

ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
January 18, 2022
6:30 P.M.

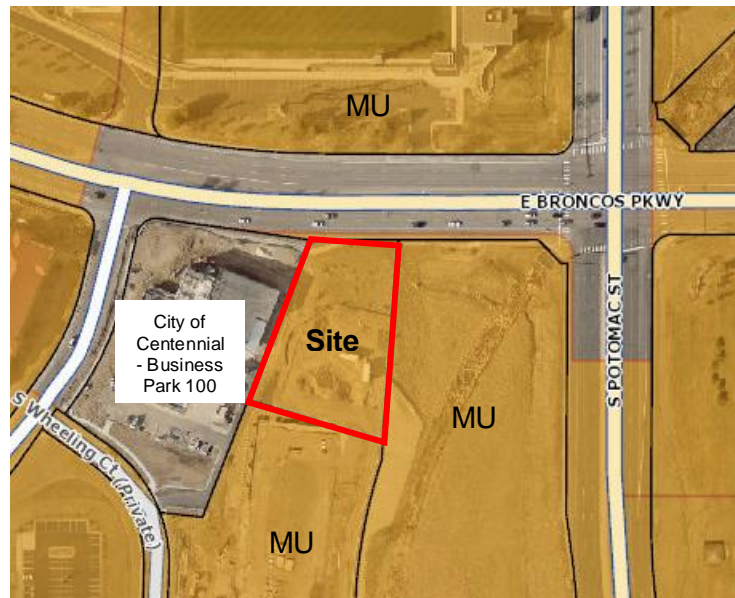
SUBJECT: SDP21-003 – CASTLE BRAE FLEX SPECIFIC DEVELOPMENT PLAN

MOLLY ORKILD-LARSON, SENIOR PLANNER

JANUARY 7, 2022

LOCATION:

The proposed project is located at the southwest corner of E. Broncos Parkway and S. Potomac Street. The parcel is situated in Commissioner District No. 2 and zoned Mixed Use (MU).



Vicinity and Zoning Map

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

North: Denver Broncos Football Club and UC Training Center, zoned MU

East: Regional detention pond, zoned MU

South: Commercial – private tennis facility, zoned MU

West: Commercial, zoned

PROPOSAL:

The Castle Brae Development, LLC, applicant and owner, is requesting approval of the Castle Brae Flex Specific Development Plan (SDP). This application proposes a 10,080

square foot building on Lot 2, Block 1 of the Dove Valley Business Park Subdivision, Filing No. 25. The building is to have two tenants with each unit containing approximately 5,000 square feet. The building is to be used for office and warehouse space.

RECOMMENDATION:

Staff recommends the application be approved based on the findings and subject to the conditions of approval outlined herein.

I. BACKGROUND

On October 11, 2000 the BOCC approved the Dove Valley Commerce Center Preliminary Development Plan, Z00-007 (PDP). Under this plan the subject property is located in “Area B” which allows Office/Showroom/Warehousing and Professional Offices as a permitted use. The applicant’s proposal of office and warehousing complies with the PDP.

II. DISCUSSION

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) review of pertinent zoning regulations; and 3) analysis of referral comments.

1. The Comprehensive Plan

The Comprehensive Plan designation for this area is Employment. The proposed use complies with the Employment Land Use category by providing employment to staff at this building.

This application complies with the following Goals, Policies and Strategies of the Comprehensive Plan as follows:

GOAL GM 1 – Ensure a Compact Land Development Pattern

Policy GM 1.1 – Direct Growth to the Urban Area.

The proposed development is in the Urban Growth Area.

Strategy GM 1.1(c) – Allow Urban Development within the Designated Growth Areas Only When All Urban Services and Infrastructure Can Be Provided.

The proposed development will be located in close proximity to existing services in the area.

Policy GM 1.2 – Encourage Infill Development and Redevelopment.

The proposed application is located in a designated growth area and is considered “infill” development.

GOAL PSF 2 – Integrate Water and Land Use Planning

Policy PFS 2.1 – Require Adequate Water Availability for Proposed Development.

The proposed development is served by an established water and sanitation district.

Strategy PFS 5.1(e) – Restrict Development in the 100-year Floodplain
County regulations restrict development in the 100-year floodplain in order to preserve the flood carrying capacity of the stream and to preserve natural areas and wildlife habitat.

The proposed development is not within the 100-year floodplain.

Policy PFS 6.1 – Continue Collaboration with Utility Companies in the Development Review Process.

The utility providers received referrals during the review process and provided comments as they determined necessary.

2. Land Development Code (LDC) Review

Chapter 5-3.3, Planned Unit Development (PUD) of the LDC, provides approval criteria for all PUD applications. In addition to those criteria, a PUD rezoning (GDP or SDP) also must meet all the applicable criteria in Sections 5-3.3.F.1 and 5-3.3.F.3.

5-3.3.F.1

A. It generally conforms to the Arapahoe County Comprehensive Plan.

As noted in the previous section, the proposed development conforms to the Arapahoe County Comprehensive Plan by proposing development in the designated growth area which contains existing roads and utilities. The proposed land uses are also consistent with the PDP.

B. It complies with the standards for conventional rezoning pursuant to Section 5-3.2.B (each subsection is discussed in more detail below):

5-3.2.B.1

Recognize the limitations of existing and planned infrastructure, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

The proposed infrastructure is adequate to support the proposed use. The subject property will be accessed through a private drive that connects to S. Wheeling Court. The site to be served by Arapahoe County Water and Wastewater Authority for water and sanitary sewer service.

5-3.2.B.2

Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

Per the PDP, the property is designated for office and warehousing and is adjacent to similar land uses.

5-3.2.B.3

Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, park, and libraries.

The proposal can be served by existing public services. The fire district has reviewed and approved this application.

5-3.2.B.4

Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another.

The development will provide employment opportunities.

5-3.2.B.5

Ensure that public health and safety is adequately protected against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

The proposal adequately protects against natural and man-made hazards as demonstrated by referral agency responses.

5-3.2.B.6

Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking and thoroughfare connections are all factors to be examined when determining the accessibility of a site.

Vehicular access will be provided by private drive and pedestrian access by an internal pathway that connects to the sidewalk along E. Broncos Parkway.

5-3.2.B.7

Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types, and other relevant topographical elements.

No significant physiographic features exist on or adjacent to the site.

5-3.2.B.8

Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.

The approved PDP requires a minimum of 20% open space (landscaped areas, setbacks, and buffers) on each lot. This application proposes 25% open space.

Impacts to mountain views will be similar to those created by any of the wide variety of structures existing in the area.

5-3.2.B.9

Enhance the useable open spaces in Arapahoe County, and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.

When the lot is developed, a minimum 20% open space will be required as per the PDP. With 25% proposed open space, this application exceeds this requirement.

5-3.2.B.10

Ensure the application complies with the requirements of this Resolution and the Arapahoe County Comprehensive Plan.

As discussed in the Comprehensive Plan section, the proposed development complies with the Comprehensive Plan by proposing a development within designated growth area that is accessible by existing roads, can tie into surrounding utilities and complies with the PDP's land use designation.

- C. It represents an improvement in quality over the strict application of the otherwise applicable zone district or development standards in this LDC, including but not limited to open space and access; environmental protection; vegetative preservation; efficiency in transportation systems and connectivity; alternative transportation options; improvements in utilities and services; or innovative housing or employment centers.

The application proposes a development that upholds the PDP standards.

- D. It is consistent with the purpose of the Planned Unit Development District as stated in Section 5-3.3 of this LDC.

This application promotes a consistent connectivity to the proposed lot and is compatible with surrounding land uses.

- E. Any modifications to the standards and requirements of this LDC are warranted by the layout and design of the site, amenities incorporated into the development plan, or by the need to protect or avoid unique site features.

The application is consistent with the standards and requirements of the approved PDP.

- F. The proposed plan meets the applicable standards of this LDC, unless varied by the PUD.

The proposed plan meets applicable standards.

In addition to meeting the approval criteria for all PUD applications (5-3.3.F.1), an SDP in the three-step process must also comply with the development standards and requirements of the approved GDP for the site (5-3.3.F.3). In this case the approved

PDP functions as the site’s GDP. The SDP also provides more detail on the project by proposing the site layout of the development, general landscaping and other site details as appropriate.

The proposed Specific Development Plan meets PUD development standards by exceeding the landscape requirement and promoting connectivity and compatibility. The proposed development also meets the use and dimensional standards and land uses that were established with the PDP.

3. Referral Comments

Comments received during the referral process are as follows:

Referral Agency	Comments
Arapahoe County Engineering Services Division	Staff is working with the applicant to address all Engineering and SEMSWA comments.
Arapahoe County Mapping	Applicant is working with staff to address comments.
Arapahoe County Zoning	No comments.
Arapahoe County Building Division	Code study to be provided with complete for construction plans stamped by design professionals licensed by the State of Colorado. All permits required for construction shall be attained. Special inspection may be required. <i>The applicant will need to comply with these comments at the time of the building permit.</i>
Arapahoe County Open Spaces	No comments.
Arapahoe County Assessor	No comments received.
Arapahoe County Sheriff	No comments.
Dove Valley Architectural Review Committee (ACC)	ACC approves this project.
Arapahoe County Library District	No comments received.
City of Centennial	No comments.
Colorado Parks and Wildlife	No comments received.
South Metro Fire Rescue	All comments have been addressed.

Referral Agency	Comments
Dove Valley Metro District	No comments received.
Post Office Growth Coordinator	No comments received.
Cherry Creek School District	No comments.
Tri-County Health Department	This district recommends that the applicant to create a plan for regular pest control. <i>Staff has set a condition of approval that a plan be developed at the time of the Administrative Site Plan.</i>
West Arapahoe Conservation District	No comments received.
RTD	No comments.
Centurylink	No comments received.
Centennial Airport	<p>This development falls within the Restricted Development Area within the Airport Influence Area (AIA) of the Airport Land Use Guidelines and will be subject to numerous overflights and their associated effects. These effects include, but are not limited to: noise, smoke, dust, fumes and vibrations.</p> <p>Any objects on the site that penetrate a 100:1 slope from the nearest point of the nearest runway, penetrate the FAA Part 77 airspace surface, impede signals associated with navigational equipment or any other reason the FAA deems necessary will require the filing and approval of FAA Form 7460-1. <i>Staff has set a condition for the applicant to adhere to the requests of this agency.</i></p>
Xcel Energy	PSCo has two electric distribution facilities in the proposed project area and requests that these two boxes be shown and labeled on the plan set. Also, gas distribution facilities are located in the southwest corner of the property. <i>Staff has set a condition for the applicant to adhere to the requests of this agency.</i>
Arapahoe Water and Wastewater Authority (ACWWA)	Submit utility plans to ACWWA for review, comment and approval. <i>The applicant is willing to submit plans to this agency for their review and approval.</i>
US Corps of Engineers	No comments received.
Cherry Creek Basin Authority	No comments but provides general notes: 1) The Authority's Control Regulation 72 requires construction and post construction Best Management Practices; 2) No exceptions taken with the proposed post construction BMPs and site plan provided in this submittal; 3) We understand GESC Plan and final construction documents will be

Referral Agency	Comments
	provided in a future submittal. The authority reserves the right to review and comment on future submittals for this development.
SEMSWA	See engineering comments.
Mile High Flood District	This district has no comments on this application

STAFF FINDINGS:

Staff has visited the site and reviewed the plans, supporting documentation, referral comments and citizen input in response to this application. Based on the review of applicable policies and goals, as set forth in the Comprehensive Plan, review of the development regulations and analysis of referral comments, our findings include:

Specific Development Plan

1. The proposed Specific Development Plan conforms to the overall goals and intent of the Arapahoe County Comprehensive Plan in regards to the policies set forth in those plans.
2. The proposed Specific Development Plan is consistent with development standards enumerated in the Arapahoe County Land Development Code.
3. The proposed Specific Development Plan complies with the process and requirements outlined in Section 5-3.3 Planned Unit Development (PUD) of the Arapahoe County Land Development Code.
4. The proposed Specific Development Plan complies with the Dove Valley Commerce Center Preliminary Development Plan.

RECOMMENDATION:

Considering the findings and other information provided herein, staff recommends approval of Case No. SDP21-003, Castle Brae Flex Specific Development Plan, with conditions recommended in this report’s draft motions below.

DRAFT MOTIONS:

In the case of SDP21-003, Castle Brae Flex Specific Development Plan, the Planning Commissioners have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant’s presentation and any public comment as presented at the public hearing. I hereby move to approve this application based on the findings in the staff report, subject to the following conditions:

1. Prior to signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns.

2. The applicant shall develop a Pest Control Plan for the Administrative Site Plan. This plan shall be reviewed and approved by the Tri-County Health Department.
3. The applicant shall file and receive approval of FAA Form 7460-1 at the time of building permit, if deemed necessary by the FAA.
4. Prior to signature of the final copy of these plans, the applicant shall add the two existing electric boxes to the plans, as requested by Xcel Energy.

Alternate Motions:

The following motions are provided as alternatives to the recommended motion for Conditional Approval:

DENIAL: In the case of SDP21-003, Castle Brae Flex Specific Development Plan, the Planning Commissioners have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the public hearing. I hereby move to deny this application based on the following findings:

- a. *State new or amended findings in support of denial as part of the motion.*
- b. ...

CONTINUE TO DATE CERTAIN:

In the case of SDP21-003, Castle Brae Flex Specific Development Plan, I move to continue the public hearing to (DATE), date certain, 6:30 p.m., in the Arapahoe Room at 6954 S. Lima Street, Centennial, Colorado 80112, to receive additional information and to further consider information presented.

Attachments:

Application & Exhibits
Engineering Staff Report
Referral Comments
Supporting Material



ARAPAHOE COUNTY
COLORADO'S FIRST

**Arapahoe County
Public Works and Development
Planning Division**

6924 S. Lima Street
Centennial, Colorado 80112
Phone: 720-874-6650
www.arapahoegov.com

Land Development Application

This form must be **complete**.

Land Development Application materials received after 2pm shall be date stamped received the following business day.

APPLICANT NAME: Castle Brae Development LLC	ADDRESS: 7383 S Alton Way Ste 150 Centennial, CO 80112-2374 PHONE: 720-218-3382 EMAIL: tomkahn@kahnconstruction.com	CONTACT: Tom Kahn TITLE: Owner
---	--	---

OWNER(S) OF RECORD NAME(S): Castle Brae Development LLC	ADDRESS: 7383 S Alton Way Ste 150 Centennial, CO 80112-2374 PHONE: 720-218-3382 EMAIL: tomkahn@kahnconstruction.com	SIGNATURE(S):  <hr/> Tom Kahn, Owner
---	--	--

ENGINEERING FIRM NAME: Adragna Architecture	ADDRESS: 6162 W. Cross Dr. Littleton, CO 80123 PHONE: 719-351-4918 EMAIL: cadragna@adragnaarch.com	CONTACT: Casey Adragna TITLE: Principal Architect
---	---	--

Pre-Submittal Case Number: Q 20 - 017 Pre-Submittal Planner: Molly Orkild-Larson Pre-Submittal Engineer: Sarah White

State Parcel ID No. (AIN no.): 2075-36-1-25-002

Parcel Address or Cross Streets: 7730 South Wheeling Ct

Subdivision Name & Filing No: Lot 2 Blk 1 Dove Valley Business Park Sub Flg No 25

	EXISTING	PROPOSED
Zoning:	MU-PUD	MU-PUD
Project Name:	Dove Valley Business Park Subdivision	Dove Valley Flex
Site Area (Acres):	1 acre	1 acre
Density (Dwelling Units/Acre):	NA	NA
Building Square Footage:	Vacant	10,080 SF
Disturbed Area (Acres):	N/A	1 acre

CASE TYPE (S)

Specific Development Plan _____ _____

THIS SECTION IS FOR OFFICE USE ONLY

Case No:		Assigned Planner:		Assigned Engineer:	
TCHD Fee:	\$	Planning Fee(s):	\$	Engineering Fee(s):	\$

This land use application shall be submitted with all required application fees. Incomplete applications will not be accepted. Submittal of this application *does not* establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.



Letter of Intent

January 28, 2021

Arapahoe County Public Works & Development
Planning Division
6924 S Lima St
Centennial, CO 80112

RE: Dove Valley Flex Office: SDP Application

Dear Public Works & Development:

Castle Brae Development is proposing development of an approximately 10,080 sf office/flex building on an existing 1 acre vacant lot. It is tentatively planned to be dual tenant, with Kahn Construction taking half the building with approximately 2,000 sf of office 3,080 sf of light storage/warehouse space. The other half is for a future tenant. The project is located at 7730 S Wheeling Ct Englewood, CO 80112, southwest corner of Broncos Pkwy and S. Potomac St., Lot 2 Blk 1 Dove Valley Business Park Sub Flg No 25, with parcel ID 2075-36-1-25-002. The proposed project contains 1.0 acres (43,580 sf) and is currently zoned MU-PUD.

The proposed building is approximately 10,080 sf and is anticipated to be dual tenant with a mix of office and light storage/warehouse space. The uses are anticipated to have a relatively small traffic impact.

There are a proposed 31 parking spaces which comes to 3.08 spaces per 1,000 square feet of building area, which should more than adequately cover the demand for the intended uses.

We look forward to working with Arapahoe County on this project, please let me know if any additional information is needed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Casey Adragna', is written over a light blue horizontal line.

Casey Adragna
Principal Architect
Adragna Architecture + Development



Planning Commission Engineering Summary Report

Date: January 4, 2022

To: Arapahoe County Planning Commissioners

Via: Molly Orkild-Larson, Senior Planner, Planning Division

From: Sarah White PE, Engineer III, Engineering Services Division

*Cc: Chuck Haskins, PE, Engineering Services Division, Division Manager
Case File*

Re: Castle Brae Flex – Wheeling Ct
Specific Development Plan
SDP21-003
4th Submittal

Purpose and Recommendation

The purpose of this report is to provide the Engineering Services Division Staff findings, comments, and recommendations regarding the above-referenced land use application(s).

Location and Scope

Castle Brae Development is proposing development of an approximately 10,080 sf office/flex building. The project is located at 7730 S Wheeling Ct near the intersection of Broncos Pkwy and S. Potomac St. Lot 2, Block 1 Dove Valley Business Park Sub Flg No 25, with parcel ID 2075-36-1-25-002. The proposed project contains 1.0 acres (43,580 sf) and is currently zoned MU-PUD.

This application is for the Specific Development Plan (SDP). It is the second component of a three-part PUD process. The Preliminary Development Plan Z00-007 established initial zoning for the development and will act as the General Development Plan (GDP) of the three-step PUD process. The SDP relies on preliminary design components, all civil construction plans and final design will accompany the second part of the PUD process, the Administrative Site Plan (ASP). The preliminary design reflected on the SDP and drainage reports may change along slightly with the final design and analysis or amendments to the SDP may be required. At the time of ASP, full site analysis will be required including but not limited to Phase 3 drainage report (with design elements), civil site construction plans, and grading plans.

Items included with this review

Plan Exhibit – SDP

Drainage Study

Traffic Impact Study

Findings

Engineering Services Division Staff (Staff) has reviewed the above-referenced land use application(s) and has the following findings and comments:

1. This development lies within the boundaries of the following jurisdiction:
 - Southeast Metro Stormwater Authority (SEMSWA)
 - Mile High Flood District (MHFD)
 - Cherry Creek Basin Water Quality Authority (CCBWQA)
 - Arapahoe County Water and Wastewater Authority (ACWWA)
 - South Metro Fire Rescue District (SMFR)
2. This development lies within the airport influence area.
3. This parcel is in the Windmill Creek drainage basin.
4. This property does not contain a Special Flood Hazard Area (SFHA) as per FEMA FIRM or Lonetree, Windmill and Dove Creeks FHAD, dated July 2009. Property is adjacent to 100 year floodplain.
5. Land development improvements do not directly affect a drainageway or regional stormwater facility, using existing infrastructure, MHFD maintenance eligibility is not required.
6. This site lies within the Cherry Creek Watershed, upstream of the Cherry Creek Reservoir, which is monitored by CCBWQA. Additional stormwater quality requirements will apply to development within this watershed.
7. Drainage basin fees are established by SEMSWA for development in this watershed.
8. Dove Valley Business Park Filing 25, Block 1, Lot 1 known as the Randy Ross Tennis Courts (RRTC) constructed a temporary water quality enhancement facility until lot 2 was constructed and could be sized to handle the water quality enhancements (20/10) for both lots in the subdivision. The facility was constructed on the subject property (lot 2). Lot 2 development proposes relocation of the RRTC water quality facility and treating flows from both lot 1 and 2 in a new water quality control measure.
9. The existing temporary drainage easement for RRTC water quality control measure will sunset with the development of the combined water quality facility and a new easement will be required for the new combined water quality control measure.
10. A separate, private operations and maintenance agreement will be required for lot 1 and lot 2 owner for the maintenance responsibilities of the combined water quality control measure.
11. The Traffic Impact Study was completed with traffic counts from 2017. Due to existing COVID-19 effects on regional traffic counts, the 2017 traffic counts completed with RRTC is the most recent and conservative traffic counts for the area.
12. No offsite or street parking is proposed with the development.
13. No additional public streets are proposed.
14. Access proposed through existing shared access easement. No modification to the shared access is proposed or required.

15. SMFD has requested project be included within the Arapahoe County Fire Lane Program (ACFLP). The applicant shall request inclusion into the ACFLP at time of ASP. ACFLP must be approved by the Arapahoe County board of County Commissioners.
16. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on site and off site public improvements, at time of the Administrative Site Plan.
17. Engineering review and approval fees are paid in full.
18. The following variances have been requested/granted:
 - a) Use a sand filter basin or porous landscape detention (rain garden) to meet water quality control measures in lieu of a standard grass buffer or grass swale. The Technical Review Committee (TRC) recommends approval for the variance.

Recommendation

The Division of Engineering Services recommends this case favorably subject to the following conditions:

1. The applicant agrees to address the Division of Engineering Services' comments and concerns as identified within this report.
2. The applicant agrees to address comments issued by the Southeast Metro Stormwater Authority (SEMSWA).

Molly Orkild-Larson

From: Centennial Planning <centennialplanning@centennialco.gov>
Sent: Wednesday, September 08, 2021 4:40 PM
To: Molly Orkild-Larson; Centennial Planning
Subject: RE: SDP21-003, Castle Brae Flex Specific development Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Molly,

Thank you for sending this referral. Centennial Planning and Centennial Public works have reviewed this and have no additional comments.

Thank you,
Jess Lacambra | Planner (she/her/hers)
City of Centennial | Community Development
13133 E. Arapahoe Rd. Centennial, CO 80112
Main (303) 325-8000 | Direct (303) 754-3406
jelacambra@centennialco.gov
CentennialCO.gov | [Facebook](#) | [Twitter](#)
[Tell us how we're doing!](#)



Please consider the environment before printing this email.

From: Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>
Sent: Wednesday, August 25, 2021 11:00 AM
To: Centennial Planning <centennialplanning@centennialco.gov>
Subject: SDP21-003, Castle Brae Flex Specific development Plan

The applicant is proposing an approximately 10,000 SF building on an acre of land located at 7730 S Wheeling Court. The building is to have two tenants with approximately 2,000 SF of office and 3,000 SF of light storage/warehouse space for each unit. Comments are due on or before September 10, 2021.

The documents for your review and comment can be found at the following link: <https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID1=21CAP&capID2=00000&capID3=000GM&agencycode=Arapahoe>

Once you have clicked on the link above, click on Record Info and then Attachments. The documents will appear at the bottom of your screen. Please contact me if you have any problems with the above link.

Thank you,



ARAPAHOE COUNTY

Molly Orkild-Larson

Senior Planner

Public Works and Development

Current Planning Division

6924 South Lima Street | Centennial, CO 80112

Main Office: 720-874-6650 | Direct: 720-874-6658

Arapahoegov.com

Arapahoe County Public Works and Development Offices are open during normal business hours of 8:00 am to 4:30 pm, Monday through Friday; however, appointments are still encouraged.

Many County services can be accessed online. You are encourage to visit our website at <https://www.arapahoegov.com/519/Public-Works-and-Development>.

June 22, 2021

Tom Kahn
Kahn Construction
7342 S. Alton Way, Suite 7A
Centennial, CO 80112

Re: **Dove Valley Flex Space – Broncos Parkway**
Dove Valley Business Park

Dear Tom:

In accordance with the Dove Valley Business Park Architectural & Design Guidelines dated June 10, 2002, we have reviewed the updated elevations dated June 15, 2021. **The project is approved.**

The approved submittal package, along with this Letter of Approval from the ACC shall be submitted by the applicant to Arapahoe County in accordance with the Administrative Site Plan requirements. The applicant must provide the ACC Administrator with a copy of any additional items/matters required by the county beyond those contained within the Final Submittal Package. Any comments, revisions, conditions or other responses from the county, other than approval without comment regarding the application, shall be submitted to the ACC Administrator for review and may at the ACC's discretion, require additional information or a revised application to be submitted by the applicant.

Sincerely,

Dove Valley ACC Administrator



Terry L. Rucker
Farnsworth Group, Inc.

cc: Glenn Sandler, Dove Valley Business Park
Jerry Kempf, Unique Properties



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

December 16, 2021

Arapahoe County Public Works and Development
6924 South Lima Street
Centennial, CO 80112

Attn: Molly Orkild-Larson

Re: Castle Brae Flex, Case # SDP21-003

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site development plan for **Castle Brae Flex**. Please be aware PSCo owns and operates existing electric distribution facilities within the proposed project area, including two switch cabinets along East Broncos Parkway, and requests that these two boxes are labeled on the plans.

PSCo also has natural gas distribution facilities in the area of the southwest corner of the subject property. 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/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Molly Orkild-Larson

From: Jeff Sceili <jeff.sceili@southmetro.org>
Sent: Thursday, December 16, 2021 2:33 PM
To: Molly Orkild-Larson
Subject: RE: SDP21-003-Castle Brae Flex building

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Molly,

The documents provided work for me and satisfy my requirements.

