ARAPAHOE COUNTY
COLORADO'S FIRST

Public Works and Development
Lima Plaza Campus – Arapahoe Room
6954 S. Lima St., Centennial, CO 80112

REGULAR MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION TUESDAY, JANUARY 5, 2016 @ 6:30 P.M.

GENERAL BUSINESS ITEMS

APPROVAL OF THE MINUTES FROM DECEMBER 1, 2015	**Approved as submitted.**
APPROVAL OF THE 2016 MEETING DATES	**Approved with two alternate dates.**
APPROVAL OF THE 2016 AGENDA POSTING LOCATION	**Approved – public bulletin board in Public Works.**
DISCUSS HOLIDAY / APPRECIATION LUNCHEON	**To be scheduled in February.**

BUSINESS ITEMS

ITEM 1:	**L15-004, Cherry Creek Academy**		
LOCATION:	6260 S Dayton Street, Englewood CO 80111	**VOTE:**	
ACREAGE:	4.45 acres	**6**	**IN FAVOR**
EXISTING ZONING:	R-1 Residential	**0**	**OPPOSED**
PROPOSED USE:	Public Charter School	**1**	**ABSENT**
APPLICANT:	Cherry Creek Academy	**0**	**ABSTAIN**
CASE MANAGERS:	Planner, Jason Reynolds		
REQUEST:	Expand parking lot, relocate playground to the east, convert playfield to artificial turf, remove an existing modular building, and perform some drainage improvements.	☐ **CONTINUED TO:**	
MOTION SUMMARY:	Move to approve the recommendation for additional landscaping to screen homes from the playground	**Date:** _____	

REGULAR ITEMS

ITEM 1:	**P15-007, Copperleaf #12 / Final Development Plan (FDP)**		
LOCATION:	Southeast of the intersection of South Picadilly Street and East Quincy Avenue	**VOTE:**	
ACREAGE:	13.37 acres	**4**	**IN FAVOR**
EXISTING ZONING:	MU-PUD	**2**	**OPPOSED**
PROPOSED USE:	Paired homes at a density of 9.3 units per acre	**1**	**ABSENT**
APPLICANT:	Valerian, LLC on behalf of KB Homes	**0**	**ABSTAIN**
CASE MANAGERS:	Planner, Bill Skinner; Engineer, Spencer Smith		
REQUEST:	Approval of a site plan that accommodates 124 units of paired homes and the associated infrastructure.	☐ **CONTINUED TO:**	
MOTION SUMMARY:	Planning Commission recommended approval with staff findings and conditions. BOCC action required.	**Date:** _____	

ANNOUNCEMENTS:

- **The next regular Planning Commission meeting is scheduled for January 19, 2016.**
- **Planning Commission agendas, Board of County Commissioner agendas, and other important Arapahoe County information may be viewed online at *www.arapahoegov.com* or you may contact the Planning Division at 720-874-6650.**

PLANNING COMMISSION MEMBERS:

Mark Brummel - Present	**Richard Rader - Present**	**Paul Rosenberg, Chair Pro-Tem - Present**
Diane Chaffin - Present	**Jane Rieck - Absent**	**Richard Sall - Present**
Brian Weiss, Chair - Present		

Arapahoe County is committed to making its public meetings accessible to persons with disabilities. Please contact the Planning Division at 720-874-6650 or 720-874-6574 TDD, at least three (3) days prior to a meeting, should you require special accommodations.

MINUTES OF THE REGULAR MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION TUESDAY, DECEMBER 1, 2015

ATTENDANCE	A regular meeting of the Arapahoe County Planning Commission was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code. The following Planning Commission members confirmed their continued qualification to serve: Paul Rosenberg, Chair Pro-Tem; Mark Brummel; Richard Rader; Jane Rieck; Richard Sall, and Diane Chaffin. Also present were: Robert Hill, Senior Asst. County Attorney; Chuck Haskins, Engineering Services Division Manager; Sherman Feher, Senior Planner; Jason Reynolds, Current Planning Program Manager; Julio Iturreria, Long Range Planning Program Manager; Larry Mugler, Demographics Planner; and members of the public.
CALL TO ORDER	Chair Pro-Tem Rosenberg called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.
DISCLOSURE MATTERS	There were no Planning Commission member conflicts with the matters before them.
	GENERAL BUSINESS ITEMS:
APPROVAL OF THE MINUTES	**The motion was made by Ms. Rieck and duly seconded by Mr. Sall to accept the minutes from the <u>November 10, 2015</u> Planning Commission meeting, as amended, to change the word "distrusted" to "distributed" under Consent Agenda Item 1.** **The motion passed unanimously.** **The motion was then made by Ms. Chaffin and duly seconded by Ms. Rieck to accept the minutes from the <u>November 17, 2015</u> Planning Commission meeting, as presented.** **The motion passed unanimously.**
	REGULAR ITEMS:
Item 1:	**L15-003, Creekside Park Improvements / Location & Extent (L&E) – Bill Skinner, Senior Planner, Public Works and Development (PWD)** Mr. Skinner presented an overview of the L&E. He reminded the

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Written minutes are a summary of the meeting and provided as a courtesy only.

	Planning Commissioners (PC) they were the final approval authority for these types of applications. He stated the proposal relocated playground facilities from inside the 100-year floodplain to another location in the same park. He said there were no other changes being requested. He reported the project was being funded through the Homeowner's Association and the Metropolitan District that owned and controlled the park. Mr. Skinner said he had received a letter of no concern from Xcel and no comments from the fire district. He visited the park, which seemed well used. He said staff supported the idea of moving the playground out of the floodplain. It was noted there had been changes to the floodplain with recent studies and the park became part of the 100 year floodplain, as a result. LeSanne Weller, The Architerra Group, 5881 S. Deframe St., Littleton, representing the applicant, Goodman Metropolitan District, said her firm was working on master planning for three parks including Creekside Park. She stated the applicant had applied for an Open Spaces grant through Arapahoe County and were awarded $250,000.00. She said the hope was to start construction in the spring. Ms. Weller reported the primary goal of the project was to move playground equipment outside of the floodplain. She stated they also planned to add improved playground features and amenities. There were discussions related to the size of the park and the flow and screening. Mr. Rosenberg opened the hearing for public comment. Grigoriy Belenkiy, 6112 S Yampa St., stated from his point of view, old playground area and new playground area appeared to be on the same level. He said if a flood occurred in the old area of the park, it would affect new area, too. He reported there was a sport inventory shed in the middle of the area, but no place for it on the new plans. He said it appeared the applicant was expanding the playground to almost twice the size, but neighborhood was getting older. Further, Mr. Belenkiy stated the elementary school changed from year round to traditional. He stated the playground was not used much; mostly just the field for lacrosse. He expressed concern about the HOA funding the project. He thought a better investment would be to fix the creek itself rather than moving things out of the creek. He stated a couple of years ago, they had excavating sand from creek but it hadn't helped. He said many of the trails were still closed. Mr. Belenkiy said the creek was still flooding close to

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	the houses. He stated if the entire neighborhood were to vote, they would probably prefer to fix the creek rather than the playground. He asked to see the new floodplain. There were no further public comments. The public hearing was closed. Mr. Haskins said he didn't have a copy of the floodplain delineation study with him. Further, he stated it was not likely the creek would be moved, but improvements were planned. He reported issues could only be addressed by excavating fill material and adding structures to the creek. Mr. Haskins explained the upper reaches in Centennial needed to be stabilized first, before continuing efforts to the Goodman area. Further, he stated it would cost millions of dollars and it would take years to accumulate that money. He stated the proposed changes would not affect the elevation of the floodplain and perhaps the consultants had more details on the flood elevations. Ms. Weller reported the proposed playground would not be in the floodplain. She pointed out the grading plan and stated there was about a 2 foot difference in elevation. She said Sheet 6 showed the plans for a restroom. They planned to use the storage area behind the restroom for equipment storage. She explained that during the master planning process, they had received a lot of feedback from the neighborhood to add more options for a wider range of children. In trying to offer different features the park size enlarged. Ms. Weller reported having conducted public meetings on the three different parks and that 30-45 people showed up at each of two meetings. Mr. Rader asked about the difference between the existing floodplain/park and the proposed playground. Ms. Weller stated they had to maintain positive drainage while meeting ADA requirements. She stated it was about a 2% slope. **It was moved by Mr. Brummel and duly seconded by Ms. Chaffin to approve Case No. L15-003, Creekside Park Improvements, Location and Extent Plan, as presented.** **The vote was:** **Mr. Rosenberg, Yes; Mr. Brummel, Yes; Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Rader, Yes; Mr. Sall, Yes.**

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STUDY SESSION ITEMS:	
Item 1:	**Four Square Mile Area Discussion – Julio Iturreria, Long Range Planning Manager** Mr. Iturreria and Mr. Mugler presented an overview of proposed changes to the Four Square Mile Sub-Area Plan. Mr. Iturreria reminded the PC they had held an informal discussion last meeting, where the PC directed staff to prepare an amendment to the 4SM sub-area plan for consideration. Mr. Iturreria pointed out the amendment process in Chapter V of the Comprehensive Plan. Mr. Mugler stated staff was proposing to change the designation on the 4SM sub-area plan for an area from 1 du/ac to 1-2 du/ac. He stated there were plans to notify the public in the area and conduct public outreach meetings in January. He said the tentative schedule would be to hold formal public hearings in March of 2016. He said, of the 52 residential parcels, in the area, only 13 parcels were 1 acre or larger. He said 7 parcels were 2 acres or bigger. As a result, only 7 parcels could be subdivided and meet plan requirements. Mr. Mugler said, hopefully, changing the plan would bring the area more into conformity. He said staff felt there was a good reason to proceed; however, they desired to get public input and then come back for a formal amendment. There were discussions related to the notification process and whether or not Arapahoe County should notice the Denver area residents who might be impacted by the amendments. There was a general consensus from the PC that we shouldn't perform too much outreach for Denver, but understood the goal of inclusiveness staff was promoting. It was suggested Arapahoe County notify the Denver Planning Commission of which of their residents would be notified of the planned amendment. There were discussions related to zoning and the difference between the planning documents and zoning categories. It was noted the zoning would remain the same if the plan were changed
ADJOURNMENT	There being no further business to come before the Planning Commission, the meeting was adjourned.

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PLANNING COMMISSION PUBLIC MEETING DATES FOR 2016
Consider for Adoption as 2016 Schedule

The Planning Commission meets on the **first and third Tuesdays of each month at 6:30 p.m*. unless a date is canceled or rescheduled and noticed for an alternate date.*** Following are the first and third Tuesdays of each month in 2016 with notations of any known conflicts that may affect the PC schedule, *as well as noting dates that fall during holiday weeks for individual vacation planning purposes.* Alternate dates listed for consideration assume a Tuesday evening hearing, but another weekday could be selected.

January 5

January 19 *(note: this is the day following Martin Luther King, Jr., holiday)*

February 2

February 16 *(note: this is the day following Presidents' Day holiday)*

March 1 (Reschedule Date) – Democratic Party Caucus; Republican Party Caucus date TBD

Possible alternate dates to March 1:
(February 23 – Purim)
March 8, 22 or 29

March 15

April 5

April 19

May 3

May 17

June 7

June 21 (Alternate Location needed/Admin Building, East Hearing Room reserved – Elections/mid-year voting June 17-30 in Arapahoe Room)

July 5 *(note: this is the day following Independence Day/4th of July holiday)*

July 19

August 2

August 16

September 6 *(note: this is the day following Labor Day holiday)*

September 20

October 4 (Reschedule Date) – Rosh Hashanah Oct 3 and 4; Yom Kippur is Oct 11

Possible alternate dates to October 4:
September 27 (three meetings in September)

October 18 *(note: this date is Sukkot)* **Change location only** – Elections Arapahoe Oct 14-Nov 10; Elections also East Hearing Room Oct 18) – possibly meet at **County Fairgrounds?**

November 1 (Change location only – *Election Day Nov 8*; Arapahoe reserved Oct 14-Nov 10; Elections also East Hearing Room on Nov 1) – possibly meet at **County Fairgrounds?**

November 15

December 6

December 20

MOTION TO ESTABLISH POSTING LOCATIONS FOR 2016

WHEREAS, the Colorado Open Meetings Law, C.R.S. 24-6-402(2)(c), requires that any meeting of a local public body to post any meeting(s) at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be held only after full and timely notice to the public; and

WHEREAS, CRS 24-6-402(2)(C), provides that, in addition to any other means of full and timely notice, a local public body shall be deemed to have given full and timely notice if the notice of the meeting is posted in a designated public place within the boundaries of the local public body no less than twenty-four hours prior to the holding of the meeting and requires the public local public body to designate a place or places for posting such notice at the local public body's first regular meeting of each calendar year.

I HEREBY MOVE THAT that the Arapahoe County Planning Commission designates that notices of all public meetings will be posted at least 24 hours in advance at the following location:

Arapahoe County Public Works and Development
At the Public Works and Development public bulletin board (just inside the front door public entrance)
6924 S Lima St
Centennial, CO 80112

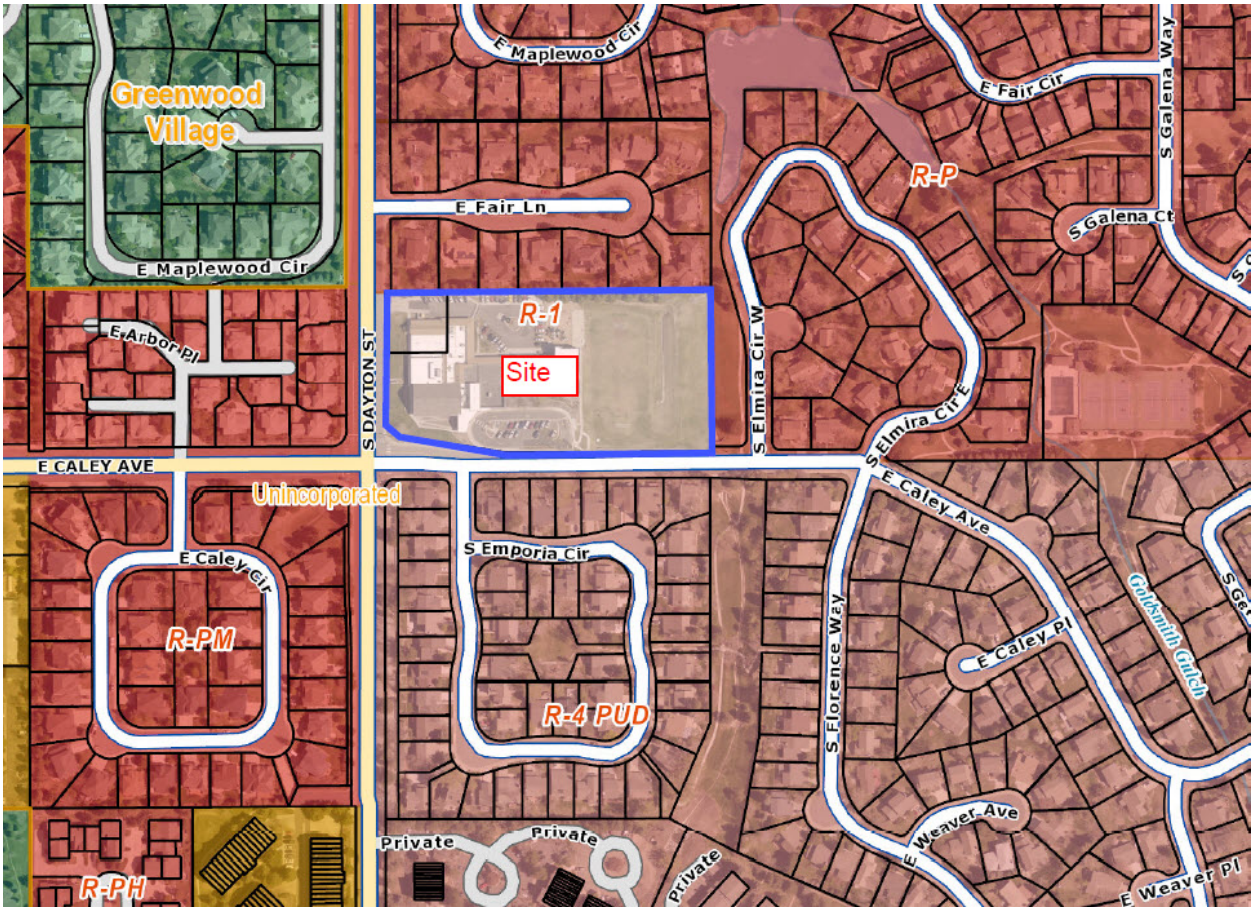
ARAPAHOE COUNTY PLANNING COMMISSION
BUSINESS ITEM
December 15, 2015
6:30 P.M.

