

| CATEGORY | Company | Referral Comment | Response from Applicant |
|--------------------------|--|---|---|
| AIRPORTS | | | |
| | COLORADO AIR AND SPACE PORT | No concerns. | Acknowledged |
| | DEN - DENVER INTERNATIONAL AIRPORT | The property is located south of DEN, within the 55 DNL and will be subject to overflights. An overview of the DEN Noise DNL is attached, for reference. | Acknowledged - does not appear to be any objection |
| | FAA- FEDERAL AVIATION ADMINISTRATION-DIA | | |
| ARAPAHOE COUNTY AGENCIES | | | |
| | ARAPAHOE COUNTY ASSESSOR-COMMERCIAL | | |
| | ARAPAHOE COUNTY ASSESSOR'S OFFICE | No concerns. | Acknowledged |
| | ARAPAHOE COUNTY ATTORNEY'S OFFICE | | |
| | ARAPAHOE COUNTY COMMUNITY RESOURCES | | |
| | ARAPAHOE COUNTY OPEN SPACES | <p>Thank you for opportunity to comment on this large development proposed in County. Open Spaces has the following comments.</p> <p>c. It provides efficient street and trail connectivity to existing adjacent development that generally conforms with the Comprehensive Plan;</p> <p>“Trails are anticipated to be included throughout the development as the site plan progresses.”</p> <p>The Narrative response to Comp. Plan goals is insufficient to understand how off-street trail connectivity will be conducted to adjacent developments by this development. Detail is provided for vehicles, but no detail is provided to trails. Internal, throughout trails is good goal but</p> | <p>Acknowledged - a statement has been added declaring a commitment to future trails. Trail locations hierarchy to be determined with future SDP and ASP, and associated plats. Open space dedications have been revised to align with the LDC. The table on sheet 2 now aligns with this figures (20%, 25%, 30%)</p> <p>Applicant acknowledges that parks are to be provided on-site in association with residential developments, based on projected residents.</p> |

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| | ARAPAHOE COUNTY OPEN SPACES | <p>not nearly enough. Imagine if the development only planned for cars to drive internally with no access out? How will trails access regional trails? Access Sky Ranch development, Prosper Development? The goal of the comp plan and other County Plans is a connected off-street network not an island of trails that does not connect.</p> <p>PARKS & OPEN SPACE: OPEN SPACE DEDICATIONS ARE TO BE CONSISTENT WITH THE COUNTY'S LAND DEVELOPMENT CODE. A MINIMUM OF 20% OF COMMERCIAL PLANNING AREAS, 25% OF SINGLE-FAMILY ATTACHED PARCELS AND 30% OF MULTIFAMILY PARCELS WILL BE DEDICATED OPEN SPACE, INCLUDING PARKS. PARKS ARE TO BE LOCATED IN RESIDENTIAL PLANNING AREAS AND APPROPRIATELY SIZED BASED ON PROJECTED NUMBER OF RESIDENTS.1000 Max. Dwelling Units =</p> <p>OS Response to Public Park Dedication: Arapahoe County Open Spaces will not be accepting land dedication and constructiong parks for this development. Developer should be required to provide Neighborhood and pocket parks for their Residents with ¼ – ½ mile walk or roll accessibiity. As development and population increases Open Spaces role for this area of County as a provider is for regional open spaces and active Parks as described in 2021 Master Plan Update.</p> | |
| | ARAPAHOE COUNTY PUBLIC HEALTH DEPARTMENT - LAND USE REFERRALS | | |
| | ARAPAHOE COUNTY PUBLIC WORKS - BUILDING DIVISION | | |

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| | ARAPAHOE COUNTY PUBLIC WORKS MAPPING DIVISION | | |
| | ARAPAHOE COUNTY PUBLIC WORKS WEED CONTROL | | |
| | ARAPAHOE COUNTY PWD/ZONING/ANIMAL CONTROL | | |
| | ARAPAHOE COUNTY/PLANNING- OIL & GAS | | |
| | ARAPAHOE COUNTY/PWD ENG/TRAFFIC OPS | | |
| | ARAPAHOE COUNTY/PWD PLANNING | | |
| | ARAPAHOE COUNTY/R&B REFERRALS | No concerns. | Acknowledged |
| CHAMBER OF COMMERCE/ECONOMI C DEV. | | | |
| | AURORA CHAMBER OF COMMERCE | | |
| | AURORA ECONOMIC DEVELOPMENT COUNCIL | | |
| CITIZEN ORG & HOA | | | |
| | EAST ARAPAHOE COUNTY/ADVISORY PLANNING COMMISSION | No comments | |
| | <u>REAP -I-70 CORRIDOR REGIONAL ADVANCEMENT PARTNERSHIP</u> | | |

