



Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided in person to the One-Stop Customer Service Center of the Community and Economic Development Department. The following items will be expected by our One-Stop Customer Service Center:

- One paper copy of all new materials
 - Paper copies shall not exceed 11"x17" (exception shall be made only for construction drawings or engineering plan review)
 - All paper copies shall be accompanied by the attached Resubmittal Form
- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided



Re-submittal Form

Case Name/ Number: PRC2019-00008 North Side Gardens Center Land Subd.

Case Manager: Greg Barnes

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement
- Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: ~~Addressing, Building Safety, Neighborhood Services,~~

~~Engineering, Environmental, Parks, Planner, ROW, SIA - Finance, SIA - Attorney~~



Development Review Team Comments

Date: 11/12/2019

Project Number: PRC2019-00008

Project Name: North Side Gardens Center Land Subdivision

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: Greg Barnes

Date: 11/07/2019

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Greg Labrie

Date: 11/06/2019

Email: glabrie@adcogov.org

Resubmittal Required

1. The name designation of "variable width drainage easement" within the design plans shall be changed to "variable width pedestrian access and drainage easement" on the design plans and plat.
2. Section 5 paragraph 2 of the SIA shall change "No Building permits shall be issued until...." to "No Certificate of Occupancy shall be issued until..."
3. Exhibit B show the unit cost for Saw Cutting Existing Asphalt, the installation of vertical curb, and the installation of 18"RCP pipe lower than the CDOT's cost data book. The applicant shall revised the estimated cost to the average cost in CDOT's cost data book or provide contractor quotes validating the current estimated cost.

Commenting Division: Planner Review 2nd Review

Name of Reviewer: Greg Barnes

Date: 11/06/2019

Email: gjbarnes@adcogov.org

Complete

PLN05: PLD fees must be paid prior to the first public hearing. This comment will remain until the fees are paid. I made an error in the previous calculation. The fees are attached.

PLN10: All collateral for the SIA must be provided prior to the first public hearing. It will be easier for everyone if collateral is paid in two installments of 80% and 20%. This comment will remain until SIA collateral is paid.

PLN11: Amendments to the Development Standards and Regulations are currently ongoing. You can view the proposed amendments for the I-1 zone district at <http://www.adcogov.org/regulation-amendments> . These amendments may have affect how the site develops in the future.

Commenting Division: ROW Review 2nd Review

Name of Reviewer: Marissa Hillje

Date: 11/06/2019

Email: mhillje@adcogov.org

Resubmittal Required

ROW1: See redlines on plat attached.

Commenting Division: SIA Review 1 - Attorney

Name of Reviewer: Christine Fitch

Date: 11/06/2019

Email:

Resubmittal Required

ATY01: Please see attached redline of the SIA.

Commenting Division: SIA Review 1 - Finance

Name of Reviewer: Laura Garcia

Date: 10/22/2019

Email:

Resubmittal Required

FIN01: The total collateral amount in item number 5 should be \$222,922.98. Please see my attached worksheet. Also this is assuming it will only take one year for construction completion since the construction completion date was not provided. If the construction completion date is more than one year additional an 5% of inflation would need to be added.

Commenting Division: Application Intake 2nd Review

Name of Reviewer: Kevin Mills

Date: 10/17/2019

Email:

Complete

Commenting Division: Development Engineering Review

Name of Reviewer: Greg Labrie

Date: 08/19/2019

Email: glabrie@adcogov.org

Resubmittal Required

- a) An Operations and Maintenance Manual for the drainage facilities on the site is required to be submitted to Adams County.
- b) The Operations and Maintenance Manual must be recorded at the Adams County Clerks and Recorder Office and the record number must be documented on the plat or an equivalent engineering document.
- c) To evaluate performance of an underground proprietary BMP, data should be provided to Adams County to demonstrate that anticipated BMP performance will be comparable to that of surface-based BMPs.
- d) Underground BMPs approved for standalone treatment is required to be capable, on an annual basis, of producing effluent quality with a median TSS concentration of no more than 30mg/L.
- e) The applicant shall refer to the Urban Drainage Flood Control District's criteria for Underground Detention systems to determine the type of acceptable data.
- d) The storm drainage improvements adjacent to 73rd Avenue are confusing. There does not appear to be any clearly defined connection from the underground detention system to the east end outfall structure.

