



## **Development Review Team Comments**

**Date:** 1/23/2017

**Project Number:** PRE2017-00001

**Project Name:** Boardwalk Pipeline

### **Note to Applicant:**

The following review comments and information from the Development Review Team is based on the information you submitted for the Conceptual Review meeting and applicable to the submitted documents only. The Development Review Team review comments may change if you provide different information during the scheduled Conceptual Review meeting date. Please contact the case manager if you have any questions:

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**Commenting Division:** Building Review

**Name of Reviewer:** Justin Blair

**Date:** 01/06/2017

**Email:** jblair@adcogov.org

**No Comment**

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**Commenting Division:** Engineering Review

**Name of Reviewer:** Greg Labrie

**Date:** 01/23/2017

**Email:** glabrie@adcogov.org

**Complete**

ENG1: Buried pipeline is exempt from the floodplain regulations. A floodplain use permit is not required for this project.

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. Several sections of the "Boardwalk Pipeline Project" are located within the County's MS4 Stormwater Permit area. In the event that the disturbed area of these sites exceeds 1 acre the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR-030000.

ENG3: Prior to issuance of construction permits, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, site plan(s) and profile(s) showing the specific location of the pipeline, both horizontally and vertically, in any area within the Adams County jurisdiction. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, two (2) copies of all construction documents. The development review fee for utility projects is \$100.0

ENG4: Several sections of the proposed pipeline project run through jurisdictions that are outside of Adams County authority. Adams County cannot permit or approve the pipeline location or construction in these areas. The developer is responsible for meeting all requirements of other jurisdictions.

ENG5: Adams County does not allow gas pipelines to be located within the County's Right-of-Way, excepting perpendicular crossings only.

ENG6: The developer is responsible for the repair or replacement of any broken or damaged County infrastructure damaged by the construction of this project.

ENG7: The proposed project alignment(s) are within the boundaries of the following regional drainage studies:

Beebe Draw and Barr Lake Tributary Areas – Outfall Systems Planning Study, Prepared for Urban Drainage and Flood Control District, Adams County, City of Brighton and, Farmers Reservoir and Irrigation Company. Prepared by Wright Water Engineers, Inc., May 1992.  
(Pipeline Alignments: Options 1, 2 & 3)

Todd Creek & DFA 0052 OSP, Prepared for Urban Drainage Flood Control District and Adams County,

Flood Hazard Area Delineation Beebe Draw and Left Bank Tributaries, Prepared for Urban Drainage and Flood Control District. Prepared by Kiowa Engineering Corp., July 1993.  
(Pipeline Alignments: Option 2)

South Platte River MDP, Prepared for Urban Drainage Flood Control District and Adams County, April

2002.

Second Creek (Downstream of DIA) and DFA 0053, Prepared for Urban Drainage and Flood Control District, and Adams County, October 2003.

For the regional drainage facilities mentioned in the studies listed above, it is recommended that the applicant either avoid them or install the line to a depth below the facility to provide sufficient cover and avoid potential utility conflicts. Show these regional facilities on the plans.

ENG8: Full street closings are generally not allowed within Adams County, unless approved by Construction Management. It is recommended that street crossing be bored, when possible, to prevent street closures (even partial closures).

ENG9: All work within County ROW, properties or County regulated floodplains will require construction permitting.

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**Commenting Division:** Parks Review

**Name of Reviewer:** Aaron Clark

**Date:** 01/20/2017

**Email:** [aclark@adcogov.org](mailto:aclark@adcogov.org)

**Complete**

PRK1: Mapping of the "AC West Preferred Route" is in insufficient detail to determine whether the proposed route crosses property owned by the County as open space. Parcel #0157122000001, the Riverdale Bluffs Open Space. This property is under a conservation easement held by Commerce City. Please provide more details.

PRK2: The "Barr Lake Preferred Route" runs immediately to the north of property owned by the County as open space. Parcel 0156900000275. Please coordinate with Parks on any anticipated impacts to the open space property.

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**Commenting Division:** Planner Review

**Name of Reviewer:** Chris LaRue

**Date:** 01/23/2017

**Email:** clarue@adcogov.org

### **Complete**

PLN1. Per Section 2-02-08 completed CUP applications, including all relevant items within the application checklists are required. Hearings will be required before both the Planning Commission and the Board of County Commissioners.

