

CCTS, Inc.
P.O. Box 194
Georgetown, CO 80444

September 29, 2020

Mr. Kent Brown
Town of Georgetown
P.O. Box 426
Georgetown, CO 80444

Dear Kent:

On behalf of property owner Marvin Geisness, this letter, along with the attached documents, satisfies the narrative requirements of the Conceptual Subdivision Plan Checklist for the Town of Georgetown, Colorado as it relates to the proposed subdivision of the Washington Mill Site located in the 900 block of Main Street and Biddle Street. The intent of the subdivision is to establish six lots from the existing 1.1 acre parcel. All proposed lots meet the minimum dimensional and area requirements established for the Historic Residential Zoning District within which it lies. The subdivision will create three lots fronting Main Street, two lots fronting Biddle Street, and one lot which will front both Biddle and Main. As is typical of existing lots east of and along Main Street, the lots exhibit moderate slope from east to west. No exceptions to any zoning or design district regulations are proposed. The following sections and attached figures provide additional information regarding the proposed subdivision.

Significant topographic features

- Natural and artificial drainage ways: None
- Ditches: None
- Lakes: None
- Approximate flooding limits based on available information: None
- Vegetative cover: Native grasses, sparse native coniferous and deciduous shrubs and trees
- Rock outcrops: None, some large boulders
- Apparent geologic features: None
- Excavations: None
- Mine shafts: None

Proposed land use

- General location and type of housing units and non-residential buildings: Single family residential units located within building envelopes established by zoning regulations for Historic Residential District
- Total square footage and percentage of lot coverage of all buildings and structures: As governed by zoning regulations for Historic Residential District
- Location of parks and open space, off-street parking, drainage, sewer, water, gas, electric and telephone facilities, and any other site improvements: Off-street parking for each new residential structure will be provided in accordance with the zoning regulations for the Historic Residential District. Drainage, sewer, water, gas, electric and telephone will be access directly to each lot located along Main Street and via 10 foot access and utility easements for the lots located along Biddle Street.

Basic internal road and pedestrian access system and the surrounding road system providing access to the site: All lots are located adjacent to existing public rights of way.

All existing structures, utilities and other physical features which could affect the proposed development: There are no existing structures or utilities on the site. Overhead electric is available along Main Street. Water and sewer utilities are available on a portion of Biddle Street. The project will include installation of water, sewer, and natural gas infrastructure in Main Street.

Sufficient land survey data to identify the land being developed or subdivided: Legal Description:
GEORGETOWN Block: 43 GEISNESS-BUCKLEY DIV TRACT A 487/664 SURV 493/148 GEISNESS
BUCKLEY DIV #262664 846/259

All recorded easements or rights-of-way which could affect the proposed development: There are no recorded easements or rights-of-way on the subject property.

Statement of Intent: The proposed subdivision complies with the letter and intent of the underlying zoning district (Historic Residential) without exception. All lots meet the minimum area and dimensional requirements of the district regulations and no exceptions as it relates to building setbacks, building height, lot coverage or building area are proposed. Further, no exceptions to the Design Review Guidelines for the design area (Historic Residential) are requested. The design for each proposed structure will be submitted as an individual application for a Certificate of Appropriateness. There is no proposed open space dedication.

Schedule of Development: It is the intent of the developer to begin installation of utility infrastructure in the Fall of 2020 with completion in the Spring of 2020. Overall site grading is anticipated to begin in Spring 2020 with construction of the first single family residence shortly thereafter.

Sincerely,

Craig E. Abrahamson, P.E.



Washington Millsite Neighborhood



Imagery ©2020 Clear Creek County Gov't., Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020

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Legal Lots 1, 2 + TRACT
55,550.00 Sq. Ft
1.27 Acre

Main St (50')

N 84°14' E 300'

56m

56 5107 14

Block 43

45,000
1.03 A
2 Hares + 1 possible

N 08-30'00" E

349.98'

S 82°35' W 341.98'

54 Biddle St (110')

existing Biddle St

52

100.00'

75.80'
Buckley, BK 39, Pg 17

40'

encroaching 3'
South boundary as shown
on County tax map

S 80°34'52" E

79.25'

S 81°28'09" E 149.82'

75'

75'

S 81°21'30" E

150'

50.29'

Aug. 27, 2020

P.O. Box 656, Georgetown, CO 80444

303-877-2977 tjpetersonarchitect@gmail.com tjparchitect.com

NOTES:

