



Development Team Review Comments

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

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

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

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

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



Re-submittal Form

Case Name/ Number: RCU2023-00033

Case Manager: David DeBoskey

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: 9/8/2023

Project Number: RCU2023-00033

Project Name: Menjivar Delgado Truck Storage

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: David DeBoskey

Date: 09/08/2023

Email:

Resubmittal Required

No Action

PLN1.

This permit is for 3 oversized vehicles, semi-trucks specifically. There shall be no other oversized vehicles on the property allowed within this permit.

Action

PLN2

Why does the parking surface need to be so large given only 3 vehicles?

- The parking surface is only large enough for the semi-trucks to pull in, turn around, and back into the designated spot. All three trucks currently park in an area approximately 35' wide by 65' deep.

PLN3

The applicant can chose to have a carport or an enclosed structure, however, in our position of giving you advice to have a successful application, we would be recommend an enclosed structure to cover the vehicles. Proposed carport does not cover sides of trucks.

- We are researching best affordable options for an enclosed structure. Juan is talking to his bank to determine if he can get a loan for the enclosed structure. We are looking at ~50 x 70 structure, with 17' walls and 21'2" peak.

PLN4

We would recommend that the parking space be a hard surface (asphalt or concrete) to avoid vehicle leaks contaminating the soil.

- It is our understanding an enclosed structure is not required to have a hard surface, but can be gravel, recycled asphalt, etc. Is this correct?

No Action

PLN5

I understand based on the last review that no trucking business is occurring on site, however, just so you are aware: No trucking business is allowed to operate on site of the single family dwelling.

Action

PLN6

The bufferyard along the north and east will need to have at least 15 feet from the property line to any parking surface or structure. This will be fine for the North side it seems, but not for the east. The parking surface/area must start further than the 8 feet illustrated in the site plan.

Bufferyard C requires a fence be built on the inside on the subject site side.

Bufferyard C: 15 foot minimum bufferyard width with 2 trees per 80 linear feet of lot line and 6 foot high sight obscuring fence or wall located on the interior line of the bufferyard.

- Understand. Landscaping and fencing will be completed if an enclosed structure is not the route taken.

PLN7

What kind of trees exist? We recommend all new trees, as it and bushes to be native or water-wise plants

We recommend the southern and eastern sides of the property having more trees to meet the bufferyard standards.

- Existing trees are Russian Olives. Will confer with a landscaping expert to determine best native trees to plant with existing trees.
- Will only add trees if enclosed structure is not the route taken.

PLN8

Site plan shows more detail which is great, thank you. However, please show on site plan how far away the driveway is to the leach field. We can not have the vehicles go over the leach field.

- The driveway created by previous owner that went over the path from the septic tank to the leechfield has been removed. There is no longer a path that you can drive over the leechfield or septic tank areas.

Commenting Division: Planner Review 2nd Review

Name of Reviewer: David DeBoskey

Date: 09/08/2023

Email:

Comment

PLN9

Given that this is a residential neighborhood, we would like you to consider changing the idling time in the morning as we are concerned about the trucks being too loud. Perhaps a structure would help mitigate the noise in the morning?

County Regulations for noise in A-1 (4-16-03) state:

The maximum permissible sound pressure levels of any continuous source of sound are established for a time period within each zone district listed. Sound pressure levels shall be measured at the property line or boundary of a public right-of-way, at a height of at least 4 feet above the immediate surrounding surface, on a sound level meter of standard design and operated on the "A" weighting network.

For A-1 the maximum noise that can be made during 7 am to 10 pm is 80 dBA. The maximum noise that can be made during 10 pm to 7 am is 75 dBA.

- Trucks only idle long enough for the air system to be engaged and the semi ready to be driven.
- Weighing options and costs regarding an enclosed structure vs adding landscaping/fencing. A final decision will be made shortly.

PLN10:

If you are to idle that early in the morning, do you have lights that illuminate the driveway? A lighting plan, showing where the lights will shine would be required.

- There are no lights lining the driveway, nor is there a plan to add lights.

4-16-01 LIGHTING

1. Position of Lighting Facility: Lighting facilities shall be arranged and positioned so no direct light or reflection creates a nuisance or hazard on any adjacent property or right-of-way. Exterior lighting shall be compatible with that of adjacent properties.

