

Case No. PP19-003 Millstone at Columbine Preliminary Plat

Kat Hammer, Planner II

November 19, 2020

LOCATION & VICINITY MAP

The proposed development is located southwest of the intersection of West Bowles Avenue and South Platte Canyon Road. This proposal is located in Commissioner’s District #1.



Location & Zoning of Millstone at Columbine

ADJACENT SUBDIVISIONS, ZONING, AND LAND USE

	Zoning	Land Use	Subdivision
North	Littleton – R-E & OS	Single-Family & Open Space/Park across W Bowles Ave	N/A & Wynetka Ponds Subdivision
East	R-2	Denver Water Board	N/A
South	R-2	Single-Family	N/A
West	Littleton – R-2	Single-Family	The Hamlet at Columbine

PROPOSAL

The applicant, LAI Design Group, LLC, on behalf of the property owner, The Francis Company, LLC, is proposing a Preliminary Plat (PP) to allow for 22 single-family detached units on 5.65 acres located at 5977 South Platte Canyon Road, which would result in a density of approximately 3.89 dwellings per acre. The applicant is proposing approximately 30% open space, one access via private drive from South Platte Canyon Road, landscaping and lighting. The proposed development will utilize the existing curb cut/driveway for the Columbine Trail parking lot and it is proposing a new and improved parking lot for the Columbine Trail that will maintain public access to the trail.

Specific Development Plan application, SDPZ20-002, Millstone at Columbine, is undergoing a concurrent review and, if approved, will provide standards for development of the proposed parcels. Approval of this Preliminary Plat application is contingent upon approval of SDPZ20-002, Millstone at Columbine Specific Development Plan. The applicant will need to submit for a Final Plat and Administrative Site Plan if the SDP and this PP are approved.

BACKGROUND

The property is approximately 5.65 acres, zoned R-2 and is primarily agricultural in use. The Comprehensive Plan identifies this parcel as suitable for Urban Residential/Single Family Detached and Attached with a density range from one to eight dwelling units per acre. The proposed use and density is consistent with this land use designation.

ANALYSIS OF THE PRELIMINARY PLAT APPLICATION

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 Land Development Code regulations; and 3) analysis of referral comments.

1. The Comprehensive Plan

Comprehensive Plan - Policy GM 1.2 - Encourage Infill Development and Redevelopment
Arapahoe County will encourage infill development that is compatible with existing land uses in the Urban Area to take advantage of existing public infrastructure and services

The proposal is located within the Urban Area and is expected to be serviced from existing public infrastructure and services with minimal extensions/adjustments. The proposed density of 3.89 dwelling units per acre is comparable to some of the other developments nearby.

Comprehensive Plan - Policy GM 3.1 – Direct Future Development to Areas with Low Risks from Natural and Man-made Hazards

The proposal is located within areas of low risk natural and man-made hazards.

Comprehensive Plan - GOAL PSF 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development

The proposal will be served by Denver Water and Columbine Water and Sanitation after the applicant receives confirmation of annexation of this parcel into the Platte Canyon Water and Sanitation District. Staff has included a condition of approval to ensure the site can be served.

Comprehensive Plan - Policy PFS 4.3 - Require Adequate Wastewater Treatment

The proposal will be served by Denver Water and Columbine Water and Sanitation after the applicant receives confirmation of annexation of this parcel into the Platte Canyon Water and Sanitation District. Staff has included a condition of approval to ensure the site can be served.

Comprehensive Plan - GOAL PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable and Internet

The proposal will be served by Xcel Energy and Century Link.

Comprehensive Plan - GOAL PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection Utilities in Existing and New Development

The Arapahoe County Sheriff expressed concerns about the one way in one way out access, indicating it is not desirable. The Arapahoe County Engineering Department reviewed this comment and determined that the proposed street layout is acceptable as proposed due to the low number of housing units. Neither the school district nor the fire district requested an additional access onto Bowles.

South Metro Fire District reviewed and approved the plans with one issue that needs to be resolved prior to issuance of permits. The applicant has agreed to resolve comments with the Fire District. Staff has included this as a condition of approval.

Comprehensive Plan - GOAL PFS 9 – Ensure that the Educational Needs of Existing and New Developments Are Met

The site will be served by Littleton Public School District. The school district has indicated they prefer the applicant use the appraisal method to determine cash-in-lieu fees. If this application is approved cash-in-lieu fees will be determined and due at the time of the Final Plat.

Comprehensive Plan - GOAL NL 1 – Create Livable Mixed Use Neighborhoods in Designated Growth Areas

The proposal will provide housing diversity in the Urban Growth Area. The proposed density is similar to adjacent housing however, this proposal includes smaller lots and more open space than nearby subdivisions.

Comprehensive Plan - Policy NL 1.3 - Encourage Higher Density Development in New Neighborhoods within the Urban Area

The Comprehensive Plan identifies this site as suitable for 1-8 dwelling units per acre. The applicant is proposing 3.89 dwelling units per acre. The site includes 22 single-family detached units, 30% open space, on-site detention and water quality and connections to the existing Columbine Trail. The proposed minimum lot area is 5,250 square feet, similar to the minimum lot requirement for single family residences in the R-2-A and R-M conventional zone districts.

2. Land Development Code Review

Section 5-6.2.B of the Land Development Code allows Preliminary Plats to be approved if the proposal meets all of the following criteria:

1. *The Applicant has provided evidence that provision has been made for a public water supply system, and if other methods of water supply are proposed, adequate evidence that a water supply is sufficient in terms of quantity, quality and dependability for the type of subdivision proposed;*

The applicant has provided evidence that provision has been made for a public water supply system. The proposal will be served by Denver Water and Columbine Water and Sanitation. This will require the applicant to annex the property into the Platte Canyon Water and Sanitation District prior to approval of the Final Plat. The Platte Canyon Water and Sanitation District indicates a willingness to annex and serve this property in the attached letter, dated January 3, 2020. Staff has included a condition of approval to ensure the site can be served by a public water supply system.

2. *The Applicant has provided evidence that provision has been made for a public sewage disposal system, and, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with State and local laws and regulations; and*

The applicant has provided evidence that provision has been made for a public sewage disposal system. The proposal will be served by Denver Water and Columbine Water and Sanitation. This will require the applicant to annex the property into the Platte Canyon Water and Sanitation District prior to approval of the Final Plat. The Platte Canyon Water and Sanitation District indicates a willingness to annex and serve this property in the attached letter, dated January 3, 2020. Staff has included a condition of approval to ensure the site can be served by a public water supply system.

3. *The Applicant has provided evidence to show that all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the Subdivider and that the proposed use of these areas are compatible with such conditions;*

There are no recognizable environmental conditions presenting hazards or requiring special precautions. Colorado Geological Survey did not provide any comment on this proposal.

4. *The application is in compliance with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners.*

The proposal is in compliance with the Arapahoe County Zoning Regulations, provided that the PUD zoning is approved.

5. *The application is in compliance the Mineral Resources Areas in the Regulations for Areas of Special Interest as adopted by the Arapahoe County LDC.*

The application is in compliance with the Arapahoe County Zoning Regulations regarding Mineral Resource Areas as defined within the 2018 Comprehensive Plan as Amended Through October 16, 2019.

3. Referral Comments

Comments received during the referral process are as follows:

REFERRAL AGENCY	REFERRAL RESPONSE	APPLICANT/STAFF COMMENTS
<u>ARAPAHOE COUNTY PWD/BUILDING DEPT</u>	No comments	
<u>ARAPAHOE COUNTY ECONOMIC DEVELOPMENT-UACED</u>	No comments	
<u>SOUTH METRO FIRE-REFERRALS</u>	Approved the plans based on the following comments that must be resolved prior to issuance of permits. Applicants and contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.	The applicant noted this concern and is working with the district. A condition of approval addresses SMFD concerns.
<u>MILE HIGH FLOOD CONTROL/FORMERLY URBAN DRAINAGE</u>	Would like to review any future plans, especially those including detailed plans/profiles of the 18" RCP pond outfall pipe.	The applicant will coordinate with MHFD and a referral will be sent to MHFD at the time of ASP and PP.
<u>ARAPAHOE LIBRARY DISTRICT-REFERRALS</u>	No concerns	No action required.
<u>ARAPAHOE PARK & RECREATION DISTRICT</u>	No comments	

REFERRAL AGENCY	REFERRAL RESPONSE	APPLICANT/STAFF COMMENTS
<p><u>SOUTH SUBURBAN PARKS & RECREATION</u></p>	<p>The District is not opposed to the proposed improvements, but any alterations or an improvement to the lease area requires approval from Denver Water. All relocated amenities will need to be constructed to District standards. The District would not agree to maintain the new improvements except for the parking lot surface, trail surface, existing shelter and natural grass mowing. If the development moves forward, a maintenance responsibility agreement between South Suburban, Denver Water and the developer will need to be negotiated prior to formal approvals.</p> <p>Any proposed easements shown on the preliminary plat that are on Denver Water property will need to be approved by Denver Water.</p> <p>The District would like to use any Cash-in-Lieu funds for park dedication to be used to improve the Columbine Trail or other South Suburban parks or trails in the area.</p>	<p>The developer spoke with the District's Planning Director and will continue to work with South Suburban Parks and Recreation as the project moves forward.</p>
<p><u>COLUMBINE VALLEY PLANNING</u></p>	<p>The AM left turn movement out of the site will operate at a LOS F (Failure). Although the projected left turn movement volume is low, the predominate destination would be to access the northbound right turn lane on So. Platte Canyon Road and then proceed east of Bowles Ave. This would entail crossing three lanes on So. Platte Road in the morning rush hour. In our opinion, a significant number of drivers would turn right (southbound) and then cut through Columbine Valley to get to Bowles Ave. More importantly, someone will inevitably attempt the left turn out movement without an adequate gap and an accident will result. In such a case there could be serious damage or injury. Even a minor accident could tie up traffic on So. Platte Canyon Road during the morning rush hours resulting in a massive cut through problem on Town streets.</p> <p>We have repeatedly commented that we do not feel that this location is suitable for residential development. We have recommended that the owner consider a nonresidential such as support retail or office which would not experience the early morning exiting traffic.</p> <p>Please let us know the date of the Planning Commission Hearing on this case.</p>	<p>The applicant's traffic engineer found the traffic generated from this subdivision will have no discernable impact on the traffic on Platte Canyon Road. The applicant will be making improvements to South Platte Canyon Road if the project is approved. The proposed design was reviewed and found adequate by CDOT and Arapahoe County Engineering.</p> <p>The applicant believes the traffic generated from nonresidential uses would create sustainably more traffic and be detrimental to the abutting residential neighborhoods.</p>

