

Referral Agency**Referral Agency Comments****Applicant's Response**

ARAPAHOE COUNTY PUBLIC HEALTH	ACPH has no objection to the property being served by an OWTS provided that the system is permitted, inspected, and operated in accordance with ACPH's current OWTS Regulation. Based on the applicant's description, a permit for the installation and final approval of the OWTS is required.	Acknowledged.
ARAPAHOE COUNTY LONG RANGE PLANNING	The Long-Range section has no objection to the proposed density given that the RR-B zoning is in place. We recognize that the proposed density of .32 du/ac is less than the minimum identified in the Urban Residential/Single Family Detached and Attached land use category, but since the zoning is already in place, we will not object to the proposed subdivision.	Acknowledged.
ARAPAHOE COUNTY/SHERIFF	No comments.	Acknowledged.
ARAPAHOE PARK AND RECREATION DISTRICT	No comments.	Acknowledged.
CHERRY CREEK BASIN WATER QUALITY AUTHORITY	The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Arapahoe County that the proposed development plans for PF23-002, Forest Rim Estates Subdivision Filing No. 2 – Final Plat have been or will be reviewed by Arapahoe County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Arapahoe County's review and ultimate determination that the proposed development plans comply with Regulation 72.	Acknowledged.
CHERRY CREEK SCHOOL DISTRICT 5-REFERRALS	Using the Arapahoe County Land Development Code, the land dedication calculation for the school district would be an appropriate cash-in-lieu fee equivalent to 0.201500 acres. In this instance, the district believes that the Assumed Value Method that is commonly used to determine cash-in-lieu requirements will result in an amount that is far less than the actual fair market value of this property. In order to fairly evaluate the cash-in-lieu fee, the district's intent is to utilize the Appraisal Method to determine the fair market value as outlined in the Arapahoe County Land Development Code 14-	Acknowledged.

Referral Agency

Referral Agency Comments

Applicant's Response

	<p>111.05.02 B.1. Based on adjacent properties located directly across the street on Kettle Ave (25639, 25424 & 25343 East Kettle Avenue), the value applied in this instance is \$158,000 per acre and the cash-in-lieu value would be \$31,837.00.</p>	
<p>COLORADO PARKS AND WILDLIFE/1ST POINT OF CONTACT</p>	<p>If prairie dog towns are present within the site, CPW recommends that a burrowing owl survey be conducted. Therefore, if any earth moving will occur between March 15 and August 31 a burrowing owl survey should be conducted.</p> <p>CPW recommends that an active weed management plan be implemented in accordance with Arapahoe County standards to control and eliminate the spread of any noxious weeds in and around the site.</p> <p>Regarding nesting raptors, if the start of construction occurs during the raptor nesting season, CPW recommends that Forest Rim Estates Subdivision conduct nesting raptor surveys prior to the start of construction to identify active nests within 0.25 miles of the project workspace. In the event that an active raptor nest is discovered at the time of construction, Forest Rim Estates Subdivision shall notify CPW and identify appropriate measures in order to minimize impacts.</p> <p>Large mammals such as mule deer and white-tailed deer may frequently pass through or may commonly be found throughout the area. If fencing of the site it should allow fawns to pass through the fencing below while allowing adult deer to freely jump over. CPW recommends that there be no sharp vertical points such as is commonly found on wrought iron fencing which can and often does fatally catch deer while jumping over. Wrought iron fencing should only have one horizontal bar along the very top and not two horizontal bars in close proximity which frequently catch jumping deer most often by the hind legs. Any wire fencing should be set at a maximum height of 42 inches with the top wire being smooth rather than barbed (please refer to page 7 of Fencing with</p>	<p>Acknowledged.</p>