- a) The detention pond and onsite drainage swales are required to be in drainage easements. Applicant must provide legal descriptions and exhibits for the drainage facilities on the site to Adams County.
- b) All necessary paperwork such as Commissioners Resolutions, Development Agreements, and Collateral Agreements will need to be on file with the Adams County Public Works Department / Construction Management section prior to the issuance of any building permits.
- c) Upon completion of review and approval of these drawings, the applicant will be required to obtain the necessary permits in order to construct the proposed improvements. This/these permit(s) will be obtained from the Adams County One Stop Permit Center. No Certificate of Occupancy will be issued for any new Building Construction, until all public and drainage improvements as required by these construction plans have been completed, in place and certified by the original design engineer.
 - 1.) A Development Agreement with appropriate collateral will be required for the improvements to 73rd Avenue and Gilpin Way. All Improvements will be completed prior to CO Issuance.
 - 2). The public improvements constructed along 73rd Avenue and Gilpin Way shall be constructed in accordance to the approve design plans.

A. All necessary Plats will be filed and recorded with the Adams County Clerk and Records office prior to the issuance of any Building Permit.

A. The contractor will be held responsible for the cleanliness and safety of all roadways adjacent to this site. If at any time, these roadways are found to be dangerous or not passable due to debris or mud, the Adams County Public Works Department will shut down the project, until the roadway conditions have improved and are deemed acceptable. If the contractor/applicant fails to keep the adjacent roadways clean and free from debris, the Public Works Department has the option to do the required clean up and bill the charges directly to the contractor/applicant.

- a) The traffic letter shall indicate the total trips per day for the proposed warehouse along with the trips per day with the existing traffic conditions from the entire development.
- b) When a development generates over 20 vehicles per day a traffic analysis for the new development is

required.

1) If off- site fill material is required to support the grading plan, the fill source and quantity are required to be indicated on the drawings and it shall include the source and quantity of selected off-site material.

Please document/explain compliance with minimum design standards are met (1.a and 1.b) on the Drainage Report. Clearly address any uncontrolled run-off and also any off-site public improvement runoff. Both flows must comply with the requirements shown above.

1) Update SWMP to incorporate the proposed changes as required.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 08/12/2019

Email: gjbarnes@adcogov.org

Resubmittal Required

Informational Comments - No response needed

PLN01: The requests are: 1. a minor subdivision final plat to create a lot of approximately 1.5 acres; a rezone to change the designation of 0.22 acres to the Industrial-1 zone district.

PLN02: The Adams County Comprehensive Plan has designated a future land use of Mixed-Use Employment. This designation indicates that the County would like to see the area develop as a clean industrial business park use. The request to rezone to I-1 is consistent with the County's Comprehensive Plan.

PLN03: The proposed lot does conform to the minimum I-1 standards for lot size and lot width. Therefore, the proposed subdivision is in conformance to the proposed zone district standards.

Comments Requiring a Response - Resubmittal Required

PLN04: The Certificate of Surface Development has not been provided. This must be provided at some point before the hearing.

PLN05: Please see the attached calculation of PLD fees. Cash-in-lieu of dedication is preferred. These fees must be paid prior to the first public hearing.

PLN06: Please submit documentation ensuring water supply as required by the Colorado Division of Water Resources.

PLN07: Please submit a Microsoft Word version of the SIA for review with your resubmittal.

PLN08: Please provide some documentation that North Washington Water & Sanitation will provide sewer service to the lot.

PLN09: As we discussed by telephone, the plat shall be renamed "North Side Gardens Center Land Subdivision" to avoid confusion.

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 08/09/2019

Email: mhillje@adcogov.org

Resubmittal Required

ROW1. Revise Property Description/ Legal Description:

a. An accurate and clear property (legal) description of the overall boundary of the subdivision with the acreage of the subdivision. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.

ROW2. Revise Signature lines to CHAIR- see redlines

ROW3. Add case # to top right of each page

ROW4. The County highly recommends that the subdivision name is changed because the proposed name includes land that is outside of Lot 3 of the Northside Gardens Business Park.

ROW5. Revise sheet # on sheet 2- see redlines.