REFERRAL AGENCY	REFERRAL RESPONSE	APPLICANT/STAFF COMMENTS
<u>LITTLETON PLANNING- REFERRALS</u>	<p>Stormwater Comments - Maintenance responsibility requires a permanent drainage easement from the landowner.</p> <p>Grading permit required from the City of Littleton</p>	<p>The applicant has indicated that the existing pond constraints (off-site and on private property) will not provide a meaningful benefit to reconstructing said pond.</p>
<u>LITTLETON PLANNING- REFERRALS</u>	<p>Traffic Letter - NB left turn lane on Platte Canyon does not meet CDOT standard.</p> <p>NB refuge lane does not satisfy CDOT standards.</p> <p>Recommendation of a two-way center left turn lane striping for the refuge lane does not seem appropriate given the purpose is for acceleration from the proposed site.</p> <p>Allowing SB right turn movements from the outside through lane, partially into the merge area of the two through lanes, could result in potential conflicts as drivers are looking to merge and not for a vehicle to be slowing in front of them.</p> <p>SDP Site Plan - - No additional right-of-way appears to be proposed along Platte Canyon Road. As a result, narrower proposed lanes appear to be required to accommodate the additional site access NB left turn lane.</p> <p>- Is an adequate turn around provided for vehicles and fire trucks along the internal roadway adjacent to parcel 1?</p> <p>- The proposed realignment of the Columbine Trail adjacent to the reconfigured trailhead parking lot requires trail users to negotiate two tight s-curves rather than the current straight section.</p> <p>- Depending on the proposed separation between the trailhead parking lot and the Columbine Trail, shouldn't the ADA stalls be located as close to the trail access from the parking lot as possible (i.e., southeast corner of the lot)?</p> <p>- As indicated as comments for the Traffic Letter, the proposed Platte Canyon Road NB left deceleration lane and acceleration lanes do not satisfy CDOT standards. In addition, without additional right-of-way, the lane widths on Platte Canyon Road appear to be narrower than standard lanes.</p>	<p>The applicant has met and worked with CDOT to develop the intersection layout for South Platte Canyon Road.</p> <p>The turnaround was coordinated with SMFD.</p> <p>The reconfigured trailhead parking lot was designed to provide a more smooth transition to the alignment.</p> <p>The ADA stalls have been relocated.</p>
<u>ARAPAHOE COUNTY SHERIFF/#760 COCEM</u>	No comments	No action required.

REFERRAL AGENCY	REFERRAL RESPONSE	APPLICANT/STAFF COMMENTS
<u>ARAPAHOE COUNTY SHERIFF/PATROL REFERRALS</u>	The one way in one way out access via a private roadway is not preferable for emergency response by law enforcement, fire and EMS first responders. Not sure if there is any possibility of at least an emergency access for ingress/egress onto W. Bowles Ave. I can't tell from the plan set but not sure how much on street or guest parking is available however, adequate guest (first responder) parking should be made available through either on street or designated guest parking spaces on site.	The Arapahoe County Engineering Division reviewed this comment and found with the current proposal the school district and fire district did not impose any requirements for an access on Bowles and due to the low number of housing units within this development the County determined the street layout is acceptable as proposed.
<u>CDOT-DEPT. OF TRANSPORTATION/ STATE OF CO-REGION ONE</u>	Please include a plan set for the road widening to include profile, cross sections every 50 feet, and signing and striping plan with paint type called out. Include an overhead light at the access to Platte Canyon Road. Please include a pavement design report.	The applicant acknowledges the concerns and will complete the requirements with the final plat and ASP.
<u>RTD</u>	No comments	
<u>CENTURYLINK NETWORK REAL ESTATE DEPARTMENT</u>	No comments	
<u>COLORADO NATURAL GAS</u>	Colorado Natural Gas has no facilities or gas line in this location	
<u>IREA</u>	Outside of service territory	
<u>XCEL ENERGY - PSCO</u>	Must complete the application process for any new natural gas or electrical service or modification to existing facilities. See letter dated December 23, 2019.	The applicant noted this comment and will follow-up with Xcel.
<u>COLUMBINE VALLEY W&S</u>	See letter from Platte Canyon Water and Sanitation District dated November 19, 2019.	The applicant will be required to submit will serve letters from Denver Water and Columbine Water and Sanitation District. The applicant must provide evidence of annexation into the Platte Canyon Water and Sanitation District prior to approval of the Final Plat.
<u>DIVISION OF WATER RESOURCES-STATE ENGINEER/GROUNDWATER</u>	Water supply demand is unknown. Confirm Denver Water is committed to serving the proposed development. Ensure the storm water detention structure meets statutory and administrative requirements.	The applicant will be required to submit will serve letters from Platte Canyon Water and Sanitation District and a Petition for Inclusion into the Platte Canyon Water and Sanitation District.
<u>TRI COUNTY HEALTH DEPARTMENT-SEPTIC QUESTIONS</u>	Building Demolition Comments Vector Control Comments On-Site Wastewater Treatment System - Abandonment Mosquito Control - Stormwater Facilities Connection to nearby trails request	The applicant has indicated the contractor will perform the work to applicable standards. Mosquito control will be part of the O & M for the pond and will be addressed at the time of ASP/Phase III drainage report.

STAFF FINDINGS

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

1. Staff finds that the proposed PP19-003, Millstone at Columbine Preliminary Plat generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed PP19-003, Millstone at Columbine Preliminary Plat meets the Arapahoe County Zoning Regulations and procedures, including Section 5-6.2, Preliminary Plat and Section 5-3.3, Planned Unit Development.

RECOMMENDATION

Considering the findings and other information provided herein, Staff recommends approval of case PP19-003, Millstone at Columbine Preliminary Plat subject to the following conditions of approval:

1. Prior to signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns.
2. Prior to approval of the final copy of a Final Plat, the applicant must provide a will-serve letter for water and sanitation and approval of annexation into the Platte Canyon Water and Sanitation District.
3. The applicant will meet all of South Metro Fire District requirements.
4. Approval of PP19-003 Millstone at Columbine Preliminary Plat, is contingent on the approval of SDPZ20-002, Millstone at Columbine Specific Development Plan.

DRAFT MOTIONS

Recommend Conditional Approval

In the case PP19-003, Millstone at Columbine Preliminary Plat, 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 **RECOMMEND APPROVAL** of 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 and Development Staff comments and concerns.
2. Prior to approval of the final copy of a Final Plat, the applicant must provide a will-serve letter for water and sanitation and approval of annexation into the Platte Canyon Water and Sanitation District.
3. The applicant will meet all of South Metro Fire District requirements.

4. Approval of PP19-003 Millstone at Columbine Preliminary Plat, is contingent on the approval of SDPZ20-002, Millstone at Columbine Specific Development Plan.

Staff provides the following Draft Motions as guidance in preparing an alternative motion if the Planning Commission reaches a different determination:

Recommend Denial:

In the case of case PP19-003, Millstone at Columbine Preliminary Plat, 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 RECOMMEND DENIAL of this application based on the findings:

1. *State new or amended findings in support of denial as part of the motion.*
- 2.

Continue to Date Certain:

In the case of PP19-003, Millstone at Columbine Preliminary Plat, I move to continue the hearing to [date], 6:30 p.m., to obtain additional information and to further consider the information presented.

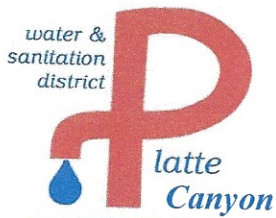
Attachments:

Water Availability Letter, South Platte Water & Sanitation District, January 3, 2020.

ESD Staff Report

Application & Exhibits

Referral Comments



Date: January 3, 2020
Jerrie Eckelberger
Manager
The Francis Company, LLC

Re: Water Availability to Millstone at Columbine, primarily located on the southwest corner of W. Bowles Ave. and S. Platte Canyon Rd.

Dear Mr. Eckelberger,

Thank you for the service request regarding water availability to Millstone at Columbine, located at 5977 S. Platte Canyon Rd. The property is not currently annexed into the Platte Canyon Water and Sanitation District. Any water service to the property is subject to annexation into the Platte Canyon Water and Sanitation District. Annexation is subject to the approval of the Platte Canyon Water and Sanitation District Board of Directors, Denver Water and the District Court for Arapahoe County.

The intended water supply to the site will be from two sources, both served by Denver Water via a Total Service Contract with Littleton T.S. 14 (north connection) and Columbine Water and Sanitation District T.S. 18 (south connection); Denver Water has authorized the connections.

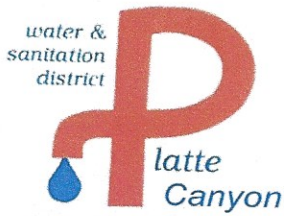
Pending Platte Canyon annexation and the installation and acceptance of necessary water facilities, and the purchase of all appropriate tap permits, Platte Canyon will supply water service to the subject tract in accordance with District rules and regulations.