2. Consideration of Pilots: No lighting facility shall make it difficult for pilots to distinguish airport lights from others, result in glare in the eyes of the pilots using an aviation facility, impair visibility in the vicinity of an aviation facility or, in any way create a hazard or endanger the landing, take-off, or maneuvering of aircrafts intending to use an aviation facility.

3.Lighting Fixtures: All lighting fixtures shall be located so as to shield direct rays from adjoining properties. Luminaries shall be of a low level, indirect, diffused type and shall not exceed a height of greater than 20 feet above finished grade.

4.Upward Lighting: Upward lighting for architectural, landscape or decorative purposes, shall have at least 90% of the total distribution pattern within the profile of the illuminated structure. Light fixtures used to illuminate flags, statues, or any other object mounted on a pole, pedestal, or platform, shall use a narrow cone beam of light not to extend beyond the illuminated object.

PLN11

Does anyone else drive the vehicles?

- Juan and Kevin, both residents who live on the property, are the only drivers of the semi-trucks.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Arthur Gajdys

Date: 09/08/2023

Email:

Resubmittal Required

--- Unresolved, response required ---

ENG1: A new access is requested. It appears that currently there is no permitted access to the property. An Access Permit will be required. No Building Permits may be released until the Access Permit application is received, and no Certificate of Occupancy (C.O.) and/or Final Inspection (F.I.) will be granted on any proposed improvements until an Access Permit has been issued and access has been inspected and approved.

- Access permit applied for on 9/7/2023 (ACC2023-00115). Approval completed from Brighton Fire. Moving forward with widening driveway and paving apron to be compliant with county codes. Awaiting final approvals before proceeding.

ENG2: Since, E 152nd Ave is classified as a Rural Arterial Road, the driveway throat width cannot exceed twenty feet (20-ft) for single access without Adams County (ADCO) approval. This only applies to the throat width (the part of the driveway where it straightens out after the apron), NOT the driveway apron (the part that curves out and gets wider towards the road). Driveway must be paved with a minimum of four inches (4-in) of asphalt or concrete within the County Right-of-Way. Your Fire District may require a thicker access, so the applicant must contact the " Brighton Fire Protection District " prior to applying for the Access Permit.

- Driveway throat will be 20 feet wide and a 6 inch thick apron will be paved with asphalt. Brighton Fire did not require a thicker apron pad, but due to the weight of the trucks, a 6" pad will be installed.

ENG3: No part of the driveway may be built over the leech field and must adhere to the minimum setbacks from the leech field. Please indicate this on the site plan.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

- Site Plan updated. Previous owners had a driveway that went over the path from the septic tank to the leech field, which has been removed.

ENG4: The applicant appears to be proposing to install over three thousand square feet (3,000-sf) of impervious area on the project site, which exceeds the Storm Drainage Study (DS) thresholds cited in Table 9.1 of Adams County Development Standards and Regulations (ACDSR). The applicant must submit a drainage letter quantifying the total increase in impervious area and requesting exemption from the County’s flood control detention requirements, if applicable. The letter must explain how the proposed structure meets the County’s exemption criteria. See Section 9-01-11 of the ACDSR. Include a grading plan with the submittal to demonstrate that historic drainage will be maintained and there will be no adverse impacts on neighboring properties.

- Working with an expert to complete this request.

ENG5: If the enclosed structure has a flooring material made of an impervious surface, (i.e. gravel, crushed/recycled asphalt, paved asphalt/concrete, etc.) then the above comment (ENG4) will still be required. If the enclosed structure has a flooring material made of the existing terrain (i.e. dirt, grass, etc.) then the above comment (ENG4) MAY not be required. To make a final conclusion we would need to see a plan for the proposed enclosed structure.

- Current plan is to keep the recycled asphalt as the enclosed structure’s flooring material, so will continue to plan to submit drainage letter.

ENG6: The applicant is required to complete a Trip Generation Analysis (TGA), signed and stamped by a Professional Engineer (P.E.) licensed in the State of Colorado. If the vehicle trips per day exceed twenty (20), the applicant will be required to submit a Traffic Impact Study (TIS) and may be responsible for roadway improvements (i.e. curb, gutter and sidewalk).

The TGA must contain the following items:

1. A reference to a specific Land Use Code from the Institute of Traffic Engineers' Trip Generation Manual (TGM). If the proposed use does not have an exact Land Use Code match, then the code referenced should be one that most closely resembles the proposed use.
2. The AM Peak Hour, PM Peak Hour, and Total Daily site-generated traffic counts for the specific Land Use Code used.
3. A written description of the proposed use that provides context and any nuance necessary to most accurately describe the use.

