEMENT GRANTEE: THE LOT OWNER GAINING SIDE YARD AREA FROM ADJACENT LOT OWNER FOR USE.

P. PROVISIONS FOR PARKING

A MINIMUM OF TWO OFF-STREET RESIDENTIAL GARAGE PARKING SPACES WILL BE PROVIDED WITHIN EACH HOME. PARKING WILL NOT BE PERMITTED WITH PRIVATE DRIVES/ALLEYS AND SHALL BE SIGNED AS SUCH.

Q. BULK & DIMENSION STANDARDS

MAX. BUILDING HEIGHT (2-STORIES)	35'
----------------------------------	-----

MINIMUM SETBACKS	
BUILDING TO FRONT LOT LINE	5'-0"
BUILDING TO ALLEY FLOW LINE	5'-0"
BUILDING SIDE TO ALLEY/PRIVATE DRIVE FLOWLINE	10'-0"
BUILDING SIDE TO LOT LINE	5'-0"
BUILDING TO BUILDING	10'-0"

NOTE: SETBACKS ARE MEASURED FROM BUILDING FOUNDATIONS

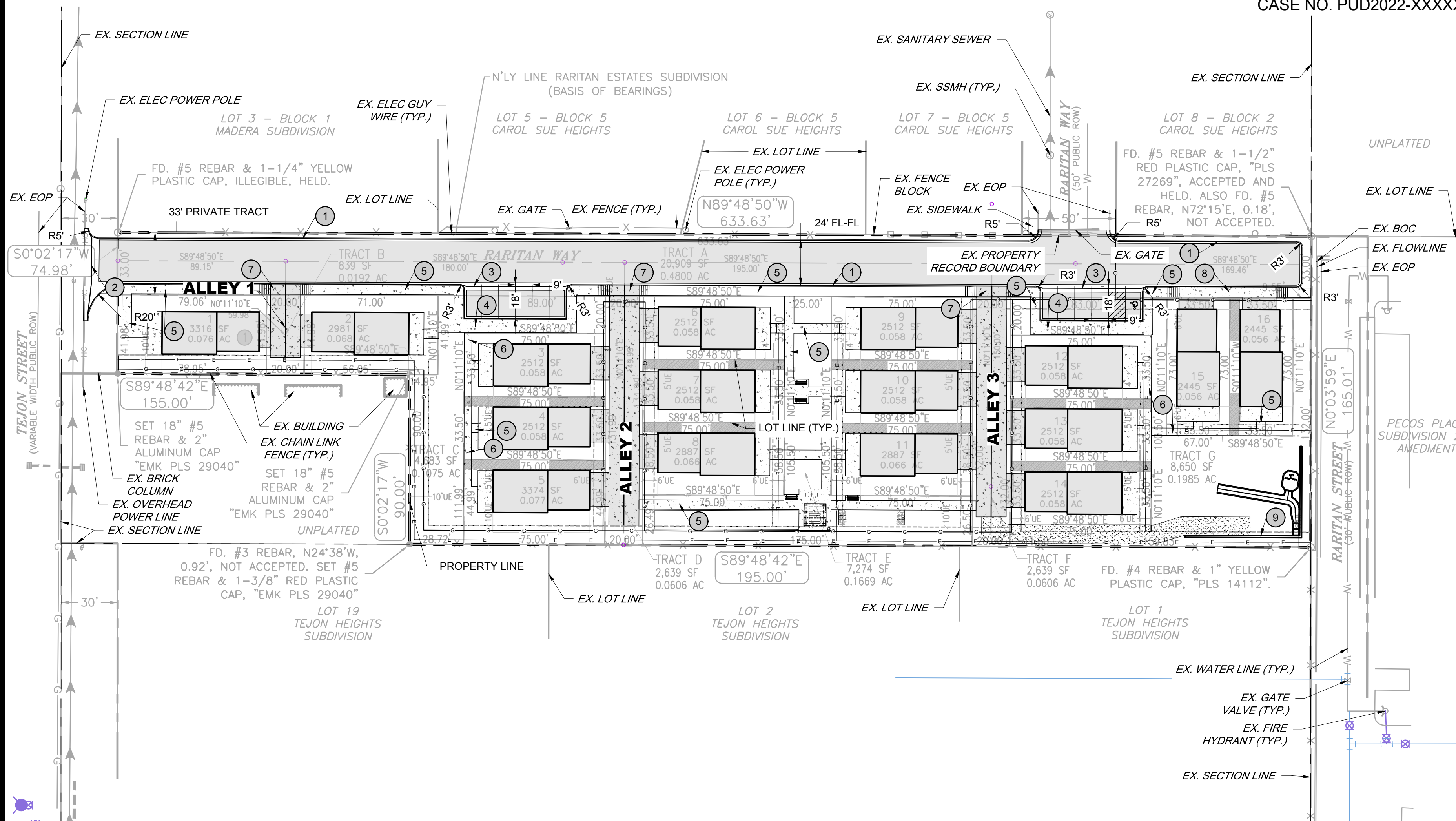
PERMITTED SETBACK ENCROACHMENTS	
EAVES, OVERHANGS, BAY WINDOWS	1'-0"
WINDOW WELLS, COUNTERFORTS	2'-0"
EXTERIOR SIDING, VENEER, BRICK, STONE	0'-4"

PARKING SUMMARY

UNITS	16 UNITS
GARAGE PARKING (2 SPACES PER UNIT)	32 SPACES
GUEST SPACES	12 SPACES
TOTAL	44 SPACES

RARITAN ESTATES REDEVELOPMENT
 PLANNED UNIT DEVELOPMENT /
 PRELIMINARY DEVELOPMENT PLAN

ADAMS COUNTY, COLORADO



NOTES:

1. SITE PLAN IS SHOWN AS CONCEPTUAL AND MAY CHANGE AT TIME OF FINAL DEVELOPMENT PLAN.
2. ACTIVE LAND USES, LANDSCAPE AREAS, AND AMENITIES ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FINAL DEVELOPMENT PLAN.
3. SIGNAGE LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF FINAL DEVELOPMENT PLAN.

LAND USE SUMMARY

LAND USE	ACREAGE	% TOTAL	UNITS	DENSITY
BUILDING AREAS				
RESIDENTIAL LOTS	0.41	20%	16	
OPEN AREAS				
PAVEMENT	0.41	20%		
CONCRETE	0.40	20%		
LANDSCAPE AREAS	0.82	40%		
OPEN AREAS SUBTOTAL	1.63	80%		
TOTAL	2.04	100%	16	7.8 DU/AC

KEYNOTES & LEGEND:

- ① 6" VERTICAL CURB AND GUTTER
- ② 8' CROSSSPAN
- ③ 4' CROSSSPAN
- ④ 7' SIDEWALK
- ⑤ 5' SIDEWALK
- ⑥ 4' SIDEWALK
- ⑦ DRIVE CUT TYPE 1
- ⑧ DRIVE CUT TYPE 2
- ⑨ RETAINING WALL
- EOP EDGE OF PAVEMENT
- BOC BACK OF CURB
- SSMH SANITARY SEWER MANHOLE
- & ACCESSIBLE PARKING SPACE
- UTILITY EASEMENT (UE)
- UTILITY & ACCESS EASEMENT (UAE)
- SHARED USE EASEMENT (SE)
- FIRE LANE EASEMENT (FLE)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

Issue Date:
04/15/22

Issue For:
1st PUD/PDP Submittal

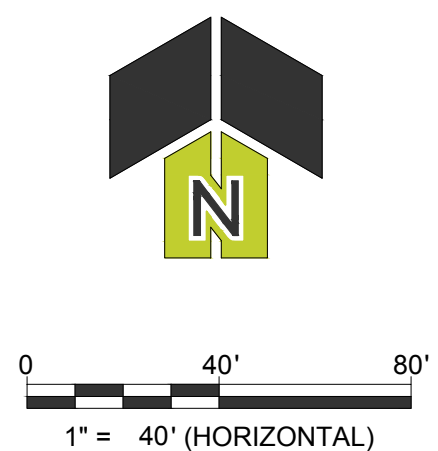
NOT FOR CONSTRUCTION

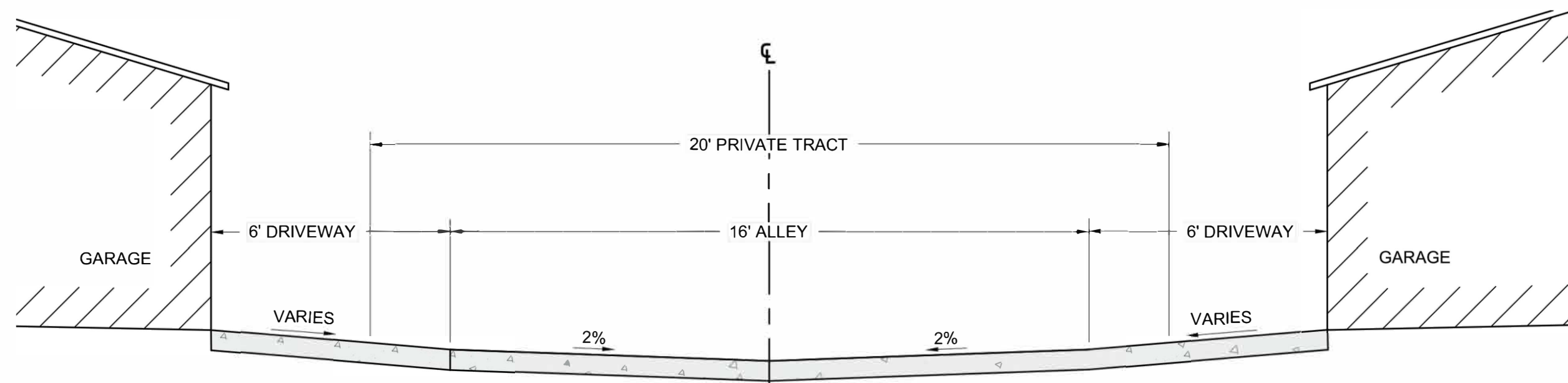
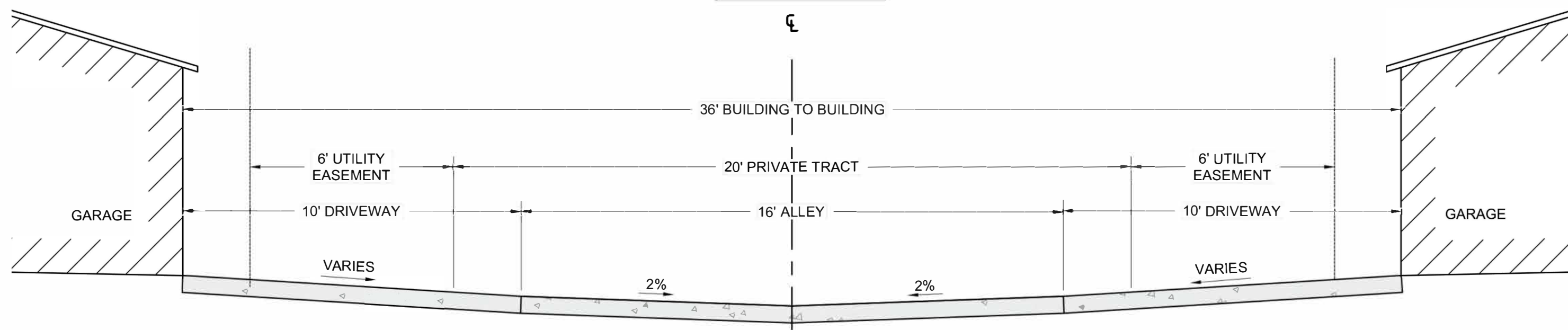
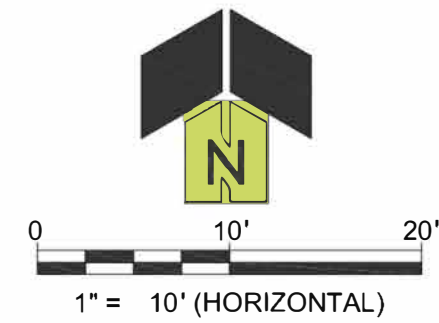
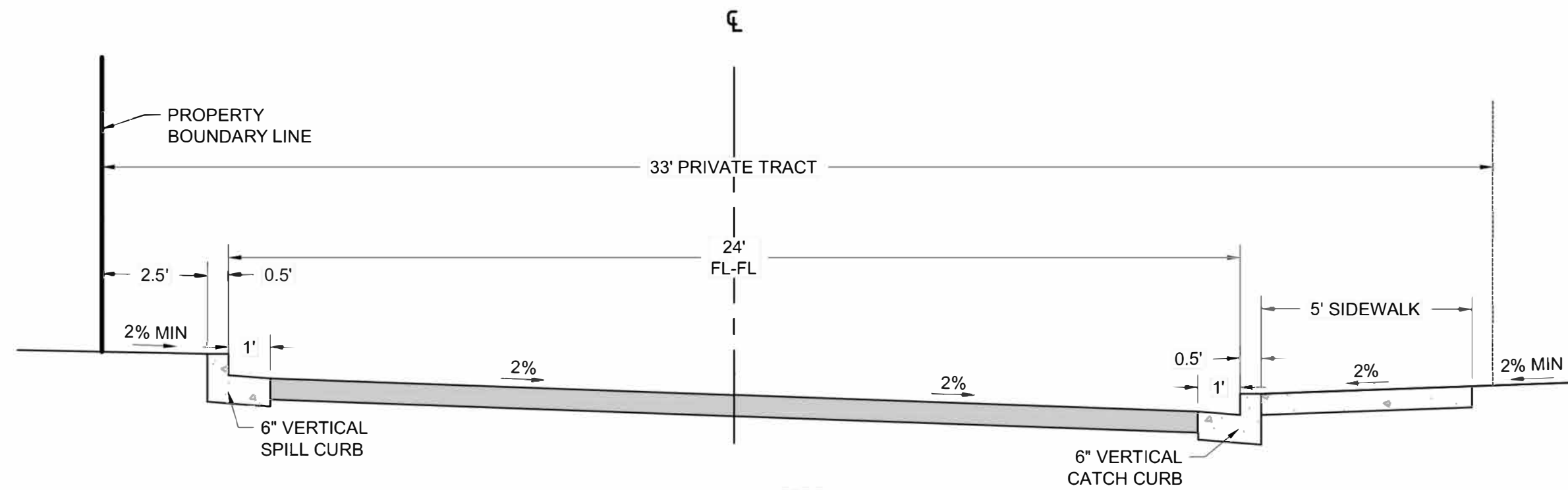
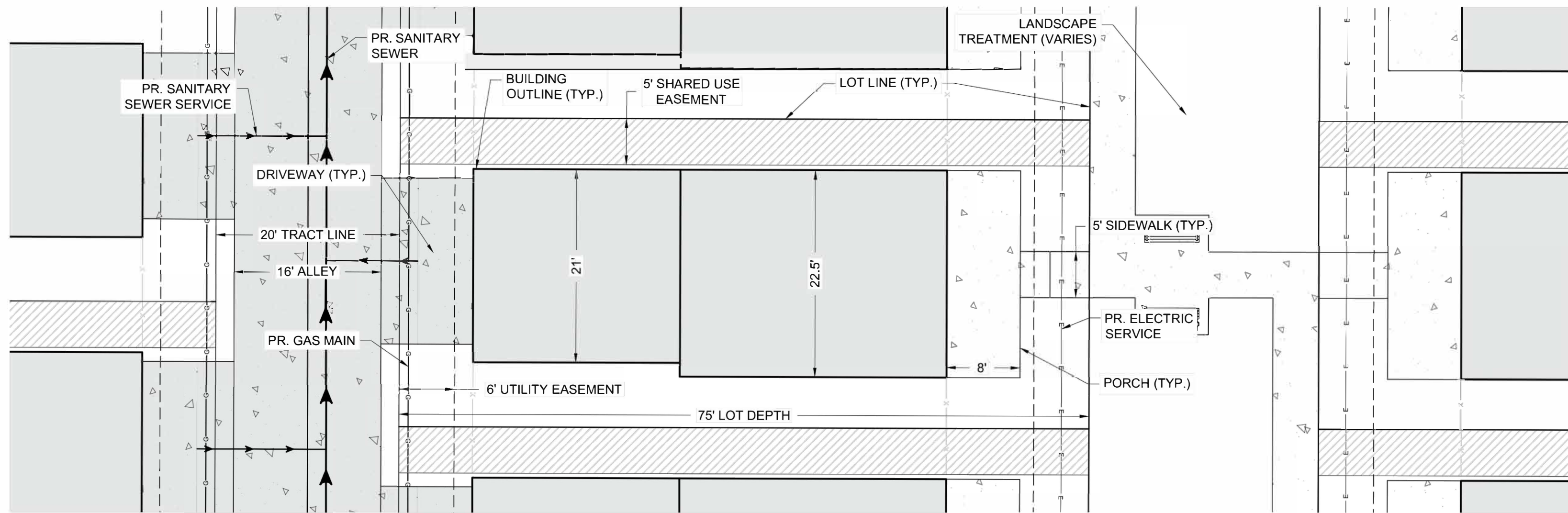
REVISIONS:	DATE:
1	XX/XX/XX
2	
3	
4	

Sheet Name

SITE PLAN

Sheet Number





Prepared For
Oread Capital
& Development

Contact: Chase Stillman
chase.stillman@oreadcapital.com

Land Planning



www.pcsgroupco.com
p.o. box 18287
denver, co 80218
t 303.531.4905 . f 303.531.4908

Civil Engineering

From Consultants\csg\logo-white copy.jpg

999 18th Street, Suite 2110
Denver, CO

5350 TEJON STREET
PLANNED UNIT DEVELOPMENT /
PRELIMINARY DEVELOPMENT PLAN

ADAMS COUNTY, COLORADO

Issue Date:

04/15/22

Issue For:

XXXXXXXXXX

NOT FOR CONSTRUCTION

REVISIONS:	DATE:
1	XX/XX/XX
2	
3	
4	

Sheet Name

**LOT TYPICAL &
STREET SECTIONS**

Sheet Number

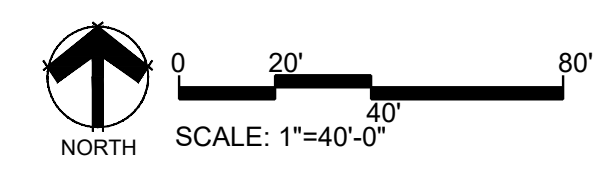
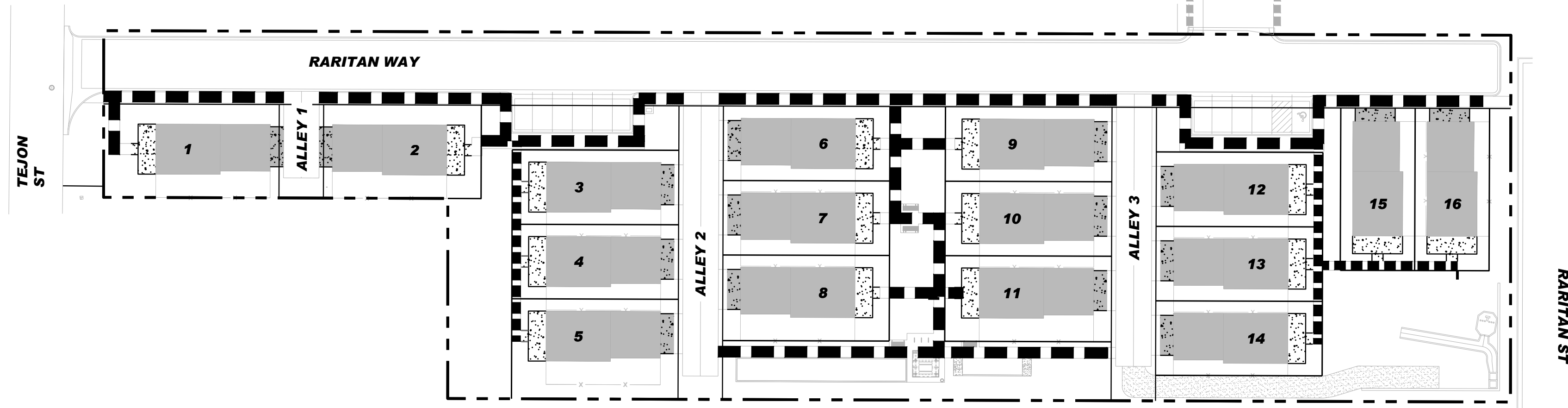


www.pcsgroupco.com
 p.o. box 18287
 denver, co 80218
 t 303.531.4905 . f 303.531.4908



999 18th Street, Suite 2110
 Denver, CO

LEGEND	
	PROPOSED 5' WALK (7' AT HEAD-IN PARKING)
	PROPOSED 4' WALK
	EXISTING 3' WALK



RARITAN ESTATES REDEVELOPMENT
 PLANNED UNIT DEVELOPMENT /
 PRELIMINARY DEVELOPMENT PLAN

ADAMS COUNTY, COLORADO

Issue Date:
 04/15/22

Issue For:
 1st PUD/PDP Submittal

NOT FOR CONSTRUCTION

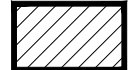
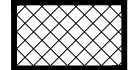
REVISIONS:	DATE:
1	XX/XX/XX
2	
3	
4	

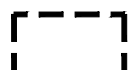
Sheet Name
CONNECTIVITY PLAN

Sheet Number
5 of 18

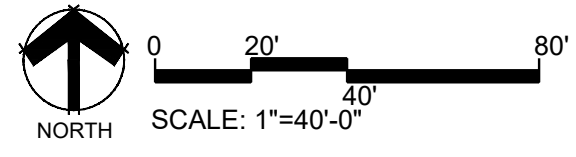
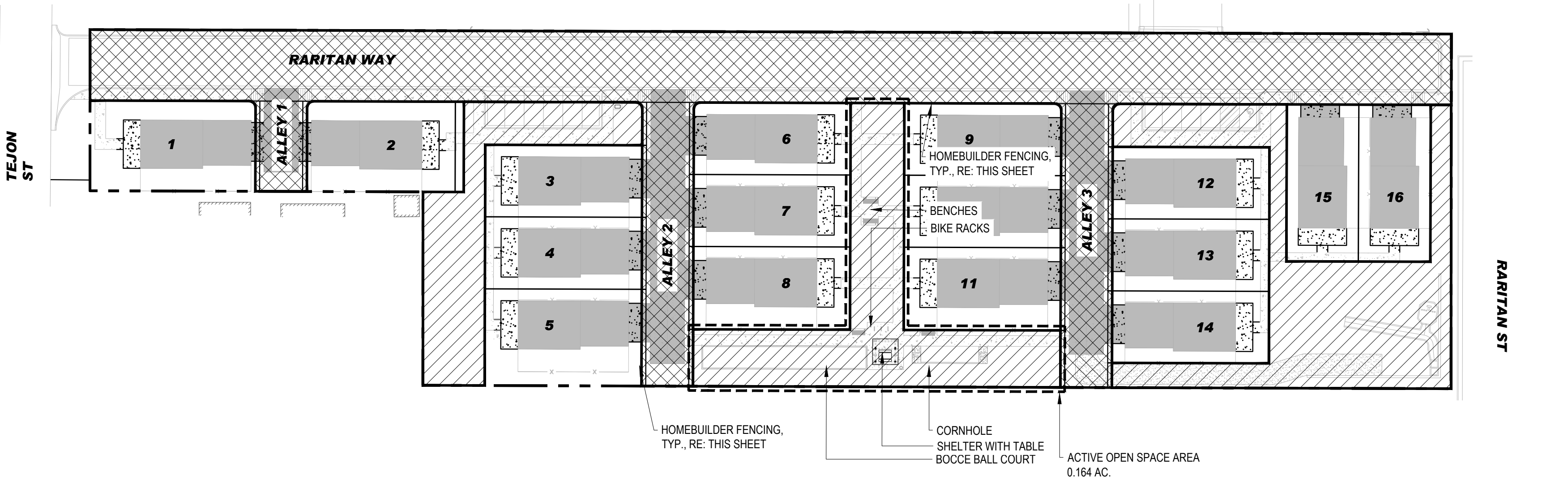
OPEN SPACE TABULATIONS

SYMBOL	SITE AREA (AC.)	2.0790
--------	-----------------	--------

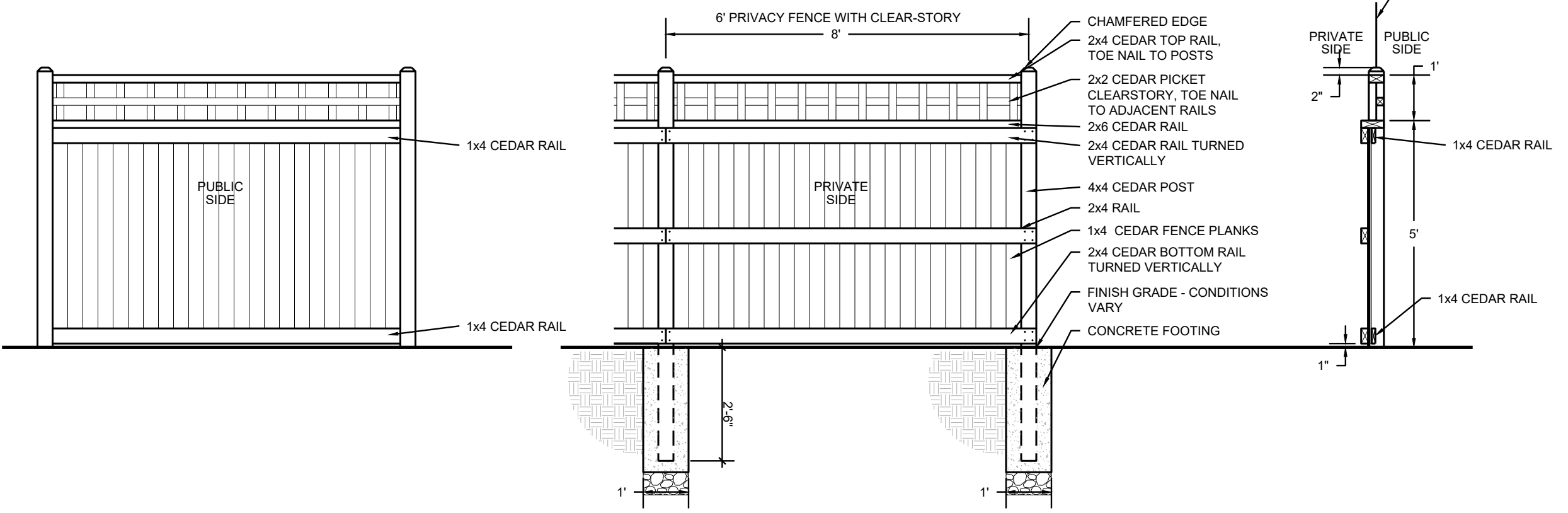
	OPEN SPACE TYPE	AREA (AC.)	% OF SITE
	ALLEYS AND PRIVATE DRIVES	0.6480	31.17%
	TOTAL OPEN SPACE (COMMON OPEN SPACE, ACTIVE OPEN SPACE, DETENTION)	0.5420	26.07%

	ACTIVE OPEN SPACE (GATHERING AREA, BOCCO COURT, CORNHOLE, MANICURED TURF, WALKS)	0.1640	30.26% OF TOTAL OPEN SPACE
---	--	--------	----------------------------

NOTE: OPEN SPACE CALCULATIONS ARE BASED UPON COUNTY REQUIREMENT STATED IN: 3-30-03-05-08 CALCULATION OF OPEN SPACE AREA: THE CALCULATION OF OPEN SPACE AREA SHALL INCLUDE ALL COMMON PUBLIC OR PRIVATELY HELD OPEN SPACE AREAS, ALL PROVISIONS FOR THE RIGHT-OF-WAY FOR PUBLIC ROADS AND THE EASEMENT WIDTH FOR PRIVATE ROADS, STORM WATER FACILITIES, RECREATIONAL AREAS, TRAILS AND GREENWAYS. INDIVIDUAL PRIVATE RESIDENTIAL OR COMMERCIAL LOT AREAS SHALL NOT BE INCLUDED IN THE OPEN SPACE CALCULATION UNLESS THE OPEN SPACE AREAS LOCATED ON PRIVATE LOTS ARE SUBJECT TO OPEN SPACE EASEMENTS AND RESTRICTIONS.



- NOTES:
- ALL LUMBER SHALL BE NO. 1 SELECT, CEDAR AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES OR DISCOLORATION. ALL CHAMFERED EDGES & ROUTED AREAS SHALL BE UNIFORM AND FROM FROM SAW MARKS.
 - POSTS SHALL BE SECURELY BRACED IN THEIR FINAL POSITION A MIN. 24 HRS. BEFORE BOARDS ARE NAILED.
 - ALL NAILS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
 - PAINT OR STAIN SHALL BE SELECTED BY ARC.



1 HOMEBUILDER FENCING
 NOT TO SCALE

RARITAN ESTATES REDEVELOPMENT
 PLANNED UNIT DEVELOPMENT /
 PRELIMINARY DEVELOPMENT PLAN

ADAMS COUNTY, COLORADO

Issue Date:
 04/15/22

Issue For:
 1st PUD/PDP Submittal

NOT FOR CONSTRUCTION

REVISIONS:	DATE:
1	XX/XX/XX
2	
3	
4	

Sheet Name
OPEN SPACE & FENCING

Sheet Number

RARITAN ESTATES REDEVELOPMENT
 PLANNED UNIT DEVELOPMENT /
 PRELIMINARY DEVELOPMENT PLAN

ADAMS COUNTY, COLORADO

Issue Date:

04/15/22

Issue For:

1st PUD/PDP Submittal

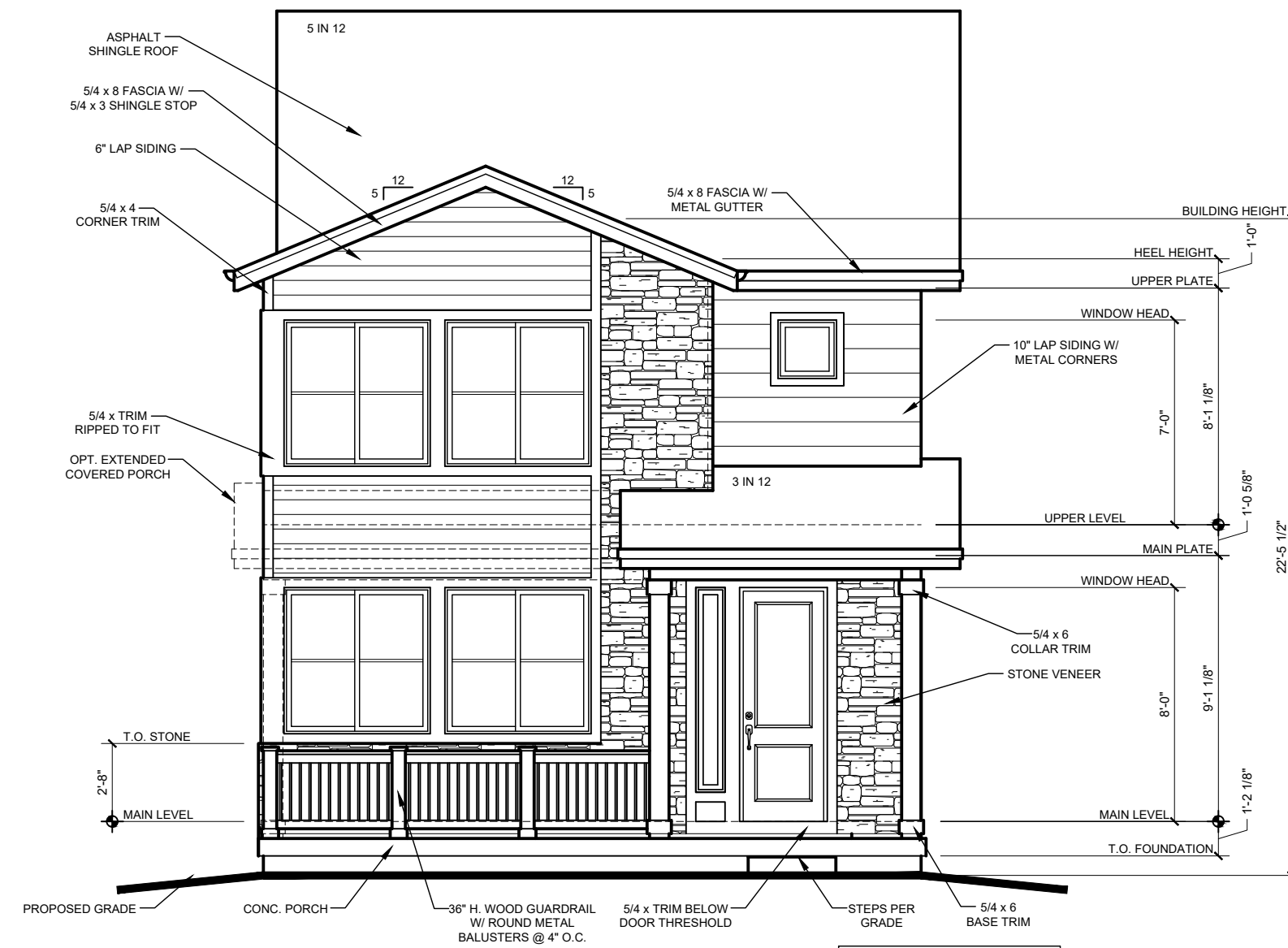
NOT FOR CONSTRUCTION

REVISIONS:	DATE:
1	
2	
3	
4	

Sheet Name

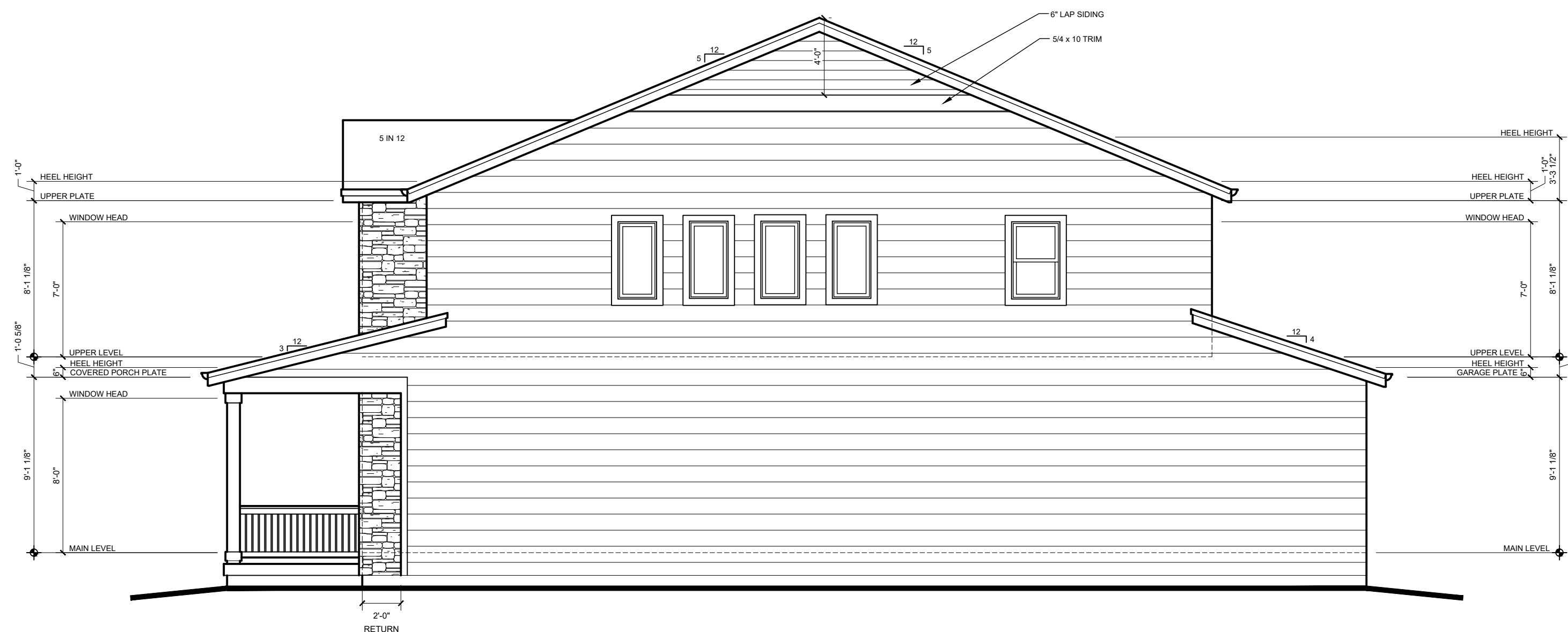
PLAN 1
 ELEVATION - 'A'

Sheet Number



1 FRONT ELEVATION - 'A'

SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - 'A'

SCALE: 1/4" = 1'-0"



RARITAN ESTATES REDEVELOPMENT
 PLANNED UNIT DEVELOPMENT /
 PRELIMINARY DEVELOPMENT PLAN

ADAMS COUNTY, COLORADO

Issue Date:
 04/15/22

Issue For:
 1st PUD/PDP Submittal

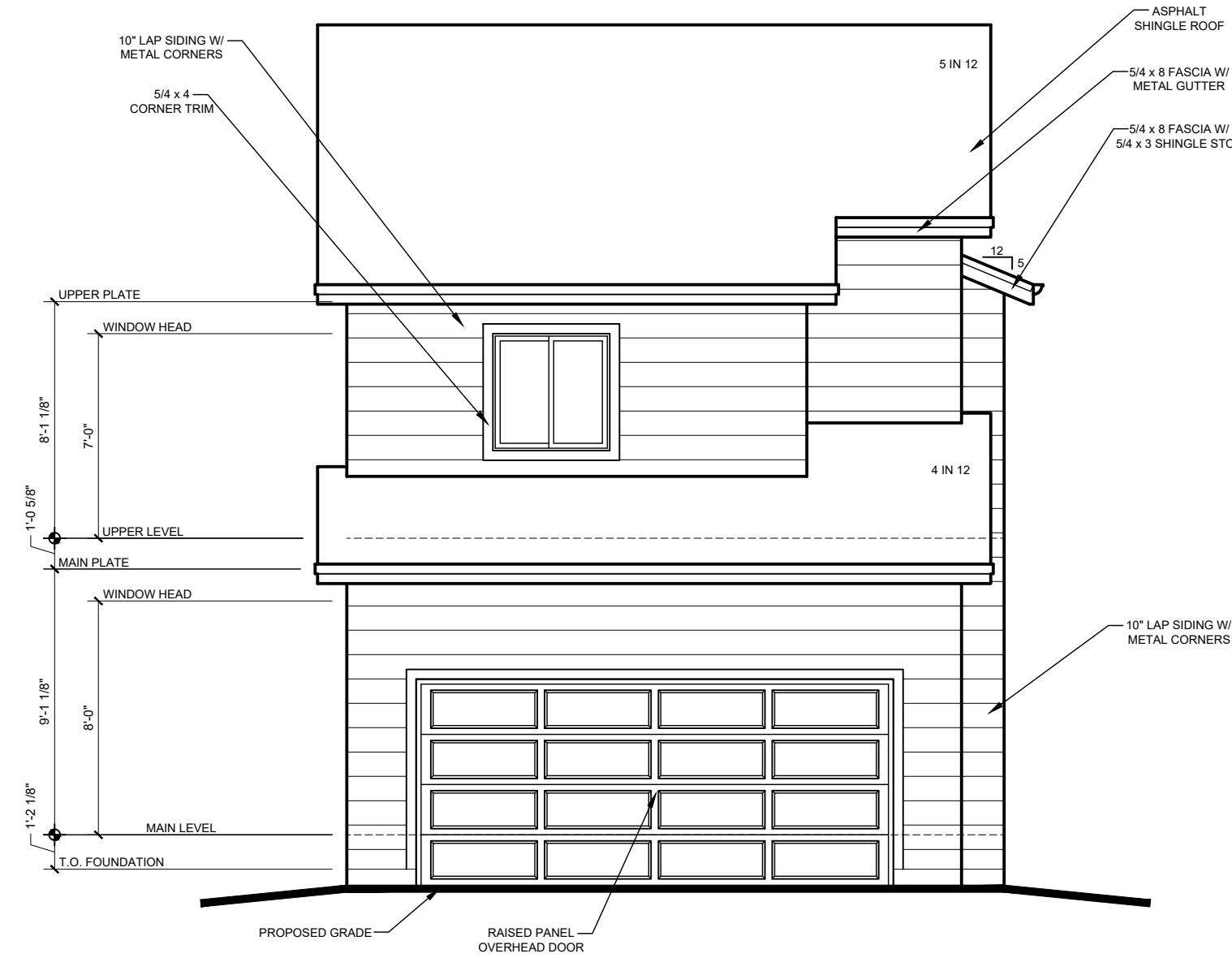
NOT FOR CONSTRUCTION

REVISIONS:	DATE:
1	
2	
3	
4	

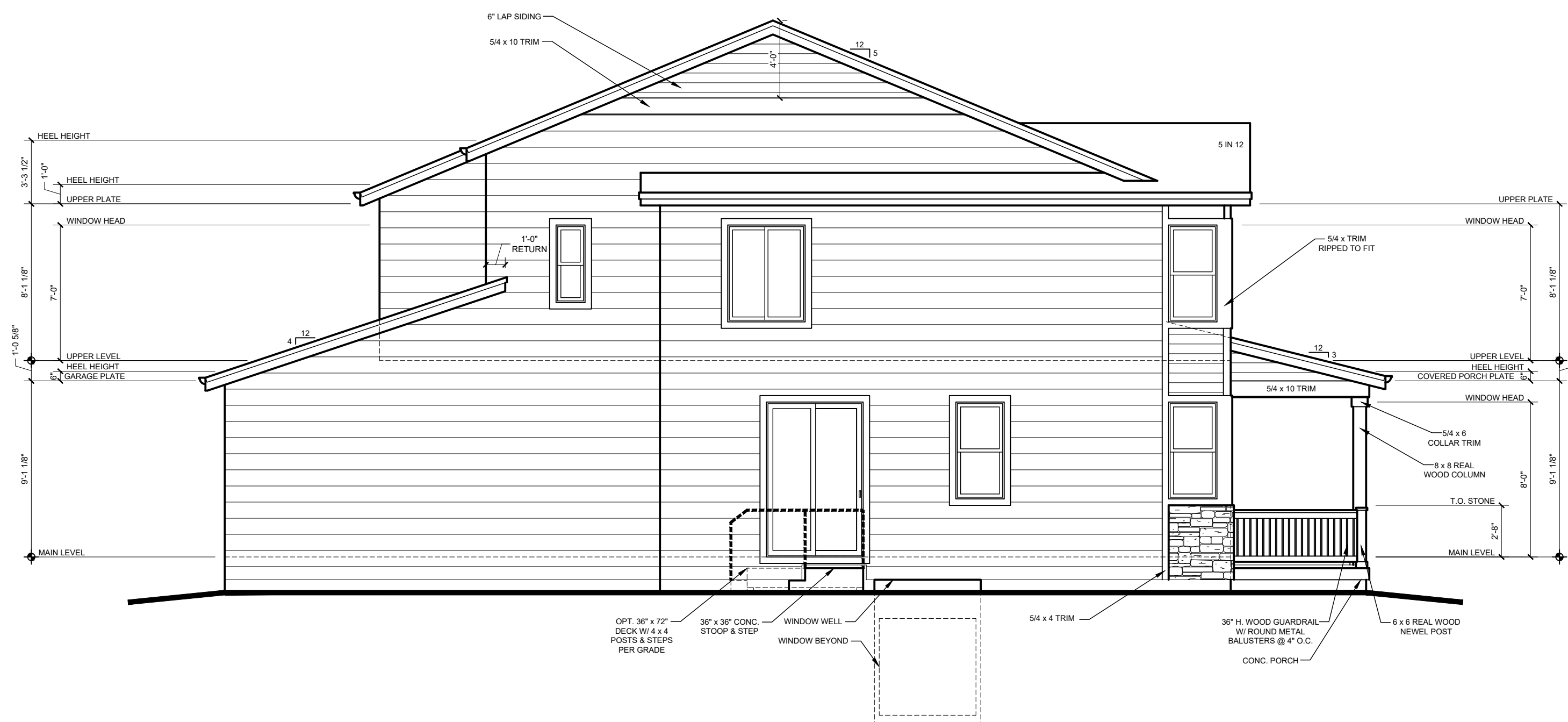
Sheet Name

**PLAN 1
 ELEVATION - 'A'**

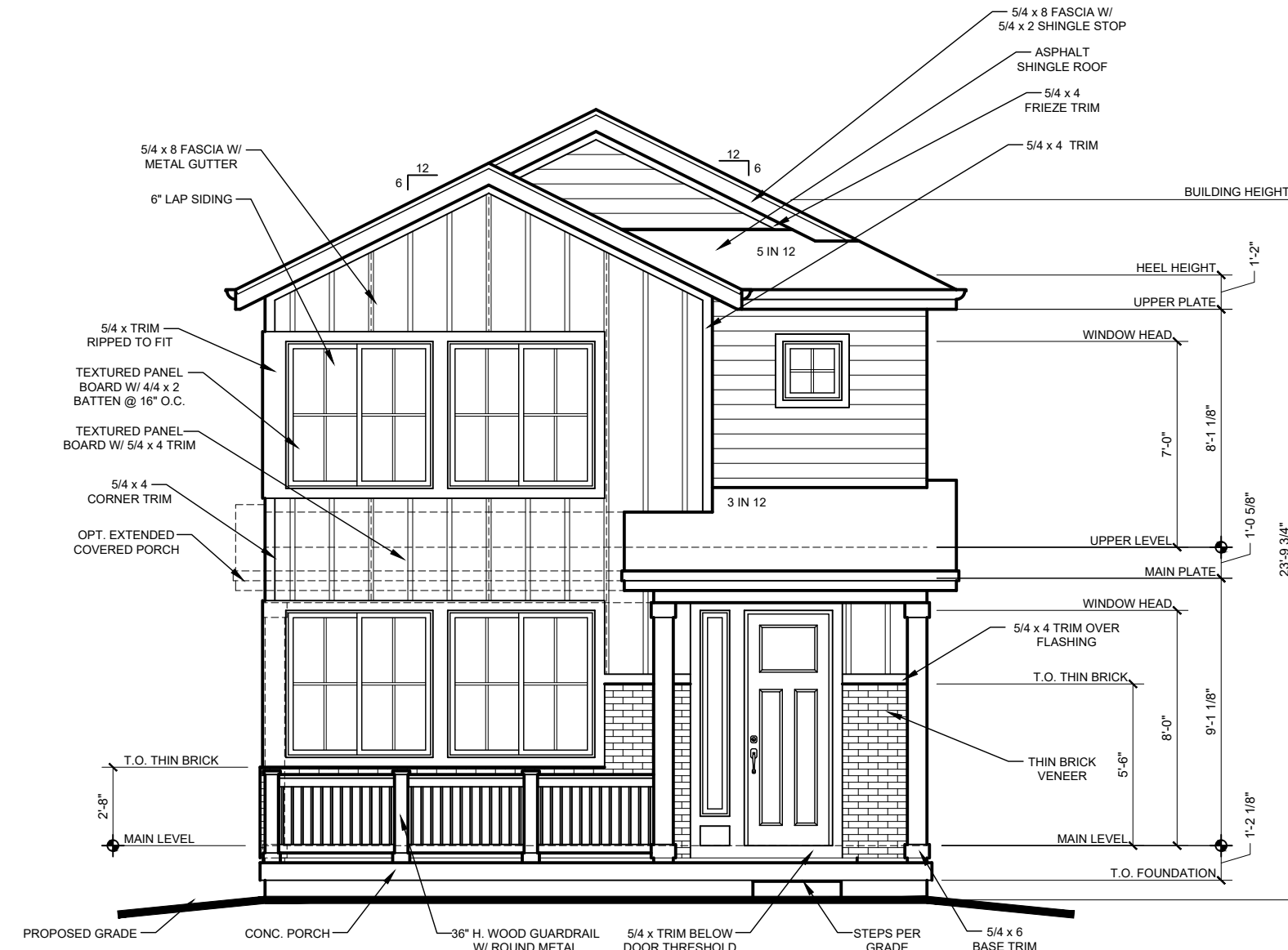
Sheet Number



1 REAR ELEVATION - 'A'
 SCALE: 1/4" = 1'-0"

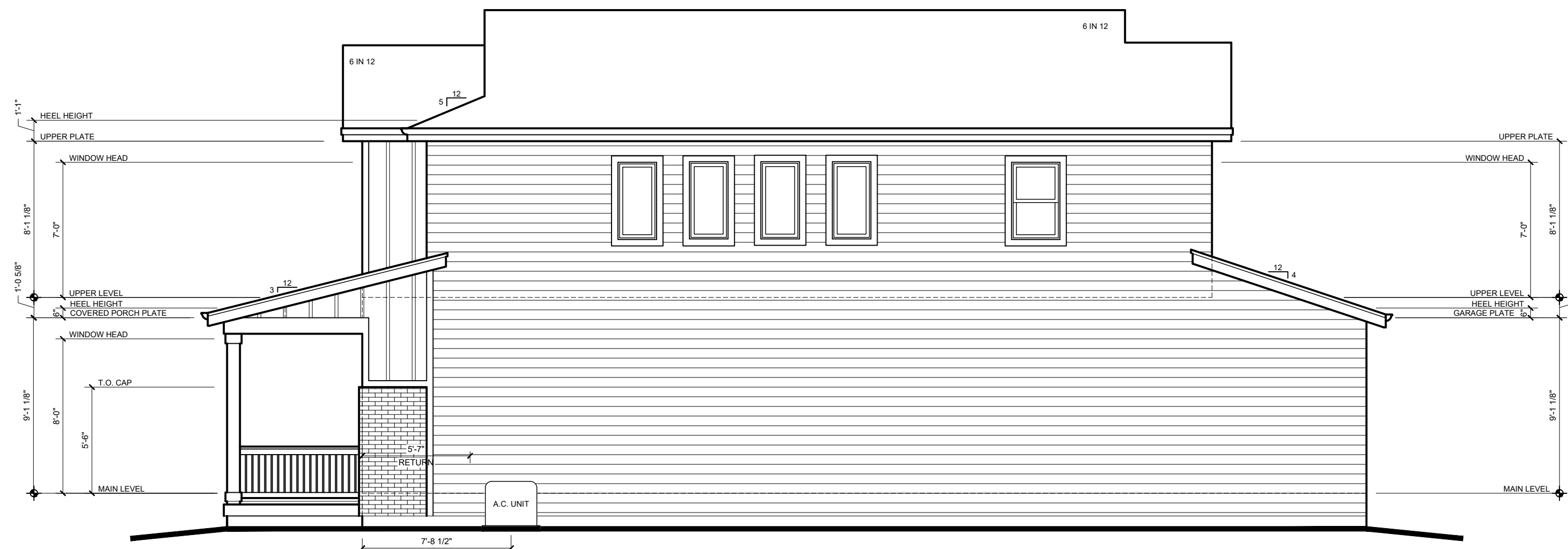


2 LEFT ELEVATION - 'A'
 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION - 'C'

SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - 'C'

