



## Development Team Review Comments

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

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

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

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

- One digital copy of all new materials
  - All digital materials shall be in a single PDF document
  - The single PDF document shall be bookmarked
  - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
  - Electronic copies can be emailed to [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org) as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.



## Re-submittal Form

Case Name/ Number: \_\_\_\_\_

Case Manager: \_\_\_\_\_

### Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: \_\_\_\_\_

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

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

The cover letter must include the following information:

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

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Engineering; Planner; Right-of-Way; Addressing; Building Safety;

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



## Development Review Team Comments

**Date:** 8/22/2023

**Project Number:** RCU2023-00001

**Project Name:** GCSA Event Center Conditional Use Permit Full Barn

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**Commenting Division:** Plan Coordination 3rd Review

**Name of Reviewer:** David DeBoskey

**Date:** 08/22/2023

**Email:**

**Resubmittal Required**

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**Commenting Division:** Environmental Analyst Review 3rd Review

**Name of Reviewer:** Megan Grant

**Date:** 08/18/2023

**Email:**

**Resubmittal Required**

ENV1. What is the purpose of the "water tank" inside the building? Capacity? How will it be filled? Please provide more information. **It was used to provide water source but since there will be a well on the property. The tank will have no more use. After well is put in it will remain. As it would be difficult to remove from the building.**

ENV2. Applicant must meet ACHD requirements and submittals in order to obtain a USE permit and final approval for the septic system. What is the timeframe for your contractor? **Permit has been uploaded.**

ENV3. Please provide communications with CDPHE Drinking Water Section regarding water supply and well requirements. **Please see documents uploaded labeled gmail-water system and assistance summary letter. There are no well requirements other than it be drilled, which it has but pump has not been installed.**

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**Commenting Division:** Planner Review 3rd Review

**Name of Reviewer:** David DeBoskey

**Date:** 08/18/2023

**Email:**

**Resubmittal Required**

PLN1: I see the landscape plan with the revisions. Why does the southern border of the bufferyard not have the required trees along the bufferyard in the designated spaces but has arrows indicating future positioning? Please put tree images where they will be planted. **NDS Response: All the required trees will be provided. These are existing large evergreen trees that will be relocated to satisfy the code requirements. Tree symbols for the transplanted trees have been moved to the location that they will be transplanted to. A dashed circle has been used to designate the original location.**

**Commenting Division:** Development Engineering Review 3rd Review

**Name of Reviewer:** Laurie Clark

**Date:** 08/16/2023

**Email:**

**Resubmittal Required**

ENG1: Engineering Review case EGR2023-00019 is currently in process. **Acknowledged**

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**Commenting Division:** Application Intake 3rd Review

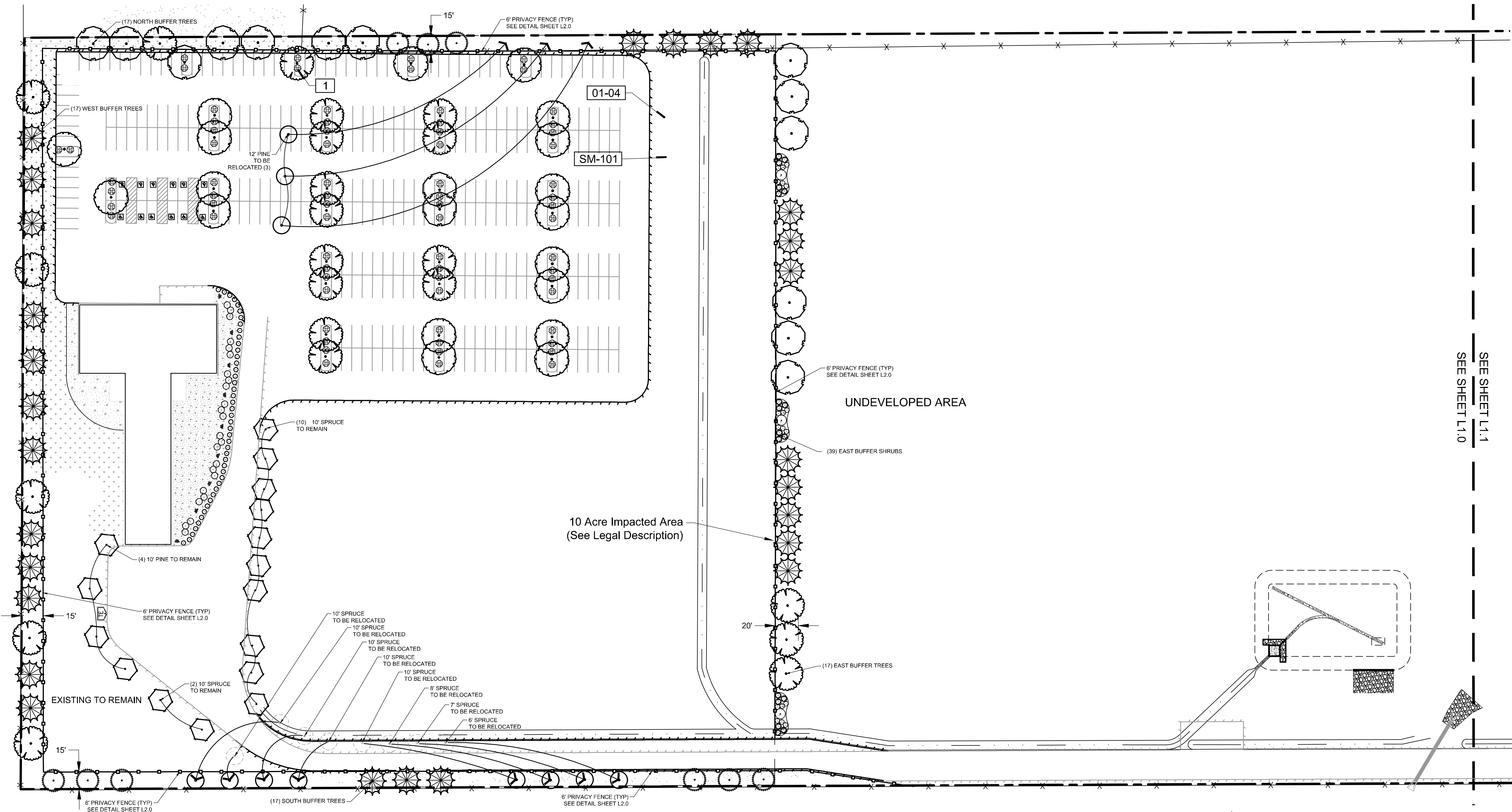
**Name of Reviewer:** Rayleen Swarts

**Date:** 07/31/2023

**Email:**

**Complete**





**LANDSCAPE PLAN**

SCALE: 1" = 50'