Thanks,



SOUTH METRO FIRE RESCUE
Fire Marshal's Office

Jeff Sceili
Plan Reviewer
T 720.989.2244
C 303.548.0233
E jeff.sceili@southmetro.org



9195 East Mineral Avenue, Centennial, Colorado 80112

From: Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>
Sent: Thursday, December 16, 2021 2:13 PM
To: Jeff Sceili <jeff.sceili@southmetro.org>
Subject: FW: SDP21-003-Castle Brae Flex building

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jeff:

Let me know if this satisfies your comments.

Thanks,
Molly



ARAPAHOE COUNTY

Molly Orkild-Larson

Senior Planner
Public Works and Development
Current Planning Division
6924 South Lima Street | Centennial, CO 80112
Main Office: 720-874-6650 | Direct: 720-874-6658

Arapahoe County Public Works and Development Offices are open during normal business hours of 8:00 am to 4:30 pm, Monday through Friday; however, appointments are still encouraged.

Many County services can be accessed online. You are encourage to visit our website at <https://www.arapahoegov.com/519/Public-Works-and-Development>.

From: Casey Adragna <cadragna@adragnaarch.com>
Sent: Thursday, December 16, 2021 1:58 PM
To: Jeff Sceili <jeff.sceili@southmetro.org>; Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>
Subject: RE: SDP21-003-Castle Brae Flex building

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Jeff,

1. See attached grading plan which shows all drive isle slopes less than 6%.
2. See attached autoturn for the South Metro fire apparatus.
3. See attached fire lane request that we submitted with our first resubmittal back in March.

Please let me know if anything else is needed.

Thanks,

Casey Adragna, AIA
Principal Architect
Cell 719.351.4918
cadragna@adragnaarch.com



From: Jeff Sceili <jeff.sceili@southmetro.org>
Sent: Thursday, December 16, 2021 9:22 AM
To: Casey Adragna <cadragna@adragnaarch.com>; Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>
Subject: RE: SDP21-003-Castle Brae Flex building

Casey,

Comments as listed in the referral letter are below. I am seeking drawings illustrating the grade, Autoturn, and the Fire Lane inclusion letter.

COMMENTS:

1. Site access grade shall not exceed 6%.
2. The attached apparatus access shall be met.

3. Requesting inclusion into County Fire Lane Program (see attached lane identification).

Thanks,



SOUTH METRO FIRE RESCUE
Fire Marshal's Office

Jeff Sceili
Plan Reviewer
T 720.989.2244
C 303.548.0233
E jeff.sceili@southmetro.org



9195 East Mineral Avenue, Centennial, Colorado 80112

From: Casey Adragna <cadragna@adragnaarch.com>
Sent: Thursday, December 16, 2021 9:17 AM
To: Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>; Jeff Sceili <jeff.sceili@southmetro.org>
Subject: RE: SDP21-003-Castle Brae Flex building

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Molly the hammer head was only a suggested option if we did not have the full drive-isle loop. But we decided to do the full looped drive-isle.

Jeff can you please give us the three issues that you mentioned below? So we can get this resolved ASAP. I know we have already done an autoturn, but I am having a hard time finding it right now, I have requested a new one and will forward it to you when I receive it. See attached current site plan.

Just as a reminder, this is for SDP so there is a lot of information that was requested to remove off of this plan by Arapahoe County.

Thanks,

Casey Adragna, AIA
Principal Architect
Cell 719.351.4918
cadragna@adragnaarch.com



From: Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>
Sent: Thursday, December 16, 2021 9:01 AM
To: Casey Adragna <cadragna@adragnaarch.com>
Subject: FW: SDP21-003-Castle Brae Flex building

Casey:



Arapahoe County Water and Wastewater Authority

13031 E Caley Avenue, Centennial, CO 80111 9364

Phone (303) 790-4830, Fax (303)790-9364

TO: Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>
DATE: March 18, 2021
SUBJECT: **Dove Valley Business Park Lot 2 (SDP21-003) – ACWWA Referral Review Comments**

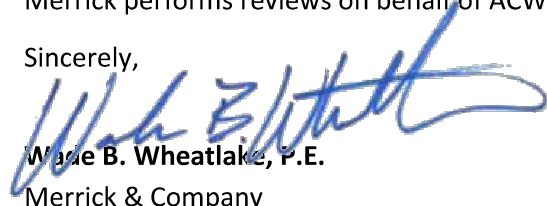
Dear Ms. Orkild-Larson,

We appreciate the opportunity to review the above-mentioned project on behalf of Arapahoe-County Water & Wastewater Authority (ACWWA) and have the following comments for the applicant:

1. **Please submit ACWWA utility plans directly to ACWWA for review, comment and approval (independent from City/County approval process).** Please refer to the “For Developer” link on ACWWA’s website at www.acwwa.com for additional design requirements and submittal procedures. An imprest account will need to be established at the time of the initial submittal. Information regarding the imprest account can also be found at the aforementioned link.
2. Separate service lines, taps, and meter pits are required for domestic, mechanical equipment, and irrigation services. Please provide plumbing plans, proposed fixtures cut sheets, and meter sizing calculations per AWWA M22. An M22 spreadsheet for meter sizing can be found at the above web address. Please provide all landscape and irrigation demand calculations as well. ACWWA has a maximum 10 fps velocity requirement through the water service lines and meters. Tap fees for the respective mater sizes can be found in Appendix A of ACWWA’s Rules & Regulations which can be found at the website listed above. Tap Fees are based on tap equivalents, annual demands and maximum velocity requirements.
3. All existing and proposed ACWWA utilities, including meter pits are to be within existing ROW or a minimum 30’ wide easement dedicated to ACWWA by separate document. Please refer to “ACWWA Easement Checklist” at the web address for easement requirements and instructions for preparing easement exhibits. Parking, landscaping and permanent structures are not permitted within an ACWWA easement.
4. A sewer main extension may be required pending alignment and property lines. Connecting to the main in Broncos Parkway is also acceptable. A sampling manhole will be required for the sanitary sewer service.
5. All ACWWA required documents are to be completed and approved prior to construction release, including tap fee payment, Letter of Credit established, easements recorded, Development Agreement completed, ACWWA utility plan approval, and wastewater discharge survey completed.
6. Please contact Wade Wheatlake to schedule an ACWWA pre-submittal meeting to cover ACWWA design and submittal requirements or when ready to submit to ACWWA.

Merrick performs reviews on behalf of ACWWA, if you have any questions please contact me.

Sincerely,



Wade B. Wheatlake, P.E.
Merrick & Company

303.353.3683 / wade.wheatlake@merrick.com

Defending Water Quality & the Environment

DOVE VALLEY FLEX

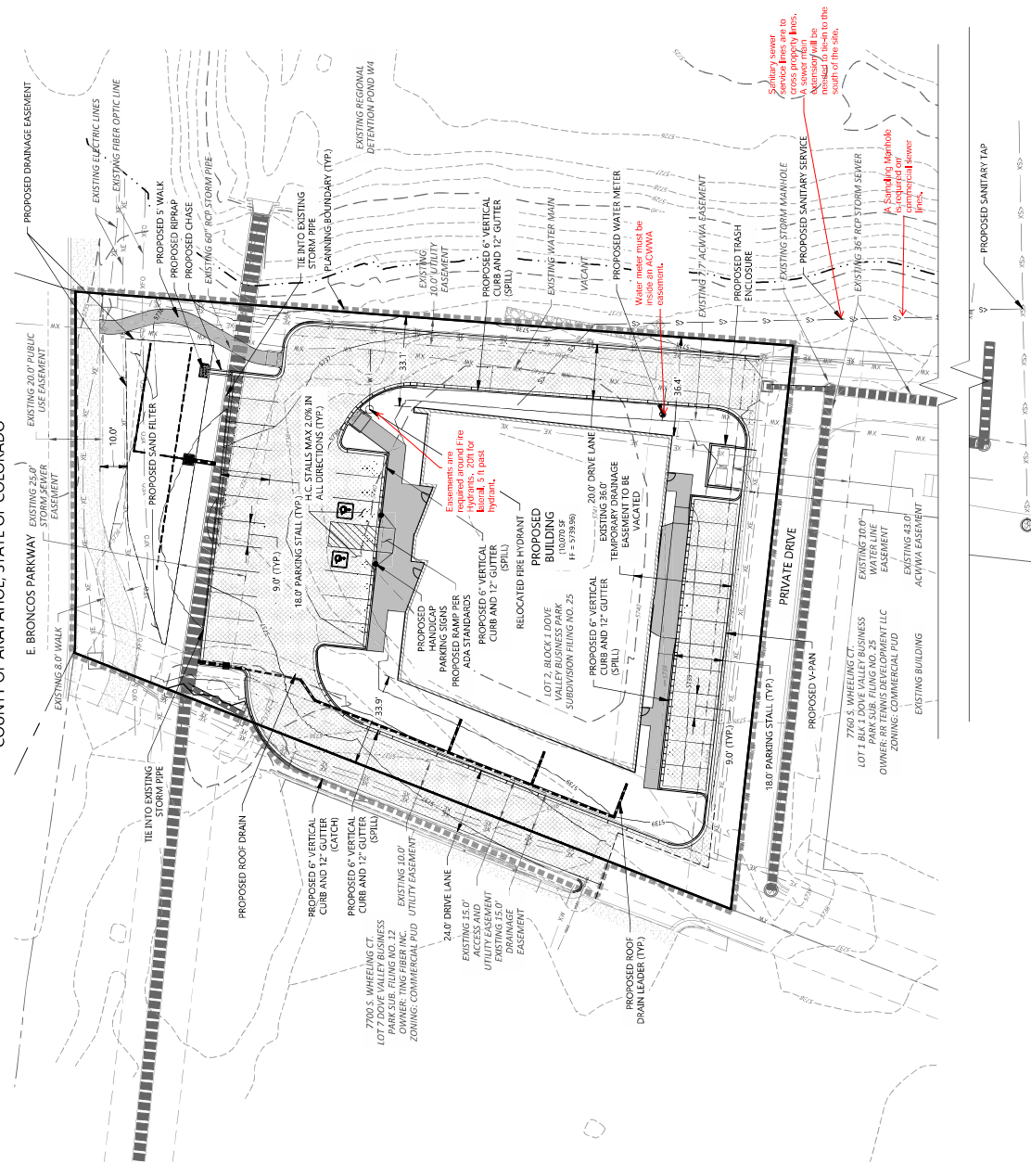
SPECIFIC DEVELOPMENT PLAN (3 STEP)

LOT 2 BLOCK 1 DOVE VALLEY BUSINESS PARK SUBDIVISION FILING NO. 25
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE
 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND:

---	PROPERTY LINE
---	LIMITS OF PLANNING AREA
---	ADA ACCESSIBLE ROUTE
---	PROPOSED BUILDING
---	EXISTING BUILDING
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	PROPERTY SETBACK
---	PROPOSED CURB & GUTTER
---	EXISTING CURB & GUTTER
---	PROPOSED ASPHALT
---	PROPOSED WALK
---	PROPOSED 5' CONTOUR
---	PROPOSED 1' CONTOUR
---	EXISTING 5' CONTOUR
---	EXISTING 1' CONTOUR
---	PROPOSED STORM LINE
---	EXISTING STORM LINE
---	PROPOSED SAWCUT
---	PROPOSED STORM INLET
---	EXISTING STORM INLET
---	PROPOSED WATER LINE
---	EXISTING WATER LINE
---	EXISTING HYDRANT
---	PROPOSED SANITARY LINE
---	EXISTING SANITARY LINE
---	EXISTING ELECTRIC LINE
---	EXISTING PHONE LINE
---	EXISTING GAS LINE
---	EXISTING FIBER OPTIC LINE



REVISIONS

NO.	DATE	DESCRIPTION
20096	01/29/2021	MRR
		CHANGED BY
		DATE
		DESCRIPTION



Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

www.co.arapahoe.co.us

Planning Division

Referral Routing

Case Number / Case Name:	SDP21-003, Dove Valley Business Park, Lot 2, Block 2
Planner:	Molly Orkild-Larson
Engineer:	Sarah White
Date sent:	February 22, 2021
Date to be returned:	March 17, 2021

Arapahoe County Agencies		Citizen's Organizations	
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Commercial)	Beverley Reynolds	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/> UACED Janet Cook
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sarah White	<input type="checkbox"/> Four Square Mile Neighborhood
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	<input type="checkbox"/> South Metro Chamber of Commerce
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	Conservation District
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/> Deer Trail Conservation District
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input checked="" type="checkbox"/> West Arapahoe Conservation District Tasha Chevarria
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	Transportation
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/> CDOT / State Highway Dept- Region 1 Richard Solomon
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input type="checkbox"/> E-470 Authority Peggy Davenport
Referral Agencies		<input checked="" type="checkbox"/> RTD Chris Quinn	
<input checked="" type="checkbox"/>	Architectural Review Committee	Terry Rucker	<input checked="" type="checkbox"/> Centennial Airport Dylan Heberlein
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	Utilities: Gas, Electric & Phone
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input checked="" type="checkbox"/> Centurylink/Phone
<input checked="" type="checkbox"/>	City – Aurora	Porter Ingram	<input type="checkbox"/> Conoco Phillips / Gas Pipeline
<input type="checkbox"/>	County		
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input checked="" type="checkbox"/> XCEL Donna George
<input type="checkbox"/>	Town		<input type="checkbox"/> IREA Brooks Kaufman
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands
<input checked="" type="checkbox"/>	South Metro Fire		<input checked="" type="checkbox"/> Arapahoe Water and Wastewater Authority Wade Wheatlake
<input checked="" type="checkbox"/>	Dove Valley Metro District		<input checked="" type="checkbox"/> U.S. Army Corp. of Engineer Ellison Koonce
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input checked="" type="checkbox"/> Cherry Creek Basin Authority
<input type="checkbox"/>	Arapahoe Park and Rec District	Lynn Cornell	<input checked="" type="checkbox"/> SEMSWA Tiffany Clark
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input checked="" type="checkbox"/> Mile High Flood District
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/> East End Advisory (5 sets)
<input type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS		<input type="checkbox"/> Colorado Department of Public Health and Environment (CDPHE)

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/> Have the following comments to make related to the case:	Joe Richards, CBO PWD Division Manager

Code Study to be provided with complete for constructions plans stamped by design professionals licensed by the State of Colorado. All permits required for construction shall be attained. Special inspection may be required.



Public Works and Development
 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611
www.co.arapahoe.co.us

Planning Division
Referral Routing

Case Number / Case Name:	SDP21-003, Dove Valley Business Park, Lot 2, Block 2
Planner:	Molly Orkild-Larson
Engineer:	Sarah White
Date sent:	February 22, 2021
Date to be returned:	March 17, 2021

Arapahoe County Agencies			Citizen's Organizations		
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Commercial)	Beverley Reynolds	<input type="checkbox"/>	CCNA-Cherry Creek Neighborhoods Ass.	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/>	UACED	Janet Cook
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/>	Four Square Mile Neighborhood	
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sarah White	<input type="checkbox"/>	South Metro Chamber of Commerce	
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	<input type="checkbox"/>		
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	Conservation District		
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/>	Deer Trail Conservation District	
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input checked="" type="checkbox"/>	West Arapahoe Conservation District	Tasha Chevarria
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	Transportation		
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/>	CDOT / State Highway Dept- Region 1	Richard Solomon
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input type="checkbox"/>	E-470 Authority	Peggy Davenport
Referral Agencies			<input checked="" type="checkbox"/>	RTD	Chris Quinn
<input checked="" type="checkbox"/>	Architectural Review Committee	Terry Rucker	<input checked="" type="checkbox"/>	Centennial Airport	Rachel Keller
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	Utilities: Gas, Electric & Phone		
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input checked="" type="checkbox"/>	Centurylink/Phone	
<input checked="" type="checkbox"/>	City – Aurora	Porter Ingram	<input type="checkbox"/>	Conoco Phillips / Gas Pipeline	
<input type="checkbox"/>	County				
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input checked="" type="checkbox"/>	XCEL	Donna George
<input type="checkbox"/>	Town		<input type="checkbox"/>	IREA	Brooks Kaufman
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands		
<input checked="" type="checkbox"/>	South Metro Fire		<input checked="" type="checkbox"/>	Arapahoe Water and Wastewater Authority	Wade Wheatlake
<input checked="" type="checkbox"/>	Dove Valley Metro District		<input checked="" type="checkbox"/>	U.S. Army Corp. of Engineer	Ellison Koonce
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input checked="" type="checkbox"/>	Cherry Creek Basin Authority	
<input type="checkbox"/>	Arapahoe Park and Rec District	Lynn Cornell	<input checked="" type="checkbox"/>	SEMSWA	Tiffany Clark
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input checked="" type="checkbox"/>	Mile High Flood District	
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/>	East End Advisory (5 sets)	
<input type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS		<input type="checkbox"/>	Colorado Department of Public Health and Environment (CDPHE)	

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

	COMMENTS:	SIGNATURE
<input type="checkbox"/>	Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/>	Have the following comments to make related to the case:	Arapahoe County Public Airport Authority-Rachel Keller <i>Rachel Keller</i>



CENTENNIAL AIRPORT
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY

7565 South Peoria Street, Unit D9
Englewood, Colorado 80112
main: 303.790.0598
fax: 303.790.2129
www.centennialairport.com

March 10, 2021

Molly Orkild-Larson
Arapahoe County Public Works and Development
6924 South Lima Street
Centennial, CO 80112

Re: SDP21-003; Dove Valley Business park, Lot 2, Block 2

Dear Ms. Orkild-Larson,

Thank you for the opportunity to review the proposed development. The Arapahoe County Public Airport Authority has the following comments to make on the project:

- This development falls within the Restricted Development Area (RDA) within the Airport Influence Area (AIA) of the Airport Land Use Guidelines and will be subjected to numerous aircraft overflights and their associated effects. These effects include, but are not limited to: noise, smoke, dust, fumes and vibrations.
- Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway, penetrates the FAA Part 77 airspace surface, impede signals associated with navigational equipment or any other reason the FAA deems necessary will require the filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. Please visit <https://oeaaa.faa.gov> to utilize the notice criteria tool to confirm filing requirements and to file the FAA Form 7460-1. **Please note that this is a State and Federal regulatory requirement. Any objects permanent or temporary on site may require the filing and approval of a FAA form 7460-1.** Runway endpoint data is available from the Airport for engineering calculations. In addition, please have crane operators advise Airport Operations at 303-877-7307 prior to erecting any cranes.

Please feel free to call me if you have any questions.

Sincerely,

Rachel Keller
Noise & Planning Specialist



Public Works and Development
 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611
www.co.arapahoe.co.us

Planning Division
Referral Routing

Case Number / Case Name:	SDP21-003, Dove Valley Business Park, Lot 2, Block 2
Planner:	Molly Orkild-Larson
Engineer:	Sarah White
Date sent:	February 22, 2021
Date to be returned:	March 17, 2021

Arapahoe County Agencies		Citizen's Organizations	
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Commercial)	Beverley Reynolds	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/> UACED Janet Cook
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sarah White	<input type="checkbox"/> Four Square Mile Neighborhood
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	<input type="checkbox"/> South Metro Chamber of Commerce
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	Conservation District
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/> Deer Trail Conservation District
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input checked="" type="checkbox"/> West Arapahoe Conservation District Tasha Chevarria
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	Transportation
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/> CDOT / State Highway Dept- Region 1 Richard Solomon
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input type="checkbox"/> E-470 Authority Peggy Davenport
Referral Agencies		<input checked="" type="checkbox"/> RTD Chris Quinn	<input checked="" type="checkbox"/> Centennial Airport Dylan Heberlein
<input checked="" type="checkbox"/>	Architectural Review Committee	Terry Rucker	
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	Utilities: Gas, Electric & Phone
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input checked="" type="checkbox"/> Centurylink/Phone
<input checked="" type="checkbox"/>	City – Aurora	Porter Ingrum	<input type="checkbox"/> Conoco Phillips / Gas Pipeline
<input type="checkbox"/>	County		
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input checked="" type="checkbox"/> XCEL Donna George
<input type="checkbox"/>	Town		<input type="checkbox"/> IREA Brooks Kaufman
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands
<input checked="" type="checkbox"/>	South Metro Fire		<input checked="" type="checkbox"/> Arapahoe Water and Wastewater Authority Wade Wheatlake
<input checked="" type="checkbox"/>	Dove Valley Metro District		<input checked="" type="checkbox"/> U.S. Army Corp. of Engineer Ellison Koonce
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input checked="" type="checkbox"/> Cherry Creek Basin Authority Elysa Loewen
<input type="checkbox"/>	Arapahoe Park and Rec District	Lynn Cornell	<input checked="" type="checkbox"/> SEMSWA Tiffany Clark
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input checked="" type="checkbox"/> Mile High Flood District
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/> East End Advisory (5 sets)
<input type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS		<input type="checkbox"/> Colorado Department of Public Health and Environment (CDPHE)

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	



Have the following comments to make related to the case:

1. The Authority's Control Regulation 72 requires construction and post-construction Best Management Practices (BMPs).
2. Provide additional details for the Post Construction BMPs. Confirm the regional detention facility is also design to treat the water quality capture volume per the Authority regulation 72 requirement.
3. What post construction BMPs will be implemented for Basin and C2? Will this flows from this basin enter the regional detention facility.
4. No details for the construction BMPs were included in the submittal. Provide GESC or CBMP plan for our review and comment.
5. The Authority reserves the right to review and comment on future submittals for this project.



Elysa M. Loewen, P.E.
On behalf of the Cherry Creek Basin Water Quality Authority.



Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

www.co.arapahoe.co.us

Planning Division

Referral Routing

Case Number / Case Name:	SDP21-003, Dove Valley Business Park, Lot 2, Block 2
Planner:	Molly Orkild-Larson
Engineer:	Sarah White
Date sent:	February 22, 2021
Date to be returned:	March 17, 2021

Arapahoe County Agencies		Citizen's Organizations	
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Commercial)	Beverley Reynolds	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/> UACED Janet Cook
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sarah White	<input type="checkbox"/> Four Square Mile Neighborhood
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	<input type="checkbox"/> South Metro Chamber of Commerce
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	Conservation District
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/> Deer Trail Conservation District
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input checked="" type="checkbox"/> West Arapahoe Conservation District Tasha Chevarria
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	Transportation
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/> CDOT / State Highway Dept- Region 1 Richard Solomon
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input type="checkbox"/> E-470 Authority Peggy Davenport
Referral Agencies		<input checked="" type="checkbox"/> RTD Chris Quinn	<input checked="" type="checkbox"/> Centennial Airport Dylan Heberlein
<input checked="" type="checkbox"/>	Architectural Review Committee	Terry Rucker	Utilities: Gas, Electric & Phone
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	<input checked="" type="checkbox"/> Centurylink/Phone
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input type="checkbox"/> Conoco Phillips / Gas Pipeline
<input checked="" type="checkbox"/>	City – Aurora	Porter Ingrum	<input checked="" type="checkbox"/> XCEL Donna George
<input type="checkbox"/>	County		<input type="checkbox"/> IREA Brooks Kaufman
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	
<input type="checkbox"/>	Town		
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands
<input checked="" type="checkbox"/>	South Metro Fire		<input checked="" type="checkbox"/> Arapahoe Water and Wastewater Authority Wade Wheatlake
<input checked="" type="checkbox"/>	Dove Valley Metro District		<input checked="" type="checkbox"/> U.S. Army Corp. of Engineer Ellison Koonce
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input checked="" type="checkbox"/> Cherry Creek Basin Authority
<input type="checkbox"/>	Arapahoe Park and Rec District	Lynn Cornell	<input checked="" type="checkbox"/> SEMSWA Tiffany Clark
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input checked="" type="checkbox"/> Mile High Flood District Kurt Bauer
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/> East End Advisory (5 sets)
<input type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS		<input type="checkbox"/> Colorado Department of Public Health and Environment (CDPHE)

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input checked="" type="checkbox"/> Have NO Comments to make on the case as submitted	<u>Laura Hinds</u>
<input type="checkbox"/> Have the following comments to make related to the case:	

MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	105898
Submittal ID:	10005888
MEP Phase:	Referral

Date: March 17, 2021
To: **Arapahoe County**
Via email
RE: MHFD Referral Review Comments

Project Name:	SDP21-003 DOVE VALLEY BUSINESS PARK, LOT 2, BLOCK 2
Location:	E BRONCOS PKWY & S POTOMAC ST
Drainageway:	WINDMILL CREEK

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Not applicable

We have no comments on the referenced project as there are no proposed features eligible for maintenance and the project does not include any proposed UDFCD master plan improvements. We do not need to review future submittals.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions.

