

September 11, 2023

Layla Bajelan
Adams County
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8212

RE: Project Name: PRC2023- 00010 DevCo Arvada 64 Rezone and Minor Subdivision

Dear Layla,

Thank you for the comments on *May 3, 2023* for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Rezone and Minor Subdivision, we have summarized your comments and our responses below.

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.

- *Response: Acknowledged*

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.
- *Response: This Comment Response Letter includes responses to each of the comments presented in the comment letter. Additionally, it includes a revised minor subdivision plat and a revised site plan. A discussion (list) of the changes to the site plan since the previous submittal is included as well.*

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.

- *Response: This response has been submitted as a single, bookmarked pdf document. A Subdivision Improvement Agreement will be required but has not been submitted at this time because the full extent of required public improvements is to be determined through the review process.*

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ATTACHMENTS

1. RESUBMITTAL FORM
2. DEVCO ARVADA 64 REVISED PLAT
3. DEVCO ARVADA 64 SITE PLAN

Re-Submittal Form

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
- *Response: Acknowledged*

PLANNER REVIEW

Layla Bajelan

Status: Resubmittal Required

Planning has no further comments on the rezone application PLN02: Minor Subdivision Final Plat

- *Response: Acknowledged*

1. A landscape tract should be proposed along W. 64th Avenue. Per Section 3-16-06-06-05, The minimum setback for all accessory structures in a Residential-4 District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. The setback from collector and local rights-of-way shall be fifty (50) feet. The landscape tract will allow you to not meet the this setback.
 - *Response: A landscape tract has been included on the subdivision plat. It is 5' wide and runs the length of the site's frontage along W 64th Ave. Please see page 3 of the revised plat.*
2. Please see attached calculation that shows the Public Land Dedication fees that will be due at the time of scheduling the Final Plat. Please do not pay these fees until your case is scheduled for hearing.
 - *Response: Acknowledged*
3. Signature blocks
 - *Response: Signature blocks on the subdivision plat have been added per comment ROW12. Please see page 1 of the revised plat.*

PLN03: Performance Standards

While not applicable at the time of rezone, the applicant should be aware that they will need to comply with all performance standards at the time of building permit. There were several concerns over parking and the proposed development will need to meet all the performance standards.

- *Response: The proposed site plan meets all applicable performance standards.*
- *Since the previous submittal of this application, the site plan has been refined. Notable differences between the previous version and that attached here include:*
- *The number of residential buildings has been reduced from five to four, one of which includes an attached clubhouse.*
- *The plan proposes 192 units – the previous plan did not specify.*
- *A water quality feature has been added to the southeast corner.*
- *The proposed connection to the trail adjacent to Lowell Blvd has been moved further south.*

The plan continues to meet all requirements regarding parking, lot coverage, and open space.

4-07-02-04 DWELLING, MULTI-FAMILY

4-07-02-04-01 MINIMUM UNIT SIZE

Each apartment or condominium shall have a minimum of floor area as stated below

- a. Efficiency: Four-hundred-fifty (450) square feet
- b. One Bedroom: Six hundred (600) square feet

- c. Two Bedroom: Seven-hundred-fifty (750) square feet
- d. Three Bedroom: Nine hundred (900) square feet
- e. Four Bedroom: One thousand (1,000) square feet
 - *Response: Acknowledged. The proposed units meet these minimum floor area standards.*

4-07-02-04-02 SITE COVERAGE

1. Apartment/Condominium Developments
 - A. Principal and Accessory Structures: Maximum 40%
 - B. Paved Area (including Driveways): Maximum 30%
 - C. Open Space (Common and/or Public): Minimum 30%
 - *Response: The site meets these Site Coverage standards. See below Site Data Table also included on page 1 (Cover Sheet) of Civil Plan set.*

SITE DATA TABLE:

SITE AREA = 5.834 ACRES / 254,114 SQUARE FEET
 PROP. ZONING = R-4
 PROP. DWELLING UNITS = 192
 PROP. DENSITY = 32.91 DU/ACRE

<u>SITE AREA REQUIREMENTS</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
BUILDING AREA (MAX 40%)	101,646 SF (MAX)	97,447 SF
PAVED AREA (MAX 30%)	76,234 SF (MAX)	74,322 SF
OPEN SPACE (MIN 30%)	76,234 SF (MIN)	94,037 SF
LANDSCAPE (MIN 30%)	76,234 SF (MIN)	82,231 SF

PARKING REQUIRED:

PROPOSED UNIT MIX:

1 BEDROOM = 96 UNITS
 2 BEDROOM = 88 UNITS
 3 BEDROOM = 8 UNITS

SUBTOTAL = 192 UNITS
 GUEST PARKING = 15%

REQUIRED PARKING:

96 X 1.0 = 96 STALLS
 88 X 1.5 = 132 STALLS
 8 X 2.0 = 16 STALLS

SUBTOTAL = 244 STALLS

244 X 15% = 37 STALLS

TOTAL PARKING REQUIRED = 281 STALLS

PARKING PROVIDED:

REGULAR = 49 STALLS
 CARPORT = 199 STALLS
 COMPACT = 39 STALLS
 HANDICAP = 10 STALLS

TOTAL PARKING PROVIDED = 297 STALLS

2. Triplex and Fourplex Developments
 - A. Principal and Accessory Structures: Maximum 50%
 - B. Paved Area (Driveways): Maximum 20%
 - C. Open Space (Common and/or Public): Minimum 30%
 - *Response: As an apartment development these site coverage standards are not applicable.*

4-07-02-04-03 LANDSCAPING

1. Minimum Landscaped Area: Not less than thirty percent (30%) of the site area shall be landscaped.
 - *Response: This landscaping standard has been met. See the included Site Data Table above and on the Cover Sheet of the Civil Plan set.*
2. Required Ground Material: A minimum of one-third (1/3) of the required landscape area must be covered by living ground material within one (1) year following occupancy and thereafter. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one hundred twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after occupancy. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping.
 - *Response: Acknowledged. As will be demonstrated at the time of the Change in Use permit, these standards will be met.*
3. Required Trees and Shrubs: A minimum of one (1) large tree and two (2) shrubs, or two (2) ornamental trees and two (2) shrubs, shall be required for each increment of fifteen hundred (1,500) square feet in western Adams County and three thousand (3,000) square feet in eastern Adams County.
 - *Response: Acknowledged. As will be demonstrated at the time of the Change in Use permit, this standard will be met.*
4. Parking Lot Landscaping: All parking lots which consist of thirty (30) spaces or more must be designed to include landscaped islands between rows. This landscaping shall be credited toward the total landscaped area required.
 - *Response: Acknowledged. The site plan depicts the required parking lot landscaping islands.*
5. Required Tree Mix: The selection of trees shall be a mix of large deciduous (10% - 50%) and ornamental (10% - 50%). Evergreens shall be considered ornamental.
 - *Response: Acknowledged. As will be demonstrated at the time of the Change in Use permit, this standard will be met.*
6. Minimum size requirements for trees and shrubs. Please refer to Chapter 4.
 - *Response: Acknowledged. As will be demonstrated at the time of the Change in Use permit, this standard will be met.*
7. Irrigation System Required: A fully automatic irrigation system is required.
 - *Response: Acknowledged. As will be demonstrated at the time of the Change in Use permit, this standard will be met.*

4-07-02-04-04 OPEN SPACE

1. Pedestrian Inclusion: Open space may include pedestrian pavements and plazas, and any parking lot island greater than four hundred (400) square feet in size.
 - *Response: Acknowledged*

2. Active Recreation Areas: Active recreation areas shall be located where light and noise will not adversely impact adjacent properties.
 - *Response: Acknowledged. The proposed recreation areas for this site are located towards the interior of the property and will not create light or noise that impact adjacent properties.*
3. Coordination with Adjacent Properties: Open space and trail design shall be coordinated with adjacent properties.
 - *Response: A connection to the trail along Lowell Blvd has been provided. Please see site plan.*

4-07-02-04-05 BICYCLE PARKING

Bicycle parking shall be provided for all multi-family development. Bicycle parking areas shall be located near structure entries but shall not encroach into pedestrian walkways.

- *Response: Acknowledged. As will be demonstrated at the time of the Change in Use permit, this standard will be met.*

4-07-02-04-06 STRUCTURE SITING

Structures shall be organized on the site in a clustered, efficient manner. There shall be a continuity of design in structure groupings. In larger projects, the unit type shall vary between groupings. Structures should be grouped in such a way to provide visual interest.

- *Response: Acknowledged. The proposed buildings are efficiently clustered around a central green space. While there are multiple building configurations, there is continuity in the materials and design of the buildings.*

4-07-02-04-07 UTILITY SCREENING

Group transformers with utility meters shall be used where possible. Utility appurtenances, including telephone pedestals, utility meters, irrigation system backflow preventers, transformers, and other similar utilities may be screened from adjacent properties, parking areas, public roads, and pedestrian walkways where it is technically feasible.

