

## Re-submittal Form

Case Name/ Number: RCU2023-00023/ CareMeridian CUP

Case Manager: Nick Eagleson

### 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

**Commenting Division:** Planner Review

**Name of Reviewer:** Nick Eagleson

**Date:** 06/02/2023

**Email:**

**Resubmittal Required**

**PLN1. REQUEST:** A Conditional Use Permit for a Group Living Facility (Group Home in excess of five persons) in the A-1 zone district.

- a. Facility will be for persons who have experienced a traumatic brain injury or other neurological disruption in their life.
- b. The facility provides residence for eight adults and will have full-time staff offering 24-hour support.

**PLN2. SITE LOCATION/ ZONING:**

- a. 14441 Country Hills Drive
- b. Designated Agriculture-1 (A-1) and approximately 1.1 acres in size.

**PLN3. COMPREHENSIVE PLAN:**

- a. Future Land Use designation from the Splendid Valley Plan is Estate Residential, which is intended to allow for large lot, single-family dwellings.

**PLN4. COMMENTS:**

- a. How many years is this expected to be in operation?
  - **Response: We are anticipating to be in operation for a minimum of 15 years, with the intention to stay beyond that.**
- b. Have you confirmed with Division of Water Resources that the well onsite will be adequate for proposed use. Please provide documentation from them stating the well is adequate.
  - **Response: We are in the process of working through the wells on site. The appropriate documentation will be provided once we are able.**
- c. There's mention of two wells onsite for use. Please confirm through the State if one of the wells belongs to 14411 Country Hills Drive, or if it can be used for 14441 Country Hills Drive.
  - **Response: We are in the process of working through the wells on site. The appropriate documentation will be provided once we are able.**
- d. How often will patients be transported to/from the property?
  - **Response: Patients will transported about 3-5 times per week. The amount of doctor visits could vary from being quarterly to monthly, depending on the resident. There are also occasional trips out to the community to see a movie, go to the library or shopping. This is typical to what any family might do.**
- e. Are there designated visitor hours?
  - **Response: Visiting hours are from 9am to 4pm.**
- f. How many staff members at any given time will be onsite?
  - **Response: The number of staff on site can be as high as 6 and as few as 3, depending on the time of day and activity. Refer to the chart below.**

Description	Shift 7am-4pm	Shift 3pm-10pm	Shift 10pm-7am
Program Director	1	1	0
Nurse	0	0	0
LST Staff	4	3	2
LPN/RS	1	1	0
House Vehicle	1	1	1
2 Visitors	1	1	0
Total Parking Spaces	8	7	3

- g. Please label new vs. existing trees
  - Response: The site plan has been updated to show new vs. existing trees.
- h. Please apply for a change in use if you're looking to establish the use prior to the CUP and will have less than five residents.
  - Response: Acknowledged. A change in use will be applied for if construction is nearing completion prior to CUP approval.
- i. Are you required to be licensed by the State?
  - Response: Yes, the facility is required to be licensed as an Assisted Living Facility through the state of Colorado Department of Social Services.
- j. Explore any options to make the appearance as residential as possible.
  - Response: The front elevation has been dressed up as much as possible. There are windows along the front, as a typical residential home would have.

**Commenting Division:** Environmental Analyst Review

**Name of Reviewer:** Megan Grant

**Date:** 06/01/2023

**Email:**

**Complete**

**ENV1.** Please contact Adams County Health Department regarding group care commercial facility requirements.

- **Response:** We reached out to the Adams County Health Department and they deferred us to the State Health Department. ACHD has indicated that they do not need to review this type of project.

**ENV2.** Is water supply provided by residential well sufficient to meet new design demands? Please verify well details and requirements with Division of Water Resources.

- **Response:** We are in the process of working through the wells on site. The appropriate documentation will be provided once we are able.

The following comments apply to the septic system:

**ENV3.** Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. The applicant has indicated removal of the existing On-Site Wastewater Treatment System (OWTS) on the subject property. The existing OWTS shall be abandoned in accordance with Regulation No. O-14, Section 11.3. The Adams County Health Department (ACHD) must be notified in writing once the system has been properly abandoned. For more information, or to submit the notification, the applicant may contact [EHWaterPrograms@adcogov.org](mailto:EHWaterPrograms@adcogov.org). More information is available at <https://adamscountyhealthdepartment.org/septic-system-and-use-permits>.

- **Response:** This will be the responsibility of the contractor once the system has been abandoned.

**ENV4.** ACHD regulates OWTSs, also known as septic systems, through the issuance of permits to install, repair, expand, use, or operate a system. This includes a plan review, site evaluation before installation, final inspection after installation, and certification before the system is put into use. The regulation, including setback requirements, can be found at <https://adamscountyhealthdepartment.org/septic-system-and-use-permits>

- **Response:** The septic system permit has been approved. Refer to the permit provided in this submittal.

**ENV5.** OWTS – New or Expanded

The system must be permitted, inspected, and operated in accordance with ACHD's current OWTS Regulation. Based on the applicant's description, a permit for the installation and final approval of the OWTS is required. More information is available at <https://adamscountyhealthdepartment.org/septic-system-and-use-permits> Septic system applications can be mailed or dropped off at the S. Platte Crossing office or emailed to [EHWaterProgram@adcogov.org](mailto:EHWaterProgram@adcogov.org)

- **Response:** The septic system permit has been approved. Refer to the permit provided in this submittal.