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| | <u>UNINCORPORATED ARAPAHOE COUNTY ECONOMIC DEVELOPMENT (UACED)</u> | | |
| ENVIRONMENT & OPEN SPACE | | | |
| | <u>COGCC OIL & GAS CONSERVATION COMMISSION -ORPHANED WELL</u> | | |
| | <u>DIVISION OF OIL & PUBLIC SAFETY - STATE OF COLORADO</u> | | |
| | <u>PHILLIPS 66</u> | | |
| | <u>WESTERN MIDSTREAM</u> | | |
| FIRE | | | |
| | <u>SABLE ALTURA FIRE DISTRICT</u> | No concerns with the plans submitted. Sable Altura Fire Protection District fully commits and expects to continue to serve this area and development for the long term. Our District intends to be a valued partner for the process, and growth of this area. | Acknowledged |
| FLOODPLAIN/WET LANDS | | | |
| | <u>MILE HIGH FLOOD DISTRICT</u> | No objections to this proposal and would like to review future submittal as the drainage design progresses. | Acknowledged. Drainage study revised/resubmitted |

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| | <u>US ARMY CORPS OF ENGINEERS</u> | See Anywork Letter from Dept of the Army Corps of Engineers | |
| | <u>US ARMY CORPS OF ENGINEERS</u> | | |
| HEALTH DEPARTMENT/AIR QUALITY | | | |
| | <u>CDPHE/ DEPARTMENT OF HEALTH & ENVIRONMENT - STATE OF COLORADO</u> | General comments available online: https://docs.google.com/document/d/1jQn6Pdt6rciV8i04ZrE2QhxDA8ORylugq2f7K1_YmPQ/edit?pli=1 | Acknowledged |
| | <u>CDPHE/COLORADO DEPARTMENT OF HEALTH/BROWNFIELD/SUPERFUND</u> | | |
| | <u>EPA/LCRD BRANCH</u> | | |
| HOA | | | |
| | <u>DORA -CO DEPARTMENT OF REGULATORY AGENCIES- HOA</u> | | |
| LIBRARY | | | |
| | <u>ARAPAHOE LIBRARY DISTRICT- REFERRALS</u> | | |
| LOCAL GOV MAILING LIST | | | |
| | <u>DRCOG-DENVER REGIONAL COUNCIL OF GOVERNMENTS</u> | | |
| PARK & RECREATION | | | |
| | <u>ARAPAHOE PARK & RECREATION DISTRICT</u> | | |
| PLANNING OFFICES | | | |
| | <u>ADAMS COUNTY REFERRALS</u> | No concerns. | Acknowledged |
| | <u>AURORA PLANNING - REFERRALS</u> | | |

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| | <u>BENNETT PLANNING</u> | | |
| POST OFFICE | | | |
| | <u>ARAPAHOE COUNTY POST OFFICE-CO/WY</u> | | |
| | <u>BENNETT POST OFFICE</u> | | |
| | <u>BYERS POST OFFICE</u> | | |
| | <u>DEER TRAIL POST OFFICE</u> | | |
| | <u>ENGLEWOOD POST OFFICE</u> | | |
| | <u>LITTLETON POST OFFICE</u> | | |
| | <u>STRASBURG POST OFFICE</u> | | |
| SCHOOLS | | | |
| | <u>AURORA SCHOOL DISTRICT 28J- REFERRALS</u> | Aurora Public Schools respectfully requests cash-in-lieu of school land dedication based on the number of residential units to be approved in future applications. The school district request the value of the cash-in-lieu be based on the Appraisal Method of determining fair market value. | Acknowledged |
| SHERIFF | | | |
| | <u>ARAPAHOE COUNTY SHERIFF- OFFICE OF EMERGENCY MANAGEMENT (OEM)</u> | | |
| | <u>ARAPAHOE COUNTY SHERIFF'S OFFICE - LAND USE REFERRALS</u> | No concerns. | Acknowledged |
| | <u>ARAPAHOE COUNTY/SHERIFF/COMMUNITY RESOURCES</u> | | |
| | <u>ARAPAHOE COUNTY/SHERIFF/CRIME PREVENTION UNIT</u> | | |
| SOIL OR CONSERVATION | | | |
| | <u>COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO</u> | | |
| TRANSPORTATION | | | |

