



13133 E. Arapahoe Road  
 Centennial, CO 80112  
 (P): 303-325-8000  
 (F): 303-790-1061  
 www.centennialco.gov

**21 DAY EXTERNAL REFERRAL**

The enclosed case has been submitted to the City of Centennial Community Development Department for review and subsequent consideration by the Planning and Zoning Commission and City Council. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, return to the Community Development Department on or before the date indicated below.

<b>Case Name: Willow Bend Parking Lot Site Plan and Replat</b>	
<b>Case Number: LU-16-00143 and LU-16-00144</b>	
<b>CASE PLANNER:</b> Michael Gradis	<b>EMAIL:</b> mgradis@centennialco.gov
<b>PHONE:</b> 303-754-3356	<b>DATE OF REFERRAL:</b> 6/10/2016
<b>DATE TO BE RETURNED: 7/1/2016</b>	

**EXTERNAL REFERRAL AGENCIES**

ARAPAHOE COUNTY			
<input type="checkbox"/>	<b>PLANNING DIVISION:</b> Jennifer Newton	<input type="checkbox"/>	<b>ENGINEERING DIVISION:</b> Jennifer Newton
<input type="checkbox"/>	<b>SHERIFF'S OFFICE:</b> Brian McKnight	<input type="checkbox"/>	<b>PUBLIC SAFETY BUREAU:</b> Chief Glenn Thompson
CITIZEN'S ORGANIZATIONS / HOME & BUSINESS OWNER'S ASSOCIATIONS			
<input type="checkbox"/>	<b>CenCON – Gerry Cummins</b>	<input type="checkbox"/>	<b>CenCON – Tamara Maurer</b>
<input checked="" type="checkbox"/>	<b>HOA: Julie Gamec</b>	<input type="checkbox"/>	<b>HOA: Debra Vickrey</b>
<input type="checkbox"/>		<input type="checkbox"/>	
DISTRICTS			
<input type="checkbox"/>	<b>FIRE DISTRICT:</b> South Metro	<input type="checkbox"/>	
<input type="checkbox"/>	<b>WATER DISTRICT:</b> Southgate	<input type="checkbox"/>	<b>SANITARY SEWER:</b> Southgate
<input type="checkbox"/>	<b>UTILITIES:</b> CenturyLink	<input type="checkbox"/>	<b>UTILITIES:</b> Xcel
<input type="checkbox"/>	<b>FLOODPLAIN:</b> Via email	<input type="checkbox"/>	<b>TRANSPORTATION:</b> Via email
<input type="checkbox"/>	<b>TRANSPORTATION:</b> Via email	<input type="checkbox"/>	<b>OTHER:</b> City of Greenwood Village
<input type="checkbox"/>	<b>OTHER:</b> Community meeting attendee	<input type="checkbox"/>	<b>OTHER:</b> Community meeting attendee
<input type="checkbox"/>	<b>OTHER:</b> Community meeting attendee	<input type="checkbox"/>	<b>OTHER:</b> Community meeting attendee
<input type="checkbox"/>	<b>OTHER:</b> Community meeting attendee	<input type="checkbox"/>	<b>OTHER:</b> Community meeting attendee

REFERRAL COMMENT		SIGNATURE:
<input type="checkbox"/>	Have <b>NO</b> comments to make on the case as submitted	
<input checked="" type="checkbox"/>	Have the following comments to make related to the case: <div style="margin-left: 20px;"><i>Please see attached</i></div> <div style="margin-left: 20px; border: 1px solid blue; padding: 2px; display: inline-block;">JR - See response letter.</div> <hr/>	
		<b>PRINT:</b> Julie Gamec WHCA, Vice-Chair
(Attach additional sheets as necessary)		<b>DATE:</b>

June 30, 2016

**RE: Willow Bend Parking Lot Site Plan and Replat**  
**Case No. LU-16-00143 and LU-16-00144**  
**External Review Comments – Walnut Hills Civic Association**

Please find below the WHCA comments on the Site Plan and Replat.