- *Response: Acknowledged. As will be demonstrated at the time of the Change in Use permit, this standard will be met.*

Parking Requirements: Please ensure that you are meeting all the minimum requirements outlined in Section 4-15 for parking surface, stall size, minimum resident and guest spaces, and landscaping.

- *Response: Acknowledged. As demonstrated on the site plan, this proposal meets all of the minimum requirements outlined in Section 4-15.*

Minimum Parking Standards for Multifamily

Studio/ Efficiency	0.75 spaces per unit type
1 Bedroom	1.0 spaces per unit type
2 Bedroom	1.5 spaces per unit type
3+ Bedroom	2.0 spaces per unit type

Visitor Minimum of 15% of the required parking shall be provided for visitors in addition to the minimum required off-road parking

- *Response: Acknowledged. The proposed site and parking design meets this standard. Please see site plan.*

NEIGHBORHOOD SERVICES REVIEW

Gail Moon / gmoon@adcogov.org

Status: Complete

There are no OPEN violations at these locations at this time. NO COMMENT

- *Response: Acknowledged.*

ENVIRONMENTAL ANALYST REVIEW

Megan Grant

ENV11. The applicant may want to consider crosswalk(s) where pedestrian access and/or sidewalk crosses internal site drive lanes, as these pedestrian crossings may not be easily visible to drivers if they are not at a street intersection. The simplest crossing design would be to post signs and provide striping on the pavement. A safer design alternative would be to provide a raised pedestrian crossing, with striping and a contrasting color, to clearly delineate the crossing. The raised crossing will provide the added benefit of slowing traffic and improving driver awareness of the crossing.

- *Response: The site plan depicts painted cross walks at pedestrian crossings. Please site plan.*

ENV12. Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.

- *Response: The nearest bus lines to the site are located on Federal and Sheridan Boulevards. The Westminster Station of the B-Line is located north of the site. Direct pedestrian access is proposed from the site to the trail along Lowell Blvd. Please see page ____.*

ENV1. A cross-section of the parcels is located within the Natural Resource Conservation Overlay (NRCO), corresponding to the 100-year floodplain also transecting the parcels. The NRCO aims to protect important wildlife areas, designated floodplains, riparian corridors, and cultural resources. See Sections 3-43 and 4-14-02 of the Adams County Development Standards and Regulations for more details.

- *Response: Acknowledged. See response to ENV2 below.*

ENV2. If disturbance of land not previously developed within the NRCO is greater than one combined (1) acre, then a Resources Review must be completed by a qualified professional consultant prior to application submittal so that it may be taken into consideration. See Section 4-11-02-03-04 for Resources Review methodology. As the portion of the parcels impacted appears to be less than 1 acre, this will likely not be an issue.

- *Response: As was discussed and confirmed at the May 10th RCC meeting, due to the size of the area impacted by the Natural Resources Conservation Overlay being less than one acre in size, a Resources Review is not required.*

The following comments apply to fill material:

ENV3. 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*

ENV4. The applicant must provide proof of clean, inert material in the form of one of the following:

- 1) a signed letter certifying that the material is clean from the source providing the fill material;
- 2) a Phase I ESA or due diligence report demonstrating there are no recognized environmental concerns (REC) associated with the source/borrow site property;
- 3) a complete laboratory analysis of the material to be used as fill.

- *Response: Acknowledged*

The following comments will apply at time of demolition and construction:

ENV5. 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*

ENV6. 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: Acknowledged*

ENV7. 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*

The following comments may apply at time of design:

ENV8. The way that buildings are designed impacts health 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; and even by encouraging physical activity and social interaction. Adams County 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.

- *Response: The applicant intends to apply for Low Income Housing Tax Credits through the Colorado Housing and Finance Authority (CHAFA). From the 2023 Qualified Action Plan, "CHFA requires all projects to obtain green building certification and accepts several certification programs..... The accepted green building certification programs are: • 2020 Enterprise Green Communities (EGC) • Leadership in Energy and Environmental Design LEED v4.1 (LEED) • National Green Building Standards NGBS ICC-700- 2020 (NGBS)." Therefore, the Applicant will achieve certification in a green building certification program.*

ENV9. Adams County 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, community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network are strongly encouraged. Neighborhoods best encourage residents to walk and/or bicycle as part of their daily routine when they contain a system of well-designed and well-lit sidewalks and trails that connect with destinations in and adjacent to the community.

- *Response: The site is proposed to feature a convenient network of interior paths connecting the buildings, parking, and recreation spaces. Additionally, a pedestrian connection will be provided to trail along Lowell Blvd. Please see page ____.*

ENV10. Adams County recommends the incorporation of bicycle parking into the overall site design for residents of the building and visitors. Bicycle parking locations and design should allow for safe access from external roads and sidewalks and to/from buildings and internal pedestrian paths.

- *Response: Acknowledged. As will be demonstrated at the time of the Change in Use permit, this standard will be met.*

ROW

David Dittmer

Status: Resubmittal Required

Note that the name of the subdivision has been changes to DEVCO ARVADA 64

- ROW1: Ownership shall be properly vested into DevCo Preservation, LLC or the current owners will be executing the plat. If sold to DevCo Preservation, a new Title Commitment must be submitted with the new owner, the vesting deed cited in the Ownership and Dedication Certificate, either a copy of the operating agreement providing the name and title of the party legally able to sign for the LLC, or a copy of a recorded statement of authority for

DevCo Preservation, LLC. If this is to be executed in Washington, this must be revised on the plat acknowledgement.

- *Response: The property ownership is to remain with the Laura Jean Drapeau and Barbara A Iacovetta Trust Dated June 27, 1995. These owners will execute the plat.*

- ROW2: Provide a purpose statement as to what the plat is accomplishing.
- *Response: The purpose statement has been added to the plat. It reads, "PURPOSE STATEMENT: COMBINE TWO PARCELS INTO A SUBDIVISION TO COMPLY WITH STATE AND COUNTY REGULATIONS." Please see page 1 of the revised plat.*

- ROW3: Legal description must match that of the title commitment verbatim as this is what they cover, followed by the new m/b legal of the newly created subdivision tied to a monumented location with ties.
- *Response: The subdivision plat has been revised to address this comment. Please see page 1 of the revised plat.*

- ROW4: Ownership execution blocks need to match current ownership. See redline comments.
- *Response: As mentioned in the response to comment ROW1, the ownership will remain vested with the Laura Jean Drapeau and Barbara A Iacovetta Trust Dated June 27, 1995.*

- ROW5: Revise the salutation as: OWNERSHIP AND DEDICATION CERTIFICATE.
- *Response: The subdivision plat has been revised to address this comment. Please see page 1 of the revised plat.*

- ROW6: Add "BEING" SITUATED IN...
- *Response: The subdivision plat has been revised to address this comment. Please see page 1 of the revised plat.*

- ROW7: Add case number to top right-hand corner of all sheets
- *Response: The subdivision plat has been revised to address this comment. Please see pages 1-3 of the revised plat.*

- ROW8: Add sheet numbering below title
- *Response: The subdivision plat has been revised to address this comment. Please see pages 1 – 3 of the revised plat.*

- ROW9: Need to plat those easements as stated in Note 3, and delete portion of Note 4 as provided on plat redlines
- *Response: The subdivision plat has been revised to address this comment. Please see page 1 of the revised plat.*

- ROW10: Revise dedication statement to read: LOT, BLOCK, TRACTS AND EASEMENTS

- *Response: The subdivision plat has been revised to address this comment. Please see page 1 of the revised plat.*

- ROW11: Revise Notary Affirmation as provided.
- *Response: The subdivision plat has been revised to address this comment. Please see page 1 of the revised plat.*

- ROW12: Need to add the signature/approval blocks for:
 PLANNING COMMISSION
 BOARD OF COUNTY COMMISSIONERS
 COUNTY ATTORNEY'S OFFICE
 - *Response: The subdivision plat has been revised to address this comment. Please see page 1 of the revised plat.*

- ROW13: Revise closure statement per state regulations.
 - *Response: The subdivision plat has been revised to address this comment. Please see page 1 of the revised plat.*

- ROW14: Review documents cited in the title commitment. Appear to be missing some easements as cited. Verify or provide a comment as to why they aren't shown. Any dedicated easement can be vacated by this plat unless it was between private parties. As such the parties to the easement must vacate it and the vacation cited on the plat and in the title.
 - *Response: The easement to PSCO recorded at BK1900, PG 5 and WD as recorded in BK2870 Pg 538 are not located on the subject parcel.*

- ROW15: TRACTS must be used for:
 Open space/common space
 Access/private drive
 Storm drainage facilities and access to same.
 - *Response: A landscape tract has been provided along the north edge of the site, adjacent to W 64th Avenue. Please see page 3 of the revised plat.*