Platte Canyon receives and distributes water pursuant to a "read and bill" contract with Denver Water. Water service requires the purchase of tap permits from both the District and Denver Water.

Please don't hesitate to contact me should you have any questions.

Sincere regards,

Tony Cocozzella Construction Program Manager
Platte Canyon Water and Sanitation District | office: (720) 726-5030 | cell: (303)-829-9407
8739 W. Coal Mine Ave. Littleton, CO 80123 tpcocozzella@plattecanyon.org www.plattecanyon.org



Date: November 20, 2019

Jerrie Eckelberger
Manager
The Francis Company, LLC

Re: Sewer Availability to Platte Canyon Estates, primarily located on the southwest corner of W. Bowles Ave. and S. Platte Canyon Rd.

Dear Mr. Eckelberger,

Platte Canyon Water and Sanitation District has reviewed the initial development plan for Platte Canyon Estates, this property is not within the boundaries of Platte Canyon Water and Sanitation District, therefore, sanitary sewer service is not currently available to the property. Water service would be under jurisdiction of Denver Water Total Service Contract with either Columbine Water and Sanitation District (connection to water main in S. Platte Canyon Rd) or the City of Littleton (connection to water main in W. Bowles Ave). Sewer service could be provided by Platte Canyon by connection to an existing District sewer main at the south end of the proposed development. Annexation into Platte Canyon Water and Sanitation District for sewer service will be required at which time Platte Canyon will provide sewer service to the proposed development.

If you should have any questions regarding this matter, please contact Tony Cocozzella at 303- 979-2333.

Yours sincerely,

Tony Cocozzella
Construction Program Manager

eckelberger@comcast.net

From: Tony Cocozzella <tpcocozzella@plattecanyon.org>
Sent: Tuesday, January 7, 2020 10:24 AM
To: eckelberger@comcast.net
Subject: Millstone Annexation

Flag Status: Flagged

Jerrie,

Below is the email from Denver Water regarding service to Millstone.

Regards,

Tony Cocozzella

From: Seagren, Julie L. <julie.seagren@denverwater.org>
Sent: Friday, December 20, 2019 10:24 AM
To: Tony Cocozzella <tpcocozzella@plattecanyon.org>; Patrick Fitzgerald <pjfitzgerald@plattecanyon.org>; Cynthia Lane <calane@plattecanyon.org>
Subject: Platte Canyon Estates

Good morning,

I apologize in my delay in sending this follow up email to our discussion on Monday. Per our discussion, Platte Canyon W&S District would like to serve the Platte Canyon Estates development as a Read and Bill Distributor. Denver Water does not object to this and agrees to provide service to this property through Platte Canyon W&S District. As part of the requirements listed on the attached Notice of Change of Service Boundary Area form, the following information must be submitted to Denver Water:

- A. The annexation ordinance for a municipality, a court decree for a quasi-municipal entity, or a Board resolution authorizing such changes for a non-municipal or non-quasi-municipal entity.
- B. A resolution from the Distributor authorizing this change.
- C. A legal description and map of the parcel of land demonstrating the changes.

Please let me know if you have questions.

Thanks,

Julie

Julie Seagren | External Affairs | Distributor Relations Manager
Denver Water | t: 303-628-6421 | c: 303-241-8022
INTEGRITY | VISION | PASSION | EXCELLENCE | RESPECT

PETITION FOR INCLUSION OF REAL PROPERTY

PLATTE CANYON WATER AND SANITATION DISTRICT
ARAPAHOE AND JEFFERSON COUNTIES, COLORADO

THE FRANCIS COMPANY, LLC, a Colorado limited liability company, whose mailing address is 1998 Oak Leaf Lane, Greenwood Village, Colorado 80121 (hereinafter referred to as "**Petitioner**"), respectfully petitions the Board of Directors of the **PLATTE CANYON WATER AND SANITATION DISTRICT** ("**District**") for inclusion of the real property described below into the District pursuant to the provisions of Part 4, Article 1 of Title 32, C.R.S., as amended, and all applicable policies, rules and regulations of the District.

IN SUPPORT OF THE PETITION, Petitioner states as follows:

1. The legal description of the real property ("**Property**"), which Petitioner desires to include into the District, is as follows:

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ WHICH IS 268.70 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$;

THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$, 208.70 FEET;

THENCE NORTH PARALLEL TO THE WEST LINE OF SAID NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$, 208.70 FEET TO THE SOUTH LINE OF WEST BOWLES AVENUE;

THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$, 271.43 FEET TO THE WEST LINE OF THE RIGHT-OF-WAY OF THE CITY AND COUNTY OF DENVER, AND THE BOARD OF WATER COMMISSIONER OF THE CITY AND COUNTY OF DENVER;

THENCE ON AN ANGLE OF 110 DEGREES 49 MINUTES 15 SECONDS TO THE RIGHT (SOUTH 21 DEGREES 15 MINUTES WEST), ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, FOR A DISTANCE OF 1105.45 FEET;

THENCE NORTH 89 DEGREES 27 MINUTES 30 SECONDS WEST, 89.10 FEET TO THE POINT ON THE WEST LINE OF SAID NORTHEAST ¼ OF THE NORTHEAST ¼;

THENCE NORTH ALONG SAID WEST LINE 824.00 FEET TO THE POINT OF BEGINNING,

EXCEPT THOSE PORTIONS CONVEYED IN DEEDS RECORDED:

AUGUST 7, 1968 IN BOOK 1770 AT PAGE 634;
JANUARY 19, 1972 IN BOOK 1988 AT PAGE 385;
JUNE 18, 1982 IN BOOK 3645 AT PAGE 187;
MAY 4, 1987 IN BOOK 5135 AT PAGE 465;
JUNE 15, 1987 IN BOOK 5180 AT PAGE 90,
AND ANY PORTION OF SUBJECT PROPERTY INCLUDED IN THE DEED RECORDED MARCH 23, 1989 IN BOOK 5656 AT PAGE 9,

COUNTY OF ARAPAHOE, STATE OF COLORADO

The Property is depicted on a survey drawing attached hereto as Exhibit A.

2. The Property is capable of being served with the facilities of the District.
3. Petitioner hereby consents to the inclusion of the Property into the District and understands that from and after the date of any such inclusion, the Property will be subject to all of the District's rules, regulations and policies and to all of its taxes, if any, and all charges, and shall also be liable for its proportionate share of all bonded indebtedness of the District, if any.
4. Petitioner represents that it is the fee owner of one hundred percent (100%) of the Property and that no other person or entity owns an interest therein, except as a beneficial holder of an encumbrance.
5. Petitioner acknowledges that the District is not required to enlarge or extend its facilities beyond those currently existing, and Petitioner further understands that all such enlargements or extensions, when permitted, are normally undertaken by and paid for by the owner or developer of the property to be served.
6. Petitioner further understands that the District will incur engineering, legal and administrative expenses in connection with its consideration and processing of this Petition. In addition to paying the District's inclusion fee, Petitioner expressly agrees to reimburse the District for all such costs and expenses on demand, regardless of whether the Property is actually included into the District. Petitioner further understands that the District may require an initial deposit in order to initiate the inclusion proceeding.

7. Petitioner understands and agrees that there shall be no withdrawal from this Petition after publication of notice of the hearing to be held thereon, without the consent of the Board of Directors of the District.

WHEREFORE, Petitioner requests that the Board of Directors of the Platte Canyon Water and Sanitation District hear this Petition at a public meeting after publication of notice of the filing hereof, and of the place, time and date of such meeting as required by law, and that the above-described Property be included into the Platte Canyon Water and Sanitation District, Arapahoe and Jefferson Counties, Colorado.

Dated this 29th day of January, 2020.

PETITIONER:
The Francis Company, LLC, a Colorado limited liability company

BY: [Signature]
Jerrie F. Eckelberger, Manager

ACKNOWLEDGMENT

STATE OF COLORADO)
)
COUNTY OF ARAPAHOE) ss.
)

The foregoing Petition for Inclusion of Real Property was acknowledged before me this 29 day of January, 2020, by Jerrie F. Eckelberger, as Manager of The Francis Company, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 07-06-2022

[Signature]
Notary Public

DAWN A. WRIGHT
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #19984018488
My Commission Expires 7/6/2022

FORM NO.
GWS-76
05/2011

WATER SUPPLY INFORMATION SUMMARY
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Main (303) 866-3581 water.state.co.us

Section 30-28-133, (d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."

1. NAME OF DEVELOPMENT AS PROPOSED:

Platte Canyon Estates

2. LAND USE ACTION:

22 Single Family Detached Homes

3. NAME OF EXISTING PARCEL AS RECORDED:

SUBDIVISION: *5.40 Development Plan Attached*

4. TOTAL ACREAGE: *5.64*

5. NUMBER OF LOTS PROPOSED *22*

FILING (UNIT) _____, BLOCK _____, LOT _____

PLAT MAP ENCLOSED? YES or NO

6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation. *N/A*

A. Was parcel recorded with county prior to June 1, 1972? YES or NO

B. Has the parcel ever been part of a division of land action since June 1, 1972? YES or NO

If yes, describe the previous action:

7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner. *Attached*

NE 1/4 of the *NE* 1/4, Section *19*, Township *5* N or S, Range *68* E or W

Principal Meridian (choose only one): Sixth New Mexico Ute Costilla

Optional GPS Location: GPS Unit must use the following settings: Format must be **UTM**, Units must be **meters**, Datum must be **NAD83**, Unit must be set to **true N**, Zone 12 or Zone 13

Easting: _____

Northing: _____

8. PLAT – Location of all wells on property must be plotted and permit numbers provided.

Surveyor's Plat: YES or NO If not, scaled hand drawn sketch: YES or NO *N/A*

9. ESTIMATED WATER REQUIREMENTS

10. WATER SUPPLY SOURCE

USE

WATER REQUIREMENTS

Gallons per Day Acre-Feet per Year

HOUSEHOLD USE # *22* of units

22 3/4" JFR taps

COMMERCIAL USE # *N/A* of S. F

1 3/4" irrigation

IRRIGATION # *2* of acres

STOCK WATERING # *N/A* of head

OTHER: _____

TOTAL

EXISTING WELL DEVELOPED SPRING

WELL PERMIT NUMBERS

NEW WELLS -

PROPOSED AQUIFERS – (CHECK ONE)

ALLUVIAL UPPER ARAPAHOE

UPPER DAWSON LOWER ARAPAHOE

LOWER DAWSON LARAMIE FOX HILLS

DENVER DAKOTA

OTHER: _____

MUNICIPAL *Don Water*

ASSOCIATION

COMPANY

DISTRICT *Platte Canyon*

NAME *Water & Sanitation*

LETTER OF COMMITMENT FOR

SERVICE YES or NO

WATER COURT DECREE CASE

NUMBERS:

11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? YES or NO IF YES, PLEASE FORWARD WITH THIS FORM.
(This may be required before our review is completed.)