**ENV6.** OWTS – Use Permit

Per ACHD Regulation Number O-22, Section 4, an OWTS Use Permit must be obtained within 12 months prior to a change in use of the property from residential to commercial. To obtain a Use Permit, the OWTS will need to be inspected by a National Association of Wastewater Technicians (NAWT) Certified Use Permit Inspector. A list of Certified Inspectors is available here <http://www.nawt.org/search.html>. If it is determined by the inspector that the system has deficiencies that require repair, these repairs must be completed prior to ACHD issuing a Use Permit.

- **Response: The property is not changing from residential to commercial. This is still a residential project, but it is an assisted living facility specifically.**

The following comments apply to applicants proposing food businesses:

**ENV7.** Illness-causing organisms are spread easily to the public through food and beverages. To reduce the risk of food borne illnesses, ACHD reviews plans for new and remodeled retail food establishments for conformance with the Colorado Retail Food Establishment Rules and Regulations. The applicant shall submit plans for the proposed food establishment to 7190 Colorado Blvd., Ste. 200, Commerce City, CO 80022, along with the appropriate Plan Review Packet found at <https://adamscountyhealthdepartment.org/food-license-application>.

- **Response: We reached out to the Adams County Health Department and they deferred us to the State Health Department. ACHD has indicated that they do not need to review this type of project.**

**ENV8.** Plans must be approved by ACHD before the start of construction; therefore, staff recommends completion of the ACHD plans review before issuance of a building permit for the construction. The applicant may call ACHD's Plan Review at 303-288-6816 to determine requirements and schedule inspections. Instructions for opening a retail food establishment can be found at <https://adamscountyhealthdepartment.org/retail-food-licensing>.

- **Response: We reached out to the Adams County Health Department and they deferred us to the State Health Department. ACHD has indicated that they do not need to review this type of project.**

The following comments apply at time of demolition and construction:

**ENV9.** Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Construction and traffic in unpaved areas may contribute to increased fugitive dust emissions. Adams County recommends the applicant utilize all available methods to minimize fugitive dust during all phases of construction.

- **Response: Acknowledged. The contractor will be responsible for this during construction.**

**ENV10.** An inert fill permit must be obtained prior to importing any volume of fill material onto the parcel as part of site development. The permit type will depend on the duration and total volume of fill imported to the site.

- **Response: Acknowledged. The contractor will be responsible for this during construction.**

**ENV11.** 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 Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

- **Response: An asbestos test has been completed on the property. Proper abatement will be completed as required.**

**ENV12.** Buildings constructed prior to 1978 may contain lead paint. The Environmental Protection Agency's (EPA) 2008 Lead-Based Paint Renovation, Repair, and Painting (RRP) Rule (as amended in 2010 and 2011), aims to protect the public from lead-based paint hazards associated with renovation, repair, and painting activities. These activities can create hazardous lead dust when surfaces with lead paint, even from many decades ago, are disturbed, such as during demolition activities. More information can be found at <https://www.epa.gov/lead/leadrenovation-repair-and-painting-program-rules> and <https://www.epa.gov/lead>.

- **Response: Acknowledged.**

**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Laurie Clark

**Date:**

**Email:**

**Resubmittal Required**

**ENG1:** Flood Insurance Rate Map – FIRM Panel # (08001C0329H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; a floodplain use permit will not be required.

- **Response: Acknowledged.**

**ENG2:** Property IS in Adams County MS4 Stormwater Permit area. If the proposed improvements disturb more than one (1) acre of ground, a Stormwater Quality (SWQ) Permit WILL be required and a State Permit COR400000 WILL be required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

- **Response: This project will not disturb more than one acre of ground.**

**ENG3:** If the applicant is proposing to install over 3,000 square feet of impervious area on the whole project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval. The County may grant administrative relief from the criteria if the increase in impervious area is less than 5% of the overall development and if the nature of the work applied for meets the intent of these standards and specifications. Such relief shall be based upon technical justification submitted with the drainage letter and grading plan. Drainage design shall have no adverse off-site impacts on neighboring properties or the public ROW.

- **Response: The proposed additional impervious area is barely over the threshold, sitting at 3,025 SF.**

**ENG4:** LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14: All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:

1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
2. Minimization of Directly Connected Impervious Area (MDCIA),
3. Green Infrastructure (GI),
4. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.
5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.
6. Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.
7. Treatment of stormwater flows as close to the impervious area as possible.

LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

- **Response: Acknowledged.**

**ENG5:** If the applicant proposes to import greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CY.

- **Response: A permit will be applied for, if required.**

**ENG6:** The applicant is required to complete a traffic trip generation analysis signed and stamped by a professional engineer. If the proposed scope of work shows the use of the new structure on the site will generate over 20 vehicles per day, then a traffic impact study signed and stamped by a professional engineer will be required.

- **Response: Refer to the traffic memo provided with this submittal. The number of trips per day is under 20.**

**EGR7:** The proposed site improvements are required to go through an engineering review process. The developer is required to submit for review and receive approval of all civil site construction plans and reports. Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County One Stop Customer Center the following: Engineering Review Application, Engineering Review Fee, a copy of all construction documents, plans and reports in PDF format.

- **Response: See traffic memo and response to comment ENG3.**

**ENG8:** All existing and proposed access points onto Adams County maintained right-of-way must be permitted.

- **Response: Acknowledged.**

**ENG9:** The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will be determined based on the Traffic Impact Study, if applicable.

- **Response: Acknowledged.**

**ENG10:** No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the Adams County Public Works Department.

- **Response: Acknowledged.**

**ENG11:** The developer is responsible for the repair or replacement of any broken or damaged public infrastructure.

- **Response: Acknowledged.**

**ENG12:** Applicant must submit legal descriptions, exhibits, and easement documents for any proposed easements on the site. These documents must be reviewed and approved by Development Engineering and recorded at the Clerk and Records Office. The record number along with the book and page number must be shown on the approved site plan.