Sincerely,



Kurt Bauer, P.E., CFM
Project Manager, Watershed Services
Mile High Flood District
LH





Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

www.co.arapahoe.co.us

Planning Division

Referral Routing

Case Number / Case Name:	SDP21-003, Dove Valley Business Park, Lot 2, Block 2
Planner:	Molly Orkild-Larson
Engineer:	Sarah White
Date sent:	February 22, 2021
Date to be returned:	March 17, 2021

Arapahoe County Agencies		Citizen's Organizations	
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Commercial)	Beverley Reynolds	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/> UACED Janet Cook
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sarah White	<input type="checkbox"/> Four Square Mile Neighborhood
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	<input type="checkbox"/> South Metro Chamber of Commerce
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	Conservation District
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/> Deer Trail Conservation District
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input checked="" type="checkbox"/> West Arapahoe Conservation District Tasha Chevarria
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	Transportation
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/> CDOT / State Highway Dept- Region 1 Richard Solomon
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input type="checkbox"/> E-470 Authority Peggy Davenport
Referral Agencies		<input checked="" type="checkbox"/> RTD Chris Quinn	
<input checked="" type="checkbox"/>	Architectural Review Committee	Terry Rucker	<input checked="" type="checkbox"/> Centennial Airport Dylan Heberlein
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	Utilities: Gas, Electric & Phone
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input checked="" type="checkbox"/> Centurylink/Phone
<input checked="" type="checkbox"/>	City – Aurora	Porter Ingram	<input type="checkbox"/> Conoco Phillips / Gas Pipeline
<input type="checkbox"/>	County		
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input checked="" type="checkbox"/> XCEL Donna George
<input type="checkbox"/>	Town		<input type="checkbox"/> IREA Brooks Kaufman
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands
<input checked="" type="checkbox"/>	South Metro Fire		<input checked="" type="checkbox"/> Arapahoe Water and Wastewater Authority Wade Wheatlake
<input checked="" type="checkbox"/>	Dove Valley Metro District		<input checked="" type="checkbox"/> U.S. Army Corp. of Engineer Ellison Koonce
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input checked="" type="checkbox"/> Cherry Creek Basin Authority
<input type="checkbox"/>	Arapahoe Park and Rec District	Lynn Cornell	<input checked="" type="checkbox"/> SEMSWA Tiffany Clark
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input checked="" type="checkbox"/> Mile High Flood District
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/> East End Advisory (5 sets)
<input type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS		<input type="checkbox"/> Colorado Department of Public Health and Environment (CDPHE)

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input checked="" type="checkbox"/> Have NO Comments to make on the case as submitted	<u>Roger Harvey – Arapahoe County Open Spaces</u>
<input type="checkbox"/> Have the following comments to make related to the case:	



Public Works and Development
 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611
www.co.arapahoe.co.us

Planning Division
Referral Routing

Case Number / Case Name:	SDP21-003, Dove Valley Business Park, Lot 2, Block 2
Planner:	Molly Orkild-Larson
Engineer:	Sarah White
Date sent:	February 22, 2021
Date to be returned:	March 17, 2021

Arapahoe County Agencies			Citizen's Organizations		
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Commercial)	Beverley Reynolds		CCNA-Cherry Creek Neighborhoods Ass.	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/>	UACED	Janet Cook
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/>	Four Square Mile Neighborhood	
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sarah White	<input type="checkbox"/>	South Metro Chamber of Commerce	
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy		Conservation District	
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	<input type="checkbox"/>	Deer Trail Conservation District	
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input checked="" type="checkbox"/>	West Arapahoe Conservation District	Tasha Chevarria
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson		Transportation	
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson		CDOT / State Highway Dept- Region 1	Richard Solomon
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/>	E-470 Authority	Peggy Davenport
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input checked="" type="checkbox"/>	RTD	Chris Quinn
Referral Agencies			<input checked="" type="checkbox"/>	Centennial Airport	Dylan Heberlein
<input checked="" type="checkbox"/>	Architectural Review Committee	Terry Rucker		Utilities: Gas, Electric & Phone	
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	<input checked="" type="checkbox"/>	Centurylink/Phone	
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input type="checkbox"/>	Conoco Phillips / Gas Pipeline	
<input checked="" type="checkbox"/>	City – Aurora County	Porter Ingram	<input checked="" type="checkbox"/>	XCEL	Donna George
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input type="checkbox"/>	IREA	Brooks Kaufman
<input type="checkbox"/>	Town			Water / Sanitation / Stormwater / Wetlands	
<input type="checkbox"/>	DRCOG		<input checked="" type="checkbox"/>	Arapahoe Water and Wastewater Authority	Wade Wheatlake
<input checked="" type="checkbox"/>	South Metro Fire		<input checked="" type="checkbox"/>	U.S. Army Corp. of Engineer	Ellison Koonce
<input checked="" type="checkbox"/>	Dove Valley Metro District		<input checked="" type="checkbox"/>	Cherry Creek Basin Authority	
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input checked="" type="checkbox"/>	SEMSWA	Tiffany Clark
<input type="checkbox"/>	Arapahoe Park and Rec District	Lynn Cornell	<input checked="" type="checkbox"/>	Mile High Flood District	
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input type="checkbox"/>	East End Advisory (5 sets)	
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/>	Colorado Department of Public Health and Environment (CDPHE)	
<input type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS				

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

	COMMENTS:	SIGNATURE
<input checked="" type="checkbox"/>	Have NO Comments to make on the case as submitted	<u>C. Scott Woodruff, RTD</u>
<input type="checkbox"/>	Have the following comments to make related to the case:	



Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

www.co.arapahoe.co.us

Planning Division

Referral Routing

Case Number / Case Name:	SDP21-003, Dove Valley Business Park, Lot 2, Block 2
Planner:	Molly Orkild-Larson
Engineer:	Sarah White
Date sent:	February 22, 2021
Date to be returned:	March 17, 2021

Arapahoe County Agencies		Citizen's Organizations	
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Commercial)	Beverley Reynolds	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/> UACED Janet Cook
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sarah White	<input type="checkbox"/> Four Square Mile Neighborhood
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	<input type="checkbox"/> South Metro Chamber of Commerce
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	Conservation District
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/> Deer Trail Conservation District
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input checked="" type="checkbox"/> West Arapahoe Conservation District Tasha Chevarria
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	Transportation
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/> CDOT / State Highway Dept- Region 1 Richard Solomon
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input type="checkbox"/> E-470 Authority Peggy Davenport
Referral Agencies		<input checked="" type="checkbox"/> RTD Chris Quinn	
<input checked="" type="checkbox"/>	Architectural Review Committee	Terry Rucker	<input checked="" type="checkbox"/> Centennial Airport Dylan Heberlein
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	Utilities: Gas, Electric & Phone
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input checked="" type="checkbox"/> Centurylink/Phone
<input checked="" type="checkbox"/>	City – Aurora	Porter Ingram	<input type="checkbox"/> Conoco Phillips / Gas Pipeline
<input type="checkbox"/>	County		
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input checked="" type="checkbox"/> XCEL Donna George
<input type="checkbox"/>	Town		<input type="checkbox"/> IREA Brooks Kaufman
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands
<input checked="" type="checkbox"/>	South Metro Fire		<input checked="" type="checkbox"/> Arapahoe Water and Wastewater Authority Wade Wheatlake
<input checked="" type="checkbox"/>	Dove Valley Metro District		<input checked="" type="checkbox"/> U.S. Army Corp. of Engineer Ellison Koonce
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input checked="" type="checkbox"/> Cherry Creek Basin Authority
<input type="checkbox"/>	Arapahoe Park and Rec District	Lynn Cornell	<input checked="" type="checkbox"/> SEMSWA Tiffany Clark
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input checked="" type="checkbox"/> Mile High Flood District
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/> East End Advisory (5 sets)
<input type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS		<input type="checkbox"/> Colorado Department of Public Health and Environment (CDPHE)

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input checked="" type="checkbox"/> Have NO Comments to make on the case as submitted	<i>Vicky Lisi</i> Vicky Lisi – Cherry Creek Schools 2/22/21
<input type="checkbox"/> Have the following comments to make related to the case:	



Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

www.co.arapahoe.co.us

Planning Division

Referral Routing

Case Number / Case Name:	SDP21-003, Dove Valley Business Park, Lot 2, Block 2
Planner:	Molly Orkild-Larson
Engineer:	Sarah White
Date sent:	February 22, 2021
Date to be returned:	March 17, 2021

Arapahoe County Agencies		Citizen's Organizations	
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Commercial)	Beverley Reynolds	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/> UACED Janet Cook
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sarah White	<input type="checkbox"/> Four Square Mile Neighborhood
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	<input type="checkbox"/> South Metro Chamber of Commerce
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	Conservation District
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/> Deer Trail Conservation District
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input checked="" type="checkbox"/> West Arapahoe Conservation District Tasha Chevarria
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	Transportation
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/> CDOT / State Highway Dept- Region 1 Richard Solomon
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input type="checkbox"/> E-470 Authority Peggy Davenport
Referral Agencies		<input checked="" type="checkbox"/> RTD Chris Quinn	<input checked="" type="checkbox"/> Centennial Airport Dylan Heberlein
<input checked="" type="checkbox"/>	Architectural Review Committee	Terry Rucker	Utilities: Gas, Electric & Phone
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	<input checked="" type="checkbox"/> Centurylink/Phone
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input type="checkbox"/> Conoco Phillips / Gas Pipeline
<input checked="" type="checkbox"/>	City – Aurora	Porter Ingrum	<input checked="" type="checkbox"/> XCEL Donna George
<input type="checkbox"/>	County		<input type="checkbox"/> IREA Brooks Kaufman
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	
<input type="checkbox"/>	Town		
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands
<input checked="" type="checkbox"/>	South Metro Fire		<input checked="" type="checkbox"/> Arapahoe Water and Wastewater Authority Wade Wheatlake
<input checked="" type="checkbox"/>	Dove Valley Metro District		<input checked="" type="checkbox"/> U.S. Army Corp. of Engineer Ellison Koonce
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input checked="" type="checkbox"/> Cherry Creek Basin Authority
<input type="checkbox"/>	Arapahoe Park and Rec District	Lynn Cornell	<input checked="" type="checkbox"/> SEMSWA Tiffany Clark
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input checked="" type="checkbox"/> Mile High Flood District
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/> East End Advisory (5 sets)
<input type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS		<input type="checkbox"/> Colorado Department of Public Health and Environment (CDPHE)

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input checked="" type="checkbox"/> Have NO Comments to make on the case as submitted	Glenn Thompson, Bureau Chief, Arapahoe County Sheriff's Office
<input type="checkbox"/> Have the following comments to make related to the case:	



February 24, 2021

Molly Orkild-Larson
Arapahoe County Public Works and Development
6924 S. Lima Street
Centennial, CO 80112

RE: Dove Valley Business Park Lot 2, Block 2, SDP21-003
TCHD Case No. 6790

Dear Ms. Orkild-Larson,

Thank you for the opportunity to review and comment on the Site Development Plan for the proposed 10,000 square foot office, storage, and warehouse building located at 7730 S Wheeling Court. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Vector Control - Storage

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, or saliva, or through rodent bites. Items stored on the floor, tightly packed, and rarely moved provide potential harborage for rodents. Due to the variety of items to be potentially stored at this site, TCHD recommends that the applicant create a plan for regular pest control. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in black ink that reads "AHF".

Annemarie Heinrich Fortune, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Laura DeGolier, TCHD



Arapahoe County Water and Wastewater Authority
13031 E Caley Avenue, Centennial, CO 80111 9364
Phone (303) 790-4830, Fax (303)790-9364

TO: Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>

understood.

DATE: March 18, 2021

SUBJECT: **Dove Valley Business Park Lot 2 (SDP21-003)** – ACWWA Referral Review Comments

Dear Ms. Orkild-Larson,

We appreciate the opportunity to review the above-mentioned project on behalf of Arapahoe-County Water & Wastewater Authority (ACWWA) and have the following comments for the applicant:

1. **Please submit ACWWA utility plans directly to ACWWA for review, comment and approval (independent from City/County approval process).** Please refer to the “For Developer” link on ACWWA’s website at www.acwwa.com for additional design requirements and submittal procedures. An imprest account will need to be established at the time of the initial submittal. Information regarding the imprest account can also be found at the aforementioned link.
2. Separate service lines, taps, and meter pits are required for domestic, mechanical equipment, and irrigation services. Please provide plumbing plans, proposed fixtures cut sheets, and meter sizing calculations per AWWA M22. An M22 spreadsheet for meter sizing can be found at the above web address. Please provide all landscape and irrigation demand calculations as well. ACWWA has a maximum 10 fps velocity requirement through the water service lines and meters. Tap fees for the respective mater sizes can be found in Appendix A of ACWWA’s Rules & Regulations which can be found at the website listed above. Tap Fees are based on tap equivalents, annual demands and maximum velocity requirements.
3. All existing and proposed ACWWA utilities, including meter pits are to be within existing ROW or a minimum 30’ wide easement dedicated to ACWWA by separate document. Please refer to “ACWWA Easement Checklist” at the web address for easement requirements and instructions for preparing easement exhibits. Parking, landscaping and permanent structures are not permitted within an ACWWA easement.
4. A sewer main extension may be required pending alignment and property lines. Connecting to the main in Broncos Parkway is also acceptable. A sampling manhole will be required for the sanitary sewer service.
5. All ACWWA required documents are to be completed and approved prior to construction release, including tap fee payment, Letter of Credit established, easements recorded, Development Agreement completed, ACWWA utility plan approval, and wastewater discharge survey completed.
6. Please contact Wade Wheatlake to schedule an ACWWA pre-submittal meeting to cover ACWWA design and submittal requirements or when ready to submit to ACWWA.

Merrick performs reviews on behalf of ACWWA, if you have any questions please contact me.

Sincerely,



Wade B. Wheatlake, P.E.
Merrick & Company

303.353.3683 / wade.wheatlake@merrick.com

Defending Water Quality & the Environment

DOVE VALLEY FLEX

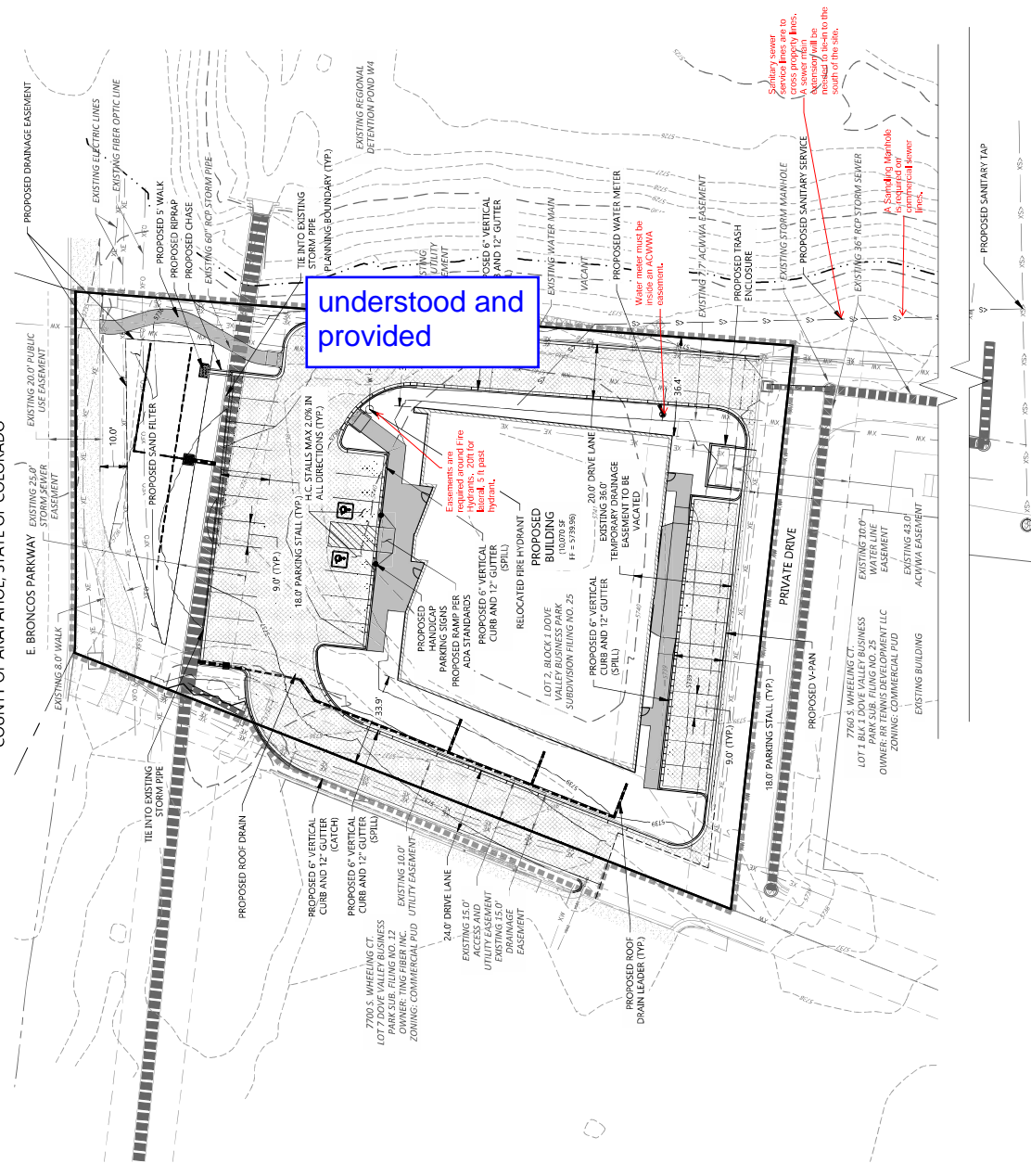
SPECIFIC DEVELOPMENT PLAN (3 STEP)

LOT 2 BLOCK 1 DOVE VALLEY BUSINESS PARK SUBDIVISION FILING NO. 25
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE
 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND:

---	PROPERTY LINE
---	LIMITS OF PLANNING AREA
---	ADA ACCESSIBLE ROUTE
---	PROPOSED BUILDING
---	EXISTING BUILDING
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	PROPERTY SETBACK
---	PROPOSED CURB & GUTTER
---	EXISTING CURB & GUTTER
---	PROPOSED ASPHALT
---	PROPOSED WALK
---	EXISTING 5' CONTOUR
---	PROPOSED 5' CONTOUR
---	EXISTING 5' CONTOUR
---	EXISTING 1' CONTOUR
---	PROPOSED 1' CONTOUR
---	EXISTING STORM LINE
---	PROPOSED STORM LINE
---	PROPOSED SAWCUT
---	PROPOSED STORM INLET
---	EXISTING STORM INLET
---	PROPOSED WATER LINE
---	EXISTING WATER LINE
---	EXISTING HYDRANT
---	EXISTING HYDRANT
---	PROPOSED SANITARY LINE
---	EXISTING SANITARY LINE
---	EXISTING ELECTRIC LINE
---	EXISTING PHONE LINE
---	EXISTING GAS LINE
---	EXISTING FIBER OPTIC LINE





Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

www.co.arapahoe.co.us

Planning Division

Referral Routing

Case Number / Case Name:	SDP21-003, Dove Valley Business Park, Lot 2, Block 2
Planner:	Molly Orkild-Larson
Engineer:	Sarah White
Date sent:	February 22, 2021
Date to be returned:	March 17, 2021

Arapahoe County Agencies		Citizen's Organizations	
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Commercial)	Beverley Reynolds	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/> UACED Janet Cook
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sarah White	<input type="checkbox"/> Four Square Mile Neighborhood
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	<input type="checkbox"/> South Metro Chamber of Commerce
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	Conservation District
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/> Deer Trail Conservation District
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input checked="" type="checkbox"/> West Arapahoe Conservation District Tasha Chevarria
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	Transportation
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/> CDOT / State Highway Dept- Region 1 Richard Solomon
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input type="checkbox"/> E-470 Authority Peggy Davenport
Referral Agencies		<input checked="" type="checkbox"/> RTD Chris Quinn	
<input checked="" type="checkbox"/>	Architectural Review Committee	Terry Rucker	<input checked="" type="checkbox"/> Centennial Airport Dylan Heberlein
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	Utilities: Gas, Electric & Phone
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input checked="" type="checkbox"/> Centurylink/Phone
<input checked="" type="checkbox"/>	City – Aurora	Porter Ingrum	<input type="checkbox"/> Conoco Phillips / Gas Pipeline
<input type="checkbox"/>	County		
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input checked="" type="checkbox"/> XCEL Donna George
<input type="checkbox"/>	Town		<input type="checkbox"/> IREA Brooks Kaufman
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands
<input checked="" type="checkbox"/>	South Metro Fire		<input checked="" type="checkbox"/> Arapahoe Water and Wastewater Authority Wade Wheatlake
<input checked="" type="checkbox"/>	Dove Valley Metro District		<input checked="" type="checkbox"/> U.S. Army Corp. of Engineer Ellison Koonce
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input checked="" type="checkbox"/> Cherry Creek Basin Authority
<input type="checkbox"/>	Arapahoe Park and Rec District	Lynn Cornell	<input checked="" type="checkbox"/> SEMSWA Tiffany Clark
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input checked="" type="checkbox"/> Mile High Flood District
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/> East End Advisory (5 sets)
<input type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS		<input type="checkbox"/> Colorado Department of Public Health and Environment (CDPHE)

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/> Have the following comments to make related to the case:	Joe Richards, CBO PWD Division Manager

Code Study to be provided with complete for constructions plans stamped by design professionals licensed by the State of Colorado. All permits required for construction shall be attained. Special inspection may be required.

understood.



Public Works and Development
 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611
www.co.arapahoe.co.us

Planning Division
Referral Routing

Case Number / Case Name:	SDP21-003, Dove Valley Business Park, Lot 2, Block 2
Planner:	Molly Orkild-Larson
Engineer:	Sarah White
Date sent:	February 22, 2021
Date to be returned:	March 17, 2021

Arapahoe County Agencies			Citizen's Organizations		
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Commercial)	Beverley Reynolds	<input type="checkbox"/>	CCNA-Cherry Creek Neighborhoods Ass.	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/>	UACED	Janet Cook
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/>	Four Square Mile Neighborhood	
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sarah White	<input type="checkbox"/>	South Metro Chamber of Commerce	
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	<input type="checkbox"/>		
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	Conservation District		
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/>	Deer Trail Conservation District	
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input checked="" type="checkbox"/>	West Arapahoe Conservation District	Tasha Chevarria
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	Transportation		
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/>	CDOT / State Highway Dept- Region 1	Richard Solomon
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input type="checkbox"/>	E-470 Authority	Peggy Davenport
Referral Agencies			<input checked="" type="checkbox"/>	RTD	Chris Quinn
<input checked="" type="checkbox"/>	Architectural Review Committee	Terry Rucker	<input checked="" type="checkbox"/>	Centennial Airport	Rachel Keller
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	Utilities: Gas, Electric & Phone		
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input checked="" type="checkbox"/>	Centurylink/Phone	
<input checked="" type="checkbox"/>	City – Aurora	Porter Ingram	<input type="checkbox"/>	Conoco Phillips / Gas Pipeline	
<input type="checkbox"/>	County				
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input checked="" type="checkbox"/>	XCEL	Donna George
<input type="checkbox"/>	Town		<input type="checkbox"/>	IREA	Brooks Kaufman
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands		
<input checked="" type="checkbox"/>	South Metro Fire		<input checked="" type="checkbox"/>	Arapahoe Water and Wastewater Authority	Wade Wheatlake
<input checked="" type="checkbox"/>	Dove Valley Metro District		<input checked="" type="checkbox"/>	U.S. Army Corp. of Engineer	Ellison Koonce
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input checked="" type="checkbox"/>	Cherry Creek Basin Authority	
<input type="checkbox"/>	Arapahoe Park and Rec District	Lynn Cornell	<input checked="" type="checkbox"/>	SEMSWA	Tiffany Clark
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input checked="" type="checkbox"/>	Mile High Flood District	
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/>	East End Advisory (5 sets)	
<input type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS		<input type="checkbox"/>	Colorado Department of Public Health and Environment (CDPHE)	

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

	COMMENTS:	SIGNATURE
<input type="checkbox"/>	Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/>	Have the following comments to make related to the case:	Arapahoe County Public Airport Authority-Rachel Keller <i>Rachel Keller</i>



CENTENNIAL AIRPORT
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY

7565 South Peoria Street, Unit D9
Englewood, Colorado 80112
main: 303.790.0598
fax: 303.790.2129
www.centennialairport.com

March 10, 2021

Molly Orkild-Larson
Arapahoe County Public Works and Development
6924 South Lima Street
Centennial, CO 80112

Re: SDP21-003; Dove Valley Business park, Lot 2, Block 2

Dear Ms. Orkild-Larson,

Thank you for the opportunity to review the proposed development. The Arapahoe County Public Airport Authority has the following comments to make on the project:

- This development falls within the Restricted Development Area (RDA) within the Airport Influence Area (AIA) of the Airport Land Use Guidelines and will be subjected to numerous aircraft overflights and their associated effects. These effects include, but are not limited to: noise, smoke, dust, fumes and vibrations.
- Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway, penetrates the FAA Part 77 airspace surface, impede signals associated with navigational equipment or any other reason the FAA deems necessary will require the filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. Please visit <https://oeaaa.faa.gov> to utilize the notice criteria tool to confirm filing requirements and to file the FAA Form 7460-1. **Please note that this is a State and Federal regulatory requirement. Any objects permanent or temporary on site may require the filing and approval of a FAA form 7460-1.** Runway endpoint data is available from the Airport for engineering calculations. In addition, please have crane operators advise Airport Operations at 303-877-7307 prior to erecting any cranes.

understood.

Please feel free to call me if you have any questions.