Sheet 1 – Cover Sheet

Please remove “Home Owners Association” and from the *Drives, Parking and Utility Easements Maintenance, Landscape Maintenance* and *Private Open Space* notes. While the WHCA is not a homeowner’s association, we will not be responsible for any maintenance or upkeep of any of these areas and would like the references removed. As that this is a private development, and is technically outside of our boundary we do not want any assumptions on the public’s part that would lead to the WHCA being contacted for maintenance of these areas.

Please remove “adjacent property owners” from the *Landscape Maintenance* notes. In no way are the adjacent property owners responsible for the landscape maintenance of this private development and/or associated improvements. We do not want any assumptions on the public’s part that would lead the adjacent homeowners being contacted for maintenance of these areas.

In the *Public Improvements Note* there is an extra space about ½ down the paragraph.

Sheet 2 – Existing Conditions

Please remove homeowner’s names from parcel information on both sides of the development. While ownership is public record, the WHCA does not find this information to be of any relevance to this site plan and for the privacy of our homeowners ask that it is removed.

Sheet 3 – Site Plan

Per previous conversations with the owner, as well as a written acceptance of the request in the Comment Response letter dated January 11, 2016, *Additional WHCA Comments & Concerns, No. 2*. Please extend the 8’ privacy wall on the southern boundary of the property, between the existing building and the adjacent residence (6724 S. Willow St.). Currently, the site plan shows only the existing 6’ wood fence from S. Willow Street to the CDOT sound wall.

Please ensure that kids (or others) cannot crawl under the privacy wall where the proposed drainage swale goes under the wall between the commercial parcel and Briarwood Avenue.

Please remove homeowner’s names from parcel information on both sides of the development. While ownership is public record, the WHCA does not find this information to be of any relevance to this site plan and for the privacy of our homeowners ask that it is removed.

Sheet 4 – Landscape Plan

Is it possible to request that a taller mature tree is placed on the western property line between the parking lot and the adjacent residence? Spring Snow Crabapples have a mature height of 20’-25’ feet. WHCA suggests investigating the use of Chanticleer Pear with a mature height of 25’-30’ to give additional privacy and visual protection to the adjacent homeowner.

Several trees are planted in the easements within the property. Will trees be allowed to be planted in the easements? If not, what impacts will that have on the landscape plan? If revisions are required, the WHCA would like to review updated drawings.

In the last public open house, there was discussion of a gate along S. Willow St. to allow access to the easements. The plan does not show a gate – has that requirement been lifted? As previously discussed, it is the WHCA's preference to not have a gate.

The planting area between the privacy wall and the sidewalk on S. Willow St. appears to only be approx. 5' wide. Plant material being placed in that area includes Redtwig Dogwood (mature spread 6'-10') and Old Gold Juniper (mature spread 4'-6'). The WHCA suggests that more columnar plant material is used to eliminate the sidewalks being overhung or blocked by plant material.

Per previous conversations with the owner, as well as a written acceptance of the request in the Comment Response letter dated January 11, 2016, *Additional WHCA Comments & Concerns, No. 2*, please extend the 8' privacy wall on the southern boundary of the property, between the existing building and the adjacent residence (6724 S. Willow St.). Currently, the site plan shows only the existing 6' wood fence from S. Willow Street to the CDOT sound wall.

Call out for Washington Hawthorn is missing in the plant schedule.

Landscape Note #5 contradicts with *Site Triangle Maintenance* note on Sheet 1.

How deep will rock cobble be? Plans call for 3"-6" cobble but does not state a minimum depth. WHCA would like to ensure full coverage of the weed barrier.

Shrub detail calls for 4" of mulch. Is this different than the cobble?

Scale bar is incorrect.

#### Sheet 5 – Lighting Plan

Lighting Plan calls for 20' tall masts. Per previous conversations with the owner, as well as a written acceptance of the request in the Comment Response letter dated January 11, 2016, *Additional WHCA Comments & Concerns, No. 1*, please revise fixture selection and photometric plan to reflect the use of an 8' tall mast. It is the preference of the WHCA that no light extend into the adjacent residential property. As shown, there is light pollution approximately 20' onto the adjacent property.

Please feel free to contact me should you have any questions regarding these comments.