- **Response: At this time, there are no easements proposed on the site.**



This is a summary of comments and questions from neighbors in proximity to 14441 Country Hills Dr. Comments gleaned from responses by neighbors, sent in written form to Adams County Planning and Community Development representatives.

There are several common threads woven throughout, noted to be in most if not all of the written responses. These also in part follow along with the initial comments and questions Sevita staff fielded during the on-line and in-person community gatherings held on February 28, 2023. There were a number of assumptions noted in the later written responses from neighbors. Given that the written comments to the city were dated mid-late May, it's reasonable to think that after the meeting opportunities the commenters had ample time to reframe their questions and concerns. Although there was perhaps tension at the in-person and on-line meetings as the neighbors had opportunity to express their thoughts and ask questions, the written responses are obviously more detailed and thought-out than the responses in the moment on February 28. Those intervening 80-90 days may have changed the perspective and brought other questions and concerns to the surface that were not expressed at the gatherings. That is to be expected and aligns with vast experience in these matters.

At the meetings every attempt was made to be transparent and comprehensive in answers given by NeuroRestorative/ Sevita representatives. We all know more now than we did in February 2023, specifically about the state water allocation process, the permitting of the current wells, the existence of well easement for a neighboring home- none of this information was known by NeuroRestorative representatives at the time. Those issues were a common thread in the written comments. Those issues are now in the hands of the water authorities having jurisdiction, and plans are being developed by those authorities that will resolve the issue and answer all questions.

I will bullet the common threads that are notable in the 32 written responses, and provide a brief summary statement on what was told to the neighbors in the meeting and any updates to that information. Where we did not have full information in February meetings, I will so state and provide in this report the latest information. Many of the comments were based only on assumption and speculation and emotion of the commenters, and though valid and important to discuss, they are not based on any factual information. Therefore I will note them but not try to redefine the thoughts of individual or collective mindsets.

1. Use and permitting of well water at 14441 Country Hills Rd.
  - a. Most commenters noted concerns about wells and water allocation. Mention was made of it at the February meetings and most if not all written comments spoke to this as a major concern.
  - b. We have since been informed of the need to re-permit the existing deep and shallow wells that service this house. This re-permitting process seems to be driven by the change-in-use, which is another permit currently in review by Adams County AHJs. This is really not a local issue, as state mandates bear on all local allocations of water. There is a state-wide Water Court authority, with Water Judges, Water Referees, Water commissioners and an entire network that manages this work.
  - c. I (Steve Miller) have personally spoken with Michael Matz with the State of Colorado Division of Water Resources on numerous occasions. He has directed

me to names to contact within the water authority at the state level. I have spoken in a Water Judge, who in turn connected me to a Water Commissioner. I've had several communications with the commissioner, existing well information has been located and discussed in detail and this is being led at this point by the appropriate water authorities, and we are following their leads in every detail. We expect to hear back with next-steps in the permitting process for the deep well for interior domestic use and the shallow well for exterior and lawn irrigation use, within the next 2-3 weeks.

- d. A water augmentation plan is being considered, and if it is necessary in this case, will be followed through by applications and process controls. Sevita legal representation is aware of and working with us in the event a local water-use expert is needed to walk us through the process.
  - e. We discovered there is a ~50 year-old easement for a 3<sup>rd</sup> well that is a few feet inside the property line of our property, which is the well for the neighbor on that side at 14411 Country Hills Dr. This easement was made necessary (evidently) by a plot of land being sold off and developed back in the early 1970s. Previous owners have since fenced that well into the backyard at 14441 CHD. This is a legal easement that we and the current owners were not made aware of at the time of the property sale transaction. We are committed to that easement. We plan to modify the fence line in the area of the well, and will provide uninhibited access to the neighbors to service that well. The easement is defined and we will adjust the fence to meet the boundaries of the easement and provide free and uninhibited access and full control of the well serving that property.
2. Septic waste system
    - a. Existing septic system is approved for the 5-bedrooms the home already has. Considering the septic system is ~30 years old, we choose to replace the system with a modern design system and start out with full confidence in its viability.
    - b. A new system has been designed and approved for installation, permit has been issued.
  3. Hazardous waste
    - a. The question of hazardous waste and drug disposal was raised in written comments. This is a state-licensed facility, State and Federal FGI Guidelines are followed and provided for without fail, and inspected by licensure body and state Health and Environmental services.
  4. Traffic through the neighborhood as a result of a this community-based residence
    - a. After the February meeting, we commissioned a professional traffic study to be done with the assistance of our architect/ POR. That study has been completed, study indicates there is no evidence this home will disrupt traffic to any problematic degree and is within professionally acceptable parameters. The study results have been submitted to Adams County officials and is a matter of public record.
    - b. Several local residents remarked in their written comments about the traffic control system at 144<sup>th</sup> Ave and Sable. It seems much of the newer traffic issues in the neighborhood are the result of an external change. To quote Mr. Clay

Davis at 14261 Country Hills Dr in his written comment: "Country Hills Dr. has become more commonly used as a shortcut to bypass the new traffic control at 144<sup>th</sup> and Sable."