Please refer to Section 8-02 of the Adams County Development Standards and Regulations (ACDSR) for more information regarding the TGA requirements.

- Completed – see attached letter/report from FHU.

--- Resolved, no response required ---

ENG7: Due to the topography and tributary area of this site, and since stormwater historically flows North, a culvert will NOT be required for the access. Applicant will still have to adhere to the other access requirements regarding driveway width, material, thickness and location, but a culvert will NOT be required.

Commenting Division: Environmental Analyst Review 2nd Review

Name of Reviewer: Megan Grant

Date: 09/06/2023

Email:

Resubmittal Required

ENV1. Please provide the extent of site features, distances and setbacks for the septic system on your site plan. For example, please show the extent of the driveway and the leach field so that the following can be determined:

Does the driveway cross the leach field to access the parking area?

What is the distance of the septic to the driveway to reach the parking area?

What is the distance of the leach field to the driveway to reach the parking area??

- *Does the driveway cross the leach field to access the parking area?* No, previous owner had a driveway that did cross over the septic tank path to the leech field. This has been removed and site plan indicates the remaining driveway.
- Site plan has been updated with the distances from driveway to leech field (16 feet) and driveway to septic tank (30 feet).

The following comments apply to the newly proposed garage or covered parking area, which will be done under separate permit application(s):

ENV2. Due to the proximity of the parcel to Denver International Airport (DIA), is is covered by the Airport Height Overlay (AHO), which restricts some building height and certain development. More information can be found in Section 3-32 of the Adams County Development Standards and Regulations.

a) Landowners may be required to install, operate, and maintain, at the owner's expense, such markers and lights which may be necessary to indicate to flyers the presence of a hazard which affects the aviation facility. This marking and lighting requirement may also extend to objects of natural growth (trees, primarily) on site.

b) An FAA aeronautical study may be required to determine if the proposed development could be a hazard to air navigation.

The applicant shall communicate with DIA and the FAA regarding the proposed project.

ENV3. Due to the proximity of the parcels to DIA, it is covered by the Airport Noise Overlay (ANO). All newly established residential uses must incorporate noise level reduction measures sufficient to achieve an interior noise level of 45 dB on the A-weighted scale. Assurance that these measures have been incorporated into the structure is illustrated by submission of noise reduction plans certified by a registered professional engineer at the time of application for a building permit, and implemented prior to issuance of a Certificate of Occupancy.

ENV4. In accordance with the ANO, a signed "Aircraft Activity Covenant with Disclosure" must be filed prior to issuance of a building permit.

- We will adhere to all these requirements if it is determined the enclosed structure is the route Juan takes (weighing options and costs). The building will be installed by professional contractors, who will adhere to all building guidelines and steps.

Commenting Division: ROW Review 2nd Review

Name of Reviewer: David Dittmer

Date: 08/29/2023

Email:

Complete

Pursuant to the Site Plat dated 8-26-2023 and the demolished structures accounted for, I have no further comments.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division:

Name of Reviewer:

Date:

Email:

Application Intake 2nd Review

Brittany Ramirez

08/18/2023

Complete

Commenting Division: Planner Review

Name of Reviewer: David DeBoskey

Date: 07/08/2023

Email:

Resubmittal Required

PLN1: How many semi-trucks do you park/store outdoors on your property?

Do you park other vehicles? How many? What types of vehicles are they?

Are all the vehicles operable? Can you drive them?

PLN2: Site plan needs to be clearer and truer to scale. Show all the buildings/structures on site. Show where the leach field is and show more precisely where the driveway is.

PLN3: What type of parking surface do these vehicles park/store on?

PLN4: Do you operate your business on site? Or do you just park/store vehicles?

PLN5: What time of day do those vehicles get back to your property in the evening after work?

PLN6: How long do the vehicles idle before they are driven?

PLN7: If building permits are to be needed, note that property is in both Airport Height and Airport Noise overlays and would need to meet those standards.

Commenting Division:

Name of Reviewer:

Date:

Email:

PLN8: Xcel Energy requires the applicant apply for an engineering review (encroachment agreement) through their website: https://www.xcelenergy.com/working_with_us/builders/encroachment_requests. The application link and note is attached.