PLN2. A summary of all neighborhood/scoping meetings held by the applicant(s) addressing the concerns of the meeting. The summary should include the names, addresses, telephone numbers, and concerns expressed during the meeting. Neighborhood meetings shall comply with Section 2-01-02.

PLN3. The site plan to be submitted shall be prepared at an easily readable scale showing:

- i. Boundary of the proposed activity;
- ii. Relationship of the proposed activity to surrounding topographic and cultural features such as roads, streams and existing structures;
- iii. Proposed buildings, improvements, and infrastructure; and
- iv. Clearly labeled major roads.

PLN4. Please submit all items listed on the CUP and ASSI (Areas and Activities of State Interest) checklists for all proposed pipeline alignments. All of the submittal items in the CUP and ASSI applications are equally important, and please pay particular importance to AASI checklist items #25, #27-35, and Submittal Item E. While the process for permitting this project will be a Conditional Use Permit, we review additional information similar to the requirements listed on the AASI application.

PLN5. Please provide a written summary that describes the impacts of the proposed project as it relates to applicable approval criteria that shall be required for the application, along with a copy of the latest approved zoning and subdivision plans, a vicinity/zoning map, and Assessor Parcel Numbers of the parcels that are proposed to be developed.

PLN6. Describe the status of other Federal, State, and local permit requirements (chart form is preferred). If you have obtained said permits please submit them with your application.

PLN7. Prepare a Development Agreement that outlines the requirements regarding the pre-construction, construction, post-construction, and maintenance requirements of the Project.

PLN8. The proposals would pass through a variety of zonings within Adams County to include A-3, A-1, PL, RE, PUD, and DIA. Future applications will need to address compatibility with the zonings.

PLN9. The proposal would pass through lands designated as Mixed Use Employment/Neighborhood, Parks and Open Space, Residential, Agricultural, and Estate Residential. Please describe how the proposal will be consistent with these designations.

PLN10. The proposals would impact several municipalities. Please contact those cities and provide a status update as to the permitting required.

PLN11. Contact the E-470 Authority, CDOT & Barr Lake State Park to determine any concerns.

PLN12. Contact all park and recreation districts, water districts, fire districts, school districts, and neighborhood organizations and determine any concerns.

PLN13. Contact all ditch companies that could be impacted and determine any concerns they might have.

PLN14. A detailed alternatives analysis shall be presented on the route selection. You will need to discuss at least three different alternatives (the preferred route may be one of the three).

PLN15. Safety Record. Please provide operational safety records for all parties involved in the construction, operation and maintenance of the pipeline and facilities. Report and describe items such as deaths, injuries, explosions, leaks and spills. Detail the steps to prevent such occurrences in the future. With the application describe other relevant safeguards, protocols, and reporting/notification systems that would be in place to respond to safety and security incidents involving the proposed infrastructure.

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**Commenting Division:** Planner Review

**Name of Reviewer:** Chris LaRue

**Date:** 01/23/2017

**Email:** [clarue@adcogov.org](mailto:clarue@adcogov.org)

**Complete**

PLN16. Provide information regarding securing permissions from private property owners where the infrastructure will traverse/impact.

PLN17. Adequate landscaping/screening shall be installed where areas can be seen from the public right-of-way or any other sensitive area (residential).

PLN18. The site plan with the application was difficult to read due to the scale. More detailed comments can be provided with a more detailed plan.

PLN19. The various routes will pass near or through multiple areas developed with residential. Staff would anticipate a lot of concerns from property owners.

PLN20. A neighborhood meeting is required. You will want to obtain citizen approval prior to submitting a case. Comments or concerns made by an agency interested in the project should be incorporated into the application. We can assist you with labels. Please review Section 2-01-02, Neighborhood Meetings to ensure your neighborhood meeting will comply with our requirements. That section talks about location of the meeting, notice of the meeting, and format.

PLN21. There are several different lines that we know from discussions may follow separate processing under different applications. The above comments would be applicable to all of the different components. More detailed and individualized comments will be prepared for each separate project.

PLN22. Please utilize the following link to access our land use permits:  
<http://www.adcogov.org/index.aspx?NID=1475>

PLN16. Provide information regarding securing permissions from private property owners where the infrastructure will traverse/impact.

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**Commenting Division:** ROW Review

**Name of Reviewer:** Chris LaRue

**Date:** 01/23/2017

**Email:** [clarue@adcogov.org](mailto:clarue@adcogov.org)

**No Response**