

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

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<u>DEN - DENVER INTERNATIONAL AIRPORT</u>	No comments.	Noted.
<u>SOUTH METRO FIRE-REFERRALS</u>	Comments have been addressed.	Noted.
<u>AURORA PLANNING - REFERRALS</u>	<ol style="list-style-type: none"> 1. Lighting along E. Quincy Avenue should not disturb residents to the north. 2. Please include a crosswalk for residents to safely cross E. Quincy Avenue at Copperleaf Blvd. 3. Sidewalks, landscaping, and trees would be expected along the south side of E. Quincy Avenue. 	<ol style="list-style-type: none"> 1. No lighting is proposed on Quincy with our development at this time. 2. Any light internal to the commercial development will meet the requirements of the Arapahoe County code. 3. This intersection is currently signalized with pedestrian access across Copperleaf Blvd. 4. The developer is proposing landscaping along Quincy.
<u>AURORA - WATER</u>	No comments.	Noted.
<u>ARAPAHOE COUNTY SHERIFF- OFFICE OF EMERGENCY MANAGEMENT (OEM)</u>	No comments.	Noted.
<u>COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO</u>	PSI's preliminary geotechnical recommendations in their April 30, 2021 report should be adhered to during design and construction. We have no concerns regarding the SDP or preliminary plat.	Noted.
<u>RTD</u>	No comments.	Acknowledged.
<u>CENTURYLINK NETWORK REAL ESTATE DEPARTMENT</u>	<ol style="list-style-type: none"> 1. Locates must be performed by a state recognized organization (i.e. Call Before You Dig, Blue Stake, etc.). 2. A minimum of three feet of cover above CenturyLink facilities is maintained at all times and the final grade provides for no less than three feet of cover. 3. If any CenturyLink facilities are damaged or require relocation as a result of said Improvements, or the act of installing, maintaining, or removing said Improvements, the Landowner agrees to bear the cost of repair and/or relocation of said CenturyLink facilities. It is the intent and understanding of CenturyLink that this action shall not reduce our rights to any existing easements or rights we have on this site or in the area. 	1.-5. – Noted.

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	<p>If you have any questions or would like to discuss this action further, please contact Varina Hoopes at Varina.Hoopes@lumen.com.</p> <p>4. No buildings or structures are to be placed within the Easement Tract other than those, if any, that are approved by this Approval to Proceed.</p> <p>5. The only reservation I have is east of Versailles Street. Any relocation of our fiber facilities will be at their cost and require significant notice for us to perform the work.</p>	
<p><u>XCEL ENERGY</u></p>	<ol style="list-style-type: none"> 1. The underground electric facilities along Copperleaf Boulevard are not shown on the plan and the natural gas distribution line is shown just for part of it. 2. PSCo requests clarification on 14-foot easement along Copperleaf – is it “Public Use Easement” (per recorded Copperleaf Filing No. 27 plat) or is it strictly for ECCV (as shown on plan). 3. For the future planning and to ensure that adequate utility easements are available within this development and per state statute §31-23-214 (3), PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision. 4. 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. 5. Additional easements may need to be acquired by separate document. The Designer must contact the appropriate Right-of-Way Agent. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction. 	<ol style="list-style-type: none"> 1. Utilities are called out on the plan. 2. This is only a public use easement with a few overlapping ECCV easements. Corrections have been made on the plan. 3. This language has been added to the plat. 4. Noted. 5. Noted.
<p><u>ECCV WATER & SANITATION DISTRICT-REFERRALS</u></p>	<p>The district can serve the site.</p>	<p>Noted.</p>
<p><u>SEMSWA- SOUTHEAST METRO STORMWATER AUTHORITY</u></p>	<p>See engineering comments.</p>	<p>Noted.</p>

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<p><u>DIVISION OF WATER RESOURCES-STATE ENGINEER/GROUNDWATER</u></p>	<p>Based upon the above and pursuant to section 30-28-136(1)(h)(I) and section 30-28-136(1)(h)(II)], C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.</p> <p>Our opinion that the water supply is adequate is based on our determination that the amount of water required annually to serve the subdivision is currently physically available based on current estimated aquifer conditions.</p>	<p>Noted.</p>
<p>PUBLIC COMMENT</p>	<p>Five emails received and all in favor of development.</p>	<p>Noted.</p>

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

- BUCKLEY AFB / SPACE FORCE
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- ARAPAHOE COUNTY ASSESSOR-COMMERCIAL
- ARAPAHOE COUNTY OPEN SPACES
- ARAPAHOE COUNTY PUBLIC WORKS - BUILDING DIVISION
- ARAPAHOE COUNTY/PWD ENG/TRAFFIC OPS
- MILE HIGH FLOOD DISTRICT
- US ARMY CORPS OF ENGINEERS
- COPPERLEAF METROPOLITAN DISTRICTS 1-9
- ARAPAHOE PARK & RECREATION DISTRICT
- ARAPAHOE COUNTY POST OFFICE-CO/WY
- ARAPAHOE COUNTY SHERIFF'S OFFICE - LAND USE REFERRALS
- ARAPAHOE COUNTY/SHERIFF/COMMUNITY RESOURCES
- ARAPAHOE COUNTY/SHERIFF/CRIME PREVENTION UNIT
- WESTERN ARAPAHOE CONSERVATION DISTRICT
- E-470 PUBLIC HIGHWAY AUTHORITY ENGINEERING & ROADWAY MAINTENANCE
- COLORADO PARKS & WILDLIFE/1ST POINT OF CONTACT