SCALE: 1/4" = 1'-0"

RARITAN ESTATES REDEVELOPMENT
 PLANNED UNIT DEVELOPMENT /
 PRELIMINARY DEVELOPMENT PLAN

ADAMS COUNTY, COLORADO

Issue Date:

04/15/22

Issue For:

1st PUD/PDP Submittal

NOT FOR CONSTRUCTION

REVISIONS:	DATE:
1	
2	
3	
4	

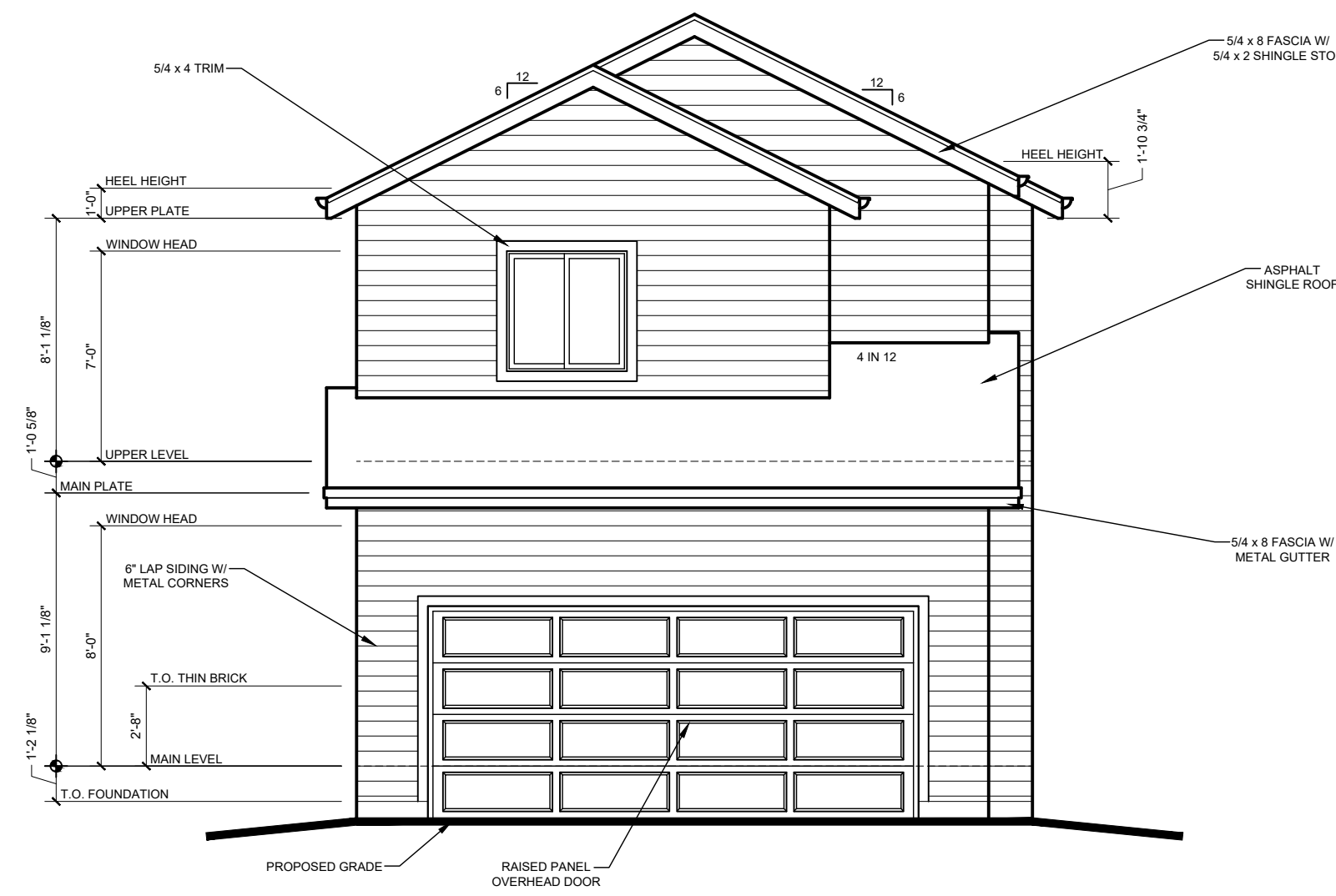
Sheet Name

**PLAN 1
 ELEVATION - 'C'**

Sheet Number

RARITAN ESTATES REDEVELOPMENT
 PLANNED UNIT DEVELOPMENT /
 PRELIMINARY DEVELOPMENT PLAN

ADAMS COUNTY, COLORADO



1 REAR ELEVATION - 'C'
 SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - 'C'
 SCALE: 1/4" = 1'-0"

Issue Date:

04/15/22

Issue For:

1st PUD/PDP Submittal

NOT FOR CONSTRUCTION

REVISIONS:	DATE:
1	
2	
3	
4	

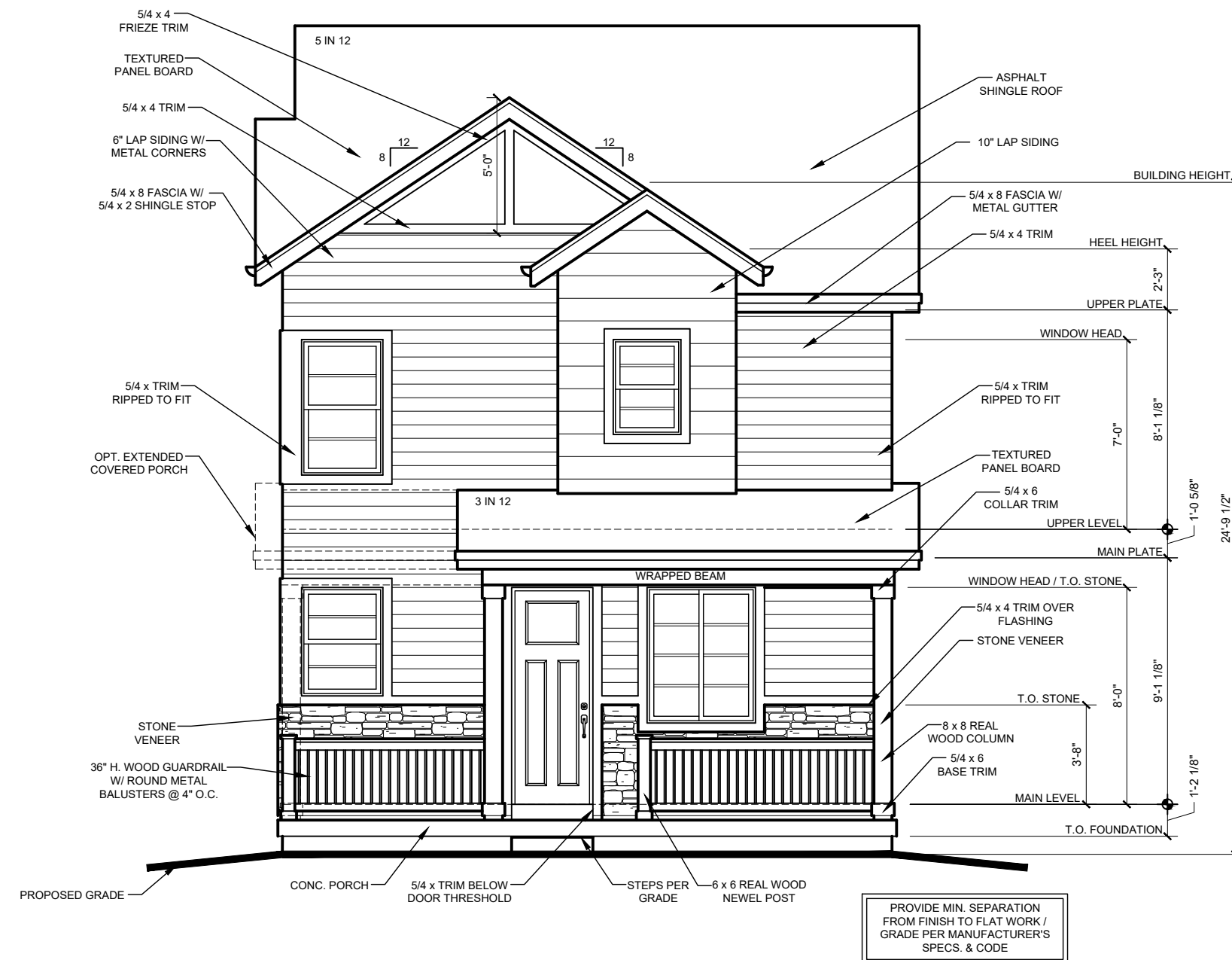
Sheet Name

**PLAN 1
 ELEVATION - 'C'**

Sheet Number

RARITAN ESTATES REDEVELOPMENT
 PLANNED UNIT DEVELOPMENT /
 PRELIMINARY DEVELOPMENT PLAN

ADAMS COUNTY, COLORADO



1 FRONT ELEVATION - 'B'

SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - 'B'

SCALE: 1/4" = 1'-0"

Issue Date:

04/15/22

Issue For:

1st PUD/PDP Submittal

NOT FOR CONSTRUCTION

REVISIONS:	DATE:
1	
2	
3	
4	

Sheet Name

**PLAN 2
 ELEVATION - 'B'**

Sheet Number

RARITAN ESTATES REDEVELOPMENT
 PLANNED UNIT DEVELOPMENT /
 PRELIMINARY DEVELOPMENT PLAN

ADAMS COUNTY, COLORADO

Issue Date:

04/15/22

Issue For:

1st PUD/PDP Submittal

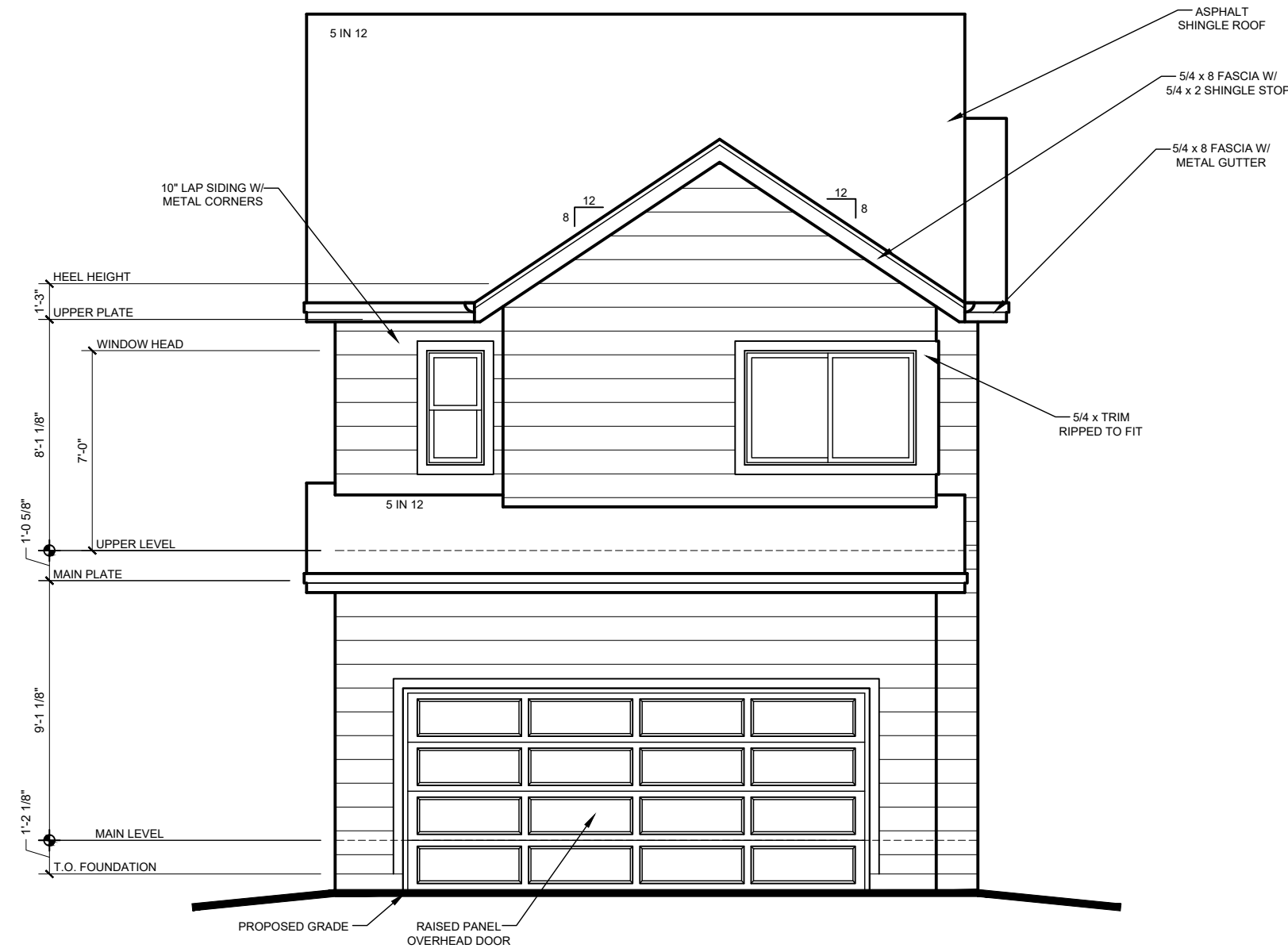
NOT FOR CONSTRUCTION

REVISIONS:	DATE:
1	
2	
3	
4	

Sheet Name

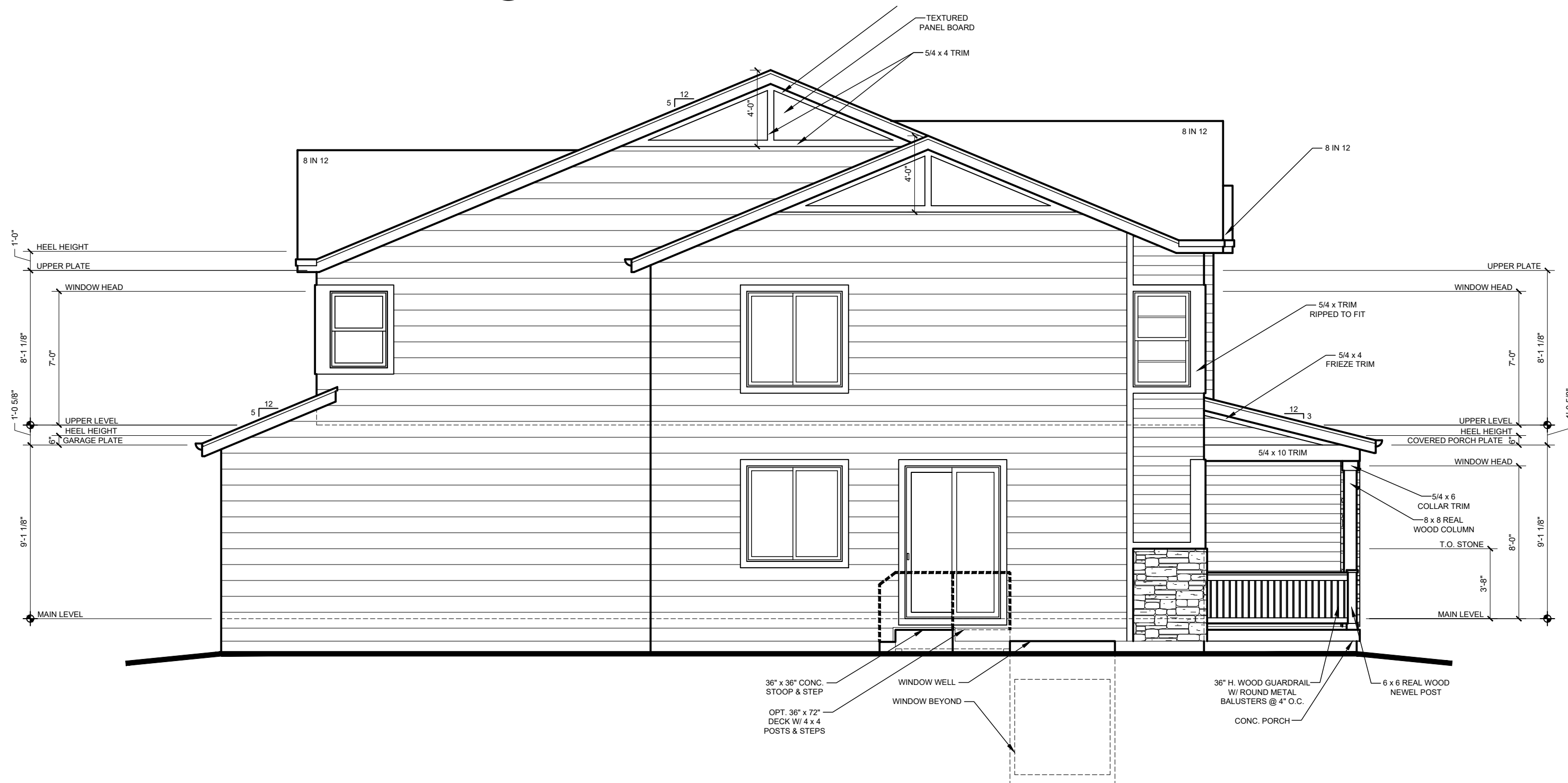
PLAN 2
ELEVATION - 'B'

Sheet Number



1 REAR ELEVATION - 'B'

SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - 'B'

SCALE: 1/4" = 1'-0"



RARITAN ESTATES REDEVELOPMENT
 PLANNED UNIT DEVELOPMENT /
 PRELIMINARY DEVELOPMENT PLAN

ADAMS COUNTY, COLORADO

Issue Date:
 04/15/22

Issue For:
 1st PUD/PDP Submittal

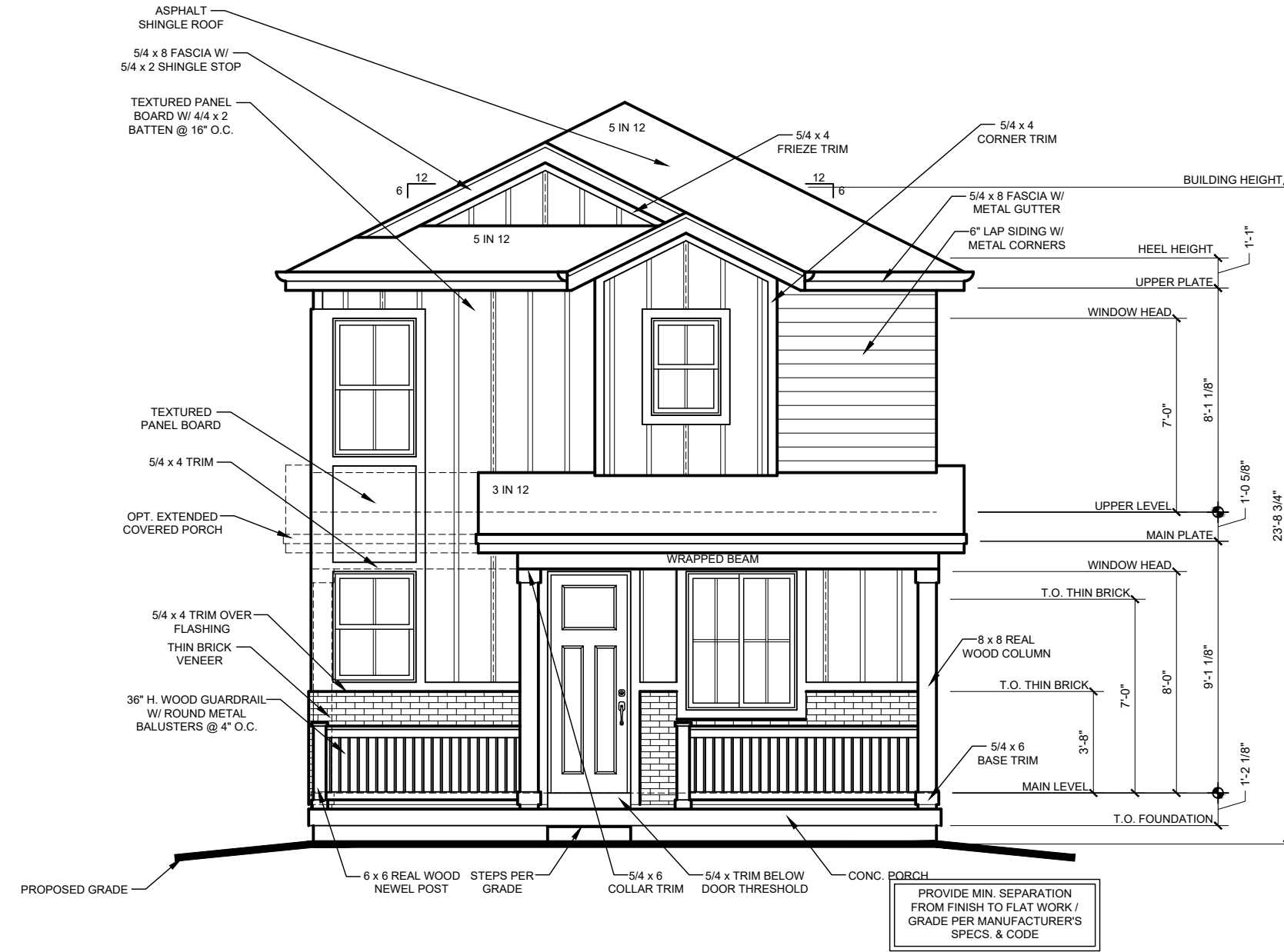
NOT FOR CONSTRUCTION

REVISIONS:	DATE:
1	
2	
3	
4	

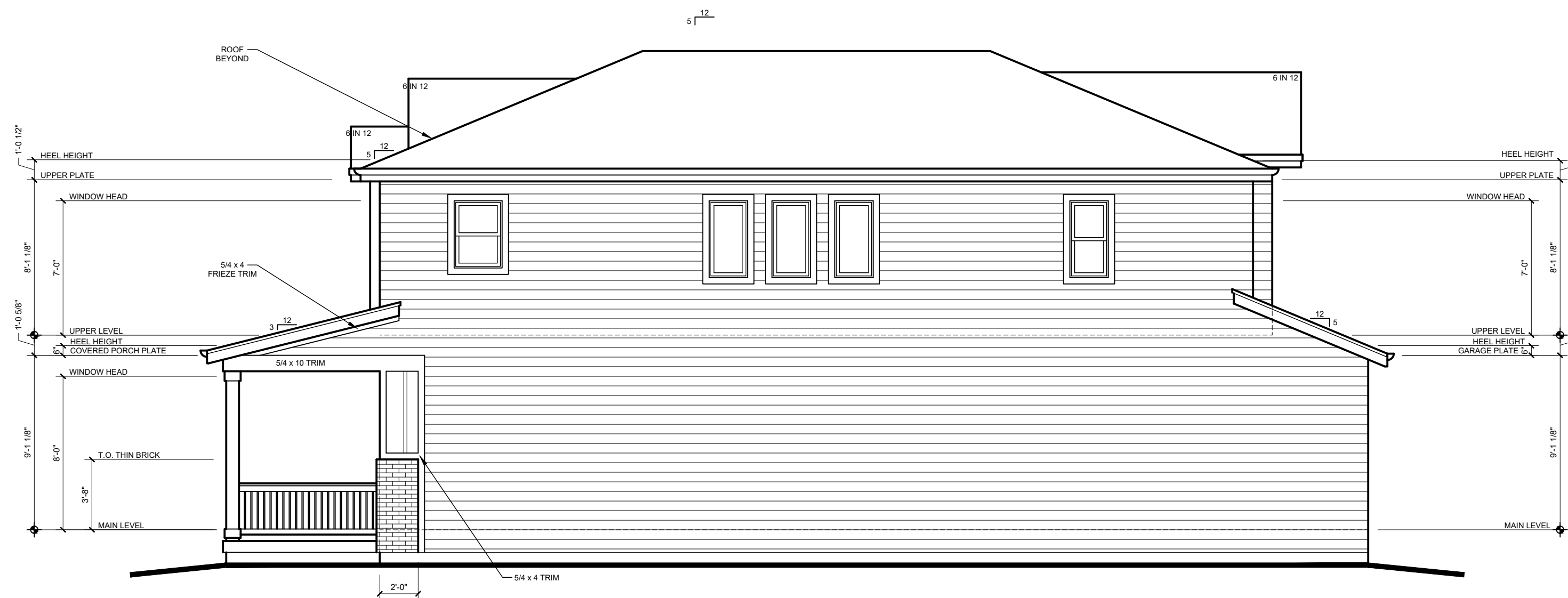
Sheet Name

**PLAN 2
 ELEVATION - 'C'**

Sheet Number



1 FRONT ELEVATION - 'C'
 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - 'C'
 SCALE: 1/4" = 1'-0"

RARITAN ESTATES REDEVELOPMENT
 PLANNED UNIT DEVELOPMENT /
 PRELIMINARY DEVELOPMENT PLAN

ADAMS COUNTY, COLORADO

Issue Date:
 04/15/22

Issue For:
 1st PUD/PDP Submittal

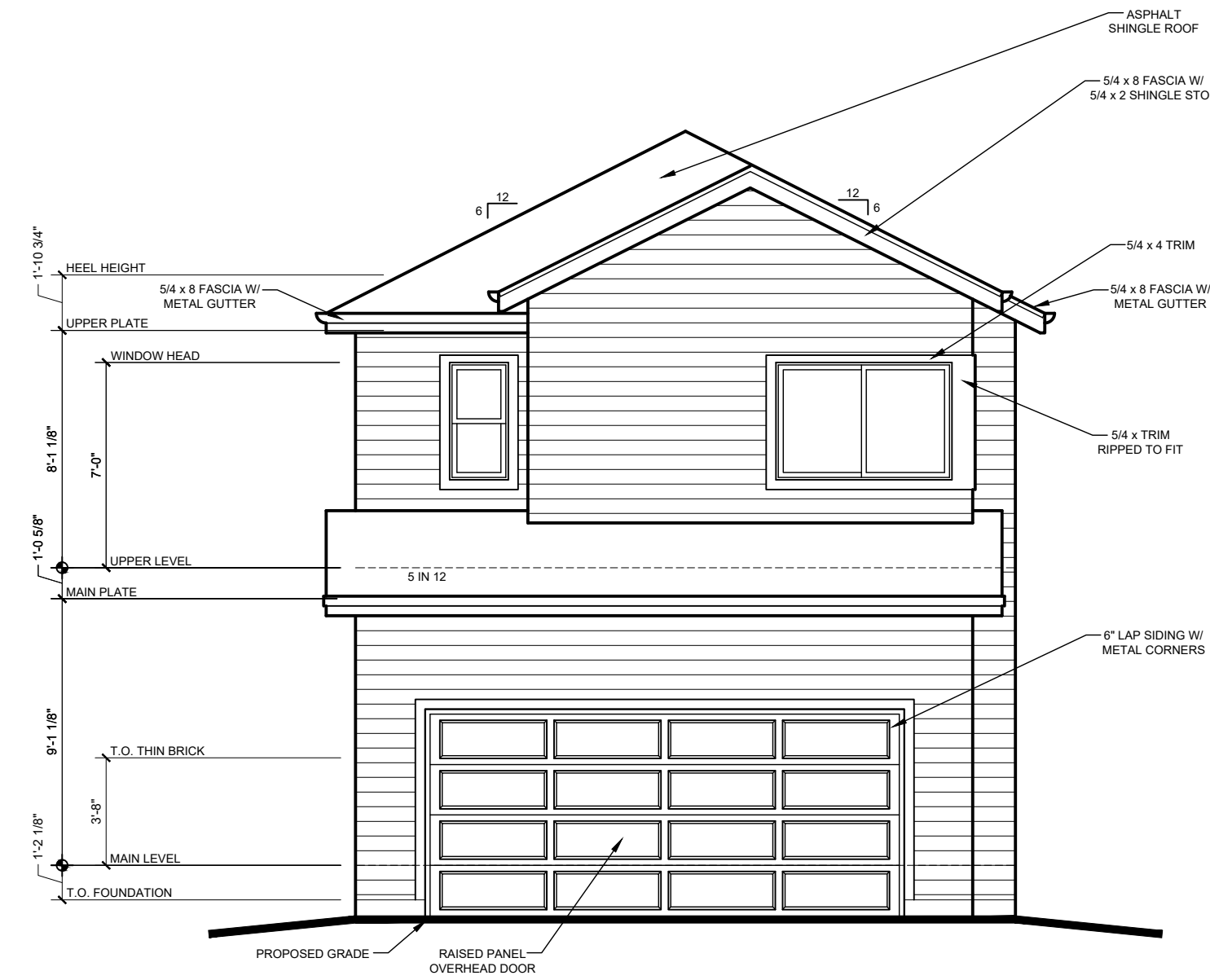
NOT FOR CONSTRUCTION

REVISIONS:	DATE:
1	
2	
3	
4	

Sheet Name

PLAN 2
ELEVATION - 'C'

Sheet Number



1 REAR ELEVATION - 'C'

SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - 'C'

SCALE: 1/4" = 1'-0"

RARITAN ESTATES REDEVELOPMENT
 PLANNED UNIT DEVELOPMENT /
 PRELIMINARY DEVELOPMENT PLAN

ADAMS COUNTY, COLORADO

Issue Date:

04/15/22

Issue For:

1st PUD/PDP Submittal

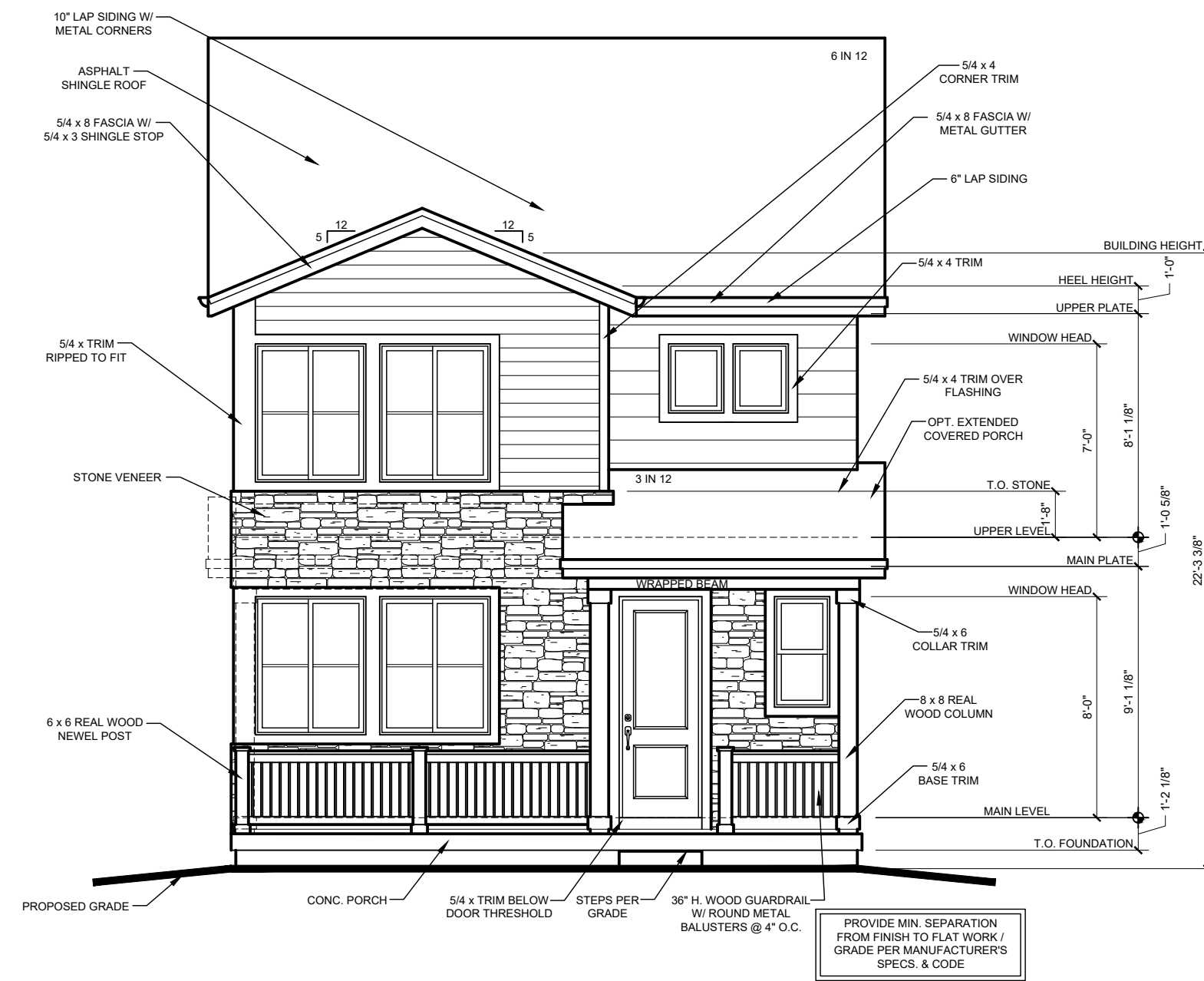
NOT FOR CONSTRUCTION

REVISIONS:	DATE:
1	
2	
3	
4	

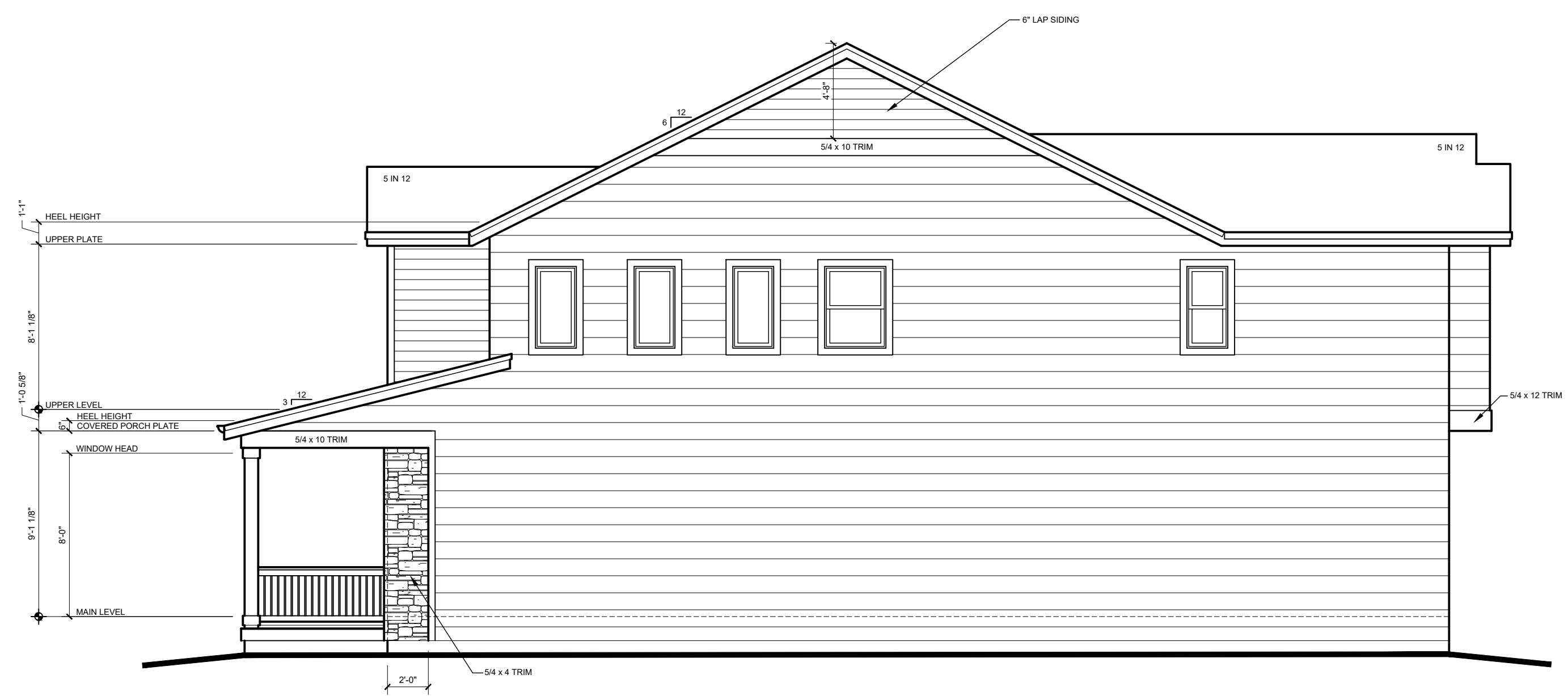
Sheet Name

PLAN 3
ELEVATION - 'A'

