



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 electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- 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
 - Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

ATTENTION ONE STOP CUSTOMER SERVICE CENTER: Please add the Resubmittal Fee

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- 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: ~~Engineering; Planner; Right-of-Way; Addressing; Building Safety;~~

~~Neighborhood Services; Environmental; Parks; Attorney; Finance;~~ Plan Coordination

Please assess the resubmittal fee

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Development Review Team Comments

Date: 1/10/2022

Project Number: PRC2021-00003

Project Name: Berkeley Villas

Commenting Division: Plan Coordination 4th Review

Name of Reviewer: Greg Barnes

Date: 01/10/2022

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Planner Review 4th Review

Name of Reviewer: Greg Barnes

Date: 01/10/2022

Email: gjbarnes@adcogov.org

Complete

No further comments from planning

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: ROW Review 4th Review

Name of Reviewer: David Dittmer

Date: 01/06/2022

Email:

Resubmittal Required

ROW1: A new legal description by m/b needs to be built for the newly created boundary including all calls and dimensions. Pins need to be set and shown in the legend. Do not include the two lots not being purchased within the boundary of the new lot being created. You will need to label the Lot and provide the sq. ft. and acreage on Sheet 2 as well as provide this in the legal description.

ROW2: Remove superfluous information outside of boundary (careful of line weight)

ROW3: Correct all reference to 2021 in all signature blocks

ROW4: Need to include and format the Ownership and Notary Affirmation (See plat comments)

ROW5: Provide closure statement

ROW6: Spell out legal description in the Title of the Plat (Northeast quarter/Section, etc.)

ROW7: Add the Approved as to Form for the County Attorney's office

ROW8: Board approval is by the "CHAIR" not Chairman

ROW9: If required to have and record a Storm Water Maintenance Manuel through Public Works, you will need a note to this affect and a blank at this time for the recording information as it has to be recorded.

ROW10: Correct Case number on all sheets (Missing a zero)

ROW11: Remove all ghosting of structures and landscaping from plat

ROW12: ADVISORY - Prior to Final Platting, all ownership issues must be resolved and the current ownership information removed as to the assessed owner. All easements to be vacated must be completed and recording information provided. This cannot be done after the fact.

Commenting Division: Application Intake 4th Review

Name of Reviewer: Kevin Mills

Date: 12/21/2021

Email:

Complete

Commenting Division: Plan Coordination 3rd Review

Name of Reviewer: Greg Barnes

Date: 11/15/2021

Email: gjbarnes@adcogov.org

Resubmittal Required

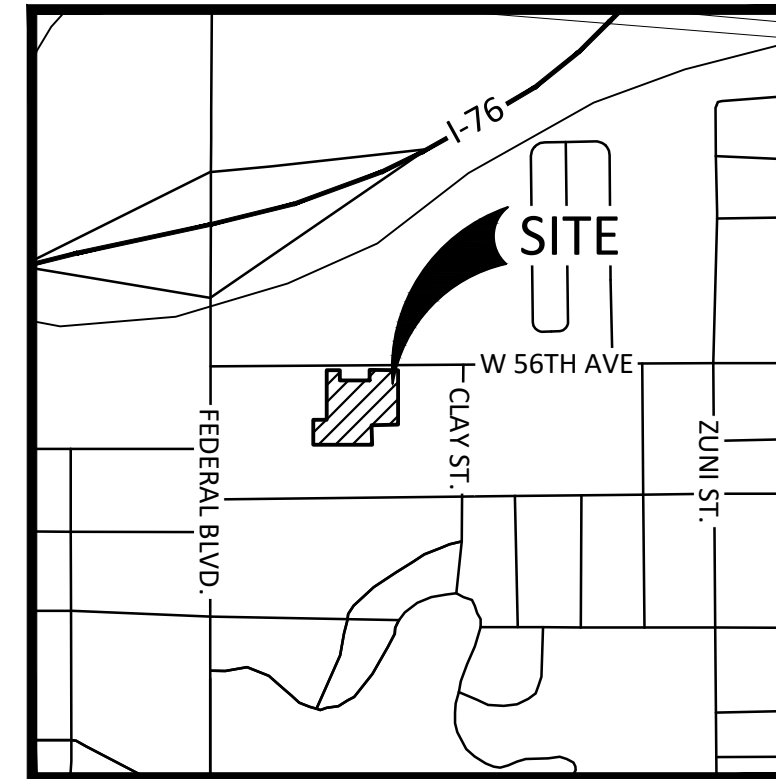
Revise case number: PRC2021-00003 (missing a 0)

BERKELEY VILLAS SUBDIVISION PLAT

A RESUBDIVISION OF LOTS 4, 5, 6, 7, AND 19 OF THE WESTMOORLAND SUBDIVISION PLAT AND LOT 8A OF RE-SUBDIVISION OF WESTMOORLAND PLAT CORRECTION NO. 2 BEING IN THE NE/4 OF S17, T3S, R68W OF THE 6TH PM COUNTY OF ADAMS, STATE OF COLORADO

PRELIMINARY PLAT

SHEET 1 OF 6



VICINITY MAP
SCALE: 1" = 1000'

TRACT SUMMARY TABLE					
TRACT	PURPOSE/DESCRIPTION	TO BE OWNED	TO BE MAINTAINED	AREA (ACRE)	PAGE
A	DRAINAGE	HOA	HOA	0.12	2
B	ROADWAY, LANDSCAPE, UTILITY	HOA	HOA	1.62	2,3,4
C	LANDSCAPE	HOA	HOA	0.32	2,4
D	LANDSCAPE	HOA	HOA	0.06	4
E	LANDSCAPE	HOA	HOA	0.07	3
F	LANDSCAPE	HOA	HOA	0.04	3
G	LANDSCAPE	HOA	HOA	0.13	2,3
H	LANDSCAPE	HOA	HOA	0.15	3,4

DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT (THE TRUE LIFE COMPANIES, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PER LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO ABJ70642345 WITH AN EFFECTIVE DATE OF 10/23/2019 AT 5:00 P.M. THE SOUTH 150 FEET OF LOTS 4, 5, AND 6, LOTS 7, 8, AND 9, THE WEST 25 FEET OF THE NORTH 160 FEET OF LOT 6, THE EAST 20 FEET LOT 4, AND THE NORTH 150 FEET OF LOT 19, EXCEPT THE NORTH 160 OF LOT 7, OF THE RE-SUBDIVISION OF WESTMOORLAND, COUNTY OF ADAMS, STATE OF COLORADO.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS, LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BERKELEY SUBDIVISION PRELIMINARY PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY TRACT A AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS. PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

EXECUTED THIS ____ DAY OF _____, 2021

TRUE LIFE COMPANIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
NAME:
TITLE:

ACKNOWLEDGMENT:
STATE OF COLORADO

COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ AD 20 ____
BY _____

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ADDRESS

This needs to match title verbatim

Legal Description needs to be entire m/b of newly created boundary and not the inclusion of all of the lots. It will need a Point of Commencement, Point of Beginning and all calls and dimensions- This is the new legal for the Assessor

Monument pins must be set for legal description and shown in the legend as such

Revise to 2022 or provide a blank

Please format same as above:
By: _____
As: _____ (Title)

By _____ As _____

ADVISORY:
Final Plat MUST have all easements shown as to be vacated will have to be complete and recording information provided.

This should be spelled out and not abbreviated for legal:

Need to provide closure statement

Need to add note as to drainage facilities maintenance Manual that comes from Julianna Archuleta in Public Works provides (I believe) with a blank for the recording of this manual for the reception number

NOTES AND RESTRICTIONS:

- SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS, DRIVES AND ALLEYS.
- ALL PRIVATE ROADS, ALLEYS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES. WHEN REQUIRED, ALL FIRE LANES SHALL BE POSTED "NO PARKING-FIRE LANE". ALL FIRE LANES SHALL BE INCLUDED INTO THE ADAMS COUNTY PROGRAM FOR ENFORCEMENT OF PRIVATE PROPERTY PARKING.
- ALL INTERNAL ROADS AND DRAINAGE FACILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FINAL PUD, STREET CONSTRUCTION PLANS, PAVEMENT DESIGN, GRADING & EROSION CONTROL PLAN, AND A FINAL DRAINAGE PLAN SUBMITTED TO AND APPROVED BY ADAMS COUNTY. PRIOR TO ISSUANCE OF BUILDING PERMITS FOR HOMES WITHIN THE SUBDIVISION, ALL COUNTY IMPROVEMENTS REQUIRED IN ACCORDANCE WITH APPROVED PLANS BY ADAMS COUNTY, SHALL HAVE RECEIVED PRELIMINARY ACCEPTANCE OF CONSTRUCTION BY THE DEPARTMENT OF PUBLIC WORKS.
- NOTICE IS GIVEN THAT THIS SUBDIVISION WILL BE SUBJECT TO RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THAT SHALL BE FILED AGAINST THIS SUBDIVISION PLAT.
- THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

STATEMENT RESTRICTING ACCESS:

PUBLIC ACCESS ACROSS RIGHT-OF-WAY LINES, INCLUDING 56TH AVENUE, IS RESTRICTED.

FLOODPLAIN

THE SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 08001C0592H, DATED MARCH 5, 2007. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS
THIS ____ DAY OF _____ A.D. 2021

CHAIRMAN

Correct year and it should only read "CHAIR"

This can be included in the NOTES if so inclined

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83 2011) REFERENCED TO THE NORTH LINE OF THAT NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°59'11" EAST, A DISTANCE OF 2,654.48 FEET.

Need to add the following acceptance block:

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM

SURVEYOR'S CERTIFICATION:

I, AARON MURPHY, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR TILCO DENVER - FEDERAL BLVD SUBDIVISION PLAT, WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH

DEVELOPER

THE TRUE LIFE COMPANIES
1250 17TH STREET, SUITE 350
DENVER, CO 80202
720-330-9211

CIVIL ENGINEER

HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
303-623-6300

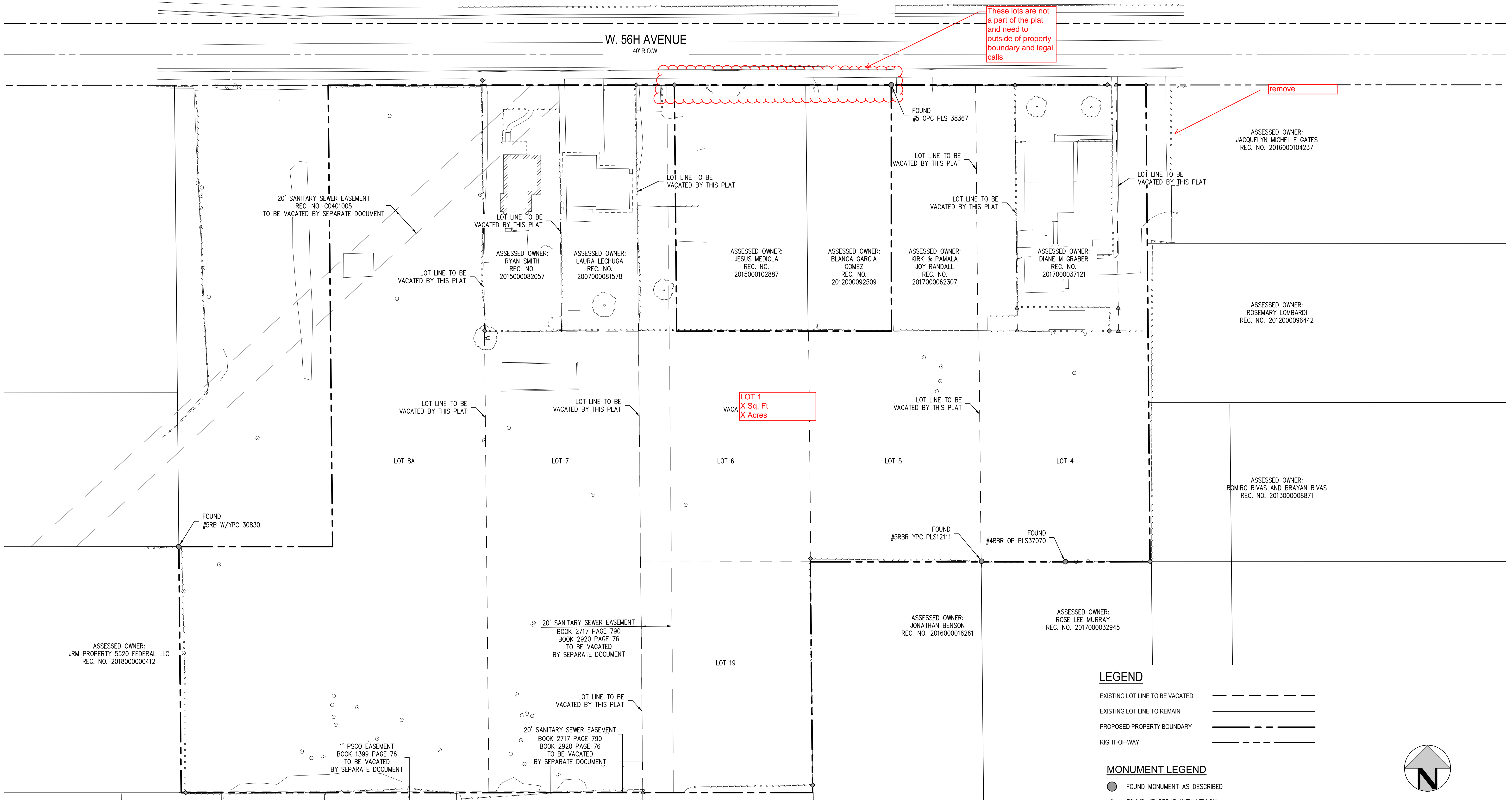
ISSUE DATE: 08-23-2021		PROJECT #: 200810	
DATE	REVISION COMMENTS		