ROW6. The 10ft dry utility and pedestrian access easement – what is the pedestrian access for? (ie is there an existing sidewalk etc on the property) These types of easements are usually dedicated to the county on the plat for the benefit of the public and utility providers.

ROW7. Label Basis of Bearings on map.

ROW8. #10 on the title report is not shown- revise map

ROW9. Add reception #/recording information for any easement that is dedicated previously.

ROW10. See other redlines on plat attached.

Commenting Division: Addressing Review

Name of Reviewer: Marissa Hillje

Date: 08/09/2019

Email: mhillje@adcogov.org

Complete

Only one address will be assigned to the new lot. The County will keep 7280 Gilpin as main address due to access purposes.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 07/23/2019

Email: gjbarnes@adcogov.org

External Agencies Selected

Greg Barnes

From: Joaquin Flores
Sent: Thursday, November 07, 2019 9:02 AM
To: Greg Barnes
Cc: Gail Moon
Subject: 7280 Gilpin Way - North Side Gardens LLC-VIO2019-01946.

Greg,

Just a reminder this property has a active zoning violation pending and property is cited with the following regulations,

- 4-10-01-03-07 Screen fencing
- 4-02-01 Change in use permit
- 4-01-02-08 Storage Containers

Please see VIO2019-01946 to view the actual violation letter. If you have any other questions please feel free to contact me.



Joaquin Flores

Code Compliance Officer I, *Neighborhood Services Department*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, Suite W2000B

Brighton, CO 80601

o: 720.523.6807 | jflores@adcogov.org

www.adcogov.org

Adams County Public Land Dedication Worksheet
Urban School District

Date Computed= 11/12/2019

Case Name: Sample Urban PLD Calculations / 4-22-2004 Values	
Case Number: PRC2019-00008 NSGCL Subd.	
Commercial/Industrial (C-4, C-5, I-1)	
Acreage of plat=	1.341
Acres of PLD needed=	0.06705
Land Value per acre=	\$58,313.00
PLD Fee in lieu=	\$3,909.89
Deposits:	
Regional Parks Account=	\$3,909.89



October 23, 2019

Greg Barnes
Adams County Community and Economic Development Department
Transmission via email: gjbarnes@adcogov.org

Re: North Side Gardens Center Land
Case No. PRC2019-00008 (Re-Submittal)
Part of the SW ¼ of the SW ¼ of Section 35, T 2S, R 68W, 6th P.M.
Water Division 1, Water District 7

Dear Mr. Barnes:

We have reviewed the October 18, 2019 referral to combine two adjacent parcels, North Side Gardens Business Park Lot 3 (1.15 acres) and 1790 E. 73rd Ave (0.22 acres), into one 1.37-acre parcel. The parcel at 1790 E. 73rd Ave is proposed to be rezoned from agricultural to commercial. The proposed use for the new combined lot is commercial. We previously commented on this proposal in a letter to the County dated July 29, 2019.

Water Supply Demand

Estimated water requirements for this development were not provided.

Source of Water Supply

The proposed water source for this development is service provided by the North Washington Street Water & Sanitation District (“District”). The District is contracted with the Denver Water Department (“Denver Water”). This office considers Denver Water to be a reliable water source. According to a letter dated August 22, 2019 from the District, service may be provided to this development subject to District rules and regulations.

According to the drainage report dated July 1, 2019 provided by Western Engineering Consultants, Inc., drainage structures (grass swales and a pond) have been developed on Lot 3. The applicant should be aware that unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in § 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The applicant should review [DWR’s Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado](#), to ensure that the notification, construction and operation of the proposed structures meet statutory and administrative requirements. The applicant is encouraged to use [Colorado Stormwater Detention and Infiltration Facility Notification Portal](#) to meet the notification requirements.

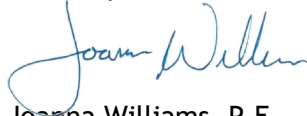
State Engineer’s Office Opinion

Based upon the above and pursuant to § 30-28-136(1)(h)(I) and § 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights, **as long as the District is committed to supply water to the lot.**



If you, or the applicant, have any questions please contact Wenli Dickinson at 303-866-3581 x8206.

Sincerely,

A handwritten signature in blue ink that reads "Joanna Williams". The signature is written in a cursive style with a large initial 'J'.