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
CS	18		Catalpa speciosa / Northern Catalpa	B & B	2" Cal
CO	22		Celtis occidentalis / Common Hackberry	B & B	2" Cal
GTS	15		Gleditsia triacanthos inermis "Shademaster"™ / Shademaster Locust	B & B	2" Cal
PE	9		Pinus edulis / Pinon Pine	5' B&B	
PP	27		Pinus ponderosa / Ponderosa Pine	6' B&B	
EXR	11		EXISTING TREE TO BE RELOCATED/RELOCATE AS INDICATED. DASHED CIRCLE INDICATES ORIGINAL LOCATION. ARROW POINT INDICATES NEW LOCATION.	EX	
EX-RET	44		TO REMAIN- Protect during construction / EXISTING TREE TO REMAIN	EX	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
BOX	44		Buxus microphylla / Boxwood	5 gal	
EN	18		Ericameria nauseosa / Rubber Rabbitbrush	5 gal	
FM	3		Forestiera neomexicana / New Mexican Privet MULTISTEM	5 gal	
HS	24		Hydrangea paniculata / Panicle Hydrangea	5 gal	
PALS	18		Perovskia atriplicifolia "Little Spire" / Dwarf Russian Sage	5 gal	
RG	70		Rhus aromatica "Gro-Low" / Gro-Low Fragrant Sumac	5 gal	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
PMR	45		Penstemon mexicali "Red Rocks" / Penstemon	4" pot	

**PLANT SCHEDULE**

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
NLS	19,346 SF		LOW GROW NATIVE SEED MIX / PANWEE BUTTES SEED CO LOW GROW NATIVE 5 LBS PER 1000 SQUARE FEET.	SEED
MULCHES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
RM	17,546 SF		ROCK MULCH / RIVER ROCK 1"-2" PER OWNER APPROVAL. PLACE TO A UNIFORM DEPTH OF 3"	MULCH

**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION
[1]	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.
SYMBOL	DESCRIPTION
[01-04]	SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED.
SYMBOL	DESCRIPTION
[32-01]	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.
SYMBOL	DESCRIPTION
[SM-101]	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.

**Low Grow Native Seed Mix**  
 PBSI Native Low Grow Mix  
 Arizona Fescue  
 Sandberg Bluegrass  
 (Rocky Mountain Fescue)  
 (Rate: 5 lbs/1000 sf (PLS))

SEED MAINTENANCE: MOW LOW GROW NATIVE MIX ABOUT 1/2 THE AMOUNT AS SODDED TURFGRASS OR AS NEEDED. HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.  
 DISTURBED AREAS TO BE RESEDED WITH LOW GROW NATIVE MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS

**SITE CATEGORY REQUIREMENTS**

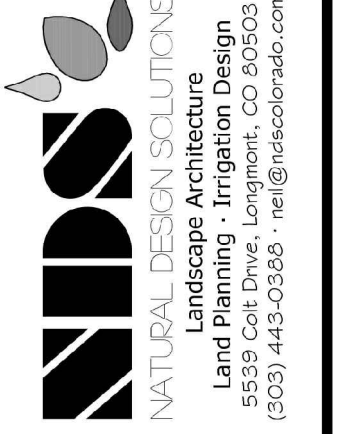
STREET FRONTAGE			
Street Name or Zone Boundary (elev.)	Adjacent Use	Width Provided	Linear Footage
East*	Imboden Rd	N/a - Targeted approach	625
No. of Trees Req / Prov. (1/40 lf)	Shrubs Required / Provided (2/40 lf)		
n/a	n/a		
OVERALL LANDSCAPE			
Net Site Area (SF) (less public R.O.W.)	Landscape Area Required	Landscape Area Provided	
1,737,085 sf	173,708 / 86,854 ROW	173,708+ / 87,715 ROW	
PARKING LOT LANDSCAPE			
Parking Space Provided	No. of Trees Req / Prov.	Parking Area (SF) Required / Provided	Percentage landscape Req. / Provided
343	34 / 34	4095 / 4095+	75% / 75%
BUFFERYARDS - TYPE 'C'			
Street Name or Zone Boundary (elev.)	Linear Footage	Buffer Width	No. of Trees Req / Prov (2/80 lf)
West	659	15'	17 / 17
North	681	15'	17 / 17 (3 existing)
South	661	15'	17 / 17 (8 existing)
East	659	20'	17 / 17