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Filepath: K:\2008\ENGINEERING\PRELIMINARY PLAT\COVER.DWG Layout: LAYOUT1
Plotted: WED 08/23/21 5:58:09P By: harrisk@true-life.com

PROJECT #: 200810

BERKELEY VILLAS SUBDIVISION PLAT

A RESUBDIVISION OF LOTS 4, 5, 6, 7, AND 19 OF THE WESTMOORLAND SUBDIVISION PLAT AND
LOT 8A OF RE-SUBDIVISION OF WESTMOORLAND PLAT CORRECTION NO. 2 BEING IN THE NE/4
OF S17, T3S, R68W OF THE 6TH PM
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT
SHEET 2 OF 6



NOTES:

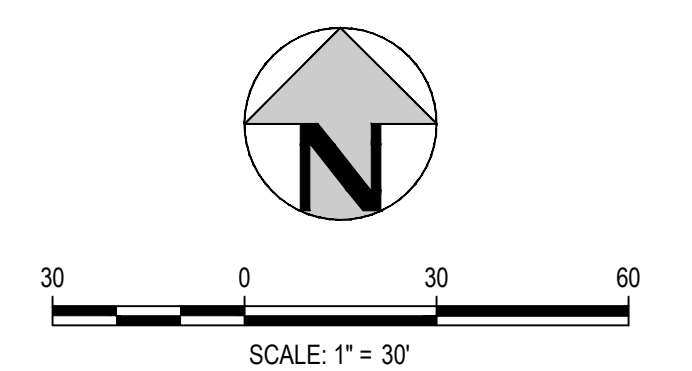
1. ALL EASEMENTS TO BE VACATED BY SEPARATE DOCUMENT PRIOR TO FINAL PLAT.
2. ALL LOT LINES INTERNAL TO SITE TO BE VACATED BY THIS PLAT.

LEGEND

- EXISTING LOT LINE TO BE VACATED
- EXISTING LOT LINE TO REMAIN
- PROPOSED PROPERTY BOUNDARY
- RIGHT-OF-WAY

MONUMENT LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP "37929"
- FOUND #5 REBAR WITH ORANGE PLASTIC CAP "38367"