Sincerely,

Rachel Keller

Rachel Keller
Noise & Planning Specialist



Public Works and Development
 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611
www.co.arapahoe.co.us


Planning Division
Referral Routing

Case Number / Case Name:	SDP21-003, Dove Valley Business Park, Lot 2, Block 2
Planner:	Molly Orkild-Larson
Engineer:	Sarah White
Date sent:	February 22, 2021
Date to be returned:	March 17, 2021

Arapahoe County Agencies		Citizen's Organizations	
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Commercial)	Beverley Reynolds	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/> UACED Janet Cook
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sarah White	<input type="checkbox"/> Four Square Mile Neighborhood
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	<input type="checkbox"/> South Metro Chamber of Commerce
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	Conservation District
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/> Deer Trail Conservation District
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input checked="" type="checkbox"/> West Arapahoe Conservation District Tasha Chevarria
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	Transportation
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/> CDOT / State Highway Dept- Region 1 Richard Solomon
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input type="checkbox"/> E-470 Authority Peggy Davenport
Referral Agencies		<input checked="" type="checkbox"/> RTD Chris Quinn	<input checked="" type="checkbox"/> Centennial Airport Dylan Heberlein
<input checked="" type="checkbox"/>	Architectural Review Committee	Terry Rucker	
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	Utilities: Gas, Electric & Phone
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input checked="" type="checkbox"/> Centurylink/Phone
<input checked="" type="checkbox"/>	City – Aurora	Porter Ingrum	<input type="checkbox"/> Conoco Phillips / Gas Pipeline
<input type="checkbox"/>	County		
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input checked="" type="checkbox"/> XCEL Donna George
<input type="checkbox"/>	Town		<input type="checkbox"/> IREA Brooks Kaufman
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands
<input checked="" type="checkbox"/>	South Metro Fire		<input checked="" type="checkbox"/> Arapahoe Water and Wastewater Authority Wade Wheatlake
<input checked="" type="checkbox"/>	Dove Valley Metro District		<input checked="" type="checkbox"/> U.S. Army Corp. of Engineer Ellison Koonce
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input checked="" type="checkbox"/> Cherry Creek Basin Authority Elysa Loewen
<input type="checkbox"/>	Arapahoe Park and Rec District	Lynn Cornell	<input checked="" type="checkbox"/> SEMSWA Tiffany Clark
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input checked="" type="checkbox"/> Mile High Flood District
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/> East End Advisory (5 sets)
<input type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS		<input type="checkbox"/> Colorado Department of Public Health and Environment (CDPHE)

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	

<input checked="" type="checkbox"/>	<p>Have the following comments to make related to the case:</p> <ol style="list-style-type: none">1. The Authority's Control Regulation 72 requires construction and post-construction Best Management Practices (BMPs).2. Provide additional details for the Post Construction BMPs. Confirm the regional detention facility is also design to treat the water quality capture volume per the Authority regulation 72 requirement.3. What post construction BMPs will be implemented for Basin and C2? Will this flows from this basin enter the regional detention facility.4. No details for the construction BMPs were included in the submittal. Provide GESC or CBMP plan for our review and comment.5. The Authority reserves the right to review and comment on future submittals for this project.	 <p>Elysa M. Loewen, P.E. On behalf of the Cherry Creek Basin Water Quality Authority.</p>
-------------------------------------	---	--

Further detail will be provided with ASP and construction documents.



Public Works and Development
 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611
www.co.arapahoe.co.us

Planning Division
Referral Routing

Case Number / Case Name:	SDP21-003, Dove Valley Business Park, Lot 2, Block 2
Planner:	Molly Orkild-Larson
Engineer:	Sarah White
Date sent:	February 22, 2021
Date to be returned:	March 17, 2021

Arapahoe County Agencies			Citizen's Organizations		
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Commercial)	Beverley Reynolds	<input type="checkbox"/>	CCNA-Cherry Creek Neighborhoods Ass.	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/>	UACED	Janet Cook
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/>	Four Square Mile Neighborhood	
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sarah White	<input type="checkbox"/>	South Metro Chamber of Commerce	
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	Conservation District		
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	<input type="checkbox"/>	Deer Trail Conservation District	
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input checked="" type="checkbox"/>	West Arapahoe Conservation District	Tasha Chevarria
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	Transportation		
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	<input type="checkbox"/>	CDOT / State Highway Dept- Region 1	Richard Solomon
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/>	E-470 Authority	Peggy Davenport
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input checked="" type="checkbox"/>	RTD	Chris Quinn
Referral Agencies			<input checked="" type="checkbox"/>	Centennial Airport	Dylan Heberlein
<input checked="" type="checkbox"/>	Architectural Review Committee	Terry Rucker	Utilities: Gas, Electric & Phone		
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	<input checked="" type="checkbox"/>	Centurylink/Phone	
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input type="checkbox"/>	Conoco Phillips / Gas Pipeline	
<input checked="" type="checkbox"/>	City – Aurora County	Porter Ingrum	<input checked="" type="checkbox"/>	XCEL	Donna George
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input type="checkbox"/>	IREA	Brooks Kaufman
<input type="checkbox"/>	Town		Water / Sanitation / Stormwater / Wetlands		
<input type="checkbox"/>	DRCOG		<input checked="" type="checkbox"/>	Arapahoe Water and Wastewater Authority	Wade Wheatlake
<input checked="" type="checkbox"/>	South Metro Fire		<input checked="" type="checkbox"/>	U.S. Army Corp. of Engineer	Ellison Koonce
<input checked="" type="checkbox"/>	Dove Valley Metro District		<input checked="" type="checkbox"/>	Cherry Creek Basin Authority	
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input checked="" type="checkbox"/>	SEMSWA	Tiffany Clark
<input type="checkbox"/>	Arapahoe Park and Rec District	Lynn Cornell	<input checked="" type="checkbox"/>	Mile High Flood District	
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input type="checkbox"/>	East End Advisory (5 sets)	
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/>	Colorado Department of Public Health and Environment (CDPHE)	
<input type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS				

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/> Have the following comments to make related to the case:	Jeff Sceili – Plan Reviewer – South Metro Fire Rescue See Attached

SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



Molly Orklid-Larson, Senior Planner
Planning Division, Arapahoe County Public works and Development
6924 S Lima Street. Centennial, CO 80112
720-874-6650
Morklid-larson@arapahoegov.com

Project Name: Dove Valley Business Park, Lot 2, Block 1
Project File #: **SDP21-003**
S Metro Review # REFSP21-00033

Review date: February 23, 2021

Plan reviewer: Jeff Sceili
720-989-2244
Jeff.Sceili@southmetro.org

Project Summary: Site development of a new multi-use building

Code Reference: 2018 Fire Code Edition, 2015 Building Code Edition

South Metro Fire Rescue (SMFR) has reviewed the above project and has conditionally approved the plans based on the following comments that must be resolved prior issuance of any permits. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

COMMENTS:

1. **Site access grade shall not exceed 6%.**
2. **The attached apparatus access shall be met.**
3. **Requesting inclusion into County Fire Lane Program (see attached lane identification).**

All comments have been met.

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



FIRE ACCESS ROAD DESIGN CRITERIA



BUILDING exterior walls (and any portion thereof) of any buildings that are more than 150 feet from the curb line of a public street shall be served by a Fire Apparatus Access Road which shall be unobstructed. This distance is measured by an approved route around the exterior of the building or facility. Additional allowances may be made for some sprinkler protected structures. Alternate access arrangements may be accepted based on site conditions and building fire protection features.

Due to the possibility of heavy vehicle traffic, residential and commercial collector and arterial roads may not be considered adequate for fire suppression operations; no credit for access to perimeter of buildings shall be given from collectors or arterials, unless specifically approved.

Sites not be capable of meeting these requirements and any alternative means must be evaluated and approved by the Fire Marshal.

FIRE APPARATUS ACCESS ROADS shall be of an all-weather surface capable of supporting the imposed loads of fire apparatus. Maximum grade on site shall not exceed six percent (6%). Roads shall be asphalt or concrete. Other surfaces may be accepted on a case by case basis.

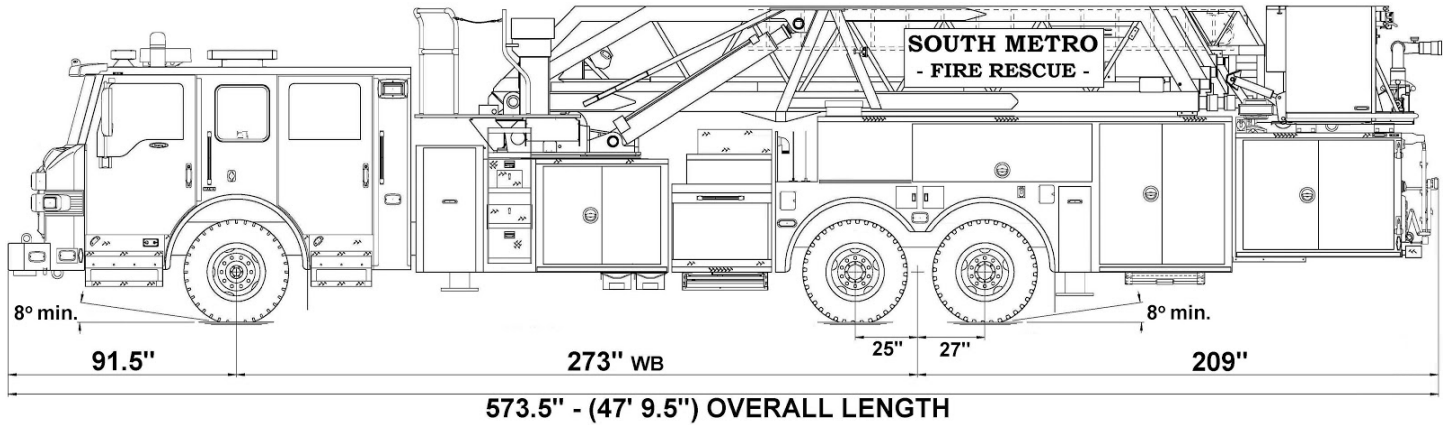
The minimum unobstructed width of the fire apparatus access road shall be 20 feet. In order to maintain the minimum width and prevent obstructions such as parking of vehicles fire lane signs shall be installed in an approved manner. A minimum vertical clearance of 13 feet, 6 inches shall be maintained for the entire required width of the access road.

Any dead-end access road over 150 feet long shall be provided with an approved turnaround that may be a circle, tee, hammerhead, or other functional approved design.

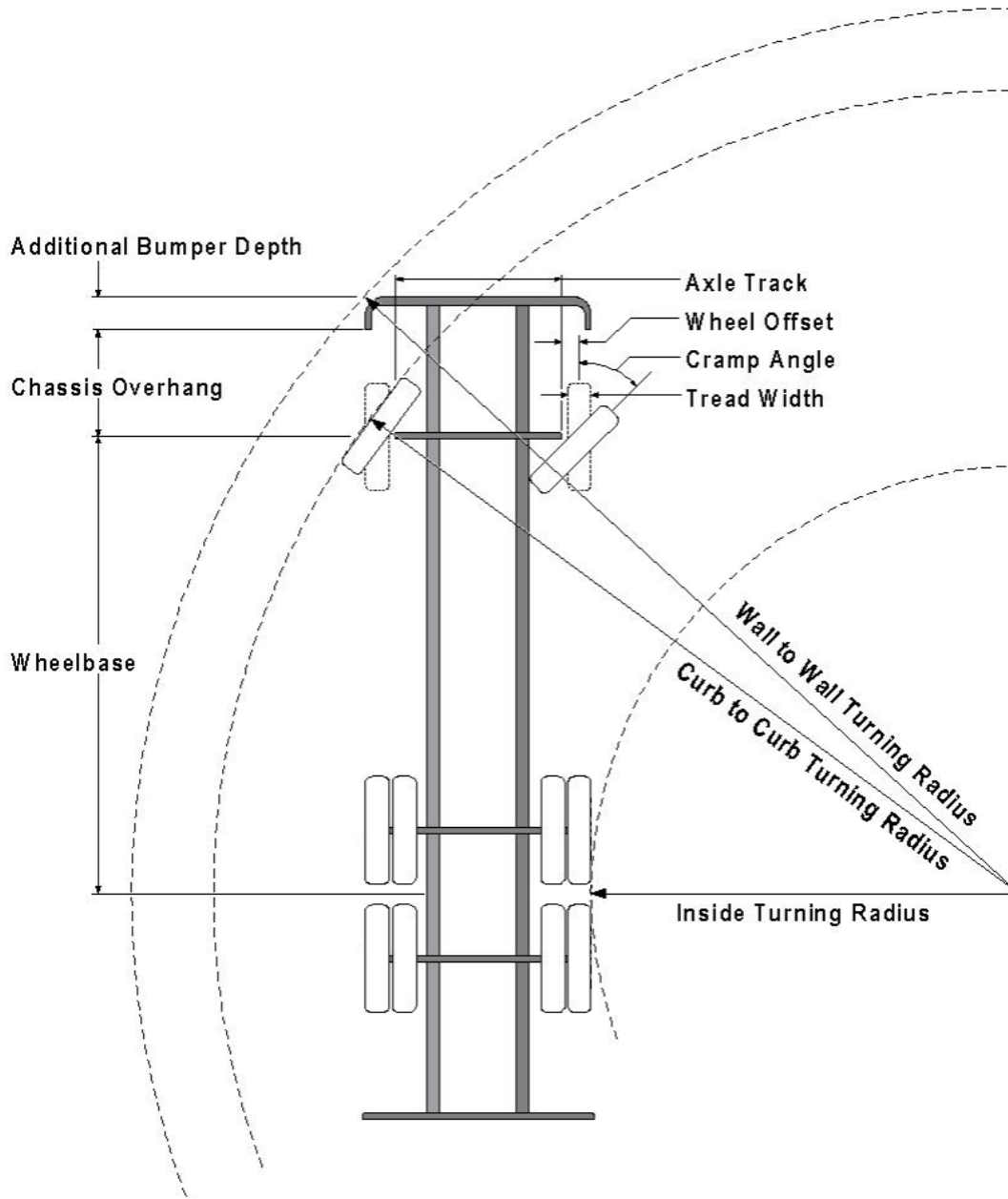
SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



VEHICLE SPECIFICATIONS are provided for the largest apparatus in use by South Metro Fire Rescue. Fire Apparatus Access Roads shall be capable of accommodating this apparatus.



SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



Vehicle Specifications

Length: 47' 9.5"

Width: 8' 5" - (10' 1" mirror to mirror)

Height: 10' 9"

Wheelbase: 273 in.

SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



Design load: 80,000 pounds

Inside Cramp Angle: 40°

Axle Track: 83"

Wheel Offset: 5.3"

Tread Width: 13.5"

Turning Radii:

Inside Turn: 26 ft. 1 in.

Curb to curb: 41 ft. 11 in.

Wall to wall: 46 ft. 8 in.

Where objects are present adjacent to the fire apparatus access road, particularly on turns and turn arounds which require backing, a reasonable safety margin shall be provided to prevent potential damage to the property and to the fire apparatus.

PRIVATE ROADS that provide access to more than two dwellings or one or more commercial buildings shall be constructed to meet the roadway standards approved by the South Metro Fire Rescue Authority for fire apparatus access. Private roads that do not meet the roadway standard may be accepted provided that alternative methods and materials are incorporated into the subdivision that address the fire and life safety of the citizens.

DOVE VALLEY FLEX

SPECIFIC DEVELOPMENT PLAN (3 STEP)

LOT 2 BLOCK 1 DOVE VALLEY BUSINESS PARK SUBDIVISION FILING NO. 25
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE
 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET INDEX:

SHEET 1	COVER SHEET
SHEET 2	SITE PLAN
SHEET 3	EXTERIOR ELEVATIONS
SHEET 4	LANDSCAPE PLAN

LEGAL DESCRIPTION

LOT 2, BLOCK 1, DOVE VALLEY BUSINESS PARK
 SUBDIVISION FILING NO. 25

ZONING

MU PUD

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE SDP KNOWN AS DOVE VALLEY KAHN OFFICE THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE DEDICATED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS NOTE

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

PRIVATE STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE LIABILITY

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY (DEVELOPER'S ENGINEER). ARAPAHOE COUNTY REVIEWES DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF (OWNER) GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE (OWNER) AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF (ENGINEER AND/OR FIRM'S NAME) DRAINAGE DESIGN.

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

PUBLIC IMPROVEMENTS NOTE

AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.

DRAINAGE MASTER PLAN NOTE

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.

DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSET FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE, TO MINIMIZE OVERALL CAPITAL COSTS. THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.

EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

AIRPORT INFLUENCE AREA NOTE

ALL PROPERTY WITHIN THE 55 DAY-NIGHT AVERAGE SOUND LEVEL (DNL) IS EXPECTED TO BE EXPOSED TO DAILY AIRCRAFT NOISE LEVELS THAT EQUAL OR EXCEED AN AVERAGE OF 55 DECIBELS (DNL). A LEVEL OF AIRCRAFT NOISE THAT THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS HAS DETERMINED IS THE MAXIMUM ACCEPTABLE LEVEL FOR RESIDENTIAL USE. BECAUSE OF THIS, ARAPAHOE COUNTY HAS REQUIRED THAT ALL RESIDENCES IN THIS AREA AND WITHIN DOVE VALLEY FLEX BE CONSTRUCTED IN WAYS THAT LESSEN THE EFFECTS OF THE AIRCRAFT NOISE TO THE RESIDENTS OF DOVE VALLEY FLEX. THESE CONSTRUCTION TECHNIQUES REQUIRE, BUT ARE NOT LIMITED TO, AIR CONDITIONING, ADDITIONAL INSULATION, INSULATED FENESTRATIONS, AND SIMILAR TECHNIQUES INTENDED TO ACHIEVE AN EXPECTED INTERIOR NOISE LEVEL OF 45 DECIBELS (DNL) IN THE EXPOSURE AREA.

AIRPORT INFLUENCE AREA (AVIGATION EASEMENT/HAZARD EASEMENT)

AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS SDP HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND IN BOOK, PAGE OR RECEPTION NUMBER OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

THE LANDS CONTAINED WITHIN THIS SDP LIE WITHIN THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THE INFLUENCE AREA.

ALL LANDS CONTAINED WITHIN THIS SDP SHALL COMPLY WITH F.A.R. PART 77, "HEIGHT AND OBSTRUCTIONS CRITERIA".

AIRPORT INFLUENCE AREA

(OFF-SITE IMPROVEMENTS)
 TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE BOARD OF COUNTY COMMISSIONERS, OWNERS, SUCCESSORS AND ASSIGNS HEREBY AGREE:

TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL PLANS.

TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR OTHER SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS NECESSITATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.

TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.

TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY, IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR SPECIAL DISTRICTS IN OFF-SITE ROADWAY AND OPEN SPACE IMPROVEMENTS AS NECESSITATED BY DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.

TO INCLUDE SAID DEVELOPMENT IN A MASTER DRAINAGE IMPROVEMENT DISTRICT IF SUCH A DISTRICT IS FORMED.

PRIVATE OPEN SPACE

OWNER, SUCCESSORS, AND ASSIGNS HEREBY AGREE:

THE PRIVATE PARKS AND/OR OPEN SPACE AS SHOWN ON THIS PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE OWNER(S), HOMEOWNER'S ASSOCIATION, AND/OR ENTITY OTHER THAN ARAPAHOE COUNTY.

BUILDING PERMITS WILL BE ISSUED FOR ONLY ONE-QUARTER OF THE LOTS IN THIS SUBDIVISION UNTIL THE PARKS AND/OR OPEN SPACE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN.

WHEN A PROJECT CONSISTS OF ONE LOT, THE PRIVATE PARK SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY.

STREET LIGHTING

ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN OR PLAT, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN OR PLAT ACCORDING TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

DRAINAGE

ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING THOSE RECORDED ON JUNE 5, 1997, AT RECEPTION NUMBER A7665570, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS THAT EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

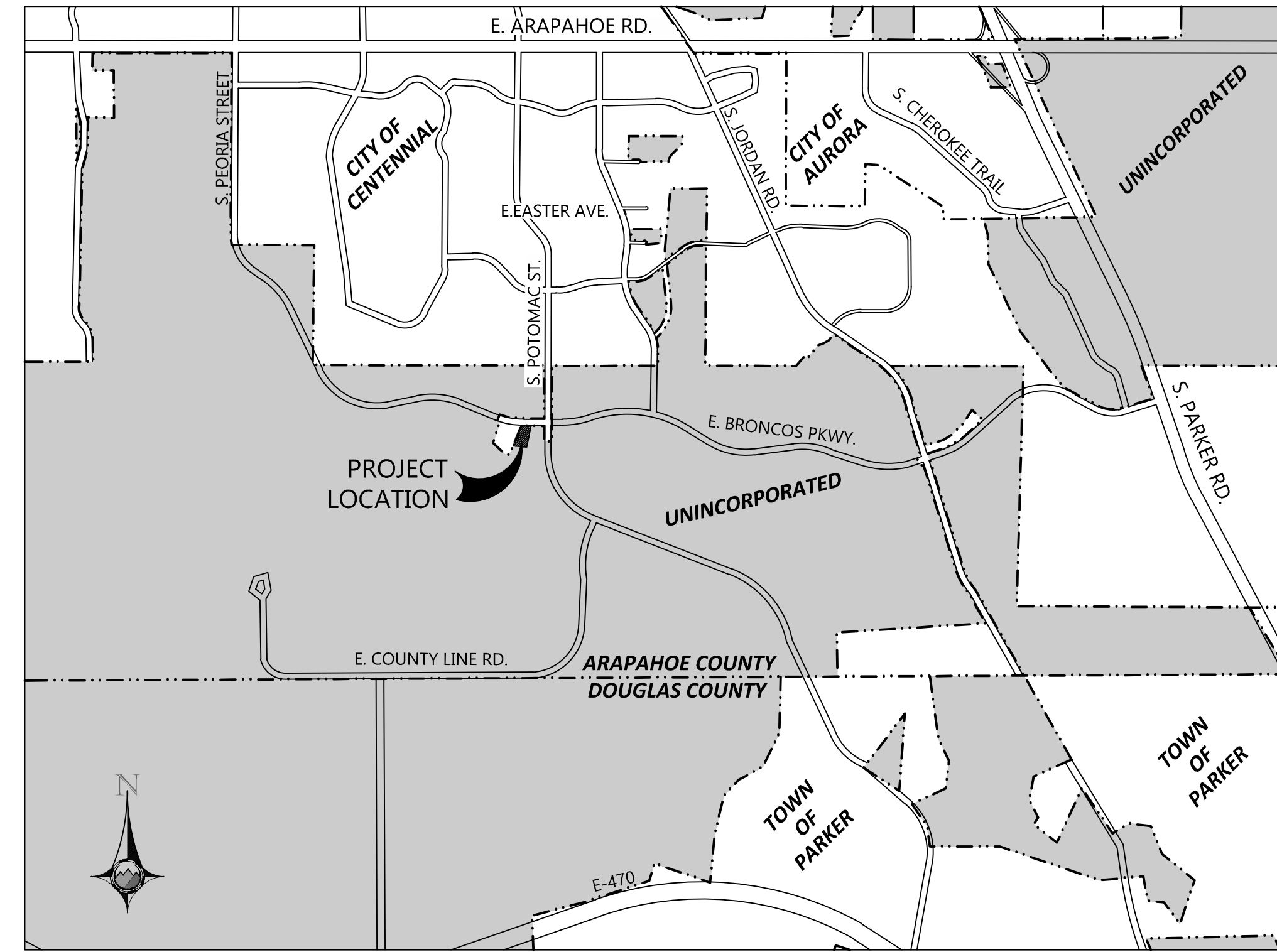
PUBLIC USE EASEMENT

ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S EASEMENT REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS THAT EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

STORMWATER MAINTENANCE

THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT BEST MANAGEMENT PRACTICES (BMP'S) AND STORMWATER FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS AND THE OPERATIONS AND MAINTENANCE (O AND M) GUIDE IN THE CASE OF PERMANENT BMP'S. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED BMP'S CONTAINED IN THE O AND M MANUAL RECORDED AT RECEPTION NUMBER TBD, AND THE STORMWATER FACILITIES SHOWN IN THE APPROVED PHASE III DRAINAGE REPORT AND SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

THE OWNERS OF THE SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL PERMANENT BMP'S AND/OR STORMWATER FACILITIES ASSOCIATED WITH THIS DEVELOPMENT, IF THE PERMANENT BMP'S AND STORMWATER FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.