SUBJECT: L15-004 – Cherry Creek Academy Playground and Parking Expansion
(Location and Extent case number used for tracking purposes only; this request is not a Location and Extent case. See C.R.S. 22-32-124.)

Jason Reynolds, Current Planning Program Mgr. **December 7, 2015**

LOCATION

Cherry Creek Academy, a charter school which is part of the Cherry Creek School District, is located at the northeast corner of S Dayton Street and E Caley Avenue. The school site is 4.45 acres in area.



Vicinity and Zoning Map

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES

North - Single family detached homes in the Orchard Ridge HOA, zoned R-P (PUD residential).

South - Single family detached homes in the Cherry Creek Farm and Sterling Heights HOA's, zoned R-PM (PUD moderate density) and R-4 PUD.

East - Single family detached homes in the Arapahoe Lake HOA, zoned R-P (PUD residential). The homes are located east of a 50' wide drainage/open space tract and S. Elmira Circle West.

West - Single family detached homes in the Saxony HOA, zoned R-PM (PUD moderate density), are located across S Dayton Street from the school.

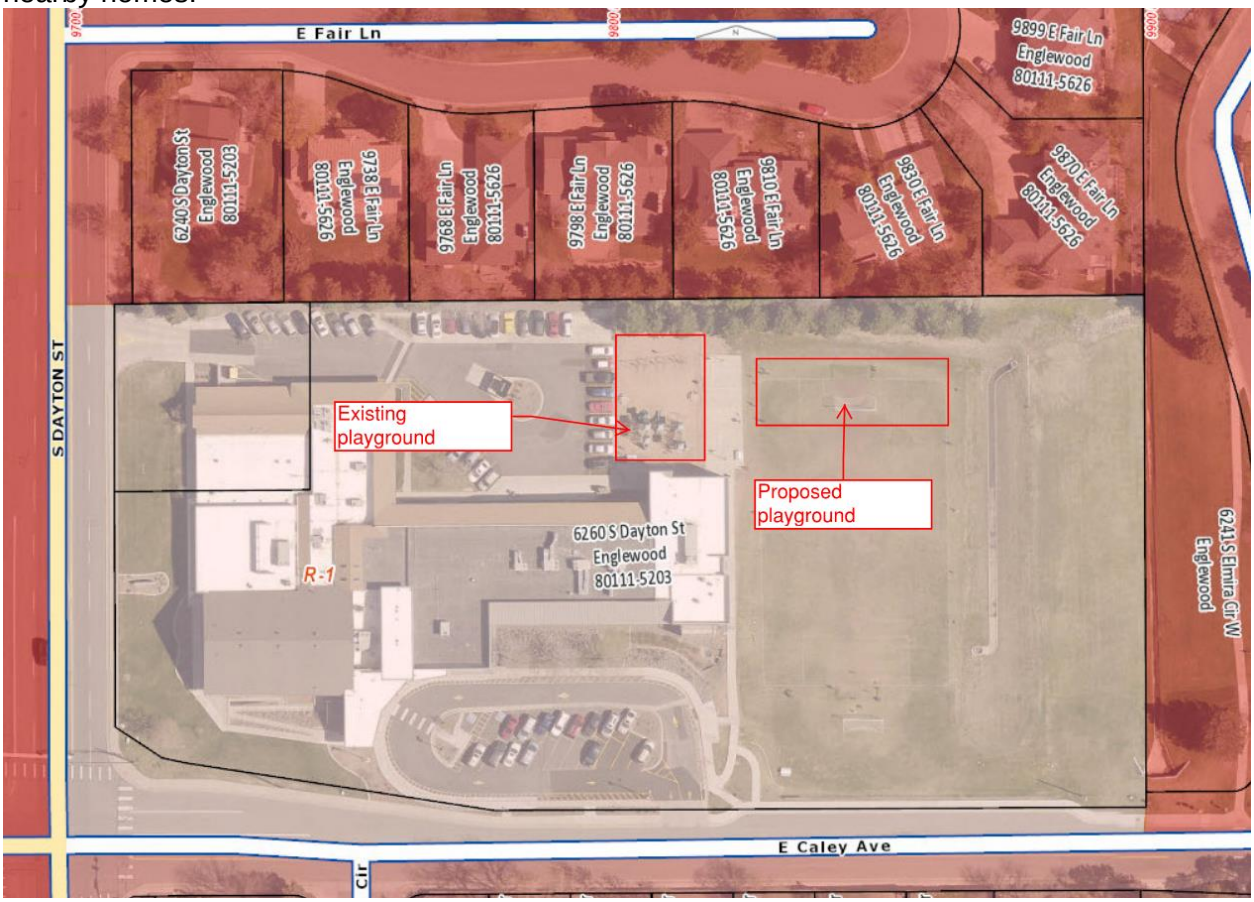
Parking and Playground

View East from Proposed Playground towards Detention

View West from Detention

PROPOSAL

Cherry Creek academy expanding the parking on the north side of their building to the east, relocating the playground to the north end of the play field to accommodate the additional parking, replacing the grass turf with artificial turf, removing a modular classroom, and performing some drainage improvements. The drainage improvements are necessary because the existing grass swale along the north property line has created erosion problems on the eastern portion of the site. The aerial below shows the proposed playground in relation to nearby homes:



BACKGROUND

This site is zoned R-1 Residential. The Board of County Commissioners approved the school use through the special review process in 1997 (case U97-009). In 2009, Cherry Creek Academy provided Arapahoe County with a courtesy plan for a proposed expansion. At that time, a number of residents submitted letters of concern regarding traffic, parking, and drop off issues. On June 16, 2009, the Planning Commission voted to send a request to the Cherry Creek School District requesting that the Board of Education hold a public hearing on the matter. Our records don't indicate that the School District held a hearing.

DISCUSSION

Colorado state statutes limit the County's authority to regulate schools, including public charter schools such as Cherry Creek Academy (C.R.S. 22-32-124). The law requires schools to advise local jurisdictions of their plans and the local jurisdiction's Planning Commission may comment

on those plans; however, the local jurisdiction does not have authority to approve or deny the plans. The Planning Commission may request a public hearing by the Cherry Creek School District Board of Education, if the Planning Commission deems it necessary.

There are a number of mature trees along the north property line. While those trees are currently an effective screen, the lower branches may need to be removed or trimmed, which would reduce their effectiveness. Planning staff reviewed the site plan submittal and recommended that the applicant provide additional shrubs on the north side of the playground and additional trees and shrubs near the 9870 E Fair Lane (the easternmost house). Currently, there is no landscaping near 9870 E Fair Lane. The additional shrubs near the playground could provide screening and noise attenuation.

Referral Comments
Arapahoe County sent referrals to the following groups and agencies:

ARAPCO Planning	Comments have been addressed.
ARAPCO Engineering	No comments on this submittal. The applicant also submitted engineering construction drawings to address the drainage and erosion issues; engineering staff will review those plans for conformance with County engineering standards.
Sterling Heights HOA Saxony HOA Arapahoe Lake HOA Cherry Creek Farm HOA Cherry Creek Neighborhoods Association	HOA letters were mailed on December 3; staff will provide any comments we receive prior to the hearing.
All property owners abutting Cherry Creek Academy on E Fair Lane.	Letters were mailed on December 4; staff will provide any comments we receive prior to the meeting.

RECOMMENDATION

The proposed changes do not affect traffic operations or increase the intensity of uses on the site. The parking lot expansion will provide additional on-site parking, which nearby residents requested in 2009. The changes do shift the playground to the east, which will affect different neighbors to the north. As recommended by Arapahoe County design principles (15-102.08), "particular emphasis will be placed on buffers and determination of optimal placing of landscaping between adjacent uses." As noted above, staff recommends that Cherry Creek Academy install additional shrubs and trees to help with screening and noise attenuation in the new playground location.

DRAFT MOTIONS

Recommend Additional Landscaping:
(*This motion is consistent with the staff recommendation*): With regard to the Cherry Creek Academy proposal, I move to recommend:

1. That the applicant provide additional landscape screening between the relocated playground and properties to the north.

Recommend Board of Education Public Hearing:
(This motion is not consistent with the staff recommendation): With regard to the Cherry Creek Academy proposal, I move to recommend:

1. That the applicant provide additional landscape screening between the relocated playground and properties to the north.
2. That the Cherry Creek School District Board of Education hold a public hearing regarding this proposal.

Continue to Date Certain:
(This motion is not recommended; if the County doesn't provide feedback by December 23 (30 days), per statute we lose our chance to provide that feedback.)
I move to continue the Cherry Creek Academy item to [*date*], 6:30 p.m., to obtain additional information and to further consider the information presented.

Attachments:
Letter of Intent & Site Plan
Letters of Support (and map of locations)

Cherry Creek Academy

A Public School Chartered by Cherry Creek School District

6260 South Dayton Street, Englewood, Colorado 80111
303-779-8988 • FAX 303-779-8817

November 20, 2015

Arapahoe County Public Works & Development
Jason Reynolds, Current Planning Program Manager
Planning Division
6924 S Lima Street
Centennial, CO 80112

RE: Proposed Cherry Creek Academy Playground and Field Improvement

Dear Mr. Reynolds,

Our school, Cherry Creek Academy, is proposing a project within unincorporated Arapahoe County. The project is located at 6260 South Dayton Street, Englewood 80111, at the intersection of Dayton And Cayley, in neighborhood 2075-22-3 & 27-1 & Arap Influence Havana To Jordan, neighborhood code 3634.00, with a legal description of S ½ Sw ¼ Sw ¼ Ne ¼ Ex Th N 115 Ft Of The W 150 Ft & Ex Roads Sec 22-5-67, with a PIN of 033419073 and an AIN of 2075-22-1-00-032. The project includes 4.1400 acres and is currently zoned R-1 School: K-12/Other.

We are proposing a phased project including the following five (5) phases:

Phase 1: Installation of a drainage pipe and filling in the drainage ditch along the north side of the field. Installation of a 12" PVC Storm Sewer, Concrete Forebay, 4' Trickle Channel, Rip-Rap Type M with Type II Bedding and grading as necessary.

Phase 2: Tear out and reinstall existing play structure 3 bay arch swings, 2 square picnic tables, and a single basketball unit in newly designed playground area. Install new playground equipment including a climbing dome, an individual bucket spinner, and a supernova merry-go-round unit. A new basketball court will be installed including two new basketball units on an asphalt surface measuring 30' x 50'.

Phase 3: Conversion of the natural grass field to one made of artificial turf. Remove existing sod and cap sprinklers as necessary. Perform rough-grade and survey for elevation benchmarks. Excavate approximately 3" to 6" of existing soil. Install 6" x 9" curb with established elevations (field slope not

to exceed 1% in any direction except as required for drainage). Install geo-textile fabric, install perimeter drainage, and finish with clean drain rock. Import permeable road-base rock. Laser grade with .25" for planarity and roller compact with 3-ton roller, achieve 95% compaction. Install synthetic grass using heavy duty glue and approved seaming system. Install "soccer" field markings per FIFA international guidelines. Lay turf rolls per seaming diagram and secure using approved methods. Install granulated rubber infill making even passes with field grooming system, insuring level infill distribution in compliance with ASTM HIC and ADA accessibility requirements. Inspect and clean area for final review, seed and repair any existing grass that may be disturbed.

Phase 4: Repurpose old playground area for additional parking. Remove existing ground cover, grade and compact as needed. Lay asphalt in the current playground area and restripe to maximize parking capacity (please see County E-Plan pdf for parking lot striping plan).

Phase 5: Removal of the modular building.

We are working with the following two vendors on this project:

Academy Sports Turf
W. Todd Smith, P.E., LEED-AP
Phone: 303.789.3172
Mobile: 303.419.2369
Email: todd@academysportsturf.com

Summit Recreation
Scott Carlson
Phone: 303.465.2286
Mobile: 303.818.7384
Email: scott@summitrecreation.com

We would like to submit the attached documents for your review and approval by Arapahoe County's Planning Division and we would appreciate your assistance. My contact information is knowak@cherrycreekacademy.org, business phone 303-779-8988 x 245. Thank you in advance for your help.