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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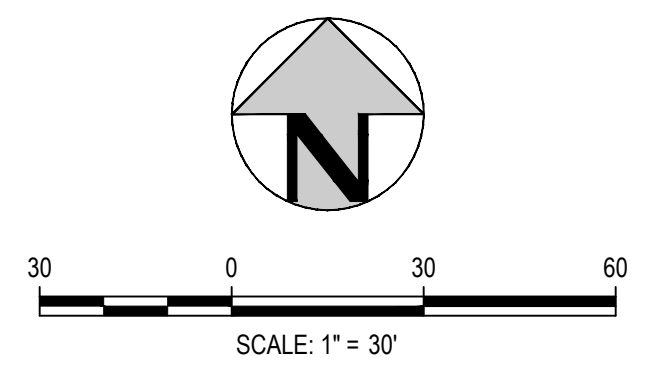
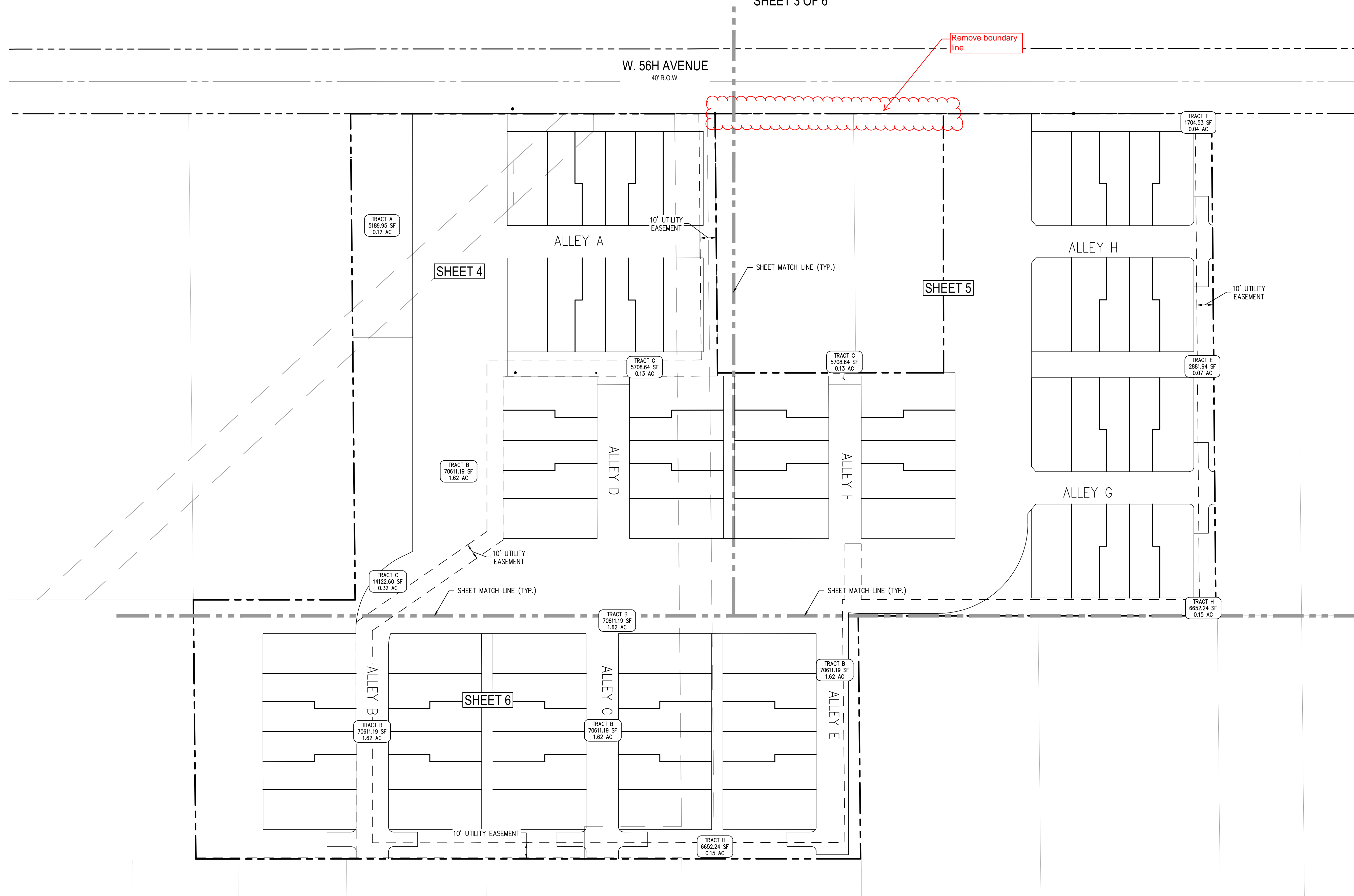
PROJECT #: 200810

BERKELEY VILLAS SUBDIVISION PLAT

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OF S17, T3S, R68W OF THE 6TH PM
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT

SHEET 3 OF 6

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



Filepath: K:\2008\ENGINEERING\PRELIMINARY PLAT\PRELIMINARY PLAT - PLAT KEYMAP.DWG Layout: PLAT KEYMAP
Plotted: 11/02/2021 12:27:58 PM By: Harlan Thompson

PROJECT #: 200810

BERKELEY VILLAS SUBDIVISION PLAT

A RESUBDIVISION OF LOTS 4, 5, 6, 7, AND 19 OF THE WESTMOORLAND SUBDIVISION PLAT AND
LOT 8A OF RE-SUBDIVISION OF WESTMOORLAND PLAT CORRECTION NO. 2 BEING IN THE NE/4
OF S17, T3S, R68W OF THE 6TH PM
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT

SHEET 4 OF 6

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

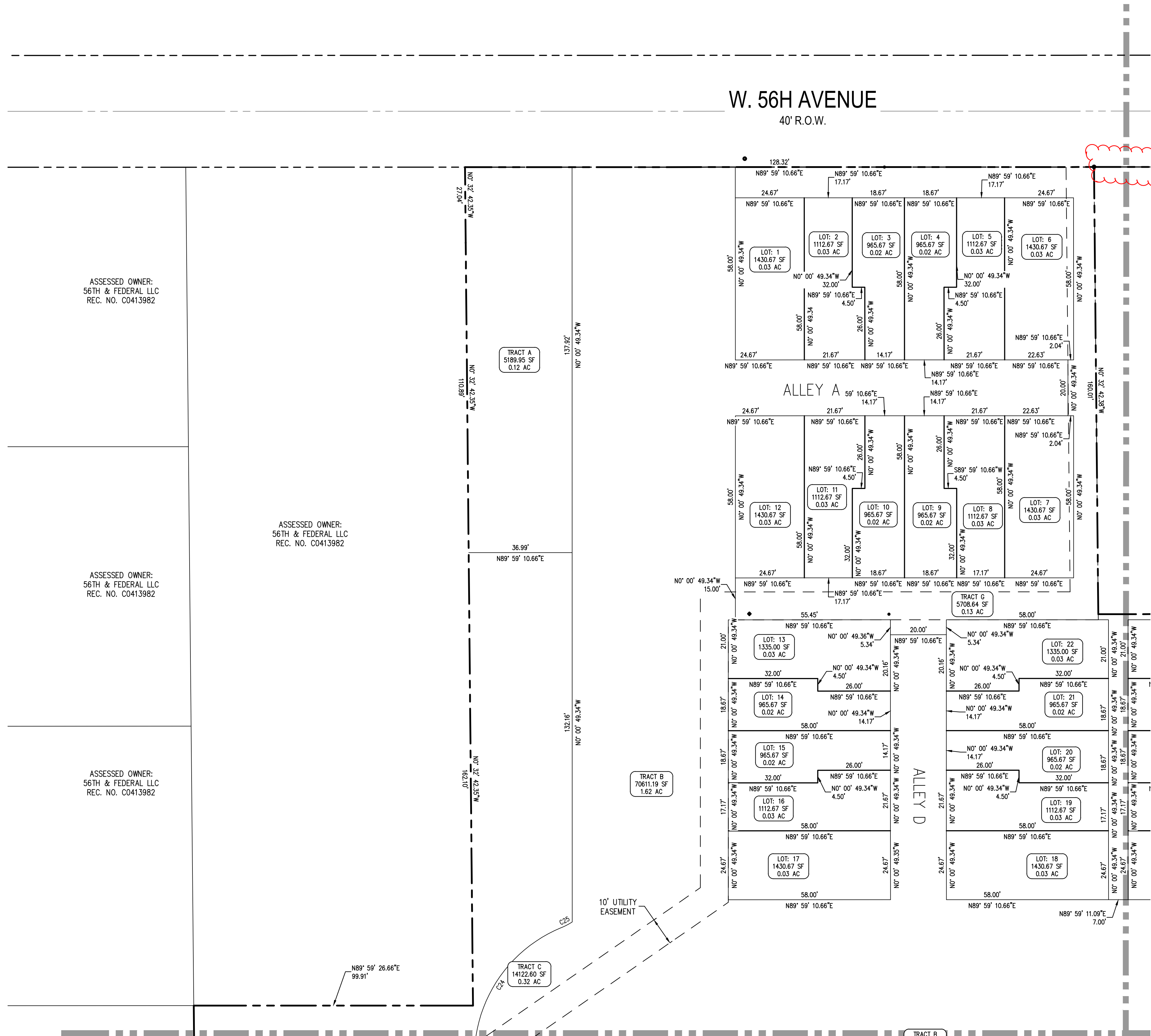
W. 56H AVENUE
40' R.O.W.