1. THIS PLAT IS LAID OUT BASED ON A PARTIALLY LEGIBLE SURVEY.
2. DIMENSIONS AND AREAS NOTED IN (PARENTHESES) ARE DETERMINED BY CAD AND SHOULD BE FINALIZED VIA SURVEY.
3. ZONING: GEORGETOWN LAND USE CODE; HISTORIC RESIDENTIAL DISTRICT
 - 3.1. 10ft FRONT YARD SETBACKS; 5ft SIDE AND BACK YARD SETBACKS (17.16.041(d))
 - 3.2. 25ft MAX. BUILDING HEIGHT FOR PRINCIPAL STRUCTURES
 - 3.3. 20ft MAX. BUILDING HEIGHT FOR ACCESSORY STRUCTURES

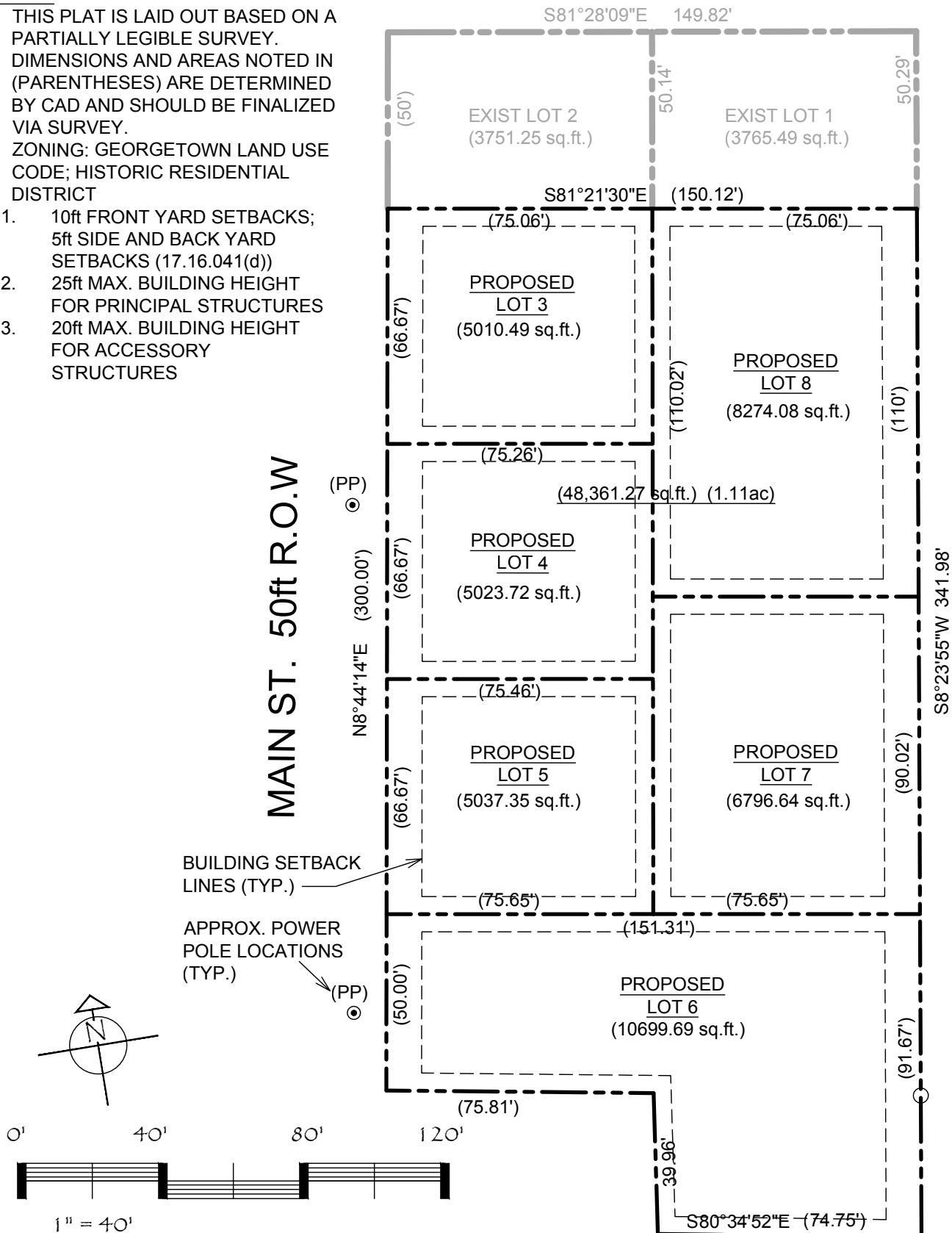
(PP)

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10th ST. (DEAD END)

MAIN ST. 50ft R.O.W

BIDDLE ST. 40' R.O.W.