Regards,

Julie Gamec  
WHCA Vice-Chair  
303-263-6823  
[julezkat@aol.com](mailto:julezkat@aol.com)

August 17, 2016

Ms. Julie Gamec  
Walnut Hills Civic Association  
julezkat@aol.com



**Re: Land Use Case No. LU-16-00143, Willow Bend Parking Lot Site Plan  
Land Use Case No. LU-16-00144, Willow Bend Parking Lot Final Plat  
External Review Comments – Walnut Hills Civic Association**

Dear Ms. Gamec:

This letter is in response to the comments dated June 30, 2016. Your comments are in italicized text and our responses are in bold font. This letter accompanies the re-submittal.

Sheet 1 – Cover Sheet

*Please remove “Home Owners Association” and from the Drives, Parking and Utility Easements Maintenance, Landscape Maintenance and Private Open Space notes. While the WHCA is not a homeowner’s association, we will not be responsible for any maintenance or upkeep of any of these areas and would like the references removed. As that this is a private development, and is technically outside of our boundary we do not want any assumptions on the public’s part that would lead to the WHCA being contacted for maintenance of these areas. **This has been removed from the notes.***

*Please remove “adjacent property owners” from the Landscape Maintenance notes. In no way are the adjacent property owners responsible for the landscape maintenance of this private development and/or associated improvements. We do not want any assumptions on the public’s part that would lead the adjacent homeowners being contacted for maintenance of these areas. **This has been removed from the note.***

*In the Public Improvements Note there is an extra space about ½ down the paragraph. **The notes have been revised.***

Sheet 2 – Existing Conditions

*Please remove homeowner’s names from parcel information on both sides of the development. While ownership is public record, the WHCA does not find this information to be of any relevance to this site plan and for the privacy of our homeowners ask that it is removed. **The homeowner’s names have been removed.***

Sheet 3 – Site Plan

*Per previous conversations with the owner, as well as a written acceptance of the request in the Comment Response letter dated January 11, 2016, Additional WHCA Comments & Concerns, No. 2. Please extend the 8’ privacy wall on the southern boundary of the property, between the existing building and the adjacent residence (6724 S. Willow St.). Currently, the site plan shows only the existing 6’ wood fence from S. Willow Street to the CDOT sound wall. **The fence has been revised to tie into the CDOT sound wall.***

*Please ensure that kids (or others) cannot crawl under the privacy wall where the proposed drainage swale goes under the wall between the commercial parcel and Briarwood Avenue. **The opening will be only a small, fully enclosed sidewalk chase that will be too small for children and most pets.***

*Please remove homeowner's names from parcel information on both sides of the development. While ownership is public record, the WHCA does not find this information to be of any relevance to this site plan and for the privacy of our homeowners ask that it is removed. **The homeowner's names have been removed.***

#### Sheet 4 – Landscape Plan

*Is it possible to request that a taller mature tree is placed on the western property line between the parking lot and the adjacent residence? Spring Snow Crabapples have a mature height of 20'-25' feet. WHCA suggests investigating the use of Chanticleer Pear with a mature height of 25'-30' to give additional privacy and visual protection to the adjacent homeowner. **The Spring Snow Crabapple has been replaced with Chanticleer Pear.***

*Several trees are planted in the easements within the property. Will trees be allowed to be planted in the easements? If not, what impacts will that have on the landscape plan? If revisions are required, the WHCA would like to review updated drawings. **The trees have been relocated.***

*In the last public open house, there was discussion of a gate along S. Willow St. to allow access to the easements. The plan does not show a gate – has that requirement been lifted? As previously discussed, it is the WHCA's preference to not have a gate. **The gate has been added back to the plans per Southgate Water District's request.***

*The planting area between the privacy wall and the sidewalk on S. Willow St. appears to only be approx. 5' wide. Plant material being placed in that area includes Redtwig Dogwood (mature spread 6'-10') and Old Gold Juniper (mature spread 4'-6'). The WHCA suggests that more columnar plant material is used to eliminate the sidewalks being overhung or blocked by plan material. **Wide spreading shrubs within the S. Willow Street buffer area have been substituted with more narrow species.***