LEGEND:

PROPERTY BOUNDARY

RIGHT-OF-WAY

LOT LINE



MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 6

ASSESSED OWNER:
56TH & FEDERAL LLC
REC. NO. C0413982

ASSESSED OWNER:
56TH & FEDERAL LLC
REC. NO. C0413982

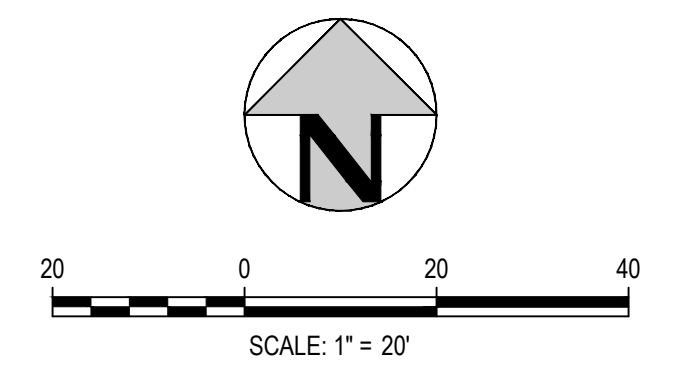
ASSESSED OWNER:
56TH & FEDERAL LLC
REC. NO. C0413982

ASSESSED OWNER:
56TH & FEDERAL LLC
REC. NO. C0413982

TRACT B
70611.19 SF
1.62 AC

TRACT C
14122.60 SF
0.32 AC

MATCH LINE SEE SHEET 6



REVISION DATE:

ISSUE DATE: 08-23-2021

SHEET 4 OF 6

Filepath: \\c:\2008\ENGINEERING\PRELIMINARY PLATS\PRELIMINARY PLANS - SITE PLAN.DWG Layout: WEST
Plotted: 11/02/2021 12:55:36 PM By: Hunter Thompson

PROJECT #: 200810

BERKELEY VILLAS SUBDIVISION PLAT

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OF S17, T3S, R68W OF THE 6TH PM
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT

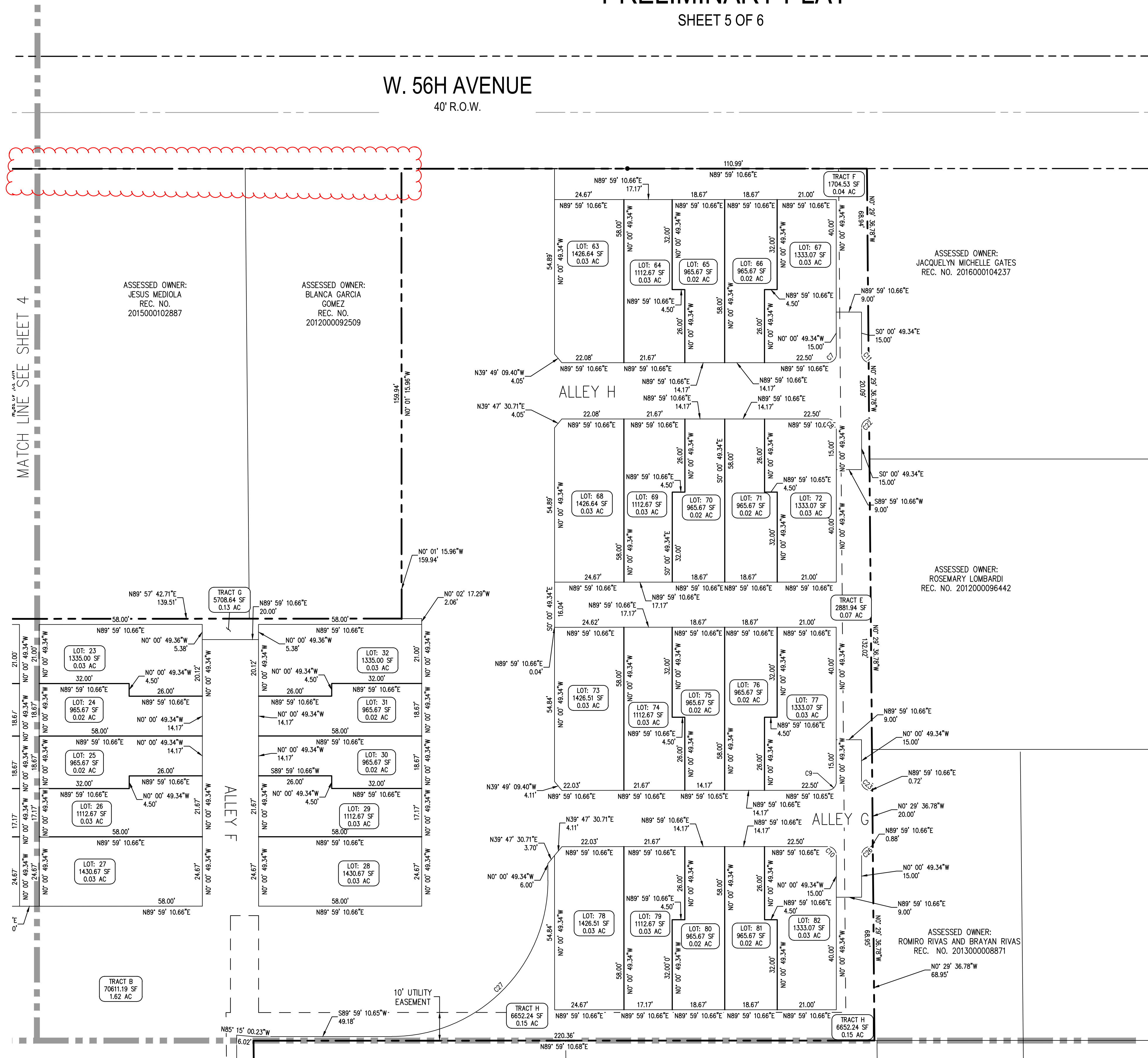
SHEET 5 OF 6

W. 56H AVENUE
40' R.O.W.

Match Line to
Legend or add
ROW Center line

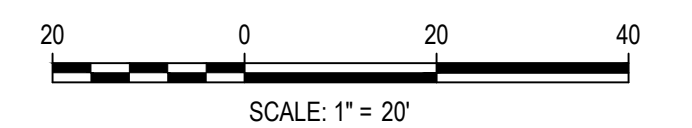
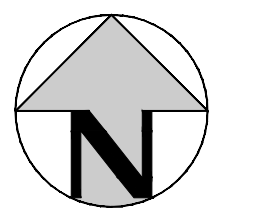
LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOEHLER SMITH.

Filepath: \\c:\2021\ENGINEERING\PRELIMINARY PLANS - SITE PLAN\DWG Layout - EAST
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REVISION DATE:

ISSUE DATE: 08-23-2021

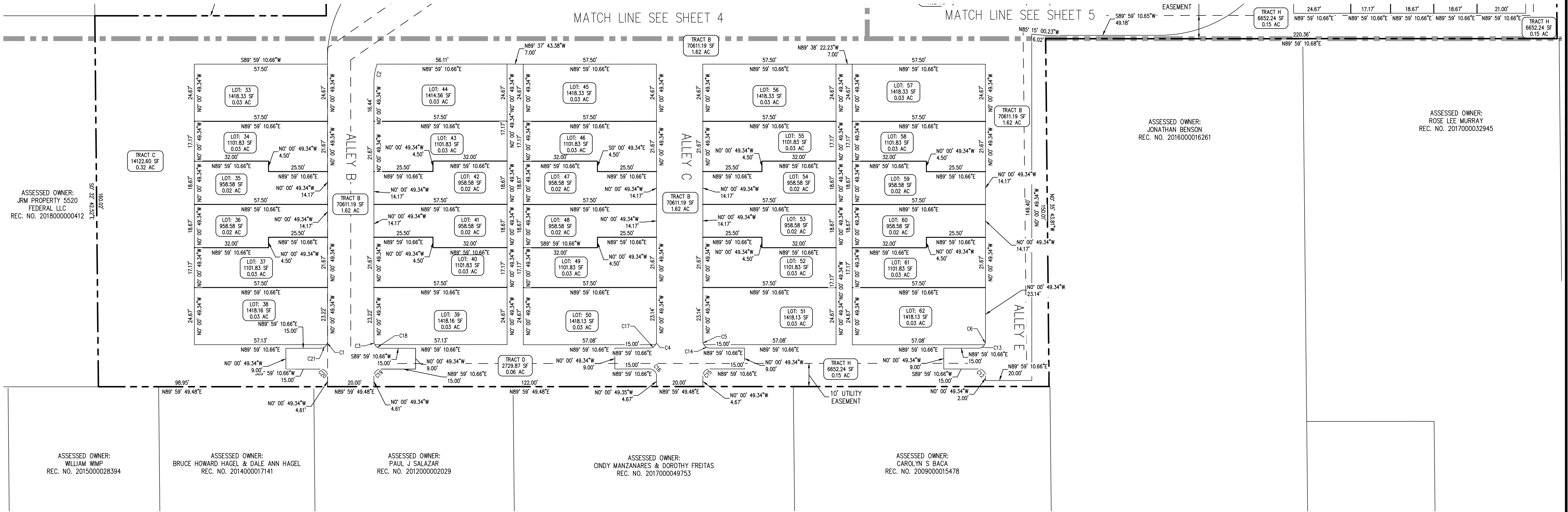
SHEET 5 OF 6

PROJECT #: 200810

BERKELEY VILLAS SUBDIVISION PLAT

A RESUBDIVISION OF LOTS 4, 5, 6, 7, AND 19 OF THE WESTMOORLAND SUBDIVISION PLAT AND
LOT 8A OF RE-SUBDIVISION OF WESTMOORLAND PLAT CORRECTION NO. 2 BEING IN THE NE/4
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COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT
SHEET 6 OF 6