VICINITY MAP

SCALE: 1" = 2,000'

DEVELOPMENT COMPARISON CHART

CATEGORY	DOVE VALLEY COMMERCE CENTER - PDP Z00-007	PROPOSED: DOVE VALLEY FLEX - SPECIFIC DEVELOPMENT PLAN - DOVE VALLEY BUSINESS PARK SUBDIVISION FILING NO. 25, LOT 2, BLOCK 1 - P21-XXX
PRINCIPAL USES:	PERMITTED USES: 1. OFFICE/SHOWROOM/WAREHOUSE & PROFESSIONAL OFFICES. 2. LIGHT INDUSTRIAL FACILITIES INCLUDING MANUFACTURING, FABRICATION, PROCESSING OR ASSEMBLING OF PRODUCTS, PROVIDED HOWEVER THAT NO EFFECTS FROM NOISE, SMOKE, CLARE VIBRATION, FUMES, OR OTHER ENVIRONMENTAL FACTORS SHALL BE MEASURABLE AT THE PROPERTY LINE. 3. RESEARCH AND DEVELOPMENT FACILITIES LABORATORIES (BASIC AND APPLIED RESEARCH, EXPERIMENTAL, TESTING, ETC.) 4. WAREHOUSING AND DISTRIBUTION FACILITIES, MINI-WAREHOUSE/SELF STORAGE. 5. WHOLESALE MERCHANDISE DISPLAY AND SALES, REPAIR, RENTAL AND SERVICE OF ANY COMMODITY, RECREATIONAL FACILITIES, PUBLIC OR PRIVATE.	PROPOSED USE: 1. OFFICE/SHOWROOM/WAREHOUSE & PROFESSIONAL OFFICES. 2. LIGHT INDUSTRIAL FACILITIES INCLUDING MANUFACTURING, FABRICATION, PROCESSING OR ASSEMBLING OF PRODUCTS, PROVIDED HOWEVER THAT NO EFFECTS FROM NOISE, SMOKE, CLARE VIBRATION, FUMES, OR OTHER ENVIRONMENTAL FACTORS SHALL BE MEASURABLE AT THE PROPERTY LINE. 3. RESEARCH AND DEVELOPMENT FACILITIES LABORATORIES (BASIC AND APPLIED RESEARCH, EXPERIMENTAL, TESTING, ETC.) 4. WAREHOUSING AND DISTRIBUTION 5. WHOLESALE MERCHANDISE DISPLAY AND SALES, REPAIR, RENTAL AND SERVICE OF ANY COMMODITY.
LOT SIZE REQUIREMENTS	MINIMUM LOT SIZE: 1 ACRE	LOT 2, BLOCK 1: 1 ACRE
SETBACKS	MINIMUM SETBACKS: FROM E. BRONCOS PARKWAY: 30' FROM OTHER RIGHT-OF-WAYS: 25' FROM PERIMETER OF PROJECT BOUNDARY: 30' SIDE/REAR YARDS: 10' DESIGNATED PARKING AREA: FROM PROPERTY LINE: 10' DISTANCE BETWEEN STRUCTURES ON SEPARATE LOTS: 30'	MINIMUM SETBACKS: FROM E. BRONCOS PARKWAY: 30' FROM OTHER RIGHT-OF-WAYS: 25' FROM PERIMETER OF PROJECT BOUNDARY: 30' SIDE/REAR YARDS: 10' DESIGNATED PARKING AREA: FROM PROPERTY LINE: 10' DISTANCE BETWEEN STRUCTURES ON SEPARATE LOTS: 30'
ZONING	M.U. PUD	M.U. PUD
BUILDING HEIGHT	MAX HEIGHT: 50'	PROPOSED HEIGHT: 30'
F.A.R.	MAX F.A.R.: 0.65:1	MAX F.A.R.: 0.65:1 PROPOSED F.A.R.: 0.24:1
OPEN SPACE	MINIMUM OPEN SPACE: 20%	MINIMUM OPEN SPACE: 20% PROPOSED OPEN SPACE: 28%
OFF-STREET PARKING STANDARDS:	OFFICE USES: 4 SPACES PER 1,000 SF 1 SPACE FOR EVERY COMPANY VEHICLE LIGHT INDUSTRIAL: 1 SPACE PER 300 SF 1 SPACE PER EMPLOYEE ON MAX SHIFT 1 SPACE PER 1,000 SF WAREHOUSE: 1 SPACE PER 400 SF RETAIL/OFFICE 1 SPACE PER LOADING DOCK	31 PARKING SPACES PROVIDED TOTAL (2 ADA SPACES) OFFICE (ASSUMED): 5,000 SF @ 4/1,000 SF = 20 SPACES WAREHOUSE (ASSUMED): 5,000 @ 1/1,000 SF = 5.08 SPACES LOADING DOCKS: 2 LOADING DOCKS @ 1/ DOCK = 2 SPACES TOTAL REQUIRED SPACES = 28 SPACES

TRIP GENERATION BUDGET

MAXIMUM DAILY TRIP GENERATION FOR: DOVE VALLEY COMMERCE CENTER - PDP Z00-007	OFFICE	200,000 SF X 11.01/1,000 SF = 2,202
	WAREHOUSE	380,000 SF X 4.96/1,000 SF = 1,885
	TOTAL MAXIMUM DAILY TRIP GENERATION PDP	= 4,087
KOALA PROPERTY (APPROVED FDP)	TOTAL TRAFFIC GENERATED TRIPS/DAY WEEKDAY = 821	
LOT 3-7 (APPROVED FDP): ONLY USING AREAS FOR LOTS 3 AND 4, LOTS 5, 6 AND 7 ARE SHOWN BELOW UNDER DIFFERENT DEVELOPMENTS	OFFICE	33,288 SF X 11.01/1,000 SF = 367
	WAREHOUSE	12,312 SF X 4.96/1,000 SF = 61
	TOTAL TRIP GENERATION FLEX LOTS 3-4-7	= 428
CENTURY LINK (APPROVED FDP):	TOTAL TRAFFIC GENERATED TRIPS/DAY WEEKEND = 550	
RANDY ROSS TENNIS CENTER (APPROVED ASP): THIS IS FORMERLY LOT 5 FROM ABOVE	TOTAL TRAFFIC GENERATED TRIPS/DAY WEEKDAY = 232	
TING DATA CENTER (APPROVED CENTENNIAL): THIS IS FORMERLY LOT 7 FROM ABOVE	TOTAL TRAFFIC GENERATED TRIPS/DAY WEEKDAY = 86	
DOVE VALLEY FLEX (PROPOSED SDP):	TOTAL TRAFFIC GENERATED TRIPS/DAY WEEKDAY = 58	
TOTAL ESTIMATED DAILY TRIPS INCLUDING APPROVED PROJECTS AND PROPOSED WITHIN AREA DEFINED UNDER PDP Z00-007	TOTAL TRAFFIC GENERATED TRIPS/DAY WEEKDAY = 2,175	
	UNALLOTTED DAILY TRAFFIC ESTIMATE AREA DEFINED UNDER PDP Z00-007 = 1,912	

CERTIFICATE OF OWNERSHIP

I, _____, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS OR ENTITIES HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS DOVE VALLEY OFFICE SITE PLAN (CITY CASE NO. XXXXX).

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF _____) S.S.

COUNTY OF _____)

THE FOREGOING CERTIFICATION OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D., 20__.

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 _____

RECORDER'S CERTIFICATE

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT _____ (A.M./P.M.) ____ DAY OF _____ A.D., 20__ IN

BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____.

COUNTY CLERK AND RECORDER

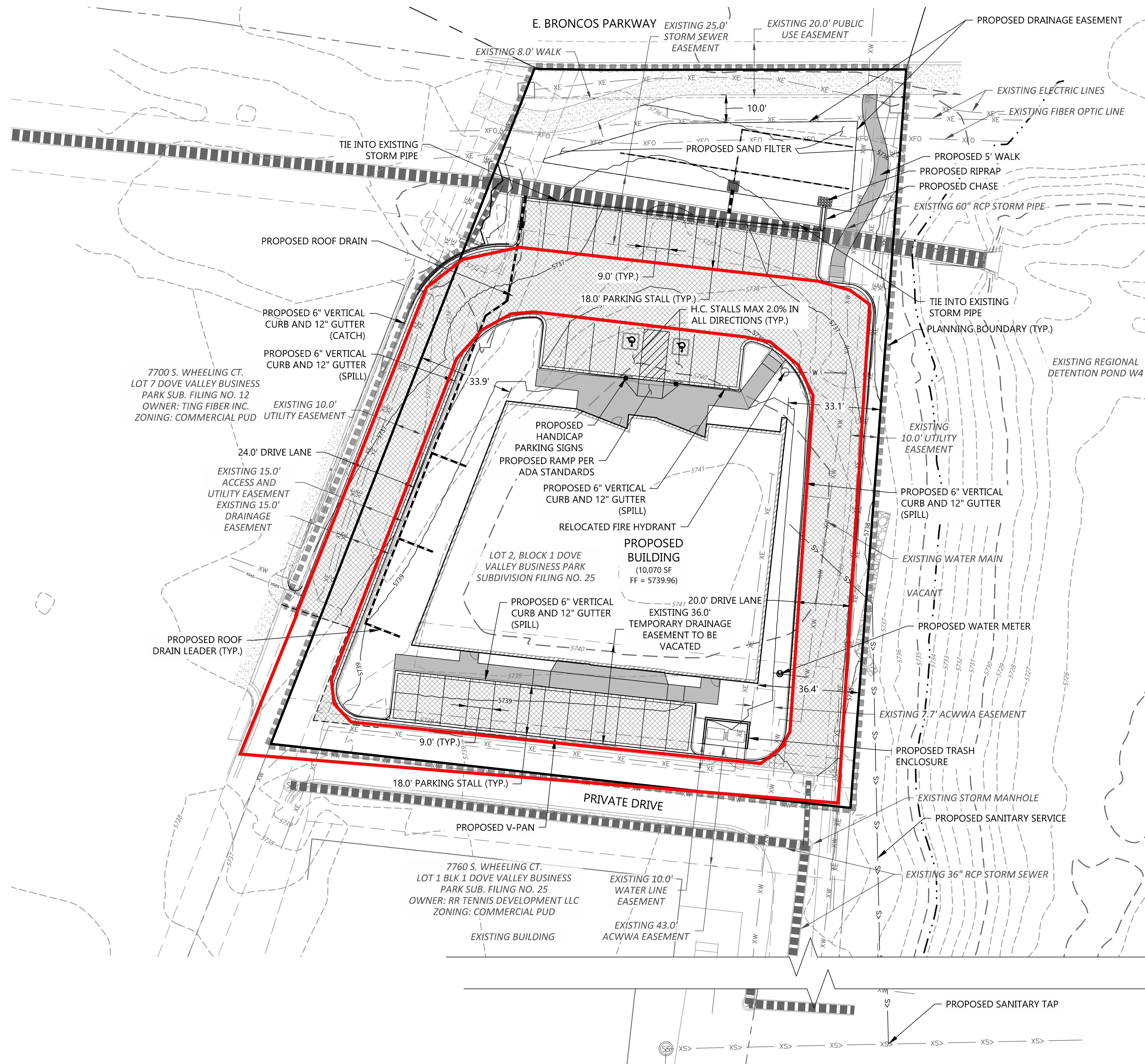
BY: _____
 DEPUTY

DOVE VALLEY FLEX

SPECIFIC DEVELOPMENT PLAN (3 STEP)

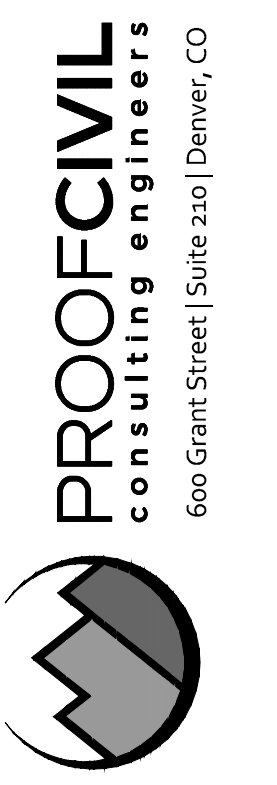
LOT 2 BLOCK 1 DOVE VALLEY BUSINESS PARK SUBDIVISION FILING NO. 25
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE
 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF ARAPAHOE, STATE OF COLORADO

Fire Lane
Locations.



LEGEND:

	PROPERTY LINE
	LIMITS OF PLANNING AREA
	ADA ACCESSIBLE ROUTE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED ASPHALT
	PROPOSED WALK
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED SAWCUT
	PROPOSED STORM INLET
	EXISTING STORM INLET
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED HYDRANT
	EXISTING HYDRANT
	PROPOSED SANITARY LINE
	EXISTING SANITARY LINE
	EXISTING ELECTRIC LINE
	EXISTING PHONE LINE
	EXISTING GAS LINE
	EXISTING FIBER OPTIC LINE



REVISIONS	
NO.	DESCRIPTION

PROJ. NO.: 20096	DATE: 01/29/2021	DRAWN BY: MRR	CHECKED BY: JGD
ARAPAHOE COUNTY			
DOVE VALLEY FLEX			
SITE PLAN			

DOVE VALLEY FLEX

SPECIFIC DEVELOPMENT PLAN (3 STEP) LOT 2 BLOCK 1 DOVE VALLEY BUSINESS PARK SUBDIVISION FILING NO. 25 LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

DEVELOPMENT STANDARDS:

SIGNAGE:

*** MONUMENT SIGNS:**
SHALL BE ALLOWED. SUCH SIGNS SHALL BE LIMITED IN NUMBER TO ONE PER BUILDING ENTRANCE TO THE SITE. THEY SHALL NOT EXCEED 48 SQUARE FEET IN AREA. THE SIGN SHALL BE NO TALLER THAN SIX (6) FEET TO THE TOP OF THE SIGN STRUCTURE.

*** BUILDING SIGNS:**
SHALL BE INDIVIDUAL LETTERS OR LOGOS MOUNTED TO THE FACE OF THE BUILDING AT APPROPRIATE LOCATIONS BELOW THE TOP OF THE PARAPET. BUILDING SIGNS SHALL BE LIMITED TO 64 SQUARE FEET OF SIGN AREA. LETTER HEIGHTS SHALL BE LIMITED IN HEIGHT AS FOLLOWS:

DISTANCE FROM R.O.W. (FT.)	LETTER HEIGHT (IN.)
0-50	12
51-100	18
101-150	24
151-200	30
201-250	36
251-300	42
301 +	48

FENCING:

ANY FENCING SHALL BE LIMITED TO TEN (10') FEET AND SHALL BE CONSTRUCTED OF MATERIALS AND COLORS WHICH ARE SIMILAR TO THOSE OF THE PRIMARY BUILDING WALL.

LIGHTING:

THE LIGHTING SHALL BE AS FOLLOWS: EXTERIOR LIGHTING SHALL BE LED FIXTURES AND SHALL BE DIRECTED DOWNWARD AND UTILIZE CUTOFF LUMINAIRES AT THE PERIMETER OF THE PROPERTY WHERE APPROPRIATE. POLE LIGHTING SHALL BE A MAXIMUM OF TWENTY FIVE FEET (25') HIGH ABOVE GRADE (INCLUDING POLE BASES). EXTERIOR BUILDING MOUNTED FIXTURES SHALL BE MOUNTED AT 9'-18" ABOVE GRADE. EXTERIOR LED CAN LIGHTING IS PERMITTED IN THE SOFFIT OF THE PORTE COCHERE WITH A MAXIMUM HEIGHT OF THIRTY (30') ABOVE GRADE. LIGHTING SHALL BE DESIGNED IN A MANNER TO MINIMIZE GLARE ONTO ADJACENT PROPERTIES.

MECHANICAL/ TRASH SCREENING:

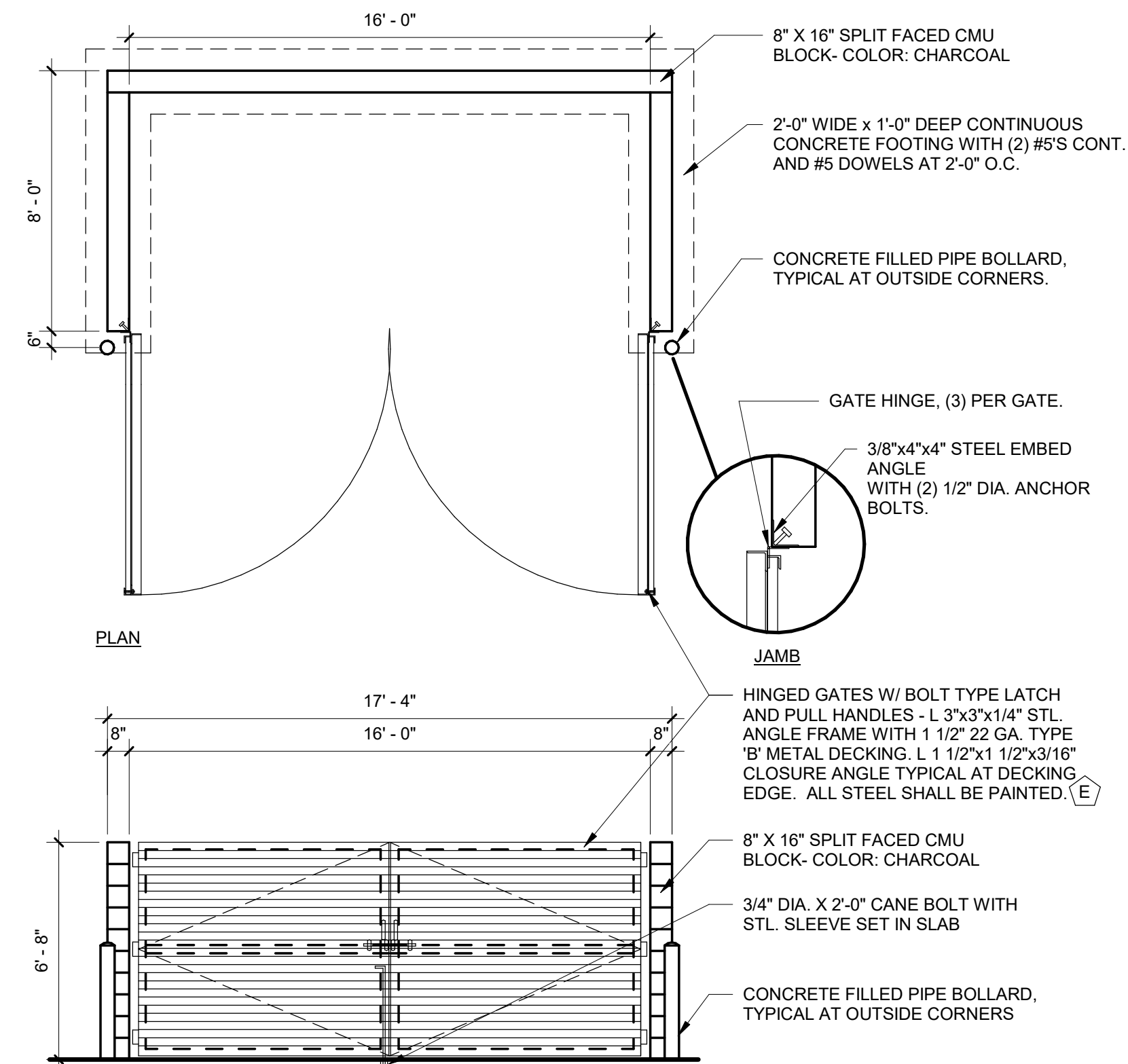
ALL MECHANICAL EQUIPMENT AND TRASH FACILITIES SHALL BE VISUALLY SCREENED. SCREENS SHALL BE AT LEAST AS HIGH AS EQUIPMENT THEY HIDE. SCREENING MATERIALS INCLUDE, BUT ARE NOT LIMITED TO, LANDSCAPE ELEMENTS SUCH SCRUBS OR GRASSES, METAL PANELS, EXTERIOR INSULATED FINISH SYSTEMS, HIGH-STRENGTH TENSILE FABRICS, GLASS, PRECAST CONCRETE, MASONRY OR ANY OTHER PRIMARY BUILDING WALL MATERIAL. THE COLOR OF MECHANICAL SCREENING SHALL MATCH ONE OF THE PRIMARY BUILDING WALL COLORS. GROUND MOUNTED SCREENING SHALL BE CONSTRUCTED OF MATERIALS AND COLORS WHICH ARE SIMILAR TO THOSE OF THE PRIMARY BUILDING WALL.

KEY NOTES:

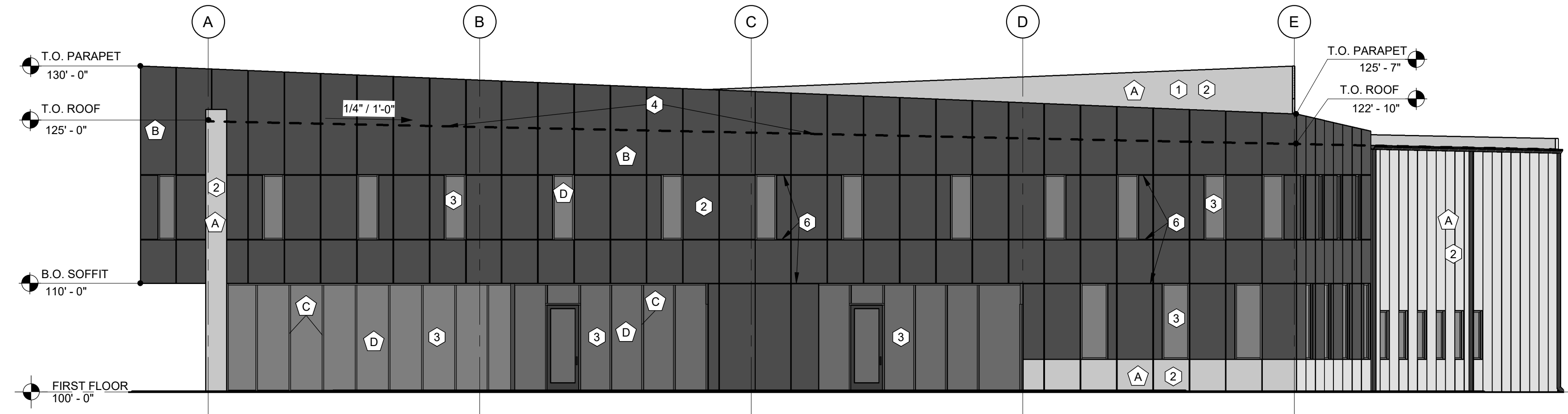
- ROOF MOUNTED SCREEN WALL CLAD WITH INSULATED METAL PANELS.
- PRE-FINISHED INSULATED METAL PANEL, BY METAL BUILDING SUPPLIER.
- ALUMINUM STOREFRONT AND INSULATED GLAZING SYSTEM WITH 2-1/2" X 4-1/2" MULLIONS.
- ROOF LINE BEYOND PARAPET.
- PAINTED INSULATED OVERHEAD DOOR.
- 2" DECORATIVE METAL TRIM PEICE, BY METAL BUILDING SUPPLIER.
- PRE-FINISHED METAL GUTTER AND DOWNSPOUTS.

EXTERIOR FINISH LEGEND

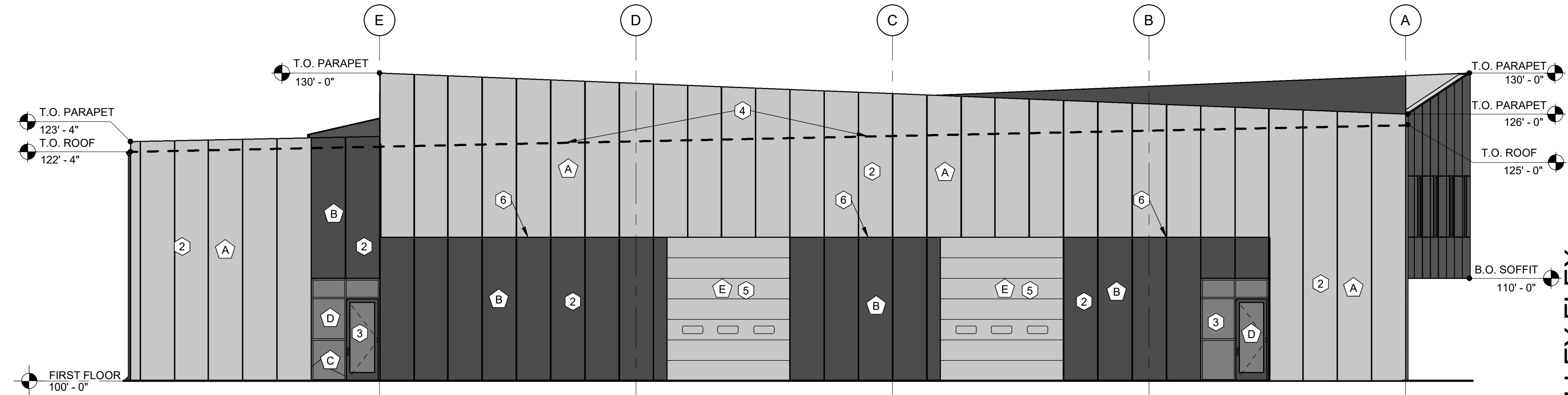
SYM.	MAT.	DESCRIPTION	MANUFACTURER / COLOR
A		PRE-FINISHED INSULATED METAL WALL PANEL	LIGHT GRAY
B		PRE-FINISHED INSULATED METAL WALL PANEL	DARK GRAY
C		ALUMINUM STOREFRONT	DARK BRONZE ALUMINUM
D		TINTED/INSULATED GLAZING	GRAY TINT
E		PAINT	MATCH LIGHT GRAY METAL PANEL



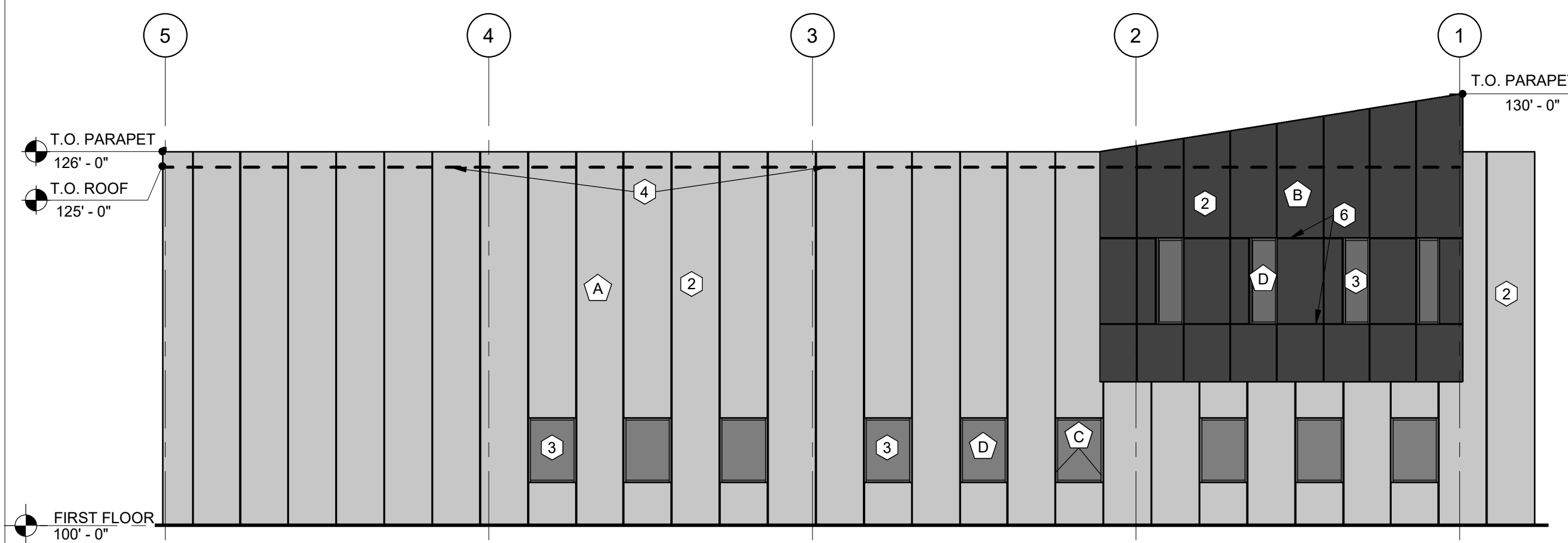
5 TRASH ENCLOSURE DETAIL
SCALE: 1/4" = 1'-0"



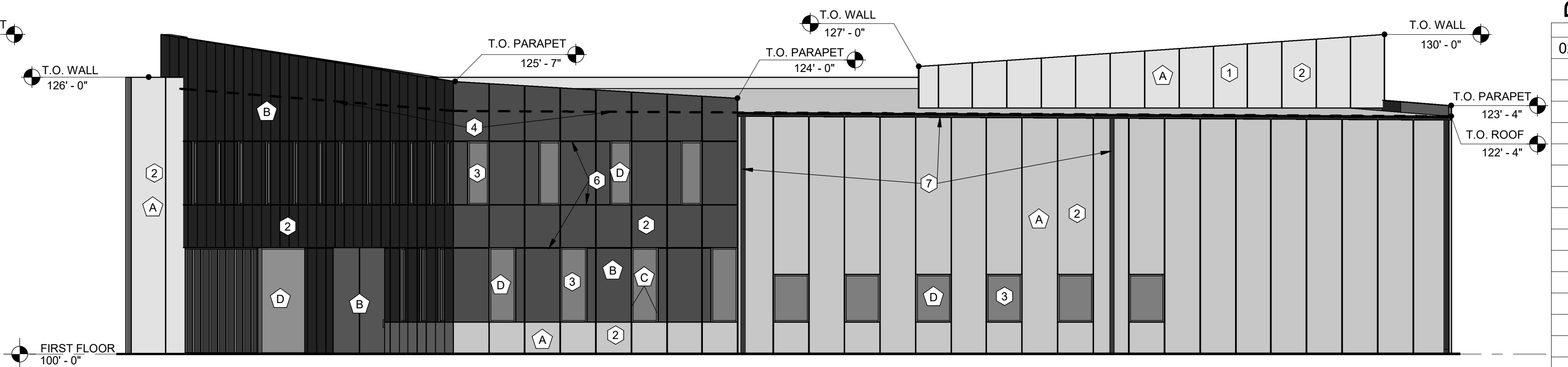
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

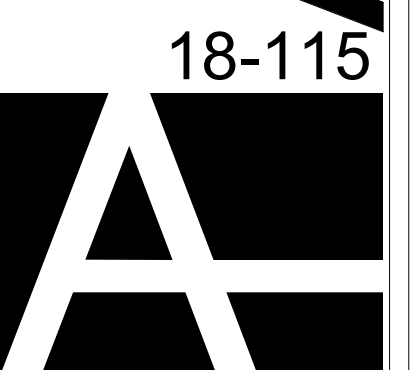


2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Adragna
architecture + development
7383 S Alton Way
Suite 150
Centennial, CO. 80112
www.adragnaarch.com
719.244.4023
719.351.4918



copyright 2018
These plans and written material are instruments of service and are the property of Adragna Architecture + Development, PLLC and may not be duplicated, disclosed or reproduced without the written consent of the Architect. Infringements will be prosecuted.