5. Parking concerns, appearance of site from the curb

- a. Most commenters spoke to the look of the pavement presented in the artistic aerial rendition created for the February presentation. Concerns expressed were: appearance of the drive with added parking spaces, plans to add more green-screen to shield that view from the street, and storm water management.
  - i. A look at the current driveway and comparing it to the artist's rendition of the finished site plan does obviously show more concrete. The existing condition is a driveway the width of a 4-bay garage. This home has two attached 2-car garages for the total of the 4 bays. See street view here:

[https://www.realtor.com/realestateandhomes-detail/14441-Country-Hills-Dr\\_Brighton\\_CO\\_80601\\_M19719-08993](https://www.realtor.com/realestateandhomes-detail/14441-Country-Hills-Dr_Brighton_CO_80601_M19719-08993)

- ii. Proposal expands the driveway a small amount to the right and a larger amount to the left of the current driveway. We were careful to make sure the plan does not exceed code compliance for impervious lot coverage. This is always a part of storm water management that is built into planning for any subdivision and is code compliant.
- iii. It is obvious that a home for people with disabilities does need support staff in attendance. None of our residents drive or have automobiles, so the parking is only for staff, the occasional visitor, and a code complaint marked place for handicapped parking vehicles. There is no plan to park in the street, although street parking is not prohibited on Country Hills Dr.

6. Zoning questions and business licenses

- a. Several commenters wrote about objections to rezoning this address for business purposes and having to deal with a business license in a residential neighborhood. A community-based home is permitted-by-right in this zoning district for up to 5 residents. A change of use permit might be needed but it would still be permitted-by-right, so no zoning variance or zoning question is involved. There has been no mention of a business license, although company is a licensed entity within the state of Colorado already.
- b. A few commenters mentioned that we had "attempted to build in Brighton but the city refused it" (Jessica Farber, Brycen Garrison and other commenters). That is not factual. CapGrow Partners was in the process of purchasing a building lot within the Brighton city limits, but due diligence revealed the area the selected lot was in was newly zoned as multi-family and determined a single-story home not housing multiple families was not allowed. That plan was aborted and this home was selected.
- c. Questions were raised about why we would not build on a medical campus instead of a neighborhood. We have explained that the mandates nation-wide to deinstitutionalize people when possible and reintegrate disabled persons into community life is desired for best outcomes. Community-based, affordable housing is a federal mandate through the Federal Fair Housing Amendment Act,

and is supported by state and local initiatives around the country, including in Adams County, CO.

#### 7. Community safety

- a. A number of commenters offered assumptions and opinions that the neighborhood children would be threatened by the presence of the residents of a group home. One commenter suggested that his work-at-home fiancée would not feel safe working in her home alone. Several others noted the proximity of the heavily traveled 144<sup>th</sup> Avenue and the proximity to Fulton Ditch would not be a safe place for our residents. Some quotes in brief:
  - i. “troubled teens, substance abuse type patients”
  - ii. “Exposure to medical waste by rodents and birds”
  - iii. Having to live among “unknown neighbors”
  - iv. This would be “the decline of this residential community...”
  - v. Children being “subjected to this type of environment”
- b. The residents we serve are ordinary citizens who unfortunately have had a catastrophic illness or injury. They are not a threat to their neighbors, they do not wander the community alone, staff would go with them if they take a walk like any other neighbors walk in the neighborhood. These are neighbors with disabilities, that need to be in a residential setting to complete their rehabilitation to return to a more normalized life. Most of their out-of-doors time will be spent in the fully fenced-in back yard, with staff, and completely safe.

#### 8. Future of this home

- a. Valid questions were asked about the change-of-use.
- b. Conditional Use Permits are approved for a certain amount of time. The use would no longer be in place if the tenants were not going to be in the home past the allocated term of the CUP.
- c. The house could be returned to single family living. The interior renovations are designed around the principles of Aging-in-Place and Universal design. Aging-in-place designs create user-friendly, barrier-free living for individuals and families who have aging family members. Universal Design incorporates space design principles that allow anyone with any ability or disability to equally use and enjoy the space.

#### 9. Property values of neighboring homes

- a. Several commenters in their written comments expressed concerns that their property values would drop. This was expressed verbally at the February meetings as well.
- b. Studies have shown that the fear of property value reduction in communities that host a supported living home are not negatively impacted, and in fact have in some cases increased the value of homes in a community because of the diversity and inclusivity represented in the community.
- c. Studies have shown also that there is a property value impact difference between the introductions of a small group home environment vs the introduction of a larger campus or apartment building type of development. In more urban and heavily populated communities, the introduction of an apartment complex for

supportive housing may show more reduction in property values, whereas a supported living, community-based residence did not follow that trend.