- ROW16: Must have utility and drainage easements dedicated and provided in order to get utilities to the individual proposed buildings and shown on the plat.
 - *Response: Proposed utility easements are shown on the plat. Please see page 3 of the revised plat.*

- ROW17: Depending on Crestview's needs for water and sewer easements, these should be shown on the plat, and stated to be dedicated by separate instrument, or Crestview must be a party to the plat to accept the dedication of their easements.
 - *Response: Easements required by Crestview Water and Sanitation district and Denver Water will be shown on the plat, however they will be officially dedicated by separate instrument. Please see page 3 of the revised plat.*

- ROW18: Must show the current lot lines and state "LOT LINE VACATED BY THIS PLAT"
*Pending review of subsequent revisions, additional comments may be provided beyond those provided herein.
- *Response: The subdivision plat has been revised to address this comment. Please see page 2 of the revised plat.*

DEVELOPMENT ENGINEERING REVIEW

Laurie Clark

Status: Resubmittal Required

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0583H & 08001C0591H), Federal Emergency Management Agency, March 5, 2007. 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: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. In the event that the disturbed area of the site exceeds 1 acre and the site is within the Adams County MS4 area, then the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR400000. The 'Arvada Apartments' site is located within the Adams County MS4 permit area. An Adams County SWQ Permit is required for development of this site. The applicant should contact Juliana Archuleta, the County's Stormwater Program Manager, to inquire about obtaining a SWQ Permit. Ms. Archuleta can be contacted at 720-523-6869 or By email at mjarchuleta@adcogov.org.

- *Response: Acknowledged. A SWMP plan and SWQ Permit will be submitted to the County for approval prior to starting construction on this project. Per discussions with Laurie Clark, the SWMP report is not required as part of the engineering submittal.*

ENG3: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, 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 Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, electronic copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page: <http://www.adcogov.org/one-stop-customer-center>.

- *Response: Acknowledged. A construction document submittal has been prepared and submitted concurrently with this minor subdivision submittal.*

ENG4: All Engineering Documents shall be reviewed through the Engineering Review Process which requires a separate application and is tracked through a separate case number than the plat application. Do not submit engineering documents with the land use case application. No public hearings will be scheduled until the engineering documents are approved and the Engineering Review case is complete.

- *Response: Acknowledged. The engineering documents have been submitted through a separate application.*

ENG5: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study. Required improvements also include ensuring all public pedestrian facilities adjacent to the site are ADA compliant.

- *Response: Acknowledged. A traffic study has been submitted and it is the Applicant's understanding that it will be reviewed along with the construction document application.*

ENG6: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

- *Response: Acknowledged.*

ENG7: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Dept.

- *Response: Acknowledged.*

ENG8: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk or other County infrastructure damaged during construction.

- *Response: Acknowledged*

ENG9: 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: The project has been designed to reduce drainage impacts and to provide low impact development to the extent practical. This consists of having roof downspouts discharge at-grade where adjacent to landscaped areas, providing on-site drainage swales,*

and providing an on-site rain garden facility to promote infiltration. See the construction document submittal for more details.

ENG10: 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.

- *Response: Acknowledged. A drainage report and drainage plans have been prepared and submitted as part of the construction document submittal.*

ENG11: The site plan only shows one vehicular access point for the development. The applicant should confirm with the Fire Marshal/District if this will be acceptable.

- *Response: The Applicant has reviewed this proposal with the Adams County Fire Rescue and it has been determined that provided that the unit count does not exceed 200, that a second point of access is not required.*

ENG12: A Traffic Impact Study has been submitted for this project. The document will be reviewed as part of this process and shall also be included in the future EGR submittal package, as outlined above in comments 3 and 4.

- *Response: Acknowledged.*

ENG13: The subdivision documents shall include all necessary easements for drainage, access, fire, utilities, etc.

- *Response: Acknowledged. Required easements are shown on the subdivision plat. Please see page 3 of the revised plat.*

Adams County Public Land Dedication Worksheet – Urban School District

Does the subdivision have residential uses?	Yes
If residential, is it more or less dense than 1 dwelling per 10 acres?	More
If residential, (per Section 5-05-04-02-03) is the local school district urban or rural?	Urban
High Rise and R-4 zoning	
Number of Units=	203
Population generated=	254.3590
Student population generated=	22.3300
School Acreage Needed=	0.5806
Neighborhood Park Acreage Needed=	1.5225
Regional Park Acreage Needed=	1.0150
Total Acres of PLD Needed=	3.1181
Land Value per acre=	\$53,840.00
PLD Fee in lieu=	\$167,877.43
Deposits:	
Neighborhood Parks { } Account =	\$81,971.40
Regional Parks Account =	\$54,647.60
School District { } Account =	\$31,258.43

Response: Acknowledged

COMMUNITY LETTERS

As part of the Comment letter, public comment from three community members (Robert Sokol, Tyler Edmunds, and Mike Montoya) was received. Included here is a response to the general themes included in those comments:

Traffic – Community members raised concerns that the proposed development would result in increased traffic that would exacerbate congestion at the 64th and Lowell intersection and make access from surrounding side streets more difficult and potentially dangerous. Also, there is a concern regarding overflow parking impacting surrounding streets.

Response: A Phase III Traffic Impact Study (TIS) has been submitted and will be reviewed as part of the approval process. This study demonstrates that after the addition of the proposed development, the surrounding street network will continue to operate safely and within acceptable levels of service. After County review of the TIS, if additional required public improvements are identified, they will be installed. On-site parking is provided in conformance with Adams County regulations.

Type and Density of Proposed Development – Community members stated that there is a preference for row / townhomes, duplexes, triplexes rather than apartments as there is a shortage of these types of units in the metro area. Also, there is a lack of public transit in the area and apartments may bring increased crime due to concentration of people.

Response: There is a need for all types of residential development in the Denver metropolitan area, including apartments. This site is well suited for apartment development because of its location at the intersection of two arterial roadways and relative proximity to regional transportation (I-70 and RTD B-Line) and neighborhood amenities such as Tennyson Knolls Preparatory School.

Obstruction of Mountain Views – Community members stated concerns that the proposed development would obstruct their views of the mountains to the west and result in decreased property values.

Response: In Colorado, obstruction of views by new development is a frequent concern. It is noted that obstruction of existing views is not a specific development evaluation standard or criteria in the Adams County Development Standards & Regulations.

ADAMS COUNTY FIRE RESCUE

The following information provides guidance on general fire code requirements typically applicable to new development projects. However, please be aware that this list is NOT all encompassing. It is the responsibility of the applicant to read this comment letter in its entirety and make sure that all requirements are satisfied.

General

- The 2018 International Fire Code is the current fire code adopted within the city and all development must be in compliance with its requirements. The 2018 IFC can be accessed online for free by going to <https://codes.iccsafe.org/public/document/IFC2018>. Amendments to this code can be located by going to http://www.adcogov.org/sites/default/files/Ordinance%20No.%204_1.pdf.

- *Response: Acknowledged.*
- Site and building design and construction shall be in accordance with the provisions of the 2018 International Fire Code (IFC) as adopted by Adams County. All construction shall be in accordance with IFC Chapter 33, Fire Safety During Construction and Demolition.
- *Response: Acknowledged*
- Please be aware that these comments are subject to change as more information is received or if there are changes to the plans during subsequent reviews.
- *Response: Acknowledged.*

Access Requirements

- Approved access roads must be constructed prior to any vertical construction and/or to combustible materials being delivered to the site, whichever comes first. Temporary access roads are prohibited unless specifically approved by the Fire District. Fire apparatus access must be designed and maintained to support the imposed loads of fire apparatus (i.e., 85,000 lbs.), and must have a surface that provides all-weather driving capabilities. Vehicle access shall be provided to within 150 feet of temporary or permanent fire department connections.
 - ❖ Note only at this time.
- *Response: Acknowledged.*
- Fire apparatus access roads shall be a minimum of 24' wide or 26' when a hydrant is present or the building exceeds 30' in height.
 - ❖ Note only at this time. Additional information needed on structures.
- *Response: Acknowledged. Fire apparatus roads are proposed to be 26' wide.*
- Fire apparatus access roads shall be within 150' of all ground level exterior portions of the building.
 - ❖ Note only at this time. Additional information needed on structures.
- *Response: Per further discussions with Whitney Even, since the buildings will be installed with a fire sprinkler system in accordance with NFPA 13R system, a 225-foot length from fire access road to all ground level exterior portions of a building will be acceptable. Please see site plan.*
- Any dead-end fire apparatus access road in excess of 150' shall be provided with an approved turnaround.
 - ❖ Note only at this time.
- *Response: No dead-end fire apparatus roads are proposed.*
- Any temporary construction or permanent security gates shall be a minimum of 24 feet and a no parking fire lane sign shall be posted on the gate. The gates shall also have a Knox key switch installed for emergency operation if automatic.
 - ❖ Note only at this time.
- *Response: Acknowledged.*