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	1.51'	3.00'	28.83°	N14° 24' 01"E	1.49'
C2	8.38'	25.00'	19.21°	S9° 35' 22"W	8.34'
C3	1.51'	3.00'	28.83°	N14° 25' 40"W	1.49'
C4	1.60'	3.00'	30.55°	N15° 19' 49"E	1.58'
C5	1.60'	3.00'	30.55°	S15° 17' 27"E	1.58'
C6	1.61'	3.00'	30.70°	N15° 20' 06"E	1.59'
C7	4.71'	3.00'	90.00°	N44° 59' 11"E	4.24'
C8	4.71'	3.00'	90.00°	N45° 00' 49"W	4.24'
C9	4.71'	3.00'	90.00°	N44° 59' 11"E	4.24'
C10	4.71'	3.00'	90.00°	N45° 00' 49"W	4.24'
C11	4.11'	3.00'	78.44°	S39° 13' 08"E	3.79'
C12	4.71'	3.00'	89.99°	N45° 00' 25"W	4.24'
C13	3.11'	3.00'	59.30°	N60° 20' 06"E	2.97'
C14	3.11'	3.00'	59.45°	S60° 17' 27"E	2.97'
C15	4.71'	3.00'	90.00°	S44° 59' 11"W	4.24'
C16	4.71'	3.00'	89.99°	N45° 00' 25"W	4.24'
C17	3.11'	3.00'	59.45°	N60° 15' 49"E	2.97'
C18	3.20'	3.00'	61.17°	S59° 25' 40"E	3.05'
C19	4.72'	3.01'	89.88°	S44° 55' 29"W	4.25'
C20	4.71'	3.00'	90.00°	N45° 00' 49"W	4.24'

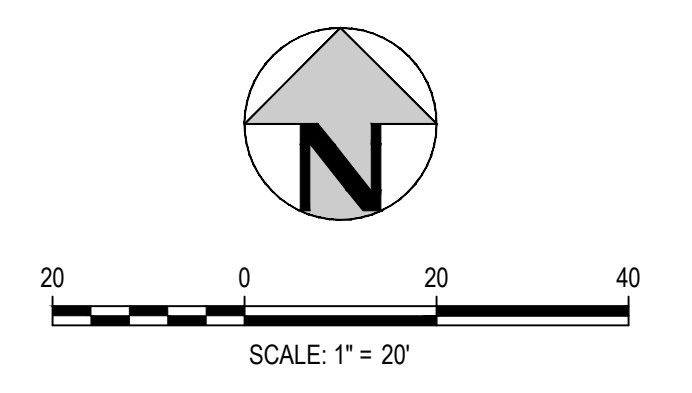
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C21	3.20'	3.00'	61.17°	N59° 24' 01"E	3.05'
C22	4.28'	3.00'	81.69°	S40° 49' 47"W	3.92'
C23	4.71'	3.00'	90.00°	S45° 00' 49"E	4.24'
C24	61.51'	50.15'	70.28°	S32° 26' 01"W	57.73'
C25	4.50'	25.00'	10.32°	N62° 27' 37"E	4.49'
C26	4.71'	3.00'	90.00°	S44° 59' 11"W	4.24'
C27	87.18'	55.50'	90.00°	N44° 59' 15"E	78.49'

LEGEND:

PROPERTY BOUNDARY

RIGHT-OF-WAY

LOT LINE



Filepath: \\c:\2021\ENGINEERING\PRELIMINARY PLAT\PRELIMINARY PLAT - SITE PLAN.DWG Layout: SOUTH
 Plotted: 11/22/21 12:55:40 PM By: Harlan Thompson

PROJECT #: 200810

STATE OF COLORADO

Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



COLORADO
Department of Transportation

Project Name: **Berkeley Villas**

Print Date:

Highway:

Mile Marker:

Traffic Comments:

CDOT Region 1 Traffic & Safety has reviewed the Response to Comments in the resubmittal dated December 17, 2021, for the proposed Berkeley Villas residential development. Our original comments made on October 1, 2021, noted a few relatively minor issues but did not request an update to the traffic impact study or other documents. As such, no traffic-related documents were resubmitted, and we have no additional comments in this regard.

Everett Bacon, 1/4/22

General Comments:

From the TIS analysis, the two intersections of Federal with the I-76 ramps will experience a minor amount of traffic to/from the Berkeley Villas development. No reductions in level-of-service (LOS) on any of the approaches or for the overall operations at either of these intersections are noted in the 2028 or 2040 build scenarios as compared to the background traffic scenarios for these years.

Likewise, the intersection at Federal and 56th Avenue will receive a relatively minor amount of traffic from the Berkeley Villas development. The LOS does not change for any of the approaches with the development traffic added in the 2028 and 2040 scenarios with one exception — the SBL movement changes from LOS A to LOS B for the PM peak hour due to development traffic added in the 2028 build scenario. LOS B carries through to the 2040 build scenario.

The TIS shows only minor impacts to the three on-system CDOT intersections in the study area. All approaches in the 2028 and 2040 build scenarios are projected to operate at LOS D or better. Therefore, no geometric or operational modifications are proposed for these intersections by the applicant/developer. CDOT Traffic & Safety concurs with these conclusions based on the information and analysis presented in the TIS.

Trip Generation Comments:

The TIS uses residential land use code 210, Single-family detached housing, for trip generation rates based on fitted curves rather than averages. However, the development consists of 82 attached townhomes on 2 or possibly 3 floors. Therefore, residential LU codes 220 (low-rise multi-family) or 221 (mid-rise multi-family) may be more appropriate. On the other hand, the use of code 210 yields higher trip generation rates than codes 220 or 221, so it represents a more conservative scenario in this regard. This approach is reasonable, and we are not requesting or recommending any changes to the analysis in this regard.

Synchro Analysis Comments:

There appears to be an incorrect cell value in the LOS results shown in Table 2. Based on the Synchro reports, it appears that the overall intersection LOS for the 2040 background PM peak hour at the Federal and EB I-76 ramps should be A rather than B as reported in the table. This is a very minor discrepancy, but it points to what may be a larger issue with the Synchro analysis.

Based on the Synchro reports for the Federal and I-76 EB ramp intersection, the overall intersection LOS improves and the intersection delay decreases between 2028 and 2040 scenarios in the PM peak hour for both the background and build conditions. It seems counterintuitive for the intersection LOS and delay to improve over time with additional traffic impacts and no geometric or operational improvements. This discrepancy is inconsequential since the intersection analysis demonstrates very good LOS in the future.

build scenarios with all approaches operating at LOS D or better for the on-system intersections. The PM peak hour for the intersection of Federal and the I-76 ramps is the only case where we saw this inconsistency for any of the on-system intersections. No changes are requested for the analysis, but if the TIS is updated in the future it might be desirable to address this issue at that time.