Sincerely,

Kristin Nowak

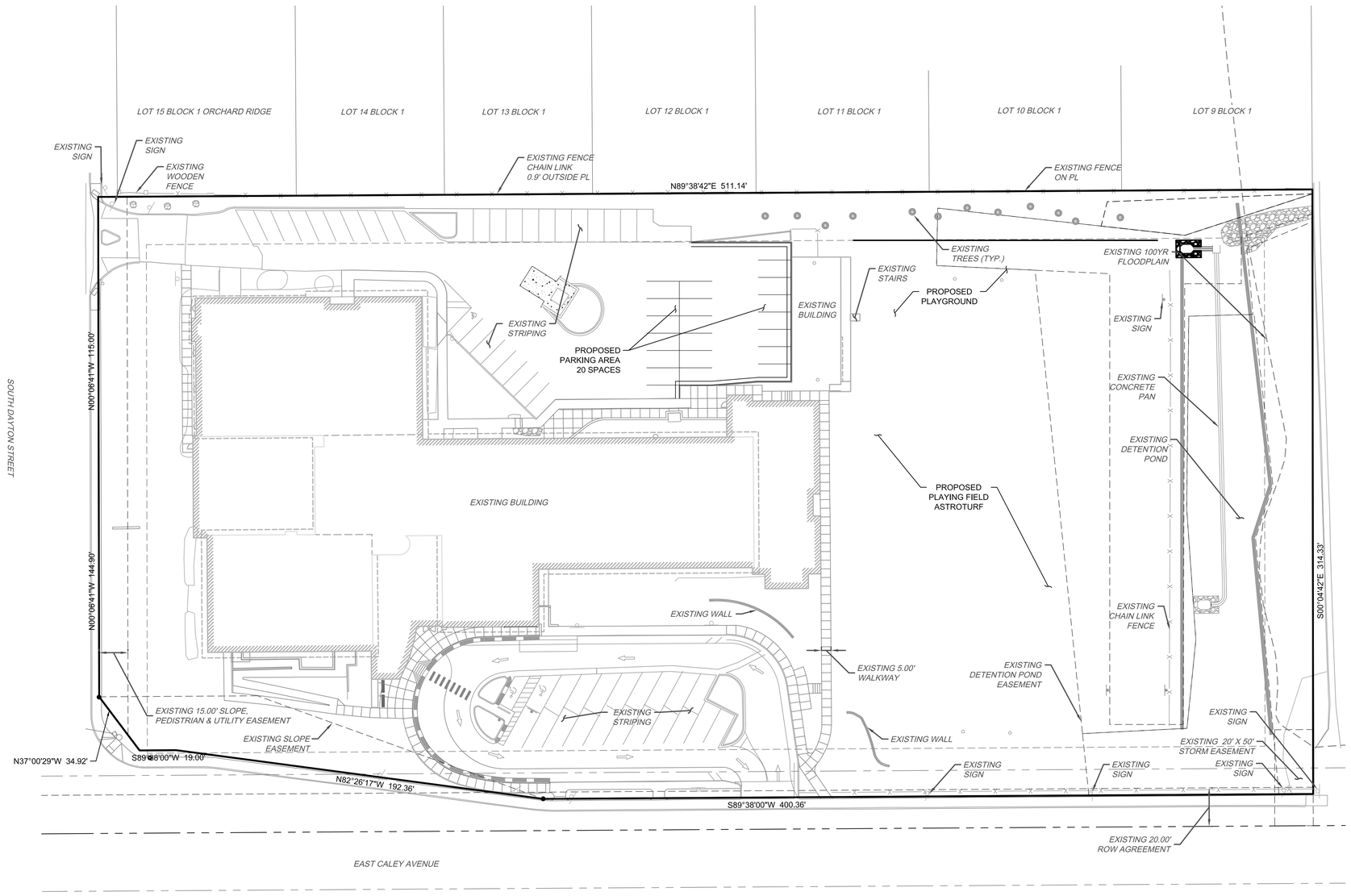
Kristin Nowak
Assistant Business Manager

/kmn
enclosures

CEHRRY CREEK ACADEMY

E-PLAN

IN A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND:

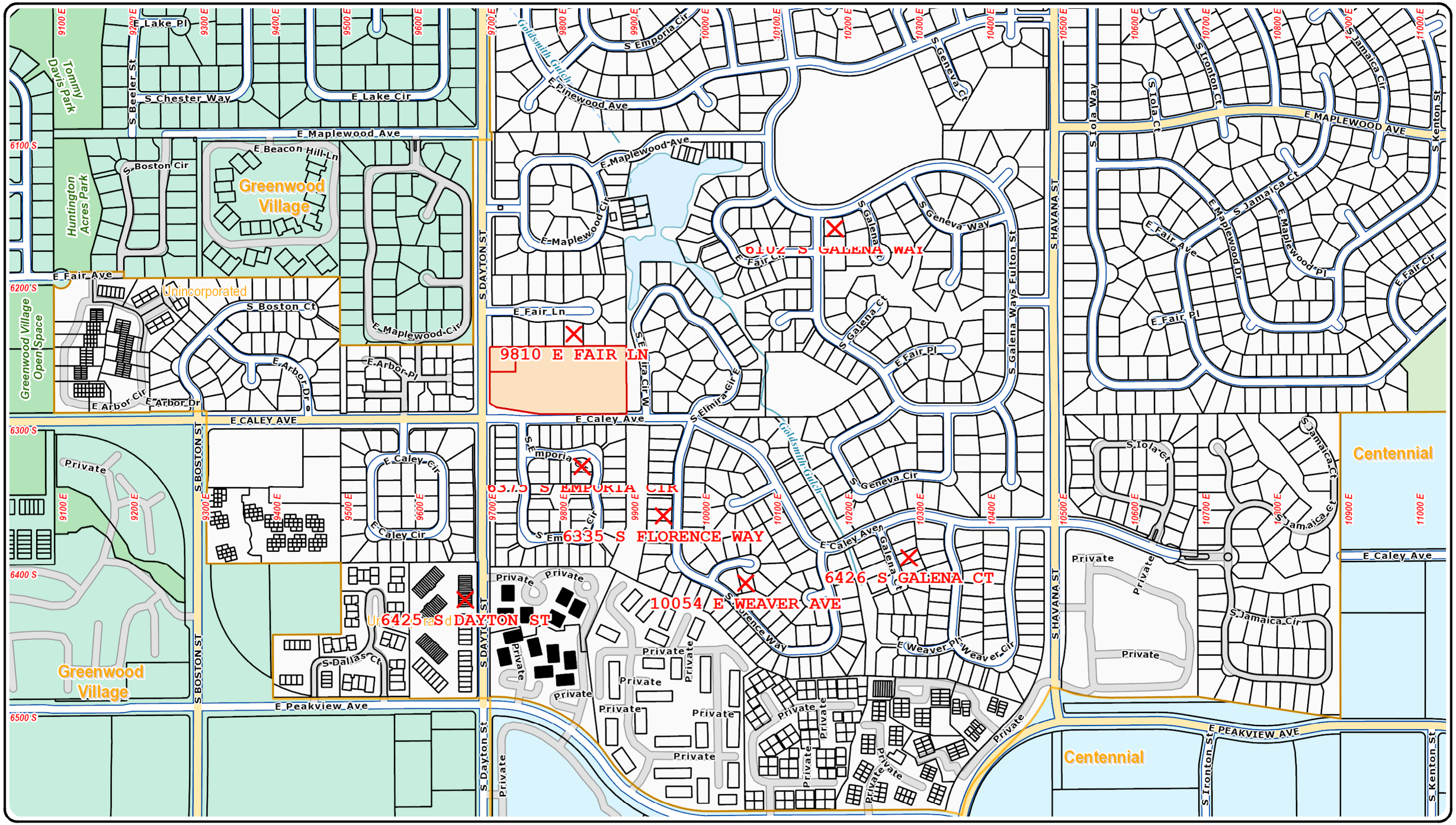
- PROPERTY LINE
- EXISTING CURB & GUTTER
- SECTION LINE
- WOOD/CHAIN FENCE
- EXISTING EASEMENT
- BUILDING FOOTPRINT
- EXISTING TREE
- EXISTING SIDEWALK

0 15 30 60

SCALE: 1" = 30'
ORIGINAL GRAPHIC SCALE

JANSEN STRAWN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

JANSEN STRAWN
CONSULTING ENGINEERS
45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
F.303.561.3339



Cherry Creek Academy Letters of Support

Scale inserted here by ArapaMAP

0 195 390 780 1,170 1,560 Feet

N W E S

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Map Generated On: 11/24/2015

Generated by Arapahoe County's ArapaMAP

Map Location

v 1.0

The Bleck and Sung Family

9810 East Fair Lane

Englewood, CO 80111

November 4, 2015

Re: Proposed Playground Relocation and Field Improvement for Cherry Creek Academy

I, Bob Bleck, neighbor of Cherry Creek Academy (CCA) located at 6260 South Dayton Street, Englewood, CO 80111 would like to express my support of CCA's proposed playground relocation and field project. I attest I have no objection to the project.

Signed:

Jason Reynolds

From: Kristin Nowak <knowak@cherrycreekacademy.org>
Sent: Friday, November 20, 2015 12:59 PM
To: Jason Reynolds
Subject: Fwd: Playground Relocation Support

Follow Up Flag: Follow up
Flag Status: Flagged

Here is our last (7th) letter of support that came in via email.

Thank you again.

---------- Forwarded message ----------
From: **Suzanne Smith** <ssmith@cherrycreekacademy.org>
Date: Fri, Nov 20, 2015 at 12:57 PM
Subject: Fwd: Playground Relocation Support
To: Kristin Nowak <knowak@cherrycreekacademy.org>, Furtado Joseph <furtadoj@zachrygroup.com>

Here's a letter of support from the Furtado family!

Suzanne

Suzanne Smith
Cherry Creek Academy
Assistant Principal &
Technology Director
www.cherrycreekacademy.org
303-779-8988 x250

"Motivated students and responsible parents working together with exemplary teachers for excellent education."

---------- Forwarded message ----------
From: **Furtado, Joe** <FurtadoJ@zachrygroup.com>
Date: Fri, Nov 20, 2015 at 9:56 AM
Subject: Playground Relocation Support
To: "ssmith@cherrycreekacademy.org" <ssmith@cherrycreekacademy.org>
Cc: "Furtado, Rebecca" <FurtadoR@zachrygroup.com>

To whom it may concern,

My name is Joe Furtado. I live at 6425 S. Dayton St. #107, Englewood, CO 80111, approximately two blocks from Cherry Creek Academy.

My wife and I would like to express our support for the relocation of the school playground, from its current location to the proposed location at the north end of the school field.

Thank you,

Joe Furtado

Joseph E Furtado, Jr., P.E.
Design Engineer, Instrumentation & Controls

Zachry Engineering Corporation
101 W. Colfax Ave, Suite 500
Denver, CO 80202

FurtadoJ@zachrygroup.com
Office: (303) 928-4612
Fax: (303) 928-4366
www.ZachryGroup.com

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Kristin Nowak

Cherry Creek Academy
Business Office
6260 South Dayton Street
Englewood, CO 80111
Phone: (303) 779-8988 ext. 245
Fax: (303) 779-8817
Email: KNowak@CherryCreekAcademy.org

"Motivated students and responsible parents working together

with exemplary teachers for excellent education."

Meredith Quarles
10054 E Weaver Ave
Englewood CO 80111

November 11, 2015

Re: Proposed Playground Relocation and Field Improvement for Cherry Creek Academy

I, _Meredith Quarles_____, neighbor of Cherry Creek Academy (CCA) located at 6260 South Dayton Street, Englewood, CO 80111 would like to express my support of CCA's proposed playground relocation and field project. I attest I have no objection to the project.

Signed:

Meredith Quarles

Family Name Shokhrin

Address 6426 S. Galena Ct
Englewood, CO 80111

Date 11/10/15

Re: Proposed Playground Relocation and Field Improvement for Cherry Creek Academy

I, Irina Shokhrin, neighbor of Cherry Creek Academy (CCA) located at 6260 South Dayton Street, Englewood, CO 80111 would like to express my support of CCA's proposed playground relocation and field project. I attest I have no objection to the project.

Signed:

I Shokhrin

Scott Slobin

6375 S. Emporia Circle

Englewood, CO 80111

November 13, 2015

Re: Proposed Playground Relocation and Field Improvement for Cherry Creek Academy

I am a neighbor of Cherry Creek Academy located at 6260 South Dayton Street, Englewood, CO 80111. My name is Scott Slobin. I would like to state that I have no problems with the school's proposed playground and field project.

Signed: Scott Slobin

Todd Krier

6102 S. Galena Way
Englewood, CO 80111

November, 13, 2015

Re: Cherry Creek Academy Proposed Playground Relocation and Field Improvement

To whom it may concern:

It is my understanding that Cherry Creek Academy, a K-8 public charter school at S. Dayton St. and E. Caley Ave., has proposed a project to improve their field and relocate their playground. I would like to express my support of both the school and their playground/field improvement project.

Sincerely,

Todd Krier

Ballard Family

6335 South Florence Way

Englewood, CO 80111

November 15, 2015

Re: Proposed Playground Relocation and Field Improvement for Cherry Creek Academy

I am a neighbor of Cherry Creek Academy located at 6260 South Dayton Street, Englewood, CO 80111. My name is Jennifer Ballard. I would like to state that I have no problems with the school's proposed playground and field project.

Signed:

Jennifer Ballard

ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
January 5, 2015
6:30 P.M.

SUBJECT: P15-007 – COPPERLEAF FILING NO. 12 FDP

Bill Skinner, Senior Planner **December 23, 2015**

LOCATION

The Copperleaf No. 12 development site is located at the southeast of the corner of E Quincy Avenue and S Piccadilly Street. This location is in in Commissioner District No. 3.

Vicinity Map

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES

North - Single family detached lots and commercial pad sites that are in the City of Aurora.

South - Undeveloped land existing within the confines of the approved Copperleaf PDP. More specifically, Copperleaf MU-PUD, Parcel I (SFD-3)

East - Undeveloped land existing within the confines of the approved Copperleaf PDP. More specifically, Copperleaf MU-PUD, Parcel M, (Towne Centre)

West - Undeveloped land existing within the confines of the approved Copperleaf PDP. More specifically, Copperleaf MU-PUD, Parcel L (Neighborhood Commercial)

PROPOSAL

This application proposes to develop the southern half of county assessor's parcel number 2073-12-2-01-001. There is a concurrent plat application under review would plat this land as a separate legal lot. If approved, the newly created lot would consist of 12.26 acres (after dedications) located southwest of the intersection of E Quincy Avenue and S Picadily St. The most recent County sponsored aerial photographs taken in 2014 show the property to be vacant.

The subject lot would is currently owned by SQH Residential Investors Inc, Ownership would transfer to KB Homes prior to development. This FDP application proposes a site plan which includes provisions for 124 paired home residential units and supporting infrastructure. A concurrent final plat, case number P15-006 proposes creating the overall lot as well as subdividing the property into individual fee simple lots and tracts supporting 62 duplexed buildings that will contain a total of 124 units at an net density of 10.1 units per acre. The proposed density complies with the underlying Copperleaf PDP MU-PUD, Use Area Parcel M-1 that allows up to 12.6 dwelling units per acre.

BACKGROUND

The property is currently zoned MU-PUD, Use Area Parcel M-1. This zoning was put in place with the original Copperleaf PDP, and most recently amended with the 4th amendment to the Copperleaf PDP, known as case no. A15-010.

There is a concurrent final plat application on file with the County. This final plat (case number P15-006), if approved, would subdivide the property into the lots and tracts shown on the P15-004 FDP being considered by the Planning Commission at this time. Final Plats are not reviewed by the Planning Commission. Final Plats are reviewed and approved by the Board of County Commissioners. Approval of the P15-006 final plat will be contingent on approval of the P15-007 FDP. The P15-006 final plat has been reviewed and is ready to be finalized pending a positive outcome of this FDP application.

DISCUSSION

Analysis of the P15-007 FDP application

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) review of pertinent zoning regulations; and 3) local background activity; 4) analysis of referral comments.