- New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Please be aware that the size of the number may need to be larger than 4 inches is not clearly visible from the street or road. A temporary sign must be provided if the permanent signage is not yet installed.
 - ❖ Note only at this time.
- *Response: Acknowledged.*

- The following situations will require that two separate and remote fire apparatus:
 - Buildings or facilities having a gross building area of more than 62,000 square feet
 - Buildings or facilities exceeding 30 feet or three stories in height
 - Multiple-family residential projects having more than 100 dwelling units
 - Developments of one- or two-family dwellings where the number of dwelling units exceeds 30
 - ❖ Note only at this time. Additional information needed on structures.
- *Response: Per an email from Whitney Even, dated May 9, 2023, "For a multi-family residential development with up to 200 units and four stories in height, the adopted fire code would allow one access point with the installation of a 13R system." Therefore, a single access point is proposed.*

Fire Protection Water Supply and Hydrants

- Water mains and all required hydrants shall be installed before the delivery of combustible materials to the site. Hydrants shall be maintained operational at all times thereafter, unless alternate provisions for water supply are approved by the Fire District. Any private fire service mains and fire hydrants and all fire sprinkler service lines shall be installed by a State of Colorado Licensed Fire Suppression System Contractor – Underground Contractor and meet the requirements of National Fire Protection Association Standard 24. Plans for the underground fire sprinkler service line shall be submitted for review and approval to ACFR.
 - ❖ Note only at this time.
- *Response: Acknowledged.*

- Unobstructed access to fire hydrants shall be maintained at all times. Fire department personnel shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. A 3-foot (radius) clear space shall be maintained around the circumference of fire hydrants. Within that 6-foot diameter circle and within a 6-foot-wide path leading to the 4.5-inch outlet of a hydrant, vegetation shall be no higher than 4 inches above grade. The unobstructed vertical clearance within that 6-foot circle and 6-foot approach path shall not be less than 7 feet, unless otherwise approved by the Fire District.
 - ❖ Note only at this time.
- *Response: Acknowledged.*

- The FDC for each building with a fire sprinkler system must be located within 150 feet of a fire hydrant.
 - ❖ Note only at this time.
- *Response: Acknowledged.*

- A fire hydrant shall be located within 400' (un-sprinklered building) or 600' (fully sprinkled building) of all ground level exterior portions of the building.
 - ❖ Note only at this time. Unable to verify, no hydrants are shown on the conceptual plan. A utility plan shall be provided to verify hydrant locations.
- *Response: Acknowledged. Fire hydrant locations are indicated in the construction document plan set.*
- The number and distribution of fire hydrants is based on the required fire flow. You may refer to Appendix C of the 2018 IFC for guidance.
 - ❖ Note only at this time. Unable to verify, no hydrants are shown on the conceptual plan. A utility plan shall be provided to verify hydrant locations.
- *Response: Acknowledged. Fire hydrant locations are indicated in the construction document plan set.*

Automatic Fire Sprinkler System

- An automatic fire sprinkler system may be required depending on the use and size of the building.
 - ❖ Note only at this time. Additional information needed on structures.
- *Response: Acknowledged. An automatic fire sprinkler system will be provided in the buildings.*

Other Helpful Information

- Please be aware that the fire code does not specify building fire rating or set-back requirements. These are located within the building code and therefore are out of our scope. This preliminary review does not approve anything covered under the building code. These requirements need to be verified with the County's Building and Planning Departments.
 - *Response: Acknowledged.*
- Please be aware that we are a separate entity from the County and anytime you submit to the county, you will need to submit to us separately.
 - *Response: Acknowledged. A separate submittal to Adams County Fire Rescue has been prepared.*
- The following fire district reviews and permits are often needed for new development projects:
 - Site Development and Water Plans
 - Civil Plans
 - Utility Plans
 - Auto-turn Exhibit (use attached apparatus specifications)
 - New Construction Building Plans
 - Architectural
 - MEP
 - Fire Protection System Plans
 - Fire Alarm
 - Fire Sprinkler

- *Response: Acknowledged.*
- Site development plans must be reviewed and approved before plans for all buildings and fire protection systems are submitted to us for review and permitting. All fees (permit and impact) shall be paid at time of permit pick-up.
- *Response: Acknowledged.*

CDOT

Aaron Eyl

CDOT has reviewed the request for comments for case number PRC2023-00010, 3680 W 64th Avenue, and has no comment. This development is off the State Highway.

- *Response: Acknowledged.*

COLORADO GEOLOGICAL SURVEY

Jill Carlson / (303) 384-2643 / carlson@mines.edu

Colorado Geological Survey has reviewed the 64th & Lowell Minor Subdivision and Rezone (PRC2023-00010) referral. I understand the applicant proposes 1) a minor subdivision final plat to create one lot on 5.8 acres, and 2) rezone of 5.8 acres to Residential-4 from Residential-1-C and Commercial-4. Up to 204 units in five “garden apartment” buildings, a clubhouse, and pavement are planned on the new 5.8-acre lot.

Mineral resource potential.

According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publications 5-A, Plate 2, and 5-B, Arvada Quadrangle, 1974), the subject property does not contain a mapped aggregate resource. The site does not contain steep slopes, and no geologic hazards are known or suspected to be present that would preclude the proposed residential density. CGS therefore has no objection to approval of PRC2023-00010. However, we have advisory comments:

- *Response: Acknowledged.*

Soil and bedrock engineering properties.

According to available geologic mapping, the site is underlain partially by wind-deposited sandy silt, and partially by Piney Creek deposits consisting of interbedded sand, silt, and clay. Wind-deposited soils are typically loose, low density, low strength, and commonly exhibit compression under loading and/or collapse under wetting and loading. Differential engineering properties and settlement between the wind- and creek- deposits is therefore a concern. The surficial soils are underlain at unknown but likely shallow depth by Denver formation interbedded sandstone, claystone, siltstone, shale and conglomerate. Claystone can exhibit very high swell potential and, if present at or near foundation depths, can cause damage to foundations and buildings if not properly identified and mitigated. Site-specific geotechnical investigation and analysis will be needed to identify the depth and extent of fill material, determine depths to bedrock and seasonal groundwater levels, and to characterize soil and bedrock engineering properties such as expansion/consolidation potential, density, and bearing strength. This information is needed to determine subgrade preparation requirements, to design individual foundation(s), subsurface drainage and floor system(s), and to determine the site’s suitability for below-grade (basement) construction, if planned.

- *Response: A geo-technical report has been prepared and is being utilized to guide the design of the buildings' foundation systems.*

Stormwater detention.

The Conceptual Site Plan (Jeffry A. Williams, AIA, Architect, March 23, 2023) does not show stormwater detention. Lately the CGS has been receiving an increasing number of referrals where rain gardens or underground detention are proposed. In areas of moisture-sensitive (expansive and collapsible) soils and bedrock, CGS strongly advises against rain gardens and other infiltrating stormwater management systems. Any proposed underground detention system should be non-infiltrating.

- *Response: The proposed stormwater facility design includes the use of rain-gardens and underground detention. These strategies support the Low Impact Development goals of Adams County. They are being reviewed as part of the construction document submittal.*

Corrosive soils.

According to NRCS soil survey data, the site soils are moderately corrosive to uncoated steel. Disturbance tends to increase corrosivity. Epoxy-coated steel, concrete, or otherwise corrosion-resistant or corrosion-proof basement window wells are recommended if basements are planned and groundwater levels are sufficiently deep to allow basement construction.

- *Response: Acknowledged.*

DENVER WATER

Kela Naso / 303-628-6302

Denver Water has no comment on this minor subdivision plat. Please let me know if you have any other questions or concerns.

- *Response: Acknowledged.*

DWR

Wenli Dickinson / 303-866-3581 x 8206 / wenli.dickinson@state.co.us

Thank you for the submittal. This referral for case # case no. PRC2023-00010 to combine two parcels into a single 5.8-acre parcel located at 3680 W 64th Ave does not appear to qualify as a "subdivision" as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office only performed a cursory review of the referral information. Upon review, it appears that the proposed water supply source for the property is service provided by the Crestview Water & Sanitation District from which a will serve letter was provided. A review of our records does not show any permitted wells on the subject property. Therefore our office has no comments on this referral.