12. TYPE OF SEWAGE DISPOSAL SYSTEM

SEPTIC TANK/LEACH FIELD

CENTRAL SYSTEM

LAGOON

DISTRICT NAME: *Platte Canyon Water & Sanitation District*

ENGINEERED SYSTEM (Attach a copy of engineering design.)

VAULT

LOCATION SEWAGE HAULED TO: _____

OTHER:



DEVELOPMENT SUMMARY
 SITE ACREAGE = +/- 5.649 AC.
 TOTAL NUMBER OF UNITS = 22
 DENSITY = 4 DU / AC
 OPEN AREA = +/- 2.02 AC (36%)

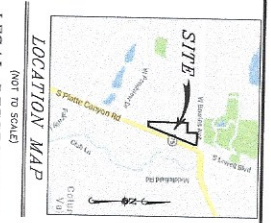
Platte Canyon Estates

Apache County, Colorado
 The Francis Company, LLC
 January 23, 2019
 Project #: 181051

- Architecture
- Planning & Entitlements
- Visual Media
- Landscape Architecture
- Real Estate Advisory

LAI Design Group
 www.LAIdesigngroup.com | 303.734.1777 - Corporate
 Denver | Houston





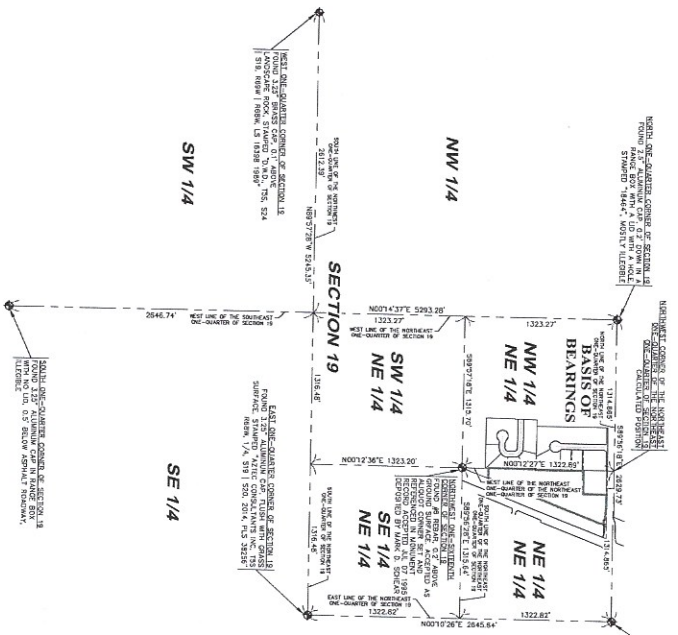
LOCAL DESCRIPTION

SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO. BEING A PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARKING SPACES
SURVEYED AREA
SURVEYOR'S NOTES

1. DISTRICTS AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO. BEING A PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

ALTANSPPS LAND TITLE SURVEY
BEING A PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.



SECTION 19 BREAK-DOWN
SCALE: 1" = 500'

SURVEYOR'S NOTES

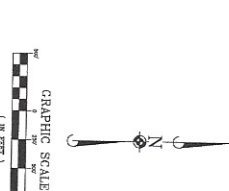
1. FINDING AND PLOTTING OF DOCUMENTS... 2. THE DOCUMENTS... 3. THE PROPERTY IS SUBJECT TO ANY PARTS, RIGHTS, INTERESTS, OR ENCUMBRANCES... 4. THE PROPERTY IS SUBJECT TO ANY ENCUMBRANCES, ENCUMBRANCES, OR PARTS, RIGHTS, INTERESTS, OR ENCUMBRANCES...

SURVEYOR'S NOTES

1. FINDING AND PLOTTING OF DOCUMENTS... 2. THE DOCUMENTS... 3. THE PROPERTY IS SUBJECT TO ANY PARTS, RIGHTS, INTERESTS, OR ENCUMBRANCES... 4. THE PROPERTY IS SUBJECT TO ANY ENCUMBRANCES, ENCUMBRANCES, OR PARTS, RIGHTS, INTERESTS, OR ENCUMBRANCES...

SURVEYOR'S NOTES

1. FINDING AND PLOTTING OF DOCUMENTS... 2. THE DOCUMENTS... 3. THE PROPERTY IS SUBJECT TO ANY PARTS, RIGHTS, INTERESTS, OR ENCUMBRANCES... 4. THE PROPERTY IS SUBJECT TO ANY ENCUMBRANCES, ENCUMBRANCES, OR PARTS, RIGHTS, INTERESTS, OR ENCUMBRANCES...



SURVEYOR'S CERTIFICATE

TO WHOM IT MAY CONCERN: I, THE SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF COLORADO AND THAT I HAVE PERSONALLY CONDUCTED THE SURVEY AND PLOTTING OF THE ABOVE DESCRIBED PROPERTY AND THAT THE RESULTS OF THE SURVEY AND PLOTTING ARE CORRECT AND ACCURATE.

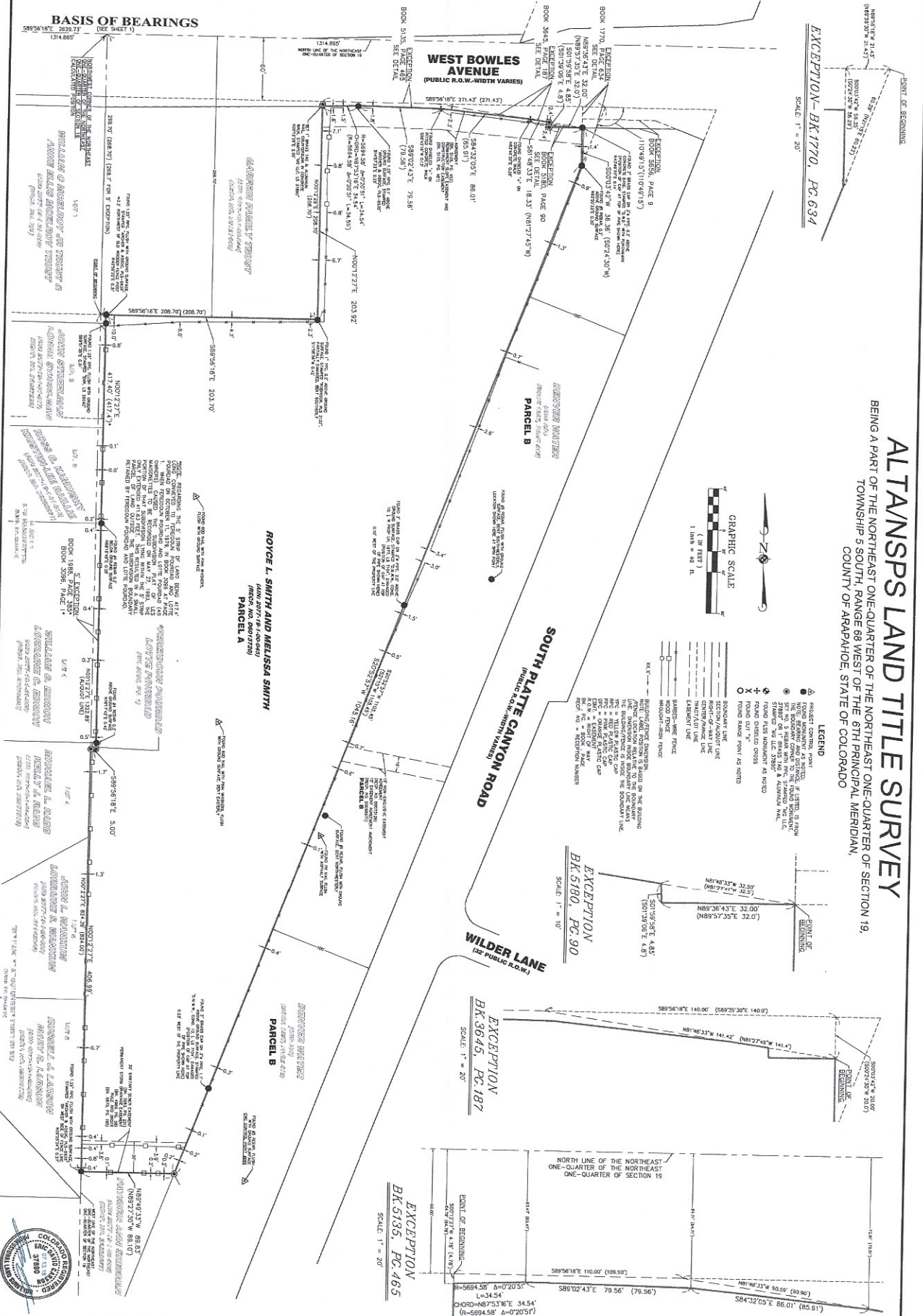
Table with columns for DATE, REVISION, and BY.