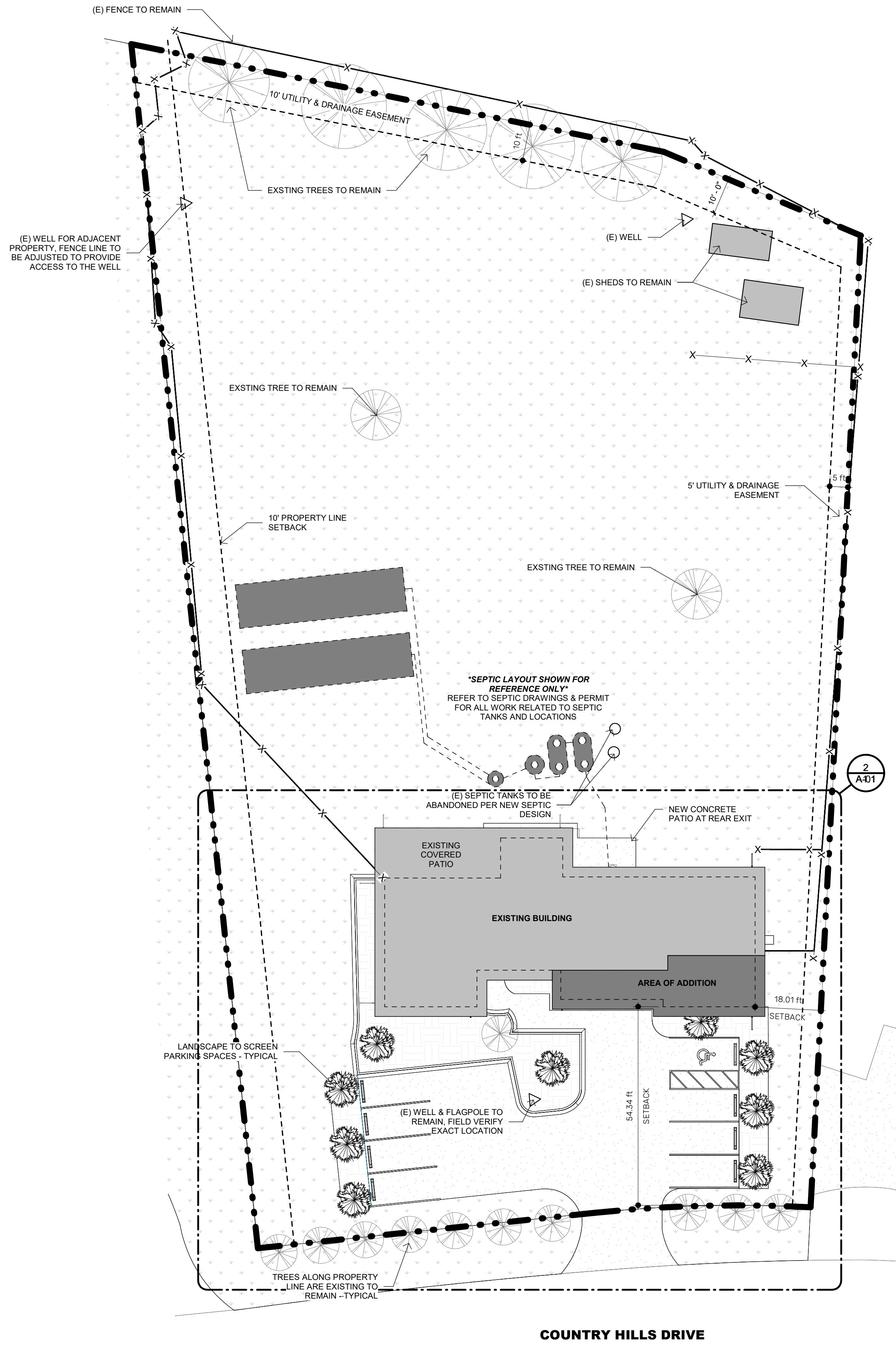
Summary: This narrative and bullet points capture the highlights of questions and concerns. There were a number of assumptions and emotional appeals presented as well. Though each are valid, it is not possible to respond appropriately to every appeal made by local residents who have lived long-term in their neighborhood and prefer it always be exactly the same. This document attempts to summarize and respond to questions that were expressed to the county in writing, that we have not had an opportunity to address directly. It does allow Adams County officials to see the threads of conversation and responses we could make in another format. Included in the submittal packet is another Q & A document that was generated immediately after the February meetings.

Steve Miller  
Facilities Operations Director  
NeuroRestorative  
(618) 203-3107 [steve.miller2@neurorestorative.com](mailto:steve.miller2@neurorestorative.com)

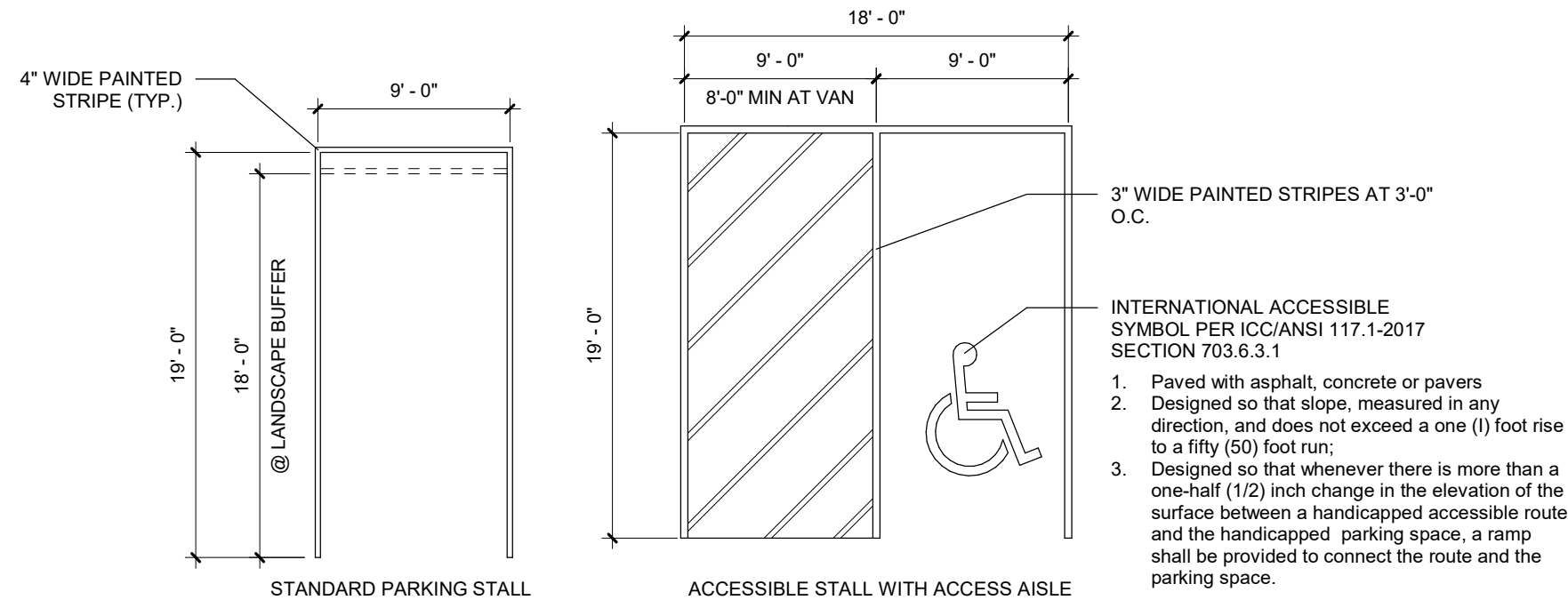
Bruce Kuluris  
Vice President of Operations. West and Mountain West Region  
NeuroRestorative  
(949) 533-1139 [bruce.kuluris@neurorestorative.com](mailto:bruce.kuluris@neurorestorative.com)