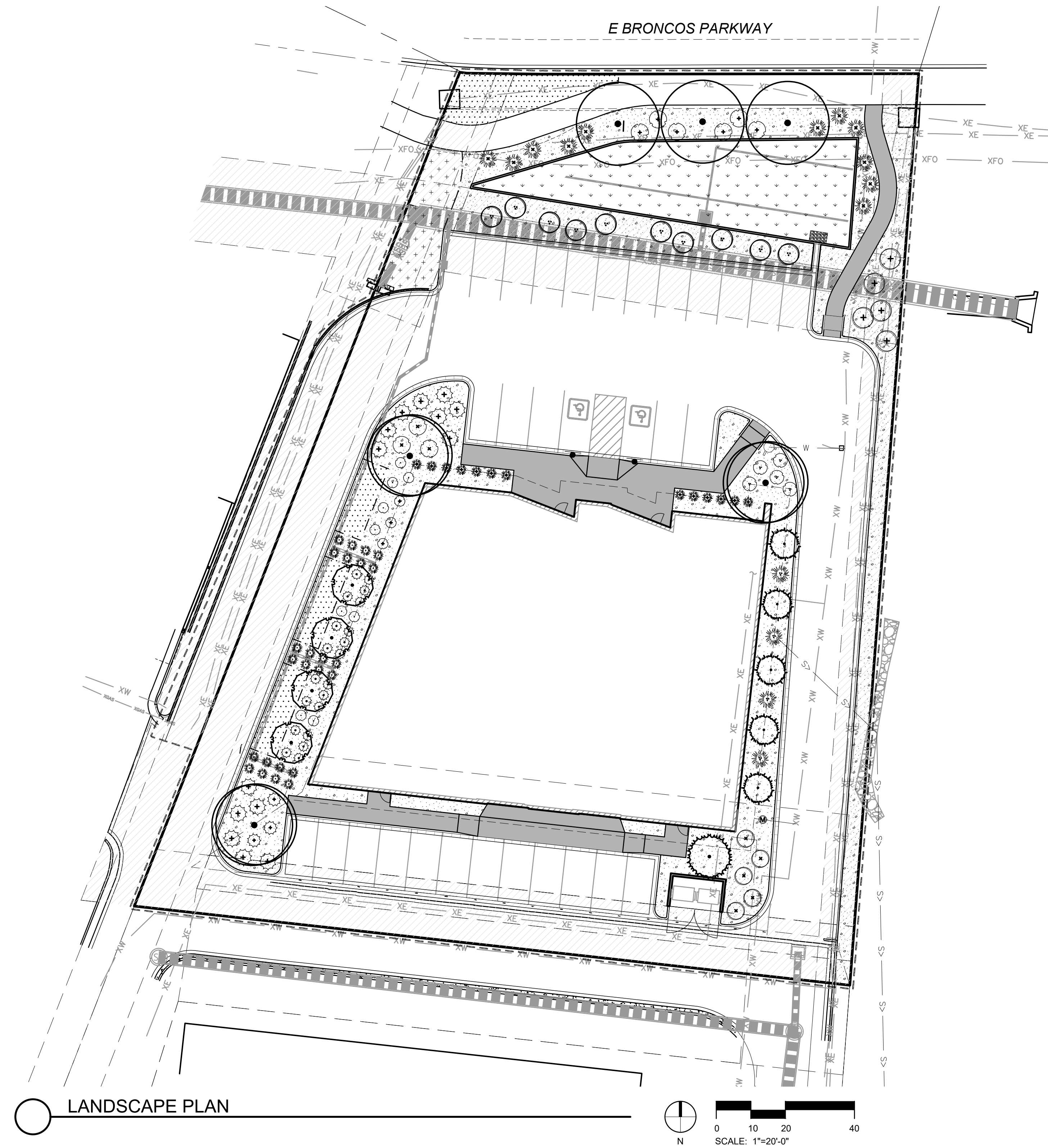
DOVE VALLEY FLEX
7730 S WHEELING CTR
ENGLEWOOD CO. 80112

DATE	DESC.
02-04-21	SDP

DOVE VALLEY FLEX

SPECIFIC DEVELOPMENT PLAN (3 STEP)

LOT 2 BLOCK 1 DOVE VALLEY BUSINESS PARK SUBDIVISION FILING NO. 25
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE
 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

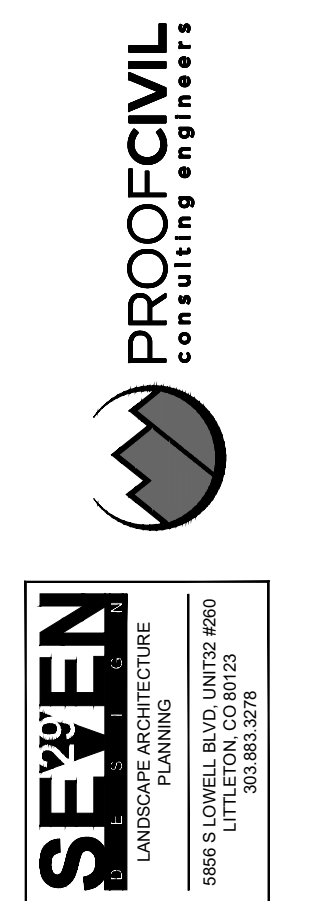
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CONCRETE PAVING		NATIVE SEED		ROCK MULCH
	SOD		LOW GROW SEED		LANDSCAPE EDGING

LANDSCAPE REQUIREMENTS

DESCRIPTION	QUANTITY	REQUIREMENTS	TREE REQ.	TREE PROV.	SHRUB REQ.	SHRUB PROV.
LANDSCAPE AREA	12,374 SF	1 TREE / 1000 SF 10 SHRUBS / 1000 SF	13	16	124	135

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	4	ACER RUBRUM 'JFS-KW78'	ARMSTRONG GOLD RED MAPLE	B & B	2"	2" CAL
	3	GLEDITSIA INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B & B	2"	2" CAL
	3	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	B & B	2"	2" CAL
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	5	PICEA PUNGENS 'BAKERI'	BAKERI SPRUCE	B & B		6-8'
	1	PINUS NIGRA 'OREGON GREEN'	OREGON GREEN AUSTRIAN PINE	B & B		6-8'
BROADLEAF EVERGREENS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
	20	COTONEASTER APICULATUS 'TOM THUMB'	TOM THUMB COTONEASTER	5 GAL		
	14	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	5 GAL		
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
	10	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL		
	9	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL		
	5	PHYSOCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	5 GAL		
	3	RHAMNUS FRANGULA 'COLUMNARIS'	COLUMNAR BUCKTHORN	5 GAL		
	5	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL		
	9	ROSA X 'MEIKROTAL'	SCARLET MEIDLAND ROSE	5 GAL		
	5	SYRINGA VULGARIS	COMMON PURPLE LILAC	5 GAL		
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
	3	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GAL		
ORNAMENTAL GRASS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
	24	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL		
	4	ERIANTHUS RAVENNAE	RAVENNA GRASS	5 GAL		
	11	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL		
	13	MISCANTHUS SINENSIS 'STRICTUS'	ZEBRA GRASS	5 GAL		



NO.	DATE	DESCRIPTION

PROJ. NO.: 20096	DATE: 01/29/2021	DRAWN BY: CM	CHECKED BY: CM
COLORADO			
ARAPAHOE COUNTY			



Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

www.co.arapahoe.co.us

Planning Division

Referral Routing

Case Number / Case Name:	SDP21-003, Dove Valley Business Park, Lot 2, Block 2
Planner:	Molly Orkild-Larson
Engineer:	Sarah White
Date sent:	February 22, 2021
Date to be returned:	March 17, 2021

Arapahoe County Agencies		Citizen's Organizations	
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Commercial)	Beverley Reynolds	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/> UACED Janet Cook
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sarah White	<input type="checkbox"/> Four Square Mile Neighborhood
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	<input type="checkbox"/> South Metro Chamber of Commerce
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	Conservation District
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/> Deer Trail Conservation District
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input checked="" type="checkbox"/> West Arapahoe Conservation District Tasha Chevarria
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	Transportation
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/> CDOT / State Highway Dept- Region 1 Richard Solomon
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input type="checkbox"/> E-470 Authority Peggy Davenport
Referral Agencies		<input checked="" type="checkbox"/> RTD Chris Quinn	<input checked="" type="checkbox"/> Centennial Airport Dylan Heberlein
<input checked="" type="checkbox"/>	Architectural Review Committee	Terry Rucker	Utilities: Gas, Electric & Phone
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	<input checked="" type="checkbox"/> Centurylink/Phone
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input type="checkbox"/> Conoco Phillips / Gas Pipeline
<input checked="" type="checkbox"/>	City – Aurora	Porter Ingrum	<input checked="" type="checkbox"/> XCEL Donna George
<input type="checkbox"/>	County		<input type="checkbox"/> IREA Brooks Kaufman
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	
<input type="checkbox"/>	Town		
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands
<input checked="" type="checkbox"/>	South Metro Fire		<input checked="" type="checkbox"/> Arapahoe Water and Wastewater Authority Wade Wheatlake
<input checked="" type="checkbox"/>	Dove Valley Metro District		<input checked="" type="checkbox"/> U.S. Army Corp. of Engineer Ellison Koonce
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input checked="" type="checkbox"/> Cherry Creek Basin Authority
<input type="checkbox"/>	Arapahoe Park and Rec District	Lynn Cornell	<input checked="" type="checkbox"/> SEMSWA Tiffany Clark
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input checked="" type="checkbox"/> Mile High Flood District Kurt Bauer
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/> East End Advisory (5 sets)
<input type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS		<input type="checkbox"/> Colorado Department of Public Health and Environment (CDPHE)

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input checked="" type="checkbox"/> Have NO Comments to make on the case as submitted	<u>Laura Hinds</u>
<input type="checkbox"/> Have the following comments to make related to the case:	

MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	105898
Submittal ID:	10005888
MEP Phase:	Referral

Date: March 17, 2021
To: **Arapahoe County**
Via email
RE: MHFD Referral Review Comments

Project Name:	SDP21-003 DOVE VALLEY BUSINESS PARK, LOT 2, BLOCK 2
Location:	E BRONCOS PKWY & S POTOMAC ST
Drainageway:	WINDMILL CREEK

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Not applicable

We have no comments on the referenced project as there are no proposed features eligible for maintenance and the project does not include any proposed UDFCD master plan improvements. We do not need to review future submittals.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions.

Sincerely,



Kurt Bauer, P.E., CFM
Project Manager, Watershed Services
Mile High Flood District
LH



Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

www.co.arapahoe.co.us

Planning Division

Referral Routing

Case Number / Case Name:	SDP21-003, Dove Valley Business Park, Lot 2, Block 2
Planner:	Molly Orkild-Larson
Engineer:	Sarah White
Date sent:	February 22, 2021
Date to be returned:	March 17, 2021

Arapahoe County Agencies		Citizen's Organizations	
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Commercial)	Beverley Reynolds	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/> UACED Janet Cook
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sarah White	<input type="checkbox"/> Four Square Mile Neighborhood
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	<input type="checkbox"/> South Metro Chamber of Commerce
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	Conservation District
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/> Deer Trail Conservation District
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input checked="" type="checkbox"/> West Arapahoe Conservation District Tasha Chevarria
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	Transportation
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/> CDOT / State Highway Dept- Region 1 Richard Solomon
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input type="checkbox"/> E-470 Authority Peggy Davenport
Referral Agencies		<input checked="" type="checkbox"/> RTD Chris Quinn	
<input checked="" type="checkbox"/>	Architectural Review Committee	Terry Rucker	<input checked="" type="checkbox"/> Centennial Airport Dylan Heberlein
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	Utilities: Gas, Electric & Phone
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input checked="" type="checkbox"/> Centurylink/Phone
<input checked="" type="checkbox"/>	City – Aurora	Porter Ingrum	<input type="checkbox"/> Conoco Phillips / Gas Pipeline
<input type="checkbox"/>	County		
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input checked="" type="checkbox"/> XCEL Donna George
<input type="checkbox"/>	Town		<input type="checkbox"/> IREA Brooks Kaufman
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands
<input checked="" type="checkbox"/>	South Metro Fire		<input checked="" type="checkbox"/> Arapahoe Water and Wastewater Authority Wade Wheatlake
<input checked="" type="checkbox"/>	Dove Valley Metro District		<input checked="" type="checkbox"/> U.S. Army Corp. of Engineer Ellison Koonce
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input checked="" type="checkbox"/> Cherry Creek Basin Authority
<input type="checkbox"/>	Arapahoe Park and Rec District	Lynn Cornell	<input checked="" type="checkbox"/> SEMSWA Tiffany Clark
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input checked="" type="checkbox"/> Mile High Flood District
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/> East End Advisory (5 sets)
<input type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS		<input type="checkbox"/> Colorado Department of Public Health and Environment (CDPHE)

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input checked="" type="checkbox"/> Have NO Comments to make on the case as submitted	<u>Roger Harvey – Arapahoe County Open Spaces</u>
<input type="checkbox"/> Have the following comments to make related to the case:	



Public Works and Development
 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611
www.co.arapahoe.co.us

Planning Division
Referral Routing

Case Number / Case Name:	SDP21-003, Dove Valley Business Park, Lot 2, Block 2
Planner:	Molly Orkild-Larson
Engineer:	Sarah White
Date sent:	February 22, 2021
Date to be returned:	March 17, 2021

Arapahoe County Agencies			Citizen's Organizations		
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Commercial)	Beverley Reynolds		CCNA-Cherry Creek Neighborhoods Ass.	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/>	UACED	Janet Cook
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/>	Four Square Mile Neighborhood	
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sarah White	<input type="checkbox"/>	South Metro Chamber of Commerce	
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy		Conservation District	
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	<input type="checkbox"/>	Deer Trail Conservation District	
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input checked="" type="checkbox"/>	West Arapahoe Conservation District	Tasha Chevarria
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson		Transportation	
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson		CDOT / State Highway Dept- Region 1	Richard Solomon
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/>	E-470 Authority	Peggy Davenport
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input checked="" type="checkbox"/>	RTD	Chris Quinn
Referral Agencies			<input checked="" type="checkbox"/>	Centennial Airport	Dylan Heberlein
<input checked="" type="checkbox"/>	Architectural Review Committee	Terry Rucker		Utilities: Gas, Electric & Phone	
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	<input checked="" type="checkbox"/>	Centurylink/Phone	
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input type="checkbox"/>	Conoco Phillips / Gas Pipeline	
<input checked="" type="checkbox"/>	City – Aurora County	Porter Ingram	<input checked="" type="checkbox"/>	XCEL	Donna George
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input type="checkbox"/>	IREA	Brooks Kaufman
<input type="checkbox"/>	Town			Water / Sanitation / Stormwater / Wetlands	
<input type="checkbox"/>	DRCOG		<input checked="" type="checkbox"/>	Arapahoe Water and Wastewater Authority	Wade Wheatlake
<input checked="" type="checkbox"/>	South Metro Fire		<input checked="" type="checkbox"/>	U.S. Army Corp. of Engineer	Ellison Koonce
<input checked="" type="checkbox"/>	Dove Valley Metro District		<input checked="" type="checkbox"/>	Cherry Creek Basin Authority	
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input checked="" type="checkbox"/>	SEMSWA	Tiffany Clark
<input type="checkbox"/>	Arapahoe Park and Rec District	Lynn Cornell	<input checked="" type="checkbox"/>	Mile High Flood District	
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input type="checkbox"/>	East End Advisory (5 sets)	
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/>	Colorado Department of Public Health and Environment (CDPHE)	
<input type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS				

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

	COMMENTS:	SIGNATURE
<input checked="" type="checkbox"/>	Have NO Comments to make on the case as submitted	<u>C. Scott Woodruff, RTD</u>
<input type="checkbox"/>	Have the following comments to make related to the case:	



Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

www.co.arapahoe.co.us

Planning Division

Referral Routing

Case Number / Case Name:	SDP21-003, Dove Valley Business Park, Lot 2, Block 2
Planner:	Molly Orkild-Larson
Engineer:	Sarah White
Date sent:	February 22, 2021
Date to be returned:	March 17, 2021

Arapahoe County Agencies		Citizen's Organizations	
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Commercial)	Beverley Reynolds	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/> UACED Janet Cook
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sarah White	<input type="checkbox"/> Four Square Mile Neighborhood
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	<input type="checkbox"/> South Metro Chamber of Commerce
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	Conservation District
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/> Deer Trail Conservation District
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input checked="" type="checkbox"/> West Arapahoe Conservation District Tasha Chevarria
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	Transportation
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/> CDOT / State Highway Dept- Region 1 Richard Solomon
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input type="checkbox"/> E-470 Authority Peggy Davenport
Referral Agencies		<input checked="" type="checkbox"/> RTD Chris Quinn	
<input checked="" type="checkbox"/>	Architectural Review Committee	Terry Rucker	<input checked="" type="checkbox"/> Centennial Airport Dylan Heberlein
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	Utilities: Gas, Electric & Phone
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input checked="" type="checkbox"/> Centurylink/Phone
<input checked="" type="checkbox"/>	City – Aurora	Porter Ingram	<input type="checkbox"/> Conoco Phillips / Gas Pipeline
<input type="checkbox"/>	County		
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input checked="" type="checkbox"/> XCEL Donna George
<input type="checkbox"/>	Town		<input type="checkbox"/> IREA Brooks Kaufman
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands
<input checked="" type="checkbox"/>	South Metro Fire		<input checked="" type="checkbox"/> Arapahoe Water and Wastewater Authority Wade Wheatlake
<input checked="" type="checkbox"/>	Dove Valley Metro District		<input checked="" type="checkbox"/> U.S. Army Corp. of Engineer Ellison Koonce
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input checked="" type="checkbox"/> Cherry Creek Basin Authority
<input type="checkbox"/>	Arapahoe Park and Rec District	Lynn Cornell	<input checked="" type="checkbox"/> SEMSWA Tiffany Clark
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input checked="" type="checkbox"/> Mile High Flood District
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/> East End Advisory (5 sets)
<input type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS		<input type="checkbox"/> Colorado Department of Public Health and Environment (CDPHE)

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input checked="" type="checkbox"/> Have NO Comments to make on the case as submitted	<i>Vicky Lisi</i> Vicky Lisi – Cherry Creek Schools 2/22/21
<input type="checkbox"/> Have the following comments to make related to the case:	



Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

www.co.arapahoe.co.us

Planning Division

Referral Routing

Case Number / Case Name:	SDP21-003, Dove Valley Business Park, Lot 2, Block 2
Planner:	Molly Orkild-Larson
Engineer:	Sarah White
Date sent:	February 22, 2021
Date to be returned:	March 17, 2021

Arapahoe County Agencies		Citizen's Organizations	
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Commercial)	Beverley Reynolds	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/> UACED Janet Cook
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sarah White	<input type="checkbox"/> Four Square Mile Neighborhood
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	<input type="checkbox"/> South Metro Chamber of Commerce
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	Conservation District
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/> Deer Trail Conservation District
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input checked="" type="checkbox"/> West Arapahoe Conservation District Tasha Chevarria
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	Transportation
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/> CDOT / State Highway Dept- Region 1 Richard Solomon
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input type="checkbox"/> E-470 Authority Peggy Davenport
Referral Agencies		<input checked="" type="checkbox"/> RTD Chris Quinn	<input checked="" type="checkbox"/> Centennial Airport Dylan Heberlein
<input checked="" type="checkbox"/>	Architectural Review Committee	Terry Rucker	Utilities: Gas, Electric & Phone
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	<input checked="" type="checkbox"/> Centurylink/Phone
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input type="checkbox"/> Conoco Phillips / Gas Pipeline
<input checked="" type="checkbox"/>	City – Aurora	Porter Ingram	<input checked="" type="checkbox"/> XCEL Donna George
<input type="checkbox"/>	County		<input type="checkbox"/> IREA Brooks Kaufman
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	
<input type="checkbox"/>	Town		
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands
<input checked="" type="checkbox"/>	South Metro Fire		<input checked="" type="checkbox"/> Arapahoe Water and Wastewater Authority Wade Wheatlake
<input checked="" type="checkbox"/>	Dove Valley Metro District		<input checked="" type="checkbox"/> U.S. Army Corp. of Engineer Ellison Koonce
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input checked="" type="checkbox"/> Cherry Creek Basin Authority
<input type="checkbox"/>	Arapahoe Park and Rec District	Lynn Cornell	<input checked="" type="checkbox"/> SEMSWA Tiffany Clark
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input checked="" type="checkbox"/> Mile High Flood District
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/> East End Advisory (5 sets)
<input type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS		<input type="checkbox"/> Colorado Department of Public Health and Environment (CDPHE)

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input checked="" type="checkbox"/> Have NO Comments to make on the case as submitted	Glenn Thompson, Bureau Chief, Arapahoe County Sheriff's Office
<input type="checkbox"/> Have the following comments to make related to the case:	



Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

www.co.arapahoe.co.us

Planning Division

Referral Routing

Case Number / Case Name:	SDP21-003, Dove Valley Business Park, Lot 2, Block 2
Planner:	Molly Orkild-Larson
Engineer:	Sarah White
Date sent:	February 22, 2021
Date to be returned:	March 17, 2021

Arapahoe County Agencies		Citizen's Organizations	
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Commercial)	Beverley Reynolds	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/> UACED Janet Cook
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sarah White	<input type="checkbox"/> Four Square Mile Neighborhood
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	<input type="checkbox"/> South Metro Chamber of Commerce
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	Conservation District
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/> Deer Trail Conservation District
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input checked="" type="checkbox"/> West Arapahoe Conservation District Tasha Chevarria
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	Transportation
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/> CDOT / State Highway Dept- Region 1 Richard Solomon
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input type="checkbox"/> E-470 Authority Peggy Davenport
Referral Agencies		<input checked="" type="checkbox"/> RTD Chris Quinn	
<input checked="" type="checkbox"/>	Architectural Review Committee	Terry Rucker	<input checked="" type="checkbox"/> Centennial Airport Dylan Heberlein
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	Utilities: Gas, Electric & Phone
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input checked="" type="checkbox"/> Centurylink/Phone
<input checked="" type="checkbox"/>	City – Aurora	Porter Ingrum	<input type="checkbox"/> Conoco Phillips / Gas Pipeline
<input type="checkbox"/>	County		
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input checked="" type="checkbox"/> XCEL Donna George
<input type="checkbox"/>	Town		<input type="checkbox"/> IREA Brooks Kaufman
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands
<input checked="" type="checkbox"/>	South Metro Fire		<input checked="" type="checkbox"/> Arapahoe Water and Wastewater Authority Wade Wheatlake
<input checked="" type="checkbox"/>	Dove Valley Metro District		<input checked="" type="checkbox"/> U.S. Army Corp. of Engineer Ellison Koonce
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input checked="" type="checkbox"/> Cherry Creek Basin Authority
<input type="checkbox"/>	Arapahoe Park and Rec District	Lynn Cornell	<input checked="" type="checkbox"/> SEMSWA Tiffany Clark
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input checked="" type="checkbox"/> Mile High Flood District
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/> East End Advisory (5 sets)
<input type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS		<input type="checkbox"/> Colorado Department of Public Health and Environment (CDPHE)

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

<input type="checkbox"/>	COMMENTS:	SIGNATURE
<input type="checkbox"/>	Have NO Comments to make on the case as submitted	



Have the following comments to make related to the case:
The ACC has not been engaged by applicant to review this project. Please have applicant reach out to start the ACC review process with the ACC Administrator, Terry Rucker, trucker@f-w.com or 303-407-6702. The project is not approved at this time.



