

***BoCC Public Hearing Item, January 26, 2021 – PF20-006 East Virginia Village Final Plat***

<b>Company</b>	<b>Referral Response</b>	<b>Staff Response</b>
ARAPAHOE COUNTY OPEN SPACE	The proposed pocket park meets the parkland dedication requirements and no cash-in-lieu is required. Request for lighting in the park and park signage. Would like a minimum of 8-foot walkway access point with turnaround capabilities for vehicles to access the park for maintenance.	Applicant provided lighting for the park and an 8-foot walkway with turn-around capabilities on the ASP. The applicant will need to install signage for the park.
FOUR SQUARE MILE AREA	The 4SM Neighborhood Association did not provide a referral response during the referral period for the Final Plat and ASP.	Mark Lampert, 4SM Neighborhood Association, spoke during the public hearing for the SDP and Preliminary Plat. He stated the development was consistent with the 4SM SubArea Plan density recommendations and he appreciates that the applicant worked with Denver residents.
SOUTH METRO FIRE-REFERRALS	<p>Applicant shall provide autoturn analysis.</p> <p>A RWDS application shall be submitted to SMFD for approval.</p> <p>Must enter into Arapahoe County Fire Lane Program (information provided in ACA documents).</p> <p>Building addresses shall be clearly visible from the designated fire lanes.</p> <p>Vehicle access shall be installed and maintained prior to combustible materials being brought to the site.</p> <p>The water distribution system shall be installed and approved (by water district) prior to any combustibles being brought on site.</p>	Applicant must meet all of SMFD requirements. Staff is recommending a COA as part of the Final Plat approval.
MILE HIGH FLOOD CONTROL/FORMERLY URBAN DRAINAGE	Reviewed only as it relates to maintenance eligibility of major drainage features, in this case: Not applicable; referenced project does not include any proposed MEP features, at this time. No objections.	No concerns.
US ARMY CORPS OF ENGINEERS	No referral response was provided for the SDP, Preliminary Plat, ASP or Final Plat.	
CDPHE/ DEPARTMENT OF HEALTH & ENVIRONMENT - STATE OF COLORADO	No referral response was provided for the ASP or Final Plat. CDPHE provided a referral response from the SDP requiring the applicant to comply with water quality rules and regulations and relevant state and federal air quality rules and regulations.	The Applicant shall comply with all applicable state and federal water and air quality regulations and make sure all waste generate from construction is disposed of in accordance with applicable state codes

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TRI COUNTY HEALTH DEPARTMENT-REFERRALS	<p>Located within 1,000 feet of a historic landfill. - No action required.</p> <p>Building demolition and dust, lead and asbestos information. - Follow APCD if concerns arise during demolition.</p> <p>Applicant shall plan for vector and eliminate any known infestations prior to demolition.</p> <p>Recommends applicant to prepare a mosquito control plan and submit to TCHD for review.</p> <p>TCHD commends application for providing safe crossing of driveways and streets, a playground and sidewalks.</p> <p>TCHD recommends designing new homes so they are radon resistant and encourages the applicant to considering incorporating design standards into the development to ensure a health-promoting environment.</p> <p>Recommends the use of shade in common areas like courtyards, patios and play areas through the use of shade structures or trees.</p>	<p>Applicant must meet all of TCHD requirements. Staff is suggesting a COA as part of the Final Plat approval; design recommendations can be finalized with the ASP.</p>
ARAPAHOE LIBRARY DISTRICT- REFERRALS	No comment	
DENVER TRANSPORTATION	Requested pedestrian ramps at Jewell and Quebec.	County staff responded indicating the County and developer prefer pedestrians to cross at the signal and confirmed no ramps at Jewell to cross Quebec are proposed.
DENVER WASTEWATER	<p>1. The project proposes sanitary sewer service to be provided by Denver public sanitary sewer mains. The Request for Ordinance (RFO) is being processed by City Council and is required to be approved for the project to connect to the Denver Main. Once approved, additional evaluations and submittals are required including:</p> <ul style="list-style-type: none"> <li>a. A project sanitary sewer study with confirmation of system capacity to the first 10” dia main or larger</li> <li>b. Sanitary Sewer Construction Plans for extension of the Public Main within CCD City limits is required.</li> </ul> <p>2. Ensure any revisions as a result of the above requirements are reflected on the plans. Denver Wastewater will not approve the project until these items are completed and approved.</p>	<p>Applicant has acknowledged the request and will work with Denver wastewater directly.</p>
CHERRY CREEK SCHOOL DISTRICT 5-REFERRALS	The school is requesting the appraisal method be used to calculate cash-in-lieu for this development. See Section 4-2.5.D.2 of the LDC for explanation.	The applicant will pay the request cash-in-lieu value.
ARAPAHOE COUNTY SHERIFF/#760 COCEM	No comment	

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ARAPAHOE COUNTY SHERIFF/PATROL REFERRALS	No comment	
COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO	No geological hazards present that would preclude the proposed development. However testing indicates the soils are low swelling or nonexpansive. CSG agrees with CTL's recommendation for additional review, testing, observation and specifically that design-level soils and foundation investigation is needed after grading. (See letter dated 9/17/2020).	The applicant is aware of the need for additional testing at the Test Hole location.
RTD	Would like to see the boarding area reconstructed to ADA guidelines. See comment on redline PDF provided by RTD.	Applicant will need to reconstruct the boarding area to ADA guidelines. This design will be incorporated in the ASP.
XCEL ENERGY - PSCO	<p>Public Service Company of Colorado's (PSCO) Right of Way &amp; Permits Referral Desk has reviewed the administrative site plan and final plat for East Virginia Village. To ensure that adequate utility easements are available within this development and per state statutes, PSCO requests the following utility easements within all lots:</p> <ul style="list-style-type: none"> <li>- 6-feet wide for natural gas facilities, where there is space and drivable pavement for service truck access and plowing</li> <li>- 8-feet wide for electric facilities</li> <li>- if gas and electric are within the same trench, a 10-foot wide utility easement is required, not to overlap any wet utility easement</li> </ul> <p>Space must also be given to locate pad mount transformers and pedestals on this property (see letter dated 9/24/2020 for more details).</p> <p>Include the language found on the letter dated 9/24/2020 - our attorney is okay with this language.</p>	The applicant is showing 6-foot wide easements along the alley lot frontages, where there is space and drivable service truck access. The applicant is also showing a 10-foot perimeter easement for electric and gas, per Xcel's request. The applicant and Xcel plan to provide additional easements by separate document that are based on the final design that will be provided by Xcel. Staff is recommending a condition of approval requiring the applicant to meet all of the requirements for Xcel.
CCBWQA-CHERRY CREEK BASIN WATER QUALITY AUTHORITY	Outside of jurisdiction	
CCVW&S-CHERRY CREEK VALLEY W&S- DISTRICT 4141	<p>Comments from John Warford:</p> <p>The East Virginia Village development is in the boundaries of the District. Water will be served by Denver Water according to Denver Water's Engineering Standards. Sanitary sewer will be served by the City and County of Denver according to their engineering standards.</p>	No concerns.
DIVISION OF WATER RESOURCES-STATE ENGINEER/GROUNDWATER	It is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.	No concerns.