6539 IMBODEN RD  
 ADAMS COUNTY, CO

FINAL LANDSCAPE PLAN

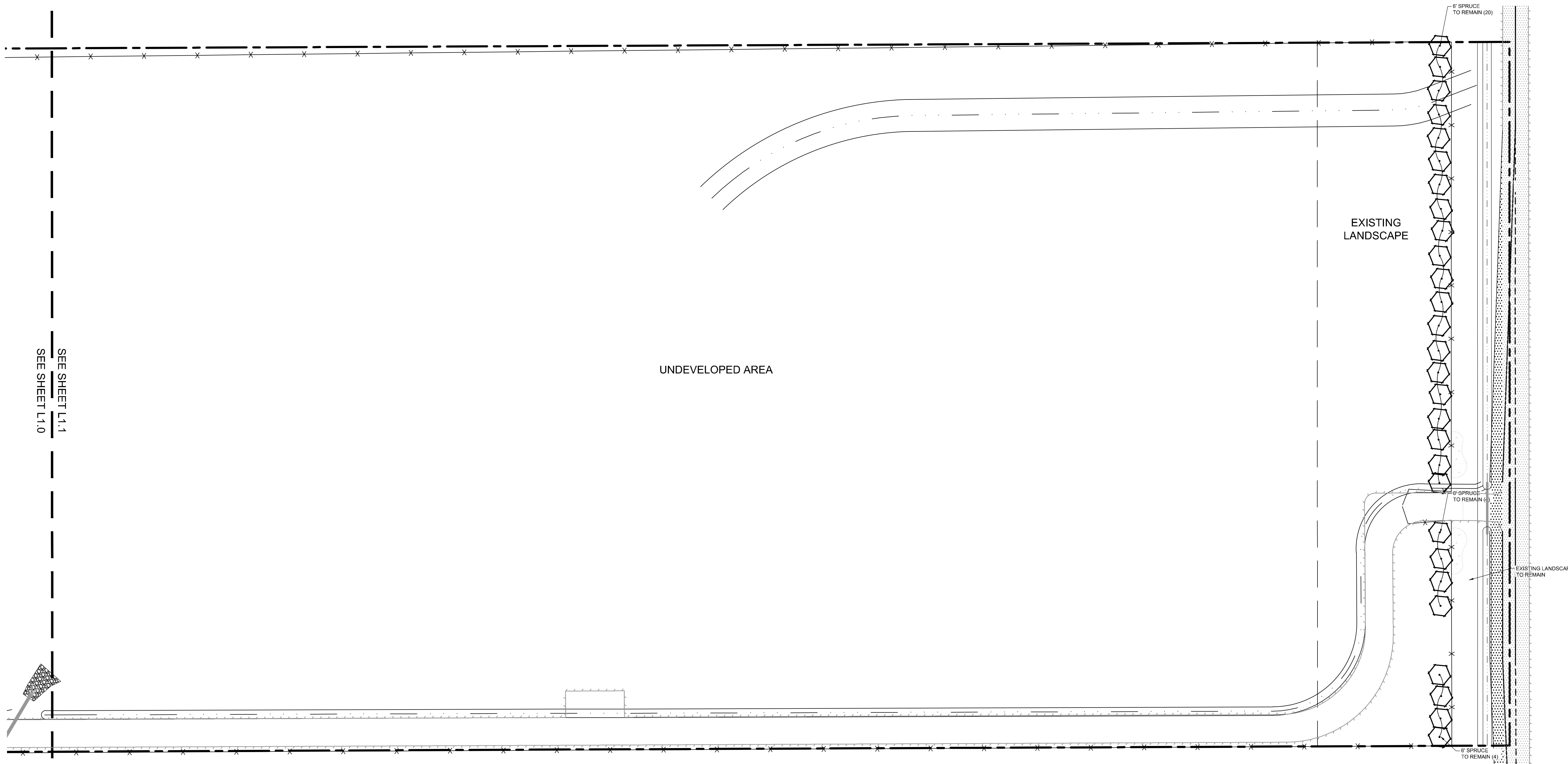
REVISIONS:

City Comment:	02.02.22
City Comment:	05.20.22
City Comment:	05.08.22
Fence Update:	08.15.22
Site Mod:	10.20.22
City Comment:	02.14.23
City Comment:	05.23.23



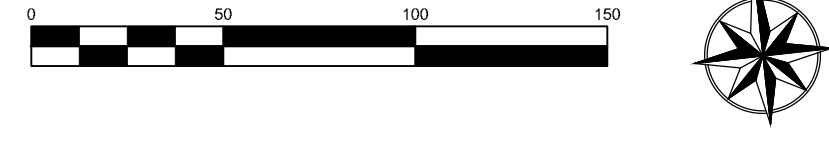
PROJ. NO.:	
DATE:	12.21.21
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	L10





### LANDSCAPE PLAN

SCALE: 1" = 50'



#### PLANT SCHEDULE

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	PE	9	Pinus edulis / Pinon Pine	5' B&B	
	PP	27	Pinus ponderosa / Ponderosa Pine	6' B&B	
	EXR	11	EXISTING TREE TO BE RELOCATED/RELOCATE AS INDICATED DASHED CIRCLE INDICATES ORIGINAL LOCATION. ARROW POINT INDICATES NEW LOCATION	EX	
	EX-RET	44	TO REMAIN- Protect during construction / EXISTING TREE TO REMAIN	EX	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	BOX	44	Buxus microphylla / Boxwood	5 gal	
	EN	18	Ericameria nauseosa / Rubber Rabbitbrush	5 gal	
	FM	3	Forestiera neomexicana / New Mexican Privet MULTISTEM	5 gal	
	HS	24	Hydrangea paniculata / Panicle Hydrangea	5 gal	
	PALS	18	Perovskia atriplicifolia 'Little Spire' / Dwarf Russian Sage	5 gal	
	RG	70	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	PMR	45	Penstemon mexicali 'Red Rocks' / Penstemon	4"pot	

QTY FOR REFERENCE ONLY.  
VERIFY ALL COUNTS PER PLAN

#### PLANT SCHEDULE

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
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SYMBOL	DESCRIPTION
[5M-101]	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.

#### SITE CATEGORY REQUIREMENTS

STREET FRONTAGE			
Street Name or Zone Boundary (elev.) East*	Adjacent Use Imboden Rd	Width Provided N/a - Targeted approach	Linear Footage 625
No. of Trees Req / Prov. (1/40 lf)	Shrubs Required / Provided (2/40 lf)		
n/a	n/a		
OVERALL LANDSCAPE			
Net Site Area (SF) (less public R.O.W.)	Landscape Area Required	Landscape Area Provided	
1,737,085 sf	173,708 / 86,854 ROW	173,708+ / 87,715 ROW	
PARKING LOT LANDSCAPE			
Parking Space Provided	No. of Trees Req / Prov.	Parking Area (SF) Required / Provided	Percentage landscape Req. / Provided
343	34 / 34	4095 / 4095+	75% / 75%
BUFFERYARDS - TYPE 'C'			
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West	659	15'	17 / 17
North	661	15'	17 / 17 (3 existing)
South	661	15'	17 / 17 (8 existing)
East	659	20'	17 / 17
			Fence Provided 632 lf 642 lf 627 lf N/a - Targeted Approach - 39 shrubs