PLN9: To mitigate the visual impacts of having trucks in an agriculturally zoned, residentially used area, please refer to the landscaping bufferyard for guidance on bufferyard landscape design: 4-19-06 (Development Standards & Regulations:<https://adcogov.org/development-standards-regulations>).

Building Safety Review

David DeBoskey

06/30/2023

Complete

BSD1- Building permits would be required for each structure. Engineered plans will be required to obtain permits.

BSD2- Applicant should refer to commercial and industrial submittal requirements. Here is a link for your reference

https://epermits.adcogov.org/sites/default/files/Commercial_Industrial%20Submittal%20Requirements_20_0.pdf

BSD3- Current adopted codes are the 2018 International Building Codes and the 2017 National Electrical Code.

BSD4- Applicant should contact Fire Department for their requirements. This is a separate permit, review, and inspection with your local fire department. Plan review approval from the fire department will be required at time of building permit.

Commenting Division: Development Engineering Review

Name of Reviewer: Arthur Gajdys

Date: 06/30/2023

Email:

Resubmittal Required

--- Resolved, no response required ---

ENG1: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0355H), the project site is NOT located within a regulated 100-yr floodplain. A Floodplain Use Permit is NOT required.

Commenting Division:

Name of Reviewer:

Date:

Email:

ENG2: Property is NOT in Adams County MS4 Stormwater Permit area. A Stormwater Quality (SWQ) Permit is NOT required, but a State Permit COR400000 WILL be required if one (1) acre or more is disturbed. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

ENG3: If the applicant proposes to import greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CY.

ENG4: All improvements to the property must be done outside of Adams County Right-of-Way.

Development Engineering Review
Arthur Gajdys

06/30/2023

Comment

--- Unresolved, response required ---

ENG5: A new access is requested. It appears that currently there is no permitted access to the property. An Access Permit will be required. No Building Permits may be released until the Access Permit application is received, and no Certificate of Occupancy (C.O.) and/or Final Inspection (F.I.) will be granted on any proposed improvements until an Access Permit has been issued and access has been inspected and approved. Driveway throat width cannot exceed thirty feet (30-ft) for single access without Adams County (ADCO) approval. Driveway must be paved with a minimum of four inches (4-in) of asphalt or concrete within the County Right-of-Way. Access must be permitted, inspected and approved by ADCO prior to C.O./F.I. on building. Applicant must call for inspection of access within six (6) months of the access permit issuance. If more time is need, contact the One-Stop Customer Center at (720) 523-6800 to extend the permit. Also, no part of the driveway may be built over the leech field and must adhere to the minimum setbacks from the leech field. Please indicate this on the site plan.

ENG6: The applicant appears to be proposing to install over three thousand square feet (3,000-sf) of impervious area on the project site, which exceeds the Storm Drainage Study (DS) thresholds cited in Table 9.1 of Adams County Development Standards and Regulations (ACDSR). The applicant must submit a drainage letter quantifying the total increase in impervious area and requesting exemption from the County's flood control detention requirements, if applicable. The letter must explain how the proposed structure meets the County's exemption

Commenting Division:

Name of Reviewer:

Date:

Email:

criteria. See Section 9-01-11 of the ACDSR. Include a grading plan with the submittal to demonstrate that historic drainage will be maintained and there will be no adverse impacts on neighboring properties.

ENG7: The applicant is required to complete a Trip Generation Analysis (TGA), signed and stamped by a Professional Engineer (P.E.) licensed in the State of Colorado. If the vehicle trips per day exceed twenty (20), the applicant will be required to submit a Traffic Impact Study (TIS) and may be responsible for roadway improvements (i.e. curb, gutter and sidewalk).

The TGA must contain the following items:

1. A reference to a specific Land Use Code from the Institute of Traffic Engineers' Trip Generation Manual (TGM). If the proposed use does not have an exact Land Use Code match, then the code referenced should be one that most closely resembles the proposed use.
2. The AM Peak Hour, PM Peak Hour, and Total Daily site-generated traffic counts for the specific Land Use Code used.
3. A written description of the proposed use that provides context and any nuance necessary to most accurately describe the use.

Please refer to Section 8-02 of the Adams County Development Standards and Regulations (ACDSR) for more information regarding the TGA requirements.