Build Scenario Comments:

There is a Maverik convenience store / gas station proposed for the SE corner of Federal and W-56th Avenue. However, the traffic from this development was not included in the Berkeley Villas TIS. Given the relatively minor amount of peak hour traffic from the Berkeley Villas development, we don't feel that it would warrant modifications to the on-system intersection geometrics or operations even if the Maverik gas station traffic impacts were included in the background traffic scenarios. We mention the Maverik development for reference but are not requesting any changes to the TIS. If the TIS is updated in the future, it might be desirable to address this issue at that time.

EB 10/1/2021

Greg Barnes

From: Carla Gutierrez <cgutierrez@acfpd.org>
Sent: Tuesday, January 11, 2022 9:05 AM
To: Greg Barnes
Subject: Re: For Review: Berkeley Villas (PRC2021-00003)

Please be cautious: This email was sent from outside Adams County

Good morning Greg,

All of our comments have been addressed.

Thank you!

Carla Gutierrez
Deputy Fire Marshal
Adams County Fire Rescue
7980 Elmwood Lane
Denver, Colorado 80221



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From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Wednesday, December 22, 2021 12:29:52 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: Berkeley Villas (PRC2021-00003)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

You previously provided comments on applications for preliminary plat and rezoning known as Berkeley Villas (PRC2021-00003). The applicant has resubmitted.

Please review the recent resubmittal by visiting our Current Land Use Case website at:

<https://www.adcogov.org/planning/currentcases>

The specific documents of this resubmittal can be found at: <https://adcogov.org/sites/default/files/PRC2021-00003-submittal4.PDF>

Comments on this resubmittal should be emailed to me (gjbarnes@adcogov.org) on or before January 10, 2022.

Thank you!



January 6, 2022

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

RE: TTLC-56th & Federal, Berkeley Villas, PRC2021-00003
TCHD Case No. 7439

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the Site Plan and Plat for the 84 single-family attached townhome units on 4.9 acres located at 2922 West 56th Avenue. Tri-County Health Department (TCHD) staff previously reviewed the application for the Rezoning and Preliminary Plat for Major Subdivision and provided comments in letters dated June 30, 2021, September 21, 2021, and November 5, 2021. TCHD received a response from the applicant, dated August 24, 2021 and October 21, 2021, and the applicant has responded to the following comments satisfactorily. No further information is required.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network. Increasing multi-modal transportation has additional co-benefits including improved air quality, which can reduce contributions to climate change and exposure to pollutants associated with a number of health problems including asthma, lung cancer, and heart disease.

Healthy building design standards:

Building design can impact health in several ways including through the materials used and the amount of volatile organic compounds (VOCs) or other harmful chemicals that they contain, the air and water quality, the amount of daylight available, and even by encouraging physical activity and social interaction. TCHD encourages the applicant to consider incorporating design standards into the development to ensure a health-promoting environment. The applicant could pursue building certifications such as LEED, WELL Building Standard, Certified Healthy, or Living Building Challenge.

Connections to Transit:

Communities that promote walking, bicycling and transit trips can also help protect air quality by reducing vehicle trips and related emissions. TCHD supports projects that address the needs of groups (e.g., seniors, the disabled) who cannot or do not drive. Transit-friendly developments can make it easier for these groups to access services and to maintain connections within the community, which can also have health benefits. Since research has shown that people who use transit regularly gain tremendous health benefits, TCHD commends the applicant for incorporating opportunities for increased pedestrian transportation from public transit to the single-family attached townhomes.

Community Design to Support Community Connection

The way communities are designed can influence mental health and social connections. By providing community amenities, social interaction is supported and residents can build social capital which has known positive health effects. The incorporation of features like landscaping and green space can also reduce stress and promote positive psychological benefits. Because of this, TCHD encourages community designs that incorporate green space and common areas. We strongly support the applicant's plans to include pedestrian amenities such as a tot lot, lawn area and internal walks throughout the site.

Attainable Housing

Access to safe, attainable housing is directly associated with positive physical and mental health outcomes and underlies one's ability to access jobs, food, medical services, and other essentials that are vital to well-being. Providing permanent supportive housing is an integral element of promoting health in our communities. TCHD supports projects that include an attainable housing component.

Radon

Radon is a naturally occurring radioactive gas that is present at high levels in all parts of Colorado due to the presence of uranium in the soil. Radon can enter homes and long-term exposure causes lung cancer. In order to prevent radon from infiltrating the home, TCHD recommends designing new homes so that they are radon resistant. This includes laying a barrier beneath the flooring system, installing a gas-tight venting pipe from the gravel level through the roof, and sealing and caulking the foundation thoroughly. More information regarding radon and radon-resistant construction techniques can be found here: <https://www.epa.gov/radon/building-new-home-have-you-considered-radon>.

Mosquito Control - Stormwater Facilities

The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction

TTLIC-56th & Federal, Berkeley Villas
January 6, 2022
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and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here <http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD's comments.

Sincerely,

A handwritten signature in cursive script, appearing to read 'K Boyer', followed by a horizontal line.

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Keith Homersham, Gilbert Cazier, TCHD

**Tri-County Health Department
Guidance for Preparation of
Mosquito Control Plan**

A Mosquito Control Plan should contain the following elements:

1. Designation of a management entity
This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.
2. Funding mechanism
A method needs to be put in place to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.
3. Activities that will be undertaken to prevent mosquito breeding conditions
This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District's (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention, reducing directly connecting impervious areas to increase infiltration. This would be coordinated through and in compliance with the requirements of the County's Engineering and/or Stormwater sections.

Suggested elements in this section include the following:

- Design review – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.
- Operation and maintenance activities:
This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD's Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.
- Regular inspections:
Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.
- Larvacide program:
Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet.
Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

For technical assistance or if you have any questions about any elements of the mosquito control program, contact Gilbert Cazier, Tri-County Health Department's mosquito control specialist, at gcazier@tchd.org.