1. The Comprehensive Plan

The Arapahoe County Comprehensive Plan (Comp Plan) designates this site as "Urban Residential". Urban Residential areas are anticipated to have "*residential development that is supported by neighborhood commercial centers with locally oriented shops and services typically including grocery stores, retail shops, convenience stores, personal and business services, offices, community facilities, and other uses designated to serve the local area*." This plan proposes 124 homes within 1/4-mile of commercial uses such as grocery stores, neighborhood commercial/retail services, and childcare facilities located in at the Tallgrass Commercial Center located just north of the intersection of E Quincy Avenue and S Piccadilly Road. The applicant's proposal for a paired home residential development meets the direction provided by the Comp Plan.

The ultimate configuration of this area and the exact mixture of single family detached and attached homes is not been finalized at this time, but given the single family detached nature of the home that have been built at Copperleaf to date, the incorporation of some attached single family homes will provide some diversity in housing types. In this regard, this proposal is

aligned with the goals of *Policy NH 1.2 – Promote a Diversity of Housing types in Growth Areas Countywide* and *Policy NH 3.1 – Support New Affordable Housing Opportunities and Retain Existing Affordable Housing in Growth Areas*, as set forth in the Comprehensive Plan.

2. Land Development Code Review

Section 13-100, Planned Unit Development (P.U.D.) of the Land Development Code, states that "the P.U.D. process is intended to prevent the creation of a monotonous urban landscape by allowing for the mixture of uses which might otherwise be considered non-compatible, through the establishment of flexible development standards", provided said standards:

a. *Recognize the limitations of existing and planned infrastructure, by thorough examination of the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.*

   The site is located adjacent to S Picadily Street, roughly 800 feet south of E Quincy Avenue. Both of these roadways provide automobile access to the greater metro area roadway network. RTD bus service is available on E Quincy Avenue.

   The Engineering Services Division has evaluated the proposal in light of the existing and proposed infrastructure and has determined that it is adequate to support the proposed use.

   The applicant has proposed a modified local street section for the public roadway (E. Radcliff Ave.) within the project. The proposed modified section narrows from the standard 34' FL-FL width to 24' FL-FL in three locations. The purpose of the narrowed sections is to allow for on-street parking on both sides of the roadway and act as a traffic calming measure to slow traffic through the site. The applicant met with the County's Technical Review Committee (TRC) and was able to work out a couple of issues/concerns that staff had. TRC has approved of the design conceptually.

   The applicant also requested that the County allow a modified private roadway section within the project that is the same as what had previously been approved for the Parkside Villas projects. The County had told the applicant that the same private roadway section would be approved for this project, but that a variance request would still need to be submitted so that it could be approved by TRC for this project. Condition of approval no. 1 in this staff report provides a provision for additional minor modifications to the plans as they are finalized, and directs the applicant to address staff concerns before the County will sign the official document of record. The aforementioned variance process can be accommodated under this conditional of approval.

   The applicant reports that water, sewer, storm drainage utilities are present in the adjacent right of ways. They indicate the proposed development will be able to connect to these utilities as needed. None of the utility providers contacted through the external referral process expressed concerns about serving the project.

b. *Assure compatibility between the proposed development, surrounding land uses and the natural environment.*

This site is currently surrounded by undeveloped land. The subject property, and the surrounding properties are all under the auspices of the Copperleaf PDP. This continuity in zoning should provide ample opportunities to coordinate activities occurring on the various individual properties as they develop.

In addition to the residential properties, there are some businesses and places of worship, schools, and child care providers in the surrounding area.

The natural environment has been thoroughly subjugated by agricultural activities and over lot grading and no longer exists in this area with the exception of the unnamed Creek Corridor which is approximately 1800 feet southwest of the site at its closest point. While this creek corridor has been impacted as the urban environment extends into the areas around the creek, the creek alignment remains largely unaltered.

c. *Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, park, and libraries.*

The Copperleaf PDP includes provisions for dedicated school sites within the confines of the PDP.

The proposal as submitted can be served by existing public and emergency services as evidenced by referral agency responses.

d. *Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another.*

The proposal is located in close proximity to employment and retail centers. The closest example of these services is the Tallgrass Commercial Center located 1/8-mile north of the site at the intersection of E Quincy Avenue and S Piccadilly Road.

e. *Ensure that public health and safety is adequately protected against natural and man-made hazards, which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.*

The proposal adequately protects against natural and man-made hazards as evidenced by the Arapahoe County Engineering Services Division Report and referral agency responses.

f. *Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking and thoroughfare connections are all factors to be examined when determining the accessibility of a site.*

The Arapahoe County Planning and Engineering Services Divisions, in unison with affected referral agencies, have evaluated the accessibility of the proposal and have determined that it provides adequate on-site circulation. The sidewalks that are part of the local roadway network provide pedestrian access. This development will connect to an existing sidewalk on S. Picadily Street, providing an accessible pedestrian connection to

the Tallgrass Commercial Center. Additionally, the applicant or master developer will be required to complete the sidewalk connection along the east side of S Picadily Street to E Radcliff Parkway as part of this project. The connection will provide an accessible route from these paired homes to the Mountain Vista Elementary School.

g. *Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.*

   No significant physiographic features exist on or adjacent to this site.

h. *Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.*

   The Copperleaf PDP sets a 20% minimum open space requirement. This FDP seeks approval of a plan that includes 30% opens space. This exceeds the minimum open space required by the underlying PDP.

   Given the type and style of the proposed buildings and given that this site exists on neither a particularly high, nor a particularly low point, impacts to mountain views will be typical of residential development occurring in this area. This development proposal precedes applications for development immediately east of this site, and so will not impact views from existing homes adjacent to the site as none exist as of the date of this report.

i. *Enhance the usable open spaces in Arapahoe County, and provide sufficient unobstructed open spaces and recreational areas to accommodate a project's residents and employees.*

   The proposed development exceeds the underlying Copperleaf PDP requirement for 20% open space to be provided exclusive of public rights-of-way and detention areas. Recreational open space needs are provided for in the common open spaces, park sites, and the rec center provided in the larger Copperleaf development.

The FDP criteria stated above, must be addressed prior to approval of a FDP request, and are intended to provide clarity of purpose and direction for applicants, neighbors, concerned citizens, and Arapahoe County decision-makers. As discussed, the proposed FDP meets the criteria.

3. <u>Local Background Activity</u>

The properties surrounding the subject property are vacant. As of the date of this report, no applications have been submitted to the County for their development. The most significant and closest development activity is the continuing development of the Tallgrass Commercial Center located 1/8 to 1/4 miles northwest of the site.

4. Referral Comments

Comments received during the referral process are as follows:

Arapahoe County Planning	Comments have been addressed
Arapahoe County Engineering	Comments have been addressed
Arapahoe County Building Dept	No comment
Arapahoe County Mapping	Comments have been addressed
Arapahoe County Open Space	No comment
Arapahoe County Zoning	Comments have been addressed
Arapahoe County Assessor- Residential	No comment
Arapahoe County Sheriff / Crime Prevention	No response
Architectural Review Committee (Copperleaf)	No response
Arapahoe County Library	Requests a share of monies collected in lieu
City of Centennial	No response
City of Aurora	No response
U S Post Office	No response
Arapahoe Park & Rec Dist	No response
Cherry Creek Schools Dist 5	No response
Cunningham Fire Protection District	Technical direction in an attached letter
Tri-County Health	No response
Conservation District	No response
CDOT / State Highway Dept	No response
E-470 Authority	All new development is subject to 470 expansion fees, 470 authority is not responsible for noise mitigation
RTD	No response
CenturyLink	No response
XCEL Energy	No response
Colorado Division of Water Resources State Engineer	A water plan will have to be provided (this is a recommended condition of approval)
SEMSWA	Comments are being addressed
Urban Drainage	No response
Saddlerock Highlands HOA	No response
Copperleaf HOA	No response

STAFF FINDINGS

Staff has visited the site and reviewed the plans, supporting documentation, referral comments, and citizen input in response to this application. Based on the review of applicable policies and goals, as set forth in the Comp Plan, review of the development regulations, and analysis of referral comments, our findings include:

1. The proposed FDP conforms to the overall goals and intent of the Arapahoe County Comp Plan in regards to the policies set forth in those plans.

2. The proposed FDP complies with the process and review criteria outlined in Chapter 13-100, PUD of the LDC.

(findings continue on next page)

3. The proposed FDP is in substantial conformance with the proposed underlying Copperleaf PDP and subsequent amendments.

RECOMMENDATION

Considering the findings and other information provided herein, staff recommends approval of Case No. P15-007, Copperleaf No. 12 FDP subject to the following conditions:

1. Prior to County signature of these plans, the applicant agrees to address County comments and concerns, as outlined in this report, including all attachments.

DRAFT MOTIONS

Recommend Conditional Approval:

(This motion is consistent with the staff recommendation): In the case of P15-007, Copperleaf No. 12 FDP, the Planning Commissioners have read the staff report and received testimony at the public hearing and find ourselves in agreement with staff findings 1 through 3, including all plans and attachments as set forth in the staff report dated December 23, 2015 and recommend approval of this application, subject to the following conditions:

1. Prior to County signature of these plans, the applicant agrees to address County comments and concerns, as outlined in this report, including all attachments.

2. Prior to County signature of these plans, the applicant agrees to provide proof of a water plan that has been accepted by the Colorado Division of Water Resources.

Recommend Denial:

(This motion is not consistent with the staff recommendation): In the case of P15-007, Copperleaf No. 12 FDP, the Planning Commissions have read the staff report dated December 23, 2015 and received testimony at the public hearing. Based on the information presented and considered during a public hearing, we recommend denial to the Board of County Commissioners based on the following findings:

a. *State new findings as part of the motion.*

b. *…*

Continue to Date Certain:

In the case of P15-007 – Copperleaf No. 12 FDP, I move to continue the hearing to [*date*], 6:30 p.m., to obtain additional information and to further consider the information presented.

Attachments:
Application & Exhibits
Engineering Staff Report
Referral Comments
Neighborhood Meeting Information

Arapahoe County
Colorado's First

Public Works and Development
6924 S. Lima Street
Centennial, Colorado 80112
Phone: 720-874-6650 FAX 720-874-6611
www.arapahoegov.com

Land Development Application Formal

Form must be complete

Land Development Application material received after 2pm shall be date stamped as received the following working day.

APPLICANT/REPRESENTATIVE: KB Home Colorado/ Chadwick Land Use Entitlements	ADDRESS: 7807 E. Peakview Ave, Suite 300 Centennial, CO 80111 PHONE: 303-809-1197 FAX: EMAIL: mike@chadwickplanning.com	SIGNATURE: NAME: Mike Chadwick TITLE: Principal Planner
OWNER(S) OF RECORD: SQH Residential Investors, INC.	ADDRESS: C/O Centre Communities 7100 E. Belleview Ave, Suite 310 Greenwood Village, CO 80111 PHONE: 303-573-0066 FAX: EMAIL: daniel@centregrp.com	SIGNATURE: NAME: Richard Frank TITLE: Vice President
ENGINEERING FIRM: Innovative Land Consultants, Inc.	ADDRESS: 12071 Tejon Street, Suite 470 WEstminster, Colorado 80234 PHONE: 303-421-4224 FAX: EMAIL: tess@innovativelandinc.com	CONTACT PERSON: Tess Hogan

Pre-Submittal Case Number: Q15-050 Pre-Submittal Planner: B. Skinner Pre-Submittal Engineer: S. Smith

Parcel ID no. (AIN no.)	2073-12-2-01-001
Address:	NA
Subdivision Name & Filing:	Copperleaf Filing 2 (Lot M1)

	EXISTING	PROPOSED
Zoning:	MU-PUD	MU-PUD
Case/Project/Subdivision Name:		Q15-050/Copperleaf Filing No. 12
Site Area (Acres):	582,411 SF (13.37 AC)	582,411 SF (13.37 AC)
Floor Area Ratio (FAR):		
Density (Dwelling Units/Acre):	12.6 DU	9.3 DU
Building Square Footage:		
Disturbed Area (Acres):	N/A	
Related Case Numbers: (Final/Preliminary Development Plan, Rezoning, and/or Plat)	Z13-009, P05-013	A15-010

CASE TYPE

	1041- Areas & Activities of State Interest		Location & Extent		Preliminary Development Plan		Special District/Title 30
	1041- Areas & Activities of State Interest – Use by Special Review		Location & Extent – Major Amendment		Preliminary Development Plan – Major Amendment		Special District/Title 32
	Comprehensive Plan		Master Development Plan		Preliminary Plat		Street Name Change
X	Final Development Plan		Master Development Plan – Major Amendment		Replat - Major		Use by Special Review
	Final Development Plan – Major Amendment		Minor Subdivision		Rural Cluster		Use by Special Review – Major Amendment
	Final Plat		Planned Sign Program		Rezoning Conventional		Use by Special Review – Oil & Gas
	Land Development Code Amendment		Planned Sign Program – Major Amendment		Rezoning Conventional – Major Amendment		Vacation of Right-of-Way/Easement/Plat

THIS SECTION FOR OFFICE USE ONLY

Case No:	P15-007	Planning Manager:	Bill	Engineering Manager:	Spencer
Planning Fee:	(Y) N $ 500	Engineering Fee:	(Y) N $ 5,000.		

RECEIVED
SEP 21 2015
ARAPAHOE COUNTY
PLANNING DIVISION

This application shall be submitted with all applicable application fees. Submittal of this application does not establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.

September 4, 2015

Arapahoe County Planning Division
6924 S. Lima Street
Centennial, CO 80112

RE: Letter of Intent – Copperleaf Filing No. 12 Final Development Plan / Final Plat

Dear Public Works and Development:

Our company, Valerian LLC, on behalf of South Quincy Residential Developers (Owner) and KB Home Colorado (Contract Purchaser) is proposing a project within unincorporated Arapahoe County. The project is located southeast of the intersection of South Picadilly Street and East Quincy Avenue, more specifically Lot 1, Block 2 of Copperleaf Filing No.2, Parcel M-1. Parcel ID 2073-12-2-01-001, Reception Number B5095026. The project includes 19.513 acres (849,989 square feet) and is currently zoned MU-Mixed Use.

KB Home Colorado (KB) is currently interested in pursuing the purchase and development of the southern portion of the above mentioned parcel. The portion includes 13.37 acres (582,411 square feet) of the total 19.513 Acres. KB and its development team have conducted an analysis of the site and believe that they have developed a site plan that adheres to County policy, zoning and development standards, is compatible with the adjoining neighborhoods, and meets KB's project objectives.

Project Detail:

1. 124 Paired Homes (62 Buildings) – Alley loaded, two-story homes on lots sizes of 2,000 sq. ft. (0.05 Ac.) or more, constructed as 'for sale' products with attached two-car garages.

2. 9.3 Units per Acre

3. 6 Floorplan Options - Plans are based on previously successful KB Home neighborhoods within Arapahoe County and the surrounding areas and provide size options to future homeowners from 1,494 sq. ft. up to 1,928 sq.ft. of livable space.