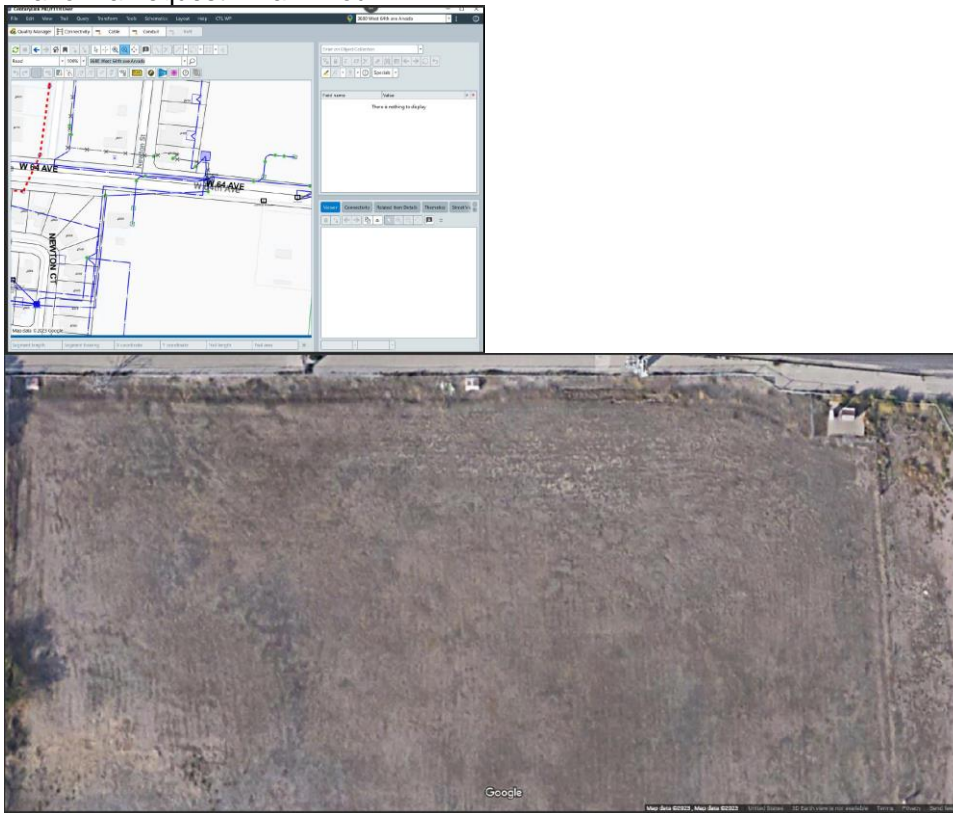
- *Response: Acknowledged.*

LUMEN & CENTURY LINK

Wes Patterson

Right of Way

Layla, was nice talking to you. In regards to the request for a Vacate-Abandon at 3680 W 64th Ave, Arvada, CO. that the Adams County Planning Commission is requesting comments on for the application: 1. Minor subdivision final plat to create 1 lot on 5.8 acres; 2. Rezone of 5.8 acres to Residential-4 from Residential-1-C and Commercial-4. Parcel Number is 0182507100044, 0182507101003. I do not see a problem at this time for the proposal our line runs along 64th Ave. and can be seen on google earth and in the NDS image I am including as long as there are no buildings or walls built over the utility it should be good. If you have any more questions, please feel free to call me anytime. When this project has been approved please have the project owners send in a formal request. Thank You



- *Response: Acknowledged.*

RTD

C. Scott Woodruff / 303.299.2943 | m 303-720-2025 / clayton.woodruff@rtd-denver.com

The RTD engineering review team has no exceptions to this project at this time. This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

- *Response: Acknowledged.*

PUBLIC SERVICE COMPANY OF COLORADO DBA XCEL ENERGY

ROW & Permits

Violeta Ciocanu (Chokanu) / 303-285-6612 / violeta.ciocanu@xcelenergy.com

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the 64th & Lowell Minor Subdivision and Rezone. For these multi-family apartment-type lots, and to ensure that adequate utility easements are available within this development and per state statutes §31-23-214 (3) and 30-28-133(e), PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

Minimum 10-foot-wide dry utility easements are hereby dedicated on private property abutting all public streets, and around the perimeter of each lot in the subdivision or platted area including tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

This note is to replace Plat Note 3.

- *Response: It is the applicant's strong preference that easements for Xcel infrastructure be dedicated once the location of the infrastructure is determined. To dedicate easements as requested above would unnecessarily hamper the design of the site and its ability to conform with Adams County standards.*

Please be aware PSCo owns and operates existing overhead and underground electric distribution facilities along the north and west lines within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/ enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/Install And Connect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

- *Response: Acknowledged.*

We appreciate your review and approval of these plans. Please contact me at 303-263-4370 or Karl.Barton@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Karl Barton', with a long horizontal flourish extending to the right.

Karl Barton

Project Manager



Re-submittal Form

Case Name/ Number: PRC2023-00010; 64th and Lowell

Case Manager: Layla Bajelan

Re-submitted Items:

☒

Development Plan/ Site Plan

☒

Plat

☒

Parking/ 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: Addressing, Building Safety, Neighborhood Services,

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

DEVCO ARVADA 64 SUBDIVISION

BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 3

PURPOSE STATEMENT: COMBINE TWO PARCELS INTO A SUBDIVISION TO COMPLY WITH STATE AND COUNTY REGULATIONS

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL PEOPLE BY THESE PRESENTS THAT _____,
BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND SITUATED IN THE
NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION
7, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,
STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

THE NORTH 478.85 FEET OF THE E1/2 NE1/4 NE1/4 SECTION 7, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE 6TH P.M., ADAMS COUNTY, COLORADO. EXCEPT THE NORTH 30.0 FEET THEREOF AND
EXCEPT THE EAST 30.0 FEET THEREOF AND EXCEPT THAT PARCEL DESCRIBED AS BEGINNING AT A
POINT 30.0 FEET SOUTH AND 30.0 FEET WEST OF THE NE CORNER OF SECTION 7, TOWNSHIP 3
SOUTH, RANGE 68 WEST OF THE 6TH P.M.; THENCE WEST PARALLEL TO AND 30.0 FEET SOUTH OF
THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 160.0 FEET; THENCE SOUTH PARALLEL TO
THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 10.0 FEET; THENCE EAST PARALLEL TO THE
NORTH LINE OF SAID SECTION 7, A DISTANCE OF 150.0 FEET; THENCE SOUTH PARALLEL TO THE
EAST LINE OF SAID SECTION 7, A DISTANCE OF 150.0 FEET; THENCE EAST A DISTANCE OF 10.0 FEET
TO A POINT 30.0 FEET WEST OF THE EAST LINE OF SAID SECTION 7; THENCE NORTH PARALLEL TO
THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 160.0 FEET TO THE POINT OF BEGINNING, AND
EXCEPT THE PLATTED PORTION DESCRIBED AS THE PISTERZI COMMERCIAL TRACT.

AND FURTHER EXCEPTING THEREFROM THAT PORTION TAKEN IN RULE, ORDER, JUDGMENT AND
DECREE RECORDED JANUARY 25, 1984 IN BOOK 2833 AT PAGE 346.

PARCEL B:

PISTERZI COMMERCIAL TRACT, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 11, 1970 AT
RECEPTION NO. 886211, COUNTY OF ADAMS, STATE OF COLORADO.

EXCEPT THAT PORTION TAKEN IN RULE, ORDER, JUDGMENT AND DECREE RECORDED JANUARY 25,
1984 IN BOOK 2833 AT PAGE 346.

METES AND BOUNDS DESCRIPTION AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP STAMPED
"COLORADO - ILC T3S R68W S6|S5 S7|S8 2021 PLS 36070", 1' BELOW GRADE, IN RANGE BOX, FROM
WHENCE THE EAST QUARTER CORNER OF SAID SECTION 7, AS MONUMENTED BY A FOUND 2"
ALUMINUM CAP STAMPED "AZTEC T3S R68W 1/4 S7|S8 2018 PLS 38158", 1' BELOW GRADE, IN RANGE
BOX, BEARS S00°10'18"E FOR A DISTANCE OF 2633.02 FEET, SAID LINE FORMING THE BASIS OF
BEARINGS FOR THIS DESCRIPTION;
THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 S89°35'26"W, A
DISTANCE OF 240.13 FEET;
THENCE DEPARTING SAID NORTH LINE, S00°24'34"E, A DISTANCE OF 30.00 FEET TO THE SOUTH
RIGHT-OF-WAY LINE OF WEST 64TH AVENUE, SAID POINT BEING THE POINT OF BEGINNING;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S00°10'18"E, A DISTANCE OF 10.00 FEET;
THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE N89°35'26"E, A DISTANCE OF 150.00
FEET;
THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF PARCEL H
AND PARCEL I AS DESCRIBED IN THE RULE, ORDER, JUDGEMENT AND DECREE AS RECORDED IN
BOOK 2833, PAGE 346, S00°10'18"E, A DISTANCE OF 438.40 FEET;
THENCE DEPARTING SAID WEST LINE OF PARCEL H, S89°35'26"W, A DISTANCE OF 570.05 FEET TO A
POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SAID SECTION 7, AND THE EAST LINE OF ARLINGTON MEADOWS III SUBDIVISION AS
RECORDED AT RECEPTION NO. 1987020716555;
THENCE ALONG SAID WEST LINE N00°10'27"W, A DISTANCE OF 448.40 FEET TO A POINT ON SAID
SOUTH RIGHT-OF-WAY LINE;
THENCE DEPARTING SAID WEST LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE N89°35'26"E, A
DISTANCE OF 420.07 FEET TO THE POINT OF BEGINNING.