*Per previous conversations with the owner, as well as a written acceptance of the request in the Comment Response letter dated January 11, 2016, Additional WHCA Comments & Concerns, No. 2, please extend the 8' privacy wall on the southern boundary of the property, between the existing building and the adjacent residence (6724 S. Willow St.). Currently, the site plan shows only the existing 6' wood fence from S. Willow Street to the CDOT sound wall. **The privacy fence is now extended to the sound wall.***

*Call out for Washington Hawthorn is missing in the plant schedule. **Washington Hawthorn has been removed.***

*Landscape Note #5 contradicts with Site Triangle Maintenance note on Sheet 1. **The note has been removed.***

*How deep will rock cobble be? Plans call for 3"-6" cobble but does not state a minimum depth. WHCA would like to ensure full coverage of the weed barrier. **A note has been added that cobble mulch will be 6" deep.***

*Shrub detail calls for 4" of mulch. Is this different than the cobble? **A note has been added that cobble mulch will be 6" deep.***

*Scale bar is incorrect. **Revised.***

Sheet 5 – Lighting Plan

*Lighting Plan calls for 20' tall masts. Per previous conversations with the owner, as well as a written acceptance of the request in the Comment Response letter dated January 11, 2016, Additional WHCA Comments & Concerns, No. 1, please revise fixture selection and photometric plan to reflect the use of an 8' tall mast. It is the preference of the WHCA that no light extend into the adjacent residential property. As shown, there is light pollution approximately 20' onto the adjacent property. **The lights have been revised to be 12' in height. It was not possible to meet City of Centennial requirements for light uniformity in the parking lot at 8' in height. Footcandle measurements at the property line are now minimal and lights are now at least 20' from the property lines. The calculations used don't take into account the 8' wall, and if the wall is taken into consideration, very little light will actually spill off of the property line.***

Please contact me should you have any questions or concerns regarding this response letter or the re-submittal documents at 303-267-6185 or [jfitzmorris@jrengineering.com](mailto:jfitzmorris@jrengineering.com).

Sincerely,

**JR ENGINEERING, LLC**



James P. Fitzmorris P.E., LEED AP  
Vice President



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The enclosed case has been submitted to the City of Centennial Community Development Department for review and subsequent consideration by the Planning and Zoning Commission and City Council. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, return to the Community Development Department on or before the date indicated below.

<b>Case Name: Willow Bend Parking Lot Site Plan and Replat</b>	
<b>Case Number: LU-16-00143 and LU-16-00144</b>	
<b>CASE PLANNER:</b> Michael Gradis	<b>EMAIL:</b> mgradis@centennialco.gov
<b>PHONE:</b> 303-754-3356	<b>DATE OF REFERRAL:</b> 6/10/2016
<b>DATE TO BE RETURNED:</b> 7/1/2016	

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ARAPAHOE COUNTY	
<input type="checkbox"/>	<b>PLANNING DIVISION:</b> Jennifer Newton
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CITIZEN'S ORGANIZATIONS / HOME & BUSINESS	
<input type="checkbox"/>	<b>CenCON –</b> Gerry Cummins
<input type="checkbox"/>	<b>HOA:</b> Julie Gamec
<input type="checkbox"/>	
DISTRICTS	
<input type="checkbox"/>	<b>FIRE DISTRICT:</b> South Metro
<input type="checkbox"/>	<b>WATER DISTRICT:</b> Southgate
<input type="checkbox"/>	<b>UTILITIES:</b> CenturyLink
<input type="checkbox"/>	<b>FLOODPLAIN:</b> Via email
<input type="checkbox"/>	<b>TRANSPORTATION:</b> Via email
<input type="checkbox"/>	<b>OTHER:</b> Community meeting attendee
<input type="checkbox"/>	<b>OTHER:</b> Community meeting attendee
<input checked="" type="checkbox"/>	<b>OTHER:</b> Community meeting attendee

JR - The light poles have been shortened 8' in height to 12' and the light closest to your property will have a house side shield to further prevent light from hitting your property. The lights also are now at least 20' from your property line. The lighting model does not take the sound wall into account, and so light measurements past the wall are actually significantly lower. The drainage from the north half of the lot will travel through a grass swale and then will be collected in an inlet and piped into Arapahoe Road. The drainage from the south half of the lot will be collected in a grass swale that will absorb some of the runoff before it is released into the road.