Referral Agency

Referral Agency Comments

Applicant's Response

	<p>Wildlife in Mind). Whichever option the proponent chooses, CPW recommends that the top of the fence be highly visible - either by using a top horizontal rail, high-visibility wire, PVC cover, or flagging (refer to page 29) and without vertical bars or impalements. Top wires should be spaced at least 12 inches apart (refer to page 9), as wires can get wrapped up in the hind legs of a jumping deer. The top of any posts should not have a design which could allow the impalement of deer trying to cross it (refer to page 31). https://cpw.state.co.us/Documents/LandWater/PrivateLandPrograms/FencingWithWildlifeInMind.pdf</p>	
COLORADO GEOLOGIC SURVEY	<p>No unusual geologic hazards or geotechnical constraints are known or suspected to be present that would preclude approval of the proposed residential density. However, we have advisory comments and recommendations: Drainage setbacks. Several incised drainages traverse the site. Drainages, even after they have been filled in, tend to remain conduits for subsurface water flow. Erosion, slumping, and local failure of slopes associated with drainages can cause damage to yards and structures. I am concerned about the incised drainages and shallow slope instability (slumping) within proposed lots 7, 10, and 13 as clearly shown on Sheet C4.0 of the CDs, Overall Grading Plan (Craft Civil Design, July 31, 2023). To reduce the risk of wet basements and overactive sump pumps, and potential damage due to erosion and shallow slope failures along and above drainages within proposed lots 7, 10, and 13, CGS recommends either: 1) lot reconfiguration to provide lot boundary setbacks of at least 20 feet from the crests of slopes above drainages, 2) non-buildable setbacks of at least 20 feet from the crests of slopes above drainages, or 3) delineation of building envelopes that specifically exclude drainages and the recommended 20 ft. setback.</p>	<p>The Grading Plan will be reviewed again to see if these issues can be mitigated even further. These comments will be fully addressed at the time of Construction Documents.</p>
SOUTH METRO FIRE RESCUE	<p>South Metro Fire Rescue (SMFR) has reviewed the project and has conditionally approved the plans based on the</p>	<p>Acknowledged.</p>

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	<p>following comments that must be resolved prior to the issuance of any permits. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.</p> <p>COMMENTS:</p> <ol style="list-style-type: none"> 1. A cistern serving this plat shall be provided. Such cistern shall have its own plot and become the property of the HOA to maintain. 2. All residential structures shall be protected with a residential NFPA13D sprinkler system. 3. Individual lot access shall be approved on a case-by-case basis and shall meet a minimum slope of 6% unless otherwise approved. 	
MILE HIGH FLOOD DISTRICT	We appreciate the opportunity to review this proposal and have no comment, as this project does not include any major drainage features. We do not need to receive any future submittals on this project unless this changes.	Acknowledged.
DIVISION OF WATER RESOURCES- STATE ENGINEER/GROUNDWATER	Pursuant to Section 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office offers the opinion that the proposed water supply is expected to be adequate and can be provided without causing material injury to existing water rights. Our opinion that the water supply is adequate is based on our determination that the amount of water required annually to serve the subdivision is physically available, based on current conditions. Our opinion that the water supply can be provided without causing injury is based on our determination that the amount of water that is legally available to the subdivision on an annual basis for the proposed uses, according to the statutory allocation approach, is greater than the annual amount of water required to supply the demands of the proposed subdivision.	Acknowledged.
CHERRY CREEK SCHOOL DISTRICT 5-REFERRALS	Using the Arapahoe County Land Development Code, the land dedication calculation for the school district would be an appropriate cash-in-lieu fee equivalent to 0.201500 acres. In	

Referral Agency

Referral Agency Comments

Applicant's Response

	<p>this instance, the district believes that the Assumed Value Method that is commonly used to determine cash-in-lieu requirements will result in an amount that is far less than the actual fair market value of this property. To fairly evaluate the cash-in-lieu fee, the district's intent is to utilize the Appraisal Method to determine the fair market value as outlined in the Arapahoe County Land Development Code 14-111.05.02 B.1. Based on adjacent properties located directly across the street on Kettle Ave (25639, 25424 & 25343 East Kettle Avenue), the value applied in this instance is \$158,000 per acre and the cash-in-lieu value would be \$31,837.00.</p>	
RTD	No comments.	Acknowledged.
XCEL ENERGY	<p>Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the Final Plat for Forest Rim Estates Subdivision Filing No. 2. Please be aware PSCo owns and operates existing natural gas distribution facilities along south property line. For these single-family residential lots and to ensure that adequate utility easements are available within this development and per state statutes, Public Service Company requests that ten-foot (10') wide dry utility easements are hereby dedicated on private property adjacent to each front lot line of each lot. In addition, ten-foot (10') wide dry utility easements are hereby dedicated around the perimeter of all tracts, parcels and/or open space areas.</p> <p>PSCo requires all utility easements to be labeled with the width, specifically the front lot easements. The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.</p>	Acknowledged.

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	Additional easements may need to be acquired by separate document. The Designer must contact the appropriate Right-of-Way Agent.	
ALLRED SUBDIVISION HOA	See staff report.	

Staff sent referrals to the following agencies and did not receive a response:

- COLORADO PARKS AND WILDLIFE /NON-PRIMARY REFERRAL
- LUMEN (CENTURYLINK)
- AURORA PLANNING
- WEST ARAPAHOE CONSERVATION DISTRICT
- COUNTRY VILLAGE HOA