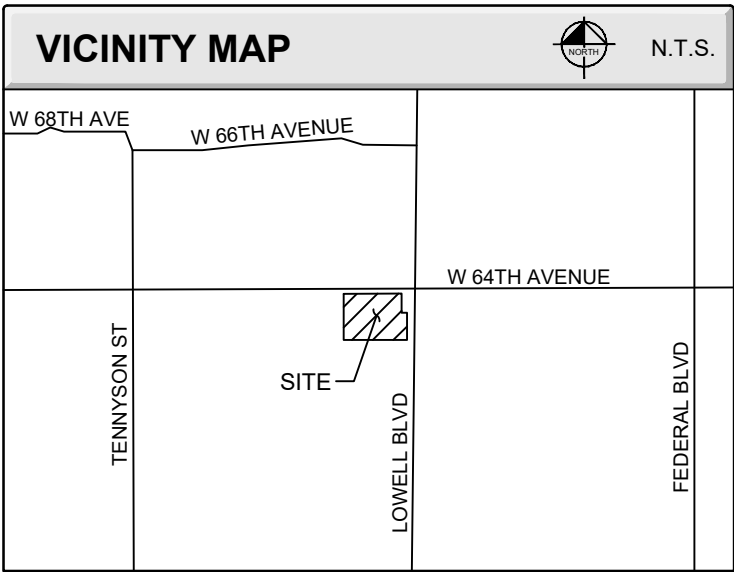
CONTAINING A CALCULATED AREA OF 254,113 SQ. FT. OR 5.834 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT, BLOCK,
TRACT AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF DEVCO
ARVADA 64 SUBDIVISION.

THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE
PUBLIC EASEMENTS (AND TRACTS) AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE
OF ALL PUBLIC EASEMENT 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.

TRACT A IS HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.

EXECUTED THIS _____ DAY OF _____, 202__ A.D.



OWNER: LAURA JEAN DRAPEAU AND BARBARA A IACOVETTA TRUST DATED JUNE 27, 1995

BY: BARBARA A IACOVETTA, TRUSTEE

BY: LAURA JEAN DRAPEAU, TRUSTEE
NAME: _____

TITLE: _____
NOTARIAL: _____
STATE OF _____) SS
COUNTY OF _____)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2023 BY BARBARA A. IACOVETTA AND LAURA JEAN DRAPEAU AS
TRUSTEES OF THE LAURA JEAN DRAPEAU AND BARBARA A. IACOVETTA TRUST DATED JUNE 27, 1995

BY _____ AS _____
(NAME) (TITLE)

OF _____ AN AUTHORIZED SIGNATORY.
(ENTITY)

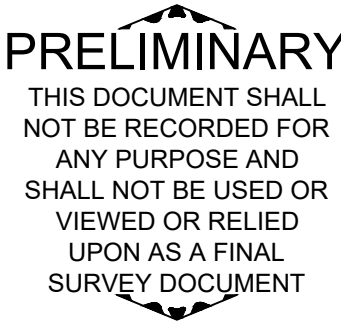
BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____
ADDRESS: _____
CITY, STATE AND ZIP CODE: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE
PREPARATION OF THIS PLAT, IT IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION,
AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A
GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM



NOTES

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 7, BEARING S 00°10'18" E, A DISTANCE OF 2633.02 FEET, AS MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 7 BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "COLORADO - ILC T3S R68W S6|S5 S7|S8 2021 PLS 36070", IN RANGE BOX 1' BELOW GRADE AND AT THE EAST QUARTER CORNER OF SAID SECTION 7 BY A FOUND 2" ALUMINUM CAP, STAMPED "AZTEC T3S R68W 1/4 S7|S8 2018 PLS 38158", IN RANGE BOX 1' BELOW GRADE.
3. 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.
4. TRACT A IS FOR LANDSCAPING WITH MAINTENANCE OF THE SURFACE BEING VESTED IN THE _____ SPECIAL MAINTENANCE DISTRICT.
5. THIS PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COUNTY OF ADAMS, COMMUNITY PANEL NUMBER 08001C0591H, MAP EFFECTIVE DATE MARCH 05, 2007. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.
6. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT. PURSUANT TO C.R.S. 38-52-103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937 / 1200 FEET.
7. THE PLAT WAS PREPARED USING THE TITLE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, FILE NO. NCS-1158562-WA1, EFFECTIVE DATE DECEMBER 9, 2022 AT 5:00 P.M., WHICH PROVIDED CONFIRMATION OF OWNERSHIP AND EASEMENTS AFFECTING THE SUBJECT PROPERTY.

PLANNING COMMISSION APPROVAL
RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY
OF _____ A.D. 202__

CHAIR

BOARD OF COUNTY COMMISSIONERS' APPROVAL
APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF
_____ A.D. 202__

CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM

			<div><h1>Kimley»»Horn</h1><div><div>6200 S. SYRACUSE WAY, #300 GREENWOOD VILLAGE, CO 80111</div><div>Tel. No. (303) 228-2300 www.kimley-horn.com</div></div></div>					
2	9/5/23	REV.						
1	5/15/23	REV.						
No.	DATE	REVISION DESCRIPTION						
			Scale N/A	Drawn by PTM/CRG	Checked by DRW	Date 9/11/2023	Project No. 090071006	Sheet No. 1 OF 3

DEVCO ARVADA 64 SUBDIVISION

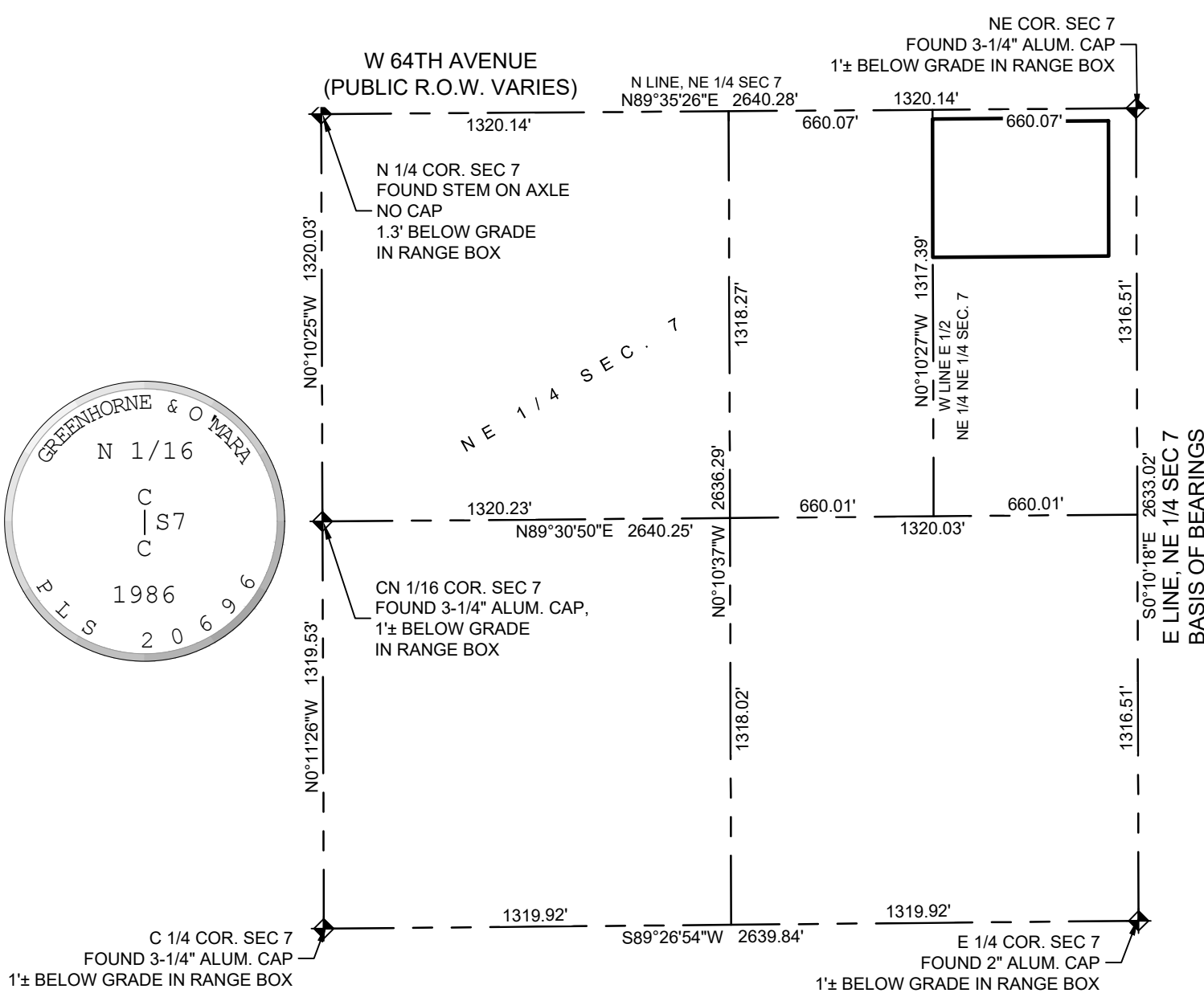
BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 3