REFERRAL COMMENT	
<input type="checkbox"/>	Have <b>NO</b> comments to make on the case as submitted
<input checked="" type="checkbox"/>	Have the following comments to make related to the case: <i>I am concerned with the lighting placement and intensity as it directly affects my property. Also, I am very concerned about drainage that will take place due to rain, snow and plowing of the parking lots.</i> (Attach additional sheets as necessary)
<b>SIGNATURE:</b>	
<b>PRINT:</b> Travis Keller	
<b>DATE:</b> 6-20-16	

## Michael Gradis

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**From:** Randy Lutton  
**Sent:** Monday, June 27, 2016 7:34 PM  
**To:** Michael Gradis  
**Cc:** Andrea Suhaka  
**Subject:** Re: Willow Bend Parking Lot Community Meeting Comment Request

Michael,

Thanks for taking our comments/concerns.

At the April 19th meeting, I expressed concern that on the plans presented, the 8' privacy wall did not appear to extend from the southwest corner of the property and connect to the CDOT sound wall. Marvin Boyd assured us that the wall would be there, but he was also trying to get CDOT to extend their wall to Willow St. We cannot leave the existing 6' wood fence in place. Regardless of whether CDOT will extend their sound wall, the 8' privacy wall along the southern end needs to be on these drawings, replacing the 6' wood fence and connecting to the CDOT sound wall.

Also at the April 19th meeting, we discussed that the plans presented showed a gate in the privacy wall. These plans do not show the gate. I just want to make sure there is no longer a plan to place a gate.

Sincerely,  
-Randy Lutton  
6724 S. Willow St.

JR - The privacy wall has been extended to meet the sound wall along the property line, and the existing wood fence will be removed.  
Southgate Water District is requiring a gate, and the gate has been added to the plans.

On Wed, Jun 15, 2016 at 5:04 PM, Michael G

Dear Interested Party,

You are receiving this message because you attended a Community Meeting on April 19, 2016 held at the Good Shepherd Episcopal Church for the development of a parking lot adjacent to the Willow Bend Shopping Center.

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REFSP16-00074

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**EXTERNAL REFERRAL AGENCIES**

**ARAPAHOE COUNTY**

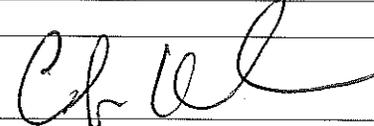
<input type="checkbox"/> <b>PLANNING DIVISION:</b> Jennifer Newton	<input type="checkbox"/> <b>ENGINEERING DIVISION:</b> Jennifer Newton
<input type="checkbox"/> <b>SHERIFF'S OFFICE:</b> Brian McKnight	<input type="checkbox"/> <b>PUBLIC SAFETY BUREAU:</b> Chief Glenn Thompson

**CITIZEN'S ORGANIZATIONS / HOME & BUSINESS OWNER'S ASSOCIATIONS**

<input type="checkbox"/> <b>CenCON – Gerry Cummins</b>	<input type="checkbox"/> <b>CenCON – Tamara Maurer</b>
<input type="checkbox"/> <b>HOA: Julie Gamec</b>	<input type="checkbox"/> <b>HOA: Debra Vickrey</b>
<input type="checkbox"/>	<input type="checkbox"/>

**DISTRICTS**

<input checked="" type="checkbox"/> <b>FIRE DISTRICT:</b> South Metro	<input type="checkbox"/>
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<input type="checkbox"/> <b>UTILITIES:</b> CenturyLink	<input type="checkbox"/> <b>UTILITIES:</b> Xcel
<input type="checkbox"/> <b>FLOODPLAIN:</b> Via email	<input type="checkbox"/> <b>TRANSPORTATION:</b> Via email
<input type="checkbox"/> <b>TRANSPORTATION:</b> Via email	<input type="checkbox"/> <b>OTHER:</b> City of Greenwood Village
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<b>REFERRAL COMMENT</b>	
<input type="checkbox"/> Have <b>NO</b> comments to make on the case as submitted	<b>SIGNATURE:</b> 
<input checked="" type="checkbox"/> Have the following comments to make related to the case:  <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p style="font-size: 1.2em; margin: 0;">THE HYDRANT IS REQUIRED TO          BE LOCATED IN ISLAND DUE          SOUTH.</p> </div> <p>(Attach additional sheets as necessary)</p>	<b>PRINT:</b> CHRIS KENICHAVE  <div style="border: 1px solid blue; padding: 5px; margin: 5px 0; color: blue;"> <p>JR - The hydrant has been relocated.</p> </div>
	<b>DATE:</b> 6/24/16