Sheet Number



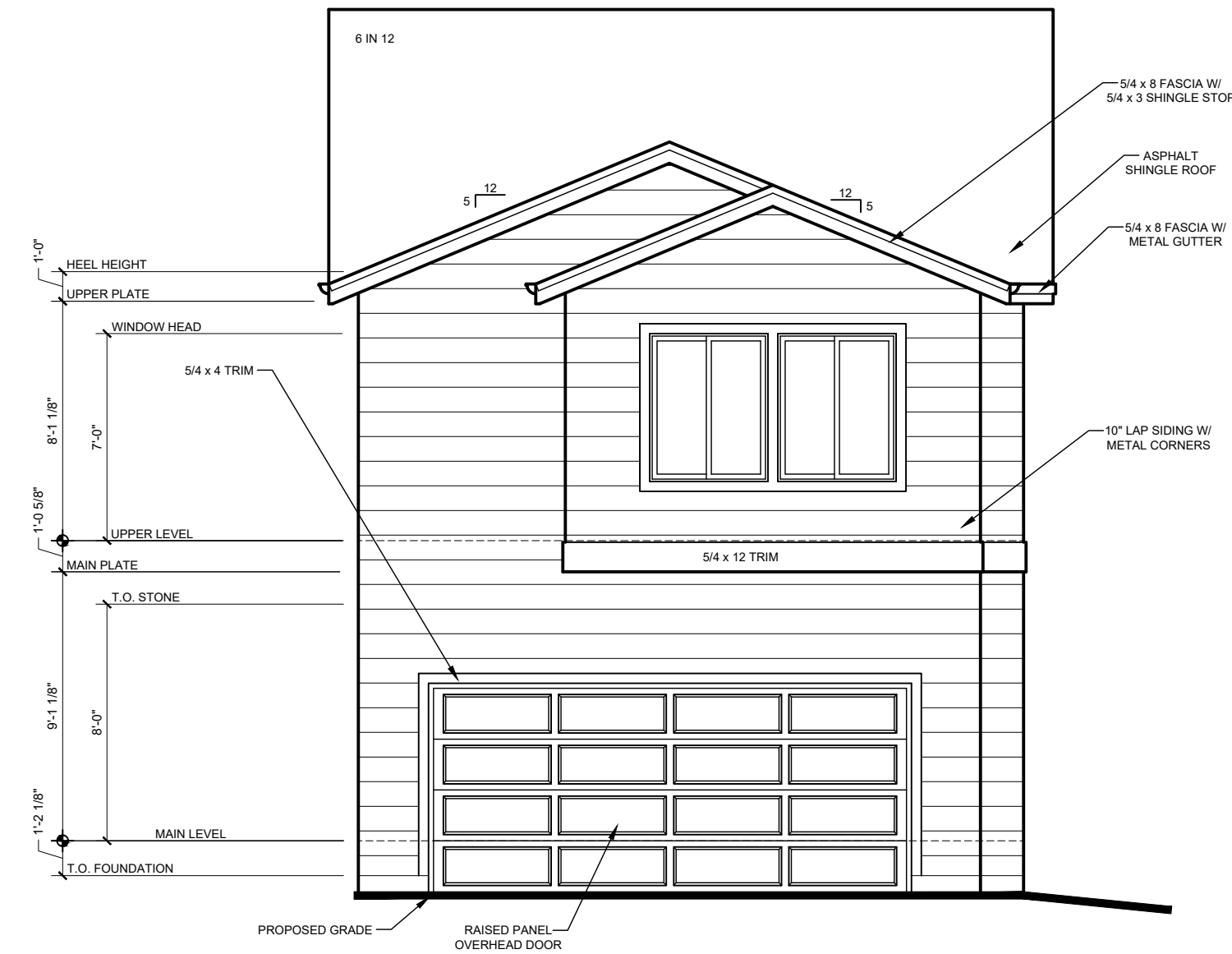
1 FRONT ELEVATION - 'A'
 SCALE: 1/4" = 1'-0"



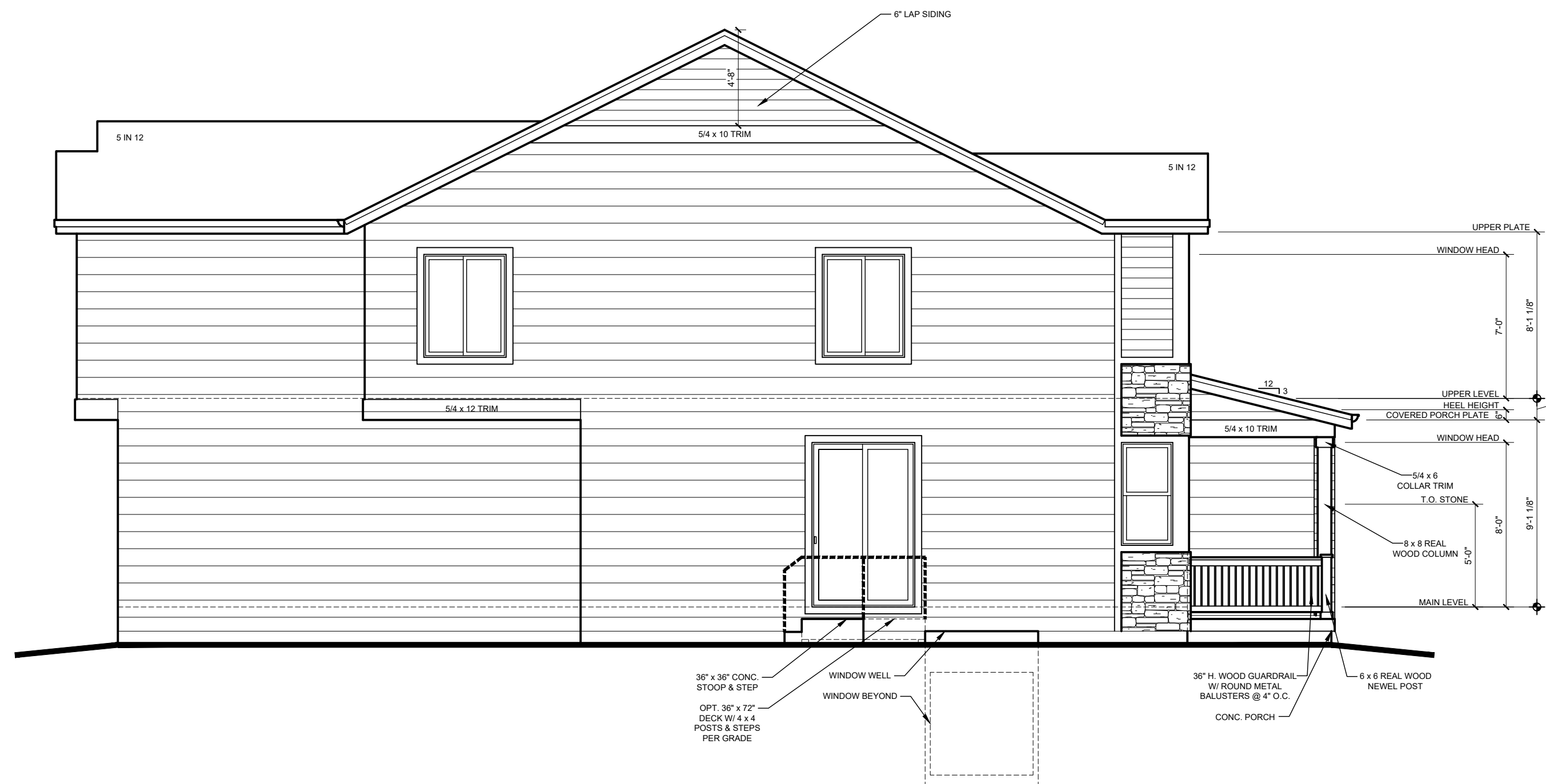
2 RIGHT ELEVATION - 'A'
 SCALE: 1/4" = 1'-0"

RARITAN ESTATES REDEVELOPMENT
 PLANNED UNIT DEVELOPMENT /
 PRELIMINARY DEVELOPMENT PLAN

ADAMS COUNTY, COLORADO



1 REAR ELEVATION - 'A'
 SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - 'A'
 SCALE: 1/4" = 1'-0"

Issue Date:

04/15/22

Issue For:

1st PUD/PDP Submittal

NOT FOR CONSTRUCTION

REVISIONS:	DATE:
1	
2	
3	
4	

Sheet Name

PLAN 3
ELEVATION - 'A'

Sheet Number

RARITAN ESTATES REDEVELOPMENT
 PLANNED UNIT DEVELOPMENT /
 PRELIMINARY DEVELOPMENT PLAN

ADAMS COUNTY, COLORADO

Issue Date:
 04/15/22

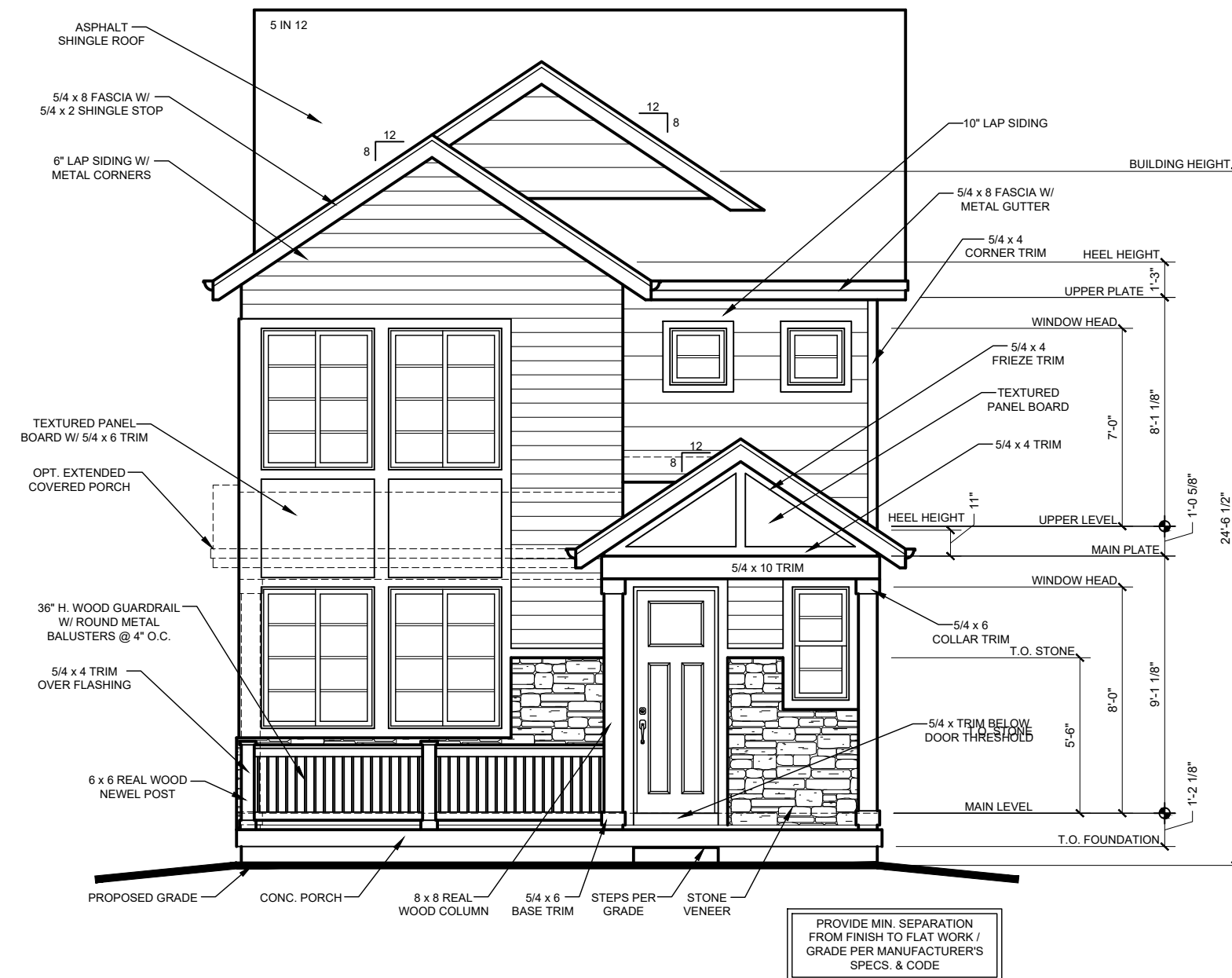
Issue For:
 1st PUD/PDP Submittal

NOT FOR CONSTRUCTION

REVISIONS:	DATE:
1	
2	
3	
4	

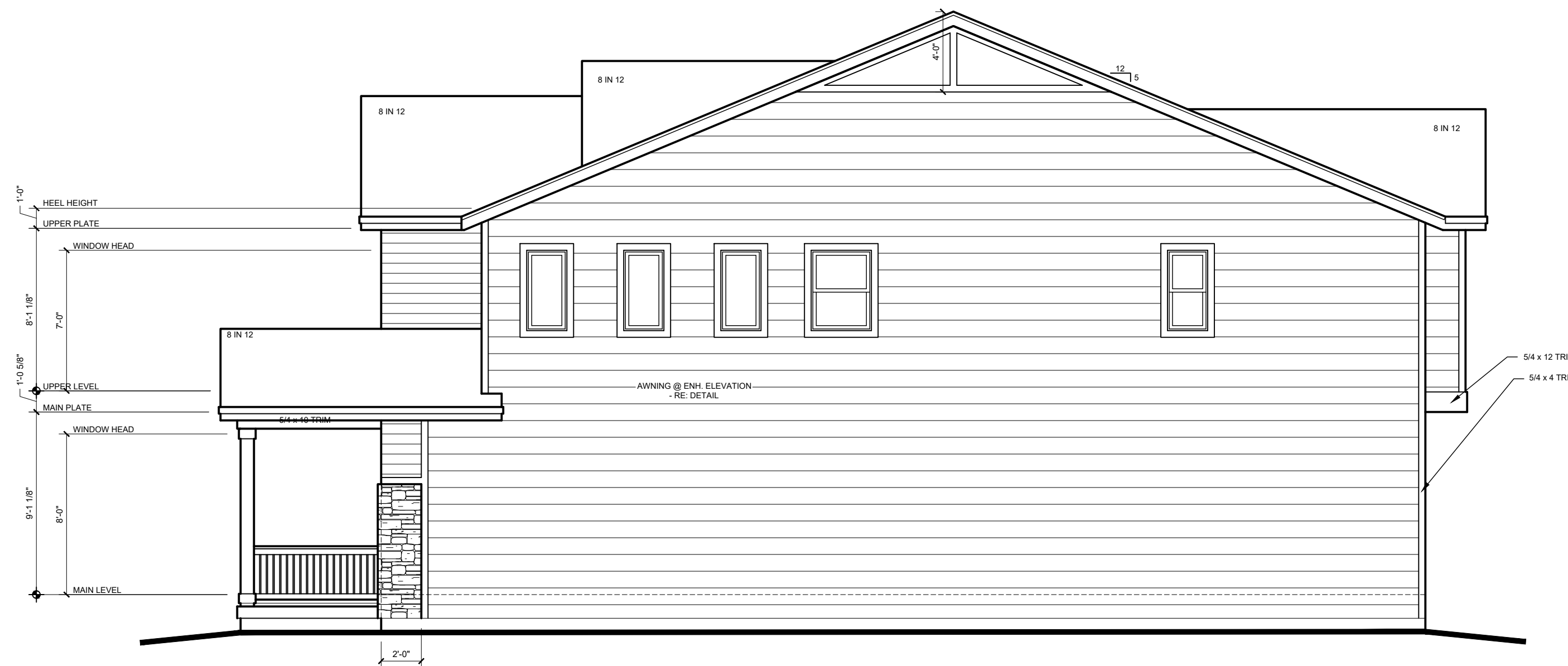
Sheet Name
PLAN 3
ELEVATION - 'B'

Sheet Number



1 FRONT ELEVATION - 'B'

SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - 'B'

SCALE: 1/4" = 1'-0"

RARITAN ESTATES REDEVELOPMENT
 PLANNED UNIT DEVELOPMENT /
 PRELIMINARY DEVELOPMENT PLAN

ADAMS COUNTY, COLORADO

Issue Date:
 04/15/22

Issue For:
 1st PUD/PDP Submittal

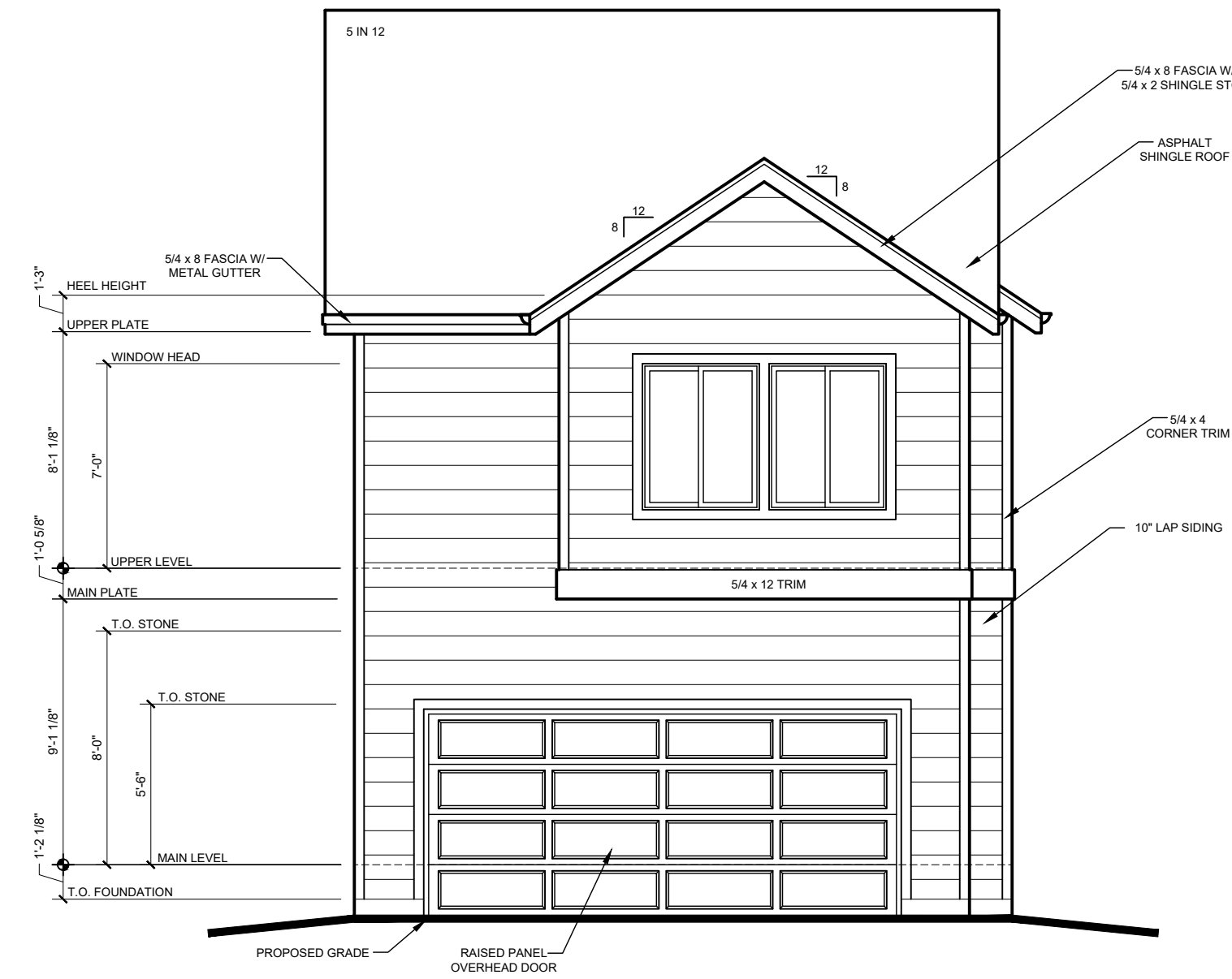
NOT FOR CONSTRUCTION

REVISIONS:	DATE:
1	
2	
3	
4	

Sheet Name

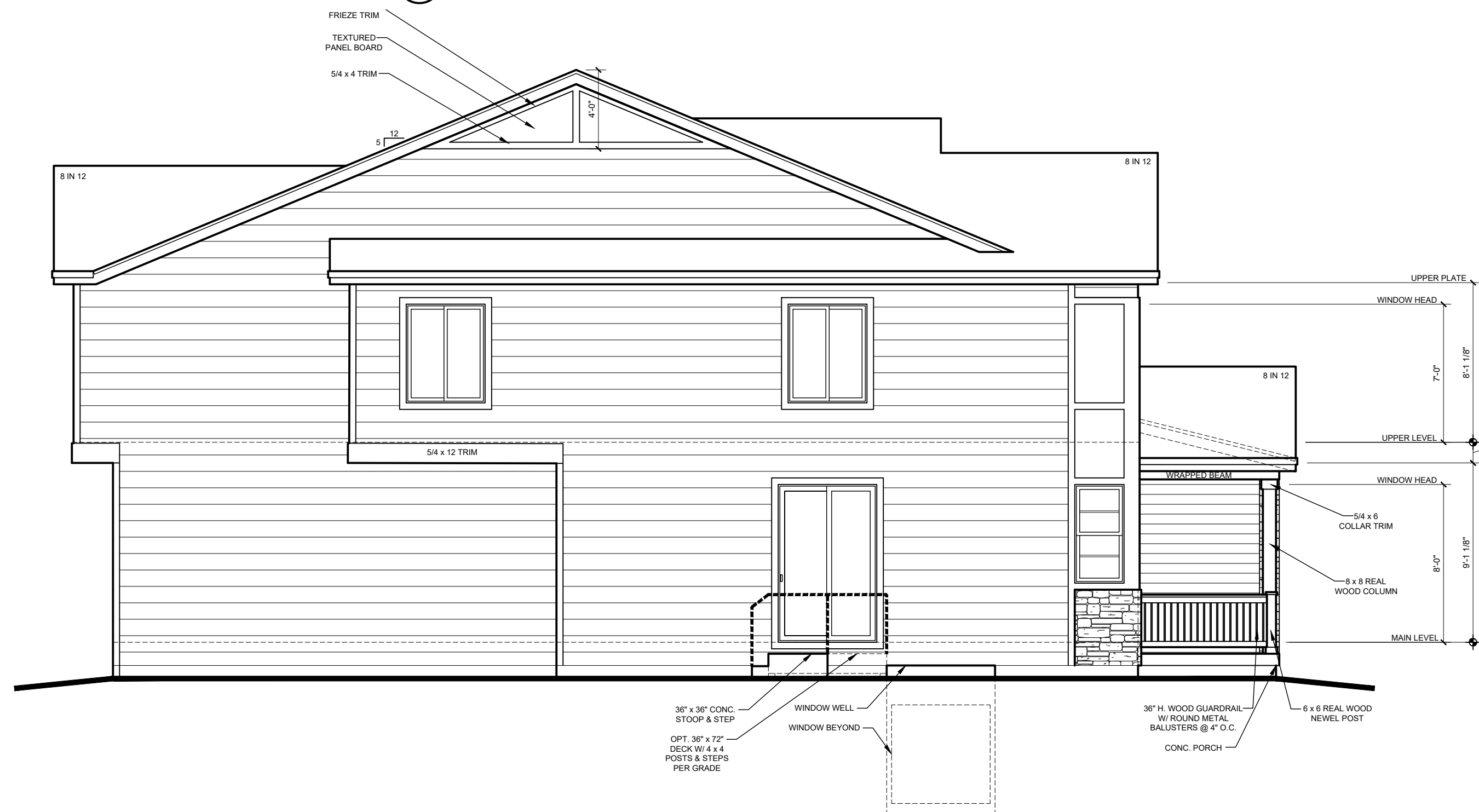
PLAN 3
ELEVATION - 'B'

Sheet Number



1 REAR ELEVATION - 'B'

SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - 'B'

SCALE: 1/4" = 1'-0"



LAND TITLE GUARANTEE COMPANY

Date: March 03, 2022

Subject: Attached Title Policy/Guarantee

Enclosed please find your product insuring the property located at 5350 TEJON STREET (PARCEL A) AND VACANT LOTS (PARCEL B), DENVER, CO 80221.

If you have any inquiries or require further assistance, please contact Land Title Residential Title Team at (303) 850-4141 or response@ltgc.com

Chain of Title Documents:

[Adams county recorded 09/10/2021 under reception no. 2021000107862](#)

[Adams county recorded 09/10/2021 under reception no. 2021000107870](#)

[Adams county recorded 07/06/2015 under reception no. 2015000052966](#)

[Adams county recorded 07/06/2015 under reception no. 2015000052965](#)

[Adams county recorded 03/21/2014 under reception no. 2014000017127](#)

[Adams county recorded 03/08/2004 under reception no. 20040308000069820](#)

Plat Map(s):

[Adams county recorded 04/17/2017 under reception no. 2017000033082](#)

Property Information Binder

CONDITIONS AND STIPULATIONS

1. Definition of Terms

The following terms when used in this Binder mean:

- (a) "Land": The land described, specifically or by reference, in this Binder and improvements affixed thereto which by law constitute real property;
- (b) "Public Records"; those records which impart constructive notice of matters relating to said land;
- (c) "Date": the effective date;
- (d) "the Assured": the party or parties named as the Assured in this Binder, or in a supplemental writing executed by the Company;
- (e) "the Company" means Old Republic National Title Insurance Company, a Minnesota stock company.

2. Exclusions from Coverage of this Binder

The company assumes no liability including cost of defense by reason of the following:

- (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; taxes and assessments not yet due or payable and special assessments not yet certified to the Treasurer's office.
- (b) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
- (c) Title to any property beyond the lines of the Land, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
- (d) Mechanic's lien(s), judgment(s) or other lien(s).
- (e) Defects, liens, encumbrances, adverse claims or other matters: (a) created, suffered or agreed to by the Assured;(b) not known to the Company, not recorded in the Public Records as of the Date, but known to the Assured as of the Date; or (c) attaching or creating subsequent to the Date.

3. Prosecution of Actions

1. The Company shall have the right at its own costs to institute and prosecute any action or proceeding or do any other act which in its opinion may be necessary or desirable to establish or confirm the matters herein assured; and the Company may take any appropriate action under the terms of this Binder, whether or not it shall be liable thereunder and shall not thereby concede liability or waive any provision hereof.
2. In all cases where the Company does not institute and prosecute any action or proceeding, the Assured shall permit the Company to use, at its option, the name of the Assured for this purpose. Whenever requested by the Company, the Assured shall give the Company all reasonable aid in prosecuting such action or proceeding, and the Company shall reimburse the Assured for any expense so incurred.

4. Notice of Loss - Limitation of Action

A statement in writing of any loss or damage for which it is claimed the Company is liable under this Binder shall be furnished to the Company within sixty days after such loss or damage shall have been determined, and no right of action shall accrue to the Assured under this Binder until thirty days after such statement shall have been furnished, and no recovery shall be had by the Assured under this Binder unless action shall be commenced thereon with two years after expiration of the thirty day period. Failure to furnish the statement of loss or damage or to commence the action within the time hereinbefore specified, shall be conclusive bar against maintenance by the Assured of any action under this Binder.

5. Option to Pay, Settle or Compromise Claims

The Company shall have the option to pay, settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Binder, or to pay the full amount of this Binder. Such payment or tender of payment of the full amount of the Binder shall terminate all liability of the Company hereunder.

6. Limitation of Liability - Payment of Loss

- (a) The liability of the Company under this Binder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall the liability exceed the amount of the liability stated on the face page hereof.
- (b) The Company will pay all costs imposed upon the Assured in litigation carried on by the Company for the Assured, and all costs and attorneys' fees in litigation carried on by the Assured with the written authorization of the Company.
- (c) No claim for loss or damages shall arise or be maintainable under this Binder (1) if the Company after having received notice of any alleged defect, lien or encumbrance not shown as an Exception or excluded herein removes such defect, lien or encumbrance within a reasonable time after receipt of such notice, or (2) for liability voluntarily assumed by the Assured in settling any claim or suit without written consent of the Company.
- (d) All payments under this Binder, except for attorney's fees as provided for in paragraph 6(b) thereof, shall reduce the amount of the liability hereunder pro tanto, and no payment shall be made without producing this Binder or an acceptable copy thereof for endorsement of the payment unless the Binder be lost or destroyed, in which case proof of the loss or destruction shall be furnished to the satisfaction of the Company.
- (e) When liability has been definitely fixed in accordance with the conditions of this Binder, the loss or damage shall be payable within thirty days thereafter.

7. Subrogation Upon Payment or Settlement

Whenever the Company shall have settled a claim under this Binder, all right of subrogation shall vest in the Company unaffected by any act of the Assured, and it shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Binder not been issued. If the payment does not cover the loss of the Assured, the Company shall be subrogated to the rights and remedies in the proportion which the payment bears to the amount of said loss. The Assured, if requested by the Company, shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect the right of subrogation, and shall permit the Company to use the name of the Assured in any transaction or litigation involving the rights or remedies.

8. Binder Entire Contract

Any action or actions or rights of action that the Assured may have or may bring against the Company arising out of the subject matter hereof must be based on the provisions of this Binder. No provision or condition of this Binder can be waived or changed except by a writing endorsed or attached hereto signed by the President, a Vice President, the Secretary, an Assistant Secretary or other validating officer of the Company.

9. Notices. Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at 400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111.

10. Arbitration

Unless prohibited by applicable law, either the Company or the insured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association.

ANTI-FRAUD STATEMENT: Pursuant to CRS 10-1-128(6)(a), it is unlawful to knowingly provide false, incomplete or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or

attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

This anti-fraud statement is affixed and made a part of this policy.

Copyright 2006-2022 American Land Title Association. All rights reserved. The use of this form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880



Craig B. Rants, Senior Vice President



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By  President
Attest  Secretary

**AMERICAN
LAND TITLE
ASSOCIATION**



Old Republic National Title Insurance Company

PROPERTY INFORMATION BINDER

Order Number: IN70763176

Policy No.: PIB70763176.17320171

Liability: \$500.00

Fee: \$500.00

Subject to the exclusions from coverage, the limits of liability and other provisions of the Conditions and Stipulations hereto annexed and made a part of this Binder,

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY a Corporation, herein called the Company,

GUARANTEES

UC TEJON LLC, A COLORADO LIMITED LIABILITY COMPANY

Herein called the Assured, against loss, not exceeding the liability amount stated above, which the assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records as of

February 24, 2022 at 5:00 P.M.

1. Title to said estate or interest at the date hereof is vested in:

UC TEJON LLC, A COLORADO LIMITED LIABILITY COMPANY

2. The estate or interest in the land hereinafter described or referred to covered by this Binder :

A FEE SIMPLE

3. The Land referred to in this Binder is described as follows:

PARCEL A:

LOT 4, RARITAN ESTATES SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:

LOTS 1, 2, 3, 5, 6 AND TRACT A, RARITAN ESTATES SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

4. The following documents affect the land:

1. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED APRIL 21, 2003 UNDER RECEPTION NO. [C1129271](#) AND AS AMENDED IN INSTRUMENT RECORDED JULY 26, 2017 UNDER RECEPTION NO. [2017000064286](#).
2. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION RECORDED MARCH 11, 2016 UNDER

Old Republic National Title Insurance Company

PROPERTY INFORMATION BINDER

Order Number: IN70763176

Policy No.: PIB70763176.17320171

RECEPTION NO. [2016000018653](#).

3. TERMS, CONDITIONS AND PROVISIONS OF CERTIFICATION RECORDED JUNE 10, 2016 UNDER RECEPTION NO. [2016000045754](#).
4. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION RECORDED APRIL 17, 2017 UNDER RECEPTION NO. [2017000033207](#).
5. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION RECORDED APRIL 17, 2017 UNDER RECEPTION NO. [2017000033208](#).
6. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF RARITAN ESTATES SUBDIVISION RECORDED APRIL 17, 2017 UNDER RECEPTION NO. [2017000033082](#).
7. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA / NSPS LAND TITLE SURVEY CERTIFIED JULY 23, 2021 PREPARED BY EMK CONSULTANTS, INC., SAID DOCUMENT STORED AS OUR ESI [39862677](#)
 - 1) FENCES NOT COINCIDENT WITH PROPERTY LINES
 - 2) OVERHEAD UTILITY LINES WITHOUT BENEFIT OF AN EASEMENT
8. DEED OF TRUST DATED SEPTEMBER 03, 2021, FROM UC TEJON LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF ADAMS COUNTY, COLORADO FOR THE USE OF FIRSTBANK TO SECURE THE SUM OF \$780,000.00 RECORDED SEPTEMBER 10, 2021, UNDER RECEPTION NO. [2021000107863](#).

NOTE: ADDITIONAL UPDATES TO THE EFFECTIVE DATE OF THE BINDER MAY BE REQUESTED BY THE PROPOSED INSURED. ONE UPDATE IS INCLUDED WITH THIS BINDER AT NO ADDITIONAL COST. ANY ADDITIONAL UPDATES WILL BE ISSUED AT THE COST OF \$125 PER UPDATE. FOR EACH UPDATE PROVIDED, A REVISED BINDER WILL BE ISSUED SHOWING A NEW EFFECTIVE DATE AND ANY MATTERS RECORDED SINCE THE EFFECTIVE DATE OF THE PREVIOUS BINDER.

NOTE: THIS BINDER DOES NOT REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF SAID RIGHTS, RECORDED OR NOT.

NOTE: THIS BINDER IS NOT A REPORT OR REPRESENTATION AS TO MINERAL INTERESTS, AND SHOULD NOT BE USED, OR RELIED UPON, IN CONNECTION WITH THE NOTICE REQUIREMENTS THAT ARE SET FORTH IN CRS 24-65.5-103.



INVOICE

Land Title Guarantee Company
5975 Greenwood Plaza Blvd Suite 125
Greenwood Village, CO 80111
(303) 270-0445
Tax ID: 84-0572036

UC TEJON LLC, A COLORADO LIMITED LIABILITY COMPANY
ATTN: UC TEJON LLC, A COLORADO LIMITED LIABILITY COMPANY
10657 E IDA AVE
Englewood, CO 80111

<u>Reference</u>	
Your Reference Number:	
Our Order Number:	70763176
Our Customer Number:	88222.1
Invoice (Process) Date:	03/03/2022
Transaction Invoiced By:	Andy Peterson
Email Address:	apeterson@ltgc.com

Invoice Number: 70763176

Property Address: 5350 TEJON STREET (PARCEL A) AND VACANT LOTS (PARCEL B), DENVER, CO 80221

Parties: UC TEJON, LLC, A COLORADO LIMITED LIABILITY COMPANY

- Charges -	
Property Information Binder	\$500.00
Amount Credited	\$0.00
Total Invoice Amount	\$500.00
Total Amount Due	\$500.00
<p>Payment due upon receipt</p> <p><i>Please reference Invoice No. 70763176 on payment</i></p> <p>Please make check payable and send to: Land Title Guarantee Company 5975 Greenwood Plaza Blvd Suite 125 Greenwood Village, CO 80111</p>	



NORTH LINCOLN WATER and SANITATION DISTRICT

1560 Broadway, Suite 1400
Denver, Colorado 80202

Telephone: (303) 861-0061

Facsimile: (303) 825-0642

March 24, 2022

Mr. Todd Johnson
Urban Cottages, LLC
10657 E. Ida Avenue
Englewood, CO 80111

RE: Water and Sewer Service – Will Serve Letter
Urban Cottages Tejon (Raritan Estates Subdivision)

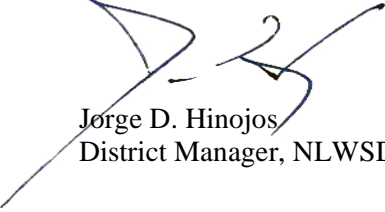
Dear Mr. Johnson:

Pursuant to the due diligence by the Owner of the property at 5350 Tejon Street, Denver, Colorado, Adams County has requested confirmation that North Lincoln Water and Sanitation (NLWSD) can provide water and sewer service to the town home properties. We acknowledge the property is in the jurisdiction of North Lincoln Water and Sanitation District.

Therefore, this is confirmation that NLWSD is capable of serving the named facilities with water and sewer service. NLWSD is contracted with Denver Water as an integrated system who in turn supplies the water and NLWSD distributes the water through its water distribution network. The sewer is discharged to and is treated by Metro Water Recovery.

Should you have any questions, please feel free to contact me directly.

Very truly yours,



Jorge D. Hinojos
District Manager, NLWSD



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE	
UC TEJON LLC 5350 TEJON ST DENVER, CO 80221-1432	53-0013748989-4	10/25/2021	
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	750677913	10/04/2021	\$272.04

DAILY AVERAGES	Last Year	This Year
Temperature	66° F	66° F
Electricity kWh	0.0	0.0
Electricity Cost	\$0.00	\$0.19

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

Electricity Service	09/10/21 - 10/01/21	0 kWh	\$4.02
Natural Gas Service	09/10/21 - 10/01/21	2 therms	\$11.55
Other Recurring Charges			\$1.47
Non-Recurring Charges / Credits			\$255.00
Current Charges			\$272.04

YOUR MONTHLY NATURAL GAS USAGE

O N D J F M A M J J A S O

DAILY AVERAGES	Last Year	This Year
Temperature	66° F	66° F
Gas Therms	0.0	0.1
Gas Cost	\$0.00	\$0.55

ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 09/10	\$0.00
No Payments Received		\$0.00
Balance Forward		\$0.00
Current Charges		\$272.04
Amount Due (Cantidad a pagar)		\$272.04

QUESTIONS ABOUT YOUR BILL?

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



RETURN BOTTOM PORTION WITH YOUR PAYMENT • PLEASE DO NOT USE STAPLES, TAPE OR PAPER CLIPS



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

AV 02 008923 81555B 49 A**5DGT



UC TEJON LLC
 10657 E IDA AVE
 ENGLEWOOD CO 80111-3930

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-0013748989-4	10/25/2021	\$272.04	

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

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



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



32 53102521 00137489894 0000002720400000027204

008923 1/5

6



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE
UC TEJON LLC 5350 TEJON ST DENVER, CO 80221-1432	53-0013748989-4	10/25/2021
	STATEMENT NUMBER	STATEMENT DATE
	750677913	10/04/2021
		AMOUNT DUE
		\$272.04

SERVICE ADDRESS: 5350 TEJON ST DENVER, CO 80221-1432
NEXT READ DATE: 11/02/21

ELECTRICITY SERVICE DETAILS

PREMISES NUMBER: 301067460
INVOICE NUMBER: 0926696336

METER READING INFORMATION

METER 74857430			
Read Dates: 09/10/21 - 10/01/21 (21 Days)			
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	11251 Estimate	11251 Estimate	0 kWh

ELECTRICITY CHARGES

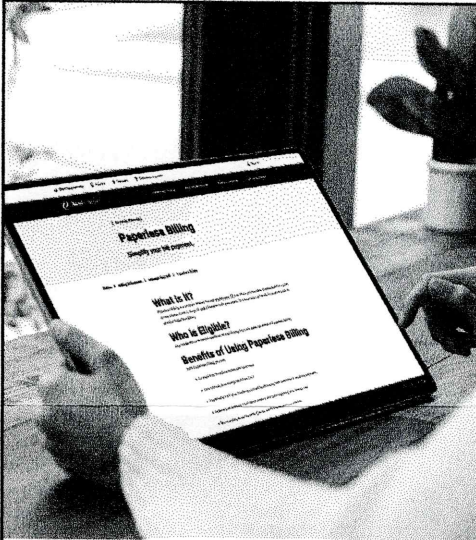
RATE: R Residential General

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$3.92
Summer Season	0 kWh	\$0.083560	\$0.00
Winter Season	0 kWh	\$0.071360	\$0.00
Trans Cost Adj	0 kWh	\$0.001080	\$0.00
Elec Commodity Adj	0 kWh	\$0.035440	\$0.00
Elec Commodity Adj	0 kWh	\$0.038600	\$0.00
Demand Side Mgmt Cost	0 kWh	\$0.001770	\$0.00
Purch Cap Cost Adj	0 kWh	\$0.004150	\$0.00
CACJA	0 kWh	-\$0.000090	\$0.00
Trans Elec Plan	0 kWh	\$0.000460	\$0.00
RDA	0 kWh	-\$0.002720	\$0.00
Energy Assistance Chg			\$0.02
Renew. Energy Std Adj			\$0.04
Colo Energy Plan Adj			\$0.04
Subtotal			\$4.00
Total			\$4.02

SERVICE ADDRESS: 5350 TEJON ST DENVER, CO 80221-1432
NEXT READ DATE: 11/02/21

NATURAL GAS SERVICE DETAILS

PREMISES NUMBER: 301067460
INVOICE NUMBER: 0459309576



AVOID THE CLUTTER OF YOUR PAPER BILL.

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

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



TOGETHER WE POWER STABILITY.

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

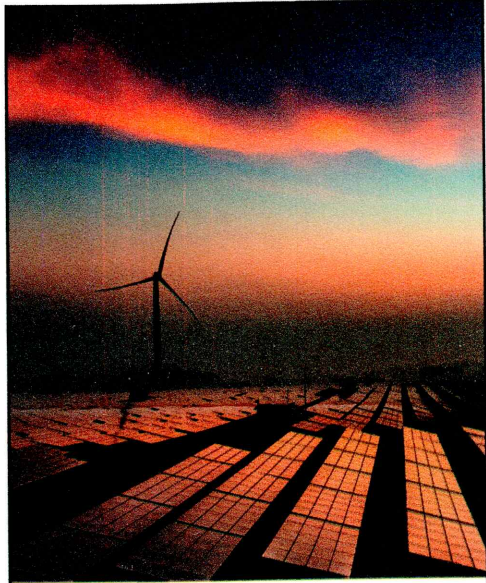
There are two ways to contribute:

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

MONTHLY DONATION:

\$20 _____ \$10 _____ \$5 _____ Other _____





**CARBON-FREE
ELECTRICITY
BY 2050.**

We believe the future is carbon free. That's why our vision is to provide zero-carbon electricity by 2050. Together, we believe we can make it a reality.

Learn more at
xcelenergy.com/CleanEnergy.

SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE
UC TEJON LLC 5350 TEJON ST DENVER, CO 80221-1432	53-0013748989-4	10/25/2021
	STATEMENT NUMBER	STATEMENT DATE
	750677913	10/04/2021
		AMOUNT DUE
		\$272.04

METER READING INFORMATION			
METER 20434031		Read Dates: 09/10/21 - 10/01/21 (21 Days)	
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	7804 Actual	7802 Estimate	2 ccf

NATURAL GAS ADJUSTMENTS			
DESCRIPTION	VALUE UNITS	CONVERSION	VALUE UNITS
Therm Multiplier	2 ccf	x 0.872541	2 therms

NATURAL GAS CHARGES			
RATE: RG Residential			
DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$8.55
Usage Charge	2 therms	\$0.193940	\$0.39
Interstate Pipeline	1.84 therms	\$0.063200	\$0.12
Interstate Pipeline	0.16 therms	\$0.062300	\$0.01
Natural Gas 3 Qtr	1.84 therms	\$0.353100	\$0.65
DSMCA			\$0.41
RDS			\$1.22
Natural Gas 4 Qtr	0.16 therms	\$0.473800	\$0.08
Pipe Sys Int Adj	2 therms	\$0.047610	\$0.10
Energy Assistance Chg			\$0.02
Subtotal			\$11.53
Total			\$11.55

OTHER RECURRING CHARGES DETAILS	
INVOICE NUMBER:	926696318
ADDRESS:	5350 TEJON ST DENVER, CO 80221-1432

DESCRIPTION	USAGE UNITS	UNIT CHARGE	QTY	CHARGE
Install Number 104541 09/10/21 to 09/30/21 UNINCORPORATED STREET LIGHTING				
Street Lights	4 kWh	\$1.85	1	\$1.30
Trans Cost Adj				\$0.00
Elec Commodity Adj				\$0.14
Demand Side Mgmt				\$0.00
Purch Cap Cost Adj				\$0.01
CACJA				\$0.00
Renew. Energy Std Adj				\$0.01
Colo Energy Plan Adj				\$0.01
Total				\$1.47

NON-RECURRING CHARGES / CREDITS DETAILS		
DESCRIPTION		CHARGE
Deposit Due	Premise # 301067460	\$117.00
Deposit Due	Premise # 301067460	\$128.00
Transfr Responsibility	Premise # 301067460	\$10.00
Total		\$255.00

008923 2/5



10/04/2021

53-0013748989-4

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6 AND TRACT A

RARITAN

ESTATES

SUBDIVISION

COUNTY OF ADAMS, STATE OF COLORADO.



**RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests,
Penalties)**

Account	Parcel Number	Receipt Date	Receipt Number
R0191671	0182516216011	Jul 8, 2021	2021-07-08-WEB-32627

CARRILLO PASCUAL AND
5350 TEJON ST
DENVER, CO 80221

Situs Address	Payor
5350 TEJON ST	Ana Carrillo

Legal Description
RARITAN ESTATES SUBD LOT 4

Property Code	Actual	Assessed	Year	Area	Mill Levy
RES IMPRV LAND - 1112	68,000	4,860	2020	497	122.391
SINGLE FAMILY RES - 1212	249,484	17,840	2020	497	122.391

Payments Received	
Credit card	\$2,861.63

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2020	Interest Charge	\$83.35	\$0.00	\$83.35	\$0.00
2020	Tax Charge	\$2,778.28	\$0.00	\$2,778.28	\$0.00
				\$2,861.63	\$0.00
Balance Due as of Jul 8, 2021					\$0.00

WE ARE EXPANDING TO SERVE YOU BETTER! WATCH FOR NEW LOCATIONS ON OUR WEBSITE!

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
[Stay Safe! Please use website services www.adcotax.com]

Email: treasurer@adcogov.org
Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!



SUBDIVISION-MAJOR / PRELIMINARY

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 3) 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 (pg. 2)
- 3. Written Explanation of the Project
- 4. Site Plan Showing Proposed Development
- 5. Copy of Plat prepared by Registered Land Surveyor (pg. 7)
- 6. School Impact Analysis (contact applicable District)
- 7. Fire Protection Report (contact applicable District)
- 8. Proof of Ownership (title policy dated within 30 days of submittal)
- 9. Proof of Water and Sewer Services
- 10. Proof of Utilities (e.g. electric, gas)
- 11. Legal Description
- 12. Statement of Taxes Paid
- 13. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 12)
- 14. Certificate of Surface Development (pg. 13)

Required Engineering Documents (see notes on next page)

- 1. Preliminary Drainage Report
- 2. Preliminary Traffic Impact Study
- 3. Preliminary Erosion and Sediment Control Plans
- 4. Preliminary Construction/ Engineering Design Plans

continued on next page...