EXCEPTION-BK 1770, PG. 634

ALTANSNPS LAND TITLE SURVEY

BEING A PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO



BASIS OF BEARINGS
 (SEE SHEET 1)
 134.860'
 S89°54'18"E 229.72'
 134.860'



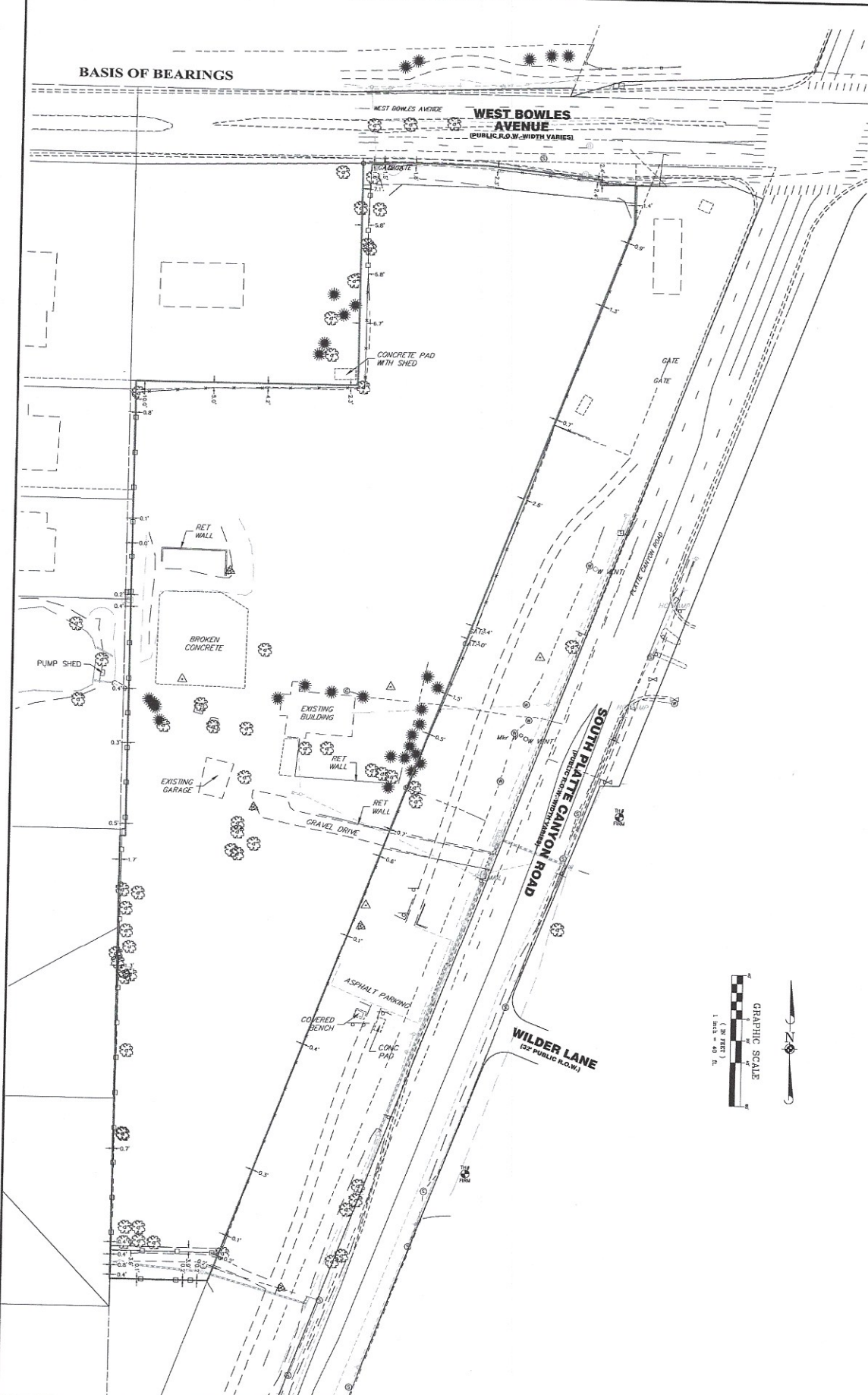
- LEGEND**
- FOUND CORNER MARK
 - FOUND MONUMENT AT INTERSECTION
 - FOUND MONUMENT TO THE BOUNDARY CORNER
 - FOUND MONUMENT TO THE BOUNDARY CORNER TO THE 6TH PRINCIPAL MERIDIAN
 - FOUND MONUMENT TO THE BOUNDARY CORNER TO THE 6TH PRINCIPAL MERIDIAN AND A NEIGHBORLY PLAT
 - FOUND MONUMENT TO THE BOUNDARY CORNER TO THE 6TH PRINCIPAL MERIDIAN AND A NEIGHBORLY PLAT
 - FOUND CORNER CROSS
 - FOUND CORNER POINT AS NOTED
 - FOUND CORNER POINT AS NOTED
- BOUNDARY LINE**
 --- BOUNDARY LINE
 --- RIGHT-OF-WAY LINE
 --- EXHIBIT LINE
 --- BOUNDARY LINE
- WOOD TRAIL**
 --- WOOD TRAIL
- BARBED-WIRE FENCE**
 --- BARBED-WIRE FENCE
- NOTE:** ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED. ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS UNLESS OTHERWISE NOTED. ALL BEARINGS ARE TRUE BEARINGS UNLESS OTHERWISE NOTED. ALL MONUMENTS ARE AS FOUND UNLESS OTHERWISE NOTED. ALL MONUMENTS TO THE BOUNDARY CORNER TO THE 6TH PRINCIPAL MERIDIAN ARE AS FOUND UNLESS OTHERWISE NOTED. ALL MONUMENTS TO THE BOUNDARY CORNER TO THE 6TH PRINCIPAL MERIDIAN AND A NEIGHBORLY PLAT ARE AS FOUND UNLESS OTHERWISE NOTED.

COLORED RECORDS
 DEPARTMENT OF REVENUE
 120-00225-5A
 07/17/18

ALTANSNPS LAND TITLE SURVEY
 SHOWING
 5977 SOUTH PLATE CANYON ROAD (ADDRESS NOT POSTED)
 LITTLETON, COLORADO 80123
 SHEET 2- BOUNDARY AND EXCEPTIONS

DATE	REVISION	BY





ALTANSPS LAND TITLE SURVEY
 BEING A PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
 TOWNSHIP 5 SOUTH, RANGE 88 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 COUNTY OF ARAPAHOE, STATE OF COLORADO



3 OF 3 SHEETS	DATE: 07/10/2018	DRAWN: S.L.C.	CHECKED: E.D.C.
	PROJECT NO: 120-00225	SURVEY PREPARED FOR: THE FRANCIS COMPANY, LLC	
	SURVEY PREPARED BY: THE FRANCIS COMPANY, LLC		
	DATE: 07/10/2018		

ALTANSPS LAND TITLE SURVEY
 SHOWING
 5977 SOUTH PLATTE CANYON ROAD (ADDRESS NOT POSTED)
 LITTLETON, COLORADO 80123
 SHEET 3 - TOPOGRAPHY AND IMPROVEMENTS

DATE	REVISION	BY



Planning Commission Summary Report

Date: December 1, 2020

To: Arapahoe County Planning Commission

Through: Planning Division

From: Kurt Cotten, PE
Engineering Services Division, Case Engineer

Case name: PP19-003 and SDPZ20-002 – Millstone at Columbine

Purpose and Recommendation

The purpose of this report is to communicate the Engineering Staff findings, comments, and recommendations regarding the land use application identified above.

Engineering Staff has reviewed the land use application and has the following findings:

1. The project proposes approximately 22 single family lots on approximately 5.5 acres at the southwest corner of the intersection of West Bowles Avenue and South Platte Canyon Road.
2. Stormwater detention and water quality for the site will be provided by a proposed onsite water quality and detention pond. The stormwater system has been reviewed by the Southeast Metro Stormwater Authority, Mile High Flood District, and the Colorado Department of Transportation (CDOT) and has been found to be acceptable so far. The final details of the site will be reviewed with a subsequent site plan and final plat process.
3. A traffic letter was submitted with this development that concludes the development is in conformance with the full traffic study that was conducted with a previous development proposal on this parcel in March of 2017. CDOT, who controls access to this development, has indicated that the proposed full movement access with shorter than standard left and right turn decel lanes is acceptable due to the low volume of turn movements associated with this development and restricting the access could potentially cause issues with u-turns. The school district has indicated that the right turn decel lane will be used as a bus stop which was also found to be acceptable by CDOT.

Engineering Staff is recommending the land use application(s) favorably subject to the following conditions:

1. Applicant addresses all Arapahoe County Engineering Services Division comments.
2. Applicant obtains all necessary approvals and permits.
3. Applicant enters into an SIA and provides collateral to the County for all public improvements associated with the project.



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: LAI Design Group	ADDRESS: 88 Inverness Circle East Building J Suite 101 Englewood Colorado 80112 PHONE: 303-734-1777 EMAIL: jcarpenter@laidesigngroup.com	CONTACT: Jennifer Carpenter TITLE: Associate Principal
OWNER(S) OF RECORD NAME(S): Royce and Melissa Smith Pending Purchase: The Frances Company, LLC	ADDRESS: Royce and Melissa Smith 7037 S. Platte Canyon Road Littleton, Colorado 80128 The Francis Company 1998 Oak Leaf Lane, Greenwood Village CO 80121 PHONE: 720-335-1370 EMAIL: eckelberger@comcast.net	SIGNATURE(S):  Royce L. Smith  Melissa Smith
ENGINEERING FIRM NAME: CWC Consulting Group	ADDRESS: 9360 Teddy Lane Lone Tree, Colorado 80124 PHONE: 303-395-2700 EMAIL: bryanc@cwc-consulting.com	CONTACT: Bryan Clerico TITLE: Civil Engineer

Pre-Submittal Case Number: Q 19 - 073 Pre-Submittal Planner: Kat Hammer Pre-Submittal Engineer: Kurtis Cotten

State Parcel ID No. (AIN no.): 2077-19-1-00-045

Parcel Address or Cross Streets: 5977 S. Platte Canyon Road, Littleton, Colorado 80123

Subdivision Name & Filing No: Platte Canyon Estates Subdivision Filing 1

	EXISTING	PROPOSED
Zoning:	R2	R-PSF Residential PUD - Single Family
Project Name:	NA	Millstone at Columbine
Site Area (Acres):	5.6494	5.6494
Density (Dwelling Units/Acre):	NA	3.89
Building Square Footage:	NA	NA
Disturbed Area (Acres):	N/A	5.6494

CASE TYPE (S)

SDP Plat

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.