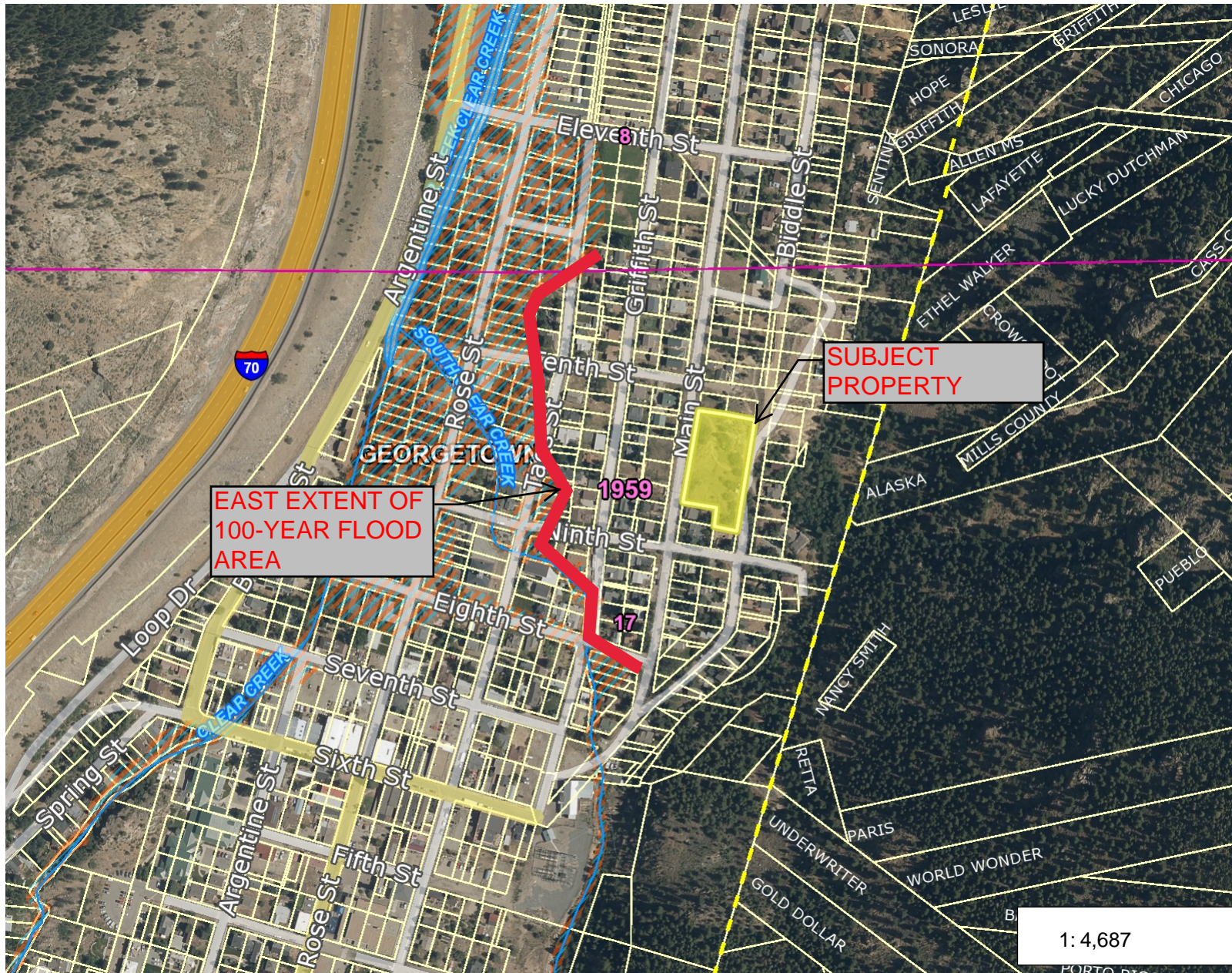
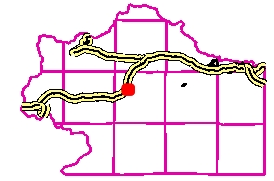


Aug. 27, 2020





Proximity of Subject Property to 100 year Flood Area



Legend

- Address
- Township Lines
- Section Lines
- Roads (1 inch = 400 feet)
 - HIGHWAY
 - MAJOR ARTERIAL
 - COLLECTOR
 - LOCAL
 - SERVICE
 - 4WD
- Streams
- Lakes
- 100 Year Floodplain Area
- Towns (zoomed in)
- Parcels

1: 4,687

Notes

781.1 0 390.55 781.1 Feet

NAD_1983_2011_StatePlane_Colorado_Central_FIPS_0502_Ft_US
Map Created: September 29, 2020

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