Application Type:

<input type="checkbox"/> Conceptual Review	<input checked="" type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input checked="" 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

Prepared by:



On behalf of:

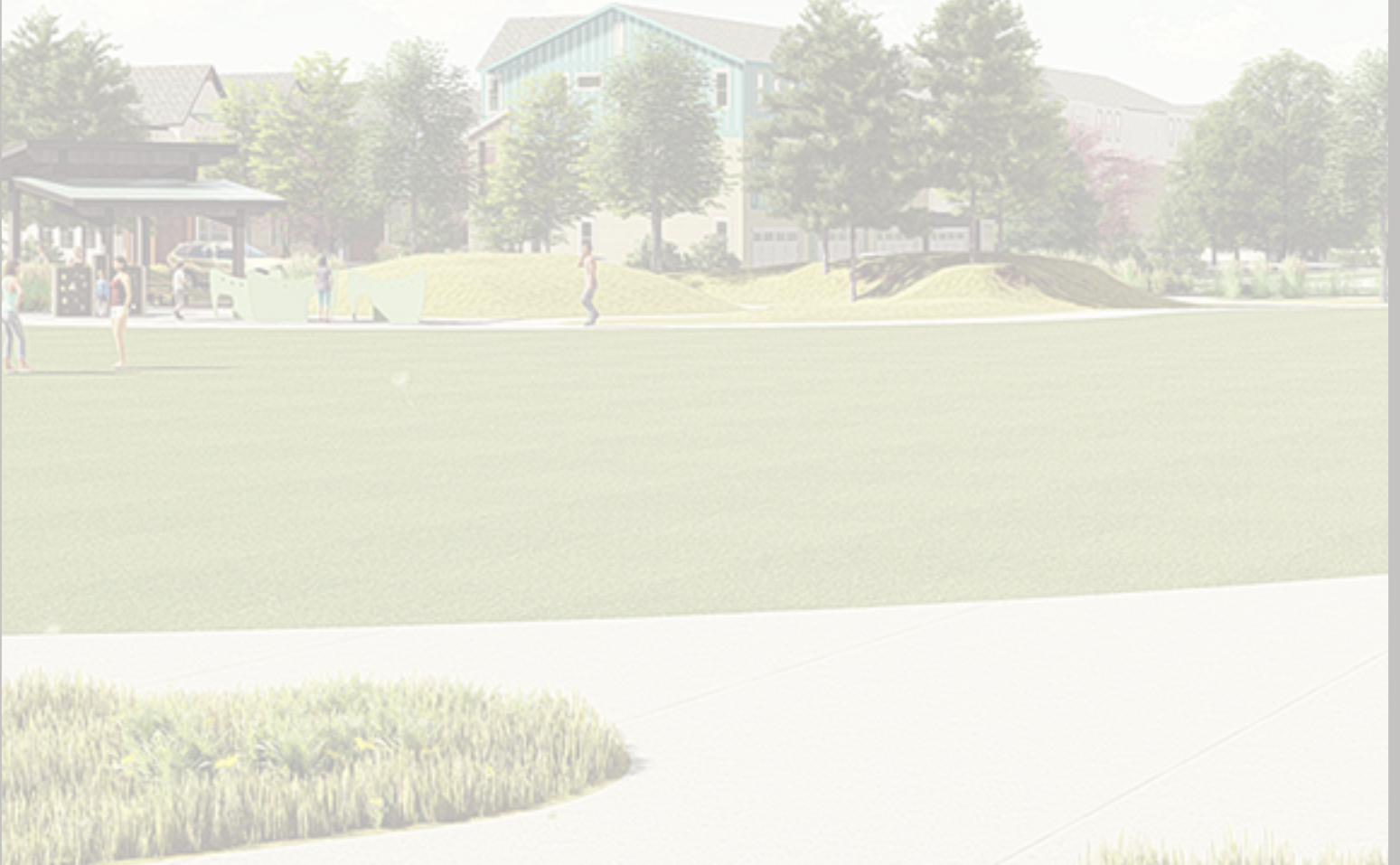


02.25.2022

RARITAN ESTATES REDVELOPMENT

SINGLE-FAMILY DETACHED HOMES

ZONE MAP AMENDMENT & PUD WRITTEN EXPLANATION



PROJECT INTENT

On behalf of Urban Cottages, LLC, PCS Group is submitting an application for a Rezoning Map Amendment and PUD application for an approximately 2.1 acre site of vacant land located at 5350 Tejon Street. The site currently consists of undeveloped parcels and right of way. The project proposes the construction of a maximum of 16 single-family detached homes. Homes will be two-story, alley-loaded with approximate lot sizes at 2,500 sf. Approximate home sizes will be 1,200 sf. The total project density will be approximately 7.8 du/ac.

The site design approach focuses on creating modestly sized homes on smaller lots. These 'missing middle' design features allow walkable, medium density, infill housing near public transportation and amenities. Missing middle housing caters to households usually overlooked in home design and planning, including seniors, singles, and young families.



Context Map





Site Location

CURRENT ZONING & USE:

The property is generally bounded by Tejon St. to the west, Raritan St. on the east, existing homes on Raritan Way. To the south and existing homes on Shoshone St on the north. The parcels requested for rezoning are as follows:

1. Parcel #: 0182516215009
2. Parcel #: 0182516215010
3. Parcel #: 0182516216011
4. Parcel #: 0182516216012
5. Parcel #: 0182516216013
6. Parcel #: 0182516216014
7. Parcel #: 018.82516216015

Additionally, an existing, undeveloped portion of Raritan Way right of way is to be vacated.

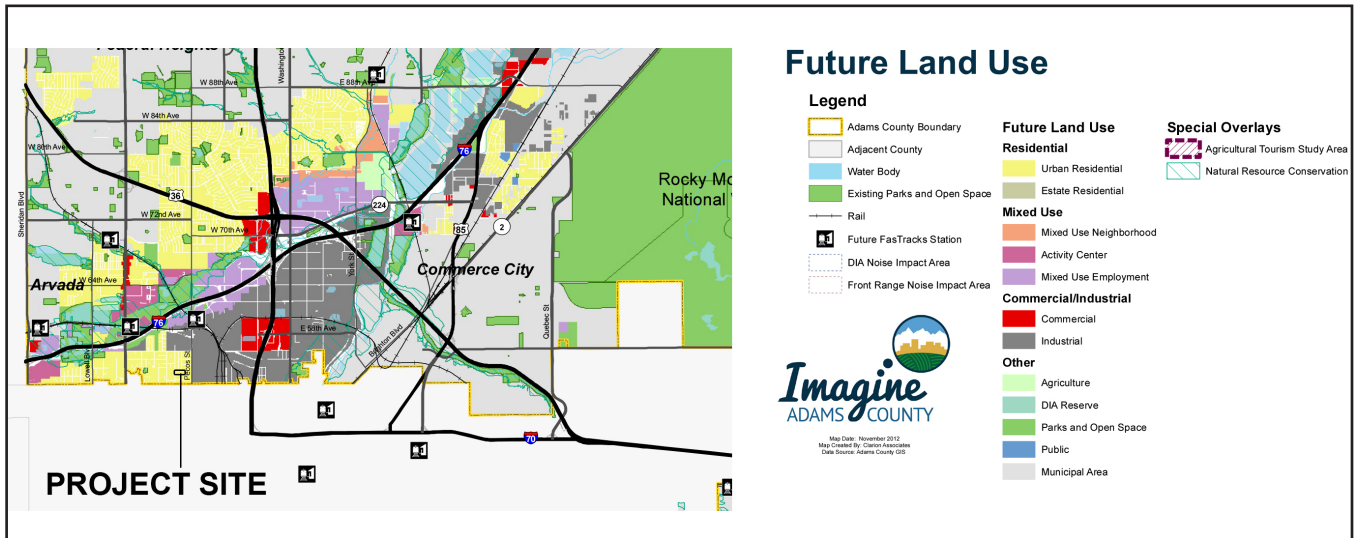


Conceptual Site Elements

Parcels 2 – 7 listed above are currently platted with 5 large home sites of about 8,700 square feet on a cul-de-sac right of way extended from Raritan Way. The parcels are vacant land bounded by existing fencing. Parcel 1 includes an existing single-family detached residence. The residential parcels are currently zoned R-1-C. An existing multi-family development, zoned R-3, is located directly east of the site. Residential properties are located on the north, south and western perimeters of the site and are zoned R-1-C.

PROPOSED USE:

The proposed use is for a maximum of 16 single-family detached homes sized for families. The current zoning and plat encourage large homes on large lots, like those recently built to the north at Berkeley Pointe by Del-West. That form, if built here, will result in new home closing prices approaching \$1 million. The plan proposes smaller lot sizes and home sizes with an increased overall project density. The resulting single-family detached homes will target a value closer to half that of the what the current plat would produce.



FUTURE LAND USE & PROJECT LOCATION

The site design approach focuses on creating modestly sized homes on smaller lots. These 'missing middle' design features allow walkable, medium density, infill housing near public transportation and amenities. 'Missing middle' housing caters to households usually overlooked in home design and planning, including seniors, singles, and young families.

ZONE CHANGE REQUEST

The proposed product type a associated lot size is not permitted within the current zoning. Therefore, an application for a Zone Map Amendment request is being provided to the county.

COMPREHENSIVE PLAN COMPLIANCE

The project site is located with the Southwest Area Framework Plan as described in Policy 14 of the Comprehensive Plan. This portion of the county has been identified as an area of opportunity for future growth including development of unimproved enclaves, redevelopment of former industrial sites, development of commercial areas and improvement of commercial corridors. The project will be in compliance with Policy 14.5 of the Comprehensive Plan as outlined below:

Policy 14.5: Maintain and Enhance the Quality of Existing Residential Neighborhoods

14.5.a. Southwest Area Plan—County land use decisions will be consistent with the southwest Adams County Framework Plan.

Response: A residential project of this type at this location is similar in use with adjacent residential properties and is consistent with the policies and plans for growth per the Southwest Area Framework Plan.

14.5.b. Public Infrastructure Improvements—Continue to make public infrastructure improvements— such as installing curbs and gutters, improving roadways, pedestrian/trail connections, and park facilities—to enhance the image of established residential neighborhoods and improve the health and quality of life of area residents.

Response: The project will develop a missing portion of the adjacent neighborhood by providing new access points to adjacent streets, sidewalks and include manicured landscape areas with active and passive open space.

SITE DESIGN

Traffic & Vehicular Access

Primary vehicular access into the site will occur at two locations: a new private drive running east-west will intersect with Tejon St. and will also intersect with Raritan Way. Raritan Way currently dead ends against the north project boundary. Homes will include two-car garages accessed from alleys intersecting the proposed private drive.



Pedestrian Access & Circulation

Homes will front open space areas with access coming from a network of internal walks. Walks will provide access to adjacent streets, private drive and open space amenities.

Utilities

Water service will be provided by North Lincoln Water and Sanitation District. A water mainline connection will be made to existing lines located in Raritan Way and Tejon St. The new water main associated with this project will complete a system loop desired by the District. A sanitary service connection will tie into a mainline in Raritan Way. Electric and gas will be provided by Xcel Energy.

Grading & Drainage

The site generally drains west to east with approximately 10 feet of grade differential. A detention pond will be located at the southeast corner of the property. A storm line connection will be made to an existing line located in Raritan St. along the eastern property line.

Landscaping & Open Space

Landscape and open areas will be provided in accordance with development plan requirements. A minimum of 30% of the required open space will be for active use. Open landscape areas will include areas of sod, shrubs, trees and planting beds. Maintenance of these landscape areas will be provided by an HOA.

Shared-Use Easements

The majority of residential lots will incorporate shared-use side yard easements. These easements will be fenced in from building to building providing usable, private open space areas. The easements will be fully accessible to both neighbors for the purposes of access and maintenance.

Architecture

The homes will consist of three two-story plans that range in size from 1,500 to 1,700 square feet and have a variety of elevation styles. The elevations boast farmhouse and craftsman style elements with a modern twist. The homes are designed as an alley loaded product that feature full front porches, open floor plans, and full basements. The homes also offer flexibility in the plans with options for additional bedrooms, studies, or lofted spaces. With an alley loaded garage, the front elevations are more attractive and open up to a green space or a street. With larger front porches and small side yards, the outdoor living is maximized on these smaller lots. Buyers can choose to have a fully covered or partially covered front porch to maximize solar orientation. Additionally, the front porches are designed with railings that add architectural interest and provide a sense of privacy while also allowing homeowners an opportunity to engage with nearby neighbors.



Conceptual Site Elements

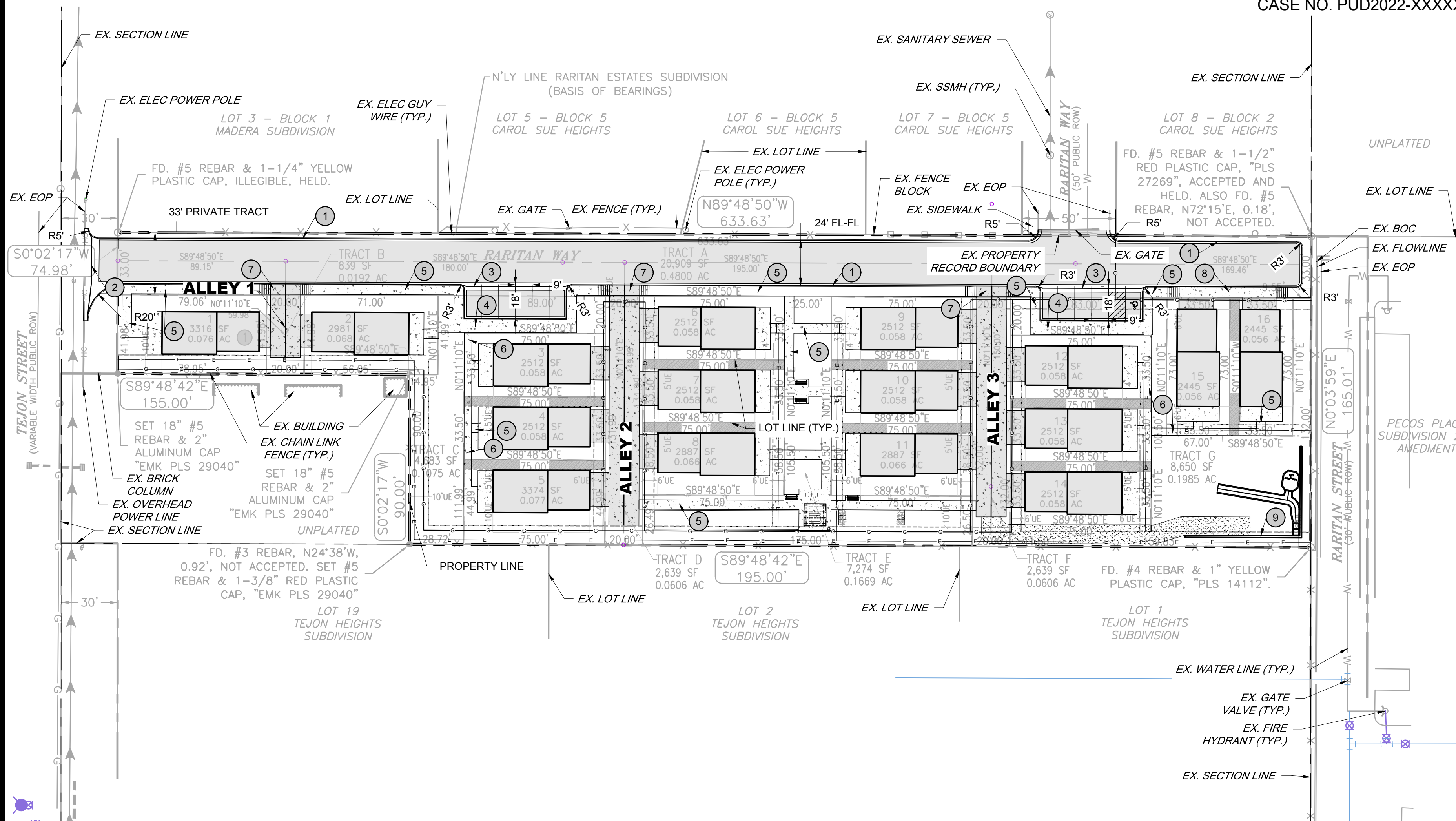
PROJECT TIMEFRAME

The project is expected to be completed in a single phase beginning in the fourth quarter of 2022.



RARITAN ESTATES REDEVELOPMENT
 PLANNED UNIT DEVELOPMENT /
 PRELIMINARY DEVELOPMENT PLAN

ADAMS COUNTY, COLORADO



NOTES:

- SITE PLAN IS SHOWN AS CONCEPTUAL AND MAY CHANGE AT TIME OF FINAL DEVELOPMENT PLAN.
- ACTIVE LAND USES, LANDSCAPE AREAS, AND AMENITIES ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FINAL DEVELOPMENT PLAN.
- SIGNAGE LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF FINAL DEVELOPMENT PLAN.

LAND USE SUMMARY

LAND USE	ACREAGE	% TOTAL	UNITS	DENSITY
BUILDING AREAS				
RESIDENTIAL LOTS	0.41	20%	16	
OPEN AREAS				
PAVEMENT	0.41	20%		
CONCRETE	0.40	20%		
LANDSCAPE AREAS	0.82	40%		
OPEN AREAS SUBTOTAL	1.63	80%		
TOTAL	2.04	100%	16	7.8 DU/AC

KEYNOTES & LEGEND:

- ① 6" VERTICAL CURB AND GUTTER
- ② 8' CROSSSPAN
- ③ 4' CROSSSPAN
- ④ 7' SIDEWALK
- ⑤ 5' SIDEWALK
- ⑥ 4' SIDEWALK
- ⑦ DRIVE CUT TYPE 1
- ⑧ DRIVE CUT TYPE 2
- ⑨ RETAINING WALL
- EOP EDGE OF PAVEMENT
- BOC BACK OF CURB
- SSMH SANITARY SEWER MANHOLE
- & ACCESSIBLE PARKING SPACE
- UTILITY EASEMENT (UE)
- UTILITY & ACCESS EASEMENT (UAE)
- SHARED USE EASEMENT (SE)
- FIRE LANE EASEMENT (FLE)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

Issue Date:
04/15/22

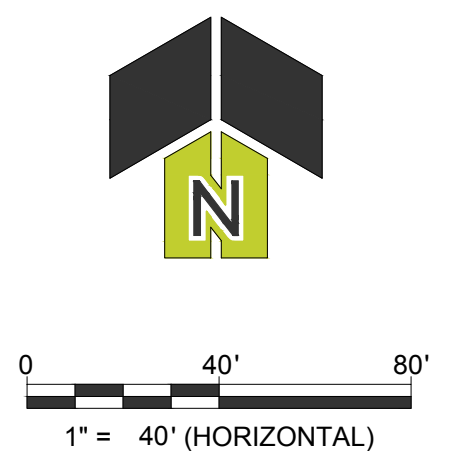
Issue For:
1st PUD/PDP Submittal

NOT FOR CONSTRUCTION

REVISIONS:	DATE:
1	XX/XX/XX
2	
3	
4	

Sheet Name
SITE PLAN

Sheet Number



REPLAT OF RARITAN ESTATES SUBDIVISION FINAL PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 68 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS IT IS THE OWNER OF THE PARCEL OF LAND SHOWN HEREIN, SITUATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6 AND TRACT A
RARITAN ESTATES SUBDIVISION
COUNTY OF ADAMS, STATE OF COLORADO.

AND HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO 16 LOTS, 1 BLOCK, AND 7 TRACTS UNDER THE NAME AND STYLE OF REPLAT OF RARITAN ESTATES SUBDIVISION, AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE EASEMENTS AS SHOWN FOR PUBLIC UTILITIES, CABLE TV AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY THE COUNTY OF ADAMS.

EXECUTED THIS _____ DAY OF _____, 2022 A.D.

OWNER

URBAN COTTAGES, LLC.

BY: _____ BY: _____
NAME NAME
AS: _____ AS: _____
TITLE TITLE

STATE OF COLORADO }
COUNTY OF _____ }SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 A.D.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

LEINHOLDER

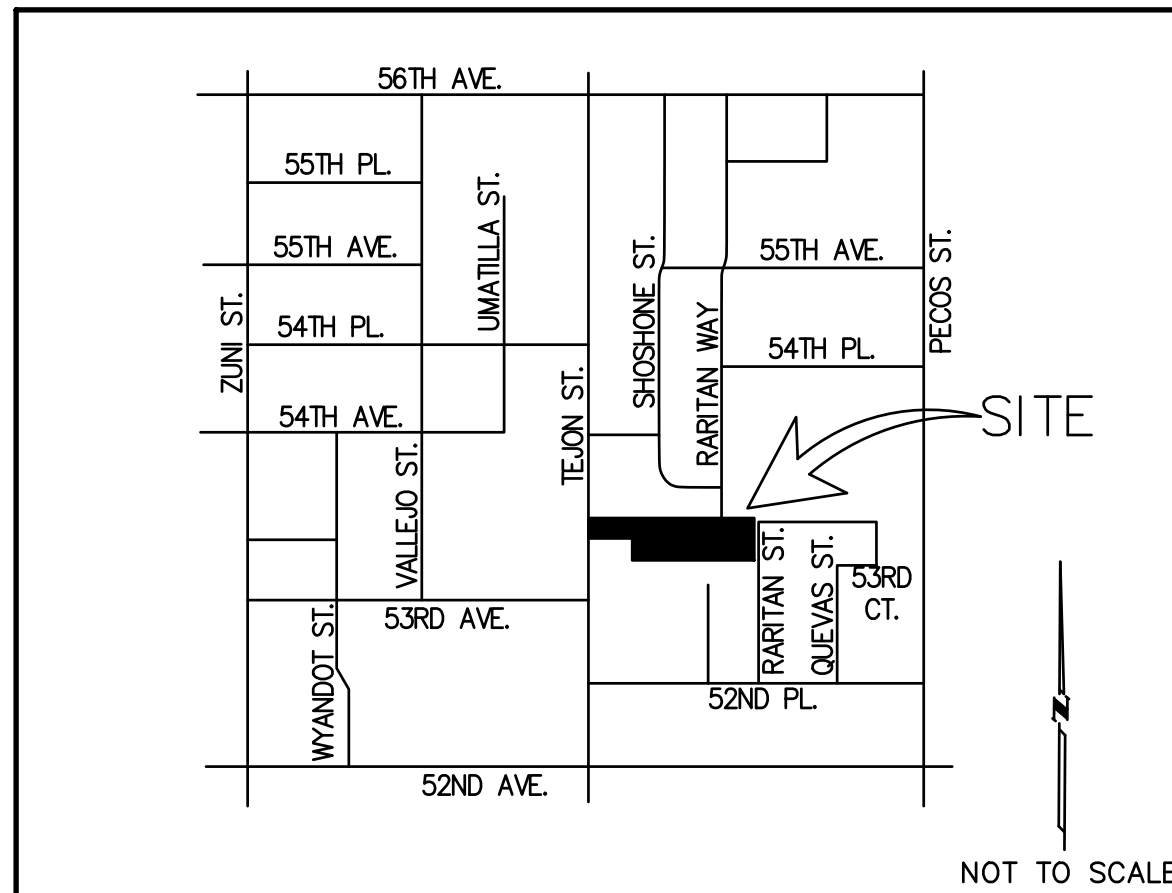
BY: _____ BY: _____
NAME NAME
AS: _____ AS: _____
TITLE TITLE

STATE OF _____ }
COUNTY OF _____ }SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 A.D.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____



VICINITY MAP

GENERAL NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERLY LINE OF RARITAN ESTATES SUBDIVISION WHICH BEARS NORTH 89°48'50" WEST, SAID LINE IS MONUMENTED AS SHOWN HEREIN.
3. THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EMK CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. LAND TITLE GUARANTEE COMPANY ALTA COMMITMENT ORDER NOS. K70729405-2 WITH AN EFFECTIVE DATE OF JUNE 18, 2021 AT 5:00 P.M. AND K70729399-2 WITH AN EFFECTIVE DATE OF JULY 9, 2021 AT 5:00 P.M. WERE RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
5. THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NO. 08001C0592H, WITH A REVISED DATE OF MARCH 5, 2007. DETERMINATION OF FLOOD ZONE CLASSIFICATION IS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

SURVEYOR'S CERTIFICATE

I, STEPHEN H. HARDING, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREINBEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THE THE SURVEY WAS PERFORMED UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

STEPHEN H. HARDING, PLS 29040
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

OWNERSHIP AND TITLE VERIFICATION

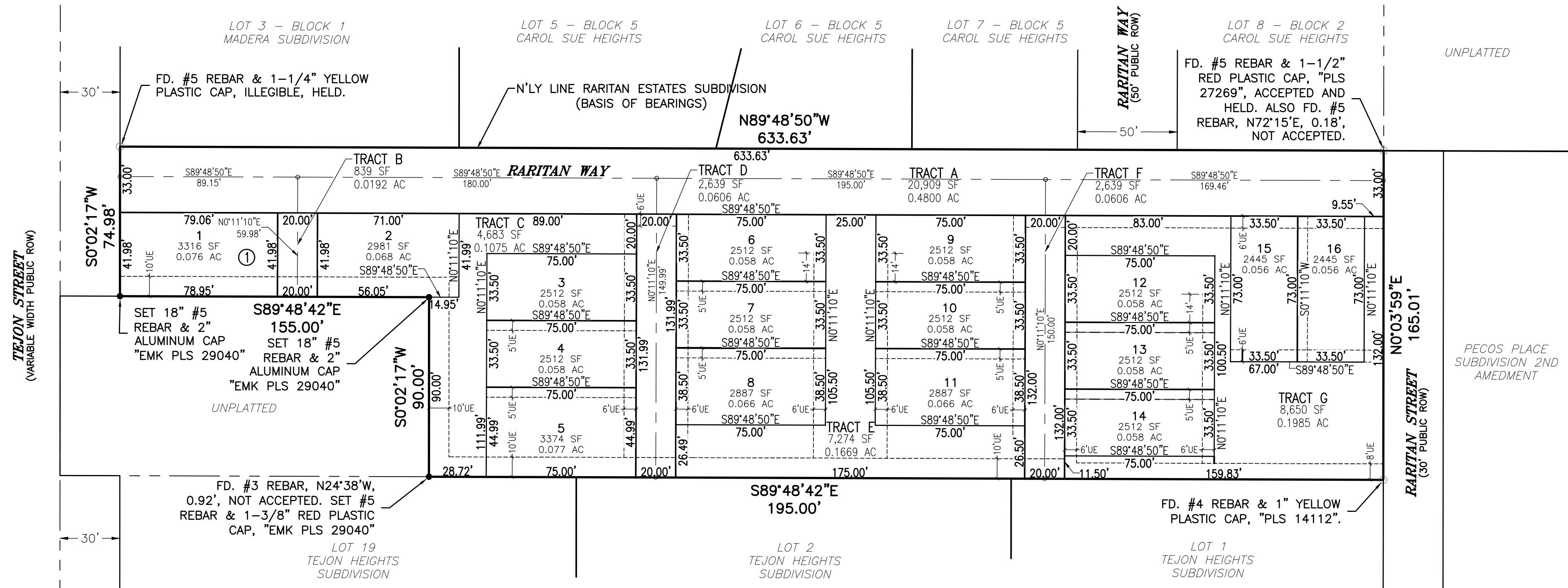
I, _____ A DULY AUTHORIZED OFFICER OF LAND TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT THE PARTIES EXECUTING THIS PLAT AS OWNERS OF THE ABOVE DESCRIBED PROPERTY ARE THE OWNERS THEREOF IN FEE SIMPLE, THAT ALL PUBLIC RIGHTS-OF-WAY, EASEMENTS OR IMPROVEMENTS, IF ANY, THAT ARE DEDICATED BY THIS PLAT ARE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT THOSE SHOWN ON COMMITMENT FOR TITLE INSURANCE ORDER NO. XXXXXXXXX WITH A COMMITMENT DATE OF XXXXXX.

AUTHORIZED OFFICIAL DATE: _____

<p>PREPARED BY</p>	<p>EMK CONSULTANTS, INC. LAND DEVELOPMENT ENGINEERING & SURVEYING 7006 SOUTH ALTON WAY, BLDG. F CENTENNIAL, COLORADO 80112-2019 (303)694-1520 www.EMK.com</p> <p style="text-align: center;">JOB NO. 13297</p>	<p>REPLAT OF RARITAN ESTATES SUBDIVISION DATE PREPARED: APRIL 11, 2022 PREPARED FOR: URBAN COTTAGES, LLC 3465 SOUTH GAYLORD COURT, A304 ENGLEWOOD, COLORADO 80113 ATTN: TODD JOHNSON P.E.</p> <p style="font-size: 1.2em; font-weight: bold;">SHEET 1 OF 2</p>
--------------------	--	--

REPLAT OF RARITAN ESTATES SUBDIVISION FINAL PLAT

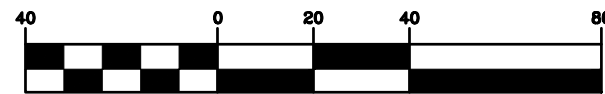
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 68 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2



EASEMENT LEGEND

----- UE UTILITY EASEMENT

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

PREPARED BY



EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKC.com

JOB NO. 13297

REPLAT OF RARITAN ESTATES SUBDIVISION

DATE PREPARED: APRIL 11, 2022

PREPARED FOR:

URBAN COTTAGES, LLC
3465 SOUTH GAYLORD COURT, A304
ENGLEWOOD, COLORADO 80113
ATTN: TODD JOHNSON P.E.

SHEET 2 OF 2

May 9, 2022

Adams County Planning & Development Department
4430 South Adams County Parkway
Brighton, CO 80601-8216

To Whom It May Concern:

RE: Proposed Development at 5350 Tejon Street, Denver, CO 80221.

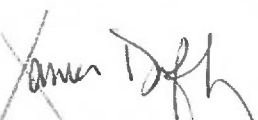
The District welcomes infill development within its boundaries and, while the District takes no position on the specific plans presented, we believe that a community should include a wide choice of high-quality housing to meet the resident's needs. This project proposes to provide additional housing options to the community.

In reviewing the current proposal for single-family detached homes on the site, we have determined that the impact of the proposed development on the District would be minimal. Currently, the District has the capacity to absorb students generated by this project within its existing schools. Using an average number of students generated by housing type, based on information provided by Urban Cottages, the District has conservatively calculated the following student yield:

	SFD Units	Elementary School Yield	Potential Elementary Students	Middle School Yield	Potential Middle School Students	High School Yield	Potential High School Students	Total Potential Students
5350 Tejon Street	16	0.29	5	0.15	3	0.18	3	11

In considering the minimal impact to the District by new students who may reside in the development, the District believes it is important to focus on the quality of the development and the degree to which it will revitalize the community in the years ahead. The District believes development on the south end of the District will provide suitable living accommodations for the citizens of the community and, in general, will have an overall positive impact on the existing neighborhood.

Sincerely,



James Duffy, Ed.D.
Chief Operating Officer
Westminster Public Schools



**ADAMS COUNTY FIRE RESCUE
FIRE PREVENTION BUREAU**

7980 Elmwood Lane
Denver, CO 80221
P: (303) 539-6862
E: fireprevention@acfpd.org

Will Serve Letter

Project:	
Location:	
Description:	
Reviewer:	

To whom it may concern,

The property listed above is within the boundaries of Adams County Fire Protection District and will be covered by its services. Please be aware that, at a minimum, we will need to complete a site development plan review and construction reviews required by the fire code. The first submittal is generally the site development plan review and needs to include a full set of civil plans, an auto turn exhibit, and the results of a fire flow test. If you have any questions regarding this location, please call 303-539-6862 and we will be able to answer your questions.

Sincerely,

Whitney Even
Fire Marshal
Adams County Fire Protection District



LAND TITLE GUARANTEE COMPANY

Date: March 03, 2022

Subject: Attached Title Policy/Guarantee

Enclosed please find your product insuring the property located at 5350 TEJON STREET (PARCEL A) AND VACANT LOTS (PARCEL B), DENVER, CO 80221.

If you have any inquiries or require further assistance, please contact Land Title Residential Title Team at (303) 850-4141 or response@ltgc.com

Chain of Title Documents:

[Adams county recorded 09/10/2021 under reception no. 2021000107862](#)

[Adams county recorded 09/10/2021 under reception no. 2021000107870](#)

[Adams county recorded 07/06/2015 under reception no. 2015000052966](#)

[Adams county recorded 07/06/2015 under reception no. 2015000052965](#)

[Adams county recorded 03/21/2014 under reception no. 2014000017127](#)

[Adams county recorded 03/08/2004 under reception no. 20040308000069820](#)

Plat Map(s):

[Adams county recorded 04/17/2017 under reception no. 2017000033082](#)

Property Information Binder

CONDITIONS AND STIPULATIONS

1. Definition of Terms

The following terms when used in this Binder mean:

- (a) "Land": The land described, specifically or by reference, in this Binder and improvements affixed thereto which by law constitute real property;
- (b) "Public Records"; those records which impart constructive notice of matters relating to said land;
- (c) "Date": the effective date;
- (d) "the Assured": the party or parties named as the Assured in this Binder, or in a supplemental writing executed by the Company;
- (e) "the Company" means Old Republic National Title Insurance Company, a Minnesota stock company.

2. Exclusions from Coverage of this Binder

The company assumes no liability including cost of defense by reason of the following:

- (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; taxes and assessments not yet due or payable and special assessments not yet certified to the Treasurer's office.
- (b) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
- (c) Title to any property beyond the lines of the Land, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
- (d) Mechanic's lien(s), judgment(s) or other lien(s).
- (e) Defects, liens, encumbrances, adverse claims or other matters: (a) created, suffered or agreed to by the Assured;(b) not known to the Company, not recorded in the Public Records as of the Date, but known to the Assured as of the Date; or (c) attaching or creating subsequent to the Date.

3. Prosecution of Actions

1. The Company shall have the right at its own costs to institute and prosecute any action or proceeding or do any other act which in its opinion may be necessary or desirable to establish or confirm the matters herein assured; and the Company may take any appropriate action under the terms of this Binder, whether or not it shall be liable thereunder and shall not thereby concede liability or waive any provision hereof.
2. In all cases where the Company does not institute and prosecute any action or proceeding, the Assured shall permit the Company to use, at its option, the name of the Assured for this purpose. Whenever requested by the Company, the Assured shall give the Company all reasonable aid in prosecuting such action or proceeding, and the Company shall reimburse the Assured for any expense so incurred.

4. Notice of Loss - Limitation of Action

A statement in writing of any loss or damage for which it is claimed the Company is liable under this Binder shall be furnished to the Company within sixty days after such loss or damage shall have been determined, and no right of action shall accrue to the Assured under this Binder until thirty days after such statement shall have been furnished, and no recovery shall be had by the Assured under this Binder unless action shall be commenced thereon with two years after expiration of the thirty day period. Failure to furnish the statement of loss or damage or to commence the action within the time hereinbefore specified, shall be conclusive bar against maintenance by the Assured of any action under this Binder.

5. Option to Pay, Settle or Compromise Claims

The Company shall have the option to pay, settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Binder, or to pay the full amount of this Binder. Such payment or tender of payment of the full amount of the Binder shall terminate all liability of the Company hereunder.

6. Limitation of Liability - Payment of Loss

- (a) The liability of the Company under this Binder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall the liability exceed the amount of the liability stated on the face page hereof.
- (b) The Company will pay all costs imposed upon the Assured in litigation carried on by the Company for the Assured, and all costs and attorneys' fees in litigation carried on by the Assured with the written authorization of the Company.
- (c) No claim for loss or damages shall arise or be maintainable under this Binder (1) if the Company after having received notice of any alleged defect, lien or encumbrance not shown as an Exception or excluded herein removes such defect, lien or encumbrance within a reasonable time after receipt of such notice, or (2) for liability voluntarily assumed by the Assured in settling any claim or suit without written consent of the Company.
- (d) All payments under this Binder, except for attorney's fees as provided for in paragraph 6(b) thereof, shall reduce the amount of the liability hereunder pro tanto, and no payment shall be made without producing this Binder or an acceptable copy thereof for endorsement of the payment unless the Binder be lost or destroyed, in which case proof of the loss or destruction shall be furnished to the satisfaction of the Company.
- (e) When liability has been definitely fixed in accordance with the conditions of this Binder, the loss or damage shall be payable within thirty days thereafter.

7. Subrogation Upon Payment or Settlement

Whenever the Company shall have settled a claim under this Binder, all right of subrogation shall vest in the Company unaffected by any act of the Assured, and it shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Binder not been issued. If the payment does not cover the loss of the Assured, the Company shall be subrogated to the rights and remedies in the proportion which the payment bears to the amount of said loss. The Assured, if requested by the Company, shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect the right of subrogation, and shall permit the Company to use the name of the Assured in any transaction or litigation involving the rights or remedies.

8. Binder Entire Contract

Any action or actions or rights of action that the Assured may have or may bring against the Company arising out of the subject matter hereof must be based on the provisions of this Binder. No provision or condition of this Binder can be waived or changed except by a writing endorsed or attached hereto signed by the President, a Vice President, the Secretary, an Assistant Secretary or other validating officer of the Company.

9. Notices. Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at 400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111.

10. Arbitration

Unless prohibited by applicable law, either the Company or the insured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association.

ANTI-FRAUD STATEMENT: Pursuant to CRS 10-1-128(6)(a), it is unlawful to knowingly provide false, incomplete or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or

attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

This anti-fraud statement is affixed and made a part of this policy.

Copyright 2006-2022 American Land Title Association. All rights reserved. The use of this form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880



Craig B. Rants, Senior Vice President



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By  President
Attest  Secretary

**AMERICAN
LAND TITLE
ASSOCIATION**



Old Republic National Title Insurance Company

PROPERTY INFORMATION BINDER

Order Number: IN70763176

Policy No.: PIB70763176.17320171

Liability: \$500.00

Fee: \$500.00

Subject to the exclusions from coverage, the limits of liability and other provisions of the Conditions and Stipulations hereto annexed and made a part of this Binder,

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY a Corporation, herein called the Company,

GUARANTEES

UC TEJON LLC, A COLORADO LIMITED LIABILITY COMPANY

Herein called the Assured, against loss, not exceeding the liability amount stated above, which the assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records as of

February 24, 2022 at 5:00 P.M.

1. Title to said estate or interest at the date hereof is vested in:

UC TEJON LLC, A COLORADO LIMITED LIABILITY COMPANY

2. The estate or interest in the land hereinafter described or referred to covered by this Binder :

A FEE SIMPLE

3. The Land referred to in this Binder is described as follows:

PARCEL A:

LOT 4, RARITAN ESTATES SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:

LOTS 1, 2, 3, 5, 6 AND TRACT A, RARITAN ESTATES SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

4. The following documents affect the land:

1. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED APRIL 21, 2003 UNDER RECEPTION NO. [C1129271](#) AND AS AMENDED IN INSTRUMENT RECORDED JULY 26, 2017 UNDER RECEPTION NO. [2017000064286](#).
2. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION RECORDED MARCH 11, 2016 UNDER

Old Republic National Title Insurance Company

PROPERTY INFORMATION BINDER

Order Number: IN70763176

Policy No.: PIB70763176.17320171

RECEPTION NO. [2016000018653](#).

3. TERMS, CONDITIONS AND PROVISIONS OF CERTIFICATION RECORDED JUNE 10, 2016 UNDER RECEPTION NO. [2016000045754](#).
4. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION RECORDED APRIL 17, 2017 UNDER RECEPTION NO. [2017000033207](#).
5. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION RECORDED APRIL 17, 2017 UNDER RECEPTION NO. [2017000033208](#).
6. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF RARITAN ESTATES SUBDIVISION RECORDED APRIL 17, 2017 UNDER RECEPTION NO. [2017000033082](#).
7. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA / NSPS LAND TITLE SURVEY CERTIFIED JULY 23, 2021 PREPARED BY EMK CONSULTANTS, INC., SAID DOCUMENT STORED AS OUR ESI [39862677](#)
 - 1) FENCES NOT COINCIDENT WITH PROPERTY LINES
 - 2) OVERHEAD UTILITY LINES WITHOUT BENEFIT OF AN EASEMENT
8. DEED OF TRUST DATED SEPTEMBER 03, 2021, FROM UC TEJON LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF ADAMS COUNTY, COLORADO FOR THE USE OF FIRSTBANK TO SECURE THE SUM OF \$780,000.00 RECORDED SEPTEMBER 10, 2021, UNDER RECEPTION NO. [2021000107863](#).

NOTE: ADDITIONAL UPDATES TO THE EFFECTIVE DATE OF THE BINDER MAY BE REQUESTED BY THE PROPOSED INSURED. ONE UPDATE IS INCLUDED WITH THIS BINDER AT NO ADDITIONAL COST. ANY ADDITIONAL UPDATES WILL BE ISSUED AT THE COST OF \$125 PER UPDATE. FOR EACH UPDATE PROVIDED, A REVISED BINDER WILL BE ISSUED SHOWING A NEW EFFECTIVE DATE AND ANY MATTERS RECORDED SINCE THE EFFECTIVE DATE OF THE PREVIOUS BINDER.

NOTE: THIS BINDER DOES NOT REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF SAID RIGHTS, RECORDED OR NOT.

NOTE: THIS BINDER IS NOT A REPORT OR REPRESENTATION AS TO MINERAL INTERESTS, AND SHOULD NOT BE USED, OR RELIED UPON, IN CONNECTION WITH THE NOTICE REQUIREMENTS THAT ARE SET FORTH IN CRS 24-65.5-103.



INVOICE

Land Title Guarantee Company
5975 Greenwood Plaza Blvd Suite 125
Greenwood Village, CO 80111
(303) 270-0445
Tax ID: 84-0572036

UC TEJON LLC, A COLORADO LIMITED LIABILITY COMPANY
ATTN: UC TEJON LLC, A COLORADO LIMITED LIABILITY COMPANY
10657 E IDA AVE
Englewood, CO 80111

<u>Reference</u>	
Your Reference Number:	
Our Order Number:	70763176
Our Customer Number:	88222.1
Invoice (Process) Date:	03/03/2022
Transaction Invoiced By:	Andy Peterson
Email Address:	apeterson@ltgc.com

Invoice Number: 70763176

Property Address: 5350 TEJON STREET (PARCEL A) AND VACANT LOTS (PARCEL B), DENVER, CO 80221

Parties: UC TEJON, LLC, A COLORADO LIMITED LIABILITY COMPANY

- Charges -	
Property Information Binder	\$500.00
Amount Credited	\$0.00
Total Invoice Amount	\$500.00
Total Amount Due	\$500.00
<p>Payment due upon receipt</p> <p><i>Please reference Invoice No. 70763176 on payment</i></p> <p>Please make check payable and send to: Land Title Guarantee Company 5975 Greenwood Plaza Blvd Suite 125 Greenwood Village, CO 80111</p>	



NORTH LINCOLN WATER and SANITATION DISTRICT

1560 Broadway, Suite 1400
Denver, Colorado 80202

Telephone: (303) 861-0061

Facsimile: (303) 825-0642

March 24, 2022

Mr. Todd Johnson
Urban Cottages, LLC
10657 E. Ida Avenue
Englewood, CO 80111

RE: Water and Sewer Service – Will Serve Letter
Urban Cottages Tejon (Raritan Estates Subdivision)

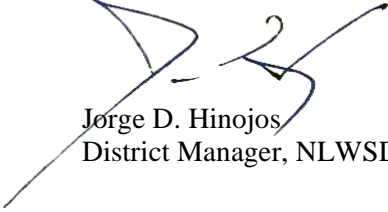
Dear Mr. Johnson:

Pursuant to the due diligence by the Owner of the property at 5350 Tejon Street, Denver, Colorado, Adams County has requested confirmation that North Lincoln Water and Sanitation (NLWSD) can provide water and sewer service to the town home properties. We acknowledge the property is in the jurisdiction of North Lincoln Water and Sanitation District.

Therefore, this is confirmation that NLWSD is capable of serving the named facilities with water and sewer service. NLWSD is contracted with Denver Water as an integrated system who in turn supplies the water and NLWSD distributes the water through its water distribution network. The sewer is discharged to and is treated by Metro Water Recovery.

Should you have any questions, please feel free to contact me directly.