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| | <u>CDOT - REGION 1 - METRO DENVER</u> | See letter from CDOT dated 6/15/2023 and respond to each comment | A meeting was held with CDOT on 8/15/2023. Applicant will continue to work with County and CDOT to coordinate the Colfax Ave. timeline and alignment, as well as the I-70 interstate improvements. |
| | <u>CDOT-DEPT. OF TRANSPORTATION/ STATE OF CO-REGION ONE</u> | | |
| | <u>E-470 PUBLIC HIGHWAY AUTHORITY ENGINEERING & ROADWAY MAINTENANCE</u> | | |
| | <u>RTD</u> | <p>The RTD has no exceptions to this project at this time.</p> <p>This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.</p> | Acknowledged |
| UTILITIES OR PHONE | | | |
| | <u>BIJOU TELEPHONE CO-OP</u> | | |
| | <u>CENTURYLINK NETWORK REAL ESTATE DEPARTMENT</u> | | |
| | <u>COGCC- COLORADO NATURAL GAS</u> | | |
| | <u>CRESTONE PEAK- PIPELINE REFERRALS</u> | | |
| | <u>CRESTONE PEAK-WELL SITE REFERRALS</u> | | |
| | <u>IREA</u> | Outside of service territory. | Acknowledged |
| | <u>PHILLIPS 66</u> | | |

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| | <u>XCEL ENERGY</u> | See PSCo/Xcel Energy referral letter dated June 22, 2023 regarding easements required on preliminary and final plat and major utility facilities which may be required. | Acknowledged |
| | <u>XCEL ENERGY - PSCO ROW</u> | | |
| | <u>XCEL ENERGY /DEVELOPER/OVER 50 UNITS</u> | | |
| WELL AND SEPTIC | | | |

DIVISION OF WATER
RESOURCES-STATE
ENGINEER/GROUNDWATER
R

See and respond to all concerns in letter dated 6-15-2023. A letter of commitment to provide water was not provided. The City of Auruora shall file, with the Board of County Commissioners and the state engineer, a statement documenting the amount of water which can be supplied by said municipality to the proposed subdivision without causing injury to the existing water rights. Such report was not provided and will be required with the next submittal.

The General Development Plan (GDP) represents the initial step in our process to rezone the property to a Planned Unit Development (PUD). Our primary goal of the GDP is to establish a primary roadway network, planning areas with permitted land uses, and development standards that include densities and maximum number of units. The actual number of units developed will be determined by market conditions at a future date, and be provided with preliminary and final plats. The total number of units cannot exceed the maximums denoted on the GDP without an amendment to the GDP.

The GDP review and approval includes preliminary demand and supply analysis as part of the applicant's request for service from water providers. Initial estimates are provided on the following page. Once we have finalized our density and unit counts, we will be able to accurately calculate the supply demands of our community and utilize the demand spreadsheet. This calculation will be based on our comprehensive final plans and will consider the specific specifications provided by the water provider responsible for supplying potable and irrigation water to our development.

Our team is currently in negotiations with the City of Aurora to establish an exterritorial service agreement for service to the Eastgate project. Our GDP submittal documents with the proposed unit count and density were provided to the City of Aurora's water division for preliminary review. After review, the City determined that it has the capacity to service our community. Once the exterritorial service agreement is successfully finalized, the development team will receive a formal "Will Serve" letter from the City of Aurora, confirming their commitment to provide essential services to Eastgate. This agreement marks a crucial step in ensuring the project's access to necessary infrastructure and services.

The on-site wells will not be used for municipal purposes. They will be properly plugged and abandoned at the time of construction of improvements that prohibit the operations of the existing uses. Wells may continue to be used under the historic permitted uses until such time that the existing use is

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| | | | <p>replaced with the new land use.</p> <p>We are committed to ensuring that our development is not only efficient in design but provides accurate determination of supply demands is essential in achieving this goal. As we progress through the subsequent stages of our project Colorado Division of Water Resources will be properly notified through subsequent submittals. Please find the estimated figures requested on the following page.</p> |
| | <u>SEMSWA- SOUTHEAST METRO STORMWATER AUTHORITY</u> | | |
| WILDLIFE & ANIMAL | | | |
| | <u>COLORADO PARKS & WILDLIFE/ 1ST POINT OF CONTACT</u> | | |
| | <u>COLORADO PARKS & WILDLIFE-NON PRIMARY REFERRAL</u> | | |
| | <u>COLORADO PARKS AND WILDLIFE-NON-PRIMARY REFERRAL</u> | | |
| | <u>RODENT CONTROL DEPARTMENT OF AGRICULTURE</u> | | |
| | | | |