4. Project Amenities – approximately 30% common open space shall be provided. This area meets the outlined open space requirement, and allows for abundant and safe pedestrian access from the homes to the public right-of-way, parking areas and open spaces. This area is evenly dispersed throughout the property providing access for all residents.

5. Compatible with surrounding neighborhoods

6. Vehicular Circulation – Access will be off of Picadily Street with a 36' wide public street within a 50 foot ROW which provides access to adjacent parcel M-2 to the east. Garage access shall be via internal private alleys, which will be a 26' width within a 30 foot wide tract.

7. Infrastructure – incorporate into the previously approved and/or constructed community infrastructure

8. Adhere to all safety access requirements – Pedestrian, vehicular and emergency vehicle requirements.

Project objectives:
The objective of this proposal is to allow the applicant the ability to develop these 13.37 acres into a unique and vibrant single-family attached community. Copperleaf parcel M-1 will be an outstanding and welcome addition to the County and Copperleaf community, offering its residents an attractive, high quality neighborhood in which to live and visit, as well as aid in diversifying the County's and Copperleaf community's residential complexion. We thank you in advance for consideration of this proposal and welcome any questions or comments you may have.

Very Sincerely,

Paul McMahon, PLA
Valerian llc.

cc: Doug Shelton, KB Home Colorado
Mike Chadwick, Chadwick Land Use Entitlements
Tess Hogan, Innovative Land Consultants, Inc.
Richard Frank, South Quincy Residential Investors, Inc.
Daniel Frank, South Quincy Residential Investors, Inc.

Planning Commission Summary Report

Date: December 23, 2015 SMS

To: Arapahoe County Planning Commission

Through: Bill Skinner
Planning Division, Case Planner

Through: Chuck Haskins, PE
Engineering Services Division, Manager

From: Spencer M. Smith, PE
Engineering Services Division, Case Engineer

Case name: P15-007 – Copperleaf #12 FDP

Purpose and Recommendation
The purpose of this report is to communicate the Engineering Staff findings, comments, and recommendations regarding the land use application identified above.

Engineering Staff has reviewed the land use application and has the following findings:

1. The project accesses Picadilly Road on the west and will connect to future development to the east (that will ultimately connect through to Copperleaf Blvd.). Picadilly Road Right-of-Way improvements will include a 10' detached sidewalk.

   The applicant has proposed a modified local street section for the public roadway (E. Radcliff Ave.) within the project. The proposed modified section narrows from the standard 34' FL-FL width to 24' FL-FL in three locations. The purpose of the narrowed sections is to allow for on-street parking on both sides of the roadway and act as a traffic calming measure to slow traffic through the site. The applicant met with the County's Technical Review Committee (TRC) and was able to work out a couple of issues/concerns that staff had. TRC has approved of the design conceptually.

   The applicant also requested that the County allow a modified private roadway section within the project that is the same as what had previously been approved for the Parkside Villas projects. The County had told the applicant that the same private roadway section would be approved for this project, but that a variance request would still need to be submitted so that it could be approved by TRC for this project.

2. Stormwater detention and water quality for the site is incorporated into the existing Picadilly Pond located west of the site. Storm runoff will be routed to an existing storm sewer stub at the southwest corner of the site and conveyed to the existing water quality/detention pond.

Engineering Staff is recommending the land use application(s) favorably subject to the following conditions:

1. Applicant addresses all Arapahoe County Engineering Services Division comments.
2. Applicant obtains all necessary approvals and permits.
3. Applicant enters into an SIA and provides collateral to the County for all public improvements associated with the project.

Cc: Case File: P15-007

Response To Comments

12/15/2015

To: Bill Skinner, Arapahoe County Planning
Spencer Smith, Arapahoe County Engineering

From: Paul McMahon, Valerian llc.

Project: Copperleaf Filing 12

CC: Mike Chadwick, Chadwick Land Use Entitlements
Tess Hogan, Innovative Land Consultants Inc.
Derek Brown, Aztec Consultants, Inc.

Subject: Phase II – Referral Comments (Case #'s P15-006 & P15-007)

The following is the responses to the comments for the Phase II Referral submittal of the Copperleaf Filing 12 Final Development Plan and Replat. Comments dated November 30th, 2015:

Engineering Services Division - Staff Report

GENERAL INFORMATION

1. Applicant did not submit payment for ESD review fees as required with the Phase II submittal Drainage Report-$500, CD's-$1,500, Traffic Letter Amendment-$250). ESD will not move forward with review or approval of the FDP until review fees are paid.
   R: Comment noted and receipt for payment of fees for submitted reports has been provided to ESD Staff. GESC and Pavement design review fees will be paid at time of submittal.

2. Repeat comment. Applicant will need to submit a variance/waiver request for all proposed criteria variances. There are variances from private street criteria and the E. Radcliffe Ave. section is not a typical County street section that will need to be discussed with and approved by our Technical Review Committee. This was discussed during the presubmittal meeting for the project.
   R: Comment noted. No variances are being requested with this submittal. Design team informally met with TRC on 12-9-2015 and adjusted street section per TRC direction provided in that meeting.

FINAL DEVELOPMENT PLANS

3. Show a street section for the neckdowns on E. Radcliffe.
   R: Typical section of the neckdowns at E. Radcliff Avenue has been added to Sheet 3.

4. Coordinate sign/light pole locations. There is a conflict at the E. Radcliffe/Picadilly intersection.
   R: Comment noted and light pole relocated accordingly, see plans for location.

5. Please see redlines for additional comments.
   R: Specific plan redlines are addressed digitally, see redline responses included.

REPLAT

6. Please provide information on what your sight distance triangle linework is based on (design speed, all pertinent dimensions, tables used, etc.) so that we can verify that they are shown correctly.
   R: Find below the design parameters used for the sight distance triangles:

   Design speed = 25 mph
   Driver's eyes located 10' back from FL
   Sight line terminated at center of drive lane;
   375' along drive lane approaching intersection from the left
   325' along drive lane approaching intersection from the right
   Distances used from figure 2 in chapter 18 section 101.03 of Arapahoe County Land Development Code

6.1 Please see redlines for additional comments.
   R: Specific plan redlines are addressed digitally, see redline responses included.

CONSTRUCTION DOCUMENTS

7. Show a street section for the neckdowns on E. Radcliffe. Plans need to show more information as well (dimensioning, mainly).
   R: Typical section of the neckdowns at E. Radcliff Avenue has been added to the Cover Sheet and applicable plan and profile sheets.

8. Make sure the pipe coming out of Inlet A-6 can be constructed. Not sure if you want the pipe coming out of the corner as shown currently. May need to shift alignment a bit.
   R: The pipe as shown is constructible and designed to enter the inlet at the corner. We have added the connection to the Manhole Exhibits for your reference.

9. It looks like there is still a dimension on retaining wall section B-B that calls out a height range of 2'-4' when the spot elevations show it should be from 2'-6'.
   R: The dimension on Wall Detail Section B-B has been revised to show a height range of 2'-6'.

10. Remove the reference to the County Building Department determining wall design, location, etc. Also, show the railing locations on the civil plans.
    R: Note 6 has been revised to remove the County Building Department as the determining agency for necessity of handrails. Civil plans have also been revised to show actual locations of all rail fences for this development.

11. Please include the street names in the street p&p CL intersection callouts. See comment on sheet 15.
    R: Per a phone conversation (December 8, 2015) between Arapahoe County (Spencer Smith) and ILC (Tess Hogan) it was agreed this comment has been addressed properly and that no further action is needed.

12. Show CL spot elevations on neckdown details so that cross slopes can be verified.
    R: Spot elevations and slope labels have been added at the neckdown details as requested.

13. I still see utility crossing table information that doesn't look like it matches the profiles. Please address.
    R: The elevations at the crossing in question have been verified and show correct on the plans. No further action taken.

14. Make sure that all utility crossing data is correct and matches between table and plan/profiles.
    R: Utility crossing information has been verified.

15. Include details of connections to existing storm sewer at both locations.
    R: Per a phone conversation (December 8, 2015) between Arapahoe County (Spencer Smith) and ILC (Tess Hogan) it was agreed this comment has been addressed properly and that no further action is needed.

16. Correct any instances of overlapping text, linework, etc. that makes text unreadable.
    R: To the best of our knowledge, all linework and text conflicts have been addressed.

17. Coordinate with other consultants on light pole and sign locations. There is a conflict at Picadilly/Radcliffe.
    R: Comment noted and addressed.

18. Please see redlines for additional comments.

    R: Specific plan redlines are addressed digitally, see redline responses included.

PHASE III DRAINAGE REPORT

19. Update drainage report/plans as necessary based on CD, FDP and Plat comments.
    R: Comment noted. All plans and reports have been revised accordingly.

ENGINEER'S COST ESTIMATE

20. Use County descriptions, units and unit costs for cost estimate. See guideline document on the County's website: http://www.arapahoegov.com/DocumentCenter/View/824
    R: Comment noted. Cost estimate has been revised as requested.

21. Include drainage swales in the cost estimate.
    R: Per a phone conversation (December 8, 2015) between Arapahoe County (Spencer Smith) and ILC (Tess Hogan) it was agreed this comment has been addressed properly and that no further action is needed.

22. See redlines for additional comments.
    R: Specific plan redlines are addressed digitally, see redline responses included.

Referral Agency Comments – Letters Provided via County Staff

A. E-470 Public Highway Authority has no comments.
   R: Comment noted.

B. Colorado Division of Water Resources:
   Since insufficient information was provided in this referral, we cannot comment on the potential for injury to existing water rights or the adequacy of the proposed water supply under the provisions of Section 30-28-136(1)(h)(II), C.R.S.

   If you or the applicant has any questions regarding this matter, please contact Ioana Comaniciu of this office.
   R: Comment noted.

C. Cunningham Fire Protection District
   The Fire District has reviewed the final development plan (FDP) for the above referenced case for compliance with the *2009 International Fire Code (IFC)* as adopted by Cunningham Fire Protection District. The Fire District supports this case for approval with the following conditions: …
   R: Comment and conditions have been noted.

D. Arapahoe Library District
The Arapahoe Library District requests a share of monies that may be required by the County in lieu of land.
R: Comment noted.

E. Tri-County Health Department
Comments as noted in the letter provided.
R: All comments noted.

Bill,

Thank you for allowing E-470 Public Highway Authority to review the **##97310 P15-007, Copperleaf #12 Final Plat and Final Development Plan**

All new development beginning at a point one-half (1/2) mile of E-470's centerline extending to one and one-half (1 ½) mile of E-470's centerline is subject to highway expansion fees. E-470 is not responsible for noise mitigation.

E-470 Public Highway Authority has no comments.

Regards,

Peggy Davenport
Administrative Coordinator/Document Control
I Engineering & Roadway Maintenance
I O 303-537-3727
I pdavenp@e-470.com

COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

November 23, 2015

Bill Skinner
Arapahoe County Planning Division
6924 S. Lima Street
Centennial, CO 80112
Transmitted via email: WSkinner@arapahoegov.org

RE: Copperleaf Filing No. 12 Final Development Plan/Final Plat
Case nos. P15-006 Final Plat, P15-007 Final Development Plan
NW1/4, Sec. 12, T5S, R66W, 6th P.M.
Water Division 1, Water District 2

Dear Mr. Skinner:

We have reviewed the information received by this office on November 20, 2015 regarding the above referenced referral for replat of Lot 1, Block 2, Copperleaf Filing No. 2. The Applicant is proposing to develop 13.37 acres of the total 19.513 acres (Lot 1, Block 2, Copperleaf Filing No. 2) for 124 two-story paired homes (62 bilidings) on lots sizes of 2,000 aqure-feet or more.

Estimated water requirements were not provided for this development. In addition, no information was provided regarding a proposed water supply, however it appears that the proposed source of water for the property will be the East Cherry Creek Valley Water and Sanitation District ("District"). A letter of commitment for service from the District was not provided. Prior to further evaluation of the project a water supply plan must be included along with a report from the District documenting the amount of water which can be supplied to the proposed development without causing injury to existing water rights. Details of necessary information to be included in the subdivision water supply plan can be found on Attachments A and C of the Updated Memorandum Regarding Subdivisions, available online at: http://water.state.co.us/groundwater/GWAdmin/Pages/SubdivisionWSP.aspx.

Since insufficient information was provided in this referral, we cannot comment on the potential for injury to existing water rights or the adequacy of the proposed water supply under the provisions of Section 30-28-136(1)(h)(II), C.R.S.

If you or the applicant has any questions regarding this matter, please contact Ioana Comaniciu of this office.

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

cc: Subdivision File #23736

CUNNINGHAM FIRE PROTECTION DISTRICT

2015 SOUTH DAYTON STREET ♦ DENVER, CO 80247 ♦ Phone: (303) 755-9202
Fax: (303) 752-1857

External Referral Comment

November 25, 2015

Bill Skinner
Arapahoe County Public Works and Development
6924 S. Lima Street
Centennial, CO 80112

Re: P15-006 and P15-007 Copperleaf #12, CFPD Project 15-695

Mr. Skinner:

The Fire District has reviewed the final development plan (FDP) for the above referenced case for compliance with the *2009 International Fire Code (IFC)* as adopted by Cunningham Fire Protection District. The Fire District supports this case for approval with the following conditions:

1. Infrastructure shall include the following:
   Water supply for fire suppression operations, all fire hydrants as identified on the approved water system plan for this development must be installed and operational prior to construction. The minimum water fire-flow must be provided per the requirements of *Appendix B* of the *2015 International Fire Code (IFC)*.

2. Water plan
   The Fire District requires a separate plan submittal, showing fire hydrant and water line locations before issuance of any Fire District building permits. A separate fee will be charged for this review

3. Fire hydrant installation requirements
   All fire hydrants are to be installed in accordance with *Section* 507 and Appendix B of the *2015 International Fire Code (IFC)*. No landscaping, fencing or any other obstruction shall be placed within three feet of a fire hydrant. Fire hydrants shall be installed and operating prior to commencement of any construction.

4. Fire apparatus access installation
   The installation of all access drives is required prior to commencement of any construction above the foundation.
   - Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved

fire apparatus access roads and shall meet the requirements of Section D104.3.

- **D104.3 Remoteness.** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

5. The fire apparatus access road shall comply with the requirements of *Section 503* and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

6. Fire lane designation
   The Fire District declares all private drives within this development as fire apparatus access under *Section 503 of the 2015 IFC.* Any roadway that is less than 30-feet in width shall be marked as a fire lane on both sides; roadways 30-34 feet shall be marked as a fire lane on one side.

7. Building height is less than 30ft in height, if building height changes additional requirements on access would be required.

8. Traffic Signal
   If a traffic signal is added as part of this development it is required to have an opticom traffic device installed. The cost of this install is the responsibility of the developer.

9. Construction plans
   Complete specifications and construction plans shall be submitted to the Fire District for review and approval prior to any construction occurring.