REVISIONS:

City Comment:	02.02.22
City Comment:	05.20.22
City Comment:	05.08.22
Fence Update:	08.15.22
Site Mod:	10.20.22
City Comment:	02.14.23
City Comment:	05.23.23

**NDS**  
NATURAL DESIGN SOLUTIONS  
Landscape Architecture  
Land Planning - Irrigation Design  
309 S. Lincoln Ave., Longmont, CO 80501  
(303) 492-0336 - info@ndsdesign.com



6539 IMBODEN RD  
ADAMS COUNTY, CO

FINAL LANDSCAPE PLAN

PROJ. NO.:	
DATE:	12.21.21
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	L11



# GENERAL NOTES

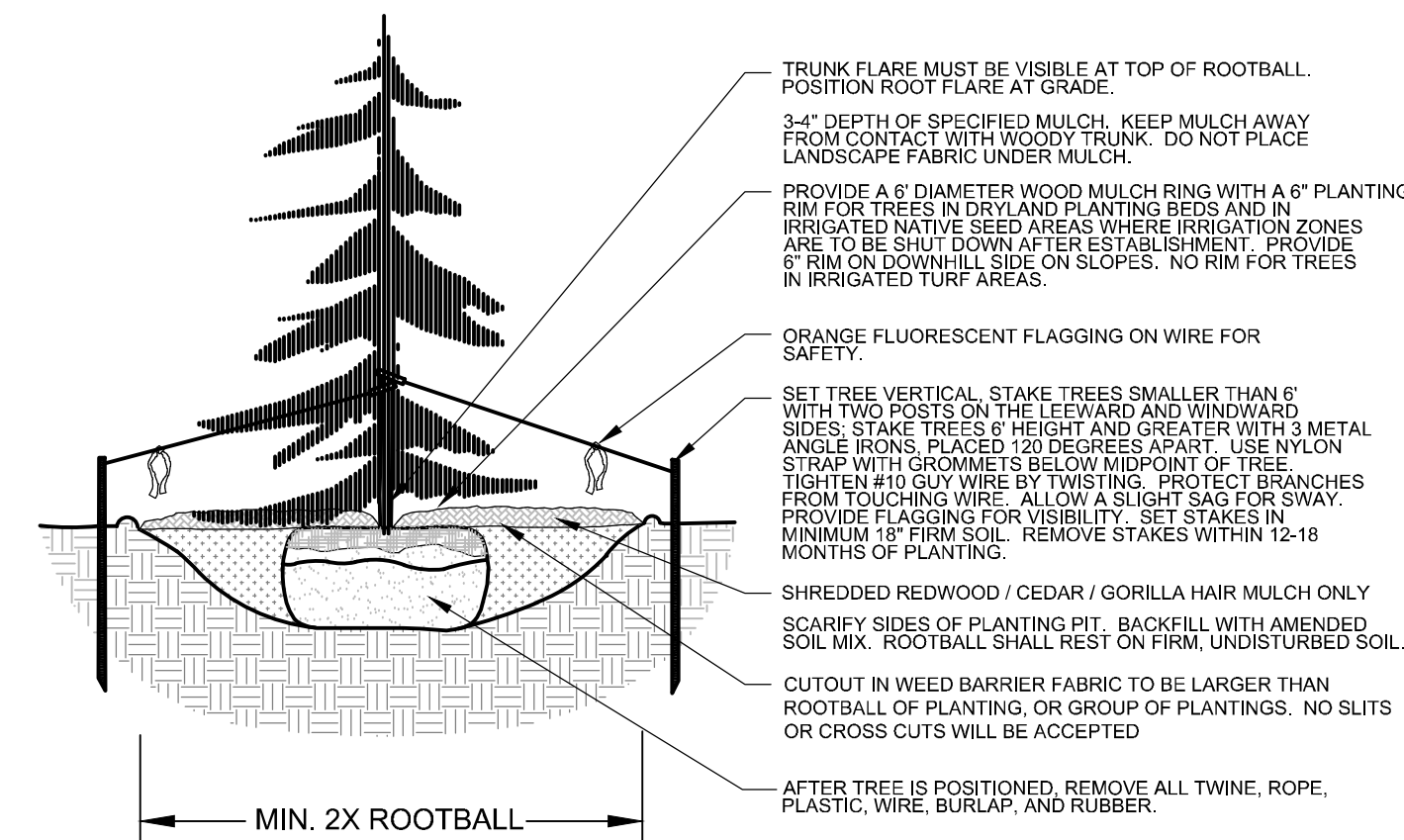
- (Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S, PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
  - CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
  - EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
  - GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
    - 1" BELOW CURB FOR ALL SEEDED AREAS.
    - 2.5" BELOW CURB FOR ALL SODDED AREAS.
    - 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
  - CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
  - AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
  - FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
  - CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
  - MULCHES: ALL PLANTING BEDS THAT CALL FOR WOOD MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.
 

ALL AREAS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH, UNLESS NOTED OTHERWISE.

TREES IN COBBLE/ROCK MULCH, SOD AND SEEDED AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH RING, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH SOD AND SEEDED AREAS TO RECEIVE A WOOD MULCH RING AT 2X DIAMETER OF ROOT BALL, 3" DEPTH. NO FABRIC UNDERLAYMENT TO BE PLACED UNDER ROCK OR WOOD MULCH.
  - CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.
 

REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
  - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
  - DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
  - MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
  - PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
  - ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

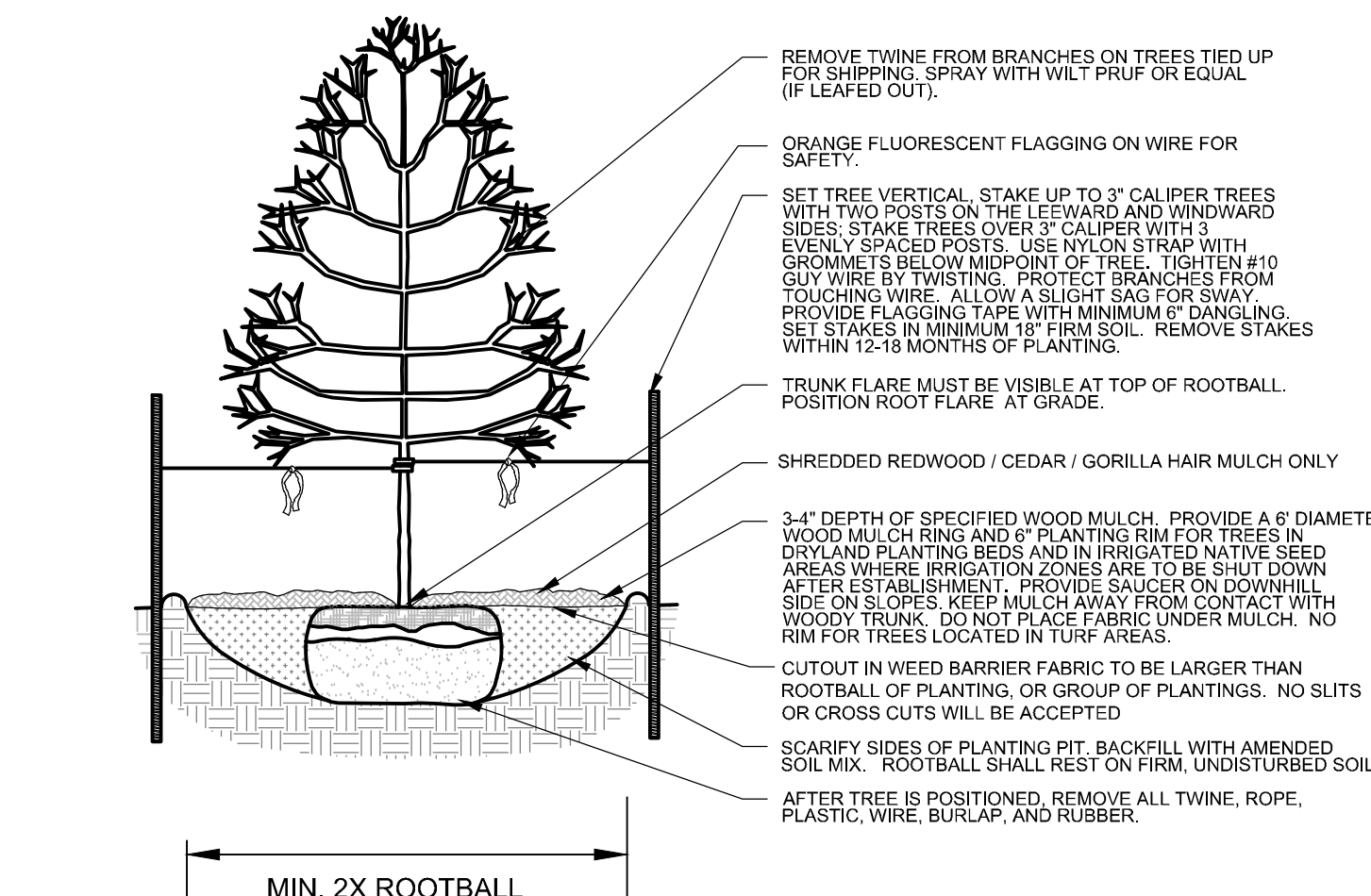


L2.0 EVERGREEN TREE PLANTING DETAIL SECTION NOT TO SCALE

- SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY "SOIL GUARD" BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH). CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
- REMOVE DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
 

ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED ONCE IN MID TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACED AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
- CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.
- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION-1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

- NOTES:
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
  - AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES. AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
  - STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
  - AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
  - WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE. NOT TWINE.
  - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
  - DEEP WATER ALL PLANTS AT TIME OF PLANTING.



L2.0 DECIDUOUS TREE PLANTING DETAIL SECTION NOT TO SCALE

# PLAN NOTES:

- DEVELOPER WILL INSTALL ALL PRIVACY FENCING. TREES AND IRRIGATION IN THE LANDSCAPE BUFFERS. LANDSCAPE BUFFERS WILL BE OWNED AND MAINTAINED BY A COMMON OWNERS ASSOCIATION. FENCING, LANDSCAPING AND IRRIGATION ON THE INDIVIDUAL LOTS WILL BE THE RESPONSIBILITY EACH LAND OWNER AS THE LOTS ARE DEVELOPED.
- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE. THIS INCLUDES DEVIATIONS OF CULTIVARS FROM THOSE PROPOSED. SEE NOTE #11 FOR ID TAG RETENTION REQUIREMENTS.
- CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.
- CONTRACTOR TO PROVIDE RECEIPTS TO LANDSCAPE ARCHITECT FOR ALL SEEDING PROPOSED ON SITE, PRIOR TO INSTALLATION OF SEEDING MATERIALS.
- NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.
- ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.
- SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.
- RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.

