

Alex Grimsman

From: Maurer - CDOT, Tamara <tamara.maurer@state.co.us>
Sent: Monday, July 25, 2016 11:14 AM
To: Alex Grimsman
Subject: CenCON Plan Review S. Sub Expansion

Hello Alex:

We only had one comment or question for South Suburban.

Even though the building will be blocked by a fence so that residences nearby do not see it, it would be an improvement if the building color could be something that blends with the surroundings, such as green or beige.

Thank you

Tammy Maurer
CenCON Plan Review Committee



RECEIVED

JUL 15 2016

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.

Case Name: South Suburban Parks and Recreation Expansion & Replat
Case Number: LU-16-00169, 170
CASE PLANNER: Alex Grimsman
EMAIL: agrimsman@centennialco.gov
PHONE: 303-754-3378
DATE OF REFERRAL: 07/11/2016
DATE TO BE RETURNED: 08/01/2016

EXTERNAL REFERRAL AGENCIES

ARAPAHOE COUNTY
PLANNING DIVISION: Jennifer Newton
ENGINEERING DIVISION: Jennifer Newton
SHERIFF'S OFFICE: Brian McKnight
PUBLIC SAFETY BUREAU: Chief Glenn Thompson
CITIZEN'S ORGANIZATIONS / HOME & BUSINESS OWNER'S ASSOCIATIONS
CenCON - Gerry Cummins
CenCON - Tamara Maurer
HOA: Heritage Greens
HOA: Highland 460
HOA: Fairways at South Suburban
HOA:
DISTRICTS
FIRE DISTRICT: Littleton Fire
WATER DISTRICT: Southeast Englewood Water
SANITARY SEWER: South Arapahoe Sanitation
UTILITIES: Xcel Energy
UTILITIES:
METRO DISTRICT:
METRO DISTRICT:
FLOODPLAIN: Urban Drainage
FLOODPLAIN:
TRANSPORTATION:
TRANSPORTATION:
OTHER:
OTHER:

REFERRAL COMMENT
Have NO comments to make on the case as submitted
Have the following comments to make related to the case: See attached letter
SIGNATURE: Jennifer Chipman
PRINT: Jennifer Chipman
DATE: 7/26/16
(Attach additional sheets as necessary)

Kennedy/Jenks Consultants

Engineers & Scientists

143 Union Boulevard, Suite 600
Lakewood, Colorado 80228
303-985-3636
FAX: 303-985-3800

25 July 2016

Alex Grimsman
City of Centennial
13133 East Arapahoe Road
Centennial, CO 80112

Subject: South Suburban Parks and Recreation Expansion & Replat
South Arapahoe Sanitation District Comment (K/J 1646017*00 REF)
Centennial Case Number LU-16-00169, 170

Dear Mr. Grimsman:

On behalf of South Arapahoe Sanitation District (SASD), Kennedy/Jenks Consultants is responding to the South Suburban Parks and Recreation District (SSPRD) Expansion & Replat Referral received July 15, 2016, which included:

1. "Letter of Intent – South Suburban Golf Course Site Plan," dated July 6, 2016,
2. "South Suburban Golf Course Improvements Site Plan," dated July 6, 2016,
3. "Letter of Intent – South Suburban Golf Course Final Plat," dated July 6, 2016, and
4. "South Suburban Golf Course Filing No. 1 Final Plat," dated July 6, 2016.

The project, located at 7900 S. Colorado Blvd., is described as the construction of two additional shelters, a minor addition to the existing club house, and replacement of the existing cart barn storage building. The final plat is described as combining six parcels of land that make up the golf course into a single parcel of land.

In reviewing the application, we have the following comments:

1. This property is within SASD. Sanitary sewer service is being provided in accordance with the District's Rules and Regulations. There currently exists an 8-inch diameter PVC sanitary sewer line running north-south along the west boundary of the property, in S. Colorado Blvd. We believe SSPRD Golf Course's private sanitary sewer line connects to SASD's main line at a location just south of the S. Colorado Blvd. and E. Links Pkwy intersection. Utility plans were not provided with this referral. If there will be any construction activity related to SSPRD Golf Course's private sanitary sewer line please contact the Kennedy/Jenks' office to schedule a sanitary sewer observation with at least 48-hours' notice. Please let us know if the applicant plans any construction related activity associated with the sewer service.

2. Sanitary sewer service tap fees for facilities in SASD are based on water meter size and are paid at the City of Englewood. Per the City of Englewood Utilities Department, there is a sewer tap credit at 7900 S. Colorado Blvd. for a 2-inch water meter. Utility plans were not provided with this referral. If there is an increase in water meter size from the existing 2-inch meter there will be additional tap fees. Please let us know if there will be any increase in water meter size or any new water meter related to this expansion.
3. Plans indicate that there will be minor additions to the clubhouse, including a dining room addition. There currently exists an exterior grease interceptor to which the kitchen and dining room fixtures should connect. In order to verify that the existing interceptor is appropriately sized, please submit dining room expansion plans, including plumbing plans, if available, confirming that all fixtures from the kitchen and dining area are connected to the grease interceptor, with exception of fixtures from the restrooms. Additionally, Kennedy/Jenks will need to confirm plumbing to the grease interceptor by performing a dye test. Please have the applicant contact our office to perform this dye test.