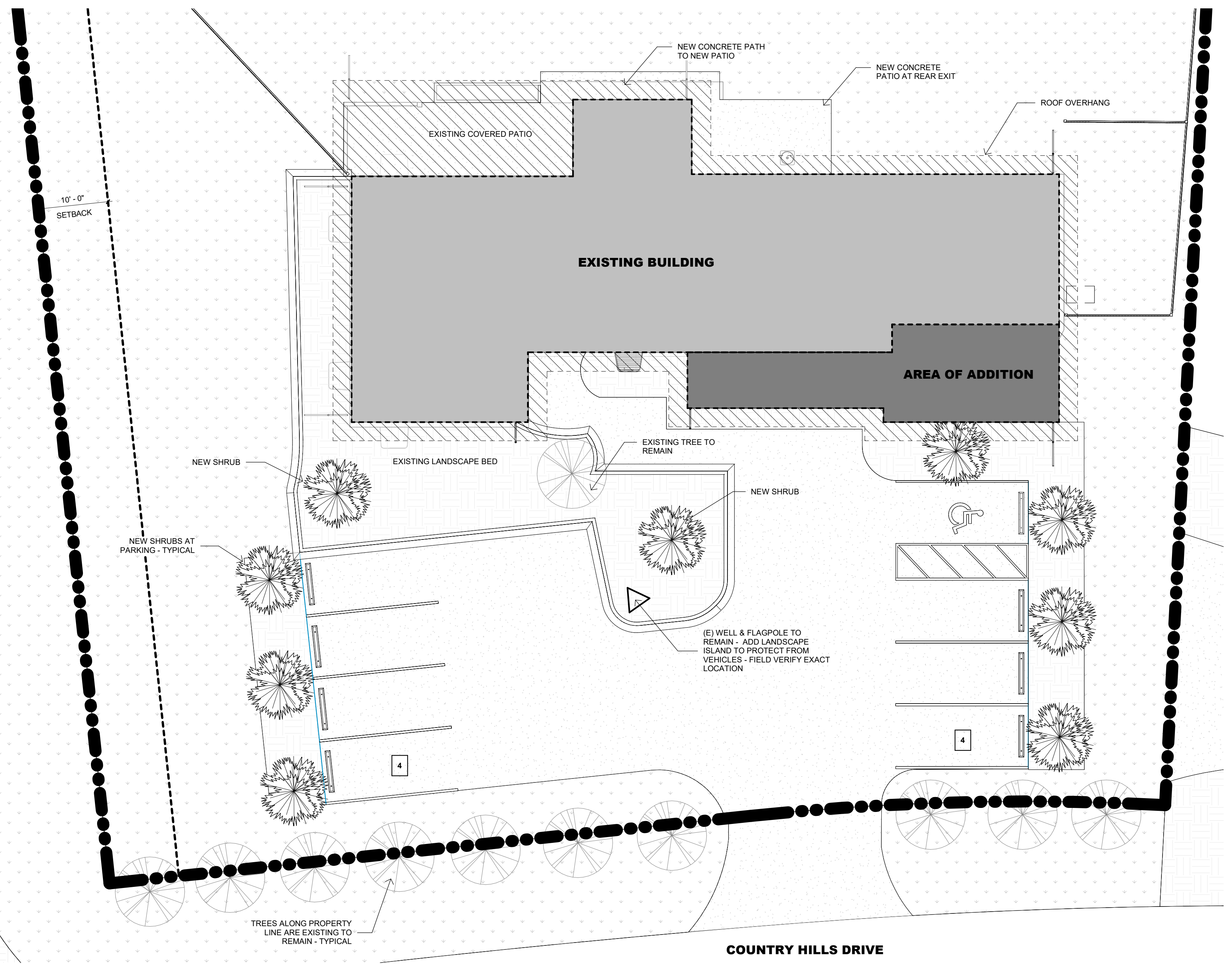
**1 SITE PLAN**  
1" = 20'-0"