November 27, 2019

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

Re: Millstone at Columbine - Letter of Intent: Specific Development Plan and Preliminary Plat

Ms. Hammer:

Our company, LAI Design Group, on behalf of the property owner, Royce and Melissa Smith, is proposing a project within unincorporated Arapahoe County. The project is located at 5977 S. Platte Canyon Road, Littleton, CO, 80123 at the intersection of South Platte Canyon Road and Bowles Avenue, which property is presently unplatted, Parcel ID #2077-19-1-00-045. The project includes 5.649 acres and is currently zoned R-2. The Francis Company LLC, is under contract to purchase and that purchase shall be completed prior to the final approval of the SDP and Preliminary Plat process. Mr. Jerrie Eckelberger is the Manager and Owner of The Francis Company, LLC.

Project Description:

The proposal is to rezone and plat the property into 22 lots for the construction of 22 single family detached ranch style homes; a total density of 3.89 dwelling units/acre. The building envelopes for each lot will be 40'-0" x 70'-0" totaling a min. of 2800 square feet. Setbacks are as follows: front setback = 20' All homes will be one story ranch homes with full unfinished basements. The project will have approximately 35% open space; which exceeds the min. 30% required. The main access for the development will be a private street leading from S. Platte Canyon Road, utilizing the existing curb cut/driveway for the Columbine Trail parking lot. As a result, this project proposes a new and improved parking lot for the Columbine Trail, adjacent to the entry drive, in order that the current level of public access to the trail be maintained.

Current Zoning:

The property is currently zoned R-2 and is primarily agricultural in use.

Proposed Zoning:

We are requesting that all 5.6494 acres shall be rezoned to R-PSF Residential PUD – Single Family.

We look forward to working with Arapahoe County Staff on the Specific Development Plan. We are available to respond quickly to any questions you may have about the information contained within this initial submittal package. As always, please feel free to contact me with any questions or comments.

Sincerely,

Jennifer Carpenter
Associate Principal



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/Name:	SDP19-005 & PP19-003 Platte Canyon Specific Development Plan & Preliminary Plat
Planner:	Kat Hammer – khammer@arapahoegov.com
Engineer:	Kurt Cotton – kcotten@arapahoegov.com
Date sent:	12/13/2019
Date to be returned:	12/27/2019

The enclosed development application has been submitted to the Arapahoe County Planning Office for consideration. Due to the close proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Office. Responding on or before the date indicated above is appreciated.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input checked="" type="checkbox"/>	I Have NO Comments to make on the case as submitted	
<input type="checkbox"/>	I Have the following comments to make related to the case:	

Comments: (responding by email, letter, or an email attachment is optional)



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/Name:	SDP19-005 & PP19-003 Platte Canyon Specific Development Plan & Preliminary Plat
Planner:	Kat Hammer – khammer@arapahoegov.com
Engineer:	Kurt Cotton – kcotten@arapahoegov.com
Date sent:	12/13/2019
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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input checked="" type="checkbox"/>	I Have NO Comments to make on the case as submitted	<u>Joe Richards Building Division Manager</u>
<input type="checkbox"/>	I Have the following comments to make related to the case:	

Comments: (responding by email, letter, or an email attachment is optional)

No comment at this time.



COLORADO
Department of Transportation
Region 1

Region 1 Permits Unit
2829 W. Howard Place, 2nd Floor
Denver, CO 80204

01/14/2020

Kat Hammer
Arapahoe County Public Works
6924 South Lima Street
Centennial, CO 80112

Subject: Millstone at Columbine
South Platte Canyon Road (SH 75) and West Bowles Avenue.

Kat

Below are the comments from the various CDOT specialty units related to the proposed Millstone at Columbine development located along the west side of South Platte Canyon Road south of West Bowles Avenue.

Please have the developer's engineer include a response to comment letter indicating how each comment has been addressed.

Drainage Comments

1. The State Highway Access Code, March 2020 states that developed properties shall release at or below historical flow rates. CDOT does not allow for up to 20% of the site to bypass detention. I would like the drainage report to provide a design point at the existing 24" pipe system in S. Platte Canyon Road which compares historic vs proposed flow rates. This design point must compare the historic basin area of the development, Denver Water Board property and S. Platte Canyon Road to the proposed basin area of the development, Denver Water Board property and S. Platte Canyon Road. I would like to see no change in the historic vs proposed flow rates for the existing 24" pipe system.

Traffic Comments

1. The NB left turn lane should not be assumed, and it cannot be accommodated with the existing pavement.



Permits Comments

1. CDOT will be requiring a southbound right turn lane.
2. The two southbound through lanes must be continued further south to the south property line and not end at the proposed access as shown.
3. All new lanes will need to be 12-foot wide.
4. Please provide verification that Denver Water will allow expansion of the lanes into the Denver Water Board easement.

The CDOT specialty units thank you for the opportunity to comment!

Jeff Kloska PE 1
Central Program Delivery Region 1



Kathleen Hammer

From: Ellington, Kevin <Kevin.Ellington@centurylink.com>
Sent: Wednesday, December 18, 2019 12:49 PM
To: Kathleen Hammer
Cc: Terri Maulik; Michelle Lengyel
Subject: RE: Roark Steele ArapCO - Referral - Platte Canyon Estates

CenturyLink has no comment on this project.
Thank you,

Kevin Ellington

ROW Agent - NRE
100 CenturyLink Drive
Monroe, LA 71203
Mailstop: 3TCW087.2
tel: 318-570-7638
kevin.ellington@centurylink.com



From: Kathleen Hammer <KHammer@arapahoegov.com>
Sent: Friday, December 13, 2019 4:38 PM
To: Kathleen Hammer <KHammer@arapahoegov.com>
Cc: Terri Maulik <TMaulik@arapahoegov.com>; Michelle Lengyel <MLengyel@arapahoegov.com>
Subject: Roark Steele ArapCO - Referral - Platte Canyon Estates

Hello,

Please use the links below to access the documents for a proposed residential development. The proposal includes a Specific Development Plan and Preliminary Plat to allow for the construction of 22 single family detached units located at 5977 S Platte Canyon Road. Please provide comment on the attached sheet no later than December 27, 2019.

SDP Link:

<https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID1=19CAP&capID2=00000&capID3=0060R&agencycode=Arapahoe>

PP Link:

<https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID1=19CAP&capID2=00000&capID3=0060N&agencycode=Arapahoe>

If you have questions or concerns, please contact me directly.

Thank you,
Kat

Kat Hammer

Arapahoe County Planner II

Arapahoe County Public Works and Development

6924 South Lima Street

Centennial CO, 80112

Planning Department: 720.874.6666

[Arapahoe County Public Works and Development Website](#)



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Kathleen Hammer

From: CGS_LUR <CGS_LUR@mines.edu>
Sent: Wednesday, December 18, 2019 2:01 PM
To: Kathleen Hammer
Subject: Re: [External] ArapCO - Referral - Platte Canyon Estates

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Kat,

Colorado Geological Survey's review of the SDP19-005 & PP19-003 Platte Canyon Specific Development Plan & Preliminary Plat referral is attached.

I am concerned about shallow groundwater, basement feasibility, and overexcavation details, so recommend that the county request/require additional analysis regarding groundwater levels on the site and to delineate the depth and lateral extent of RMG's recommended overexcavation. Letter attached (behind the referral form).

Please call or email if you have questions or need further review.

Thanks,
Jill Carlson

Engineering geologist
Land Use Review Program
[Colorado Geological Survey](#)
1801 Moly Road ([map](#))
Golden, CO 80401
carlson@mines.edu
303-384-2643

From: Kathleen Hammer <KHammer@arapahoegov.com>
Sent: Friday, December 13, 2019 3:37 PM
To: Kathleen Hammer <KHammer@arapahoegov.com>
Cc: Terri Maulik <TMaulik@arapahoegov.com>; Michelle Lengyel <MLengyel@arapahoegov.com>
Subject: [External] ArapCO - Referral - Platte Canyon Estates

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PP Link:

<https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID1=19CAP&capID2=00000&capID3=0060N&agencycode=Arapahoe>

If you have questions or concerns, please contact me directly.