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**REFERRAL COMMENT**

<input type="checkbox"/> Have <b>NO</b> comments to make on the case as submitted	<b>SIGNATURE:</b> 
<input checked="" type="checkbox"/> Have the following comments to make related to the case: <u>PLEASE REFER TO</u> <u>ATTACHED LETTER</u> <hr/> <hr/> <hr/> <hr/> (Attach additional sheets as necessary)	<b>PRINT:</b> <u>CHRISTINA BACA</u>
	<b>DATE:</b> <u>7/1/14</u>



July 1, 2016

Delivered via email: [mgradis@centennialco.gov](mailto:mgradis@centennialco.gov)

Mr. Michael Gradis  
City of Centennial  
13133 E. Arapahoe Road  
Centennial, CO 80112

**RE: Referral for Case No. LU-16-00143 and LU-16-00144  
Willow Bend Parking Lot Site Plan and Replat  
8586 E. Arapahoe Road, Centennial, CO and  
8489 E. Briarwood Avenue, Centennial, CO  
SPNs: 2075-28-1-25-001 and 2075-28-1-02-014**

Dear Mr. Gradis,

Thank you for providing Southgate Water & Sanitation Districts (Southgate) the opportunity to comment on the subject referral, which was received on June 14, 2016. The subject property is within the boundaries of Southgate and is currently serviced by Southgate. Southgate comments are as follows:

1. Proposed water and sewer infrastructure design was not reviewed with this submittal – water and sewer main extensions, fire hydrants, and water and sewer service plans, with applicable fees, must be submitted to Southgate directly for review and approval prior to construction. The design and construction of water and wastewater systems or facilities shall be in strict accordance with Southgate’s Rules & Regulations and Specifications. Information on the review process and submittal requirements can be found on Southgate’s website: [www.southgatedistricts.org](http://www.southgatedistricts.org)
  - a. Plans need to be submitted for the hydrant relocation.
  - b. The water and sewer service lines for the residential property must be abandoned at the main and inspected
2. Extensions to Southgate’s systems, and any existing mains, are required to be located in a minimum of 30’ public right-of-way (ROW) or easement without encumbrances and encroachments and minimum required clearances from other utilities, edges of ROW/easement, flow-lines, etc.
  - a. Southgate has 2 existing easements located on the property – encroachments are not permitted. Encroachments include structures, buildings, fences, walls, retaining walls, parking, curb & gutter crossings, trees, woody plants, nursery stock, planters, islands, medians, posts, signs, etc.

- b. All easements shall be drivable with Southgate equipment, including a combination jet/vacuum truck, without traversing encroachments, such as curb and gutter, walkways, landscaping, etc.
  - c. Unimproved easements shall be a minimum of 50' and graded for driving purposes and may be landscaped with sod, bark or gravel. Trees, shrubs and woody plants are not permitted.
  - d. Improved easements shall be a paved (no pavers) roadway with a minimum paving width of 29' flow-line to flow-line or 26' flow-line to flow-line with an attached walk.
- 3. The cost of providing services to the property, including, and not limited to, System Connection Charges, system extension projects, potential system impact studies, potential system impact fees, and potential system improvements, will be borne by the property owner.
  - 4. The legal ability to provide service continues to exist at the time of connection and has not been limited, restricted or suspended by the action of a governmental entity, agency or other regulatory body which would diminish Southgate's capability to provide such service.
  - 5. Contact Southgate's Engineering Staff as soon as possible to discuss the project and establish project-specific requirements.

You may contact me at [cbaca@southgatedistricts.org](mailto:cbaca@southgatedistricts.org) or (303) 713-7746 with questions.