**PARKING STALL STRIPING - TYPICAL**  
1/8" = 1'-0"



**2 ENLARGED SITE PLAN**  
1" = 10'-0"



**SITE INFORMATION:**

**STREET ADDRESS:**  
14441 COUNTRY HILLS DRIVE  
BRIGHTON, CO 80601  
PARCEL #: 0156918001009

**LEGAL DESCRIPTION:**  
COUNTRY HILLS ESTATES FIRST FILING, LOT 2

**ZONING:**  
A-1 - AGRICULTURAL 1 DISTRICT

**SETBACKS:**  
FRONT 30 FEET  
SIDE 10 FEET  
REAR 30 FEET  
MAX. HEIGHT 35 FEET

**PARKING REQUIREMENTS**  
PER TABLE 4-15-04-03

1 SPACE PER 4 BEDS PLUS 1 SPACE FOR EACH 2 STAFF MEMBERS

1 ACCESSIBLE SPACE FOR LESS THAN 25 REQUIRED SPACES

**HAUSER**  
ARCHITECTS  
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538  
E-mail: info@hauserarchitects.com  
HauserArchitects.com

**GROUP HOME CONVERSION**  
SEVITA HEALTH  
14441 COUNTRY HILLS DRIVE  
BRIGHTON, CO 80601  
**ARCHITECTURAL SITE PLAN**

REVISIONS	DATE	DESCRIPTION
1	04.14.2023	CUP SUBMITTAL
2	07.28.2023	CUP SUBMITTAL RD 2

SHEET  
**A1.1**



# DELICH ASSOCIATES Traffic & Transportation Engineering

2272 Glen Haven Drive Loveland, Colorado 80538  
Phone: (970) 669-2061 Fax: (970) 669-5034



## MEMORANDUM

**TO:** Steve Miller, NeuroRestorative  
Brianna Lamb, Hauser Architects  
Laurie Clark, PE, Adams County

**FROM:** Matt Delich

**DATE:** June 13, 2023

**SUBJECT:** NeuroRestorative Group Home Conversion Trip Generation Analysis  
(File: 2323ME01)



This memorandum provides a trip generation analysis for the proposed NeuroRestorative Group Home Conversion at 14441 Country Hills Drive in Adams County. The scope was discussed with Laurie Clark, Adams County Engineering staff.

The Group Home Conversion is proposed on an existing single-family home within a residential subdivision. It is on the west side of Country Hills Drive, north of East 144<sup>th</sup> Avenue. The site location is shown on the aerial photograph in Appendix A. The land uses in the area are primarily single-family detached dwelling units. There is a full-movement stop signed controlled intersection [East 144<sup>th</sup> Avenue/Country Hills Drive] just south of the site. Country Hills Drive is posted at 25 mph. East 144<sup>th</sup> Avenue is posted at 45 mph, westbound at Chambers Road and at 40 mph, eastbound at Sable Boulevard.

The Group Home Conversion site plan is provided in Appendix B. There is one driveway access to the subject lot. Driveway access to the proposed Group Home will be at the current driveway location. The existing home will be remodeled to be a group home with six bedrooms. The trip generation was calculated using Trip Generation, 11<sup>th</sup> Edition, ITE as the reference document. A group home can best be described as an assisted living facility in the cited reference. Assisted Living (Code 254), with number of beds as the trip generation variable, was used to calculate the daily and peak hour trip generation. Table 1 shows the calculated trip generation: 16 daily trip ends, 1 morning peak hour trip end, and 1 afternoon peak hour trip end. The type and amount of traffic will be similar to that of the existing residential use.

It is concluded that the daily trip generation will be less than 20 vehicles (trip ends). It is respectfully requested that no further traffic analyses be required for the proposed NeuroRestorative Group Home Conversion. Do not hesitate to contact me if there are questions or if additional information is required.

Code	Use	Size	AWDTE		AM Peak Hour		PM Peak Hour	
			Rate	Trip Ends	Rate	Trip Ends	Rate	Trip Ends
254	Assisted Living	6 beds	2.60	16	0.18	1	0.24	1