Additional Information regarding the proposed construction activity:

1. It is our understanding from phone and email communication Mr. Craig MacPhee and Ms. Nicole Marsh, engineers at Martin/Martin, that there may be additional construction, not shown on these plans, related to the cart barn renovations and a proposed cart wash down area. A cart wash down area will require installation of a sand/oil interceptor to intercept wash down flows before entering the sanitary sewer system. The entire cart wash down area will need to be covered and isolated so as not to allow storm flows into the sanitary sewer system. Per SASD Rules and Regulations sand/oil interceptor facilities:
 - a. Will require a plan review and dye testing of fixtures. You will be required to reimburse SASD for the costs of Kennedy/Jenks' time to perform the plan review and dye testing based on time and materials. The final cost of review will vary depending on the number of iterations for each task.
 - b. Will need to comply with the Littleton/Englewood Wastewater Treatment Plant's Petroleum Oil, Grease, and Sand (POGS) Policy found online at <http://www.lewwtp.org/home/showdocument?id=3339>
 - c. Will be included in SASD's Grease Program, which includes at least semi-annual observations. The annual fee for this Program is \$150. See attached letter to Business Owners, which further describes SASD's Grease Program.

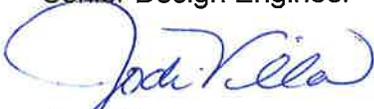
Alex Grimsman
City of Centennial
Page 3

We appreciate the opportunity to comment on this referral. If you have any questions, or require additional information, please call me at 303-985-3636.

Sincerely,
KENNEDY/JENKS CONSULTANTS



Jennifer Chipman, P.E.
Senior Design Engineer



Jodi Villa, P.E.
Senior Project Manager

cc: Steve Daldegan
Darryl Farrington
City of Englewood Utilities
Littleton/Englewood Wastewater Treatment Plant



SOUTH ARAPAHOE SANITATION DISTRICT

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To: Business Owner

Re: Grease Program to Mitigate Fats, Oil, Grease (FOG) and Petroleum Oil, Grease, and Sand (POGS)

Your business is located in South Arapahoe Sanitation District (SASD/District) and considered a generator of either Fats, Oil, and Grease (FOG) or Petroleum, Oil, Grease, and Sand (POGS). Per SASD Rules and Regulations (Sections 9A-3 and 9A) your business is required to have a grease or sand/oil interceptor and to properly maintain the interceptor. Grease and sand/oil interceptors help prevent excessive amounts of FOG or POGS from entering your private sanitary sewer line and the wastewater collection system. If unimpeded, FOG and POGS could ultimately cause blockages and sewer backups.

Owner Responsibility: It is your responsibility to keep the interceptor accessible, to utilize Best Management Practices (see attached BMP flier), to keep the interceptor in good working order, and to pump your interceptor at least once every 90 days *at a minimum*. Cleaning intervals may need to change so as not to allow the interceptor's contents to exceed a ratio of FOG/POGS to water greater than 25%.

Pumping contractors must be registered with the State of Colorado, see link below for a list of registered pumpers.

https://www.colorado.gov/pacific/sites/default/files/HM_sw-list-of-waste-grease-transporters.pdf

Observations by SASD: The District's engineering consultant, **Kennedy/Jenks Consultants**, performs regular observations of the businesses within SASD that generate FOG and POGS. As authorized agents of the District, Kennedy/Jenks Consultants' personnel may go upon your property to view your interceptor and/or your business BMPs. New facilities will be observed quarterly for the first year. After the first year, observations are performed a minimum of every six (6) months. If an observation results in a finding that the user has not complied with SASD's interceptor requirements or BMPs, a repeat observation will be performed at your expense (explained below).

Kennedy/Jenks Consultants' personnel may request to review the most recent receipts for the removal and hauling of the materials collected from the interceptor. Businesses/Owners are required to keep records of all maintenance activities for a minimum of three (3) years.

Fees and Charges/Enforcement: Facilities that generate FOG or POGS will be charged an annual fee of \$150 to cover the cost of regular observations. If a regular observation results in a finding of noncompliance with SASD requirements, you will be given a Failure Notice and required to correct any observed noncompliance. Interceptor pumping violations, and/or failures to meet BMP requirements, must be corrected within five (5) calendar days. Interceptor repair violations must be corrected within fifteen (15) calendar days. If your business receives an interceptor Notice of Violation, Kennedy/Jenks will return for a follow-up observation to ensure compliance.

A \$75 charge will be assessed for each follow-up observation due to noncompliance of SASD requirements. In addition, if FOG or POGS accumulation is found downstream of your business, SASD may require you to reimburse the District for cleaning of sewer facilities. Failures to pay the required charges may result in the filing of a lien against the property in which your business is located.

