

Referral Agency

Referral Agency Comments

Applicant's Response

ARAPAHOE COUNTY PUBLIC HEALTH	No comments on this application.	Acknowledged.
ARAPAHOE COUNTY/SHERIFF	No comments on this application.	Acknowledged.
ARAPAHOE COUNTY BUILDING DIVISION	Provided standard new construction pre-submittal consideration.	Noted.
ARAPAHOE COUNTY OPEN SPACES	<p>In 2022 Open Spaces provided comments on this development. The comment was to request the appraised value for cash in lieu would be desired and funds utilized to provide recreation improvements along the High Line Canal. Since this comment, Open Spaces is in the process of taking ownership of the High Line Canal from Denver Water. There will be a transition period of joint management. With the ownership change, Open Spaces will be ensuring encroachments and property line issues. As such the previous Denver Water referral comment is re-stated: The subject property is adjacent to...High Line Canal property. Care must be taken to correctly identify property lines to avoid private use of the High Line Canal property... which is not allowed. In addition, there are 3-4 large trees adjacent to and possibly abutting the property boundary, with one large cottonwood having a substantial tree structure over-reaching onto the developer's property. The amount and distance the tree overhangs would appear to interfere with and be in the way of construction activities and equipment. Any cutting of the tree's overhanging structure could compromise the entire tree. Open Spaces requests that an onsite evaluation and discussion be required with the developer to understand the impacts and solutions to not just this tree but others along the boundary. Coordination of tree inspection and discussion can be done with myself and Greg Howe – OS certified Arborist: rharvey@arapahoegov.com Ghowe@arapahoegov.com The County arborist conducted a tree study on the trees on the Open Spaces property and recommendations.</p> <p>The applicant is proposing a retaining wall along the Highland Canal property owned by the County. Open Spaces requests the following condition of approval: "If Construction of the east retaining wall spread footer along the High Line Canal property impacts and encroaches on County Property the developer shall pay the County \$500.00 per linear foot for encroachment impacts to County Property. Payment shall be made before any Building Permits are issued."</p>	<p>We acknowledge that Open Spaces will be taking ownership of the High Line Canal from Denver Water, and that care must be taken to correctly identify property lines to avoid private use of the High Line Canal property. We will ensure that the property line is marked on all construction drawings and is staked before construction. Based on the conversation with Open Spaces, we will be required to remove trees adjacent to proposed improvements on the site, such as the rain gardens. However, we will certainly consider avoiding and protecting trees where it is feasible. The removal limits are to be finalized as we progress toward construction documents and Open Spaces will be included in that determination.</p> <p>The applicant has worked with Open Spaces, and we have agreed upon \$250 per linear foot.</p>

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<p>CHERRY CREEK BASIN WATER QUALITY AUTHORITY</p>	<p>The Cherry Creek Basin Water Quality Authority acknowledges notification from Arapahoe County that the proposed development plans for SDPZ21-006, Trailside Townhomes have been or will be reviewed by Arapahoe County for compliance with the applicable Regulation 72 construction and post-construction requirements.</p>	<p>Acknowledge.</p>
<p>COLORADO GEOLOGICAL SURVEY</p>	<p>This agency has concerns regarding infiltration systems for stormwater detention because of the highly expansive claystone of the Denver formation. The applicant provided additional details, and we feel the non-infiltrating stormwater system satisfactorily addresses CGS's concerns.</p>	<p>Acknowledged.</p>
<p>SOUTH METRO FIRE-REFERRALS</p>	<p>A fire lane shall be established with drawings illustrating sign locations etc. per the county fire lane inclusion program. Clear “No Parking – Fire Lane” sign plan serving the entire curb length of the development on the internal side including the northern section.</p>	<p>“No Parking – Fire Lane” signs have been provided along the curb.</p>
<p>MILE HIGH FLOOD DISTRICT</p>	<p>We appreciate the opportunity to review this proposal and have no comment, as this project does not include any major drainage features.</p>	<p>Acknowledged.</p>
<p>CHERRY CREEK SCHOOL DISTRICT 5-REFERRALS</p>	<p>Based on the property’s recent sale in March 2023, the cash-in-lieu of land dedication for public school sites value is \$61,396.33.</p>	<p>Acknowledged.</p>
<p>RTD</p>	<p>The RTD engineering review has no exceptions to this project at this time. This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.</p>	<p>We acknowledge that your review does not eliminate the need to acquire and/or go through the acquisition process of any agreements, easements, or permits that may be required by RTD for any work on or around our facilities and property.</p>
<p>LUMEN (CENTURYLINK)</p>	<p>Locates to be done before digging. Provide three feet of cover over CenturyLink facilities. If CenturyLink facilities are damaged landowner shall bear the cost. No buildings to be placed on easement tracts. If CenturyLink facilities to be relocated, developer needs to reach out to CenturyLink.</p>	<p>Noted.</p>
<p>XCEL ENERGY</p>	<p>Please be aware PSCo owns and operates existing natural gas service facilities and overhead electric distribution facilities along South Syracuse Way. PSCo requires these facilities to be depicted on all current and future plans. For these multi-family apartment-type buildings, and to ensure that adequate utility easements are available within this development and per state statutes §31-23-214 (3) and 30-28-133(e), PSCo requests minimum</p>	<p>We have added the existing overhead power lines to the site plan and a 10’ utility easement around the site perimeter. The existing natural gas service facilities to the plans.</p>

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	<p>10-foot-wide dry utility easements around the perimeter of each lot. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form. 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 may need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.</p>	
<p>CCVW&S-CHERRY CREEK VALLEY W&S-DISTRICT 4141</p>	<p>Water and sewer service is available subject to payment of all fees and compliance with the District's Rules and Regulations.</p>	<p>We acknowledge that this project is within this water and sanitation district’s service area and that applicable fees must be paid before receiving service. We will work with the district on the water and sewer design.</p>
<p>SEMSWA- SOUTHEAST METRO STORMWATER AUTHORITY</p>	<p>Have no further comments.</p>	<p>Noted</p>
<p>STATE WATER ENGINEER</p>	<p>There may be an existing well located on the property that may be abandoned. If the well will be plugged and abandoned, the Applicant must submit form GWS-09 to this office with the abandonment report. If the well will be used, it must be properly permitted. Since this office has no information regarding the well, the Applicant must contact this office at 303-866-3587 or at dwr.state.co.us/Portal/dwr/AskDWR for information regarding permitting the well. Depending on the source of the well, the Applicant should be aware that if the property will be subdivided, upon subdivision approval the well may need to be covered by a court-approved augmentation plan or plugged and abandoned.</p>	<p>Noted.</p>

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

- ARAPAHOE COUNTY ACCESSOR'S OFFICE
- ARAPAHOE COUNTY/PWD ENG/TRAFFIC OPS
- ARAPAHOE LIBRARY DISTRICT- REFERRALS
- ARAPAHOE COUNTY/SHERIFF/CRIME PREVENTION UNIT