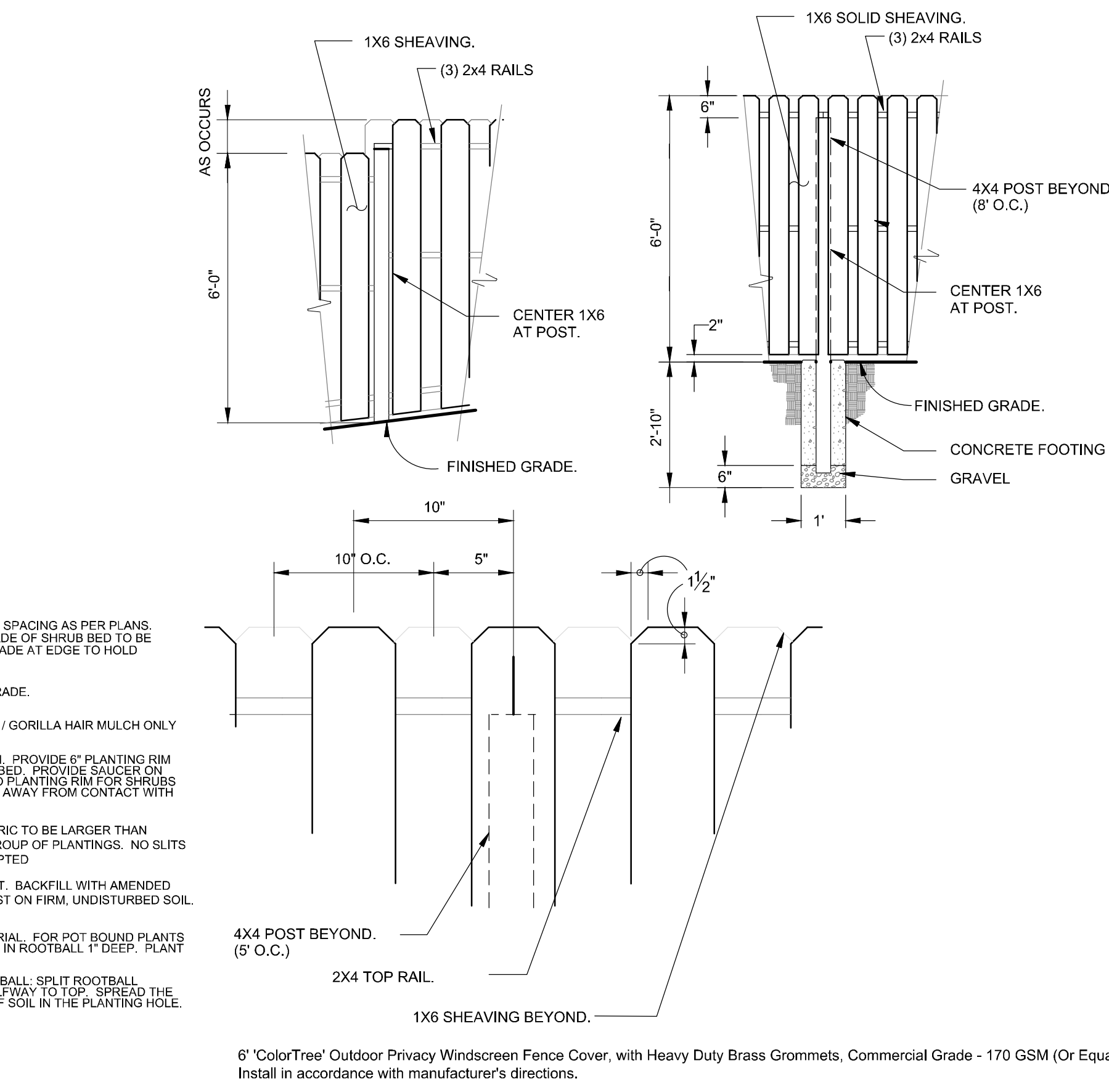
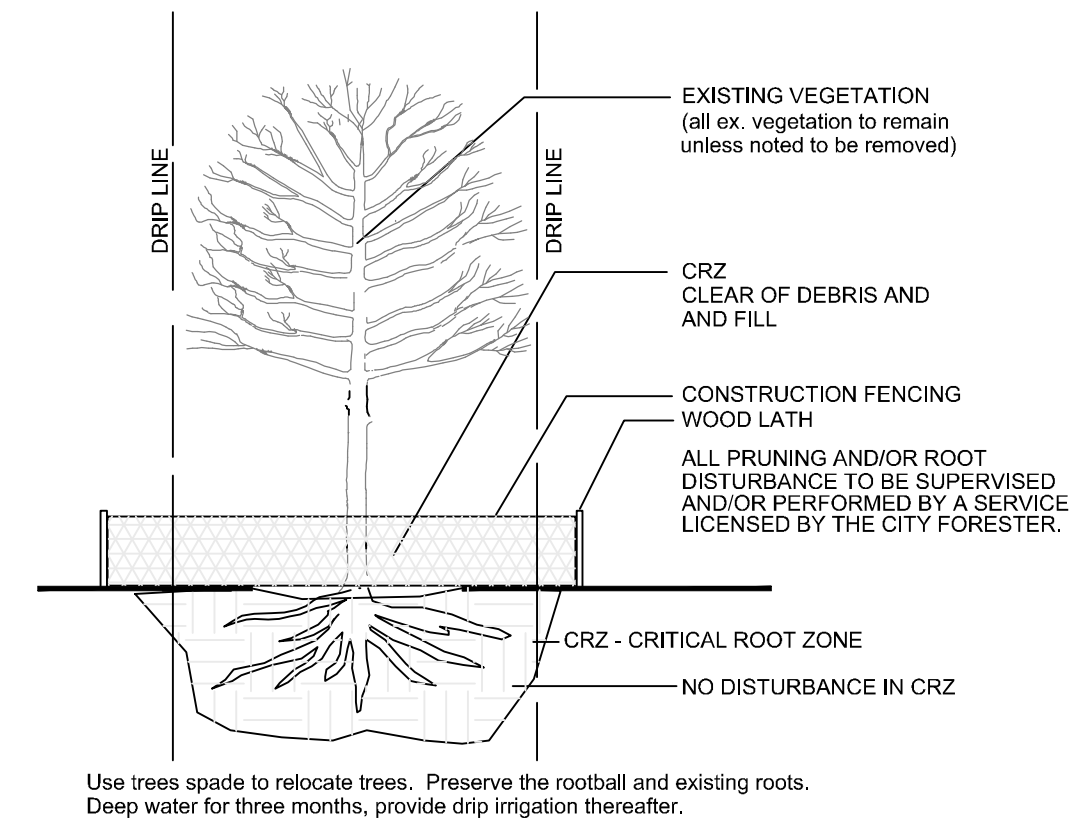
# EXISTING TREE PROTECTION DIRECTIONS:

PROTECTIVE FENCING:  
FOUR FEET HEIGHT PROTECTIVE FENCING IS TO BE INSTALLED AROUND THE EXISTING TREES TO REMAIN PRIOR TO CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO TAKE PRECAUTIONS TO ENSURE THAT EXISTING ROOTS AND LIMBS ARE NOT DAMAGED DURING EXCAVATION ADJACENT TO TREES. FENCING IS TO BE INSTALLED BELOW THE EDGE OF THE CANOPY OF THE EXISTING TREES TO REMAIN. FENCING IS TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATION SYSTEM, ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH TREE. CONTRACTOR IS TO TRENCH 12" AWAY FROM PROTECTIVE FENCING. ANY ROOTS LARGER THAN 2" ARE TO BE SAW CUT. CONTRACTOR IS TO HAND DIG ANY TRENCHES AND SAW CUT ANY INTERFERING ROOTS INSIDE THE PROTECTIVE FENCE AREAS.

