



### Development Review Team Comments- 1<sup>st</sup> Review

**Date:** October 13, 2021

**Project Number:** PLT2021-00027

**Project Name:** Grasslands at Comanche, Filing No. 5

**Note to Applicant:**

The following review comments and information from the Development Review Team is based on the information you submitted for the Major Subdivision Preliminary Plat Application. The Development Review Team review comments may change if you provide different information during a land use submittal/ building permit. Please contact the case manager if you have any questions.

Also, please note where “Section” is referenced, it is referring to the appropriate section of the Adams County Development Standards and Regulations.

**Commenting Division:** Development Services, Planning

**Name of Reviewer:** Layla Bajelan, Planner II- Long Range Planning

**Email:** [LBajelan@adcogov.org](mailto:LBajelan@adcogov.org) / 720-523-6863

PLN01: Per the Grasslands at Comanche FDP, all lots are subject to the dimensional standards of the A-1 zone district, which include a minimum lot size of 2.5 acres and a minimum lot width of 150 feet if the parcel is serviced by public water and sewer. All lots appear to meet the minimum dimensional requirements

PLN02: Per the Grasslands at Comanche FDP, Filing No. 5 was supposed to contain the school site. The plat documents show the “A-2 zoned school site”, however it does not appear to be included in this plat. Please provide more information.

PLN03: The DWR has documented that the comments from a previous letter dated March 21, 2007 (copy enclosed) regarding the water supply for this subdivision still apply unless the Applicant has since amended the water demands or water supplies. If the Applicant has amended the water demands or water supplies such information should be provided to their office for further review.

PLN04: Block 8, Lot 3 will need a waiver from the subdivision design standards, as the lot to depth ratio appears to be more than or equal to 3:1. Please confirm that the lot width at the front setback line ( 30 feet into the property) is a minimum of 150 feet in width.

PLN05: Block 8, Lot 8 and 9. Please confirm that the lot width at the front setback line ( 30 feet into the property) is a minimum of 150 feet in width.

PLN06: Please change all reference to tracts or outlots to be tracts for consistency. All public facilities will need to be within a tract.

**Commenting Division: Development Services, Right-of-Way Agent**

**Name of Review: David Dittmer**

**Email: [DDittmer@adcogov.org](mailto:DDittmer@adcogov.org) / 720-523-6811**

ROW1: Need to provide ownership by vesting deed with the opening statement in the OWNERSHIP AND DEDICATION STATEMENT.

ROW2: Need to match the title verbatim in the Ownership and Dedication Statement

ROW3: Need to add Tracts and Outlots into dedication statement since they are used in the plat. Tract B does not need to be dedicated to the county as an easement, however, the Outlots do. WHERE IS OUTLOT B?

ROW3: Need to revise the signature block to include the name and title of the signatory

ROW4: Number plat notes sequentially

ROW5: Provide full name of HOA for ownership and maintenance issues concerning outlots A and B. Can complete this by a table or included in the current plat notes

ROW6: Please place lot addresses below the lot number and sq ft./ac information for clarity and consistency.

ROW7: Need note to prospective buyers concerning possible impact of oil and gas operations

ROW8: Revise acknowledgement block for the Planning Commission to read "CHAIR"

ROW9: Correct Sheet 2 to Read Sheet 2 of 5

ROW10: Add Case Number to the top right-hand corner of each sheet

ROW11: Provide limits of oil and gas operations pads on any sheet affected pursuant to lot boundary (250')

ROW12: Outlot A will not have an assigned address since it is the drainage easement. Remove from plat and provide location of Outlot B

ROW13: Provide match lines on all sheets affected

**Commenting Division: Development Services, Engineering:**  
**Name of Review: Greg Labrie, Senior Engineer**  
**Email: [GLabrie@adcogov.org](mailto:GLabrie@adcogov.org) / 720-523-6824**

The Preliminary Plat should include the following:

ENG1. Label all streets/roads as public or public.

ENG2. The recordation information, names, locations, Rights-of-Way, existing widths of adjoining streets/roads and highways, proposed vacations of street/road Rights-of-Way, and the centerlines of existing streets/roads.

ENG3. The footprint of and planned disposition for existing buildings.

ENG4. The location of all major rock outcroppings and wooded areas.

ENG5. The location of mineral resource areas, old wells, natural hazard areas, areas containing or having significant impact upon historical, archaeological or paleontological resources.

ENG6. The approximate widths and locations of all existing or proposed easements.

ENG7. The location and ownership of Rights-of-Way and other rights of all irrigation ditches and laterals.

ENG8. All proposed and existing fire hydrant or cistern locations.

ENG9. A statement of the water source, including the well permit number and/or water court decree for any well or surface right to be used, and including an estimate of the total number of gallons per day of water system requirements when a distribution system is proposed.

ENG10. A statement of provisions for sewage collection/treatment, including the estimated total number of gallons per day of sewage to be treated when utilizing central sewage.

ENG11. A table of estimated data tabulating the following, when applicable:

- a. Number of lots.
- b. Size of smallest lot.
- c. Number of dwelling units.
- d. Population generated as determined by the Park and School Requirements
- e. Acreage of area to be subdivided.
- f. Acreage of public Right-of-Way.
- g. Acreage of public areas.
- h. Acreage of common area tracts.

ENG12: The engineering plans will be approved as part of EGR2021-00034. See the EGR case for more information.

**Commenting Division: Environmental Programs**

**Name of Review:** Greg Dean, Oil and Gas Liaison

**Email.** [GDean@adcogov.org](mailto:GDean@adcogov.org) / 720-523-6991

ENV1: Per Section 4-11-02-03-03-05 of ACDS&R - on every final plat there shall be a dedicated well maintenance and workover setback around plugged and abandoned wells of 50-feet by 100-feet. No structures are allowed to be located within that setback and nothing can be built on top of the abandoned well. Must denote these on the final plat. See ACDS&R for further information and requirements regarding setbacks to existing oil and gas wells/sites.

ENV2: The abandoned well must be located in the center of the setback and there shall be public ingress and egress to the setback of a least 20-feet.

ENV3: Remove reference to potential "future well site" from the final plat. There are no pending or permitted but undrilled oil and gas facilities in the plat area. The plat should only show existing and abandoned oil and gas facilities.

ENV4: See ACDS&R, specifically Section 4-11-02-03-03-03 regarding setbacks from new oil and gas facilities from existing or platted residential development and school or future school facilities.

**Commenting Division: Building Safety Division, Chief Building Official**

**Name of Review:** Justin Blair

**Email.** [JBlair@adcogov.org](mailto:JBlair@adcogov.org) / 720-523-6843

No Comment