Very truly yours,



Jorge D. Hinojos
District Manager, NLWSD



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE	
UC TEJON LLC 5350 TEJON ST DENVER, CO 80221-1432	53-0013748989-4	10/25/2021	
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	750677913	10/04/2021	\$272.04

DAILY AVERAGES	Last Year	This Year
Temperature	66° F	66° F
Electricity kWh	0.0	0.0
Electricity Cost	\$0.00	\$0.19

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

Electricity Service	09/10/21 - 10/01/21	0 kWh	\$4.02
Natural Gas Service	09/10/21 - 10/01/21	2 therms	\$11.55
Other Recurring Charges			\$1.47
Non-Recurring Charges / Credits			\$255.00
Current Charges			\$272.04

YOUR MONTHLY NATURAL GAS USAGE

O N D J F M A M J J A S O

DAILY AVERAGES	Last Year	This Year
Temperature	66° F	66° F
Gas Therms	0.0	0.1
Gas Cost	\$0.00	\$0.55

ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 09/10	\$0.00
No Payments Received		\$0.00
Balance Forward		\$0.00
Current Charges		\$272.04
Amount Due (Cantidad a pagar)		\$272.04

QUESTIONS ABOUT YOUR BILL?

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



RETURN BOTTOM PORTION WITH YOUR PAYMENT • PLEASE DO NOT USE STAPLES, TAPE OR PAPER CLIPS



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

AV 02 008923 81555B 49 A**5DGT



UC TEJON LLC
 10657 E IDA AVE
 ENGLEWOOD CO 80111-3930

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-0013748989-4	10/25/2021	\$272.04	

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

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



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



32 53102521 00137489894 0000002720400000027204

008923 1/5

6



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE
UC TEJON LLC 5350 TEJON ST DENVER, CO 80221-1432	53-0013748989-4	10/25/2021
	STATEMENT NUMBER	STATEMENT DATE
	750677913	10/04/2021
		AMOUNT DUE
		\$272.04

SERVICE ADDRESS: 5350 TEJON ST DENVER, CO 80221-1432
NEXT READ DATE: 11/02/21

ELECTRICITY SERVICE DETAILS

PREMISES NUMBER: 301067460
INVOICE NUMBER: 0926696336

METER READING INFORMATION

METER 74857430	Read Dates: 09/10/21 - 10/01/21 (21 Days)		
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	11251 Estimate	11251 Estimate	0 kWh

ELECTRICITY CHARGES

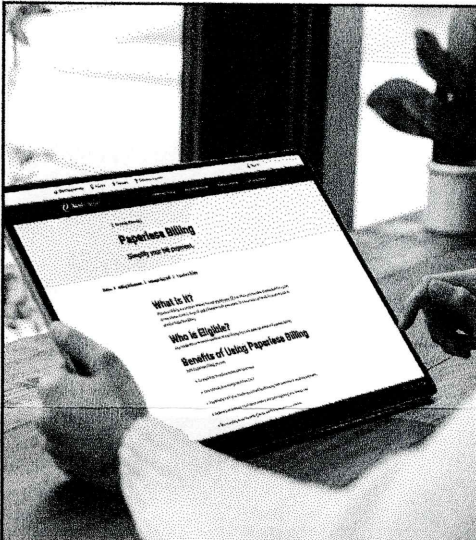
RATE: R Residential General

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$3.92
Summer Season	0 kWh	\$0.083560	\$0.00
Winter Season	0 kWh	\$0.071360	\$0.00
Trans Cost Adj	0 kWh	\$0.001080	\$0.00
Elec Commodity Adj	0 kWh	\$0.035440	\$0.00
Elec Commodity Adj	0 kWh	\$0.038600	\$0.00
Demand Side Mgmt Cost	0 kWh	\$0.001770	\$0.00
Purch Cap Cost Adj	0 kWh	\$0.004150	\$0.00
CACJA	0 kWh	-\$0.000090	\$0.00
Trans Elec Plan	0 kWh	\$0.000460	\$0.00
RDA	0 kWh	-\$0.002720	\$0.00
Energy Assistance Chg			\$0.02
Renew. Energy Std Adj			\$0.04
Colo Energy Plan Adj			\$0.04
Subtotal			\$4.00
Total			\$4.02

SERVICE ADDRESS: 5350 TEJON ST DENVER, CO 80221-1432
NEXT READ DATE: 11/02/21

NATURAL GAS SERVICE DETAILS

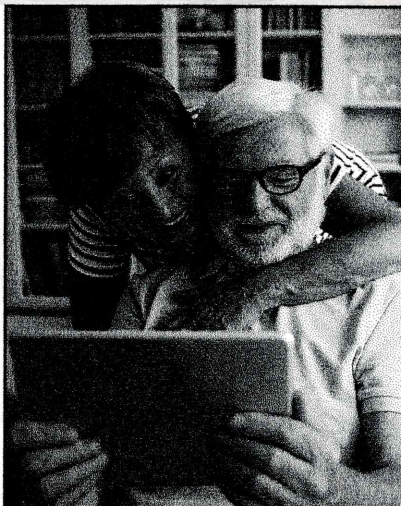
PREMISES NUMBER: 301067460
INVOICE NUMBER: 0459309576



AVOID THE CLUTTER OF YOUR PAPER BILL.

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

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



TOGETHER WE POWER STABILITY.

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

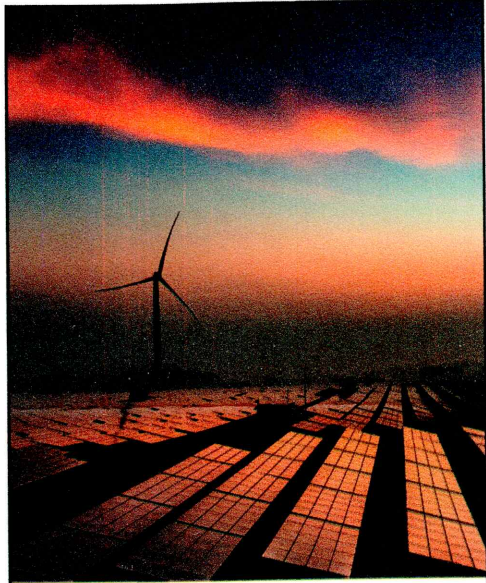
There are two ways to contribute:

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

MONTHLY DONATION:

\$20 _____ \$10 _____ \$5 _____ Other _____





**CARBON-FREE
ELECTRICITY
BY 2050.**

We believe the future is carbon free. That's why our vision is to provide zero-carbon electricity by 2050. Together, we believe we can make it a reality.

Learn more at
xcelenergy.com/CleanEnergy.

SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE	
UC TEJON LLC 5350 TEJON ST DENVER, CO 80221-1432	53-0013748989-4	10/25/2021	
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	750677913	10/04/2021	\$272.04

METER READING INFORMATION			
METER 20434031		Read Dates: 09/10/21 - 10/01/21 (21 Days)	
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	7804 Actual	7802 Estimate	2 ccf

NATURAL GAS ADJUSTMENTS			
DESCRIPTION	VALUE UNITS	CONVERSION	VALUE UNITS
Therm Multiplier	2 ccf	x 0.872541	2 therms

NATURAL GAS CHARGES			
RATE: RG Residential			
DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$8.55
Usage Charge	2 therms	\$0.193940	\$0.39
Interstate Pipeline	1.84 therms	\$0.063200	\$0.12
Interstate Pipeline	0.16 therms	\$0.062300	\$0.01
Natural Gas 3 Qtr	1.84 therms	\$0.353100	\$0.65
DSMCA			\$0.41
RDS			\$1.22
Natural Gas 4 Qtr	0.16 therms	\$0.473800	\$0.08
Pipe Sys Int Adj	2 therms	\$0.047610	\$0.10
Energy Assistance Chg			\$0.02
Subtotal			\$11.53
Total			\$11.55

OTHER RECURRING CHARGES DETAILS	
INVOICE NUMBER:	926696318
ADDRESS:	5350 TEJON ST DENVER, CO 80221-1432

DESCRIPTION	USAGE UNITS	UNIT CHARGE	QTY	CHARGE
Install Number 104541				
09/10/21 to 09/30/21				
UNINCORPORATED STREET LIGHTING				
Street Lights	4 kWh	\$1.85	1	\$1.30
Trans Cost Adj				\$0.00
Elec Commodity Adj				\$0.14
Demand Side Mgmt				\$0.00
Purch Cap Cost Adj				\$0.01
CACJA				\$0.00
Renew. Energy Std Adj				\$0.01
Colo Energy Plan Adj				\$0.01
Total				\$1.47

NON-RECURRING CHARGES / CREDITS DETAILS		
DESCRIPTION		CHARGE
Deposit Due	Premise # 301067460	\$117.00
Deposit Due	Premise # 301067460	\$128.00
Transfr Responsibility	Premise # 301067460	\$10.00
Total		\$255.00

008923 2/5



10/04/2021

53-0013748989-4

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6 AND TRACT A

RARITAN

ESTATES

SUBDIVISION

COUNTY OF ADAMS, STATE OF COLORADO.



RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

Account	Parcel Number	Receipt Date	Receipt Number
R0191671	0182516216011	Jul 8, 2021	2021-07-08-WEB-32627

CARRILLO PASCUAL AND
 5350 TEJON ST
 DENVER, CO 80221

Situs Address	Payor
5350 TEJON ST	Ana Carrillo

Legal Description
RARITAN ESTATES SUBD LOT 4

Property Code	Actual	Assessed	Year	Area	Mill Levy
RES IMPRV LAND - 1112	68,000	4,860	2020	497	122.391
SINGLE FAMILY RES - 1212	249,484	17,840	2020	497	122.391

Payments Received	
Credit card	\$2,861.63

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2020	Interest Charge	\$83.35	\$0.00	\$83.35	\$0.00
2020	Tax Charge	\$2,778.28	\$0.00	\$2,778.28	\$0.00
				\$2,861.63	\$0.00
Balance Due as of Jul 8, 2021					\$0.00

WE ARE EXPANDING TO SERVE YOU BETTER! WATCH FOR NEW LOCATIONS ON OUR WEBSITE!

4430 S ADAMS COUNTY PKWY C2436
 BRIGHTON CO 80601
 [Stay Safe! Please use website services www.adcotax.com]

Email: treasurer@adcogov.org
 Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!



URBAN COTTAGES – TEJON STREET
PRELIMINARY DRAINAGE REPORT
LOTS 1-6 AND TRACT A, RARITAN ESTATES SUBDIVISION
ADAMS COUNTY, COLORADO

FEBRURAY 2021

Prepared For:
Urban Cottages, LLC
10657 East Ida Avenue
Englewood, CO 80111

By:
CAGE Civil Engineering
999 18th Street – Suite 2210
Denver, CO 80202

Contact: Rick Katz
Phone: 847.826.0569

URBAN COTTAGES – TEJON STREET

LEVEL 2 STORM DRAINAGE REPORT

Page i of iii

ENGINEER’S CERTIFICATION:

I hereby affirm that this report (plan) for the preliminary drainage design of Urban Cottages – Tejon Street was prepared by me (or under my direct supervision) in accordance with the provisions of the Adams County Storm Drainage Design and Stormwater Quality Regulations for the owners thereof. I understand that Adams County does not and will not assume liability for drainage facilities designed by others.

Richard Katz, PE
State of Colorado No. 54523
For and on behalf of CAGE Civil Engineering

Date

DEVELOPER’S CERTIFICATION:

Urban Cottages, LLC hereby certifies that the drainage facilities for Urban Cottages – Tejon Street shall be constructed according to the design presented in this report. I understand that Adams County does not and will not assume liability for the drainage facilities designed and/or certified by my engineer. I understand that Adams County reviews drainage plans pursuant to Colorado Revised Statutes Title 30, Article 28; but cannot on behalf of Urban Cottages, LLC, guarantee that final drainage design review will absolve Urban Cottages, LLC and/or their successors and/or assigns the future liability for improper design. I further understand that approval of the Final Plant and/or Final Development Plan does not imply approval of my engineer’s drainage design.

Date

Name of Developer

Authorized Signature



URBAN COTTAGES – TEJON STREET

LEVEL 2 STORM DRAINAGE REPORT

Page ii of iii

TABLE OF CONTENTS

A.	GENERAL LOCATION AND SITE DESCRIPTION	1
1.	Site Location	1
2.	Description of Property	1
B.	DRAINAGE BASINS AND SUB BASINS	1
1.	Major Drainage Basins.....	1
2.	Minor Drainage Basins.....	1
C.	DESIGN CRITERIA.....	2
1.	Regulations.....	2
2.	Hydrologic Criteria	2
3.	Hydraulic Criteria	2
D.	STORMWATER IMPROVEMENTS.....	3
1.	General Concept.....	3
2.	Proposed Detention Facility	3
E.	CONCLUSIONS	3
1.	Compliance with Standards	3
2.	Variances.....	3
3.	Drainage Concept.....	4
F.	REFERENCES	4



URBAN COTTAGES – TEJON STREET

LEVEL 2 STORM DRAINAGE REPORT

Page iii of iii

APPENDICES

- A. Maps and Exhibits
- B. Hydrologic Computations
- C. Hydraulic Computations
- D. Referenced Materials



URBAN COTTAGES – TEJON STREET

PRELIMINARY DRAINAGE REPORT

Page 1 of 4

A. GENERAL LOCATION AND SITE DESCRIPTION

1. Site Location

- Urban Cottages – Tejon Street is located on Lots 1-6 and Tact A of the Rarian Estates Subdivision in the Northwest Quarter of Section 16, Township 3 South, Range 68 West, 6th Principal Meridian in the County of Adams, State of Colorado.
- See Appendix A for Vicinity Map
- The project is bordered to the West by Tejon Street and an unplatted area; to the East by Raritan Street; to the North by Lot 3 – Block 1 of the Madera Subdivision and Lots 5 – 8 – Block 5 of Carol Sue Heights; and to the South by Lots 1, 2, and 19 of the Tejon Heights Subdivision.

2. Description of Property

- The project site is a parcel of approximately 2.08 acres consisting of opens space with native grasses and trees, privacy and chain link fencing, a residence with two driveways and a garage, concrete slabs and sidewalk, brick pad, and various utilities. Topography generally slopes from west to east with grades between 1% and 7%.
- The project area is contained within FEMA Flood Insurance Rate Maps (FIRM) Panel Number 08001C0592H effective March 3rd, 2007. The site is located in an area of minimal flood hazard (Zone X). See Appendix A for a FEMA FIRM Panel Exhibit.
- The proposed Urban Cottages – Tejon Street development includes the construction of 16 single family homes and associated infrastructure.
- Soil types in the project area as identified by the Natural Resources Conservation Service (NRCS) are as follows:

Hydrologic Soil Group— Adams County, Colorado				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Gr	Gravelly land-Shale outcrop complex	A	2.1	100.0%

- See Appendix A for soils map.

B. DRAINAGE BASINS AND SUB BASINS

1. Major Drainage Basins

- The project site is located within the Globeville – Utah Junction Basin (Basin 0059-01) per the Denver Storm Drainage Master Plan, September 2014. Basin Drainage is predominantly west to east and outfalls to the South Platte River.

2. Minor Drainage Basins

- The proposed project site has been split into 2 onsite basins and an offsite basin for the purpose of evaluating runoff. Basin descriptions are as follows:
 - Basin D1 consists of rooftops, pavement, curb, gutter, sidewalk and landscaping. Runoff is conveyed to design point 1 via street section where it is collected by a Type-R inlet at Design Point 1. Once captured, runoff is conveyed to the proposed on-site extended detention basin.



URBAN COTTAGES – TEJON STREET

PRELIMINARY DRAINAGE REPORT

Page 2 of 4

- Basin D2 consists of rooftops, sidewalk and landscaping. Runoff is conveyed to Design Point 2 via overland flow where it enters the proposed on-site extended detention basin.
- Basin OS1 is an offsite basin consisting of rooftops, sidewalk, pavement and landscaping. Runoff is conveyed to Design Point 3 via overland flow where it enters Basin D1. Flows from this basin will ultimately be conveyed to the on-site extended detention basin. These flows will be considered bypass flows and are not intended to be detained.

C. DESIGN CRITERIA

1. Regulations

- The project site has been designed in accordance with the Adams County Storm Drainage Design and Stormwater Quality Regulations and the Urban Storm Drainage Criteria Manual, Volumes 1, 2, and 3, from the Mile High Flood District.

2. Hydrologic Criteria

- Peak storm runoff was determined using the Rational Formula: $Q=CIA$
- Design storm recurrence intervals are the 5-year storm for the minor event and the 100-year storm for the major event.
- Table 9.3 of the Adams County Storm Drainage Design and Stormwater Quality Regulations was used to obtain rainfall depth-duration-frequency values for the project location. This corresponds to the following 1-hour point rainfall values (in): 5-yr = 1.42, 100-yr = 2.71.
- Runoff coefficients have been determined using Table 6-3 of the Urban Storm Drainage Criteria Manual, Volume 1.
- Time of Concentration has been calculated using the equations in USDCM Volume 1, Chapter 6, Section 2.4.
- Rainfall intensities were calculated using USDCM Volume 1's Equation 5-1.
- Detention Volume Computation Method: Water Quality and 100-year detention volume is provided by an on-site extended detention basin. This basin is sized per the latest Urban Drainage and Flood Control District (UDFCD) Detention Basin Design Workbook "UD-Detention, Version 3.07 (February 2017)" with modifications as required by Adams County.
- See Appendix B for all hydrologic calculations.

3. Hydraulic Criteria

- The UD-Inlet_v5.01 spreadsheet will be used to calculate inlet and street capacities throughout the site.
- Hydraulic Grade Lines (HGLs) will be contained within the pipe for minor event and below the proposed surface at the storm system structures for the major event . HGLs will be calculated using the Hydraflow Storm Sewers Extension for Civil 3D program with standard loss coefficients.
- See Appendix C for all hydraulic calculations.



URBAN COTTAGES – TEJON STREET

PRELIMINARY DRAINAGE REPORT

Page 3 of 4

D. STORMWATER IMPROVEMENTS

1. General Concept

- The proposed site has been graded to direct runoff toward a proposed extended detention basin located at the southeast corner of the property. Private storm sewer will be designed to collect runoff and convey it to the detention basin.

2. Proposed Detention Facility

- A proposed extended detention basin will provide attenuation for all runoff generated within the fully developed property. Stormwater will enter the detention facility via private storm sewer.
- A proposed outlet structure will be used to control release rates for the water quality capture volume (WQCV), the 5-year detention volume and the 100-year detention volume.
- The WQCV was calculated using the latest Urban Drainage and Flood Control District (UDFCD) Detention Basin Design Workbook “UD-Detention, Version 4.04 (February 2021)”. Detention volumes were calculated using the empirical method presented in the County’s drainage manual. Water Quality volumes were added to the 5 and 100-year volumes as described in the manual using user defined volumes in the UDFCD Workbook.
- Maximum allowable release rates were determined using Table 9.16 of the Adams County Storm Drainage Design and Stormwater Quality Regulations.
- The proposed extended detention basin outfalls to a proposed storm sewer network in Raritan Street. This network connects to the existing storm sewer in West 52nd place at the Raritan Street intersection.
- Maintenance of the extended detention basin will be provided by the property owners of Urban Cottages – Tejon Street. An access path will be provided from one of the on-site alleys into the south side of the detention facility.
- In the event that the outlet structure for the extended detention pond fails, runoff will be conveyed through an emergency overflow weir on the east side of the pond which will convey flows to Raritan Street.
- See Appendix C for all detention calculations.

E. CONCLUSIONS

1. Compliance with Standards

- The drainage design for Urban Cottages – Tejon Street detailed with in this report is in general compliance with the Adams County Storm Drainage Design and Stormwater Quality Regulations.

2. Variances

- There are no variances requested for the project at this time.



URBAN COTTAGES – TEJON STREET

PRELIMINARY DRAINAGE REPORT

Page 4 of 4

3. Drainage Concept

- The proposed drainage patterns will follow historic flow patterns as closely as possible. On-site runoff will be conveyed to the proposed extended detention basin located at the southeast corner of the property for water quality enhancement and attenuation.
- The development of Urban Cottages – Tejon Street will not adversely impact downstream properties or drainage facilities.

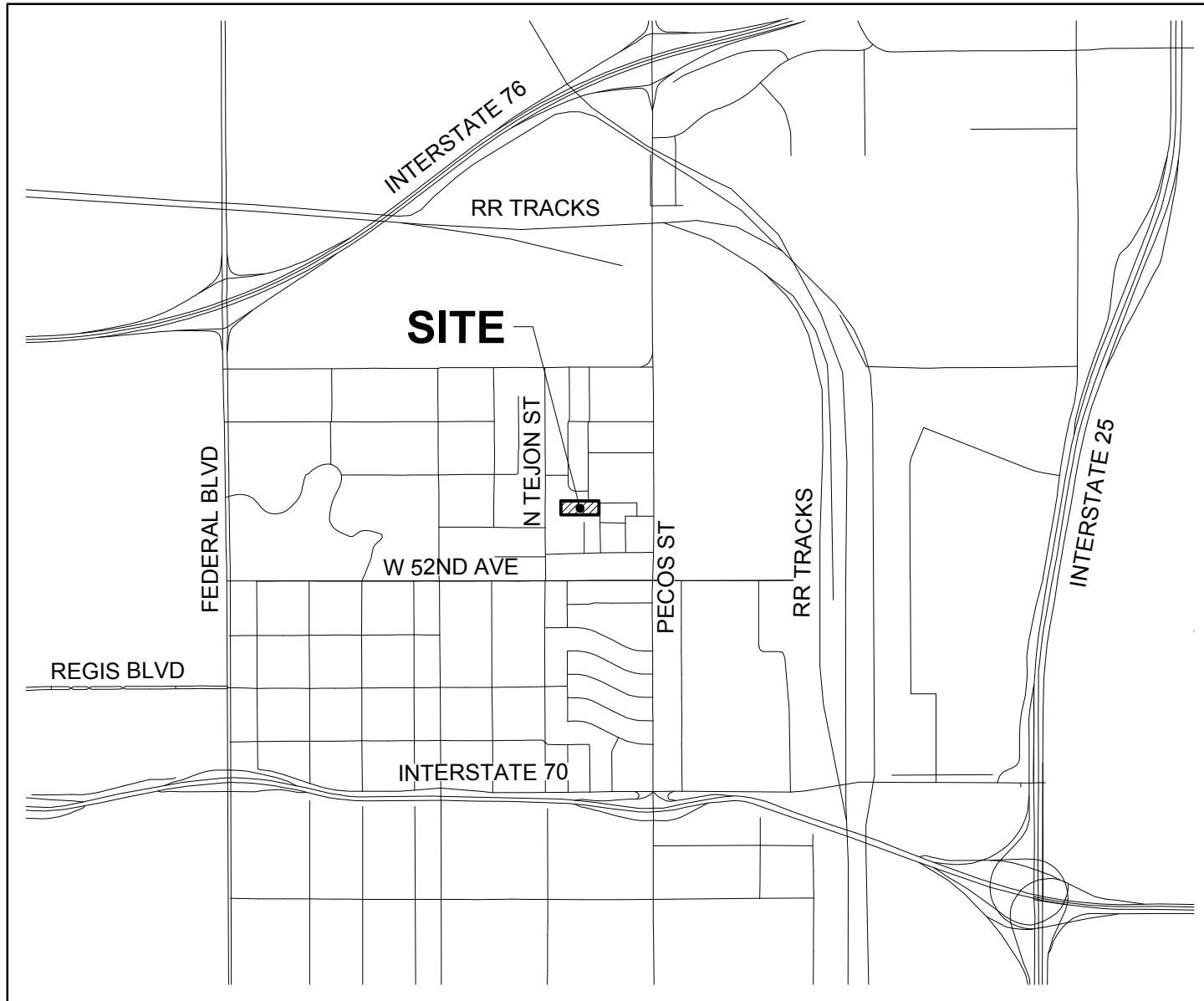
F. REFERENCES

1. *Storm Drainage Design and Stormwater Quality Regulations*, Adams County, December 8, 2020
2. *Urban Storm Drainage Criteria Manual, Volumes 1, 2, and 3*, Mile High Flood District, Revised January 2021.



APPENDIX A - MAPS AND EXHIBITS

LOTS 1-6 AND TRACT A, RARITAN ESTATES SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3
SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP

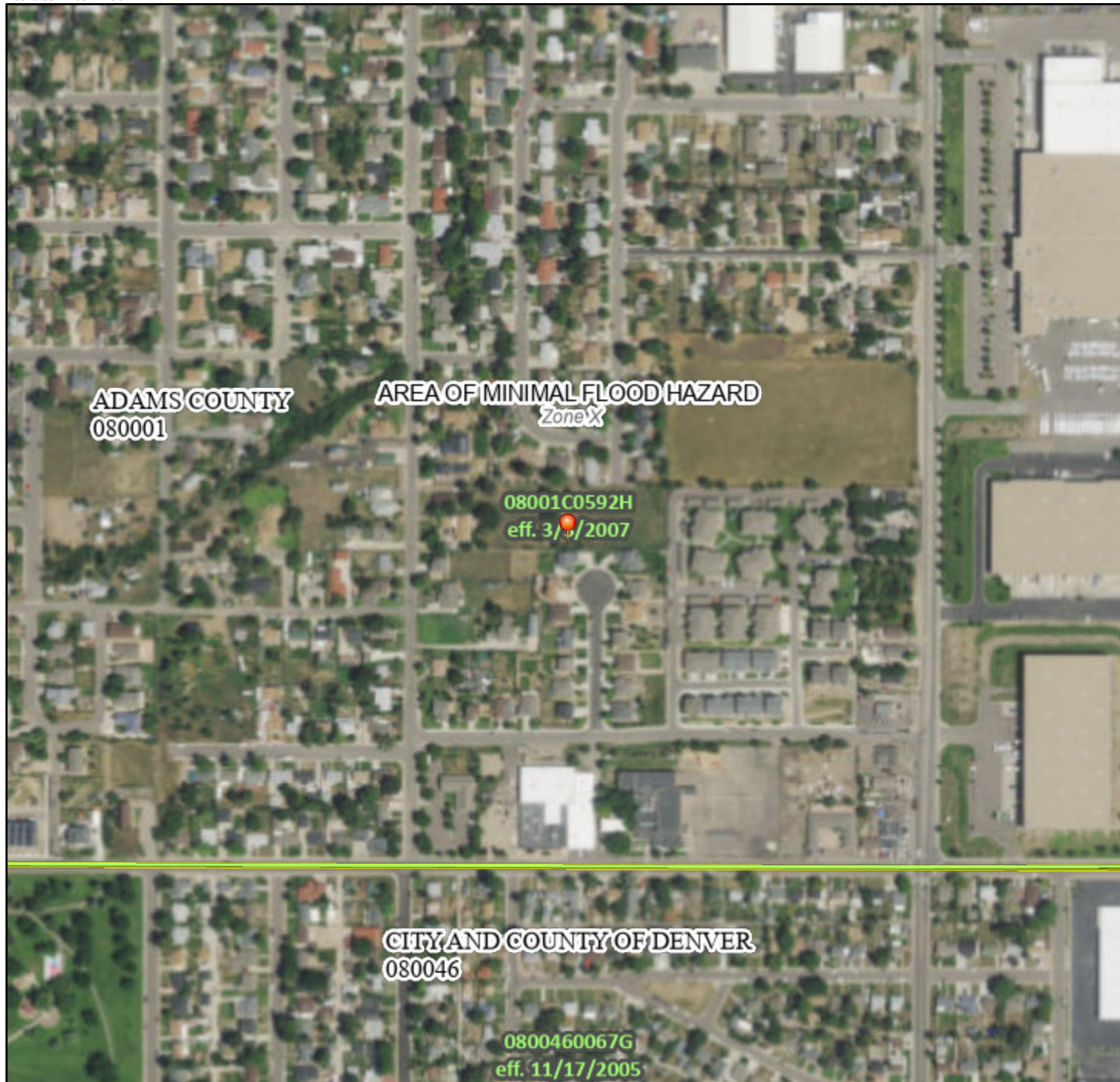
SCALE: 1" = 2000'



National Flood Hazard Layer FIRMette



105°0'53"W 39°47'50"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

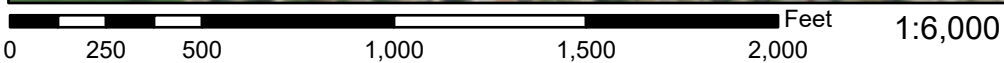
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/20/2022 at 10:26 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

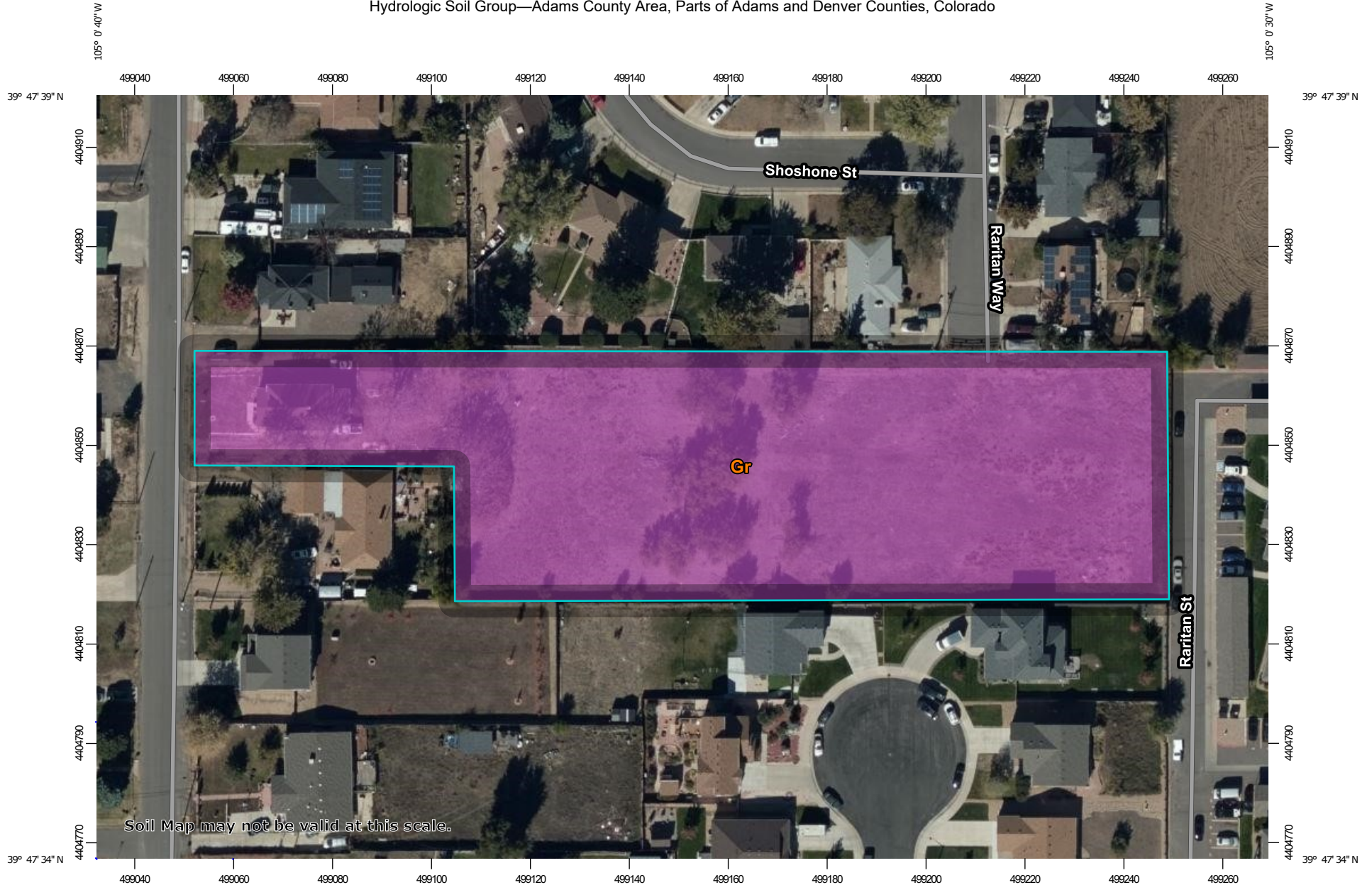
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



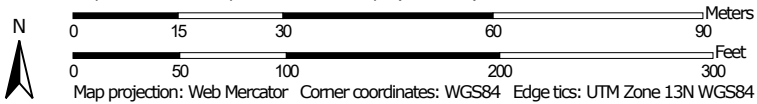
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

105°0'16"W 39°47'22"N

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




Map Scale: 1:1,080 if printed on A landscape (11" x 8.5") sheet.




MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado
 Survey Area Data: Version 18, Aug 31, 2021

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

Date(s) aerial images were photographed: Oct 20, 2018—Oct 26, 2018

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Gr	Gravelly land-Shale outcrop complex	A	2.1	100.0%
Totals for Area of Interest			2.1	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

DATE

REV. NO. DESCRIPTION

URBAN COTTAGES, LLC
URBAN COTTAGES - TEJON
 RARITAN WAY
 BERKLEY, CO

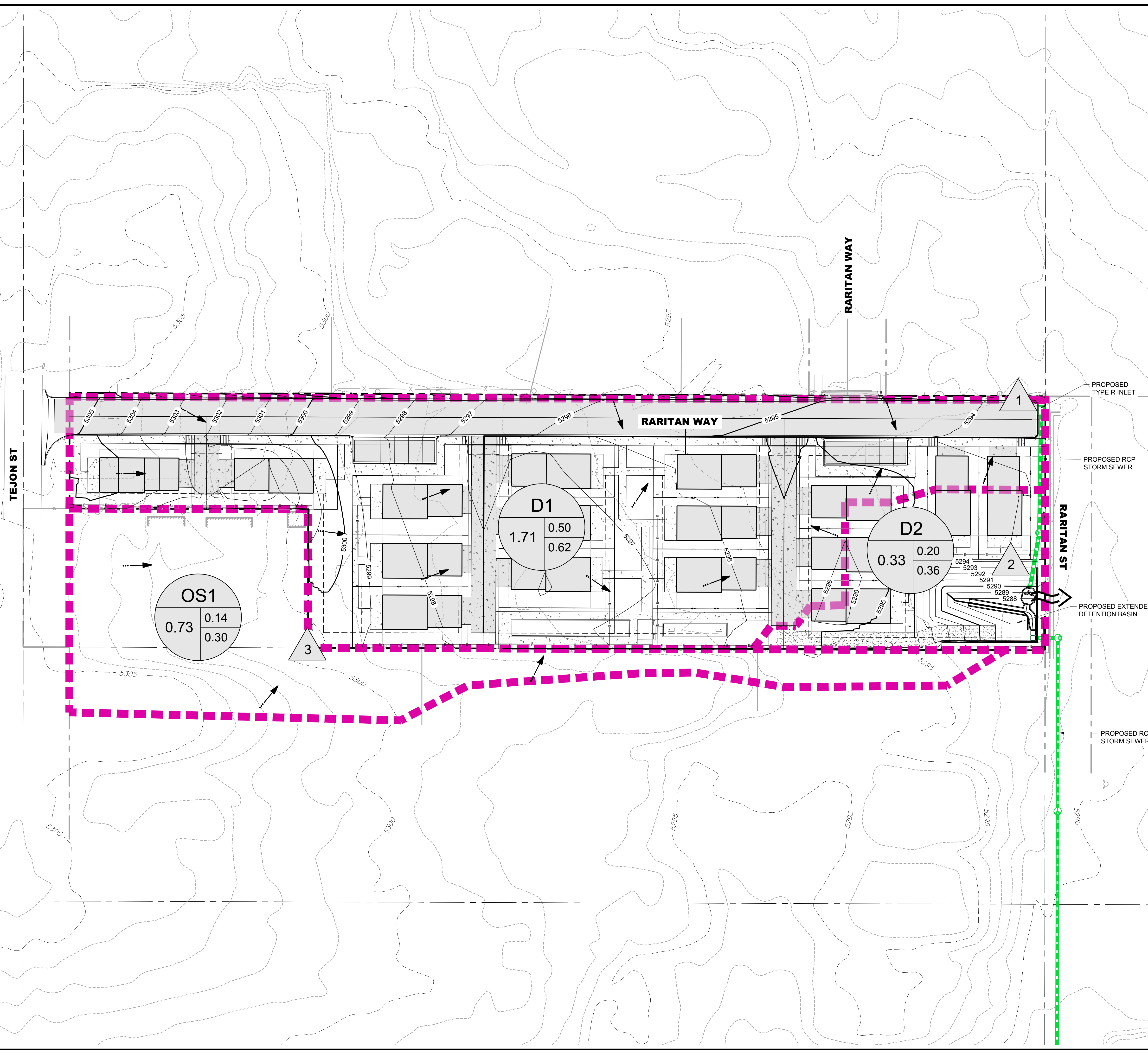
PROJ NO: 210206

ENG: IJL / AG

DATE: 02/11/2021

SHEET NUMBER

OF 1

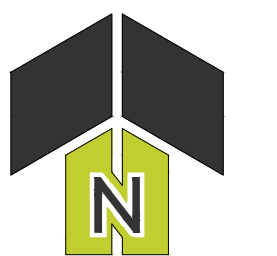


BASIN SUMMARY TABLE

Basin Designation	Area (ac)	Q ₂ (cfs)	Q ₃ (cfs)	Q ₁₀₀ (cfs)
D1	1.71	1.79	2.64	6.43
D2	0.33	0.11	0.16	0.56
OS1	0.73	0.19	0.28	1.37

LEGEND

- BASIN DESIGNATION: D1 (circle with 1.00, 0.59, 0.78, C2, C100)
- BASIN AREA (ACRES): 1.00
- DESIGN POINT: X
- BASIN BOUNDARY: Dashed pink line
- EMERGENCY OVERTFLOW: Wavy line
- PROPOSED STORM SEWER: Dashed green line
- EXISTING STORM SEWER: Dashed grey line
- PROPOSED MAJOR CONTOUR: Solid black line
- PROPOSED MINOR CONTOUR: Dashed black line
- EXISTING MAJOR CONTOUR: Solid grey line
- EXISTING MINOR CONTOUR: Dashed grey line
- DRAINAGE FLOW DIRECTION: Arrow



APPENDIX B - HYDROLOGIC COMPUTATIONS



Project: Urban Cottages Tejon

Location: Adams County, CO

Designer: RAK

Date: 1/26/2022

Latest Revision: 2/4/2022

¹[From Table 6-3 in UDFCD Volume 1](#)

²[From Table 6-4 in UDFCD Volume 1](#)

IMPERVIOUSNESS AND RUNOFF COEFFICIENT CALCULATIONS

Basin Designation	NRCS Hydrologic Soil Group	Total Area (ac)	Total Area (sf)	Roofs	Lawn	Pavement	Sidewalk	Pond HWL	Misc	Percent Impervious	Runoff Coefficients, C ²				
				Impervious % ¹	90%	2%	100%	90%	100%		0%	C ₂	C ₅	C ₁₀	C ₁₀₀
				Roofs (sf)	Lawn (sf)	Pavement (sf)	Concrete (sf)	Pond HWL (sf)	Misc (sf)						
D1	A	1.71	74,645	14,829	26,144	17,655	16,017	0	0	61.54%	0.45	0.46	0.48	0.59	
D2	A	0.33	14,356	3,175	9,670	0	1,511	0	0	30.72%	0.18	0.19	0.20	0.35	
Onsite Total		2.04	89,001	18,004	35,814	17,655	17,528	0	0	56.57%	0.40	0.42	0.43	0.55	
OS1	A	0.73	31,990	5,319	25,991	57	623	0	0	18.52%	0.09	0.10	0.11	0.25	
Overall Total		2.78	120,991	23,323	61,805	17,712	18,151	0	0	46.51%	0.32	0.33	0.35	0.47	

Project: Urban Cottages Tejon
Location: Adams County, CO
Designer: RAK
Date: 1/26/2022
Latest Revision: 2/4/2022

NRCS Conveyance Factors, K ²	
Type of Land Surface	K
Heavy Meadow	2.5
Tillage/Field	5
Short Pasture/Lawns	7
Nearly Bare Ground	10
Grassed Waterway	15
Paved Areas	20

¹Max 300 ft in Urban areas and 500 ft in rural areas

²From Table 6-2 in UDFCD Volume 1

Minimum T_c

TIME OF CONCENTRATION CALCULATIONS

Basin Designation	Imperviousness (%)	C _s	Initial/Overland Flow Time, T _i			Channelized Flow/Travel Time, T _t				Time of Concentration, T _c (Check)			
			Length (ft) ¹	Slope (%)	T _i (min)	Land Surface	Length (ft)	Slope (%)	Velocity (ft/sec)	T _t (min)	Computed T _c (min)	First Design Point T _c (min)	Selected T _c (min)
D1	61.54%	0.46	110	2.14	9.38	Paved Areas	500	0.82	1.81	4.61	13.99	20.77	13.99
D2	30.72%	0.19	300	2.64	20.65	Grassed Waterway	249	0.97	1.48	2.81	23.46	23.94	23.46
OS1	18.52%	0.10	89	7.56	8.72	Paved Areas	64	0.16	0.79	1.36	10.08	N/A	10.08

2.4.1 Initial or Overland Flow Time

The initial or overland flow time, t_i , may be calculated using Equation 6-3:

$$t_i = \frac{0.395(1.1 - C_s)\sqrt{L_i}}{S_o^{0.33}} \quad \text{Equation 6-3}$$

Where:

- t_i = overland (initial) flow time (minutes)
- C_s = runoff coefficient for 5-year frequency (from Table 6-4)
- L_i = length of overland flow (ft)
- S_o = average slope along the overland flow path (ft/ft).

2.4.2 Channelized Flow Time

The channelized flow time (travel time) is calculated using the hydraulic properties of the conveyance element. The channelized flow time, t_t , is estimated by dividing the length of conveyance by the velocity. The following equation, Equation 6-4 (Guo 2013), can be used to determine the flow velocity in conjunction with Table 6-2 for the conveyance factor.

$$t_t = \frac{L_t}{60K\sqrt{S_o}} = \frac{L_t}{60V_t} \quad \text{Equation 6-4}$$

Where:

- t_t = channelized flow time (travel time, min)
- L_t = waterway length (ft)
- S_o = waterway slope (ft/ft)
- V_t = travel time velocity (ft/sec) = $K\sqrt{S_o}$
- K = NRCS conveyance factor (see Table 6-2).

$$t_c = t_i + t_t \quad \text{Equation 6-5}$$

Where:

- t_c = computed time of concentration (minutes)
- t_i = overland (initial) flow time (minutes)
- t_t = channelized flow time (minutes).

2.4.3 First Design Point Time of Concentration in Urban Catchments

Equation 6-4 was solely determined by the waterway characteristics and using a set of empirical formulas. A calibration study between the Rational Method and the Colorado Urban Hydrograph Procedure (CUHP) suggests that the time of concentration shall be the lesser of the values calculated by Equation 6-2 and Equation 6-5 (Guo and Urbonas 2013).

$$t_c = (26 - 17i) + \frac{L_t}{60(14i + 9)\sqrt{S_o}} \quad \text{Equation 6-5}$$

Where:

- t_c = minimum time of concentration for first design point when less than t_c from Equation 6-1.
- L_t = length of channelized flow path (ft)
- i = imperviousness (expressed as a decimal)
- S_o = slope of the channelized flow path (ft/ft).

2.4.4 Minimum Time of Concentration

Use a minimum t_c value of 5 minutes for urbanized areas and a minimum t_c value of 10 minutes for areas that are not considered urban. Use minimum values even when calculations result in a lesser time of concentration.