Thank you,
Kat

Kat Hammer

Arapahoe County Planner II

Arapahoe County Public Works and Development
6924 South Lima Street
Centennial CO, 80112
Planning Department: 720.874.6666

[Arapahoe County Public Works and Development Website](#)





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/Name:	SDP19-005 & PP19-003 Platte Canyon Specific Development Plan & Preliminary Plat
Planner:	Kat Hammer – khammer@arapahoegov.com
Engineer:	Kurt Cotton – kcotten@arapahoegov.com
Date sent:	12/13/2019
Date to be returned:	12/27/2019

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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I Have NO Comments to make on the case as submitted	

<input checked="" type="checkbox"/>	<p>I Have the following comments to make related to the case:</p>	<p>Traffic Letter:</p> <ul style="list-style-type: none"> - The identified improvement recommendation for a NB left turn lane of 75 feet on Platte Canyon Road does not meet the CDOT standards of 435 feet storage and a 13.5:1 taper on a 45 mph roadway. - The identified improvement recommendation for a NB refuge lane of approximately 250 feet does not satisfy CDOT standards of 270 feet for a 35 mph roadway or 550 feet for a 45 mph roadway. - The recommendation of a two-way center left turn lane striping for the refuge lane does not seem appropriate given the purpose is for acceleration from the proposed site. - Allowing SB right turn movements from the outside through lane, partially into the merge area of the two through lanes, could result in potential conflicts as drivers are looking to merge and not for a vehicle to be slowing in front of them. <p>SDP Site Plan:</p> <ul style="list-style-type: none"> - No additional right-of-way appears to be proposed along Platte Canyon Road. As a result, narrower proposed lanes appear to be required to accommodate the additional site access NB left turn lane. - Is an adequate turn around provided for vehicles and fire trucks along the internal roadway adjacent to parcel 1? - The proposed realignment of the Columbine Trail adjacent to the reconfigugred trailhead parking lot requires trail users to negotiate two tight s-curves rather than the current straight section. - Depending on the proposed separation between the trailhead parking lot and the Columbine Trail, shouldn't the ADA stalls be located as close to the trail access from the parking lot as possible (i.e., southeast corner of the lot)? - As indicated as comments for the Traffic Letter, the proposed Platte Canyon Road NB left deceleration lane and acceleration lanes do not satisfy CDOT standards. In addition, without additional right-of-way, the lane widths on Platte Canyon Road appear to be narrower than standard lanes. <p>Stormwater Comments: The City of Littleton will provide comments related to stormwater next week. Thank you for your consideration.</p>
-------------------------------------	---	--

Comments:



Public Works and Development

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

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The enclosed development application has been submitted to the Arapahoe County Planning Office for consideration. Due to the close proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Office. Responding on or before the date indicated above is appreciated.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I Have NO Comments to make on the case as submitted	

<input checked="" type="checkbox"/>	<p>I Have the following comments to make related to the case:</p>	<p>City of Littleton, Engineering Division, Carolyn Roan</p> <p>Drainage Report:</p> <ul style="list-style-type: none"> - Top of page 10: The city has indeed had discussions re. possible maintenance of the Les Maisonettes pond if necessary, but this has not yet been agreed upon and it is not “ownership”. In order for the city of Littleton to consider maintenance responsibility, the project must obtain a permanent drainage easement from the landowner, with language permitting city access to the site for inspections and maintenance activity (including, but not limited to, dredging or vegetation removal). The easement must also specify that the pond be preserved and maintained for storm drainage purposes and private landscaping is limited to that which does not impact the pond’s intended function. If a permanent drainage easement is not granted to the city, the maintenance of the pond remains with the private property owner where the pond is situated, as described in the Les Maisonettes Plat. This development should then obtain an additional maintenance commitment from the landowner to ensure the emergency spillway and pond outlet conditions remain as designed, to protect proposed housing downstream. - Top of page 11: A grading permit for modifications to the Les Maisonettes pond will be required from the city of Littleton, including a construction plan detailing the proposed grading and structure modifications, and a temporary erosion and sediment control plan. Please see the city’s storm drainage criteria manual on the Public Works/storm drainage portion of the city’s website. - A temporary construction easement from this private property will be required with the Grading Permit application. - Is the pond bottom at Les M. being lowered? Please specify the existing and proposed volumes of this pond in the report. - The output for the Les M. pond indicates that in 100-yr proposed conditions the pond reaches 79% full. Is there opportunity to further restrict the outflow (with restrictor plate) and/or increase the pond volume, perhaps to benefit of this development?
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Comments:



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/Name:	SDP19-005 & PP19-003 Platte Canyon Specific Development Plan & Preliminary Plat
Planner:	Kat Hammer – khammer@arapahoegov.com
Engineer:	Kurt Cotton – kcotten@arapahoegov.com
Date sent:	12/13/2019
Date to be returned:	12/27/2019

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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/>	I Have the following comments to make related to the case:	<u>Colorado Natural Gas has no facilities or gas line in this location</u>

Comments: (responding by email, letter, or an email attachment is optional)



Public Works and Development

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Planning Division

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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I Have NO Comments to make on the case as submitted	
<input type="checkbox"/>	I Have the following comments to make related to the case:	<u>Town of Columbine Valley, Phil Sieber, Town Planner</u>

Comments: (responding by email, letter, or an email attachment is optional)

The Columbine Valley Board of Trustees do not meet until January 21, 2020. Therefore we cannot give you an official response by December 27th.

However, we have reviewed and commented on two previous referrals both of which proposed residential development on the site. In both cases we expressed our concern over the fact that the AM left turn movement out of the site will operate at a LOS F (Failure). Although the projected left turn movement volume is low, the predominate destination would be to access the northbound right turn lane on So. Platte Canyon Road and then proceed east of Bowles Ave. This would entail crossing three lanes on So. Platte Road in the morning rush hour. In our opinion, a significant number of drivers would turn right (southbound) and then cut through Columbine Valley to get to Bowles Ave. More importantly, someone will inevitably attempt the left turn out movement without an adequate gap and an accident will result. In such a case there could be serious damage or injury. Even a minor accident could tie up traffic on So. Platte Canyon Road during the morning rush hours resulting in a massive cut through problem on Town streets.

We have repeatedly commented that we do not feel that this location is suitable for residential development. We have recommended that the owner consider a nonresidential such as support retail or office which would not experience the early morning exiting traffic.

Please let us know the date of the Planning Commission Hearing on this case.

SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



Kathleen Hammer, Arapahoe County Planner II
Arapahoe County Public Works and Development
Arapahoe County Lima Plaza
6924 South Lima Street, Centennial, CO 80112
khanner@arapahoegov.com
720-874-6650

Project Name: Platte Canyon Estates
Project File #: SDP19-005 & PP19-003
S Metro Review #: REFPDP19-00310

Review date: December 17, 2019

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

Project Summary: Rezone and plat 5.69 acres into 22 lots for 22 single family homes.

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

South Metro Fire Rescue (SMFR) has reviewed the above project and has 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.

Fire Flow per Appendix B

Construction Type	Building Area (SF)	Fire Flow (GPM)	Sprinkler System (Type)	Reduced Fire Flow
VB	2800	1000	NA	NA



Public Works and Development

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

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Planning Division

Referral Routing

Case Number/Name:	SDP19-005 & PP19-003 Platte Canyon Specific Development Plan & Preliminary Plat
Planner:	Kat Hammer – khammer@arapahoegov.com
Engineer:	Kurt Cotton – kcotten@arapahoegov.com
Date sent:	12/13/2019
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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input checked="" type="checkbox"/>	I Have NO Comments to make on the case as submitted	South Metro Fire Rescue – Jeff Sceili – Plan Reviewer
<input type="checkbox"/>	I Have the following comments to make related to the case:	

Comments: (responding by email, letter, or an email attachment is optional)



Public Works and Development

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

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Planning Division

Referral Routing

Case Number/Name:	SDP19-005 & PP19-003 Platte Canyon Specific Development Plan & Preliminary Plat
Planner:	Kat Hammer – khammer@arapahoegov.com
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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/>	I Have the following comments to make related to the case:	

Comments: The one way in one way out access via a private roadway is not preferable for emergency response by law enforcement, fire and EMS first responders. Not sure if there is any possibility of at least an emergency access for ingress/egress onto W. Bowles Ave. I can't tell from the plan set but not sure how much on street or guest parking is available however, adequate guest (first responder) parking should be made available through either on street or designated guest parking spaces on site.



12855 E. Adam Aircraft Circle
Englewood, CO 80112

December 20, 2019

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

Re: SDP19-005 and PP19-003 Platte Canyon Specific Development plan

Thank you for the opportunity to comment on the above-noted application. After reviewing the provided information, we have no concerns about this project.

Please feel free to contact me with any questions or concerns.

Sincerely,

Linda Speas
Director of Library Operations

LOCATIONS

arapahoelibraries.org
303-LIBRARY (303-542-7279)

Castlewood Library (Centennial) | Davies Library (Deer Trail) | Eloise May Library (Denver)
Keller Library (Byers) | Koelbel Library (Centennial) | Sheridan Library (Denver)
Smoky Hill Library (Centennial) | Southglenn Library (Centennial)



Public Works and Development

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Planning Division

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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input checked="" type="checkbox"/>	I Have NO Comments to make on the case as submitted	<i>Lil Speas</i>
<input type="checkbox"/>	I Have the following comments to make related to the case:	LINDA SPEAS ARAPAHOE LIBRARIES

Comments: (responding by email, letter, or an email attachment is optional)



Public Works and Development

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

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Planning Division

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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/>	I Have the following comments to make related to the case:	<u>Bryan Kohlenberg, Mile High Flood District</u>

Comments: (responding by email, letter, or an email attachment is optional)

- **We would like to review any future plans, especially those including detailed plans/profiles of the 18” RCP pond outfall pipe.**



Public Works and Development

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Planning Division

Referral Routing

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Engineer:	Kurt Cotton – kcotten@arapahoegov.com
Date sent:	12/13/2019
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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input checked="" type="checkbox"/>	I Have NO Comments to make on the case as submitted	<u>Nathan Fogg, OEM</u>
<input type="checkbox"/>	I Have the following comments to make related to the case:	

Comments: (responding by email, letter, or an email attachment is optional)



Public Works and Development

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

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Planning Division

Referral Routing

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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I Have NO Comments to make on the case as submitted	
<input type="checkbox"/>	I Have the following comments to make related to the case:	<u>Please see letter from Platte Canyon Water and Sanitation District dated November 19, 2019</u>

Comments: (responding by email, letter, or an email attachment is optional)



Public Works and Development

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

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Planning Division

Referral Routing

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Date sent:	12/13/2019
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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input checked="" type="checkbox"/>	I Have NO Comments to make on the case as submitted	<u>C. Scott Woodruff, RTD</u>
<input type="checkbox"/>	I Have the following comments to make related to the case:	

Comments: (responding by email, letter, or an email attachment is optional)



Public Works and Development

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Planning Division

Referral Routing

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

Comments: (responding by email, letter, or an email attachment is optional)

SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



Kathleen Hammer, Arapahoe County Planner II
Arapahoe County Public Works and Development
Arapahoe County Lima Plaza
6924 South Lima Street, Centennial, CO 80112
khanner@arapahoegov.com
720-874-6650

Project Name: Platte Canyon Estates
Project File #: SDP19-005 & PP19-003
S Metro Review #: REFPDP19-00310

Review date: December 17, 2019

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

Project Summary: Rezone and plat 5.69 acres into 22 lots for 22 single family homes.