Sincerely,



Christina Baca, PE  
Engineering Manager  
Southgate Water & Sanitation Districts

cc: David Irish, Southgate Water & Sanitation Districts;  
File

August 17, 2016

Ms. Christina Baca, PE  
Engineering Manager  
Southgate Water & Sanitation Districts  
[cbaca@southgatedistricts.org](mailto:cbaca@southgatedistricts.org)  
Ph: (303) 713-7746



**Re: Response Letter Case No. LU-15-00306  
Willow Bend Parking Expansion Rezoning  
8586 E. Arapahoe Road, Centennial  
SPN: 2075-28-1-25-001**

Dear Ms. Baca:

This letter is in response to the comments dated July 1, 2016. Your comments are in italicized text and our responses are in bold font. This letter accompanies the re-submittal.

**GENERAL COMMENTS:**

1. *Proposed water and sewer infrastructure design was not reviewed with this submittal – water and sewer main extensions, fire hydrants, and water and sewer service plans, with applicable fees, must be submitted to Southgate directly for review and approval prior to construction. The design and construction of water and wastewater systems or facilities shall be in strict accordance with Southgate’s Rules & Regulations and Specifications. Information on the review process and submittal requirements can be found on Southgate’s website: [www.southgatedistricts.org](http://www.southgatedistricts.org)*
  - a. *Plans need to be submitted for the hydrant relocation.*  
**Noted. Plans will be submitted.**
  - b. *The water and sewer service lines for the residential property must be abandoned at the main and inspected.*  
**This will be added to the plans.**
2. *Extensions to Southgate’s systems and any existing mains, are required to be located in a minimum of 30’ public right-of-way (ROW) or easement without encumbrances and encroachment and minimum required clearances from other utilities, edges of ROW/easement, flow-lines, etc.*
  - a. *Southgate has 2 existing easements located on the property – encroachments are not permitted. Encroachments include structures, buildings, fences, walls, retaining walls, parking, curb & gutter crossings, trees, woody plants, nursery stock, plants, islands, medians, posts, signs, etc.*  
**Per July 18 email, encroachment will be allowed if the easement is extended to 30’ in width.**

b. *All easements shall be drivable with Southgate equipment, including a combination jet/vacuum truck, without traversing encroachments, such as curb and gutter, walkways, landscaping, etc.*

**The parking lot will be drivable.**

c. *Unimproved easements shall be a minimum of 50' and graded for driving purposes and may be landscaped with sod, bark or gravel. Trees, shrubs and woody plants are not permitted.*

**Noted.**

d. *Improved easements shall be paved (no pavers) roadway with a minimum paving width of 29' flow-line to flow-line or 26' flow-line to flow-line with an attached walk.*

**Noted.**

3. *The cost of providing services to the property, including, and not limited to, System Connection Charges, system extension projects, potential system impact studies, potential system impact fees and potential system improvements, will be borne by the property owner.*

**Noted.**

4. *The legal ability to provide service continues to exist at the time of connection and has not been limited, restricted or suspended by the action of a governmental entity, agency or other regulatory body which would diminish Southgate's capability to provide such service.*

**Noted.**

5. *Contact Southgate's Engineering Staff as soon as possible to discuss the project and establish project-specific requirements.*

**Noted.**

Please contact me should you have any questions or concerns regarding this response letter or the re-submittal documents at 303-267-6185 or [jfitzmorris@jrengineering.com](mailto:jfitzmorris@jrengineering.com).

Sincerely,

**JR ENGINEERING, LLC**

  
James P. Fitzmorris P.E., LEED AP  
Vice President



Right of Way & Permits  
1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

June 28, 2016

City of Centennial Planning Department  
13133 East Arapahoe Road  
Centennial, CO 80112

Attn: Michael Gradis

**Re: Willow Bend Parking Lot Expansion  
Case #s LU-16-00143 and LU-16-00144**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the replat and site plans for **Willow Bend Parking Lot Expansion** and has **no apparent conflict**.

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property. The property owner/developer/contractor must contact the **Builder's Call Line** at <https://xcelenergy.force.com/FastApp> (Register so you can track your application) or 1-800-628-2121 and complete the application process for any new gas or electric service, or modification to existing facilities. 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** at 1-800-922-1987 to have all utilities located prior to any construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George  
Contract Right of Way Referral Processor  
Public Service Company of Colorado