Project: Urban Cottages Tejon
Location: Adams County, CO
Designer: RAK
Date: 1/26/2022
Latest Revision: 2/4/2022

Design Storm:	5-Yr
1-hr Design Point Rainfall (in):	1.42

5-YEAR PEAK RUNOFF CALCULATIONS

Basin Designation	Design Point	Area (ac)	C _s	C X A	T _c (min)	Intensity (in/hr)	Peak Flow, Q (cfs)
D1	1	1.71	0.46	0.79	13.99	3.33	2.64
D2	2	0.33	0.19	0.06	23.46	2.56	0.16
OS1	3	0.73	0.10	0.07	10.08	3.83	0.28



Project: Urban Cottages Tejon
Location: Adams County, CO
Designer: RAK
Date: 1/26/2022
Latest Revision: 2/4/2022

Design Storm: 100-Yr
1-hr Design Point Rainfall (in): 2.71

100-YEAR PEAK RUNOFF CALCULATIONS

Basin Designation	Design Point	Area (ac)	C ₁₀₀	C X A	T _c (min)	Intensity (in/hr)	Peak Flow, Q (cfs)
D1	1	1.71	0.59	1.01	13.99	6.35	6.43
D2	2	0.33	0.35	0.12	23.46	4.89	0.56
OS1	3	0.73	0.25	0.19	10.08	7.31	1.37

APPENDIX C - HYDRAULIC CALCULATIONS

DETENTION VOLUME CALCULATIONS

$$V=KA$$

Equation 9.5

For the 100-year:

$$K_{100} = \frac{(1.78I - 0.002I^2 - 3.56)}{910}$$

Equation 9.6

For the 5-year:

$$K_5 = \frac{(0.77I - 2.26)}{1000}$$

Equation 9.7

I = 56.57 %

A = 2.04 AC

K₅ = 0.041

K₁₀₀ = 0.100

V₅ =	0.084 AC-FT
------------------------	--------------------

V₁₀₀ =	0.203 AC-FT
--------------------------	--------------------

ALLOWABLE RELEASE RATES

Table 9.16—Allowable Release Rates (CFS/Acre)

Control Frequency	Dominant Soil Group		
	A	B	C & D
5-year	0.07	0.13	0.17
100-year	0.50	0.85	1.00

SCS Hydrologic Soil Group: A

Tributary Area = 2.04 AC

Calculated 5-Year Allowable Release Rate =	0.14 CFS
---	-----------------

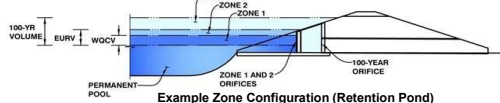
Calculated 100-Year Allowable Release Rate =	1.02 CFS
---	-----------------

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.04 (February 2021)

Project: **Urban Cottages - Tejon**

Basin ID: **Extended Detention Basin**



Example Zone Configuration (Retention Pond)

Watershed Information

Selected BMP Type =	EDB
Watershed Area =	2.04 acres
Watershed Length =	634 ft
Watershed Length to Centroid =	317 ft
Watershed Slope =	0.019 ft/ft
Watershed Imperviousness =	56.57% percent
Percentage Hydrologic Soil Group A =	100.0% percent
Percentage Hydrologic Soil Group B =	0.0% percent
Percentage Hydrologic Soil Groups C/D =	0.0% percent
Target WQCV Drain Time =	40.0 hours
Location for 1-hr Rainfall Depths =	User Input

After providing required inputs above including 1-hour rainfall depths, click "Run CUHP" to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

Optional User Overrides

Water Quality Capture Volume (WQCV) =	0.038 acre-feet		acre-feet
Excess Urban Runoff Volume (EURV) =	0.138 acre-feet		acre-feet
2-yr Runoff Volume (P1 = 1 in.) =	0.083 acre-feet	1.00	inches
5-yr Runoff Volume (P1 = 1.42 in.) =	0.124 acre-feet	1.42	inches
10-yr Runoff Volume (P1 = 1.68 in.) =	0.151 acre-feet	1.68	inches
25-yr Runoff Volume (P1 = 2.35 in.) =	0.246 acre-feet	2.35	inches
50-yr Runoff Volume (P1 = 2.71 in.) =	0.299 acre-feet	2.71	inches
100-yr Runoff Volume (P1 = 2.31 in.) =	0.245 acre-feet		inches
500-yr Runoff Volume (P1 = 3.14 in.) =	0.375 acre-feet		inches
Approximate 2-yr Detention Volume =	0.075 acre-feet		
Approximate 5-yr Detention Volume =	0.111 acre-feet		
Approximate 10-yr Detention Volume =	0.136 acre-feet		
Approximate 25-yr Detention Volume =	0.202 acre-feet		
Approximate 50-yr Detention Volume =	0.230 acre-feet		
Approximate 100-yr Detention Volume =	0.194 acre-feet		

Define Zones and Basin Geometry

Zone 1 Volume (WQCV) =	0.038	acre-feet
Zone 2 Volume (User Defined - Zone 1) =	0.084	acre-feet
Zone 3 Volume (User Defined - Zones 1 & 2) =	0.100	acre-feet
Total Detention Basin Volume =	0.222	acre-feet
Initial Surcharge Volume (ISV) =	user	ft ³
Initial Surcharge Depth (ISD) =	user	ft
Total Available Detention Depth (H _{total}) =	user	ft
Depth of Trickle Channel (H _{TC}) =	user	ft
Slope of Trickle Channel (S _{TC}) =	user	ft/ft
Slopes of Main Basin Sides (S _{main}) =	user	H:V
Basin Length-to-Width Ratio (R _{LW}) =	user	
Initial Surcharge Area (A _{ISV}) =	user	ft ²
Surcharge Volume Length (L _{ISV}) =	user	ft
Surcharge Volume Width (W _{ISV}) =	user	ft
Depth of Basin Floor (H _{FLOOR}) =	user	ft
Length of Basin Floor (L _{FLOOR}) =	user	ft
Width of Basin Floor (W _{FLOOR}) =	user	ft
Area of Basin Floor (A _{FLOOR}) =	user	ft ²
Volume of Basin Floor (V _{FLOOR}) =	user	ft ³
Depth of Main Basin (H _{MAIN}) =	user	ft
Length of Main Basin (L _{MAIN}) =	user	ft
Width of Main Basin (W _{MAIN}) =	user	ft
Area of Main Basin (A _{MAIN}) =	user	ft ²
Volume of Main Basin (V _{MAIN}) =	user	ft ³
Calculated Total Basin Volume (V _{total}) =	user	acre-feet

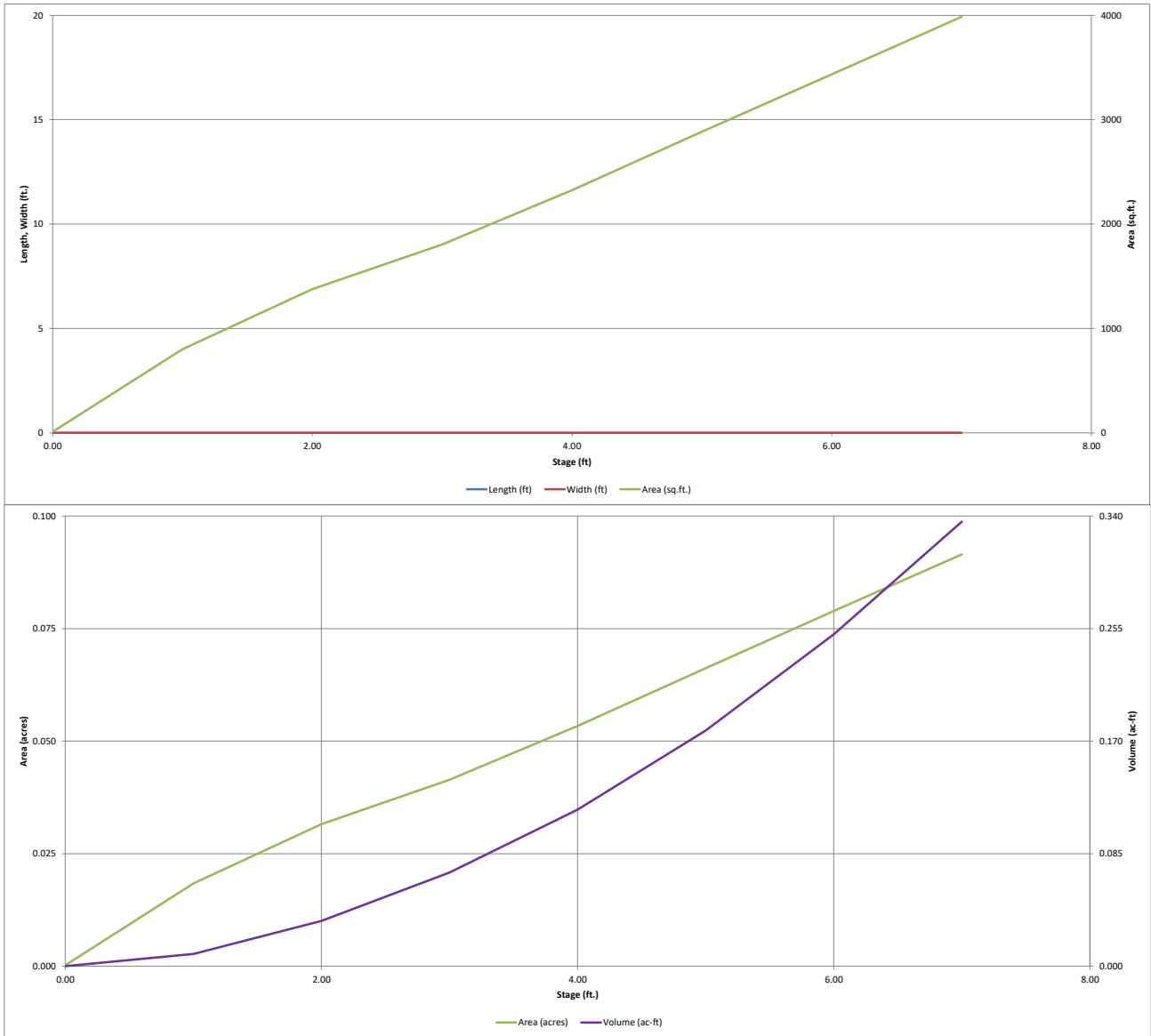
V5

V100 + 0.5* WQCV

Stage - Storage Description	Stage (ft)	Optional Override Stage (ft)	Length (ft)	Width (ft)	Area (ft ²)	Optional Override Area (ft ²)	Area (acre)	Volume (ft ³)	Volume (ac-ft)
Top of Micropool	--	0.00	--	--	--	10	0.000	--	--
	--	1.00	--	--	--	802	0.018	406	0.009
	--	2.00	--	--	--	1,375	0.032	1,494	0.034
	--	3.00	--	--	--	1,805	0.041	3,084	0.071
	--	4.00	--	--	--	2,326	0.053	5,150	0.118
	--	5.00	--	--	--	2,884	0.066	7,755	0.178
	--	6.00	--	--	--	3,436	0.079	10,915	0.251
	--	7.00	--	--	--	3,985	0.091	14,625	0.336

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.04 (February 2021)



APPENDIX D - REFERENCED MATERIALS

Table 6-3. Recommended percentage imperviousness values

Land Use or Surface Characteristics	Percentage Imperviousness (%)
Business:	
Downtown Areas	95
Suburban Areas	75
Residential lots (lot area only):	
Single-family	
2.5 acres or larger	12
0.75 – 2.5 acres	20
0.25 – 0.75 acres	30
0.25 acres or less	45
Apartments	75
Industrial:	
Light areas	80
Heavy areas	90
Parks, cemeteries	10
Playgrounds	25
Schools	55
Railroad yard areas	50
Undeveloped Areas:	
Historic flow analysis	2
Greenbelts, agricultural	2
Off-site flow analysis (when land use not defined)	45
Streets:	
Paved	100
Gravel (packed)	40
Drive and walks	90
Roofs	90
Lawns, sandy soil	2
Lawns, clayey soil	2

Table 6-5. Runoff coefficients, *c*

Total or Effective % Impervious	NRCS Hydrologic Soil Group A						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
2%	0.01	0.01	0.01	0.01	0.04	0.13	0.27
5%	0.02	0.02	0.02	0.03	0.07	0.15	0.29
10%	0.04	0.05	0.05	0.07	0.11	0.19	0.32
15%	0.07	0.08	0.08	0.1	0.15	0.23	0.35
20%	0.1	0.11	0.12	0.14	0.2	0.27	0.38
25%	0.14	0.15	0.16	0.19	0.24	0.3	0.42
30%	0.18	0.19	0.2	0.23	0.28	0.34	0.45
35%	0.21	0.23	0.24	0.27	0.32	0.38	0.48
40%	0.25	0.27	0.28	0.32	0.37	0.42	0.51
45%	0.3	0.31	0.33	0.36	0.41	0.46	0.54
50%	0.34	0.36	0.37	0.41	0.45	0.5	0.58
55%	0.39	0.4	0.42	0.45	0.49	0.54	0.61
60%	0.43	0.45	0.47	0.5	0.54	0.58	0.64
65%	0.48	0.5	0.51	0.54	0.58	0.62	0.67
70%	0.53	0.55	0.56	0.59	0.62	0.65	0.71
75%	0.58	0.6	0.61	0.64	0.66	0.69	0.74
80%	0.63	0.65	0.66	0.69	0.71	0.73	0.77
85%	0.68	0.7	0.71	0.74	0.75	0.77	0.8
90%	0.73	0.75	0.77	0.79	0.79	0.81	0.84
95%	0.79	0.81	0.82	0.83	0.84	0.85	0.87
100%	0.84	0.86	0.87	0.88	0.88	0.89	0.9
Total or Effective % Impervious	NRCS Hydrologic Soil Group B						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
2%	0.01	0.01	0.07	0.26	0.34	0.44	0.54
5%	0.03	0.03	0.1	0.28	0.36	0.45	0.55
10%	0.06	0.07	0.14	0.31	0.38	0.47	0.57
15%	0.09	0.11	0.18	0.34	0.41	0.5	0.59
20%	0.13	0.15	0.22	0.38	0.44	0.52	0.61
25%	0.17	0.19	0.26	0.41	0.47	0.54	0.63
30%	0.2	0.23	0.3	0.44	0.49	0.57	0.65
35%	0.24	0.27	0.34	0.47	0.52	0.59	0.66
40%	0.29	0.32	0.38	0.5	0.55	0.61	0.68
45%	0.33	0.36	0.42	0.53	0.58	0.64	0.7
50%	0.37	0.4	0.46	0.56	0.61	0.66	0.72
55%	0.42	0.45	0.5	0.6	0.63	0.68	0.74
60%	0.46	0.49	0.54	0.63	0.66	0.71	0.76
65%	0.5	0.54	0.58	0.66	0.69	0.73	0.77
70%	0.55	0.58	0.62	0.69	0.72	0.75	0.79
75%	0.6	0.63	0.66	0.72	0.75	0.78	0.81
80%	0.64	0.67	0.7	0.75	0.77	0.8	0.83
85%	0.69	0.72	0.74	0.78	0.8	0.82	0.85
90%	0.74	0.76	0.78	0.81	0.83	0.84	0.87
95%	0.79	0.81	0.82	0.85	0.86	0.87	0.88
100%	0.84	0.86	0.86	0.88	0.89	0.89	0.9

9-01-04-03 RAINFALL

Presented in this Section are guidelines for the development of rainfall data to be used in preparing a hydrological analysis (storm runoff) for a proposed development within the County.

The rainfall intensity information published by the National Oceanic and Atmospheric Administration (NOAA) in the “Precipitation-Frequency Atlas of the Western United States” was used to develop incremental rainfall distributions presented in Table 9.5. The incremental rainfall distributions presented in this table are based on procedures developed by the MHFD. However, refinements have been made to closely match conditions within the County.

9-01-04-04 TIME-INTENSITY-FREQUENCY CURVES

A time-intensity-frequency curve was developed for the County by using one-hour point rainfall values (see Table 9.3) and factors for durations of less than one hour (see Table 9.4); both obtained from the NOAA Atlas. The outcomes of this distribution are point values that were then converted to intensities and plotted as Figure 9.1. Rainfall data from the Mile High Flood District (MHFD) may be used as an alternative (see MHFD Criteria Manual).

Table 9.3—One-Hour Point Rainfall (inches)

2-Year	5-Year	10-Year	50-Year	100-Year
1.00	1.42	1.68	2.35	2.71

Table 9.4—Factors for Durations of Less than One Hour

Duration (minutes)	5	10	15	30
Ratio to 1-hour depth	0.29	0.45	0.57	0.79



ALDRIDGE TRANSPORTATION CONSULTANTS, LLC
Advanced Transportation Planning and Traffic Engineering

John M.W. Aldridge, P.E.
Colorado Registered Professional Engineer

1082 Chimney Rock Road
Highlands Ranch, CO 80126
303-703-9112
Mobile: 303-594-4132
Email: john@atceng.com

April 12, 2022

Todd A. Johnson, P.E.
Urban Cottages
4601 DTC Boulevard, Suite 525
Denver, CO 80237

RE: Traffic Letter
Raritan Estates – Adams County

Dear Mr. Johnson:

Pursuant to your request, I have reviewed the proposed development of 16 unit single family residential project on the southeast corner of Raritan Way and Tejon St. in Adams County. The site plan and vicinity map are shown in Figure 1.

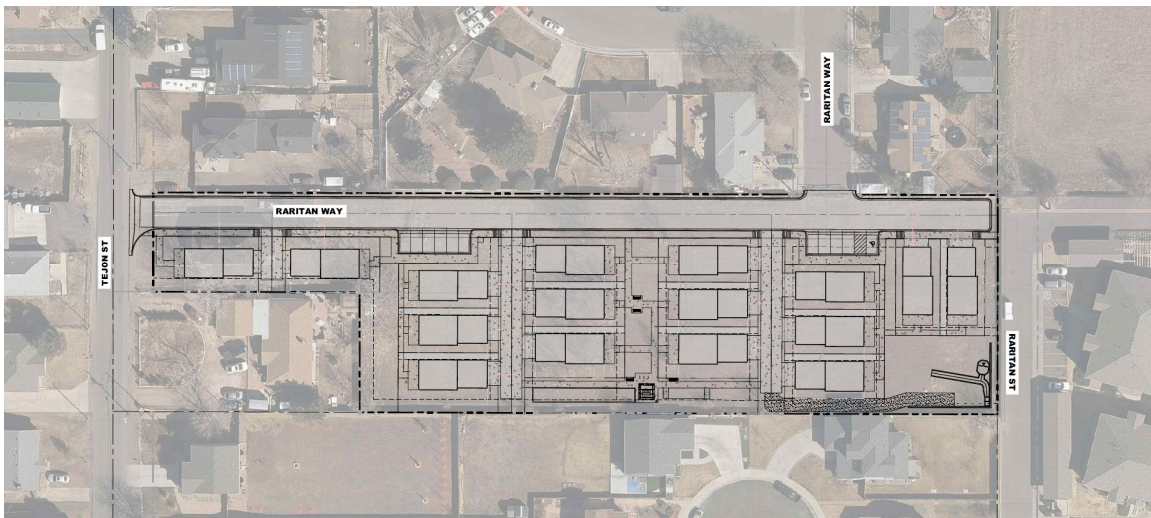


Figure 1 Site Plan and Vicinity Map



EXISTING CONDITIONS

Tejon St. is a two-lane local street with some sections that include attached sidewalks. The posted speed limit is 25 mph. Traffic counts are not available but likely less than 2,000 vpd.

Raritan Way is a two local street that is currently oriented north/south and terminates at the project's northern boundary. It will be connected to an east/west street along the north side of the property. The western end will terminate at Tejon St. The eastern end will terminate at the eastern border of the project.

TRIP GENERATION

The trip generation is based on rates and values published in the ITE Trip Generation Manual, 11th Edition. The table below provides the Average Daily Traffic and the AM and PM peak hour traffic.

Trip Generation Worksheet									
ITE CODE	LAND USE	UNIT	QUANTITY	ADT	AM		PM		
					IN	OUT	IN	OUT	
210	Single-Family	DU	16	9.43	0.18	0.52	0.59	0.35	
				151	3	8	9	6	
Total Trips						3	8	9	6

TRAFFIC IMPACT EVALUATION

Although the ADT qualifies for a Level 2 TIS per the Adams County Guidelines for Traffic Impact Studies. A Level 2 analysis requires a level of service impact on streets and intersections within ¼ mile of the project limits. However, in this case the trip generation is too small to be evaluated meaningfully even at the Tejon St. intersection. There will be no discernable impact on the traffic flow and operations of Tejon St. and no auxiliary turn lanes are warranted by the development.

Based on the findings contained herein, it is my professional opinion that the trip generation occasioned by the development plan for Raritan Estates will blend harmoniously with the traffic flow on Tejon St. and adjacent intersections and that no further analysis or improvements to the adjacent streets and intersections are necessary to maintain an acceptable operating condition and level of service during the peak hours of operation.



Should you have any questions or need additional information please call me at 303-703-9112. Thank you for the opportunity to be of service.

Respectfully submitted,

Aldridge Transportation Consultants, LLC

John M.W. Aldridge, P.E.
Principal



ATC is professional service firm specializing in traffic engineering and transportation planning. ATC's principal, John M.W. Aldridge is a Colorado licensed professional engineer. In the past 20 years, ATC has prepared over 1,000 traffic impact studies, designed over 100 traffic signals, and has provided expert witness testimony on engineering design and access issues on multi-million-dollar interchange and highway projects in Kansas and Colorado.

Jmwa/me



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	\$210 (public utilities -TCHD Level 2) \$360 (individual septic -TCHD Level 3)	After complete application received



Application Type:

<input type="checkbox"/> Conceptual Review	<input checked="" type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input checked="" 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

Prepared by:



On behalf of:

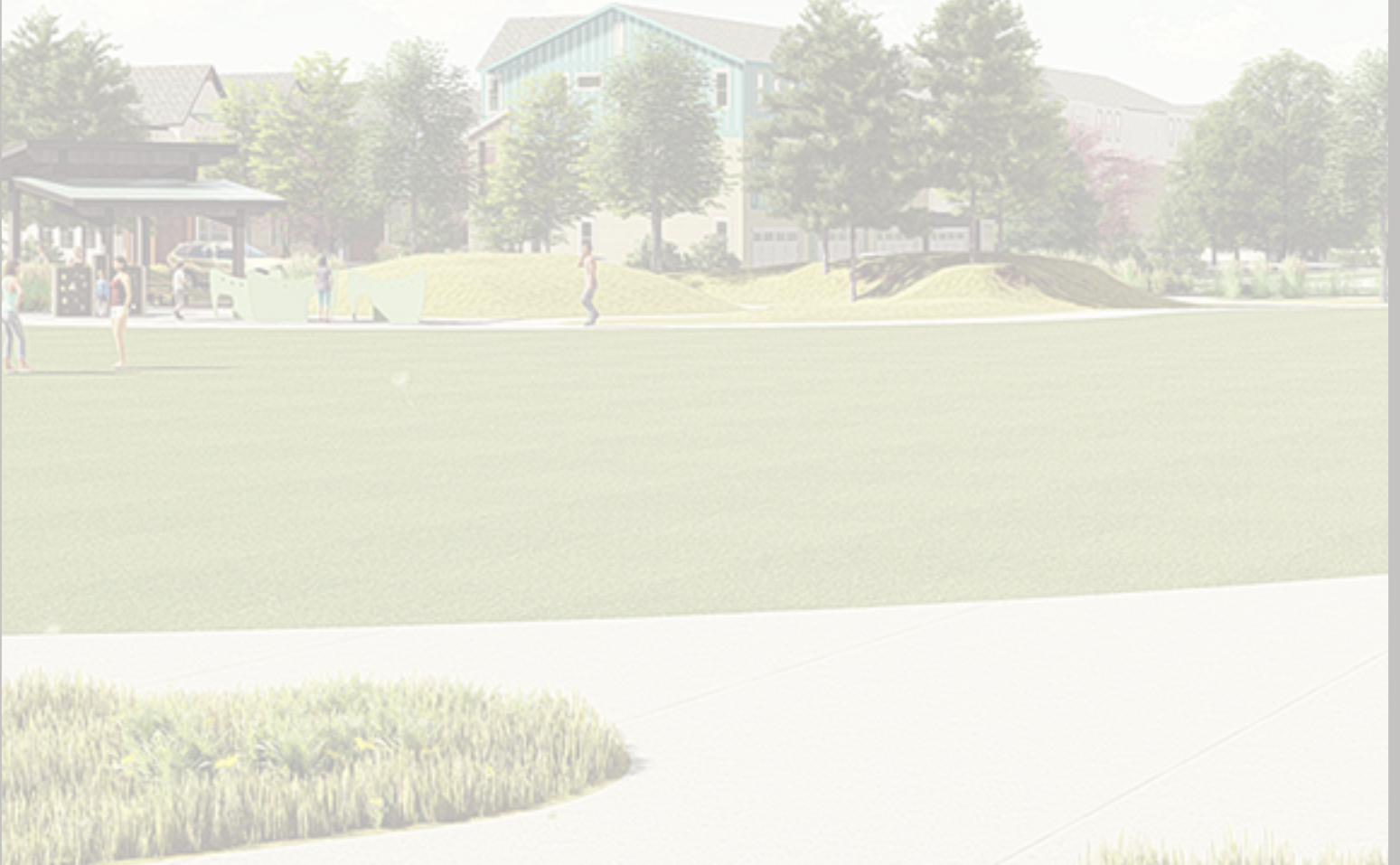


02.25.2022

RARITAN ESTATES REDVELOPMENT

SINGLE-FAMILY DETACHED HOMES

ZONE MAP AMENDMENT & PUD WRITTEN EXPLANATION



PROJECT INTENT

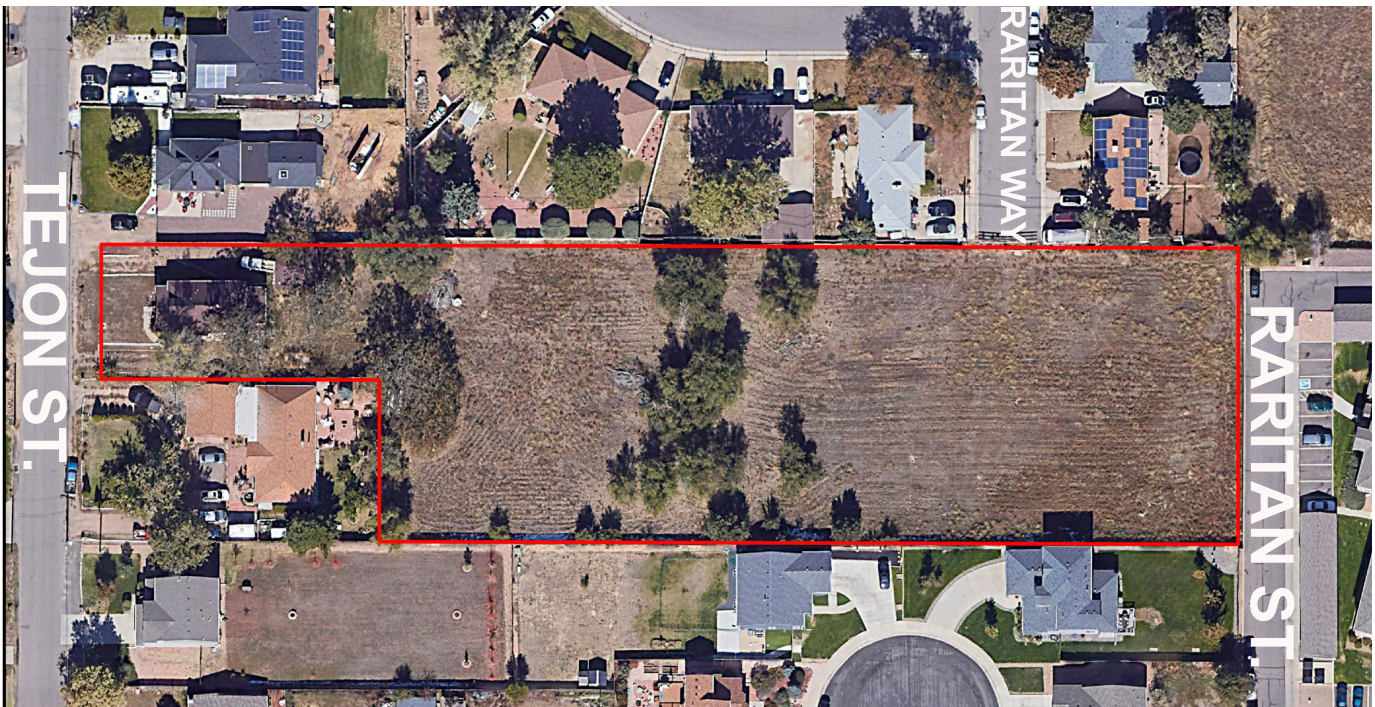
On behalf of Urban Cottages, LLC, PCS Group is submitting an application for a Rezoning Map Amendment and PUD application for an approximately 2.1 acre site of vacant land located at 5350 Tejon Street. The site currently consists of undeveloped parcels and right of way. The project proposes the construction of a maximum of 16 single-family detached homes. Homes will be two-story, alley-loaded with approximate lot sizes at 2,500 sf. Approximate home sizes will be 1,200 sf. The total project density will be approximately 7.8 du/ac.

The site design approach focuses on creating modestly sized homes on smaller lots. These 'missing middle' design features allow walkable, medium density, infill housing near public transportation and amenities. Missing middle housing caters to households usually overlooked in home design and planning, including seniors, singles, and young families.



Context Map





Site Location

CURRENT ZONING & USE:

The property is generally bounded by Tejon St. to the west, Raritan St. on the east, existing homes on Raritan Way. To the south and existing homes on Shoshone St on the north. The parcels requested for rezoning are as follows:

1. Parcel #: 0182516215009
2. Parcel #: 0182516215010
3. Parcel #: 0182516216011
4. Parcel #: 0182516216012
5. Parcel #: 0182516216013
6. Parcel #: 0182516216014
7. Parcel #: 018.82516216015

Additionally, an existing, undeveloped portion of Raritan Way right of way is to be vacated.

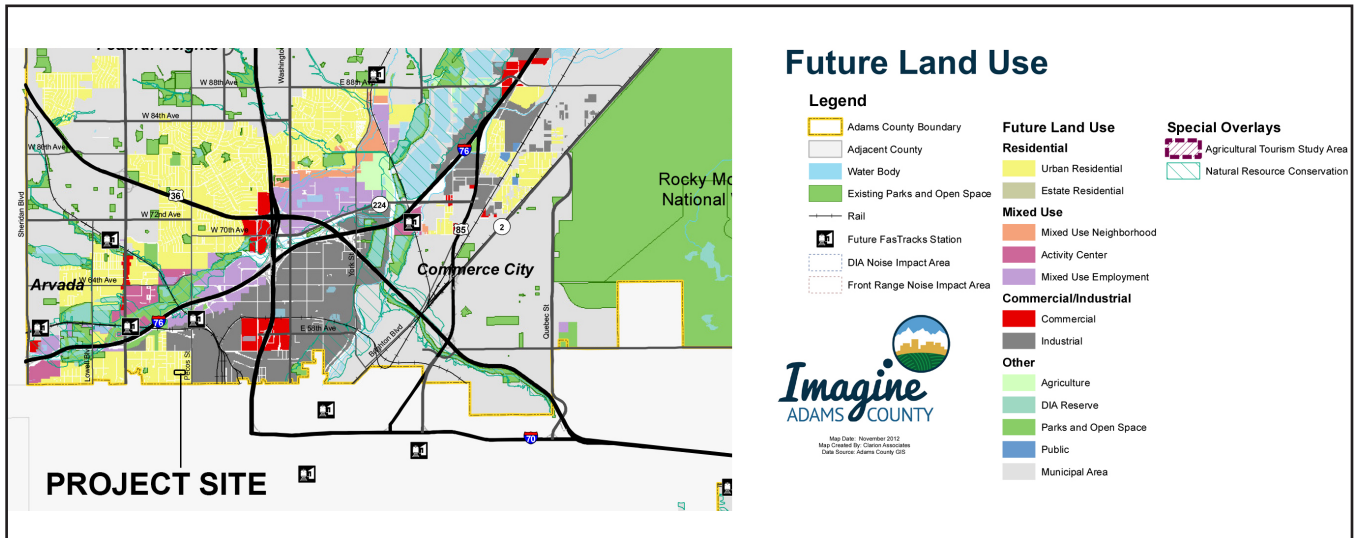


Conceptual Site Elements

Parcels 2 – 7 listed above are currently platted with 5 large home sites of about 8,700 square feet on a cul-de-sac right of way extended from Raritan Way. The parcels are vacant land bounded by existing fencing. Parcel 1 includes an existing single-family detached residence. The residential parcels are currently zoned R-1-C. An existing multi-family development, zoned R-3, is located directly east of the site. Residential properties are located on the north, south and western perimeters of the site and are zoned R-1-C.

PROPOSED USE:

The proposed use is for a maximum of 16 single-family detached homes sized for families. The current zoning and plat encourage large homes on large lots, like those recently built to the north at Berkeley Pointe by Del-West. That form, if built here, will result in new home closing prices approaching \$1 million. The plan proposes smaller lot sizes and home sizes with an increased overall project density. The resulting single-family detached homes will target a value closer to half that of the what the current plat would produce.



FUTURE LAND USE & PROJECT LOCATION

The site design approach focuses on creating modestly sized homes on smaller lots. These 'missing middle' design features allow walkable, medium density, infill housing near public transportation and amenities. 'Missing middle' housing caters to households usually overlooked in home design and planning, including seniors, singles, and young families.

ZONE CHANGE REQUEST

The proposed product type a associated lot size is not permitted within the current zoning. Therefore, an application for a Zone Map Amendment request is being provided to the county.

COMPREHENSIVE PLAN COMPLIANCE

The project site is located with the Southwest Area Framework Plan as described in Policy 14 of the Comprehensive Plan. This portion of the county has been identified as an area of opportunity for future growth including development of unimproved enclaves, redevelopment of former industrial sites, development of commercial areas and improvement of commercial corridors. The project will be in compliance with Policy 14.5 of the Comprehensive Plan as outlined below:

Policy 14.5: Maintain and Enhance the Quality of Existing Residential Neighborhoods

14.5.a. Southwest Area Plan—County land use decisions will be consistent with the southwest Adams County Framework Plan.

Response: A residential project of this type at this location is similar in use with adjacent residential properties and is consistent with the policies and plans for growth per the Southwest Area Framework Plan.

14.5.b. Public Infrastructure Improvements—Continue to make public infrastructure improvements— such as installing curbs and gutters, improving roadways, pedestrian/trail connections, and park facilities—to enhance the image of established residential neighborhoods and improve the health and quality of life of area residents.

Response: The project will develop a missing portion of the adjacent neighborhood by providing new access points to adjacent streets, sidewalks and include manicured landscape areas with active and passive open space.

SITE DESIGN

Traffic & Vehicular Access

Primary vehicular access into the site will occur at two locations: a new private drive running east-west will intersect with Tejon St. and will also intersect with Raritan Way. Raritan Way currently dead ends against the north project boundary. Homes will include two-car garages accessed from alleys intersecting the proposed private drive.



Pedestrian Access & Circulation

Homes will front open space areas with access coming from a network of internal walks. Walks will provide access to adjacent streets, private drive and open space amenities.

Utilities

Water service will be provided by North Lincoln Water and Sanitation District. A water mainline connection will be made to existing lines located in Raritan Way and Tejon St. The new water main associated with this project will complete a system loop desired by the District. A sanitary service connection will tie into a mainline in Raritan Way. Electric and gas will be provided by Xcel Energy.

Grading & Drainage

The site generally drains west to east with approximately 10 feet of grade differential. A detention pond will be located at the southeast corner of the property. A storm line connection will be made to an existing line located in Raritan St. along the eastern property line.

Landscaping & Open Space

Landscape and open areas will be provided in accordance with development plan requirements. A minimum of 30% of the required open space will be for active use. Open landscape areas will include areas of sod, shrubs, trees and planting beds. Maintenance of these landscape areas will be provided by an HOA.

Shared-Use Easements

The majority of residential lots will incorporate shared-use side yard easements. These easements will be fenced in from building to building providing usable, private open space areas. The easements will be fully accessible to both neighbors for the purposes of access and maintenance.

Architecture

The homes will consist of three two-story plans that range in size from 1,500 to 1,700 square feet and have a variety of elevation styles. The elevations boast farmhouse and craftsman style elements with a modern twist. The homes are designed as an alley loaded product that feature full front porches, open floor plans, and full basements. The homes also offer flexibility in the plans with options for additional bedrooms, studies, or lofted spaces. With an alley loaded garage, the front elevations are more attractive and open up to a green space or a street. With larger front porches and small side yards, the outdoor living is maximized on these smaller lots. Buyers can choose to have a fully covered or partially covered front porch to maximize solar orientation. Additionally, the front porches are designed with railings that add architectural interest and provide a sense of privacy while also allowing homeowners an opportunity to engage with nearby neighbors.



Conceptual Site Elements

PROJECT TIMEFRAME

The project is expected to be completed in a single phase beginning in the fourth quarter of 2022.



RARITAN ESTATES REDEVELOPMENT

A REPLAT OF LOTS 1-6 AND TRACT A, RARITAN ESTATES SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 68
 WEST, 6TH PRINCIPAL MERIDIAN
 COUNTY OF ADAMS, STATE OF COLORADO
ZONE MAP AMENDMENT

Prepared For
URBAN COTTAGES
 Contact: Chase Stillman
 chase.stillman@oreadcapital.com

Land Planning



www.pcsgroupco.com
 p.o. box 18287
 denver, co 80218
 t 303.531.4905 . f 303.531.4908

Civil Engineering



999 18th Street, Suite 2110
 Denver, CO

RARITAN ESTATES REDEVELOPMENT
 ZONE MAP AMENDMENT

ADAMS COUNTY, COLORADO

Issue Date:

04/15/22

Issue For:

1st Subm

REVISIONS:

DATE:

1	
2	
3	
4	

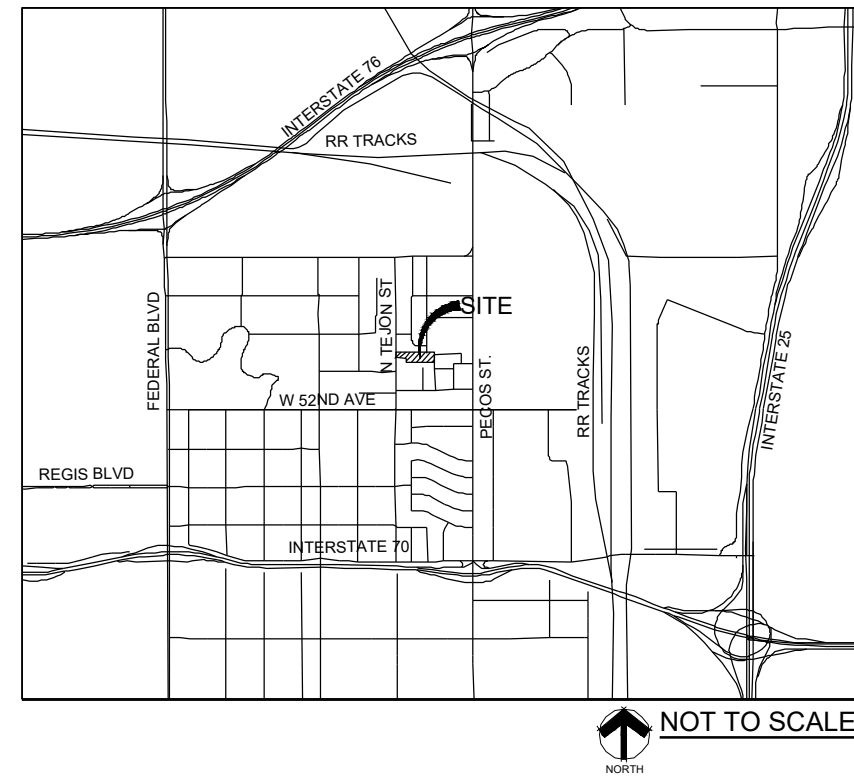
Sheet Name

REZONING MAP AMENDMENT

Sheet Number

1 of 3

VICINITY MAP



NOT TO SCALE

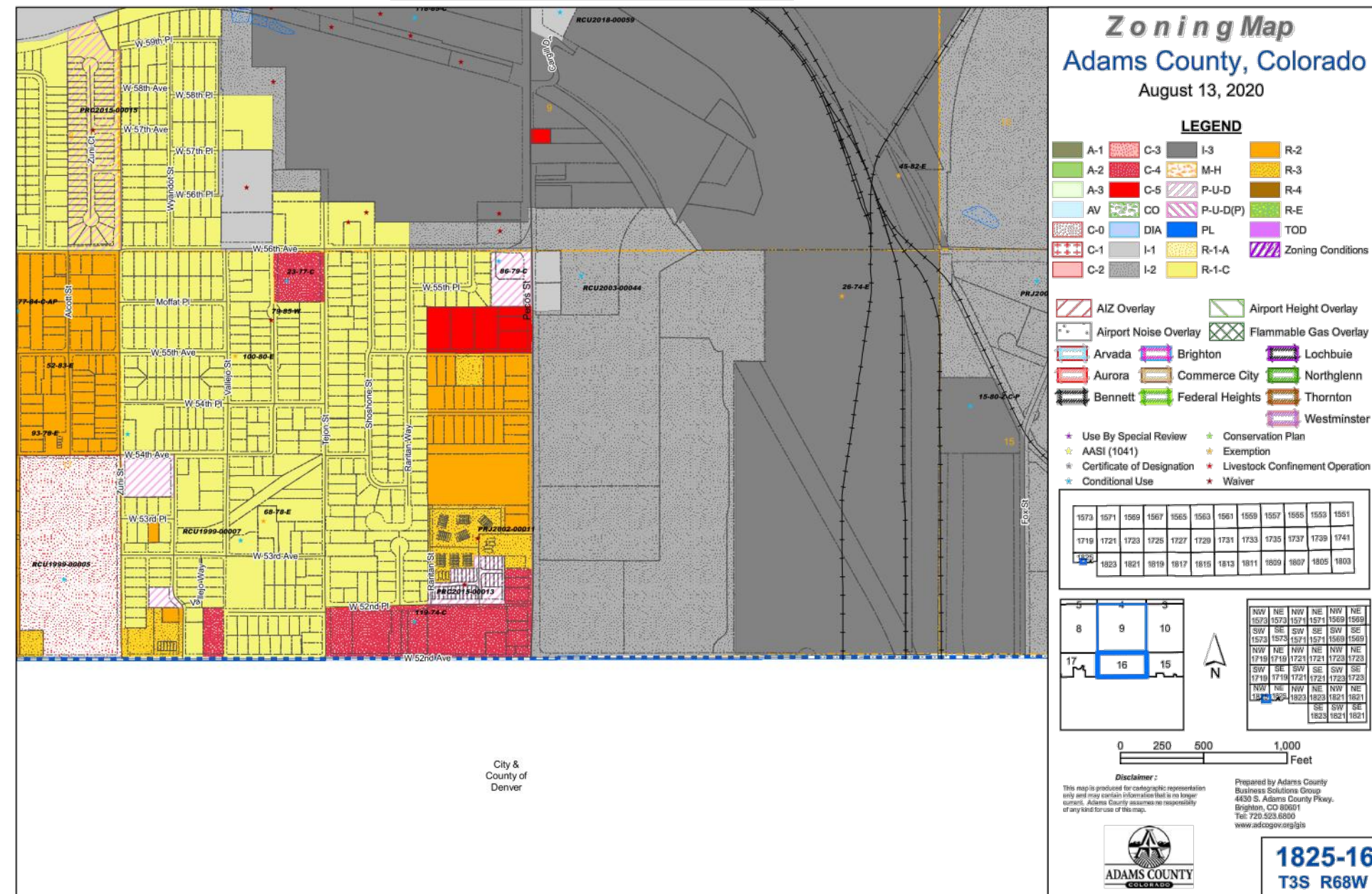
LEGAL DESCRIPTION

LEGAL DESCRIPTION PER ALTA COMMITMENT ORDER NO. K70729405-2:
 LOTS 1, 2, 3, 5, 6 AND TRACT A
 RARITAN ESTATES SUBDIVISION
 COUNTY OF ADAMS, STATE OF COLORADO.
 LEGAL DESCRIPTION PER ALTA COMMITMENT ORDER NO. K70729399-2:
 LOT 4
 RARITAN ESTATES SUBDIVISION
 COUNTY OF ADAMS, STATE OF COLORADO.