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

South Metro Fire Rescue (SMFR) has reviewed the above project and has 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.

Fire Flow per Appendix B

Construction Type	Building Area (SF)	Fire Flow (GPM)	Sprinkler System (Type)	Reduced Fire Flow
VB	2800	1000	NA	NA

6631 S. University Blvd.
Centennial, CO 80121
303.798.5131

December 31, 2019

Kat Hammer, Arapahoe County Planner II
Arapahoe County Public Works and Development
6924 South Lima Street
Centennial, CO 80112

Re: Platte Canyon Estates Case No. SDP19-005 and PP19-003 Referral Response

Dear Ms. Hammer,

South Suburban Park and Recreation District staff reviewed the Platte Canyon Estates referral. The proposed project is adjacent to the Columbine Trail which is located on Denver Water owned property that includes conduit #10. South Suburban has a 25 year recreational lease agreement dated December 5, 2001 for the Columbine Trail that includes the entire Denver Water owned property and is responsible for management and maintenance within the lease area boundary.

The proposed site development plan shows relocation of the District's existing parking lot and the Columbine Trail, addition of substantial new landscaping and a new access driveway on the area South Suburban leases from Denver Water. The District is not opposed to the proposed improvements, but any alterations or an improvement to the lease area requires approval from Denver Water. All relocated amenities will need to be constructed to District standards.

Due to the increased maintenance costs associated with the proposed improvements, South Suburban would not agree to maintain the new improvements except for the parking lot surface, trail surface, existing shelter and natural grass mowing. If the development moves forward, a maintenance responsibility agreement between South Suburban, Denver Water and the developer will need to be negotiated prior to formal approvals.

Any proposed easements shown on the preliminary plat that are on Denver Water property will need to be approved by Denver Water.

Please let me know if Cash-in-Lieu funds for park dedication are required for the development, they could be used to improve the Columbine Trail or other South Suburban parks or trails in the area.

South Suburban appreciates the opportunity to comment on this development referral and looks forward to working with the county and the developer on the details of the submittal.

Sincerely,

A handwritten signature in black ink, appearing to read "Brett Collins". The signature is stylized with a cursive-like flow.

Brett Collins
Director of Planning and Development

cc
Rob Hanna, Executive Director
Andy Jennings, Director of Parks



December 27, 2019

Kat Hammer
Arapahoe County Public Works and Development
khammer@arapahoegov.com

RE: Millstone at Columbine AKA Platte Canyon Estates, Specific Development Plan & Preliminary Plat
Case Nos. SDP19-005 & PP19-003
Part of the NE ¼ of the NE ¼ of Section 19, T5S, R68W, 6th P.M.
Water Division 1, Water District 8

Dear Ms. Hammer:

We have reviewed the information received by this office on December 13, 2019 regarding the above referenced referral. The Applicant is requesting a specific development plan and preliminary plat to create 22 lots on 5.64 acres.

Water Supply Demand

A Water Supply Information Summary Sheet was not submitted; therefore, the water supply demand for this subdivision is unknown.

Source of Water Supply

It appears the proposed water source is Denver Water through Columbine Water District (“District”). Correspondence with Denver Water was provided, however it was unclear if the District is committed to serving the proposed development.

The applicant should be aware that unless any storm water detention structure, can meet the requirements of a “storm water detention and infiltration facility” as defined in Section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The applicant should review the Division of Water Resources [Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado](#), available on our website, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

State Engineer’s Office Opinion

Pursuant to Section 30-28-136(1)(h)(II), C.R.S., the State Engineer’s Office has not received enough information to render an opinion regarding the adequacy of the proposed water



supply. Prior to further review of the subdivision water supply plan the following information is required:

1. A completed Water Supply Information Summary Sheet (GWS-76), or report, that specifies the water requirements for the subdivision and the proposed water supply.
2. A letter of commitment from the District for supplying water to this development.

Should you or the Applicant have any questions, please contact Ailis Thyne of this office at 303-866-3581 x8216.

Sincerely,

A handwritten signature in blue ink that reads "Joanna Williams". The signature is written in a cursive style with a large initial 'J'.

Joanna Williams, P.E.
Water Resource Engineer

cc: Subdivision file: 26907



December 26, 2019

Kat Hammer
Arapahoe County Public Works and Development
6924 S. Lima Street
Centennial, CO 80112

RE: Platte Canyon Estates, PP19-003
TCHD Case No. 6045

Dear Kat Hammer,

Thank you for the opportunity to review and comment on the Preliminary Plat for the 22 lots for the construction of 22 single family detached homes located at 5977 S. Platte Canyon Road. 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.

Building Demolition

Fugitive Dust

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions. The application indicates that the existing building on the site will be demolished. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

Vector Control

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, saliva, or through rodent bites. For example, Hantavirus Pulmonary Syndrome (HPS), a rare but potentially lethal viral infection, can be found in the droppings and urine of rodents commonly found in southwestern United States. When buildings are demolished, rodents can spread to surrounding properties and increase the risk of vector exposure to humans. The applicant should plan for vectors and eliminate any known infestations prior to demolition. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>.

On-Site Wastewater Treatment System (OWTS) – Abandonment

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. It appears from the case materials that this property is planned to be served by central sewer service through Platte Canyon Sanitation District. Our records indicate the presence of an existing On-Site Wastewater Treatment System (OWTS) on the subject property serving the existing residence that is planned for demolition. The existing OWTS shall be abandoned in accordance with Regulation No. O-14, Section 11.3. TCHD must be notified in writing once the system has been properly abandoned. For more information, or to submit the notification, the applicant may contact the TCHD Administration Office, 6162 S. Willow Drive, Suite 100, (720) 200-1670. More information is available at <http://www.tchd.org/269/Septic-Systems>.

Mosquito Control - Stormwater Facilities

The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here <http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>.

Connection to nearby trails

TCHD commends the applicant for considering how to best connect the property to the adjacent trail. TCHD recommends that the applicant also provide a direct connection from the internal pedestrian circulation system along the west side of the private drive to the adjacent Columbine Trail.

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions on TCHD's comments.

Sincerely,



Pang Moua, MPP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Laura DeGolier, TCHD



December 26, 2019

Kat Hammer
Arapahoe County Public Works and Development
6924 S. Lima Street
Centennial, CO 80112

RE: Platte Canyon Estates, SDP19-005
TCHD Case No. 6044

Dear Kat Hammer,

Thank you for the opportunity to review and comment on Specific Development Plan for the 22 lots for the construction of 22 single family detached homes located at 5977 S. Platte Canyon Road. 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.

Building Demolition

Fugitive Dust

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions. The application indicates that the existing building on the site will be demolished. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

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Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, saliva, or through rodent bites. For example, Hantavirus Pulmonary Syndrome (HPS), a rare but potentially lethal viral infection, can be found in the droppings and urine of rodents commonly found in southwestern United States. When buildings are demolished, rodents can spread to surrounding properties and increase the risk of vector exposure to humans. The applicant should plan for vectors and eliminate any known infestations prior to demolition. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>.

On-Site Wastewater Treatment System (OWTS) – Abandonment

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. It appears from the case materials that this property is planned to be served by central sewer service through Platte Canyon Sanitation District. Our records indicate the presence of an existing On-Site Wastewater Treatment System (OWTS) on the subject property serving the existing residence that is planned for demolition. The existing OWTS shall be abandoned in accordance with Regulation No. O-14, Section 11.3. TCHD must be notified in writing once the system has been properly abandoned. For more information, or to submit the notification, the applicant may contact the TCHD Administration Office, 6162 S. Willow Drive, Suite 100, (720) 200-1670. More information is available at <http://www.tchd.org/269/Septic-Systems>.

Mosquito Control - Stormwater Facilities

The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here <http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>.

Connection to nearby trails

TCHD commends the applicant for considering how to best connect the property to the adjacent trail. TCHD recommends that the applicant also provide a direct connection from the internal pedestrian circulation system along the west side of the private drive to the adjacent Columbine Trail.

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions on TCHD's comments.

Sincerely,



Pang Moua, MPP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Laura DeGolier, TCHD



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/Name:	SDP19-005 & PP19-003 Platte Canyon Specific Development Plan & Preliminary Plat
Planner:	Kat Hammer – khammer@arapahoegov.com
Engineer:	Kurt Cotton – kcotten@arapahoegov.com
Date sent:	12/13/2019
Date to be returned:	12/27/2019

The enclosed development application has been submitted to the Arapahoe County Planning Office for consideration. Due to the close proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Office. Responding on or before the date indicated above is appreciated.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/>	I Have the following comments to make related to the case:	<i>Janet Cook</i> UACED

Comments: (responding by email, letter, or an email attachment is optional)



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 23, 2019

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

Attn: Kat Hammer

**Re: Platte Canyon Estates – Millstone at Columbine
Case #s SDP19-005 and PP19-003**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site development plan and preliminary plat for **Platte Canyon Estates – Millstone at Columbine**. Please be aware PSCo owns and operates existing electric distribution facilities within 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 may need to be acquired by separate document for new facilities.

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