Drawings have been submitted to Terry Rucker for review.



February 24, 2021

Molly Orkild-Larson
Arapahoe County Public Works and Development
6924 S. Lima Street
Centennial, CO 80112

RE: Dove Valley Business Park Lot 2, Block 2, SDP21-003
TCHD Case No. 6790

Dear Ms. Orkild-Larson,

Thank you for the opportunity to review and comment on the Site Development Plan for the proposed 10,000 square foot office, storage, and warehouse building located at 7730 S Wheeling Court. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Vector Control - Storage

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, or saliva, or through rodent bites. Items stored on the floor, tightly packed, and rarely moved provide potential harborage for rodents. Due to the variety of items to be potentially stored at this site, TCHD recommends that the applicant create a plan for regular pest control. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in blue ink that reads "AHF".

Annemarie Heinrich Fortune, MPH/MURP
Land Use and Built Environment Specialist

understood.

cc: Sheila Lynch, Laura DeGolier, TCHD

LEGAL DESCRIPTION
 LOT 2, BLOCK 1, DOVE VALLEY BUSINESS PARK
 SUBDIVISION FILING NO. 25

ZONING
 MU PUD

CASTLE BRAE FLEX SPECIFIC DEVELOPMENT PLAN

LOT 2 BLOCK 1 DOVE VALLEY BUSINESS PARK SUBDIVISION FILING NO. 25
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE
 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET INDEX:

SHEET 1	COVER SHEET
SHEET 2	SITE, UTILITY AND GRADING PLAN
SHEET 3	EXTERIOR ELEVATIONS
SHEET 4	LANDSCAPE PLAN

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE SDP KNOWN AS CASTLE BRAE FLEX THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/ RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS NOTE

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE MAINTENANCE

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

DRAINAGE MASTER PLAN NOTE

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE, TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
- EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

AIRPORT INFLUENCE AREA NOTE

ALL PROPERTY WITHIN THE 55 DAY-NIGHT AVERAGE SOUND LEVEL (DNL) IS EXPECTED TO BE EXPOSED TO DAILY AIRCRAFT NOISE LEVELS THAT EQUAL OR EXCEED AN AVERAGE OF 55 DECIBELS (DNL), A LEVEL OF AIRCRAFT NOISE THAT THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS HAS DETERMINED IS THE MAXIMUM ACCEPTABLE LEVEL FOR RESIDENTIAL USE. BECAUSE OF THIS, ARAPAHOE COUNTY HAS REQUIRED THAT ALL RESIDENCES IN THIS AREA AND WITHIN CASTLE BRAE FLEX BE CONSTRUCTED IN WAYS THAT LESSEN THE EFFECTS OF THE AIRCRAFT NOISE TO THE RESIDENTS OF CASTLE BRAE FLEX. THESE CONSTRUCTION TECHNIQUES REQUIRE, BUT ARE NOT LIMITED TO, AIR CONDITIONING, ADDITIONAL INSULATION, INSULATED FENESTRATIONS, AND SIMILAR TECHNIQUES INTENDED TO ACHIEVE AN EXPECTED INTERIOR NOISE LEVEL OF 45 DECIBELS (DNL) IN THE EXPOSURE AREA.

AIRPORT INFLUENCE AREA (AVIGATION EASEMENT/HAZARD EASEMENT)

AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS SDP HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND AT RECEPTION NUMBER REC. NO. A8119977 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

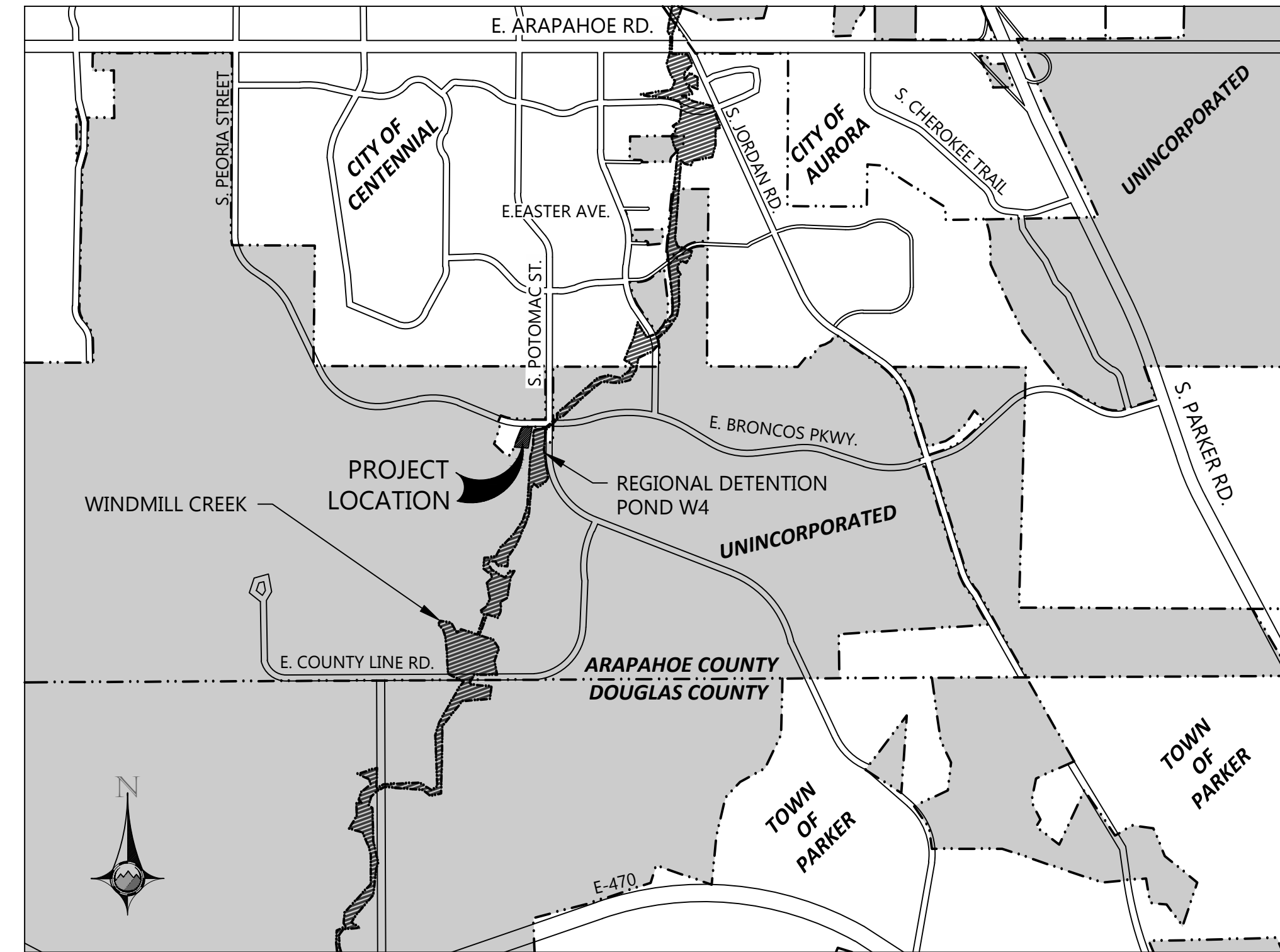
THE LANDS CONTAINED WITHIN THIS SDP LIE WITHIN THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THE INFLUENCE AREA.

ALL LANDS CONTAINED WITHIN THIS SDP SHALL COMPLY WITH F.A.R. PART 77, "HEIGHT AND OBSTRUCTIONS CRITERIA".

AIRPORT INFLUENCE AREA (OFF-SITE IMPROVEMENTS)

TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE BOARD OF COUNTY COMMISSIONERS, OWNERS, SUCCESSORS AND ASSIGNS HEREBY AGREE:

- TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL PLANS.
- TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR OTHER SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS NECESSITATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
- TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
- TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY, IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.



VICINITY MAP

SCALE: 1" = 2,000'

DEVELOPMENT COMPARISON CHART

CATEGORY	DOVE VALLEY COMMERCE CENTER - PDP Z00-007	PROPOSED: CASTLE BRAE FLEX - SPECIFIC DEVELOPMENT PLAN - DOVE VALLEY BUSINESS PARK SUBDIVISION FILING NO. 25, LOT 2, BLOCK 1 - SDP21-003
PRINCIPAL USES:	PERMITTED USES (AREA B): 1. OFFICE/SHOWROOM/WAREHOUSE & PROFESSIONAL OFFICES INCLUDING MEDICAL AND DENTAL FACILITIES AND CLINICS, 2. LIGHT INDUSTRIAL FACILITIES INCLUDING MANUFACTURING, FABRICATION, PROCESSING OR ASSEMBLING OF PRODUCTS, PROVIDED HOWEVER, THAT NO EFFECTS FROM NOISE, SMOKE, CLARE,VIBRATION, FUMES, OR OTHER ENVIRONMENTAL FACTORS SHALL BE MEASURABLE AT THE PROPERTY LINE, 3. RESEARCH AND DEVELOPMENT FACILITIES LABORATORIES (BASIC AND APPLIED RESEARCH, EXPERIMENTAL, TESTING, ETC.) 4. WAREHOUSING AND DISTRIBUTION FACILITIES, MINI-WAREHOUSE/SELF STORAGE, 5. WHOLESALE MERCHANDISE DISPLAY AND SALES, REPAIR, RENTAL AND SERVICE OF ANY COMMODITY, 6. RECREATIONAL FACILITIES, PUBLIC OR PRIVATE.	PROPOSED USES: 1. OFFICE/SHOWROOM/WAREHOUSE & PROFESSIONAL OFFICES INCLUDING MEDICAL AND DENTAL FACILITIES AND CLINICS, 2. LIGHT INDUSTRIAL FACILITIES INCLUDING MANUFACTURING, FABRICATION, PROCESSING OR ASSEMBLING OF PRODUCTS, PROVIDED HOWEVER, THAT NO EFFECTS FROM NOISE, SMOKE, CLARE, VIBRATION, FUMES, OR OTHER ENVIRONMENTAL FACTORS SHALL BE MEASURABLE AT THE PROPERTY LINE, 3. RESEARCH AND DEVELOPMENT FACILITIES LABORATORIES (BASIC AND APPLIED RESEARCH, EXPERIMENTAL, TESTING, ETC.) 4. WAREHOUSING AND DISTRIBUTION 5. WHOLESALE MERCHANDISE DISPLAY AND SALES, REPAIR, RENTAL AND SERVICE OF ANY COMMODITY.
LOT SIZE REQUIREMENTS	MINIMUM LOT SIZE: 1 ACRE	LOT 2, BLOCK 1: 1 ACRE/43,572 SF
SETBACKS	MINIMUM SETBACKS: FROM E. BRONCOS PARKWAY: 30' FROM OTHER RIGHT-OF-WAYS: 25' FROM PERIMETER OF PROJECT BOUNDARY: 30' SIDE/REAR YARDS: 10' DESIGNATED PARKING AREA FROM PROPERTY LINE: 10' DISTANCE BETWEEN STRUCTURES ON SEPARATE LOTS: 30'	MINIMUM SETBACKS: FROM E. BRONCOS PARKWAY: 30' FROM OTHER RIGHT-OF-WAYS: 25' FROM PERIMETER OF PROJECT BOUNDARY: 30' SIDE/REAR YARDS: 10' DESIGNATED PARKING AREA FROM PROPERTY LINE: 10' DISTANCE BETWEEN STRUCTURES ON SEPARATE LOTS: 30'
ZONING	M.U. PUD	M.U. PUD
BUILDING HEIGHT	MAX HEIGHT: 50' (INCLUDING MECHANICAL APPURTENANCES AND SCREENING)	PROPOSED MAX. HEIGHT: 30' (INCLUDING MECHANICAL APPURTENANCES AND SCREENING)
F.A.R.	MAX F.A.R.: 0.65:1	MAX F.A.R.: 0.65:1 PROPOSED F.A.R.: 0.23:1(10,070SF/43,572 SF)
OPEN SPACE	MINIMUM OPEN SPACE: 20%	MINIUM OPEN SPACE: 20% PROPOSED OPEN SPACE: 25%
OFF-STREET PARKING STANDARDS:	OFFICE USES: 4 SPACES PER 1,000 SF OF FLOOR AREA PLUS 1 SPACE FOR EVERY COMPANY VEHICLE IN ADDITION TO EMPLOYEE AND CUSTOMER PARKING LIGHT INDUSTRIAL: 1 SPACE PER 300 SF OF FLOOR AREA OR 1 SPACE PER EMPLOYEE ON MAX SHIFT 1 SPACE PER 1,000 SF PLUS WAREHOUSE: 1 SPACE PER 400 SF RETAIL/OFFICE PLUS 1 SPACE PER LOADING DOCK	31 PARKING SPACES PROVIDED TOTAL (2 ADA SPACES) BUILDING AREA = 10,070 SF OFFICE: 5,000 SF @ 4SP/1,000 SF = 20 SPACES* WAREHOUSE: 5,070 SF @ 1SP/1,000 SF = 6 SPACES LOADING DOCKS: 2 LOADING DOCKS @ 1 SP/ DOCK = 2 SPACES TOTAL REQUIRED SPACES: = 28 SPACES *NO COMPANY VEHICLES

DRAINAGE

ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING THOSE RECORDED ON JUNE 5, 1997, AT RECEPTION NUMBER A7066570, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS THAT EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

PUBLIC USE EASEMENT

ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S EASEMENT REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS THAT EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

STORMWATER MAINTENANCE

THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT BEST MANAGEMENT PRACTICES (BMP'S) AND STORMWATER FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS AND THE OPERATIONS AND MAINTENANCE (O AND M) GUIDE IN THE CASE OF PERMANENT BMP'S. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED BMP'S CONTAINED IN THE O AND M MANUAL RECORDED AT RECEPTION NUMBER D9010464, AND THE STORMWATER FACILITIES SHOWN IN THE APPROVED PHASE III DRAINAGE REPORT AND SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL PERMANENT BMP'S AND/OR STORMWATER FACILITIES ASSOCIATED WITH THIS DEVELOPMENT. IF THE PERMANENT BMP'S AND STORMWATER FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

TRIP GENERATION BUDGET

MAXIMUM DAILY TRIP GENERATION FOR: DOVE VALLEY COMMERCE CENTER - PDP Z00-007	OFFICE	200,000 SF X 11.01/1,000 SF = 2,202
	WAREHOUSE	380,000 SF X 4.96/1,000 SF = 1,885
	TOTAL MAXIMUM DAILY TRIP GENERATION PDP	= 4,087
KOALA PROPERTY (APPROVED FDP) LOT 3-7 (APPROVED FDP): ONLY USING AREAS FOR LOTS 3 AND 4. LOTS 5, 6 AND 7 ARE SHOWN BELOW UNDER DIFFERENT DEVELOPMENTS	OFFICE	33,288 SF X 11.01/1,000 SF = 367
	WAREHOUSE	12,312 SF X 4.96/1,000 SF = 61
	TOTAL TRIP GENERATION FLEX LOTS 3-4=	= 428
CENTURY LINK (APPROVED FDP):		TOTAL TRAFFIC GENERATED TRIPS/DAY WEEKEND = 550
RANDY ROSS TENNIS CENTER (APPROVED ASP): THIS IS FORMERLY LOT 5 FROM ABOVE		TOTAL TRAFFIC GENERATED TRIPS/DAY WEEKDAY = 232
TING DATA CENTER (APPROVED CENTENNIAL): THIS IS FORMERLY LOT 7 FROM ABOVE		TOTAL TRAFFIC GENERATED TRIPS/DAY WEEKDAY = 86
CASTLE BRAE FLEX (PROPOSED SDP):		TOTAL TRAFFIC GENERATED TRIPS/DAY WEEKDAY = 58
TOTAL ESTIMATED DAILY TRIPS INCLUDING APPROVED PROJECTS AND PROPOSED WITHIN AREA DEFINED UNER PDP Z00-007		TOTAL TRAFFIC GENERATED TRIPS/DAY WEEKDAY = 2,175
UNALLOTTED DAILY TRAFFIC ESTIMATE AREA DEFINED UNDER PDP Z00-007 = 1,912		

CERTIFICATE OF OWNERSHIP

I, _____, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS OR ENTITIES HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS CASTLE BRAE FLEX, CASE NO. SDP21-003

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF _____ } S.S.

COUNTY OF _____ }

THE FOREGOING CERTIFICATION OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____ A.D., 20__.

BY _____ AS _____ (NAME) (TITLE)

OF _____ AN AUTHORIZED SIGNATORY. (ENTITY)

BY _____ WITNESS MY HAND AND SEAL NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY I.D. NUMBER _____

PLANNING COMMISSION APPROVAL
 APPROVED BY THE ARAPAHOE COUNTY PLANNING COMMISSION ON THIS ___ DAY OF _____ A.D., 20__.

CHAIR _____

OWNER: CASTLE BRAE DEVELOPMENT, LLC
 7383 S. ALTON WAY SUITE 150.
 CENTENNIAL, CO 80112
 303.757.5515
 TOM KAHN

ARCHITECT: ADRAGNA ARCHITECTURE
 7383 S. ALTON WAY STE. 150.
 CENTENNIAL, CO 80112
 719.351.4918
 CASEY ADRAGNA

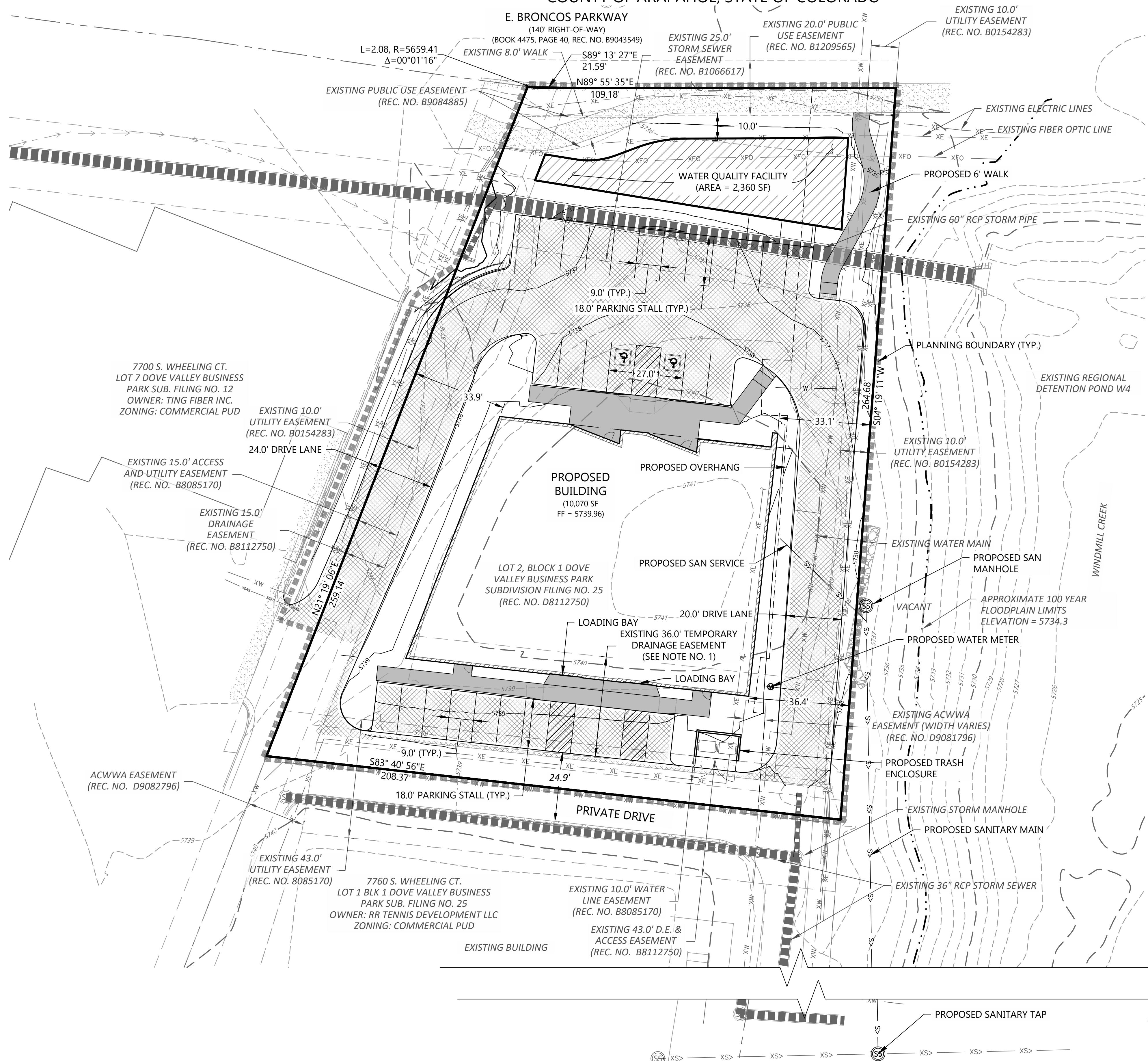
CIVIL ENGINEER: PROOF CIVIL
 600 GRANT ST., STE 210
 DENVER, CO 80204
 303.325.5709
 JASON DEYOUNG

LANDSCAPE ARCHITECT: SEVEN29 DESIGN
 5856 S. LOWELL BLVD.
 UNIT 32 #260
 LITTLETON, CO 80123
 720.242.7947
 CHRIS MARCH

NO.	DATE	DESCRIPTION
1	04/02/2021	RESPONSE TO COMMENTS
2	08/18/2021	RESPONSE TO COMMENTS
3	10/15/2021	RESPONSE TO COMMENTS
4	12/15/2021	RESPONSE TO COMMENTS

CASTLE BRAE FLEX SPECIFIC DEVELOPMENT PLAN

LOT 2 BLOCK 1 DOVE VALLEY BUSINESS PARK SUBDIVISION FILING NO. 25
LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE
67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO



- LEGEND:**
- PROPERTY LINE
 - ▬▬▬▬▬▬▬ LIMITS OF PLANNING AREA
 - ADA ACCESSIBLE ROUTE
 - ▨▨▨▨▨▨▨ PROPOSED BUILDING
 - - - - - PROPOSED EASEMENT
 - - - - - EXISTING EASEMENT
 - PROPERTY SETBACK
 - PROPOSED FLOWLINE
 - EXISTING FLOWLINE
 - ▨▨▨▨▨▨▨ PROPOSED ASPHALT
 - ▨▨▨▨▨▨▨ PROPOSED WALK
 - 5400— PROPOSED 5' CONTOUR
 - 5401— PROPOSED 1' CONTOUR
 - 5400— EXISTING 5' CONTOUR
 - 5401— EXISTING 1' CONTOUR
 - SD>— PROPOSED STORM LINE
 - XSD>— EXISTING STORM LINE
 - W— PROPOSED WATER LINE
 - XW— EXISTING WATER LINE
 - S>— PROPOSED SANITARY LINE
 - XS>— EXISTING SANITARY LINE
 - XE— EXISTING ELECTRIC LINE
 - XPHON— EXISTING PHONE LINE
 - XGAS— EXISTING GAS LINE
 - XFO— EXISTING FIBER OPTIC LINE

- NOTES:**
- TEMPORARY DRAINAGE EASEMENT WILL TERMINATE UPON LOT 2 DEVELOPMENT AND NEW WATER QUALITY FACILITY CONSTRUCTED TO JURISDICTIONAL STANDARDS. NEW FACILITY WILL ACCOMMODATE REQUIRED WATER QUALITY FLOWS FROM BOTH LOTS 1 AND 2.
 - THIS SUBDIVISION IS OUTSIDE OF A SPECIAL FLOOD HAZARD AREA, AS PER FLOOD HAZARD AREA DELINEATION REPORT FOR LONE TREE CREEK, WINDMILL CREEK, AND DOVE CREEK BY ICON ENGINEERING, APRIL 2009.
 - STORM SEWER SYSTEM AND WATER QUALITY FACILITY WILL BE DESIGNED WITH THE PHASE III DRAINAGE REPORT. CONVEYANCE RUNOFF WILL BE THROUGH PARKING LOT AND UNDERGROUND STORM SYSTEM.
 - THE WATER QUALITY FACILITY WILL BE PLACED IN AN EASEMENT AT THE TIME OF FINAL SITE DEVELOPMENT PLANS.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE EASTERLY LINE OF LOT 2, BLOCK 1, DOVE VALLEY BUSINESS PARK FILING NO. 25, WITH THE LINE BEARING S04°19'11"W.