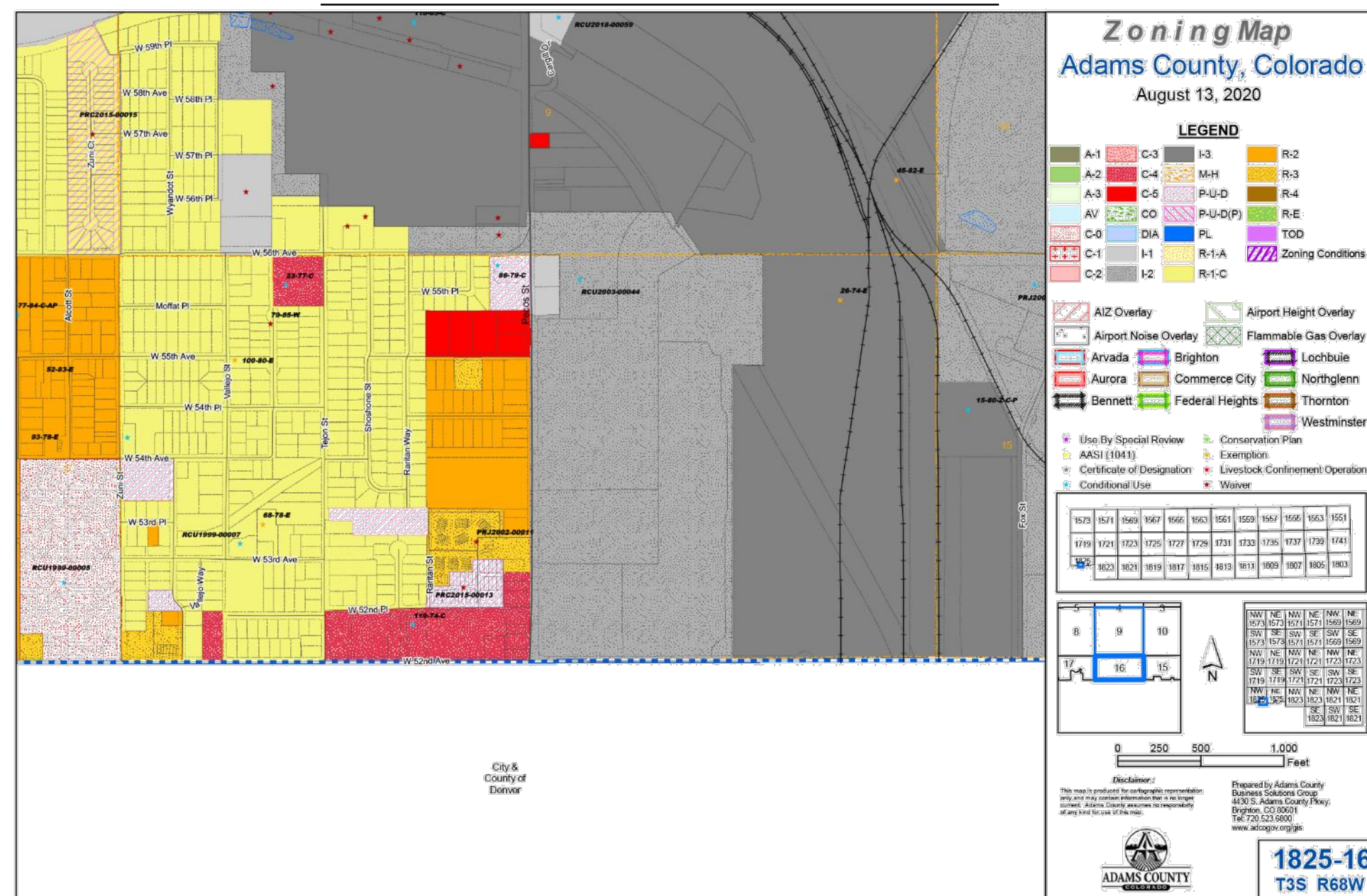
SHEET INDEX

1 OF 3	REZONING MAP AMENDMENT
2 OF 3	SITE PLAN
3 OF 3	ILLUSTRATIVE SITE PLAN

EXISTING ZONING MAP



PROPOSED ZONING MAP AMENDMENT



RARITAN ESTATES REDEVELOPMENT

A REPLAT OF LOTS 1-6 AND TRACT A, RARITAN ESTATES SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 68
 WEST, 6TH PRINCIPAL MERIDIAN
 COUNTY OF ADAMS, STATE OF COLORADO
ZONE MAP AMENDMENT

Prepared For
URBAN COTTAGES
 Contact: Chase Stillman
 chase.stillman@oreadcapital.com

Land Planning



www.pcsgroupco.com
 p.o. box 18287
 denver, co 80218
 t 303.531.4905 . f 303.531.4908

Civil Engineering



999 18th Street, Suite 2110
 Denver, CO

RARITAN ESTATES REDEVELOPMENT
 ZONE MAP AMENDMENT

ADAMS COUNTY, COLORADO

ZONING SUMMARY

EXISTING ZONING (RARITAN ESTATES SUBDIVISION)	TOTAL AREA (AC.)	EXISTING ZONING	PROPOSED ZONING
LOT 1	1.474	R-1-C	PUD
LOT 1			
LOT 1			
LOT 1			
LOT 1			
TRACT A	.604		(PROPERTY TO BE REPLATTED)
EXISTING RARITAN WAY RIGHT OF WAY TO BE VACATED			
TOTAL SITE AREA	2.0780		

LAND USE SUMMARY

LAND USE	ACRE AGE	% TOTAL	UNITS	DENSITY
BUILDING AREAS				
RESIDENTIAL LOTS	0.41	20%	16	
OPEN AREAS				
PAVEMENT	0.41	20%		
CONCRETE	0.40	20%		
LANDSCAPE AREAS	0.82	40%		
OPEN AREAS SUBTOTAL	1.63	80%		
TOTAL	2.04	100%	16	7.8 DU/AC

PARKING SUMMARY

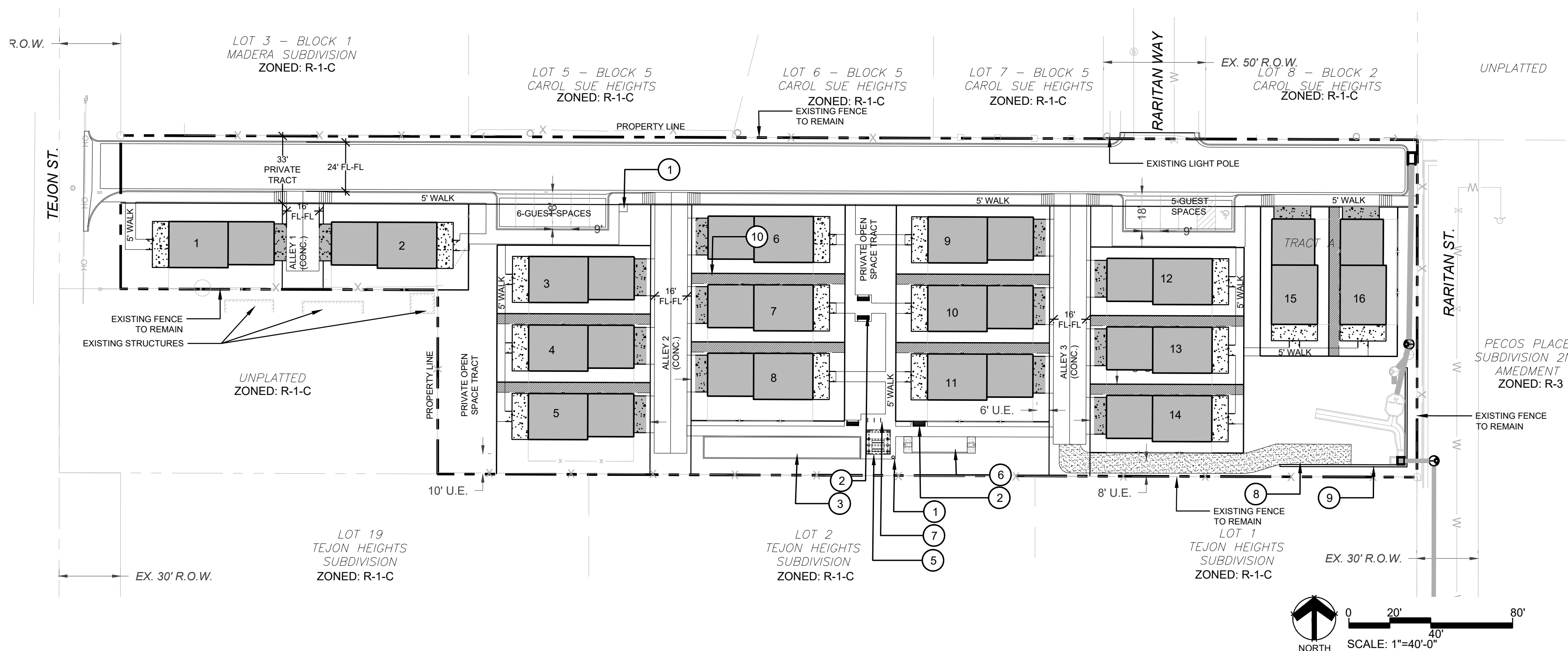
TOTAL UNITS	16
GARAGE SPACES (2 PER UNIT)	32
GUEST SPACES (INCLUDES 1 HC SPACE)	11
TOTAL PARKING SPACES	43

SITE PLAN LEGEND

- | | |
|--------------------------|--------------------------------|
| ① MAIL KIOSK | ⑥ CORNHOLE |
| ② BENCH(ES) | ⑦ TRASH RECEPTACLE |
| ③ BOCCE COURT | ⑧ MAINTENANCE PATH |
| ④ BIKE RACKS | ⑨ RETAINING WALLS |
| ⑤ SHELTER & PICNIC TABLE | ⑩ SHARED USE EASEMENT, TYPICAL |

NOTES:

- SITE PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DEVELOPMENT PLAN.



Issue Date:

04/15/22

Issue For:

1st Subm

REVISIONS:

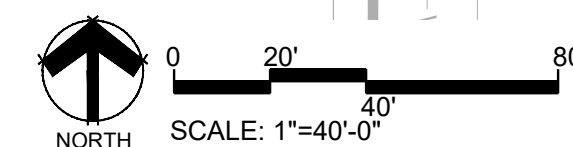
DATE:

REVISIONS:	DATE:
1	
2	
3	
4	

Sheet Name

SITE PLAN

Sheet Number



RARITAN ESTATES REDEVELOPMENT

PROJECT NO. XXXXXXXXX

A REPLAT OF LOTS 1-6 AND TRACT A, RARITAN ESTATES SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 68
 WEST, 6TH PRINCIPAL MERIDIAN
 COUNTY OF ADAMS, STATE OF COLORADO
ZONE MAP AMENDMENT

Prepared For
URBAN COTTAGES
 Contact: Chase Stillman
 chase.stillman@oreadcapital.com

Land Planning



www.pcsgroupco.com
 p.o. box 18287
 denver, co 80218
 t 303.531.4905 . f 303.531.4908

Civil Engineering



999 18th Street, Suite 2110
 Denver, CO

RARITAN ESTATES REDEVELOPMENT
 ZONE MAP AMENDMENT

ADAMS COUNTY, COLORADO

Issue Date:

04/15/22

Issue For:

1st Subm

REVISIONS:	DATE:
1	
2	
3	
4	

Sheet Name
ILLUSTRATIVE SITE PLAN

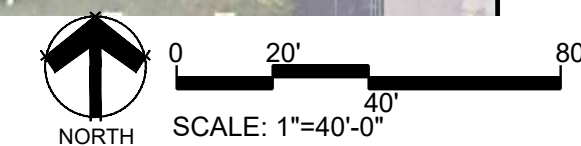
Sheet Number

3 of **3**

SITE PLAN LEGEND

- ① MAIL KIOSK
- ② BENCH(ES)
- ③ BOCCE COURT
- ④ BIKE RACKS
- ⑤ SHELTER & PICNIC TABLE
- ⑥ CORNHOLE
- ⑦ TRASH RECEPTACLE
- ⑧ MAINTENANCE PATH
- ⑨ RETAINING WALLS
- ⑩

NOTE: SITE PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DEVELOPMENT PLAN





ALDRIDGE TRANSPORTATION CONSULTANTS, LLC
Advanced Transportation Planning and Traffic Engineering

John M.W. Aldridge, P.E.
Colorado Registered Professional Engineer

1082 Chimney Rock Road
Highlands Ranch, CO 80126
303-703-9112
Mobile: 303-594-4132
Email: john@atceng.com

April 12, 2022

Todd A. Johnson, P.E.
Urban Cottages
4601 DTC Boulevard, Suite 525
Denver, CO 80237

RE: Traffic Letter
Raritan Estates – Adams County

Dear Mr. Johnson:

Pursuant to your request, I have reviewed the proposed development of 16 unit single family residential project on the southeast corner of Raritan Way and Tejon St. in Adams County. The site plan and vicinity map are shown in Figure 1.

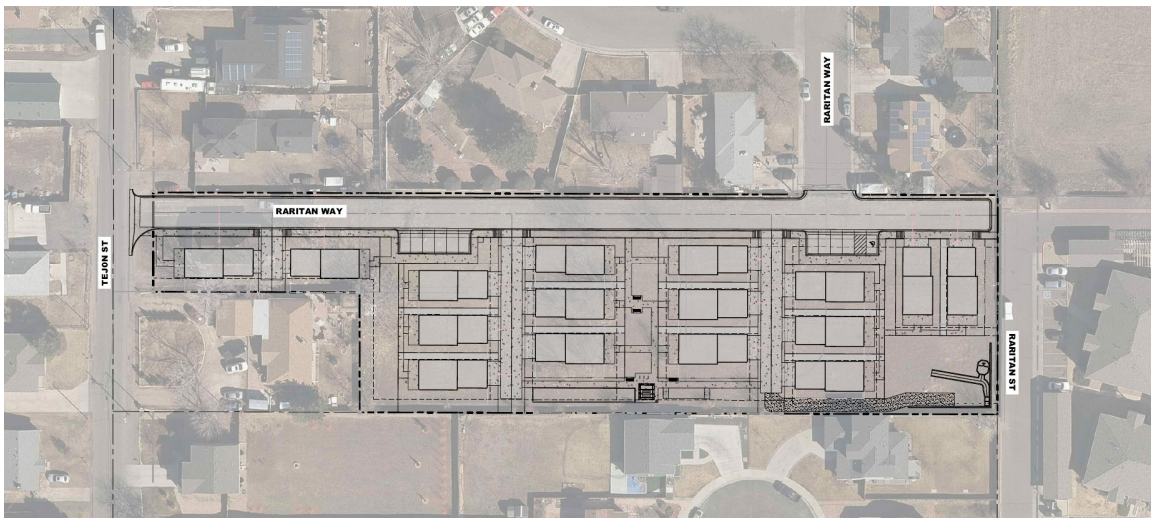


Figure 1 Site Plan and Vicinity Map



EXISTING CONDITIONS

Tejon St. is a two-lane local street with some sections that include attached sidewalks. The posted speed limit is 25 mph. Traffic counts are not available but likely less than 2,000 vpd.

Raritan Way is a two local street that is currently oriented north/south and terminates at the project's northern boundary. It will be connected to an east/west street along the north side of the property. The western end will terminate at Tejon St. The eastern end will terminate at the eastern border of the project.

TRIP GENERATION

The trip generation is based on rates and values published in the ITE Trip Generation Manual, 11th Edition. The table below provides the Average Daily Traffic and the AM and PM peak hour traffic.

Trip Generation Worksheet									
ITE CODE	LAND USE	UNIT	QUANTITY	ADT	AM		PM		
					IN	OUT	IN	OUT	
210	Single-Family	DU	16	9.43	0.18	0.52	0.59	0.35	
				151	3	8	9	6	
Total Trips						3	8	9	6

TRAFFIC IMPACT EVALUATION

Although the ADT qualifies for a Level 2 TIS per the Adams County Guidelines for Traffic Impact Studies. A Level 2 analysis requires a level of service impact on streets and intersections within ¼ mile of the project limits. However, in this case the trip generation is too small to be evaluated meaningfully even at the Tejon St. intersection. There will be no discernable impact on the traffic flow and operations of Tejon St. and no auxiliary turn lanes are warranted by the development.

Based on the findings contained herein, it is my professional opinion that the trip generation occasioned by the development plan for Raritan Estates will blend harmoniously with the traffic flow on Tejon St. and adjacent intersections and that no further analysis or improvements to the adjacent streets and intersections are necessary to maintain an acceptable operating condition and level of service during the peak hours of operation.



Should you have any questions or need additional information please call me at 303-703-9112. Thank you for the opportunity to be of service.

Respectfully submitted,

Aldridge Transportation Consultants, LLC

John M.W. Aldridge, P.E.
Principal



ATC is professional service firm specializing in traffic engineering and transportation planning. ATC's principal, John M.W. Aldridge is a Colorado licensed professional engineer. In the past 20 years, ATC has prepared over 1,000 traffic impact studies, designed over 100 traffic signals, and has provided expert witness testimony on engineering design and access issues on multi-million-dollar interchange and highway projects in Kansas and Colorado.

Jmwa/me



URBAN COTTAGES – TEJON STREET
PRELIMINARY DRAINAGE REPORT
LOTS 1-6 AND TRACT A, RARITAN ESTATES SUBDIVISION
ADAMS COUNTY, COLORADO

FEBRURAY 2021

Prepared For:
Urban Cottages, LLC
10657 East Ida Avenue
Englewood, CO 80111

By:
CAGE Civil Engineering
999 18th Street – Suite 2210
Denver, CO 80202

Contact: Rick Katz
Phone: 847.826.0569

URBAN COTTAGES – TEJON STREET

LEVEL 2 STORM DRAINAGE REPORT

Page i of iii

ENGINEER'S CERTIFICATION:

I hereby affirm that this report (plan) for the preliminary drainage design of Urban Cottages – Tejon Street was prepared by me (or under my direct supervision) in accordance with the provisions of the Adams County Storm Drainage Design and Stormwater Quality Regulations for the owners thereof. I understand that Adams County does not and will not assume liability for drainage facilities designed by others.

Richard Katz, PE
State of Colorado No. 54523
For and on behalf of CAGE Civil Engineering

Date

DEVELOPER'S CERTIFICATION:

Urban Cottages, LLC hereby certifies that the drainage facilities for Urban Cottages – Tejon Street shall be constructed according to the design presented in this report. I understand that Adams County does not and will not assume liability for the drainage facilities designed and/or certified by my engineer. I understand that Adams County reviews drainage plans pursuant to Colorado Revised Statutes Title 30, Article 28; but cannot on behalf of Urban Cottages, LLC, guarantee that final drainage design review will absolve Urban Cottages, LLC and/or their successors and/or assigns the future liability for improper design. I further understand that approval of the Final Plant and/or Final Development Plan does not imply approval of my engineer's drainage design.

Date

Name of Developer

Authorized Signature



URBAN COTTAGES – TEJON STREET

LEVEL 2 STORM DRAINAGE REPORT

Page ii of iii

TABLE OF CONTENTS

A.	GENERAL LOCATION AND SITE DESCRIPTION	1
1.	Site Location	1
2.	Description of Property	1
B.	DRAINAGE BASINS AND SUB BASINS	1
1.	Major Drainage Basins.....	1
2.	Minor Drainage Basins.....	1
C.	DESIGN CRITERIA.....	2
1.	Regulations.....	2
2.	Hydrologic Criteria	2
3.	Hydraulic Criteria	2
D.	STORMWATER IMPROVEMENTS.....	3
1.	General Concept.....	3
2.	Proposed Detention Facility	3
E.	CONCLUSIONS	3
1.	Compliance with Standards	3
2.	Variances.....	3
3.	Drainage Concept.....	4
F.	REFERENCES	4



URBAN COTTAGES – TEJON STREET

LEVEL 2 STORM DRAINAGE REPORT

Page iii of iii

APPENDICES

- A. Maps and Exhibits
- B. Hydrologic Computations
- C. Hydraulic Computations
- D. Referenced Materials



URBAN COTTAGES – TEJON STREET

PRELIMINARY DRAINAGE REPORT

Page 1 of 4

A. GENERAL LOCATION AND SITE DESCRIPTION

1. Site Location

- Urban Cottages – Tejon Street is located on Lots 1-6 and Tact A of the Rarian Estates Subdivision in the Northwest Quarter of Section 16, Township 3 South, Range 68 West, 6th Principal Meridian in the County of Adams, State of Colorado.
- See Appendix A for Vicinity Map
- The project is bordered to the West by Tejon Street and an unplatted area; to the East by Raritan Street; to the North by Lot 3 – Block 1 of the Madera Subdivision and Lots 5 – 8 – Block 5 of Carol Sue Heights; and to the South by Lots 1, 2, and 19 of the Tejon Heights Subdivision.

2. Description of Property

- The project site is a parcel of approximately 2.08 acres consisting of opens space with native grasses and trees, privacy and chain link fencing, a residence with two driveways and a garage, concrete slabs and sidewalk, brick pad, and various utilities. Topography generally slopes from west to east with grades between 1% and 7%.
- The project area is contained within FEMA Flood Insurance Rate Maps (FIRM) Panel Number 08001C0592H effective March 3rd, 2007. The site is located in an area of minimal flood hazard (Zone X). See Appendix A for a FEMA FIRM Panel Exhibit.
- The proposed Urban Cottages – Tejon Street development includes the construction of 16 single family homes and associated infrastructure.
- Soil types in the project area as identified by the Natural Resources Conservation Service (NRCS) are as follows:

Hydrologic Soil Group— Adams County, Colorado				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Gr	Gravelly land-Shale outcrop complex	A	2.1	100.0%

- See Appendix A for soils map.

B. DRAINAGE BASINS AND SUB BASINS

1. Major Drainage Basins

- The project site is located within the Globeville – Utah Junction Basin (Basin 0059-01) per the Denver Storm Drainage Master Plan, September 2014. Basin Drainage is predominantly west to east and outfalls to the South Platte River.

2. Minor Drainage Basins

- The proposed project site has been split into 2 onsite basins and an offsite basin for the purpose of evaluating runoff. Basin descriptions are as follows:
 - Basin D1 consists of rooftops, pavement, curb, gutter, sidewalk and landscaping. Runoff is conveyed to design point 1 via street section where it is collected by a Type-R inlet at Design Point 1. Once captured, runoff is conveyed to the proposed on-site extended detention basin.



URBAN COTTAGES – TEJON STREET

PRELIMINARY DRAINAGE REPORT

Page 2 of 4

- Basin D2 consists of rooftops, sidewalk and landscaping. Runoff is conveyed to Design Point 2 via overland flow where it enters the proposed on-site extended detention basin.
- Basin OS1 is an offsite basin consisting of rooftops, sidewalk, pavement and landscaping. Runoff is conveyed to Design Point 3 via overland flow where it enters Basin D1. Flows from this basin will ultimately be conveyed to the on-site extended detention basin. These flows will be considered bypass flows and are not intended to be detained.

C. DESIGN CRITERIA

1. Regulations

- The project site has been designed in accordance with the Adams County Storm Drainage Design and Stormwater Quality Regulations and the Urban Storm Drainage Criteria Manual, Volumes 1, 2, and 3, from the Mile High Flood District.

2. Hydrologic Criteria

- Peak storm runoff was determined using the Rational Formula: $Q=CIA$
- Design storm recurrence intervals are the 5-year storm for the minor event and the 100-year storm for the major event.
- Table 9.3 of the Adams County Storm Drainage Design and Stormwater Quality Regulations was used to obtain rainfall depth-duration-frequency values for the project location. This corresponds to the following 1-hour point rainfall values (in): 5-yr = 1.42, 100-yr = 2.71.
- Runoff coefficients have been determined using Table 6-3 of the Urban Storm Drainage Criteria Manual, Volume 1.
- Time of Concentration has been calculated using the equations in USDCM Volume 1, Chapter 6, Section 2.4.
- Rainfall intensities were calculated using USDCM Volume 1's Equation 5-1.
- Detention Volume Computation Method: Water Quality and 100-year detention volume is provided by an on-site extended detention basin. This basin is sized per the latest Urban Drainage and Flood Control District (UDFCD) Detention Basin Design Workbook "UD-Detention, Version 3.07 (February 2017)" with modifications as required by Adams County.
- See Appendix B for all hydrologic calculations.

3. Hydraulic Criteria

- The UD-Inlet_v5.01 spreadsheet will be used to calculate inlet and street capacities throughout the site.
- Hydraulic Grade Lines (HGLs) will be contained within the pipe for minor event and below the proposed surface at the storm system structures for the major event . HGLs will be calculated using the Hydraflow Storm Sewers Extension for Civil 3D program with standard loss coefficients.
- See Appendix C for all hydraulic calculations.



URBAN COTTAGES – TEJON STREET

PRELIMINARY DRAINAGE REPORT

Page 3 of 4

D. STORMWATER IMPROVEMENTS

1. General Concept

- The proposed site has been graded to direct runoff toward a proposed extended detention basin located at the southeast corner of the property. Private storm sewer will be designed to collect runoff and convey it to the detention basin.

2. Proposed Detention Facility

- A proposed extended detention basin will provide attenuation for all runoff generated within the fully developed property. Stormwater will enter the detention facility via private storm sewer.
- A proposed outlet structure will be used to control release rates for the water quality capture volume (WQCV), the 5-year detention volume and the 100-year detention volume.
- The WQCV was calculated using the latest Urban Drainage and Flood Control District (UDFCD) Detention Basin Design Workbook “UD-Detention, Version 4.04 (February 2021)”. Detention volumes were calculated using the empirical method presented in the County’s drainage manual. Water Quality volumes were added to the 5 and 100-year volumes as described in the manual using user defined volumes in the UDFCD Workbook.
- Maximum allowable release rates were determined using Table 9.16 of the Adams County Storm Drainage Design and Stormwater Quality Regulations.
- The proposed extended detention basin outfalls to a proposed storm sewer network in Raritan Street. This network connects to the existing storm sewer in West 52nd place at the Raritan Street intersection.
- Maintenance of the extended detention basin will be provided by the property owners of Urban Cottages – Tejon Street. An access path will be provided from one of the on-site alleys into the south side of the detention facility.
- In the event that the outlet structure for the extended detention pond fails, runoff will be conveyed through an emergency overflow weir on the east side of the pond which will convey flows to Raritan Street.
- See Appendix C for all detention calculations.

E. CONCLUSIONS

1. Compliance with Standards

- The drainage design for Urban Cottages – Tejon Street detailed with in this report is in general compliance with the Adams County Storm Drainage Design and Stormwater Quality Regulations.

2. Variances

- There are no variances requested for the project at this time.



URBAN COTTAGES – TEJON STREET

PRELIMINARY DRAINAGE REPORT

Page 4 of 4

3. Drainage Concept

- The proposed drainage patterns will follow historic flow patterns as closely as possible. On-site runoff will be conveyed to the proposed extended detention basin located at the southeast corner of the property for water quality enhancement and attenuation.
- The development of Urban Cottages – Tejon Street will not adversely impact downstream properties or drainage facilities.

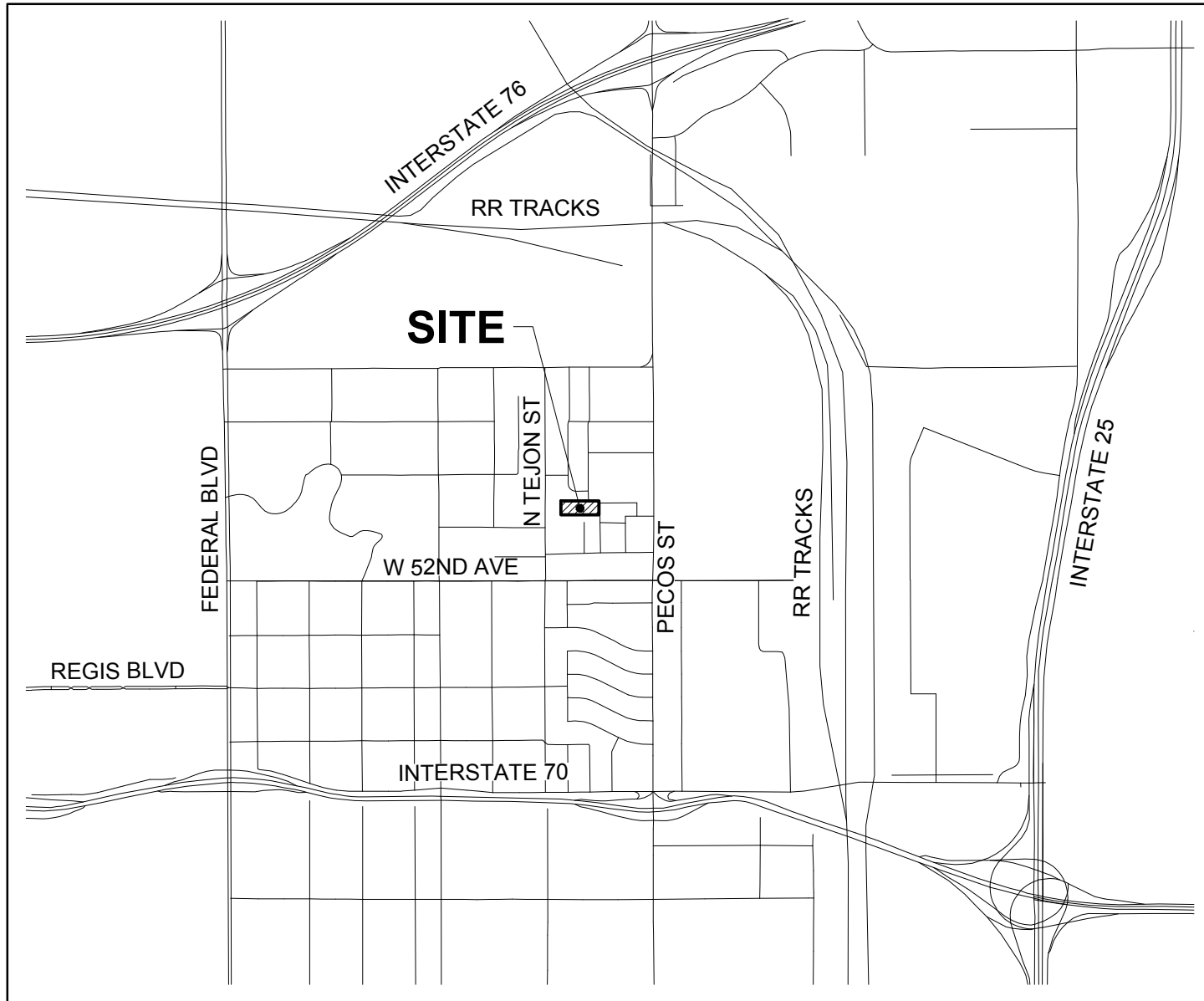
F. REFERENCES

1. *Storm Drainage Design and Stormwater Quality Regulations*, Adams County, December 8, 2020
2. *Urban Storm Drainage Criteria Manual, Volumes 1, 2, and 3*, Mile High Flood District, Revised January 2021.



APPENDIX A - MAPS AND EXHIBITS

LOTS 1-6 AND TRACT A, RARITAN ESTATES SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3
SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP

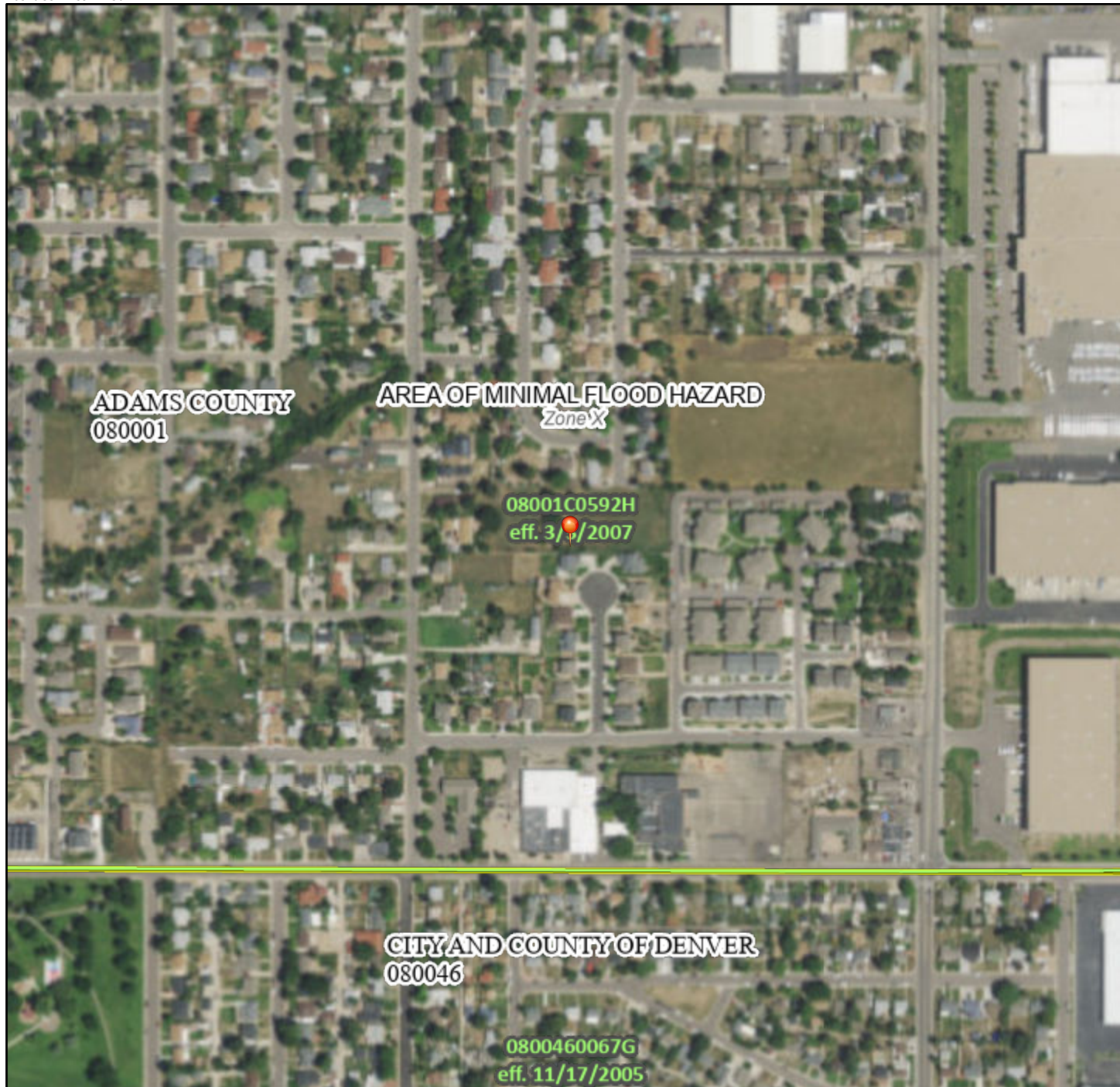
SCALE: 1" = 2000'



National Flood Hazard Layer FIRMMette



105°0'53"W 39°47'50"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

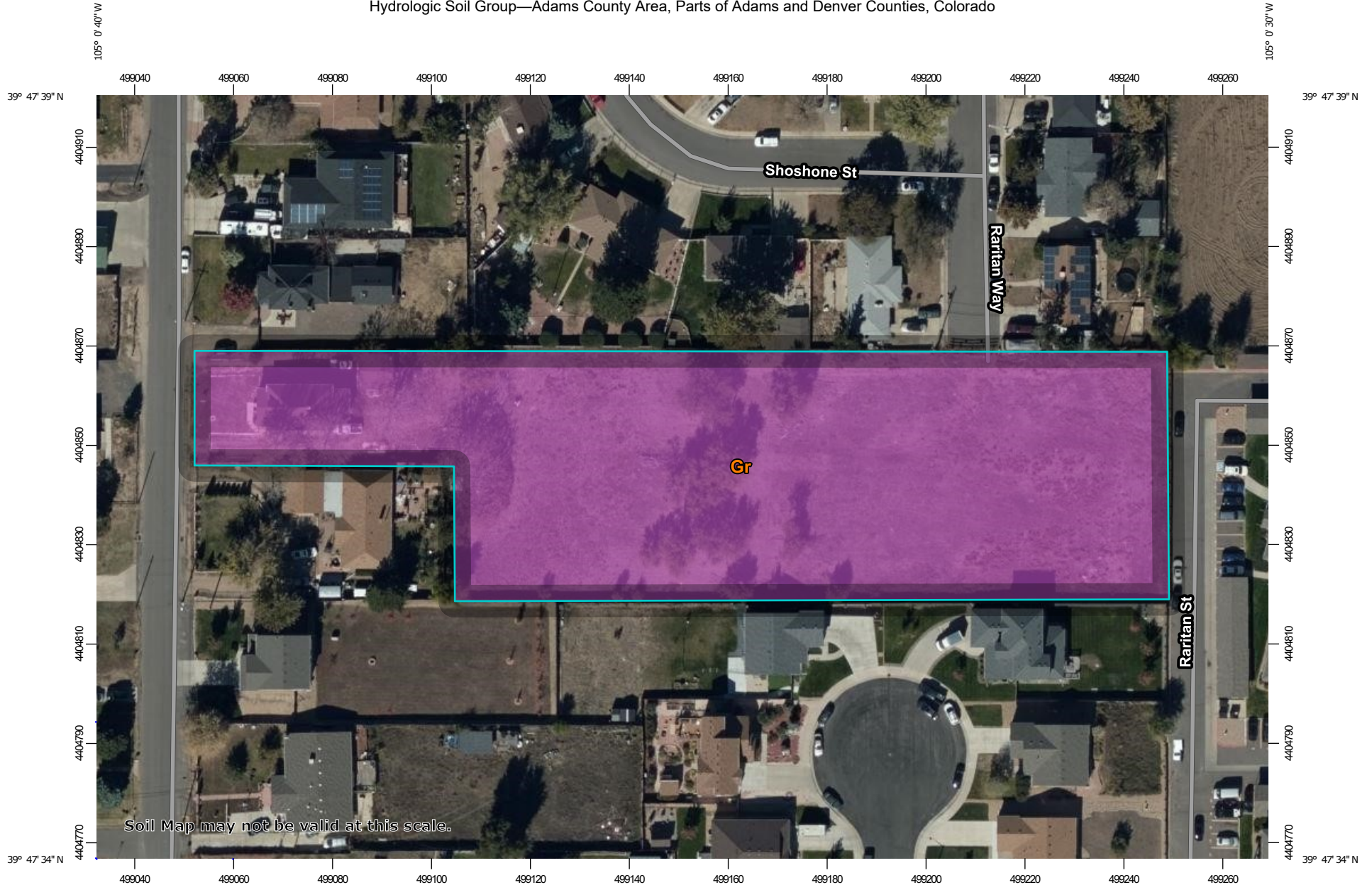
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

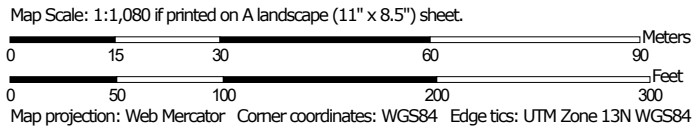
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/20/2022 at 10:26 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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




Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points





 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado
 Survey Area Data: Version 18, Aug 31, 2021

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

Date(s) aerial images were photographed: Oct 20, 2018—Oct 26, 2018

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Gr	Gravelly land-Shale outcrop complex	A	2.1	100.0%
Totals for Area of Interest			2.1	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

DATE

REV. NO. DESCRIPTION

URBAN COTTAGES, LLC
URBAN COTTAGES - TEJON
 RARITAN WAY
 BERKLEY, CO

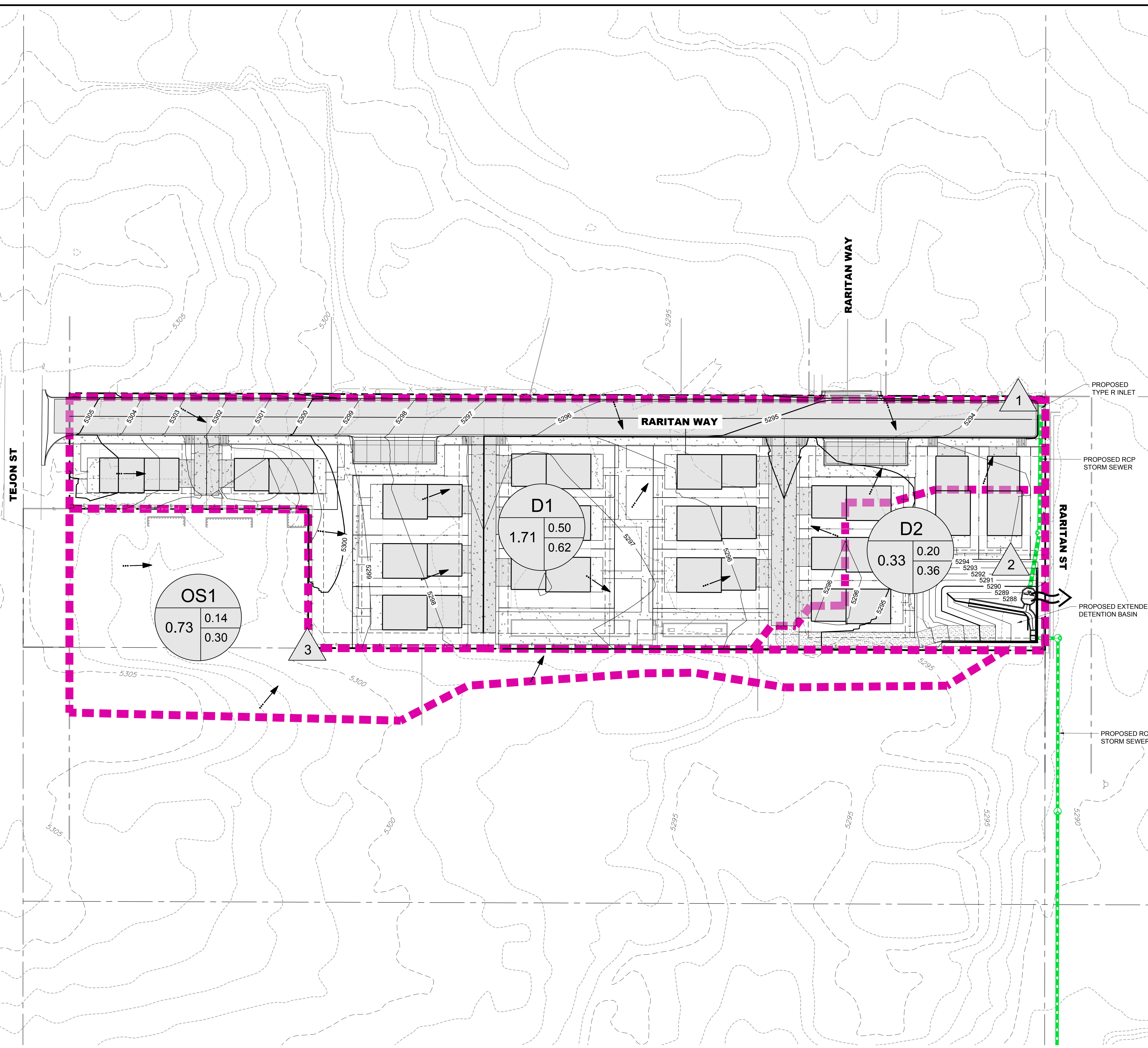
PROJ NO: 210206

ENG: IJL / AG

DATE: 02/11/2021

SHEET NUMBER

OF 1



BASIN SUMMARY TABLE

Basin Designation	Area (ac)	Q ₂ (cfs)	Q ₃ (cfs)	Q ₁₀₀ (cfs)
D1	1.71	1.79	2.64	6.43
D2	0.33	0.11	0.16	0.56
OS1	0.73	0.19	0.28	1.37

LEGEND

- BASIN DESIGNATION: D1 (circle with 1.00, 0.59, 0.78, C2, C100)
- BASIN AREA (ACRES): 1.00
- DESIGN POINT: X
- BASIN BOUNDARY: Dashed pink line
- EMERGENCY OVERTFLOW: Wavy line
- PROPOSED STORM SEWER: Dashed green line
- EXISTING STORM SEWER: Dashed grey line
- PROPOSED MAJOR CONTOUR: Solid line with 100
- PROPOSED MINOR CONTOUR: Dashed line with 100
- EXISTING MAJOR CONTOUR: Solid line with 100
- EXISTING MINOR CONTOUR: Dashed line with 100
- DRAINAGE FLOW DIRECTION: Arrow



APPENDIX B - HYDROLOGIC COMPUTATIONS



Project: Urban Cottages Tejon

Location: Adams County, CO

Designer: RAK

Date: 1/26/2022

Latest Revision: 2/4/2022

¹[From Table 6-3 in UDFCD Volume 1](#)

²[From Table 6-4 in UDFCD Volume 1](#)

IMPERVIOUSNESS AND RUNOFF COEFFICIENT CALCULATIONS

Basin Designation	NRCS Hydrologic Soil Group	Total Area (ac)	Total Area (sf)	Roofs	Lawn	Pavement	Sidewalk	Pond HWL	Misc	Percent Impervious	Runoff Coefficients, C ²				
				Impervious % ¹	90%	2%	100%	90%	100%		0%	C ₂	C ₅	C ₁₀	C ₁₀₀
				Roofs (sf)	Lawn (sf)	Pavement (sf)	Concrete (sf)	Pond HWL (sf)	Misc (sf)						
D1	A	1.71	74,645	14,829	26,144	17,655	16,017	0	0	61.54%	0.45	0.46	0.48	0.59	
D2	A	0.33	14,356	3,175	9,670	0	1,511	0	0	30.72%	0.18	0.19	0.20	0.35	
Onsite Total		2.04	89,001	18,004	35,814	17,655	17,528	0	0	56.57%	0.40	0.42	0.43	0.55	
OS1	A	0.73	31,990	5,319	25,991	57	623	0	0	18.52%	0.09	0.10	0.11	0.25	
Overall Total		2.78	120,991	23,323	61,805	17,712	18,151	0	0	46.51%	0.32	0.33	0.35	0.47	

Project: Urban Cottages Tejon
Location: Adams County, CO
Designer: RAK
Date: 1/26/2022
Latest Revision: 2/4/2022

NRCS Conveyance Factors, K ²	
Type of Land Surface	K
Heavy Meadow	2.5
Tillage/Field	5
Short Pasture/Lawns	7
Nearly Bare Ground	10
Grassed Waterway	15
Paved Areas	20

¹Max 300 ft in Urban areas and 500 ft in rural areas

²From Table 6-2 in UDFCD Volume 1

Minimum T_c

5

TIME OF CONCENTRATION CALCULATIONS

Basin Designation	Imperviousness (%)	C _s	Initial/Overland Flow Time, T _i			Channelized Flow/Travel Time, T _t				Time of Concentration, T _c (Check)			
			Length (ft) ¹	Slope (%)	T _i (min)	Land Surface	Length (ft)	Slope (%)	Velocity (ft/sec)	T _t (min)	Computed T _c (min)	First Design Point T _c (min)	Selected T _c (min)
D1	61.54%	0.46	110	2.14	9.38	Paved Areas	500	0.82	1.81	4.61	13.99	20.77	13.99
D2	30.72%	0.19	300	2.64	20.65	Grassed Waterway	249	0.97	1.48	2.81	23.46	23.94	23.46
OS1	18.52%	0.10	89	7.56	8.72	Paved Areas	64	0.16	0.79	1.36	10.08	N/A	10.08

2.4.1 Initial or Overland Flow Time

The initial or overland flow time, t_i , may be calculated using Equation 6-3:

$$t_i = \frac{0.395(1.1 - C_s)\sqrt{L_i}}{S_o^{0.33}} \quad \text{Equation 6-3}$$

Where:

- t_i = overland (initial) flow time (minutes)
- C_s = runoff coefficient for 5-year frequency (from Table 6-4)
- L_i = length of overland flow (ft)
- S_o = average slope along the overland flow path (ft/ft).