Joanna Williams, P.E.
Water Resources Engineer

Ec: Subdivision file 26629



October 29, 2019

Greg Barnes
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: North Side Gardens Center Land Subdivision, PRC2019-00008
TCHD Case No. 5925

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the resubmittal of the Minor Subdivision Final Plat to create one 1.34 acre lot and the Rezoning of 0.22 acres from Agricultural-1 to Industrial-1 located at 7280 Gilpin Way. Tri-County Health Department (TCHD) staff previously reviewed the application for the Minor Subdivision Final Plat and, in a letter dated August 7, 2019 responded with the comments included below. TCHD has no further comments.

Historic Landfill

According to TCHD's records, there are historic landfills located within 1,000 feet of the subject property referenced as Landfill No. AD-041, AD-091, and AD-148. Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source. Because construction is planned on this property, we recommend the following:

1. A flammable gas investigation should be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to TCHD for review and approval.
2. TCHD will review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.
3. In lieu of the investigation, a flammable gas control system shall be designed and constructed to protect buildings and subsurface access to utilities, i.e. vaults, manholes, etc. from flammable gas. Health and safety practices shall be followed during construction to protect site workers. A copy of TCHD guidelines for safe construction in areas on or near former landfills has been attached.

Fugitive Dust – Building Demolition

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions. The

application indicates that the existing residence on the site will be demolished. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

Vector Control – Building Demolition

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, saliva, or through rodent bites. For example, Hantavirus Pulmonary Syndrome (HPS), a rare but potentially lethal viral infection, can be found in the droppings and urine of rodents commonly found in southwestern United States. When buildings are demolished, rodents can spread to surrounding properties and increase the risk of vector exposure to humans. The applicant should plan for vectors and eliminate any known infestations prior to demolition. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>.

Questions regarding this may be directed to Sheila Lynch at 720-200-1571 or slynch@tchd.org.

Vector Control - Storage

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, or saliva, or through rodent bites. Items stored on the floor, tightly packed, and rarely moved provide potential harborage for rodents. Due to the variety of items to be potentially stored at this site, TCHD recommends that the applicant create a plan for regular pest control. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions.

Sincerely,



Annemarie Heinrich, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD

HEALTH AND SAFETY PRACTICES DURING CONSTRUCTION ON OR NEAR FORMER LANDFILLS

If it has not been demonstrated that flammable gas is not present, the following health and safety practices shall be followed:

1. A flammable gas indicator will be utilized at all times during trenching, excavation, drilling, or when working within ten (10) feet of an open excavation.
2. Before personnel are permitted to enter an open trench or excavation, the trench or excavation will be monitored to ensure that flammable gas is not present in concentrations exceeding 1% and that oxygen is present at a minimum concentration of 19.5%. When in an excavation or trench, each work party will work no more than five (5) feet from a continuous flammable gas and oxygen monitor.
3. When trenching, excavating, or drilling deeper than two (2) feet into the fill, or in the presence of detectable concentrations of flammable gas, the soils will be wetted and the operating equipment will be provided with spark proof exhausts.
4. A dry chemical fire extinguisher, ABC rated, will be provided on all equipment used in the landfill.
5. Personnel within or near an open trench or drill hole will be fully clothed, and wear shoes with non-metallic soles, a hard hat and safety goggles or glasses.
6. Exhaust blowers will be used where trenches show a concentration of 1% flammable gas or a concentration of less than 19.5% oxygen.
7. Smoking will not be permitted in any area within one hundred (100) feet of the excavation.
8. Personnel will be kept upwind of any open trench unless the trench is continuously monitored.
9. All other applicable Safety and Health Regulations for Construction, as promulgated in 29 CFR by the Occupational Safety and Health Administration, shall be met. Applicable regulations include, but may not be limited to, the confined space standard (Part 1926.21(b)(6)(i) and (ii) in Subpart C); gases, vapors, fumes, dusts and mists (Part 1926.55 in Part 1926 Subpart E); fire protection and prevention (Part 1926 Subpart F); and trenching and excavation (Part 1926 Subpart P).
10. Compliance with the Occupational Safety and Health Administration's confined space requirements for general industry, as promulgated in 29 CFR 1910.146 and Appendices A- F.