

# **CES Consultants, LLC**

September 26, 2022

City of Dacono  
Attn: Jennifer Krieger, Community Development Director  
512 Cherry Street  
Dacono, CO 80514

**Re: Hamilton Subdivision – Lots 2 & 3  
Site Plan Application Cover Letter and Narrative**

Dear Jennifer:

CES Consultants, LLC (CES), on behalf of TJH Properties, Inc, is happy to submit a Land Development Application for a Site Development Plan for the Hamilton Subdivision, Lots 2&3 in the City of Dacono. The lots are located within the North ½ of the Northwest ¼ of Section 6, Township 1 North, Range 67 West, of the 6<sup>th</sup> Principal Meridian, City of Dacono, County of Weld, Colorado. More specifically, the site is located at the northeast intersection of 7<sup>th</sup> Street and Dahlia Street. The site is bounded to the west by Dahlia Street, to the north by the commercial development on Lot 1, Hamilton Subdivision, to the south by 7<sup>th</sup> Street, and to the east by existing commercial development.

The proposed development of the site will consist of the construction of two (2) two-story 4-plex Multi-Family buildings, one on each lot. Each building will be approximately 4200 sq. ft. and will be located in the middle of each lot. Additional asphalt parking will be developed north of the two (2) buildings. The site will also have surrounding open landscaped areas around the buildings and along Dahlia Street and 7<sup>th</sup> Street.

The following documents are included with this submittal package:

- Completed Site Plan Application Form with Vicinity Map
- Signed and Completed Cost Agreement with Application Fee and Fund Deposit
- Title Commitment
- Tax Receipts from Weld County for Lots 2 & 3
- Site Plan Maps (6 Sheets)
  - Sheet S1 – Site Plan Map
  - Sheet S2 – Existing Site Grading & Drainage
  - Sheet S3 – Developed Site Grading & Drainage
  - Sheet L1 – Site Landscape Plan
  - Sheet IR1- Site Irrigation Plan
  - Sheet IR2 – Site Irrigation Details
- Landscape & Irrigation Checklists and Certification
- Site Geotechnical Report
- Overall (Lots 1, 2 &3) Site Drainage Design
- FEMA LOMR-F Application
- Architectural Plans for 4-Plex Building
- Mineral Estate Notification List

If you have any questions or comments concerning this application submittal, please feel free to contact me at (970) 347-0615 or kurt@cesconsultantsllc.com

Sincerely,

CES CONSULTANTS, LLC

A handwritten signature in blue ink, consisting of a stylized 'K' followed by a dot.

Kurt Rollin, P.E.  
Principal



 **Dacono**  
Site Plan Application

City of Dacono  
512 Cherry Street  
Dacono, CO 80514  
Phone: 303.833.2317  
cityofdacono.com

Submittal Date: 9/7/2022

**General Information**

Property Owner: TJH Properties, LLC

Address: P.O. Box 434 City Firestone State CO Zip: 80520

Telephone: (720) 935-4679 E-Mail: hamiltontdesign03@hotmail.com

Applicant (if other than property owner): \_\_\_\_\_

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Engineer/Consultant: Kurt Rollin, P.E.

Company Name: CES Consultants, LLC

Address: 721 4th Street, Suite I City Ft. Lupton State CO Zip: 80621

Telephone: (970) 347-0615 E-Mail: kurt@cesconsultantsllc.com

Correspondence should be sent to:  Property Owner  Applicant  Engineer/Consultant

**Land Use Information**

Project Name: Hamilton Subdivision, Lots 2 & 3

Project Location: NE Corner 7th Street & Dahlia Street

Weld County Parcel Number: Lot 2 - #146906236002 Lot 3 - #146906236003

*Applicant Certification: I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application, I am acting with the knowledge, consent and authority of the owners of the property.*

Name: Tom Hamilton Signature:  Date: 9/7/2022