The following comments are for the developer's information only and are not conditions required for FDP approval.

a) Water plan
   The Fire District requires a separate plan submittal, showing fire hydrant and water line locations before issuance of any Fire District building permits

b) Fire apparatus access roads
   All of the primary fire apparatus access roads shall be installed prior to construction. The access roads must be an all-weather surface (concrete or asphalt) and able to support an imposed load of 75,000 pounds.

c) Turning radius
   Turning radius and navigation through the development meets the Cunningham Fire Protection Districts specifications and is verified using an approved method. (Auto-Cad drawings are required showing fire department apparatus navigating the site. Please contact CFPD for vehicle information.)

d) Fire lane signage plan. Plans submitted to Identify designated fire lane signage for the site. (Please contact CFPD for the Fire Lane Packet)

e) Construction plans requires a separate plan submittal

Complete specifications and construction plans shall be submitted to the Fire District for review and approval prior to any construction occurring. Complete specifications and construction plans shall be submitted directly to the Cunningham Fire Protection District for review and approval at the same time plans are submitted to the Arapahoe County Building Department. The developer is encouraged to contact the Fire Prevention Bureau to verify plan submittal requirements and permit fees prior to plans submittal.

If you need any additional information or have any questions, please contact me at (303) 338-4204. The Fire Prevention Bureau fax number is (303) 337-7971.

Sincerely,

Tyler Everitt
Deputy Fire Marshal

Public Works and Development
6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611
www.co.arapahoe.co.us

Planning Division

Phase II Referral Routing

Case Number / Case Name:	**P15-006 & P15-007 / Copperleaf #12 Final Plat and Final Development Plan**
Planner:	**Bill Skinner**
Engineer:	**Spencer Smith**
Date:	**10/28/2015**
Date to be returned:	**11/27/2015 (or soonest given the holiday)**

	Arapahoe County Agencies				
☒	Assessor / Arapahoe County	Karen Hart		**Citizen's Organizations**	
☐	Attorney / Arapahoe County	Robert Hill	☐	CCNA-Cherry Creek Neighborhoods Ass.	
☒	Building / Arapahoe County	Steve Byer	☐	CECON-(Within Centennial)	
☒	Engineering / Arapahoe County	Spencer Smith	☐	Four Square mile Neighborhood	
☒	Mapping / Arapahoe County	Pat Hubert	☐	South Metro Chamber of Commerce	
☐	Oil & Gas / Arapahoe County	Diane Kocis		**Conservation District**	
☒	Open Space / Arapahoe County	Roger Harvey	☒	Deer Trail Conservation District	Sheryl Wailes
☒	Planning / Arapahoe County	Bill Skinner	☐	West Arapahoe Conservation District	Tasha Chevarria
☒	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson		**Transportation**	
☐	Weed Control / Arapahoe County	Russell Johnson	☒	CDOT / State Highway Dept	Jacquelyn Job
☒	Zoning / Arapahoe County	Tammy King	☒	E-470 Authority	Peggy Davenport
	Referral Agencies		☒	RTD	Chris Quinn
☒	Architectural Review Committee	Copperleaf	☐		
☐	Airport or Military Base			**Utilities: Gas, Electric & Phone**	
☐	CGS Colorado Geological Survey-Soils		☒	Centurylink/Phone	Charles Place
☒	City / Town	Centennial & Aurora	☐	Conoco Phillips / Gas Pipeline	
☐	Colorado Parks and Wildlife		☒	XCEL	Donna George
☒	Arapahoe County Library	Janel Maccarrone	☐	IREA	
☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
☒	Fire District	Cunningham FPD	☐	ACWWA	
☐	Metro District		☐	U.S. Army Corp. of Engineer	Kiel Downing
☒	Post Office Growth Coordinator	Jaime Hernandez	☐	CCBWQA	
☐	Reap I-70 Regional Economic Advancement Partnership		☒	Colorado Division of Water Resources	Joanne Williams
☒	Recreation District / Park District (External)	Arapahoe Park & Recreation District	☒	SEMSWA	Paul Danley
☒	School District	Cherry Creek Schools District #5	☐	ECCVW&S	Chris Douglass
☐	Special District		☒	Urban Drainage	David Mallory
☒	Tri-County Health Dept.	Sheila Lynch	☐	Other / 5 Sets East End Adv. Committee	
☒	HOA/Homeowners Associations	SADDLEROCK HIGHLANDS HOA		COPPERLEAF HOA	

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. 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, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

	COMMENTS:	SIGNATURE
☐	Have NO Comments to make on the case as submitted	
X	Have the following comments to make related to the case:	M. Janel Maccarrone
The Arapahoe Library District requests a share of monies that may be required by the County in lieu of land.		

RETURN REDLINES WITH CHECKPRINTS / MYLARS

CHECKPRINT / REDLINES

Planning / Date _____

Engineering / Date _____

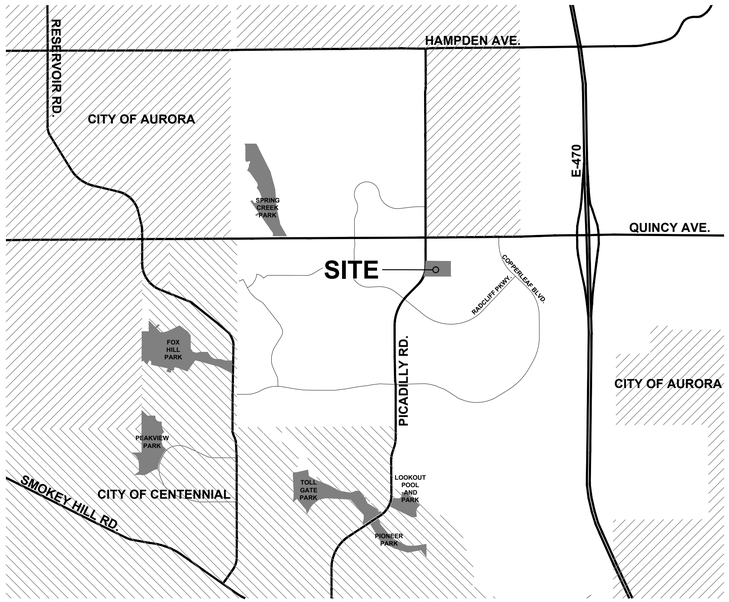
Mapping / Date _____

Zoning / Date _____

FINAL DEVELOPMENT PLAN

COPPERLEAF FILING NO. 12

A REPLAT OF LOT 1, BLOCK 2, COPPERLEAF FILING NO. 2
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO



1 VICINITY MAP
1" = 2,000'

NORTH

LEGAL DESCRIPTION
LOT 1, BLOCK 2, COPPERLEAF FILING NO. 2, RECORDED AT RECEPTION NO. B6106703 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

STANDARD NOTES
THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE FINAL DEVELOPMENT PLAN KNOWN AS ***COPPERLEAF FILING NO. 12*** THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE
IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE
THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/ RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS NOTE
EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE
THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

PRIVATE STREET MAINTENANCE
IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAT/PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE LIABILITY
IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY INNOVATIVE LAND CONSULTANTS, INC. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF KB HOME GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE KB HOME AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF INNOVATIVE LAND CONSULTANTS, INC. DRAINAGE DESIGN.

LANDSCAPE MAINTENANCE
THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.
THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE MAINTENANCE
THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

PUBLIC IMPROVEMENTS NOTE
AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.

MAINTENANCE EASEMENT
A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNERS USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

DRAINAGE MASTER PLAN NOTE
THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
2. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
3. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

SPECIFIC NOTES

REGIONAL TRANSPORTATION IMPROVEMENT FEE (RTIF) AREA
THIS (SUBDIVISION/DEVELOPMENT) IS LOCATED WITHIN AN AREA THAT HAS BEEN IDENTIFIED AS DEFICIENT IN REGIONAL INFRASTRUCTURE IMPROVEMENTS, PRIMARILY REGIONAL TRANSPORTATION INFRASTRUCTURE. THE BOARD OF COUNTY COMMISSIONERS HAS ADOPTED RESOLUTION 375-95A, WHICH REQUIRES FEES, PURSUANT TO THE FEE SCHEDULE ADOPTED BY THIS RESOLUTION, TO BE CHARGED BY THE BUILDING DIVISION, AND COLLECTED UPON THE ISSUANCE OF ALL BUILDING PERMITS FOR NEW CONSTRUCTION WITHIN THE REGION BOUNDARIES. THE FEES, THE REGION BOUNDARIES, THE REGIONAL TRANSPORTATION INFRASTRUCTURE PROPOSED TO BE FUNDED BY THE FEES, AND OTHER PERTINENT PORTIONS OF THE FEE SCHEDULE MAY BE FURTHER STUDIED AND AMENDED FROM TIME TO TIME, AS NEEDED TO ENSURE A FAIR BALANCED SYSTEM.

AIRPORT INFLUENCE AREA NOTE (OFF-SITE IMPROVEMENTS)
TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE BOARD OF COUNTY COMMISSIONERS:

1. TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.
2. TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR OTHER SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS NECESSITATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
3. TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
4. TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY, IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

AIRPORT INFLUENCE AREA NOTE (EASEMENT/HAZARD EASEMENT)
AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS FINAL DEVELOPMENT PLAN HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND AT RECEPTION NUMBER B4182079 IN THE RECORDS OF THE ARAPAHOE CLERK AND RECORDER.

THE LANDS CONTAINED WITHIN THIS FINAL DEVELOPMENT PLAN LIE WITHIN THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THE INFLUENCE AREA.

ALL LANDS CONTAINED WITHIN THIS FINAL DEVELOPMENT PLAN SHALL COMPLY WITH F.A.R. PART 77, "HEIGHT AND OBSTRUCTIONS CRITERIA".

PRIVATE OPEN SPACE

A. THE PRIVATE PARK SITE AS SHOWN ON THIS PLAT OR PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE OWNER(S), HOMEOWNER'S ASSOCIATION, AND/OR ENTITY OTHER THAN ARAPAHOE COUNTY.
B. BUILDING PERMITS WILL BE ISSUED FOR ONLY ONE-HALF OF THE LOTS IN THIS SUBDIVISION UNTIL THE PARK FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN.

STREET LIGHTING
ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN OR PLAT, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN OR PLAT ACCORDING TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

SIGNAGE CRITERIA
NO SIGNAGE, OTHER THAN THAT IS REQUIRED FOR SITE ADDRESSING, GENERAL IDENTIFICATION, AND DEVELOPMENT IDENTIFICATION, SHALL BE ALLOWED ON SITE, EXCEPT FOR SIGNAGE REQUIRED FOR SALES AND MARKETING PURPOSES. ALL SIGNAGE INSTALLED SHALL MEET AND BE GOVERNED BY CURRENT ARAPAHOE COUNTY SIGN CODES AND/OR APPROVED PDP. FOR TRAFFIC SIGNAGE AND STRIPING SEE THE CONSTRUCTION PLANS.

LANDSCAPE BUFFERS
STREET LANDSCAPE BUFFER(S) AS INDICATED ON THE TRACT DESIGNATION TABLE ARE FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPE MATERIALS, FENCING, MONUMENTS, AND PUBLIC PEDESTRIAN WALKS/TRAILS. UNDERGROUND UTILITIES INCLUDING GAS, ELECTRIC, TELEPHONE, AND CABLE ARE PERMITTED USES PROVIDED SUCH UTILITIES ARE INSTALLED IN COORDINATION WITH OTHER USES. THE INSTALLATION AND PLACEMENT OF SURFACE EQUIPMENT ASSOCIATED WITH CABLE, TELEPHONE, GAS, AND ELECTRIC UTILITIES IS SPECIFICALLY PROHIBITED WITHOUT PRIOR COORDINATION AND APPROVAL FROM THE DEVELOPER AND/OR PROPERTY OWNER.

SHEET INDEX

SHEET #	SHEET TITLE
1	COVER SHEET
2	OVERALL SITE PLAN
3	GRADING AND UTILITY PLAN
4	LANDSCAPE PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE PLAN
8	LANDSCAPE NOTES
9	LANDSCAPE DETAILS
10	ARCHITECTURAL PLAN & MATERIALS
11	LIGHTING PLAN

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS,
THIS_____ DAY OF _____ A.D., 20_____.

CHAIR: _____

ATTEST: _____

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION,
THIS _____ DAY OF _____ A.D, 20___.

CHAIR: _____

CERTIFICATE OF OWNERSHIP

I_____ HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS ***COPPERLEAF FILING 12***, CASE NO. P15-007.

_____
OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF_____

S.S.

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF_____, 20___ BY _____

AS _____OF _____AN AUTHORIZED SIGNATORY.

BY_____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ MY COMMISSION EXPIRES _____
ADDRESS

_____
CITY STATE ZIP CODE

CASE # P15-007

Landscape Architecture
Master Planning
Urban Design
3001 Brighton Blvd., Denver, CO 80216
phone 303.297.1000

12071 Tejon Street, Suite 470
Westminster, CO 80234
Phone 303.421.4224
www.innovativelandinc.com
Innovative Land Consultants, Inc.

KB HOME
7807 E. PEAKVIEW AVENUE
SUITE 200
CENTENNIAL, COLORADO 80111
PHONE: 303-323-1130

PROJECT:

COVER SHEET

COPPERLEAF FILING NO. 12
ARAPAHOE COUNTY, COLORADO

PROJECT #: 14-041
DESIGNED BY: CK
DRAWN BY: BK
CHECKED BY: PM
ORIGINAL DATE: SEPTEMBER 4, 2015

#	REVISION	DATE
1	PHASE II	10/16/15
2	PHASE III	12/15/15

SHEET #:

RETURN REDLINES WITH CHECKPRINTS / MYLARS

CHECKPRINT / REDLINES

Planning / Date

Engineering / Date

Mapping / Date

Zoning / Date

FINAL DEVELOPMENT PLAN

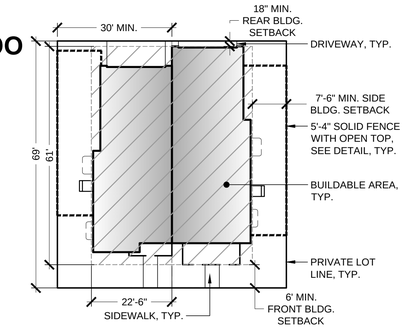
COPPERLEAF FILING NO. 12

A REPLAT OF LOT 1, BLOCK 2, COPPERLEAF FILING NO. 2
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

PLAN LEGEND:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	COMMON OPEN SPACE		6'-4" SOLID FENCE WITH COPPER TOP
	R.O.W. DEDICATION		FOUR RAIL FENCE
			5'-4" SOLID FENCE WITH OPEN TOP
	GATE		RAILING
			FENCE COLUMN

1 OVERALL SITE PLAN



2 PAIRED HOME LOT DETAIL

SITE DATA:

Gross Site Area:	13.37 Ac.	582,411 sf
Land to be Dedicated:	1.11 Ac.	48,433 sf
Net Site Area:	12.26 Ac.	533,978 sf

SITE AREA CALCULATIONS:

ROW Dedication	1.11 Ac.	48,433 sf	8.3 %
Private Property:	6.06 Ac.	263,868 sf	45.3 %
Guest Parking & Priv. Roads:	1.95 Ac.	84,860 sf	14.6 %
Private Driveways:	0.22 Ac.	9,534 sf	1.6 %
Common Open Space:	4.03 Ac.	175,716 sf	30.2 %

	Approved PDP	Proposed FDP
Zoning:	MU - PUD	MU - PUD
	Mixed Use - Residential	Mixed Use - Residential
	(12.6 Units/Acre Maximum)	(12.6 Units/Acre Maximum)
Number of Dwelling Units:		124 Dwelling Units
Gross Density:		9.27 Units/Acre
Net Density:		10.11 Units/Acre

DEVELOPMENT CRITERIA:

STANDARDS	Approved PDP	Proposed FDP
Lot Size (Min.)	1,200 SF	2,070 SF
Lot Coverage (Max.)	NA	-
Lot Frontage (Min.)	20'	30'
Lot Frontage (Corner Min.)	30'	30'
Max. Height Allowed	50'	30'
Max Number of Units (Attached)	No Max.	124 Units

SITE SETBACKS	Approved PDP	Proposed FDP
W. Property Line (S. Picadilly)	20'	25'

BUILDING SETBACKS: *see detail 2, sheet 2*	Proposed FDP
Front:	6' Min. to Private Lot Line
Rear:	18" Min. to Private Lot Line
Side:	7'-6" Min.
Common:	0'-0"
Min. Distance Building Front to Front	40' Min.
Min. Distance Building Rear to Rear	30' Min.