WATERING, MULCHING, AND FERTILIZATION:  
PRIOR TO CONSTRUCTION CONTRACTOR IS TO PLACE A 4" DEPTH OF WOOD CHIPS OR MULCH INSIDE THE PROTECTIVE FENCING OF EXISTING TREES TO REMAIN. CONTRACTOR IS TO PROVIDE REGULAR DEEP WATERING TO ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION. DURING CONSTRUCTION A SLOW-RELEASE NITROGEN FERTILIZER IS TO BE APPLIED AROUND THE BASE OF EACH TREE AT A RATE OF 2 LBS. PER 1000 S.F. (USE DRIP LINE OF TREE TO CALCULATE SQUARE FOOTAGE).

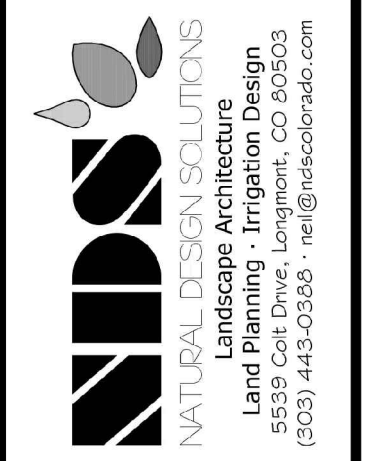
L2.0 EXISTING TREE PROTECTION DETAIL



L2.0 6' SHADOWBOX FENCE DETAIL SECTION NOT TO SCALE

REVISIONS:

City Comment:	02.02.22
City Comment:	05.20.22
City Comment:	06.08.22
City Comment:	08.15.22
Site Mod:	10.20.22
City Comment:	02.14.23
City Comment:	06.23.23



6539 IMBODEN RD  
ADAMS COUNTY, CO  
FINAL LANDSCAPE PLAN DETAILS & NOTES

PROJ. NO.:	12.21.21
DATE:	12.21.21
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	L2.0





## Assistance Summary Letter

System name:	GCSA LLC
CompanyName:	
Identification number	CO0201301
County:	ADAMS
Date assist. began:	2/7/2023
Trainer:	Griffin, Nicholas

### Attendees

Last Name	First Name
Aldana	Maria

### Assistance summary

- Discussed process of design submittal and approval for well and treatment system
- Went over each section of the pre-approved groundwater/treatment basis of design report template
- Filled out the sections of the engineering report that could be completed so far
- Discussed the water quality sampling requirements for the well, and made a plan for follow-up coaching on sampling techniques and setting up accounts with certified laboratory
- Discussed the process for becoming a certified water operator, and the owner's intent on becoming certified.

### System recommended improvements

As a result of this assistance, the system would like to:

- Work on the engineering design application and submit it after well is drilled and all water quality sampling is conducted
- Attain operator ID, take more operator training courses, and study to become certified water operator
- Continue to work with Local Assistance Unit Coach and other WQCD staff in preparing to become an active public water system

Thank you for your time. If you have any further questions or would like additional assistance, please don't hesitate to contact the trainer you worked with or send an email to [cdphe.wqdtraining@state.co.us](mailto:cdphe.wqdtraining@state.co.us).



# Assistance Summary Letter

Thank you for your time. If you have any further questions or would like additional assistance, please don't hesitate to contact the trainer you worked with or send an email to [cdphe.wqdwtraining@state.co.us](mailto:cdphe.wqdwtraining@state.co.us).

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**water sytem**

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**Griffin - CDPHE, Nicholas** <nicholas.griffin@state.co.us>  
To: GCSA LLC <gcsallc1978@gmail.com>  
Cc: tessa.johnson@state.co.us

Wed, Aug 30, 2023 at 3:23 PM

Christina,

The design for your system will have to meet the specifications found in the [Design Criteria for Potable Water Systems](#). One of the first steps you will need is to install a well pump, even if it is a temporary pump, in order to collect the required water quality samples. The analytes required to be tested are listed on page 7 the basis of design report that we started working on when I visited last February. The well driller might be able to help you with the correct sizing of the well pump for your facility based on your expected usage. Here is the basis of design form template (for small systems- includes pre-accepted design specifications and equipment) that we started working on back in February: [https://drive.google.com/file/d/1go\\_E7Rge73wV9lUVtRISUlrTiQcdld9f/view](https://drive.google.com/file/d/1go_E7Rge73wV9lUVtRISUlrTiQcdld9f/view). Note that because your event center would be classified as a transient, noncommunity system, some of the contaminants are recommended but not required to be tested. Nitrate, Nitrite, Total Coliform/E. Coli are absolutely required. I would definitely suggest you test for iron, manganese, T.O.C., and hydrogen sulfide as well, because that will have an effect on chlorine demand and calculating dosing/chlorine pump sizing. You will need at least one sample set analyzed and submitted with that basis of design report. If the levels come back high on some of the analytes, the reviewing engineer may request another sample set be tested during another calendar quarter, but they will generally be able to conditionally approve a design with the initial sample with the completed "basis of design" report. Use that basis of design form I linked above to help you decide what equipment you will install. The pre-accepted designs and diagrams within that template will help you configure your design. You will need some general estimates on flows to be able to select equipment (well pressure/baffle tank, chemical feed system and pumps, etc.) and as mentioned above, water quality data is helpful for this.