Environmental Analyst Review
Megan Grant

06/29/2023

Resubmittal Required

ENV1. Due to the proximity of the subject parcel to Denver International Airport (DIA), it is covered by the Airport Height Overlay and Airport Noise Overlay, which restrict some building height and certain development. More information can be found in Sections 3-32 and 3-34 of the Adams County Development Standards and Regulations. This proposed use should not impact or be impacted by either overlay.

The following comments apply to septic system components and setbacks:

ENV2. Adams County Health Department (ACHD) regulates On-Site Wastewater Treatment Systems, also known as septic systems, through the issuance of permits to install, repair, expand, use, or operate a system. The regulation, including setback requirements, can be found at <https://adamscountyhealthdepartment.org/septic-system-and-use-permits>.

Per ACHD Regulation O-22, setback distances from septic tanks and soil treatment areas (also called leach fields) must be maintained for proposed and existing structures.

Commenting Division:

Name of Reviewer:

Date:

Email:

ENV3. Please provide an updated site plan demonstrating location of water well, existing buildings, existing septic system components (including tanks and leach field), and the proposed parking area(s). Please provide linear distances between these items and setbacks.

The following comments apply to trucks:

ENV4. Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Traffic in unpaved areas may contribute to increased fugitive dust emissions. Applicant will be required to implement dust control measures to prevent off-site impacts if truck traffic into and within parcel occurs on non-paved surfaces.

ENV5. If applicant plans to perform truck and equipment maintenance and repair, a description of repair and maintenance operations, locations on site, and handling of fluids, used oil, and material storage is required.

ENV6. Applicant should perform truck and equipment repair and maintenance on a concrete pad.

ENV7. If applicable, all hydraulic fluids, oils, and other pollutant sources used for truck and equipment maintenance and repair should be stored within a covered area and in secondary containment.

ENV8. Applicant should limit engine idling to the maximum extent feasible to mitigate off-site noise and air quality impacts to surrounding properties.

(Refer to CRS Title 42 – Vehicles and Traffic Idling Standard, Article 14 – State Idling Standard, Section 42-14-105. Idling for Colorado law.)

ROW Review

David Dittmer

06/29/2023

Resubmittal Required

ROW1: The Site Plan is missing information:

- a. All structures must be shown and labeled. There are 5 or 6 structures on the property including house, barns and sheds.
- b. The location of the parking area delineated on the site plan
- c. The offset to the leach field and the limits of the leach field (length and width)d. Access to the parking area



September 20, 2023

Mr. Juan Delgado
 Delgado's Trucking LLC
 24141 E. 152nd Avenue
 Brighton, CO 80603

Re: Trip Generation Estimates
 FHU Reference No. 123865-01

Dear Mr. Delgado:

An evaluation of vehicle trip generation has been completed by Felsburg Holt & Ullevig (FHU) related to the use of your property for truck-related business activities. I have reviewed the Adams County requirements for a Trip Generation Analysis (TGA) and the information that follows addresses the required information.

PROJECT LOCATION

It's my understanding that your property is located at 24141 East 152nd Avenue, approximately 0.35 miles to the east of Gun Club Road and about ½ mile to the west of Harvest Road. Access for your property is via a single driveway along the north side of 152nd Avenue. Several private residential lots exist adjacent to your property and a private farm exists across East 152nd Avenue.

TRIP GENERATION

Business Operations

I understand that you operate a material hauling business on your property and that you haul construction materials to/from varying job sites. These materials are typically sand, gravel, earth, rock, or other bulk materials that are hauled in what is referred to as end-dump semi-trailers whereas the materials are deposited at job sites via a "dumping" method.

Trip Generation

It's understood that you own three of these truck types and that there are a total of three drivers including yourself. Your two employees arrive at your property each morning and leave each afternoon at the end of the workday. Truck trips are concentrated during the early morning hours, typically leaving your property from 4:00am-4:30am. Return truck trips can vary, but are typically within the 3:30pm to 4:30pm timeframe. Inbound and outbound truck trips do not occur at other times of the day. Between their arrival and departure times, these trucks make business trips delivering materials at various job site locations. Considering this operation, the truck trips associated with your business are included in **Table I**.

Table I. Menjivar Delgado Truck Storage Trip Generation

Land Use	Unit	Daily Trips	AM Trips			PM Trips		
			In	Out	Total	In	Out	Total
Truck Activity	Vehicle	6	0	3	3	3	0	3
Employee Activity		4	2	0	2	0	2	2
TOTALS		10	2	3	5	3	2	5

As can be seen in this table, the number of vehicle-trips on a daily basis or during the morning and afternoon activity hours is quite low, being 10 or less trips for either category.