# APPENDIX A



14441 Country Hills Drive

Legend

SITE

Chambers Rd

Country Hills Dr

Country Hills Dr

E 144th Ave

E 144th Ave

Country Hills Dr

Country Hills Dr

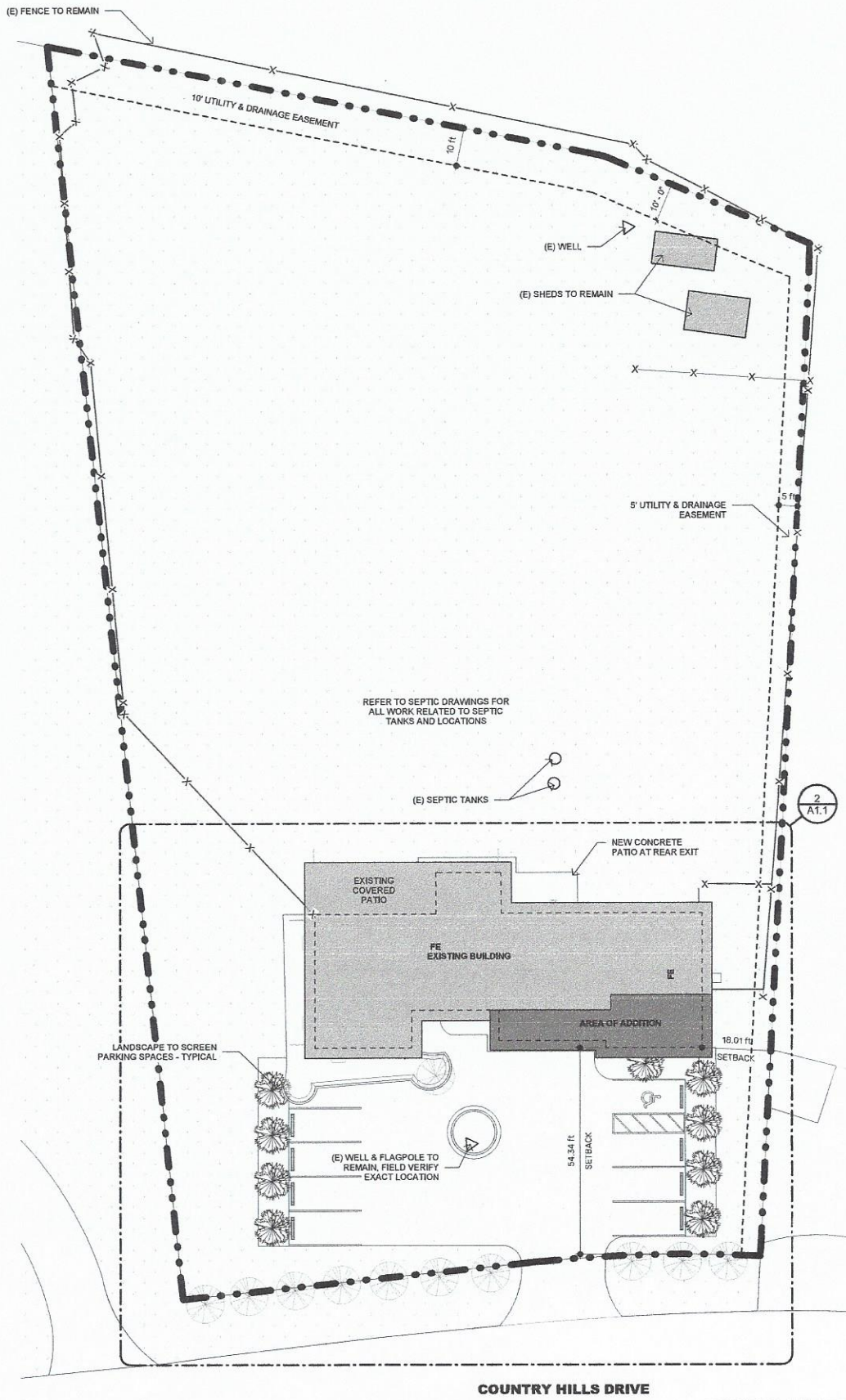


600 ft

Google Earth



## APPENDIX B





## Permit to Install An On-site Waste Water Treatment System

**PROPERTY INFORMATION:**

**Address:** 14441 Country Hills Dr  
 Brighton CO 80601  
  
**County:** Adams  
  
**APN:** 0156918001009

**Dwelling Type:** Other  
**No. of Bedrooms:** 6  
**Water Supply:** Private Well  
  
**Onsite ID:** House

**OWNER INFORMATION:**

**Address:** 320 W Ohio St  
 Chicago IL 60654  
  
**Phone:** (312) 501-5012

**PERMIT INFORMATION:**    STS8837    **Permit Type:** Install

**System Design:**

System Designed By: Kathryn E Carney, P.E.  
 Design Number: B1720

Design Date: 11/20/2022  
 Electrical Inspection Required? Yes

### Associated Professionals

**Business Name:**  
**Name:**

OWTS Installer  
 NAWT Certification:  
 Exp.:  
 Phone:  
 Email:

### FOR AN ON-SITE WASTEWATER TREATMENT SYSTEM

**CONDITIONS FOR INSTALLATION**

Installers must be licensed by Adams County Health Department. No installation shall be covered or used until inspected, correction made if necessary, and approved or expressly authorized by Adams County Health Department. The system installer must provide a record drawing before the system is covered.

**LIMITATIONS AND DISCLAIMER**

A permit to Install shall expire 1 Year from the date of issuance unless extended to a fixed date upon request by the Applicant and approved by Adams County Health Department.





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**Address:** 320 W Ohio St  
 Chicago IL 60654  
  
**Phone:** (312) 501-5012

**PERMIT INFORMATION:** STS8837

**Permit Type:** Install

**OWTS PERMIT COMMENTS**

Install the system per CHURCH Onsite Wastewater Consultants Job No. B1720, dated 11/20/2022. If discrepancies are discovered between the referenced design and this permit, notify Adams County Health Department before proceeding with installation.

Install a 1000-gallon 1-compartment Infiltrator IM1060 treatment tank (with the baffle wall removed), followed by a 1000-gallon 2-compartment Infiltrator IM1060 treatment tank, followed by a 500-gallon Infiltrator IM540 dosing tank. The septic tanks must be installed no deeper than 48 inches below grade with risers to grade. The effluent will be pressurized by an Orenco Systems, Inc PF5005, 1/2 H, 115 Volt, Single Phase pump. The pump will be controlled by an Orenco Systems, Inc S1-ETM-CT control panel, with a hand-off-auto switch, dose counter, and event timer.

Set the float settings with 7 inches of separation with the high-water level alarm float 3 inches above the top on float. The pump dose should be approximately 9 gallons per pump cycle.

The effluent will be distributed to the soil treatment area through an automatic distribution valve. The soil treatment area will consist of 2 beds of chambers, with 4 rows of 11 chambers in each bed. The total number of chambers shall be 88. The beds shall be installed a minimum of 22 inches and a maximum of 48 inches below grade. The chambers will be pressurized and will have flushing valve assemblies at the distal ends of the chamber rows. Install 1.5-inch PVC distribution laterals suspended in the chambers. The orifices shall be 1/8-inch holes on 3-foot centers facing up, with a drain hole facing down at the front and back of each lateral. Include an air release valve at the high point of the pump effluent line.

Install all system components at depths specified relative to the site benchmark. Observe all regulations setbacks.

Permit Valid From 06/15/2023 to 06/15/2024

\*Kian McIntosh  
 06/15/2023