LEGEND

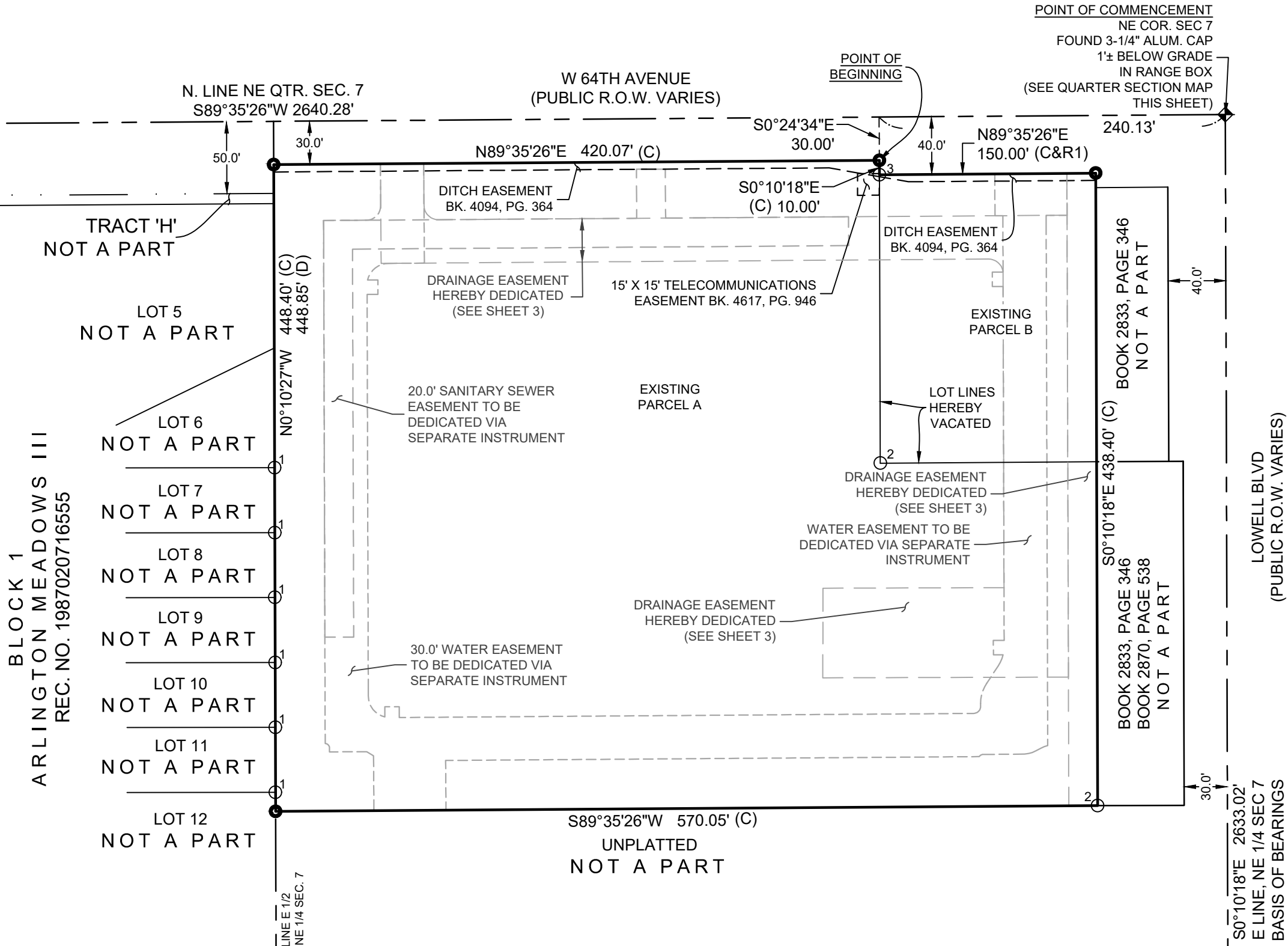
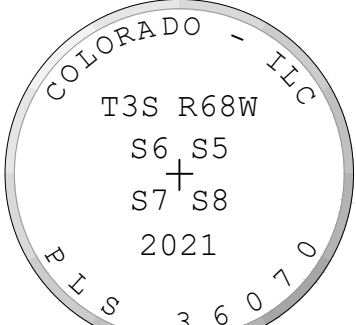
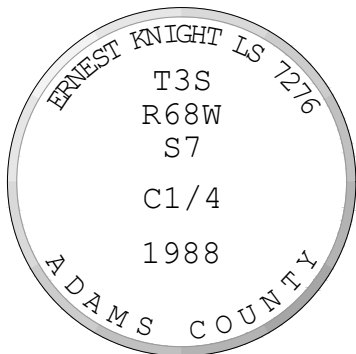
- SECTION CORNER FOUND AS NOTED
- 1 FOUND 1-1/4" YELLOW PLASTIC CAP, STAMPED "LS 16112"
- 2 FOUND #4 REBAR, NO CAP
- 3 FOUND 60D NAIL WITH PINK FLAGGING
- PROPERTY CORNER SET - SET 18" LONG NO. 5 REBAR WITH 1-1/2" ALUM. CAP STAMPED "PLS 38281"
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION
- (D) DIMENSION PER DEED (REC. NO. 2018000072607)
- (R1) RECORD DIMENSION PER PISTERZI COMMERCIAL TRACT REC. NO. 886211
- (R2) RECORD DIMENSION PER RULE, ORDER, JUDGEMENT AND DECREE BK. 2833, PG. 346

LINE TYPE LEGEND

- BOUNDARY LINE
- EASEMENT LINE AS NOTED
- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE



QUARTER SECTION MAP
NE 1/4 SECTION 7
1" = 500'

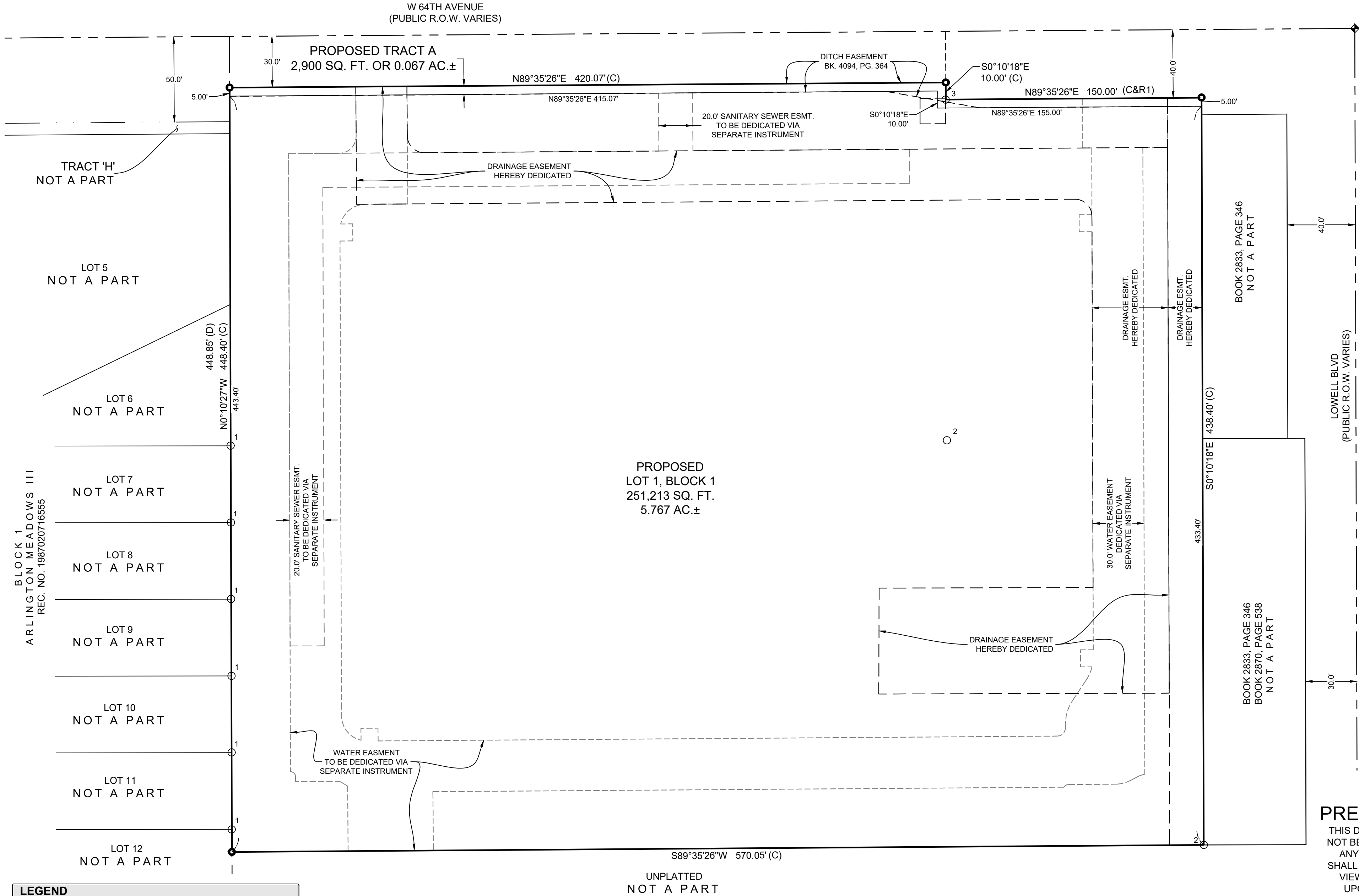
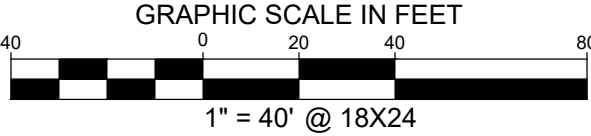
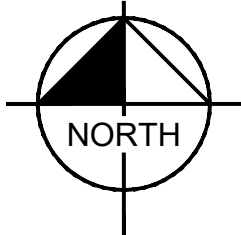


PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

			<div>Kimley»»Horn</div> <div>6200 S. SYRACUSE WAY, #300 GREENWOOD VILLAGE, CO 80111</div> <div>Tel. No. (303) 228-2300 www.kimley-horn.com</div>					
2	9/5/23	REV.						
1	5/15/23	REV.						
No.	DATE	REVISION DESCRIPTION	Scale 1" = 80'	Drawn by PTM/CRG	Checked by DRW	Date 9/11/2023	Project No. 090071006	Sheet No. 2 OF 3

DEVCO ARVADA 64 SUBDIVISION

BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 3



LEGEND

◆

○1

○2

○3

●

(M)

(C)

(D)

(R1)

(R2)

SECTION CORNER FOUND AS NOTED

FOUND 1-1/4" YELLOW PLASTIC CAP, STAMPED "LS 16112"

FOUND #4 REBAR, NO CAP

FOUND 60D NAIL WITH PINK FLAGGING

PROPERTY CORNER SET - SET 18" LONG NO. 5 REBAR WITH 1-1/2" ALUM. CAP STAMPED "PLS 38281"

MEASURED DIMENSION

CALCULATED DIMENSION

DIMENSION PER DEED (REC. NO. 2018000072607)

RECORD DIMENSION PER PISTERZI COMMERCIAL TRACT REC. NO. 886211

RECORD DIMENSION PER RULE, ORDER, JUDGEMENT AND DECREE BK. 2833, PG. 346

LINE TYPE LEGEND

BOUNDARY LINE

EASEMENT LINE AS NOTED

SECTION LINE

RIGHT-OF-WAY LINE

LOT LINE

2	9/5/23	REV.
1	5/15/23	REV.
No.	DATE	REVISION DESCRIPTION

Kimley»Horn

6200 S. SYRACUSE WAY, #300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale
1" = 40'

Drawn by
PTM/CRG

Checked by
DRW

Date
9/11/2023

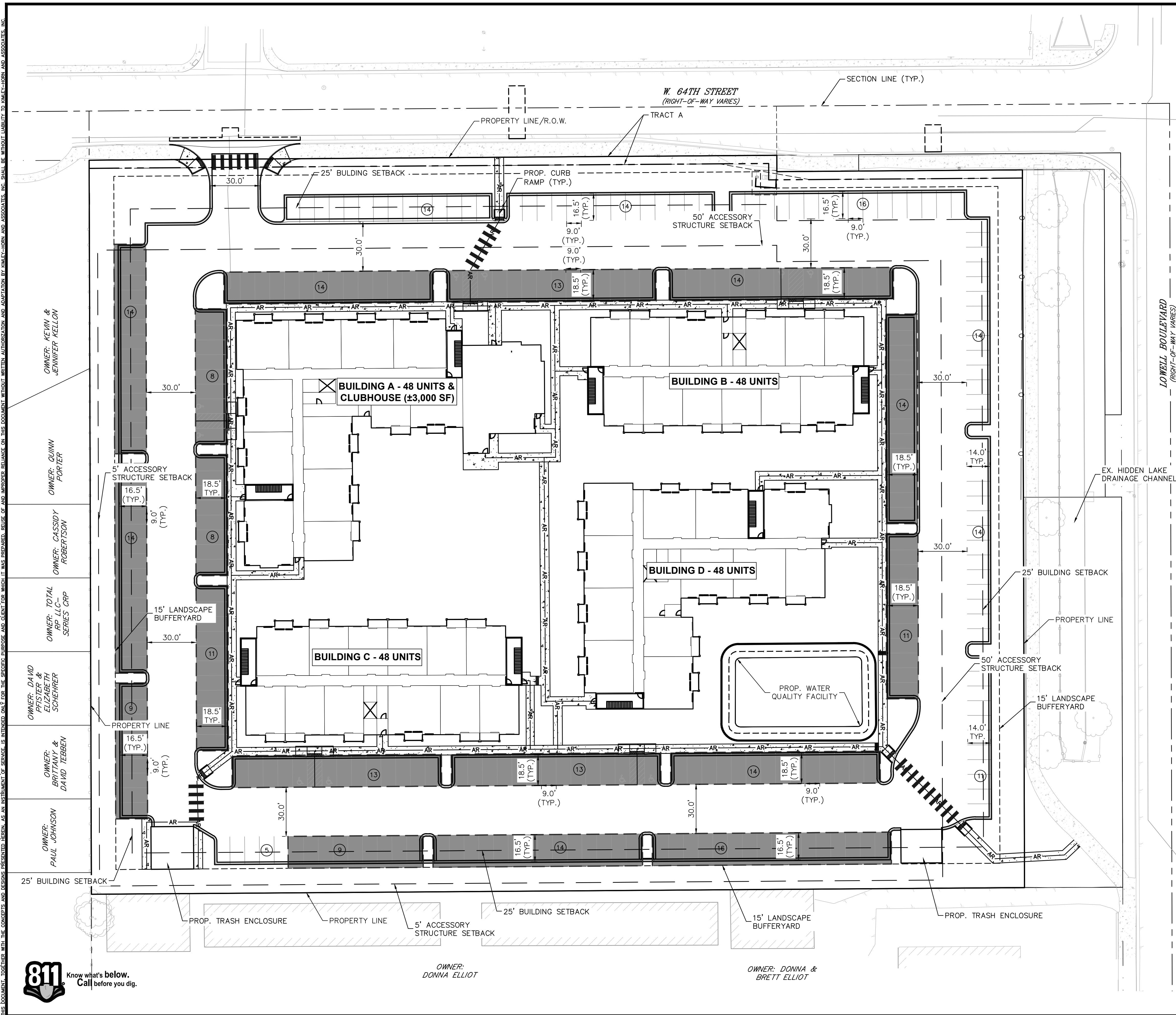
Project No.
090071006

Sheet No.
3 OF 3

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

ATTACHMENT 2

K:\den_civil\090071006_denovo_CADD\PlanSheets_CD\090071006_SP.dwg Duck Mackenzie 9/11/2013 2:00 PM



LEGEND

_____ PROPERTY LINE/R.O.W.
 - - - - - EXISTING EASEMENT
 ===== PROPOSED CURB AND GUTTER
 ===== EXISTING CURB AND GUTTER
 _____ AR _____ AR _____ ACCESSIBLE ROUTE
 _____ PROPOSED SETBACK
 _____ SECTION LINE

⑪ NUMBER OF PARKING SPACES

 PROP. CONCRETE SIDEWALK

 EXISTING CONCRETE SIDEWALK

PROP. CAR PORTS (RE: STRUCTURAL PLANS)

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S Syracuse Way #300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: WFK
DRAWN BY: MLD
CHECKED BY: KPB
DATE: 09/11/2023

DEVCO ARVADA 64
ADAMS COUNTY, COLORADO
OVERALL SITE PLAN
CIVIL CONSTRUCTION PLANS

PROJECT NO.	090071006
-------------	-----------

DRAWING NAME
OVERALL SITE PLAN

C3.0

ATTACHMENT 3