September 20, 2023

Mr. Juan Delgado

Page 2

TRIP DISTRIBUTION

During our conversation, you indicated that almost all of the inbound and outbound vehicle-trips are oriented to/from the west, with likely destinations along I-76. Minimal truck trips occur to/from the east of your property.

PROJECT ANALYSIS

Reference is made in the County's TGA criteria that only a TGA is required if the number of vehicle trips per day is 20 or less. The information contained in **Table I** confirms the level of trips as less than 20 and, therefore, no additional analyses are required.

SUMMARY

The estimates of vehicle-trips result in very low inbound and outbound activity related to your business. Given this level of vehicular activity, the Adams County criteria for only a TGA is required. Your project generates very low trips to/from your property and they are typically outside of normal commuter traffic in the morning and afternoon hours.

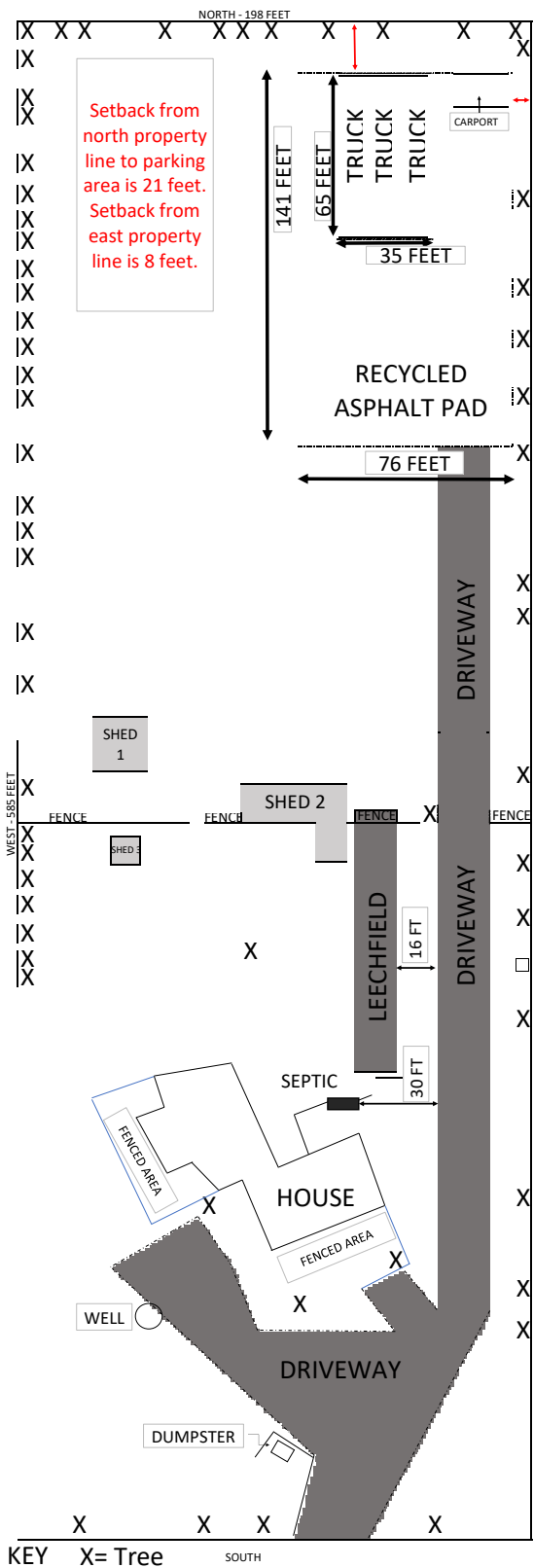
I hope the information contained in this letter supports you during your approval process with Adams County. Please do not hesitate to contact me at 720-200-8951 or at rich.follmer@fhueng.com if you need further assistance.

Respectfully,

FELSBURG HOLT & ULLEVIG



Richard R. Follmer, PE, PTOE
Associate



Sq ft for structures:
 House: 2223 sq ft
 Shed 1: 400 sq ft
 Shed 2: 780 sq ft
 Shed 3: 100 sq ft
 Total allotted: 9147 sq ft
 Total used: 3503 sq ft

KEY X= Tree