2.4.2 Channelized Flow Time

The channelized flow time (travel time) is calculated using the hydraulic properties of the conveyance element. The channelized flow time, t_t , is estimated by dividing the length of conveyance by the velocity. The following equation, Equation 6-4 (Guo 2013), can be used to determine the flow velocity in conjunction with Table 6-2 for the conveyance factor.

$$t_t = \frac{L_t}{60K\sqrt{S_o}} = \frac{L_t}{60V_t} \quad \text{Equation 6-4}$$

Where:

- t_t = channelized flow time (travel time, min)
- L_t = waterway length (ft)
- S_o = waterway slope (ft/ft)
- V_t = travel time velocity (ft/sec) = $K\sqrt{S_o}$
- K = NRCS conveyance factor (see Table 6-2).

$$t_c = t_i + t_t \quad \text{Equation 6-5}$$

Where:

- t_c = computed time of concentration (minutes)
- t_i = overland (initial) flow time (minutes)
- t_t = channelized flow time (minutes).

2.4.3 First Design Point Time of Concentration in Urban Catchments

Equation 6-4 was solely determined by the waterway characteristics and using a set of empirical formulas. A calibration study between the Rational Method and the Colorado Urban Hydrograph Procedure (CUHP) suggests that the time of concentration shall be the lesser of the values calculated by Equation 6-2 and Equation 6-5 (Guo and Urbonas 2013).

$$t_c = (26 - 17i) + \frac{L_t}{60(14i + 9)\sqrt{S_o}} \quad \text{Equation 6-5}$$

Where:

- t_c = minimum time of concentration for first design point when less than t_c from Equation 6-1.
- L_t = length of channelized flow path (ft)
- i = imperviousness (expressed as a decimal)
- S_o = slope of the channelized flow path (ft/ft).

2.4.4 Minimum Time of Concentration

Use a minimum t_c value of 5 minutes for urbanized areas and a minimum t_c value of 10 minutes for areas that are not considered urban. Use minimum values even when calculations result in a lesser time of concentration.



Project: Urban Cottages Tejon
Location: Adams County, CO
Designer: RAK
Date: 1/26/2022
Latest Revision: 2/4/2022

Design Storm:	5-Yr
1-hr Design Point Rainfall (in):	1.42

5-YEAR PEAK RUNOFF CALCULATIONS

Basin Designation	Design Point	Area (ac)	C _s	C X A	T _c (min)	Intensity (in/hr)	Peak Flow, Q (cfs)
D1	1	1.71	0.46	0.79	13.99	3.33	2.64
D2	2	0.33	0.19	0.06	23.46	2.56	0.16
OS1	3	0.73	0.10	0.07	10.08	3.83	0.28



Project: Urban Cottages Tejon
Location: Adams County, CO
Designer: RAK
Date: 1/26/2022
Latest Revision: 2/4/2022

Design Storm: 100-Yr
1-hr Design Point Rainfall (in): 2.71

100-YEAR PEAK RUNOFF CALCULATIONS

Basin Designation	Design Point	Area (ac)	C ₁₀₀	C X A	T _c (min)	Intensity (in/hr)	Peak Flow, Q (cfs)
D1	1	1.71	0.59	1.01	13.99	6.35	6.43
D2	2	0.33	0.35	0.12	23.46	4.89	0.56
OS1	3	0.73	0.25	0.19	10.08	7.31	1.37

APPENDIX C - HYDRAULIC CALCULATIONS

DETENTION VOLUME CALCULATIONS

$$V=KA$$

Equation 9.5

For the 100-year:

$$K_{100} = \frac{(1.78I - 0.002I^2 - 3.56)}{910}$$

Equation 9.6

For the 5-year:

$$K_5 = \frac{(0.77I - 2.26)}{1000}$$

Equation 9.7

I = 56.57 %

A = 2.04 AC

K₅ = 0.041

K₁₀₀ = 0.100

V ₅ =	0.084 AC-FT
------------------	--------------------

V ₁₀₀ =	0.203 AC-FT
--------------------	--------------------

ALLOWABLE RELEASE RATES

Table 9.16—Allowable Release Rates (CFS/Acre)

Control Frequency	Dominant Soil Group		
	A	B	C & D
5-year	0.07	0.13	0.17
100-year	0.50	0.85	1.00

SCS Hydrologic Soil Group: A

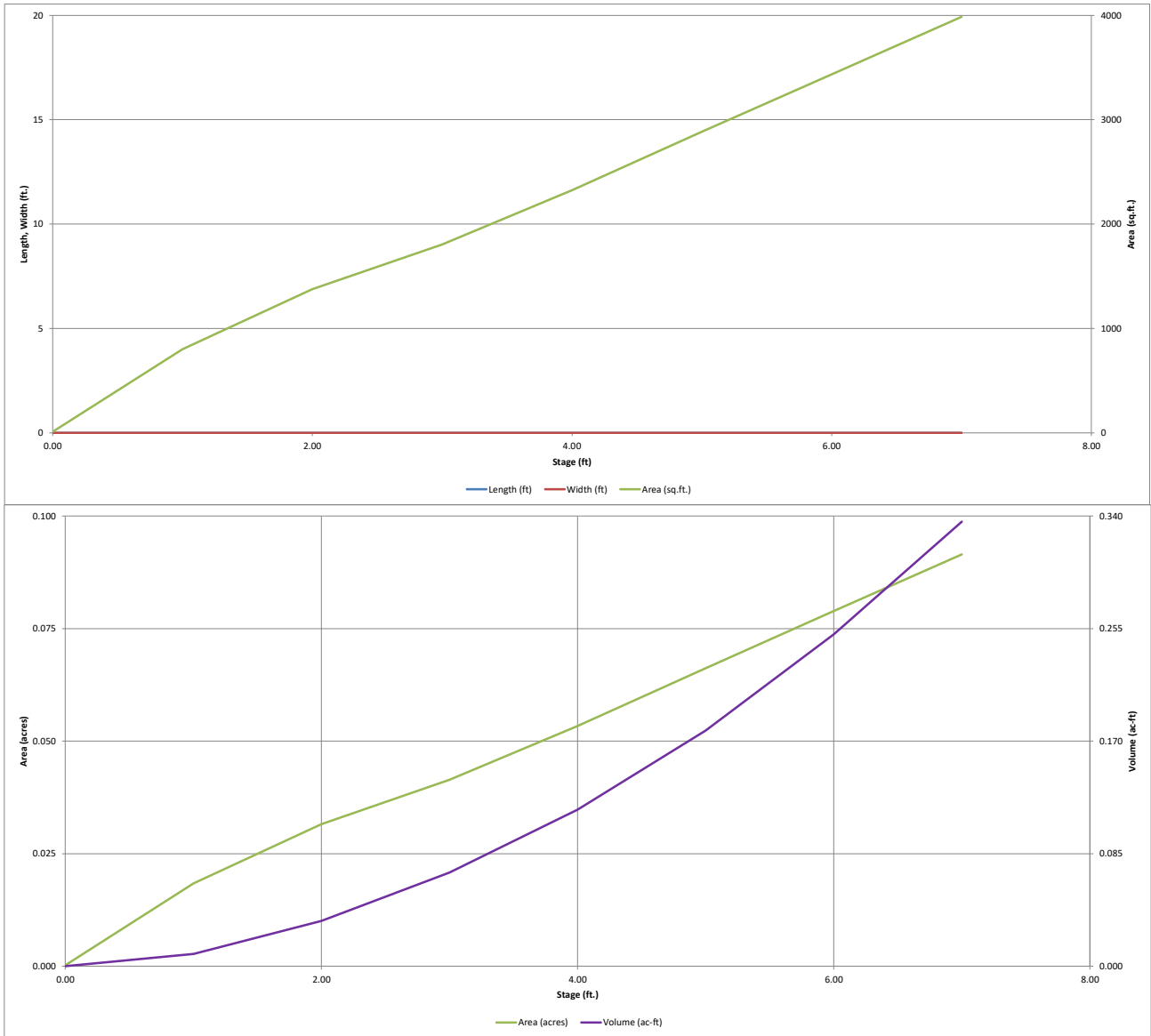
Tributary Area = 2.04 AC

Calculated 5-Year Allowable Release Rate =	0.14 CFS
--	-----------------

Calculated 100-Year Allowable Release Rate =	1.02 CFS
--	-----------------

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.04 (February 2021)



APPENDIX D - REFERENCED MATERIALS

Table 6-3. Recommended percentage imperviousness values

Land Use or Surface Characteristics	Percentage Imperviousness (%)
Business:	
Downtown Areas	95
Suburban Areas	75
Residential lots (lot area only):	
Single-family	
2.5 acres or larger	12
0.75 – 2.5 acres	20
0.25 – 0.75 acres	30
0.25 acres or less	45
Apartments	75
Industrial:	
Light areas	80
Heavy areas	90
Parks, cemeteries	10
Playgrounds	25
Schools	55
Railroad yard areas	50
Undeveloped Areas:	
Historic flow analysis	2
Greenbelts, agricultural	2
Off-site flow analysis (when land use not defined)	45
Streets:	
Paved	100
Gravel (packed)	40
Drive and walks	90
Roofs	90
Lawns, sandy soil	2
Lawns, clayey soil	2

Table 6-5. Runoff coefficients, *c*

Total or Effective % Impervious	NRCS Hydrologic Soil Group A						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
2%	0.01	0.01	0.01	0.01	0.04	0.13	0.27
5%	0.02	0.02	0.02	0.03	0.07	0.15	0.29
10%	0.04	0.05	0.05	0.07	0.11	0.19	0.32
15%	0.07	0.08	0.08	0.1	0.15	0.23	0.35
20%	0.1	0.11	0.12	0.14	0.2	0.27	0.38
25%	0.14	0.15	0.16	0.19	0.24	0.3	0.42
30%	0.18	0.19	0.2	0.23	0.28	0.34	0.45
35%	0.21	0.23	0.24	0.27	0.32	0.38	0.48
40%	0.25	0.27	0.28	0.32	0.37	0.42	0.51
45%	0.3	0.31	0.33	0.36	0.41	0.46	0.54
50%	0.34	0.36	0.37	0.41	0.45	0.5	0.58
55%	0.39	0.4	0.42	0.45	0.49	0.54	0.61
60%	0.43	0.45	0.47	0.5	0.54	0.58	0.64
65%	0.48	0.5	0.51	0.54	0.58	0.62	0.67
70%	0.53	0.55	0.56	0.59	0.62	0.65	0.71
75%	0.58	0.6	0.61	0.64	0.66	0.69	0.74
80%	0.63	0.65	0.66	0.69	0.71	0.73	0.77
85%	0.68	0.7	0.71	0.74	0.75	0.77	0.8
90%	0.73	0.75	0.77	0.79	0.79	0.81	0.84
95%	0.79	0.81	0.82	0.83	0.84	0.85	0.87
100%	0.84	0.86	0.87	0.88	0.88	0.89	0.9
Total or Effective % Impervious	NRCS Hydrologic Soil Group B						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
2%	0.01	0.01	0.07	0.26	0.34	0.44	0.54
5%	0.03	0.03	0.1	0.28	0.36	0.45	0.55
10%	0.06	0.07	0.14	0.31	0.38	0.47	0.57
15%	0.09	0.11	0.18	0.34	0.41	0.5	0.59
20%	0.13	0.15	0.22	0.38	0.44	0.52	0.61
25%	0.17	0.19	0.26	0.41	0.47	0.54	0.63
30%	0.2	0.23	0.3	0.44	0.49	0.57	0.65
35%	0.24	0.27	0.34	0.47	0.52	0.59	0.66
40%	0.29	0.32	0.38	0.5	0.55	0.61	0.68
45%	0.33	0.36	0.42	0.53	0.58	0.64	0.7
50%	0.37	0.4	0.46	0.56	0.61	0.66	0.72
55%	0.42	0.45	0.5	0.6	0.63	0.68	0.74
60%	0.46	0.49	0.54	0.63	0.66	0.71	0.76
65%	0.5	0.54	0.58	0.66	0.69	0.73	0.77
70%	0.55	0.58	0.62	0.69	0.72	0.75	0.79
75%	0.6	0.63	0.66	0.72	0.75	0.78	0.81
80%	0.64	0.67	0.7	0.75	0.77	0.8	0.83
85%	0.69	0.72	0.74	0.78	0.8	0.82	0.85
90%	0.74	0.76	0.78	0.81	0.83	0.84	0.87
95%	0.79	0.81	0.82	0.85	0.86	0.87	0.88
100%	0.84	0.86	0.86	0.88	0.89	0.89	0.9

9-01-04-03 RAINFALL

Presented in this Section are guidelines for the development of rainfall data to be used in preparing a hydrological analysis (storm runoff) for a proposed development within the County.

The rainfall intensity information published by the National Oceanic and Atmospheric Administration (NOAA) in the “Precipitation-Frequency Atlas of the Western United States” was used to develop incremental rainfall distributions presented in Table 9.5. The incremental rainfall distributions presented in this table are based on procedures developed by the MHFD. However, refinements have been made to closely match conditions within the County.

9-01-04-04 TIME-INTENSITY-FREQUENCY CURVES

A time-intensity-frequency curve was developed for the County by using one-hour point rainfall values (see Table 9.3) and factors for durations of less than one hour (see Table 9.4); both obtained from the NOAA Atlas. The outcomes of this distribution are point values that were then converted to intensities and plotted as Figure 9.1. Rainfall data from the Mile High Flood District (MHFD) may be used as an alternative (see MHFD Criteria Manual).

Table 9.3—One-Hour Point Rainfall (inches)

2-Year	5-Year	10-Year	50-Year	100-Year
1.00	1.42	1.68	2.35	2.71

Table 9.4—Factors for Durations of Less than One Hour

Duration (minutes)	5	10	15	30
Ratio to 1-hour depth	0.29	0.45	0.57	0.79



DETAILS

Date: November 3, 2021

Time: 6:00 pm – 7:00 pm

Location: Virtual via Zoom

Raritan Estates Redevelopment – Neighborhood Meeting

ATTENDEES:

Project Team & County Staff

- Chase Stillman and Todd Johnson with Urban Cottages. Alan Cunningham with PCS Group. Paul Brady with Godden Sudik Architects.

Public/Neighbors

- The meeting was properly notified with mailers being sent out to over 360 neighbors.
- The meeting was scheduled for 6:00 pm. When we officially started the meeting at 6:02pm, there were 14 participants

AGENDA ITEMS

Applicant Presentation

- The meeting began with a brief introduction of the applicant team, which was followed by a +/- 10 minute presentation.

Neighborhood Participation / Questions and Answers

ROADS / TRAFFIC / SAFETY CONCERNS

- **How wide is that street? Will Tejon be widened? How much room between the main street and the current home in place?**

A. Private drives are 24 feet wide, meeting county standards. There's no parallel parking allowed, and about a dozen spaces available. Public Works and different referral agencies within the county comment on applications from all standpoints. Sometimes when these things go through, it would be determined that the other infrastructure is needed, roads need to be widened, or turning lanes and those sorts of things. So, we would learn that as we went through the process working with Adams County. The drive that's the north of the property, except for the two homes at the intersection of Raritan, the distance from those homes to the drive is generally 25 to 30 feet and to that front on Raritan are obviously closer because they come very close to that side property line



- **Sidewalks?**

A. There is a sidewalk proposed down beside of this. And these are walks that come down in front of the units, there would be a sidewalk behind these hidden parking spaces, with a walk through the central green court in front of these spaces. So yes, there would be sidewalks included for pedestrians within that.

- **I'm concerned about the impact of vehicles on Tejon where there are no sidewalks, I think the additional vehicle could be dangerous. Will there be additional traffic control on Tejon to help with additional traffic, specifically a stop sign on 53rd Ave?**

A. We would be required to have a traffic engineer prepare a traffic study that looks at the traffic impacts that would be generated by this proposed development on not only the streets internal to the property, but Tejon and Raritan and surrounding streets. So that's part of the process that the traffic study is reviewed by the by the county, and we work through that. The traffic engineer involved goes out and they study the general area and do traffic counts and learn what traffic's looking like on Tejon and Raritan, and these other streets, and then they go through computer modeling and other things to anticipate what the changes to those traffic patterns would be and how things would function. And so typically, within a traffic study, that's where those types of things are determined as to whether stop signs are needed, in larger project stoplights. Municipalities always have a say, as to traffic control, and if they believe it's needed or warranted.

- **I would be okay with having access way, but not something like gated, where yes, emergency vehicles can enter it with some kind of a code or something, and not just an open, gated, where and where they're going to use it. You know, as they as people please.**

A. Understood, and we could definitely talk with the county about that. On original plan, we were looking at and thinking of an emergency connection only there. I think that's something that would shake out at the county expressed an interest in potentially a more direct connection. We appreciate that comment and what I was going to share with you towards the end here to some contact information for us where we can reach out and talk to you specifically. And again, what we'll do is we'll take these items back to the county, and talk through from a safety perspective, that's a lot of these comments that we're seeing here.

- **Holly talked about car thieves and a dead end stopping at the fence. And maybe that opening up is not the best idea.**

A. You know, I believe that the county sheriff and other law enforcement will be part of the referral process. So certainly, if law enforcement had any concerns in that regard, they would bring them up through that through that referral process.

- **With more homes that there's a comment about Raritan we're going through and speeding and disregard for families and children.**



A. We understand that with connectivity, yes, you can have people that drive through. But in our experience, generally people cut through if there's an advantage to them to do so more quickly. The good thing about a plan such as this is when you shrink the scale of those roads, and we go with these private drives and alleys, that the smaller scale of them actually tends to work as traffic calming, it's sort of just human nature that when you get on larger, bigger roads, that's when speeds increase and people drive quickly, when things are more constrained, it actually functions to slow people down. So we actually believe that going with private drives and alley configuration is safer and will come with lower speeds than a full size road right away and cul-de-sac.

- **If you do gated community or the code on Tejon then it will push traffic to Raritan Way, we don't want that.**

A. I read that one, just so people know that there's both sides to that equation. Some people would want it gated to control access and have less of it, other people wouldn't, because then it forces people to go a certain direction. And so that's why we appreciate the feedback from everyone.

- **19 homes also creates an issue of schools.**

A. The relevant school district would also be a referral agency that would get the application and they review any application that comes through and basically decide with any proposed development, if it warrants its own school, which this obviously wouldn't. And then it looks at the number of students that would be expected to be generated from new housing, and factors in how that if the school is capable of handling it. Another quick point, state and local resources are allocated based on student count and budget is directly tied to the population that attends so more students will bring more funding from those relevant sources.

- **Just to confirm with the plan here, no plans of any walkways or openings to and from the cul de sac.**

A. We don't have any plans for that, at this point in time. Certainly it could be a comment that comes up through the county but at this point, we weren't planning on connecting down to that, that cul de sac, because obviously it doesn't approach this property line. Yeah, there was ones about connecting through over to Pecos place, and that would have to be worked out with those owners if that were to occur.

- **It says that biggest concern is that the same it seems to be shared here, which is the increased density of housing in a traditional single family home neighborhood, developers have managed to sneak in multifamily products and way too many ares, it seems to me those projects need to be pushed into other areas that are already zoned for multifamily and into areas that are not so well established.**

A. Again, John, that's a perfect example of being involved in the public process and having your voice heard with the county, whereas in our presentation, we mentioned that we're trying to find that compromise and to propose a transitional product with detached home, so it's not multifamily, it's not condominiums or even attached stuff, recognizing that not



everyone's going to be supportive over one to see even this amount of density even with it being detached. This housing form is very important. The current plan that the large lot homes are actually larger than the new home is being developed nearby at Berkeley point, and those closing prices are approaching and even surpassing the million dollar price point, which is just far beyond the affordability index for this area. We're really trying to bring something where the average person, the average family, somewhere in the middle of the income index can afford to live and those people deserve housing and we can't relegate them and push them out into undesirable areas. That's something that we stand by.

- **John said, You keep saying transitional project, projects the local inhabitants do not want to be transitioned, the push for this is all coming from outside the neighborhood. Why is it that the middle and low middle-class neighborhoods are always the housing being pushed, the already approved project for five new houses was adequate and appropriate for this area?**

A. Again, John, I would encourage you to, if we decide to move forward with this project and make formal applications, to come have those voices heard at the public process with the county. I think that obviously this is your neighborhood and so, you feel that way. This is happening all across the metro area, there's a need for housing, at all levels, really. All municipalities have recognized that, there's a need for attainable housing that people can actually buy and move into.

SPECIFICS ON THE HOMES

- **What is the cost of homes?**

A. We're so early in the process that by the time we get to market, it's hard to say what the market will be at that point in time and, the amount of time that it takes to get there because these things can drag on through all those different approvals I mentioned with the county. We're seeing as much as 20 to 25% swings in the material cost to build these homes just in this year alone. So, it's very hard to predict where these are going to be when we're through the process, though I can speak to where we're trying to position them. These are homes sized for individual, small families and empty nesters often valued middle market rate, but in the middle of that market rate, something quite a bit below the new home development that's being done next door at the Berkeley point by Dell West.

- **What are the number of bedrooms?**

A. These are three and four bedroom homes.

- **Why the architecture had to be so bloody ugly?**

A. It's early in the process that architecture hasn't been developed yet. There was the inspirational slide I showed, the other ones were just basically some plain buildings that we were showing. At this point, though, there would be a whole process of architectural development as we move through that process.

- **I this site proposed for affordable housing?**



A. No, it's not these would be proposed for market rate housing.

- **Too many units. Why not just the five lots that are on there? Why put more of the smaller homes that are in there?**

A. Someone says that they feel there's too many units too much impact, obviously, that's why we're having this this meeting tonight. And why there is this public process we work through over time so that we can hear concerns and do our best to address them while still trying to make a viable project. We tried to touch on that in the presentation in terms of there being a need for housing and there being a demand obviously, the couple of the people who wrote the comment by their phrasing "don't appreciate the smaller homes and smaller lots" but there are a lot of people out there that are interested in downsizing or getting into the housing market that do appreciate that.

- **Will there be an HOA?**

A. We anticipate there probably will be an HOA. We haven't finalized that part of it yet. Depending on some of the commentary and maintenance that we'll have, we'll definitely have an HOA association with that. The maintenance of some of these overall elements like the detention facility and the private drives that are here. These are not county roadways and so these are being maintained by this association in this area, so most likely it will be an HOA but if that does change, we can definitely give you an update on that too.

- **Will this community be gated?**

A. Right now, it's not anticipated to be gated.

- **What is the square footage of the homes?**

A. They haven't been designed yet. But they're likely to be like 15 to 17 hundred square feet.

P A R K I N G C O N C E R N S

- **Parking: Garages? What is the size of the garages?**

A. All of them have two car garages and we're providing the necessary parking for off street that Adams County is prescribed. We're working to provide the space and storage necessary for our residents and owners. These garages are where you see the triangles, those are indicating a couple of parking spaces within the garages that are off of the alley, so they all would have two car garages. The garage is likely to be, four to 500 square feet, somewhere in that range.

- **Only 12 spaces for visitors to park? it will spill out on to Raritan way.**

A. We would work through the process with the county and make sure that we were meeting the required guest parking standards with however the plan shaped out.



- **Will there be street parking?**

A. We have additional parking, and if it necessitates us to actually going back and adding six more spots, or whatever the case may be, and actually losing one of the units then that's definitely what we will do. We want to make sure that this neighborhood that we're creating here functions within itself, but also is a good neighborhood to the existing neighbors that are out there today. There's some head in parking spaces so there won't be parking along these private drives. When you shrink them down and go with it, there isn't so each of these units, as Chase mentioned has two car garages off of the alleys and then there's the additional parking for guest parking in the center of the site.

CONSTRUCTION

- **What is the expected construction timeline?**

A. As far as construction, I think best case is we're probably 12, 18 months away from getting through the what we would call the entitlement process, and the approval process for this, we would then go to construction for probably about nine months or so, depending on the time of year. And then we would have the home construction as well, that would take us, anywhere between six and 12 months, depending on how many were able to build at one time. And as the market kind of drives that force as well. So just getting back short answers is best case probably around that 18 months and could be more realistically that you wouldn't see any construction out here for possibly 24 months. We would hope to actually do the construction as quickly as possible to really both of our benefits to get through construction to keep the noise down, we would definitely be working within the county's prescribed timeframes on when we can and can't construct and then get the homes built as quickly as possible as well, to get in and get out of this to minimize that construction impact as well. And it's important to note that the two to two and a half years is including an approval process and getting the plans through and fully developed, the actual construction time will be a lot shorter than that.

- **Who are the proposed contractors/construction companies involved?**

A. No contractors have been selected yet. We're too early in the process. We need to get our plans further developed, as I was mentioning, the architecture is very conceptual at this point. It's really just creating some shapes around the site and roughly what it looks like. So all those things would be further developed and we probably would not select contractors for another, 12, potentially 18 months.

WATER / SEWER / ELECTRICAL

- **Will the water/sewage be improved?**

A. Yes, we are working with the Water and Sewer District right now, the previous plan already had contemplated some water connections. This project would look at the impacts that are out there to any existing systems, how we would tie in, how we might even strengthen the system because before was the cul de sac. So with this system, we'd actually be creating a loop within this area for the water system, I think it also will tie back into the eastern side. So



we think from a water perspective side, there won't be any major concerns that we're seeing and the Water and Sewer District. We're just starting that conversation and we will work through that part of it from the sewer side. We will actually be working closely with them on the generation that will have from the site to regeneration from the site and getting it into the existing systems and making sure that there's no deficiencies within the system. If there are, those are typically things that we would need to fix in order to make sure that we don't impact downstream users from that perspective. So from a water and sewer perspective, we will be making the improvements on site and off site if are needed. I'll just touch on the storm drains as well, there's a detention facility that was planned on the eastern side of this project, we anticipate that they'll still be a detention facility over there, because that's where the natural drainage is going. The previous plan that was put together in that outfall will probably be very similar to what we would propose. We'll work with the county to make sure that there's no new conditions that have come up, or any concerns and make sure that we're containing and treating our drainage that we generate off of this site, and not have any downstream impacts there.

- **We have electrical problems on this whole block already so far. Water is low pressure.**

A. As Todd was mentioning, there's utility plans that need to be provided and working with the county. In a lot of cases, I don't know if this would be the case here, I'm not a civil engineer but sometimes by connecting water lines and looping systems that can actually help with pressure. The public works department of Adams County would review all of the plans to make sure that there were adequate utilities in place. As for electricity, we would work with Xcel or Aria, or whoever the provider is in the area to make sure that the services could be provided to this site without any detrimental impacts to the existing infrastructure.

PROCESS – NOTIFICATIONS/FUTURE MEETINGS

- **Will there be a chance to vote on the continuation of this project?**

A. There isn't a chance for neighbors to vote on it. However, we would be going through the public process with the rezone and others. That's a public process through the county where anyone can come out, participate in those hearings and have your voices heard. They open up the floor to public, to neighbors, anyone to speak on any application that's before them. Then as it goes through planning commission and Board of County Commissioners, they take into consideration public comment as well as applicant presentations and staff comments and they consider all of that in deciding whether to approve a project or not.

- **Will all meetings be on zoom or will there be in person meetings?**

A. I would suspect that by the time we would be getting to those public hearings that they will be back to in person. We hope we are getting back to in person meetings because it's much better to have this conversation in person, and talk specifics with individuals than virtually. I also wanted to just mention is if you can not only give us your email address, but also where you live. That helps us try to hone in on some of the concerns that you do have, specifically, especially when we're bringing it to the county. We would definitely be reaching out to the neighborhood, as this process continues to keep you updated on where we're at, you would also be able to be put onto a mailing list to some extent. And you could also keep



up with our application as it goes through the county process.

- **How will we hear about future meetings?**

A. As part of the process like you were notified for this neighborhood meeting, the same thing will happen. There'll be postings that would go on the site and we also have to do mail notifications like this to neighbors within a surrounding defined area with the county. So if you received the notification this time, you would receive notifications of any of the other applications going forward. My email was on this notification that you got and if you would like to reply to that email with your contact information, and where you live, that would be helpful to generate a little database of people.

- **What's the notification range?**

A. It's available in the in the Adams County code, I think that the notification range is 500 feet exclusive of right a ways and I believe in this instance, the county had asked us to notify to 750 feet so much greater than what the notification requirement of the county is.

- **What is your email address?**

A. The one that was included on the flyer that came out everybody with this notification, is Al A-L at PCS group co.com.

- **Will we have an opportunity to speak today?**

A. There's been a couple on here about people wanting to speak, and we may get there, but we're already at 10 to seven, we wanted to have this for an hour to be mindful of everyone's time. We thought, being the number of comments on here that this would be the most efficient way to get through them. So I apologize. We haven't got to having a bunch of people speak yet but we are trying to answer as many of the questions that are showing up as we could.

- **Can this chat and recording be shared with all of us? Was the session recorded?**

A. So assuming we decided to move forward with a formal application to the county, there'll be a summary that's produced of this neighborhood meeting and included in that application and part of the public record that you'll be able to get a copy of.

- **But not all of our questions and answers?**

A. Yes, I understand how maybe not all of the questions have been answered, we're doing our best. There's been a consistent list of them coming through, and we're trying to answer as many of them as possible.

Post Questions and Answers

- The applicant thanked everyone for their participation and suggested they keep an eye on their mailboxes and for site postings so that they could stay involved as the project move forward through subsequent submittals. Applicant also provided contact information to participants for any further questions or comments.



LAND TITLE GUARANTEE COMPANY

Date: March 03, 2022

Subject: Attached Title Policy/Guarantee

Enclosed please find your product insuring the property located at 5350 TEJON STREET (PARCEL A) AND VACANT LOTS (PARCEL B), DENVER, CO 80221.

If you have any inquiries or require further assistance, please contact Land Title Residential Title Team at (303) 850-4141 or response@ltgc.com

Chain of Title Documents:

[Adams county recorded 09/10/2021 under reception no. 2021000107862](#)

[Adams county recorded 09/10/2021 under reception no. 2021000107870](#)

[Adams county recorded 07/06/2015 under reception no. 2015000052966](#)

[Adams county recorded 07/06/2015 under reception no. 2015000052965](#)

[Adams county recorded 03/21/2014 under reception no. 2014000017127](#)

[Adams county recorded 03/08/2004 under reception no. 20040308000069820](#)

Plat Map(s):

[Adams county recorded 04/17/2017 under reception no. 2017000033082](#)

Property Information Binder

CONDITIONS AND STIPULATIONS

1. Definition of Terms

The following terms when used in this Binder mean:

- (a) "Land": The land described, specifically or by reference, in this Binder and improvements affixed thereto which by law constitute real property;
- (b) "Public Records"; those records which impart constructive notice of matters relating to said land;
- (c) "Date": the effective date;
- (d) "the Assured": the party or parties named as the Assured in this Binder, or in a supplemental writing executed by the Company;
- (e) "the Company" means Old Republic National Title Insurance Company, a Minnesota stock company.

2. Exclusions from Coverage of this Binder

The company assumes no liability including cost of defense by reason of the following:

- (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; taxes and assessments not yet due or payable and special assessments not yet certified to the Treasurer's office.
- (b) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
- (c) Title to any property beyond the lines of the Land, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
- (d) Mechanic's lien(s), judgment(s) or other lien(s).
- (e) Defects, liens, encumbrances, adverse claims or other matters: (a) created, suffered or agreed to by the Assured;(b) not known to the Company, not recorded in the Public Records as of the Date, but known to the Assured as of the Date; or (c) attaching or creating subsequent to the Date.

3. Prosecution of Actions

1. The Company shall have the right at its own costs to institute and prosecute any action or proceeding or do any other act which in its opinion may be necessary or desirable to establish or confirm the matters herein assured; and the Company may take any appropriate action under the terms of this Binder, whether or not it shall be liable thereunder and shall not thereby concede liability or waive any provision hereof.
2. In all cases where the Company does not institute and prosecute any action or proceeding, the Assured shall permit the Company to use, at its option, the name of the Assured for this purpose. Whenever requested by the Company, the Assured shall give the Company all reasonable aid in prosecuting such action or proceeding, and the Company shall reimburse the Assured for any expense so incurred.

4. Notice of Loss - Limitation of Action

A statement in writing of any loss or damage for which it is claimed the Company is liable under this Binder shall be furnished to the Company within sixty days after such loss or damage shall have been determined, and no right of action shall accrue to the Assured under this Binder until thirty days after such statement shall have been furnished, and no recovery shall be had by the Assured under this Binder unless action shall be commenced thereon with two years after expiration of the thirty day period. Failure to furnish the statement of loss or damage or to commence the action within the time hereinbefore specified, shall be conclusive bar against maintenance by the Assured of any action under this Binder.

5. Option to Pay, Settle or Compromise Claims

The Company shall have the option to pay, settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Binder, or to pay the full amount of this Binder. Such payment or tender of payment of the full amount of the Binder shall terminate all liability of the Company hereunder.

6. Limitation of Liability - Payment of Loss

- (a) The liability of the Company under this Binder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall the liability exceed the amount of the liability stated on the face page hereof.
- (b) The Company will pay all costs imposed upon the Assured in litigation carried on by the Company for the Assured, and all costs and attorneys' fees in litigation carried on by the Assured with the written authorization of the Company.
- (c) No claim for loss or damages shall arise or be maintainable under this Binder (1) if the Company after having received notice of any alleged defect, lien or encumbrance not shown as an Exception or excluded herein removes such defect, lien or encumbrance within a reasonable time after receipt of such notice, or (2) for liability voluntarily assumed by the Assured in settling any claim or suit without written consent of the Company.
- (d) All payments under this Binder, except for attorney's fees as provided for in paragraph 6(b) thereof, shall reduce the amount of the liability hereunder pro tanto, and no payment shall be made without producing this Binder or an acceptable copy thereof for endorsement of the payment unless the Binder be lost or destroyed, in which case proof of the loss or destruction shall be furnished to the satisfaction of the Company.
- (e) When liability has been definitely fixed in accordance with the conditions of this Binder, the loss or damage shall be payable within thirty days thereafter.

7. Subrogation Upon Payment or Settlement

Whenever the Company shall have settled a claim under this Binder, all right of subrogation shall vest in the Company unaffected by any act of the Assured, and it shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Binder not been issued. If the payment does not cover the loss of the Assured, the Company shall be subrogated to the rights and remedies in the proportion which the payment bears to the amount of said loss. The Assured, if requested by the Company, shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect the right of subrogation, and shall permit the Company to use the name of the Assured in any transaction or litigation involving the rights or remedies.

8. Binder Entire Contract

Any action or actions or rights of action that the Assured may have or may bring against the Company arising out of the subject matter hereof must be based on the provisions of this Binder. No provision or condition of this Binder can be waived or changed except by a writing endorsed or attached hereto signed by the President, a Vice President, the Secretary, an Assistant Secretary or other validating officer of the Company.

9. Notices. Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at 400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111.

10. Arbitration

Unless prohibited by applicable law, either the Company or the insured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association.

ANTI-FRAUD STATEMENT: Pursuant to CRS 10-1-128(6)(a), it is unlawful to knowingly provide false, incomplete or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or

attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

This anti-fraud statement is affixed and made a part of this policy.

Copyright 2006-2022 American Land Title Association. All rights reserved. The use of this form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880



Craig B. Rants, Senior Vice President



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By  President
Attest  Secretary

**AMERICAN
LAND TITLE
ASSOCIATION**



Old Republic National Title Insurance Company

PROPERTY INFORMATION BINDER

Order Number: IN70763176

Policy No.: PIB70763176.17320171

Liability: \$500.00

Fee: \$500.00

Subject to the exclusions from coverage, the limits of liability and other provisions of the Conditions and Stipulations hereto annexed and made a part of this Binder,

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY a Corporation, herein called the Company,

GUARANTEES

UC TEJON LLC, A COLORADO LIMITED LIABILITY COMPANY

Herein called the Assured, against loss, not exceeding the liability amount stated above, which the assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records as of

February 24, 2022 at 5:00 P.M.

1. Title to said estate or interest at the date hereof is vested in:

UC TEJON LLC, A COLORADO LIMITED LIABILITY COMPANY

2. The estate or interest in the land hereinafter described or referred to covered by this Binder :

A FEE SIMPLE

3. The Land referred to in this Binder is described as follows:

PARCEL A:

LOT 4, RARITAN ESTATES SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:

LOTS 1, 2, 3, 5, 6 AND TRACT A, RARITAN ESTATES SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

4. The following documents affect the land:

1. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED APRIL 21, 2003 UNDER RECEPTION NO. [C1129271](#) AND AS AMENDED IN INSTRUMENT RECORDED JULY 26, 2017 UNDER RECEPTION NO. [2017000064286](#).
2. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION RECORDED MARCH 11, 2016 UNDER

Old Republic National Title Insurance Company

PROPERTY INFORMATION BINDER

Order Number: IN70763176

Policy No.: PIB70763176.17320171

RECEPTION NO. [2016000018653](#).

3. TERMS, CONDITIONS AND PROVISIONS OF CERTIFICATION RECORDED JUNE 10, 2016 UNDER RECEPTION NO. [2016000045754](#).
4. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION RECORDED APRIL 17, 2017 UNDER RECEPTION NO. [2017000033207](#).
5. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION RECORDED APRIL 17, 2017 UNDER RECEPTION NO. [2017000033208](#).
6. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF RARITAN ESTATES SUBDIVISION RECORDED APRIL 17, 2017 UNDER RECEPTION NO. [2017000033082](#).
7. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA / NSPS LAND TITLE SURVEY CERTIFIED JULY 23, 2021 PREPARED BY EMK CONSULTANTS, INC., SAID DOCUMENT STORED AS OUR ESI [39862677](#)
 - 1) FENCES NOT COINCIDENT WITH PROPERTY LINES
 - 2) OVERHEAD UTILITY LINES WITHOUT BENEFIT OF AN EASEMENT
8. DEED OF TRUST DATED SEPTEMBER 03, 2021, FROM UC TEJON LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF ADAMS COUNTY, COLORADO FOR THE USE OF FIRSTBANK TO SECURE THE SUM OF \$780,000.00 RECORDED SEPTEMBER 10, 2021, UNDER RECEPTION NO. [2021000107863](#).

NOTE: ADDITIONAL UPDATES TO THE EFFECTIVE DATE OF THE BINDER MAY BE REQUESTED BY THE PROPOSED INSURED. ONE UPDATE IS INCLUDED WITH THIS BINDER AT NO ADDITIONAL COST. ANY ADDITIONAL UPDATES WILL BE ISSUED AT THE COST OF \$125 PER UPDATE. FOR EACH UPDATE PROVIDED, A REVISED BINDER WILL BE ISSUED SHOWING A NEW EFFECTIVE DATE AND ANY MATTERS RECORDED SINCE THE EFFECTIVE DATE OF THE PREVIOUS BINDER.

NOTE: THIS BINDER DOES NOT REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF SAID RIGHTS, RECORDED OR NOT.

NOTE: THIS BINDER IS NOT A REPORT OR REPRESENTATION AS TO MINERAL INTERESTS, AND SHOULD NOT BE USED, OR RELIED UPON, IN CONNECTION WITH THE NOTICE REQUIREMENTS THAT ARE SET FORTH IN CRS 24-65.5-103.



INVOICE

Land Title Guarantee Company
5975 Greenwood Plaza Blvd Suite 125
Greenwood Village, CO 80111
(303) 270-0445
Tax ID: 84-0572036

UC TEJON LLC, A COLORADO LIMITED LIABILITY COMPANY
ATTN: UC TEJON LLC, A COLORADO LIMITED LIABILITY COMPANY
10657 E IDA AVE
Englewood, CO 80111

<u>Reference</u>	
Your Reference Number:	
Our Order Number:	70763176
Our Customer Number:	88222.1
Invoice (Process) Date:	03/03/2022
Transaction Invoiced By:	Andy Peterson
Email Address:	apeterson@ltgc.com

Invoice Number: 70763176

Property Address: 5350 TEJON STREET (PARCEL A) AND VACANT LOTS (PARCEL B), DENVER, CO 80221

Parties: UC TEJON, LLC, A COLORADO LIMITED LIABILITY COMPANY

- Charges -	
Property Information Binder	\$500.00
Amount Credited	\$0.00
Total Invoice Amount	\$500.00
Total Amount Due	\$500.00
<p>Payment due upon receipt</p> <p><i>Please reference Invoice No. 70763176 on payment</i></p> <p>Please make check payable and send to: Land Title Guarantee Company 5975 Greenwood Plaza Blvd Suite 125 Greenwood Village, CO 80111</p>	



NORTH LINCOLN WATER and SANITATION DISTRICT

1560 Broadway, Suite 1400
Denver, Colorado 80202

Telephone: (303) 861-0061

Facsimile: (303) 825-0642

March 24, 2022

Mr. Todd Johnson
Urban Cottages, LLC
10657 E. Ida Avenue
Englewood, CO 80111

RE: Water and Sewer Service – Will Serve Letter
Urban Cottages Tejon (Raritan Estates Subdivision)

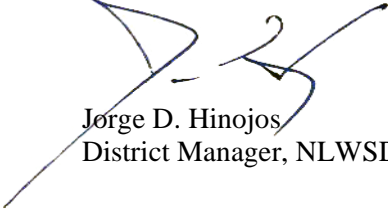
Dear Mr. Johnson:

Pursuant to the due diligence by the Owner of the property at 5350 Tejon Street, Denver, Colorado, Adams County has requested confirmation that North Lincoln Water and Sanitation (NLWSD) can provide water and sewer service to the town home properties. We acknowledge the property is in the jurisdiction of North Lincoln Water and Sanitation District.

Therefore, this is confirmation that NLWSD is capable of serving the named facilities with water and sewer service. NLWSD is contracted with Denver Water as an integrated system who in turn supplies the water and NLWSD distributes the water through its water distribution network. The sewer is discharged to and is treated by Metro Water Recovery.

Should you have any questions, please feel free to contact me directly.

Very truly yours,



Jorge D. Hinojos
District Manager, NLWSD

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6 AND TRACT A

RARITAN

ESTATES

SUBDIVISION

COUNTY OF ADAMS, STATE OF COLORADO.



**RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests,
Penalties)**

Account	Parcel Number	Receipt Date	Receipt Number
R0191671	0182516216011	Jul 8, 2021	2021-07-08-WEB-32627

CARRILLO PASCUAL AND
5350 TEJON ST
DENVER, CO 80221

Situs Address	Payor
5350 TEJON ST	Ana Carrillo

Legal Description
RARITAN ESTATES SUBD LOT 4

Property Code	Actual	Assessed	Year	Area	Mill Levy
RES IMPRV LAND - 1112	68,000	4,860	2020	497	122.391
SINGLE FAMILY RES - 1212	249,484	17,840	2020	497	122.391

Payments Received	
Credit card	\$2,861.63

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2020	Interest Charge	\$83.35	\$0.00	\$83.35	\$0.00
2020	Tax Charge	\$2,778.28	\$0.00	\$2,778.28	\$0.00
				\$2,861.63	\$0.00
Balance Due as of Jul 8, 2021					\$0.00

WE ARE EXPANDING TO SERVE YOU BETTER! WATCH FOR NEW LOCATIONS ON OUR WEBSITE!

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
[Stay Safe! Please use website services www.adcotax.com]

Email: treasurer@adcogov.org
Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!