OPEN SPACE	Approved PDP	Proposed FDP
Unobstructed	20 % Minimum	30.3%

PARKING		
Standard Spaces:	-	2.0 Spaces/Unit
Guest Spaces:	-	0.45 Spaces/Unit (56 Spaces)
Additional Parking:*		
Extended driveways:		40 Spaces
On-Street(Public ROW)		52 Spaces

* Additional parking shown in site data table above is not included nor applied to the standard and guest parking requirements.

NOTES:

1. BUILDING ENVELOPES AND PRIVATE OPEN SPACE AREAS DELINEATED ON PLAN ARE NOT INCLUDED OR APPLIED TO THE COMMON OPEN SPACE CALCULATION SHOWN IN THE SITE DATA TABLE, SEE PLAN AND DETAIL FOR DETAILED DELINEATION OF AREAS.
2. PER ARAPAHOE COUNTY LAND DEVELOPMENT CODE, STRUCTURES, SITE AMENITIES OR PLANT MATERIAL GREATER THEN 36" IN HEIGHT ARE NOT PERMITTED WITHIN THE SITE TRIANGLES.
3. SETBACKS ARE MEASURED FROM ROW UNLESS OTHERWISE SPECIFIED.
4. ARCHITECTURAL ELEMENTS SUCH AS ROOF OVERHANGS, FIREPLACES, PORCHES, AND BAY OR BOX WINDOWS ARE PERMITTED TO ENCROACH 24" INTO BUILDING SEPARATIONS. NO PORTION OF THE STRUCTURE ABOVE GROUND MAY ENCROACH INTO THE THREE-FOOT BUILDING TO PROPERTY LINE SETBACK WITHOUT MODIFICATION AND BUILDING DEPARTMENT REVIEW AND APPROVAL. OTHER SUBSURFACE ARCHITECTURAL ELEMENTS INCLUDING STRUCTURAL ELEMENTS OF THE BUILDING FOUNDATION SUCH AS COUTERFORTS MAY ENCROACH INTO BUILDING SEPARATIONS OR SETBACKS PROVIDED THAT SUCH ELEMENTS REMAIN ENTIRELY WITHIN THE LOT UPON WHICH THEY ORIGINATED. FOUNDATION WALLS ARE NOT PERMITTED WITHIN ANY SETBACKS.
5. THE HEIGHT OF A BUILDING SHALL BE MEASURED AS THE VERTICAL DISTANCE FROM THE TOP OF THE FISHED FLOOR ELEVATION OF THE FIRST FLOOR, TO THE TOP OF THE ROOF RIDGELINE OR TOP OF PAPAPET. THIS INCLUDES WALKOUT, STEPPED OR TERRACED BUILDINGS, CHIMNEYS, VENTILATORS, ELEVATOR HOUSINGS, SKYLIGHTS, SOLAR COLLECTORS, AIR CONDITIONING AND HEATING UNITS, ANTENNAS, AND NECESSARY MECHANICAL APPURTENANCES USUALLY CONSTRUCTED ABOVE ROOF LEVEL ARE NOT TO BE CONSIDERED IN DETERMINING BUILDING HEIGHT.

CASE # P15-007

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KB HOME
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SUITE 200
CENTENNIAL, COLORADO 80111
PHONE: 303-323-1130

PROJECT:

OVERALL SITE PLAN

COPPERLEAF FILING NO. 12
ARAPAHOE COUNTY, COLORADO

PROJECT #: 14-041

DESIGNED BY: CK

DRAWN BY: BK

CHECKED BY: PM

ORIGINAL DATE: SEPTEMBER 4, 2015

#	REVISION	DATE
1	PHASE II	10/16/15
2	PHASE III	12/15/15

SHEET #: 2 of 11

RETURN REDLINES WITH CHECKPRINTS / MYLARS

CHECKPRINT / REDLINES

Planning / Date

Engineering / Date

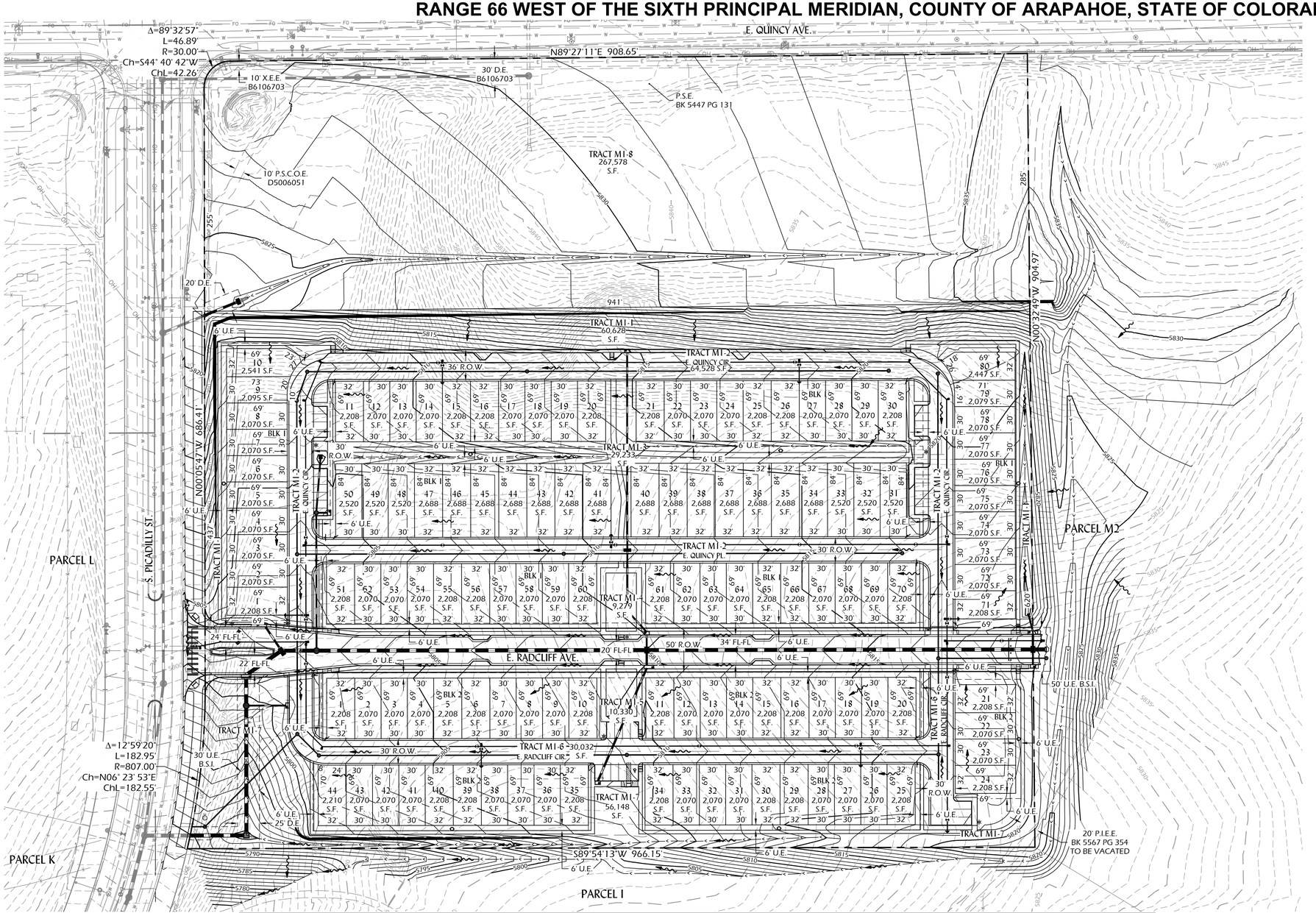
Mapping / Date

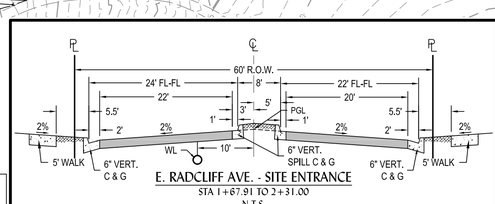
Zoning / Date

FINAL DEVELOPMENT PLAN

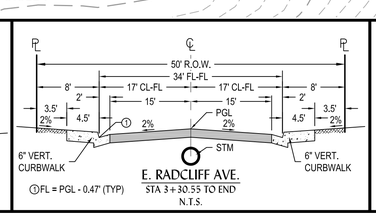
COPPERLEAF FILING NO. 12

A REPLAT OF LOT 1, BLOCK 2, COPPERLEAF FILING NO. 2
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

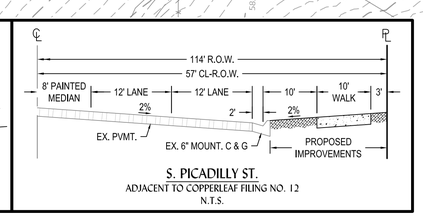




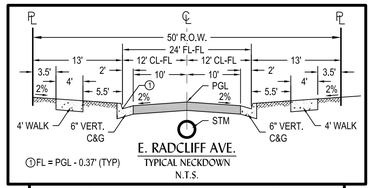
E. RADCLIFF AVE. - SITE ENTRANCE
STA 1+67.91 TO 2+31.00
N.T.S.



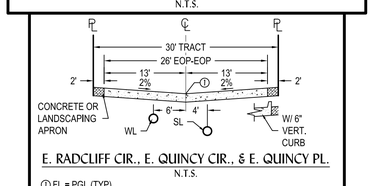
E. RADCLIFF AVE.
STA 3+30.55 TO END
N.T.S.



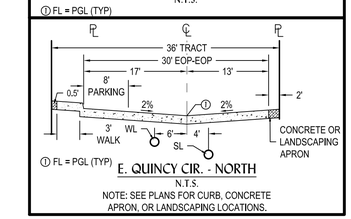
S. PICADILLY ST.
ADJACENT TO COPPERLEAF FILING NO. 12
N.T.S.



E. RADCLIFF AVE.
TYPICAL NECKDOWN
N.T.S.



E. RADCLIFF CIR., E. QUINCY CIR., & E. QUINCY PL.
N.T.S.



E. QUINCY CIR. - NORTH
N.T.S.
NOTE: SEE PLANS FOR CURB, CONCRETE APRON, OR LANDSCAPING LOCATIONS.

LEGEND

- Property Line
- Right of Way Line
- Centerline
- Lot Line
- Easement Line
- Setback Line
- Retaining Wall
- Storm Manhole
- 5' Type 'R' Inlet
- 10' Type 'R' Inlet
- 15' Type 'R' Inlet
- Flared End Section
- Sanitary Sewer Manhole
- Fire Hydrant
- Water Valve
- Plug and Blowoff
- Light Post
- Flow Arrow
- Storm Sewer Line
- Water Line
- Sanitary Sewer Line
- Proposed Major Contour
- Proposed Minor Contour
- Existing Major Contour
- Existing Minor Contour
- Swale Line

PROJECT BENCHMARK:

CITY OF AURORA BENCH 556610NE002 (AKA RV-105) BEING A CHISELED TRIANGLE SET ON THE WESTERLY CONCRETE BASE OF A HIGH TENSION POWER LINE TOWER 170± FEET NORTH OF THE INTERSECTION OF SOUTH RESERVOIR ROAD AND SOUTH HIMALAYA STREET.

NGVD29 ELEVATION = 5802.32

SCALE
1 inch = 60 ft.