I can help you with planning your design and completing the engineering design forms if you can gather some of this information. I don't have much space on my calendar left in the next month to meet in person, but we can communicate over the phone or email. Feel free to give me a call to discuss. I am free between 1:30-4:00pm tomorrow. My normal work hours are between 7am-4pm during the week, and I'll try to get back to you as soon as possible if I don't catch you right away.

Thanks,

Nicholas

[Quoted text hidden]

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**Nicholas Griffin, CWP**  
Drinking Water Coach  
Local Assistance Unit



**COLORADO**  
**Water Quality Control Division**  
Department of Public Health & Environment

p 303.563.9957  
4300 Cherry Creek Drive South, Denver, CO 80246  
[nicholas.griffin@state.co.us](mailto:nicholas.griffin@state.co.us) | [www.colorado.gov/cdphe/wqcd](http://www.colorado.gov/cdphe/wqcd)





## Use Permit For An On-site Waste Water Treatment System

**PROPERTY INFORMATION:**

**Address:** 6539 Imboden Rd  
Watkins CO 80137  
  
**County:** Adams  
  
**APN:** 0181706400006

**Dwelling Type:** Commercial  
**No. of Bedrooms:** 0  
**Water Supply:** Private Well  
  
**Onsite ID:** Commercial Barn/Event

**OWNER INFORMATION: GCSA LLC**

**Address:** 6539 Imboden Rd, Watkins, CO 80137  
  
**Phone:** (303) 435-3021

**PERMIT INFORMATION:OWTS000013164**

**Permit Type:** Use

**Tank 1**

**Tank Capacity Built (Gal):** 1500 Gallons  
**Tank Type:** T-Treatment  
**Tank Material:** P-Poly  
**Tank Baffle:** Tees  
**No of Compartments:** 2  
**Effluent Screen?** No

**Tank 2**

**Tank Capacity Built (Gal):** 1000 Gallons  
**Tank Type:** T-Treatment  
**Tank Material:** P-Poly  
**Tank Baffle:** Tees  
**No of Compartments:** 2  
**Effluent Screen?** No

**Soil Treatment Area Built:**

**Type:** Trench with Chambers  
**Area (Sq ft):**  
**Final Depth (inches):**  
**Chamber Type:** Quick4 Plus Standard  
**No of Chambers:** 200  
**Application Method:** Gravity

**Tank 3**

**Tank Capacity Built (Gal):** 1500 Gallons  
**Tank Type:** T-Treatment  
**Tank Material:** P-Poly  
**Tank Baffle:** Tees  
**No of Compartments:** 2  
**Effluent Screen?** Yes

NOTE: A "Not Specified" comment indicates that either the information was not available or not applicable at the time the permit was issued.

**Associated Professionals**

**Business Name:**

**Name:** ,

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

**Business Name:**

**Name:** ,

OWTS Designer  
**NAWT Certification:**  
**Exp.:**  
**Phone:**  
**Email:**





## Use Permit For An On-site Waste Water Treatment System

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 CO 80137  
  
**County:** Adams  
  
**APN:** 0181706400006

**Dwelling Type:** Commercial  
**No. of Bedrooms:** 0  
**Water Supply:** Private Well  
  
**Onsite ID:** Commercial Barn/Event

**OWNER INFORMATION:** GCSA LLC

**Address:** 6539 Imboden Rd, Watkins, CO 80137  
  
**Phone:** (303) 435-3021

**PERMIT INFORMATION:** OWTS000013164      **Permit Type:** Use

**CONDITIONS FOR USE**

This certifies that the On-Site Wastewater Treatment System (OWTS) was either installed or inspected at the property location and was in conformance with the Adams County Health Department OWTS regulation in effect at the indicated date, and the engineer design (if applicable). This certification for Use allows the owner to use the system until one of the following occurs:

- \* Sale of the property to another owner.
- \* Change of use in the property.
- \* Addition of up to one bedroom.
- \* Addition of a modular unit or mobile home.
- \* Other circumstances as deemed appropriate by Adams County Health Department

Adams County Health Department must be contacted if any of the above occurs.

**MAINTENANCE REQUIREMENTS**

- \* The septic tank must be inspected once every four years and pumped according to the Requirements in the current Adams County Health Department OWTS Regulation.
- \* If the septic or dosing tank is equipped with an effluent filter, the filter must be cleaned at manufacturer recommended intervals or more often.
- \* If the system has alternating beds or is a drip or low pressure pipe system, beds or zones must be rotated annually.
- \* Additional maintenance requirements may apply. Refer to the Adams County Health Department "Your Septic System Guidelines and Records" or engineer's report for specific requirements.

**LIMITATIONS AND DISCLAIMER**

Issuance of a **Use Permit** is subject to the applicable conditions, restrictions and limitation set forth in the OWTS regulations, and is based solely on the conditions observed on the date of inspection(s) and on Department Records at the time of permitting. The issuance of a Use Permit does not constitute a guarantee, warranty or representation by the Department that the system was installed correctly, or that the system will operate properly or will not fail.

Permit Valid From: 09/12/2023

Issued By: Kian McIntosh  
 Issue Date: 09/12/2023





## Use Permit For An On-site Waste Water Treatment System

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**PROPERTY INFORMATION:**

**Address:** 6539 Imboden Rd Watkins  
CO 80137

**County:** Adams

**APN:** 0181706400006

**Dwelling Type:** Commercial

**No. of Bedrooms:** 0

**Water Supply:** Private Well

**Onsite ID:** Commercial Barn/Event

**OWNER INFORMATION:** GCSA LLC

**Address:** 6539 Imboden Rd, Watkins, CO 80137

**Phone:** (303) 435-3021

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**PERMIT INFORMATION:** OWTS000013164

**Permit Type:** Use

**Permit Comments**

The existing portion of the septic system was inspected by an independent third-party inspector on 11/29/2021, and it was found to be functioning properly without deficiencies. An expansion was made to the system, which was inspected and approved by Adams County Health Department under permit #OWTS000014736.

Adams County Health Department (ACHD) has issued this Use Permit based upon the findings documented on the inspection form which was submitted. Please note that the system details on this permit include both the originally existing system components as well as the components added during the expansion of the system.