FOG and POGS Prevention: For facilities that generate FOG or POGS, the best way to avoid noncompliance of SASD requirements is to follow BMPs for FOG or POGS control. A copy of BMP requirements is attached, and may also be provided during regular interceptor observations.

For more information regarding operation, maintenance and observation of interceptors, please call Jennifer Chipman, Senior Design Engineer for Kennedy/Jenks Consultants, at 303-985-3636.

Thank you in advance for your cooperation.

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Best Management Practices For Fats, Oil and Grease (FOG) Control

Fats, Oils and Grease (FOG) are food by-products that can severely damage a facility's drain line system as well as the sanitary sewer system. FOG collect and can eventually harden on the inside of the sewer pipes; preventing water from flowing and causing blockages.

Blockages in the sewer cause Sanitary Sewer Overflows (SSOs), dumping raw sewage into streets, lakes, streams, homes and businesses.

The best way to prevent blockages is to keep FOG out of the drain line system. Below is a list of Best Management Practices that will help to prolong the life of your drain line system and reduce the inconvenience and cost of line blockages.

FOLLOW THE DOs AND DON'Ts OF BEST MANAGEMENT PRACTICES

Don't

- **Don't** put grease or fryer oil down any sink or floor drain.
- **Don't** dispose of food or food scraps in sinks.
- **Don't** pour bleach directly down ANY drain. Bleach when used improperly dewaters grease, making it as hard as concrete.
- **Don't** take out sink strainers or drain covers. Empty scraps into trash, not down the drain.
- **Don't** use cleaning chemicals improperly. Follow the instructions on the label, for your safety as well as the safety of the environment.

Do

- **Do** throw all solids including waste food into the garbage.
- **Do** encourage staff to be conservative about use of FOG in food preparation and serving.
- **Do** use ALL cleaning chemicals according to the instructions on the label.
- **Do** use paper towels to soak up oil and grease under fryer baskets and to wipe down work areas. Dispose of the paper towels into the trash.
- **Do** run a LOT of water if you must use the garbage disposal.
- **Do** check all sinks and floor drains for strainers and covers.
- **Do** know the location and operation of all FOG control devices.
- **Do** deposit used fryer oil in the appropriate container.
- **Do** keep dumpster areas clean and free of loose trash.

Questions regarding FOG control?
Call Kennedy/Jenks Consultants at 303-985-3636

May 2016

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Best Management Practices For Petroleum, Oil, Grease, and Sand (POGS) Control

Petroleum, Oil, Grease, and Sand (POGS) are sand, grit, and/or petroleum by-products that can severely damage a facility's drain line system as well as the sanitary sewer system. POGS collect on the inside of the sewer pipes; preventing water from flowing and causing blockages. Blockages in the sewer cause Sanitary Sewer Overflows (SSOs), dumping raw sewage into streets, lakes, streams, homes and businesses.

The best way to prevent blockages is to keep POGS out of the drain line system. Below is a list of Best Management Practices (BMPs) that will help to prolong the life of your sewer service line, and reduce the inconvenience and cost of line blockages.

FOLLOW THE DOs AND DON'Ts OF BEST MANAGEMENT PRACTICES

Don't

- **Don't** pour chemicals, automotive or other commercial/industrial fluids, sludge, or other substances down drains. Collect those items in designated containers.
- **Don't** use cleaning chemicals improperly. Follow the instructions on the label, for your safety as well as the safety of the environment.

Do

- **Do** install mesh screens if you have the potential to discharge debris larger than ½".
- **Do** store raw and hazardous materials and new and used waste fluids away from sanitary sewer floor drains or within secondary containment to reduce the potential for spills to reach the sanitary sewer system.
- **Do** sweep or dry wipe floors prior to floor wash down to ensure that there is no excessive oil or sand entering the sanitary sewer.
- **Do** train all employees on the proper disposal of oils and other wastes into designated containers without spilling. In the event of a spill, employees shall know the location, use, and disposal of absorption products to clean any spills. Washing spills into drains is prohibited.
- **Do** keep all wastes away from doorways or other structural openings to prevent illegal discharges to the sewer system or environment.
- **Do** post signs above all sinks and drainage fixtures prohibiting the discharge of oil and other chemical waste down the drains.

Questions regarding POGS control?
Call Kennedy/Jenks Consultants at 303-985-3636

May 2016

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Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3524
donna.l.george@xcelenergy.com

August 1, 2016

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

Attn: Alex Grimsman

**Re: South Suburban Parks & Recreation Expansion and Replat
Case #s LU-16-00169 and LU-16-00170**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and plat for **South Suburban Parks & Recreation Expansion and Replat**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities throughout the subject property, including the proposed project area.

The property owner/developer/contractor must continue working with **Robyn Larm**, Right-of-Way Agent at 303-716-2043 regarding the processing of any necessary quitclaim deeds and/or additional easements that may need to be acquired by separate document for new facilities.

If the property owner/developer/contractor has already contacted the **Builder's Call Line** at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (register, application can then be tracked) to complete the application process for any new gas or electric service or modification to existing facilities, they must continue to work with 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.

Should you have any questions with this referral response, please contact me at 303-571-3306.

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