BENCHMARK:
BENCHMARK AE5260, DESIGNATED CHERRY CREEK 1200, A 3.5 INCH BRASS CAP IN CONCRETE LOCATED IN ARAPAHOE COUNTY WAS USED TO ESTABLISH VERTICAL ELEVATIONS. ASSUMED TO HAVE AN ELEVATION OF 5632.00 FEET (NAVD 88)

PARKING CHART

TYPE	QUANTITY	DIMENSIONS
STANDARD STALLS	27	9'X18'
H.C. STALLS	2 (1 VAN/1 STANDARD)	9'X18' (9' STRIPED LOADING)
LOADING DOCKS	2	9'X18' (9' STRIPED LOADING)
TOTAL = 31 STALLS		

PROOF CIVIL
consulting engineers
600 Grant Street | Suite 210 | Denver, CO

ARAPAHOE COUNTY
CASTLE BRAE FLEX
SITE PLAN

DRAWING NO. **2**
2 OF 4

REVISIONS	
NO.	DESCRIPTION
1	04/02/2021 RESPONSE TO COMMENTS
2	08/18/2021 RESPONSE TO COMMENTS
3	10/15/2021 RESPONSE TO COMMENTS
4	12/15/2021 RESPONSE TO COMMENTS

PROJ. NO.: 20096
DATE: 01/29/2021
DRAWN BY: MRR
CHECKED BY: JGD

DEVELOPMENT STANDARDS:

SIGNAGE:

*** PROJECT IDENTIFICATION SIGNS:**
 1) IF INTENDED TO DEPICT THE ADDRESS AND NAME AND/OR MARK OR LOGO OF AN INDIVIDUAL COMPANY, OFFICES OR LIGHT INDUSTRIAL FACILITY, ETC. SHALL NOT EXCEED ONE PER ENTRANCE TO THE SITE, NOR EXCEED 48 SQUARE FEET IN AREA PER PARALLEL SIGN FACE. THE SIGN SHALL NOT BE TALLER THAN SIX (6) FEET TO THE TOP OF THE SIGN STRUCTURE.

*** FASCIA SIGNS:**
 FASCIA SIGNS SHALL BE INTERNALLY ILLUMINATED INDIVIDUAL LETTER SIGNS MOUNTED TO THE FACE OF THE BUILDING AT APPROPRIATE LOCATIONS BELOW THE TOP OF THE PARAPET. FASCIA SIGNS SHALL BE LIMITED TO 64 SQUARE FEET OF SIGN AREA. LETTER HEIGHTS SHALL BE LIMITED IN HEIGHT AS FOLLOWS:

DISTANCE FROM R.O.W. (FT.)	LETTER HEIGHT (IN.)
0-50	12
51-100	18
101-150	24
151-200	30
201-250	36
251-300	42
301 +	48

LIGHTING:

THE LIGHTING SHALL BE AS FOLLOWS: EXTERIOR LIGHTING SHALL BE LED FIXTURES AND SHALL BE DIRECTED DOWNWARD AND UTILIZE CUTOFF LUMINARIES AT THE PERIMETER OF THE PROPERTY WHERE APPROPRIATE. POLE LIGHTING SHALL BE A MAXIMUM OF TWENTY FIVE FEET (25') HIGH ABOVE GRADE (INCLUDING POLE BASES). EXTERIOR BUILDING MOUNTED FIXTURES SHALL BE MOUNTED AT 9'-18" ABOVE GRADE. EXTERIOR LED CAN LIGHTING IS PERMITTED IN THE SOFFIT OF THE PORTE COCHERE WITH A MAXIMUM HEIGHT OF THIRTY (30') ABOVE GRADE. LIGHTING SHALL BE DESIGNED IN A MANNER TO MINIMIZE GLARE ONTO ADJACENT PROPERTIES.

MECHANICAL:

ALL MECHANICAL EQUIPMENT SHALL BE VISUALLY SCREENED. SCREENS SHALL BE AT LEAST AS HIGH AS EQUIPMENT THEY HIDE. SCREENING MATERIALS INCLUDE, BUT ARE NOT LIMITED TO, LANDSCAPE ELEMENTS SUCH SCRUBS OR GRASSES, METAL PANELS, EXTERIOR INSULATED FINISH SYSTEMS, HIGH-STRENGTH TENSILE FABRICS, GLASS, PRECAST CONCRETE, MASONRY OR ANY OTHER PRIMARY BUILDING WALL MATERIAL. THE COLOR OF MECHANICAL SCREENING SHALL MATCH ONE OF THE PRIMARY BUILDING WALL COLORS. GROUND MOUNTED SCREENING SHALL BE CONSTRUCTED OF MATERIALS AND COLORS WHICH ARE SIMILAR TO THOSE OF THE PRIMARY BUILDING WALL.

CASTLE BRAE FLEX

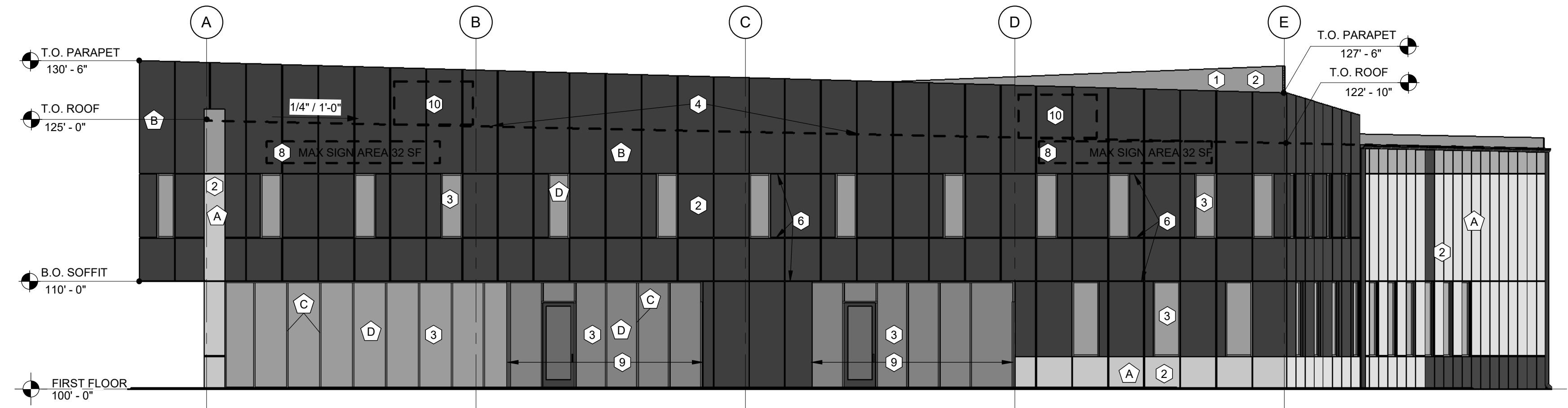
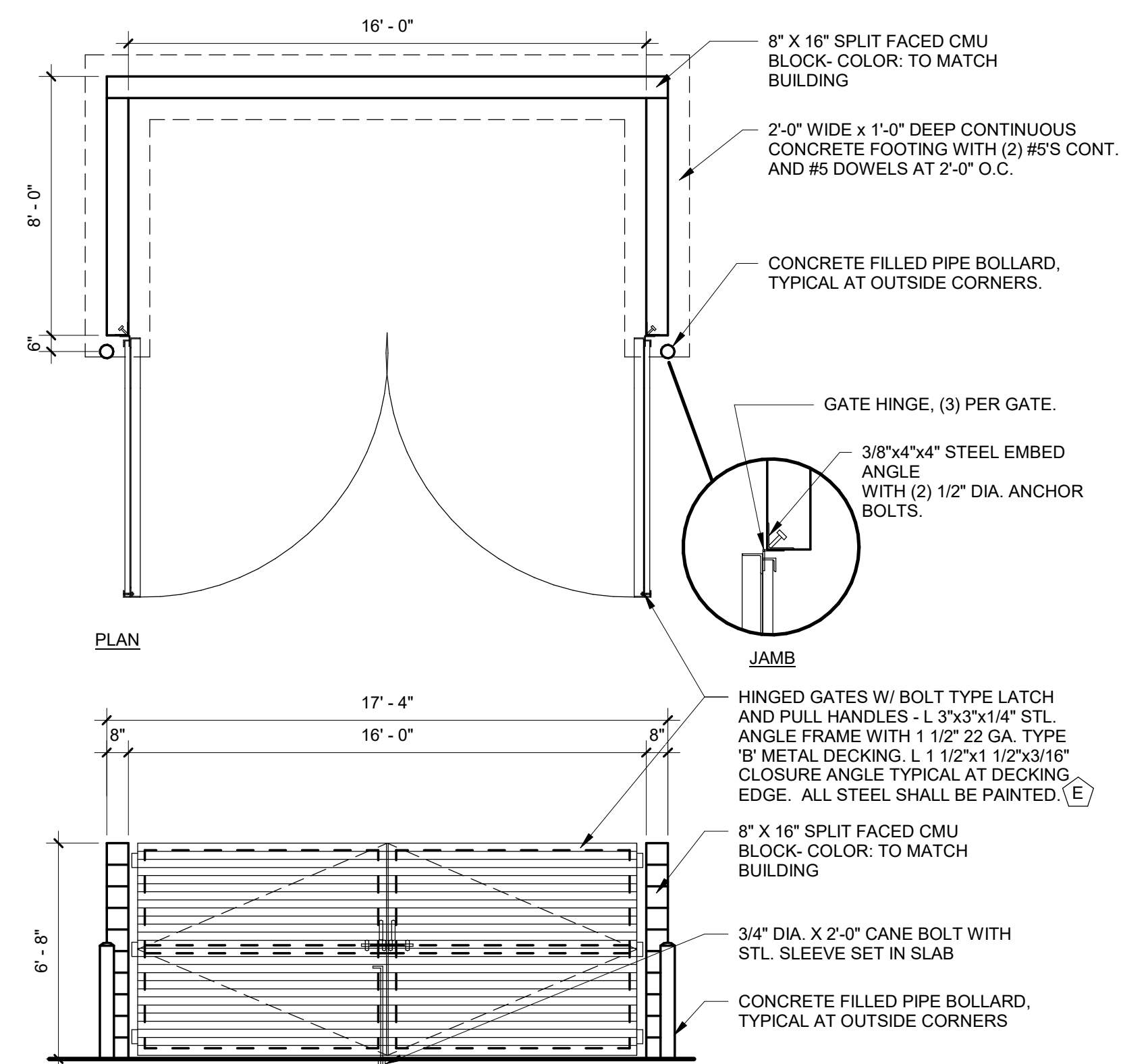
SPECIFIC DEVELOPMENT PLAN
 LOT 2 BLOCK 1 DOVE VALLEY BUSINESS PARK SUBDIVISION FILING NO. 25
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH,
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF ARAPAHOE, STATE OF COLORADO

- KEY NOTES:**
1. ROOF MOUNTED SCREEN WALL CLAD WITH INSULATED METAL PANELS.
 2. PRE-FINISHED INSULATED METAL PANEL, BY METAL BUILDING SUPPLIER.
 3. ALUMINUM STOREFRONT AND INSULATED GLAZING SYSTEM WITH 2-1/2" X 4-1/2" MULLIONS.
 4. ROOF LINE BEYOND PARAPET.
 5. PAINTED INSULATED OVERHEAD DOOR.
 6. 2" DECORATIVE METAL TRIM PEICE, BY METAL BUILDING SUPPLIER.
 7. PRE-FINISHED METAL GUTTER AND DOWNSPOUTS.
 8. FACIA SIGN LOCATION. MAXIMUM LETTER HEIGHT IS 24".
 9. ANGLED, RECESSED TENANT ENTRY.
 10. POSSIBLE RTU LOCATION BEYOND PARAPET SCREEN WALL.
 11. FASCIA SIGN LETTER HEIGHT AS PER CHART.

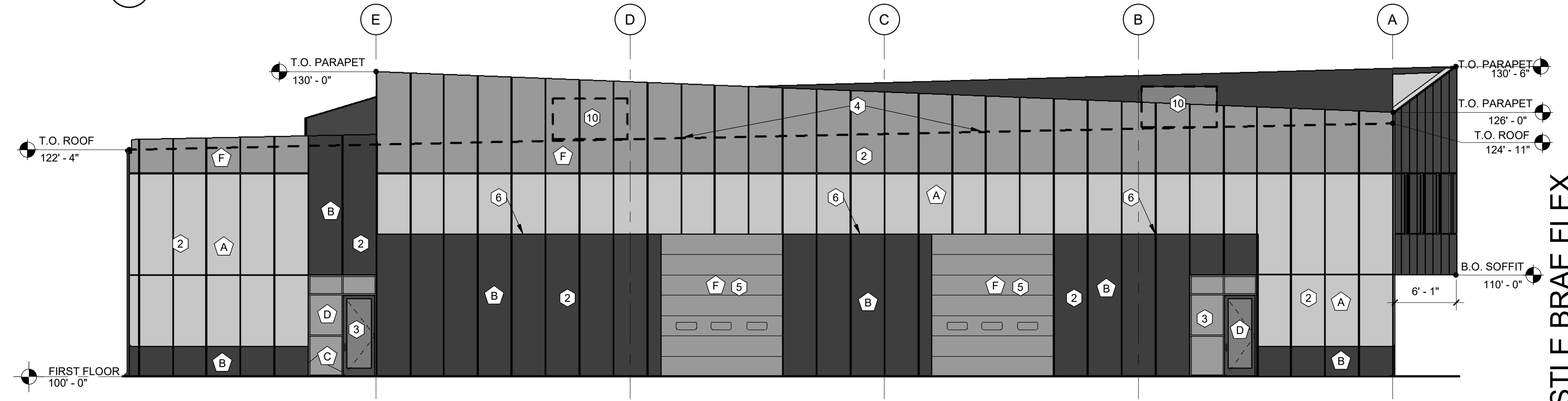
EXTERIOR FINISH LEGEND			
SYM.	MAT.	DESCRIPTION	MANUFACTURER / COLOR
A		PREFINISHED INSULATED TEXTURED METAL WALL PANEL	LIGHT GRAY
B		PREFINISHED INSULATED METAL TEXTURED WALL PANEL	DARK GRAY
C		ALUMINUM STOREFRONT	DARK BRONZE ALUMINUM
D		TINTED/INSULATED GLAZING	GRAY TINT
E		PAINT	MATCH LIGHT GRAY METAL PANEL
F		PREFINISHED INSULATED METAL TEXTURED WALL PANEL	MEDIUM GRAY

CAEPA STANDARDS NARRATIVE:

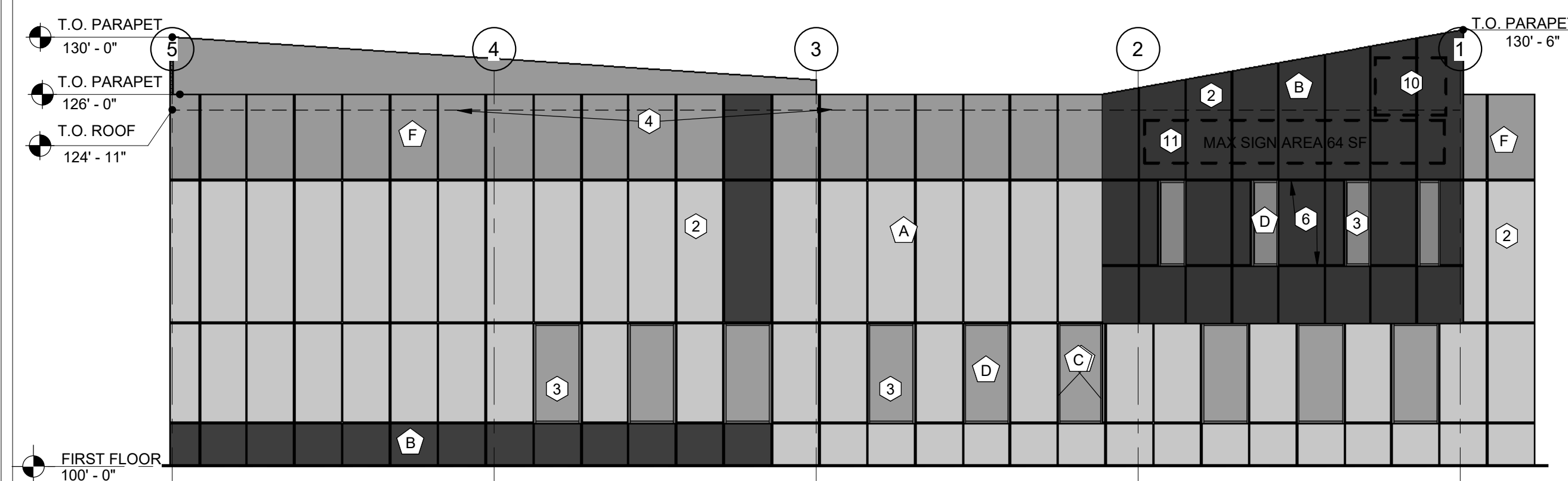
- BUILDING ELEVATIONS MEET FOUR-SIDED DESIGN BY MEETING HORIZONTAL AND VERTICAL ARTICULATION REQUIREMENTS
- HORIZONTAL ARTICULATION:
 - BUILDING FACADE IS BROKEN UP BY MATERIAL OR SURFACE PLANE CHANGE SO THAT NO INDIVIDUAL COMPONENT HAS A HORIZONTAL LENGTH MORE THAN 60 FEET.
 - COMPONENTS ARE DISTINGUISHED FROM ONE ANOTHER THROUGH:
 - VARIATIONS IN ROOF FORM AND ROOF HEIGHT.
 - VARIATIONS IN ARRANGEMENT OF WINDOWS.
 - RECOGNIZABLE CHANGES IN SURFACE COLOR.
- VERTICAL ARTICULATION:
 - USING MATERIAL, COLOR AND PLANE VARIATION THE BUILDING HAS A CLEARLY IDENTIFIABLE BASE, BODY, AND TOP.
- ENTRANCES:
 - EACH OF THE TWO PRIMARY TENANT ENTRANCES ARE ARTICULATED WITH AN ANGLED RECESSED ENTRY.



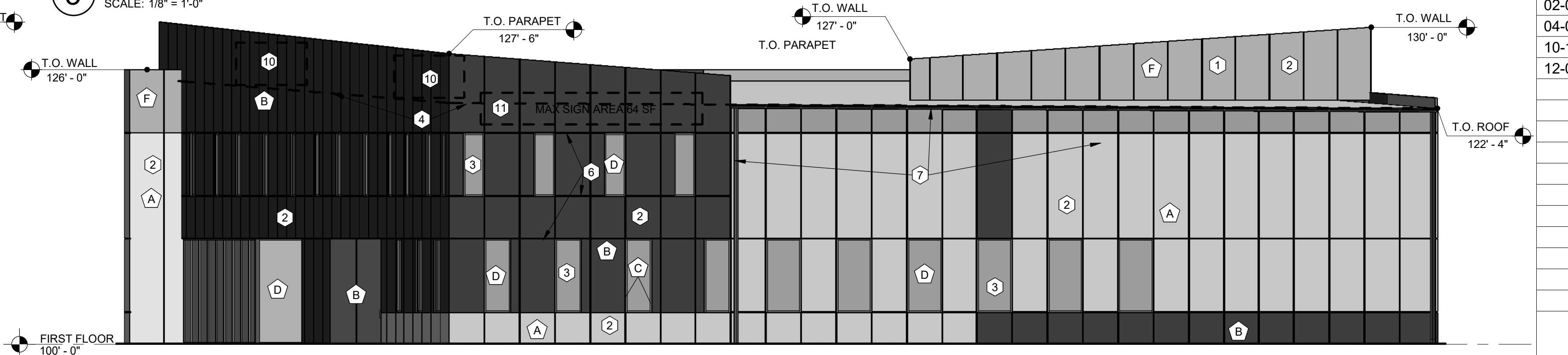
1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



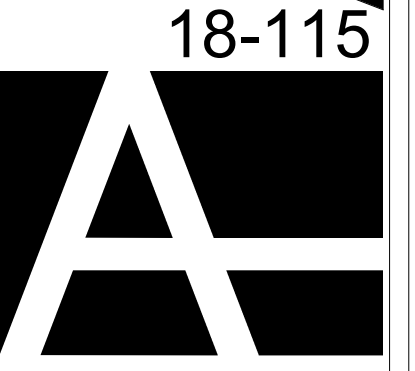
2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

ARAPAHOE COUNTY CASE NO.: SDP21-003

Adragna
 architecture + development
 7383 S Alton Way
 Suite 150
 Centennial, CO. 80112
 719.244.4023
 719.351.4918
 www.adragnaarch.com



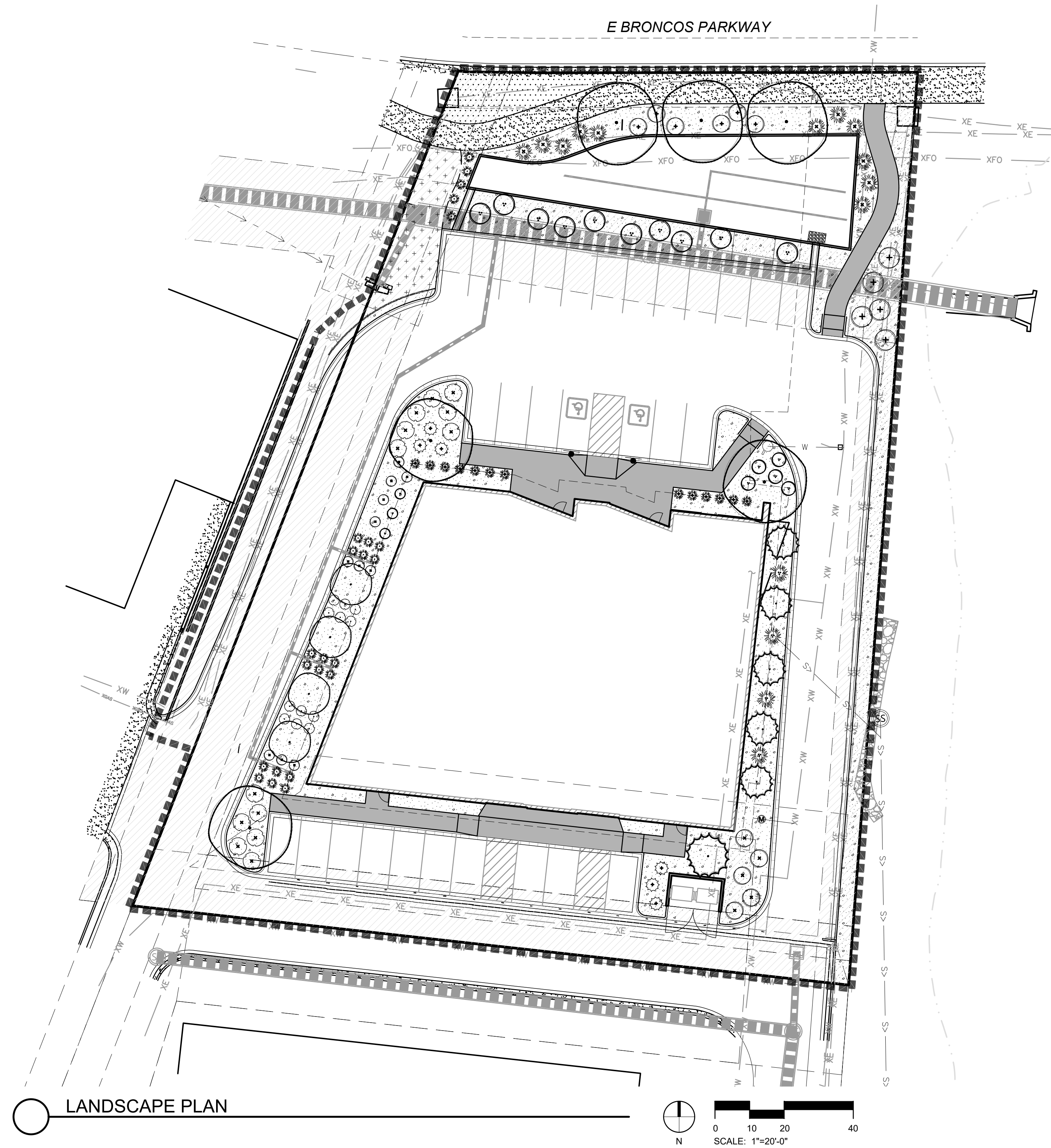
CASTLE BRAE FLEX

7730 S WHEELING CTR
 ENGLEWOOD CO. 80112

DATE	DESC.
02-04-21	SDP
04-09-21	SDP-REV1
10-13-21	SDP-REV
12-08-21	SDP-REV.

CASTLE BRAE FLEX SPECIFIC DEVELOPMENT PLAN

LOT 2 BLOCK 1 DOVE VALLEY BUSINESS PARK SUBDIVISION FILING NO. 25
LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE
67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	DECIDUOUS SHRUBS
	BROADLEAF EVERGREEN SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASS
	CONCRETE PAVING
	SOD
	LOW GROW SEED
	ROCK MULCH
	LANDSCAPE EDGING

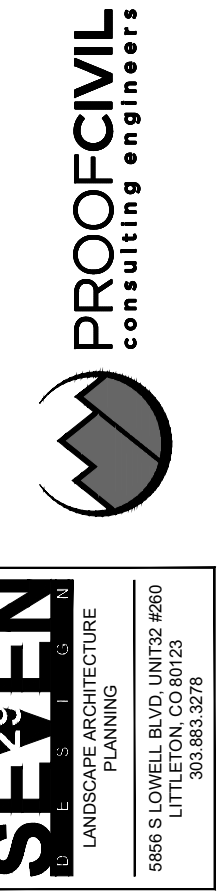
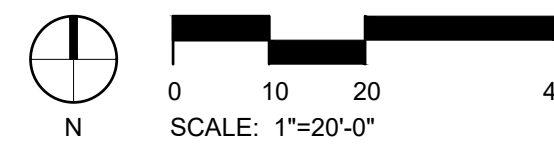
IRRIGATION

ALL LANDSCAPED AREAS AND PLANT MATERIAL SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

NOTES

SEE SHEET 2 FOR EASEMENT RECORDATION INFORMATION

LANDSCAPE PLAN



SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

NO.	DATE	DESCRIPTION
1	04/08/2021	COUNTY COMMENTS
2	08/18/2021	COUNTY COMMENTS
3	10/15/2021	COUNTY COMMENTS
4	12/15/2021	COUNTY COMMENTS

PROJ. NO.: 21001
DATE: 01/29/2021
DRAWN BY: CM
CHECKED BY: CM

LANDSCAPE PLAN
CASTLE BRAE FLEX

ARAPAHOE COUNTY
COLORADO

DRAWING NO.

4
4 OF 4