CASE # P15-007

I:\JOB FOLDERS\1027 - KB HOMES\1027-01\PROD\FDP\SITE PLAN PRINTED ON: 12/17/2015 11:15 AM

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PHONE: 303-323-1130

PROJECT:

GRADING & UTILITY PLAN

COPPERLEAF FILING NO. 12
ARAPAHOE COUNTY, COLORADO

PROJECT #: 14-041
DESIGNED BY: ROC
DRAWN BY: CGS
CHECKED BY: ROC
ORIGINAL DATE: SEPTEMBER 9, 2015

#	REVISION	DATE
1	PHASE II	10/16/15
2	PHASE III	12/15/15

SHEET #: 3 of 11

RETURN REDLINES WITH CHECKPRINTS / MYLARS

CHECKPRINT / REDLINES

Planning / Date

Engineering / Date

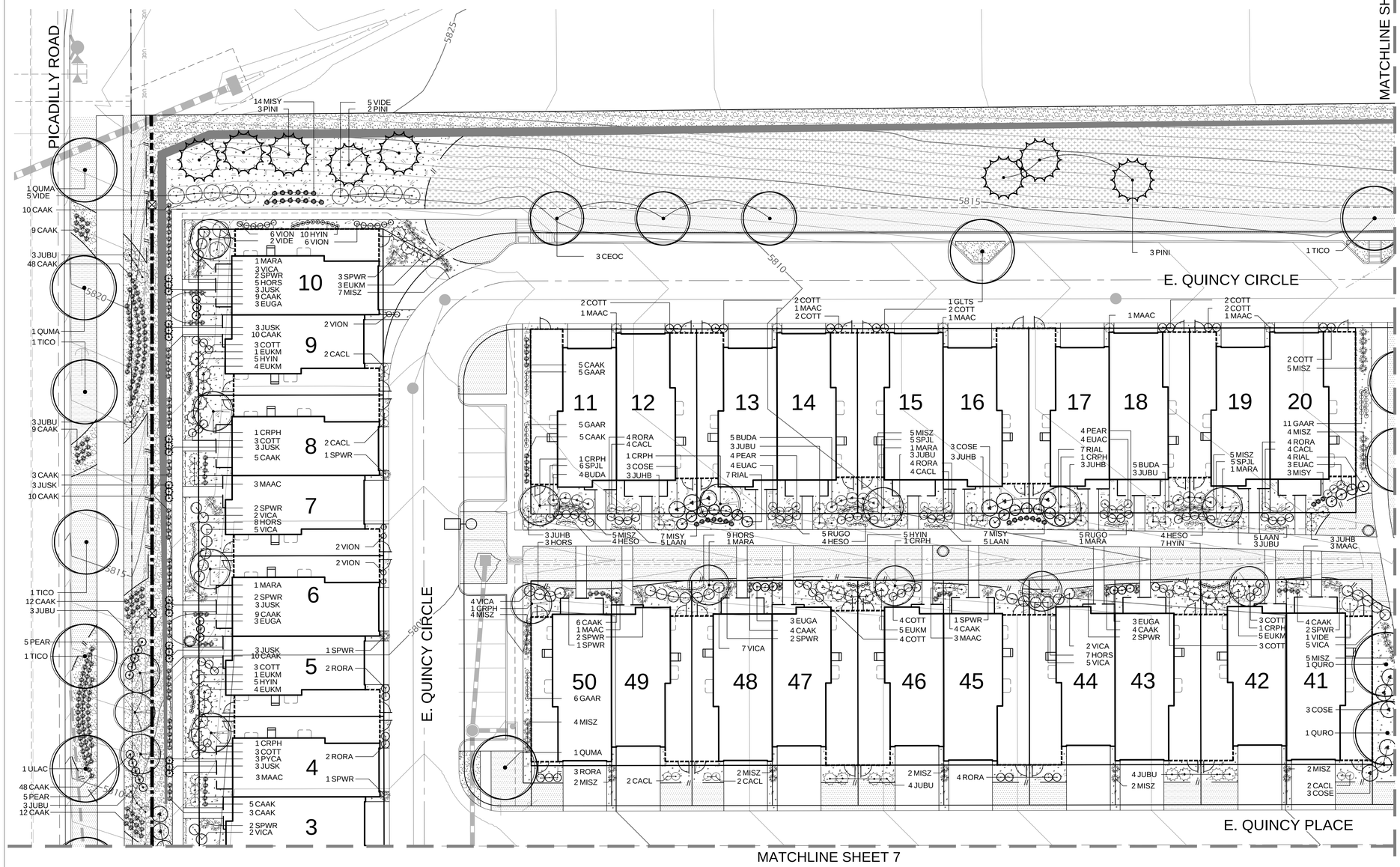
Mapping / Date

Zoning / Date

FINAL DEVELOPMENT PLAN

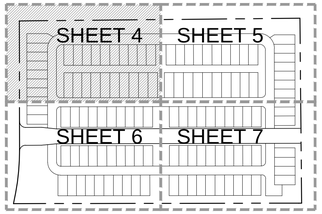
COPPERLEAF FILING NO. 12

A REPLAT OF LOT 1, BLOCK 2, COPPERLEAF FILING NO. 2
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO



KEY MAP:

NTS



LEGEND:

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- GRASSES
- PERENNIALS
- TEXAS HYBRID BLUEGRASS SOD
- NATIVE SEEDING
- PERENNIAL PLANTING BY OTHERS

LEGEND

SYMBOL	DESCRIPTION
	SHREDDED WOOD MULCH
	ROCK MULCH
	STEEL EDGE
	6'-4" SOLID FENCE WITH COPPER TOP, SEE DETAIL
	FOUR RAIL FENCE, SEE DETAIL
	5'-4" SOLID FENCE WITH OPEN TOP, SEE DETAIL
	RAILING
	TRASH RECEPTACLE
	DOG WASTE STATION
	MAIL KIOSK(S)
	STREET LIGHT
	BOLLARD
	EASEMENT (RE:CIVIL)
	SWALE (RE:CIVIL)
	RETAINING WALL (RE:CIVIL)
	PUBLIC STREET RIGHT-OF-WAY

NOTES:
1. MINIMUM DISTANCE BETWEEN THE CENTER OF THE PIPE AND PROPOSED TREES/SHRUBS:
   12" STORM PIPE - 3' MINIMUM SETBACK
   18" AND LARGER - 5' MINIMUM SETBACK

1 LANDSCAPE PLAN

NORTH

0 20 40 60 feet

SCALE: 1" = 20'-0"

CASE # P15-007

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PROJECT:

LANDSCAPE PLAN

COPPERLEAF FILING NO. 12

ARAPAHOE COUNTY, COLORADO

PROJECT #: 14-041

DESIGNED BY: CK

DRAWN BY: BK

CHECKED BY: PM

ORIGINAL DATE: SEPTEMBER 4, 2015

#	REVISION	DATE
1	PHASE II	10/16/15
2	PHASE III	12/15/15

SHEET #: 4 of 11

RETURN REDLINES WITH CHECKPRINTS / MYLARS

CHECKPRINT / REDLINES

Planning / Date _____

Engineering / Date _____

Mapping / Date _____

Zoning / Date _____

FINAL DEVELOPMENT PLAN

COPPERLEAF FILING NO. 12

A REPLAT OF LOT 1, BLOCK 2, COPPERLEAF FILING NO. 2
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KEY MAP:

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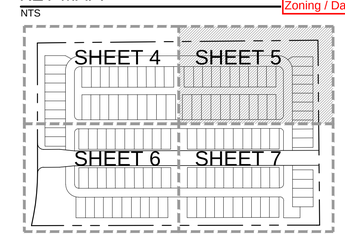

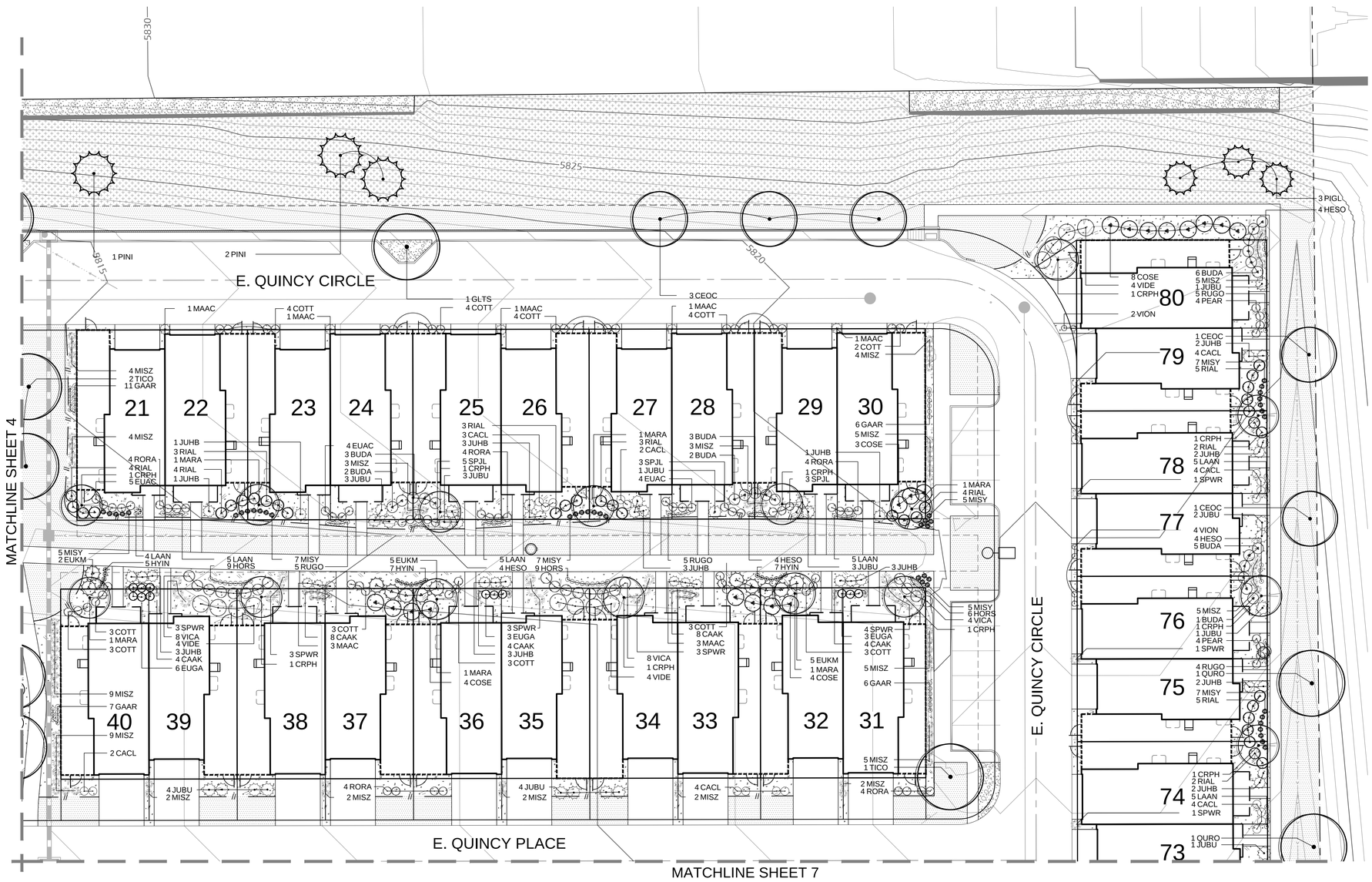

LEGEND:

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	MAIL KIOSK(S)
	STREET LIGHT
	BOLLARD
	EASEMENT (RE:CIVIL)
	SWALE (RE:CIVIL)
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NOTES:
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   18" AND LARGER - 5' MINIMUM SETBACK

1 LANDSCAPE PLAN

NORTH

0 20 40 60 feet

SCALE: 1" = 20'-0"

CASE # P15-007

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PHONE: 303-323-1130

PROJECT:

LANDSCAPE PLAN

COPPERLEAF FILING NO. 12

ARAPAHOE COUNTY, COLORADO

PROJECT #: 14-041

DESIGNED BY: CK

DRAWN BY: BK

CHECKED BY: PM

ORIGINAL DATE: SEPTEMBER 4, 2015

#	REVISION	DATE
1	PHASE II	10/16/15
2	PHASE III	12/15/15

SHEET #:

RETURN REDLINES WITH CHECKPRINTS / MYLARS

CHECKPRINT / REDLINES

Planning / Date

Engineering / Date

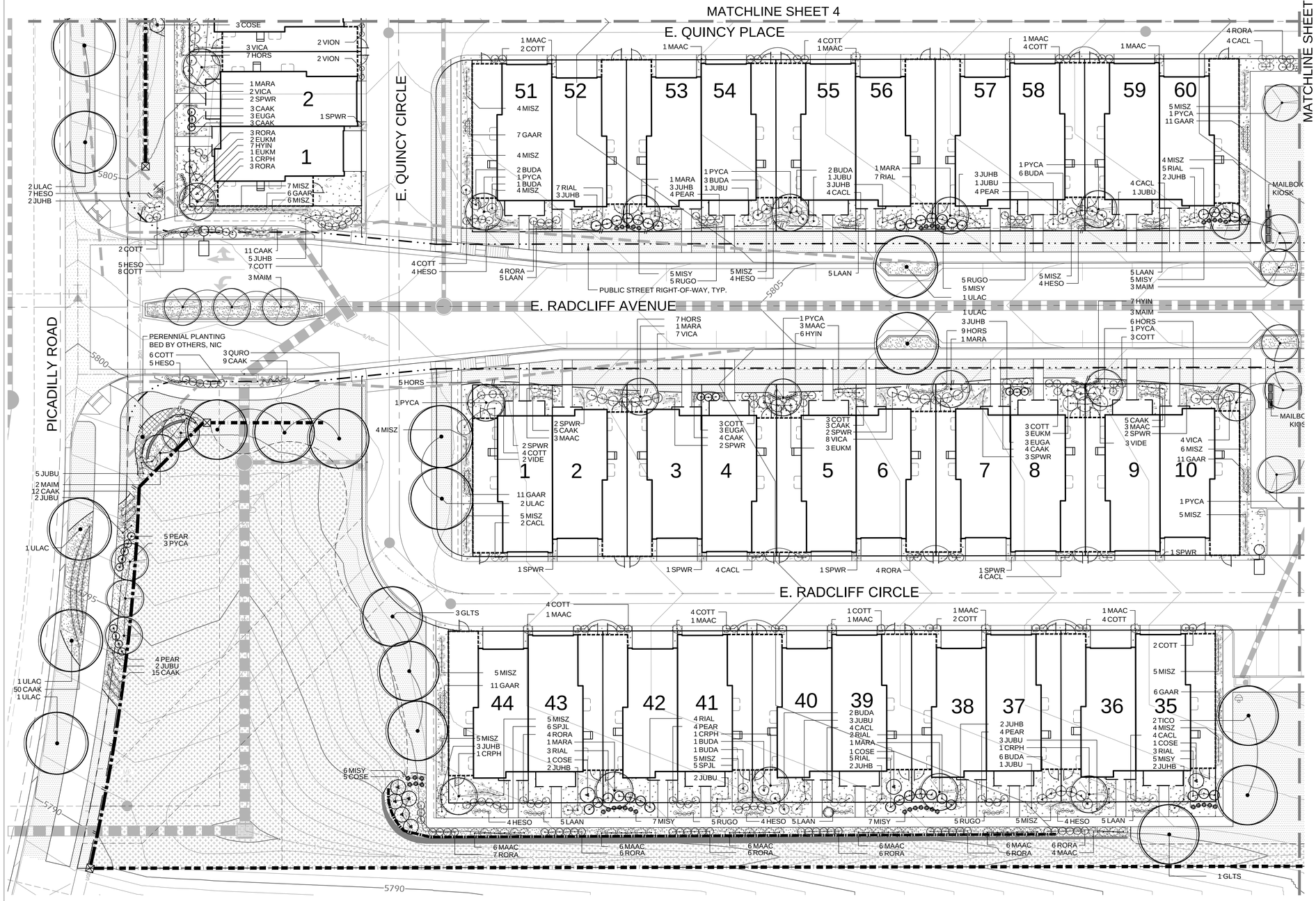
Mapping / Date

Zoning / Date

FINAL DEVELOPMENT PLAN

COPPERLEAF FILING NO. 12

A REPLAT OF LOT 1, BLOCK 2, COPPERLEAF FILING NO. 2
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO



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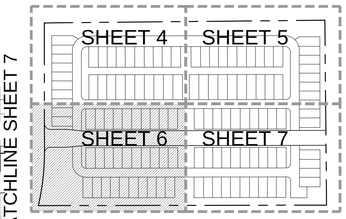

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1 LANDSCAPE PLAN

NORTH

0 20 40 60 feet

SCALE: 1" = 20'-0"

CASE # P15-007

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PROJECT:

LANDSCAPE PLAN

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ARAPAHOE COUNTY, COLORADO

PROJECT #: 14-041

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RETURN REDLINES WITH CHECKPRINT / MYLARS

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FINAL DEVELOPMENT PLAN

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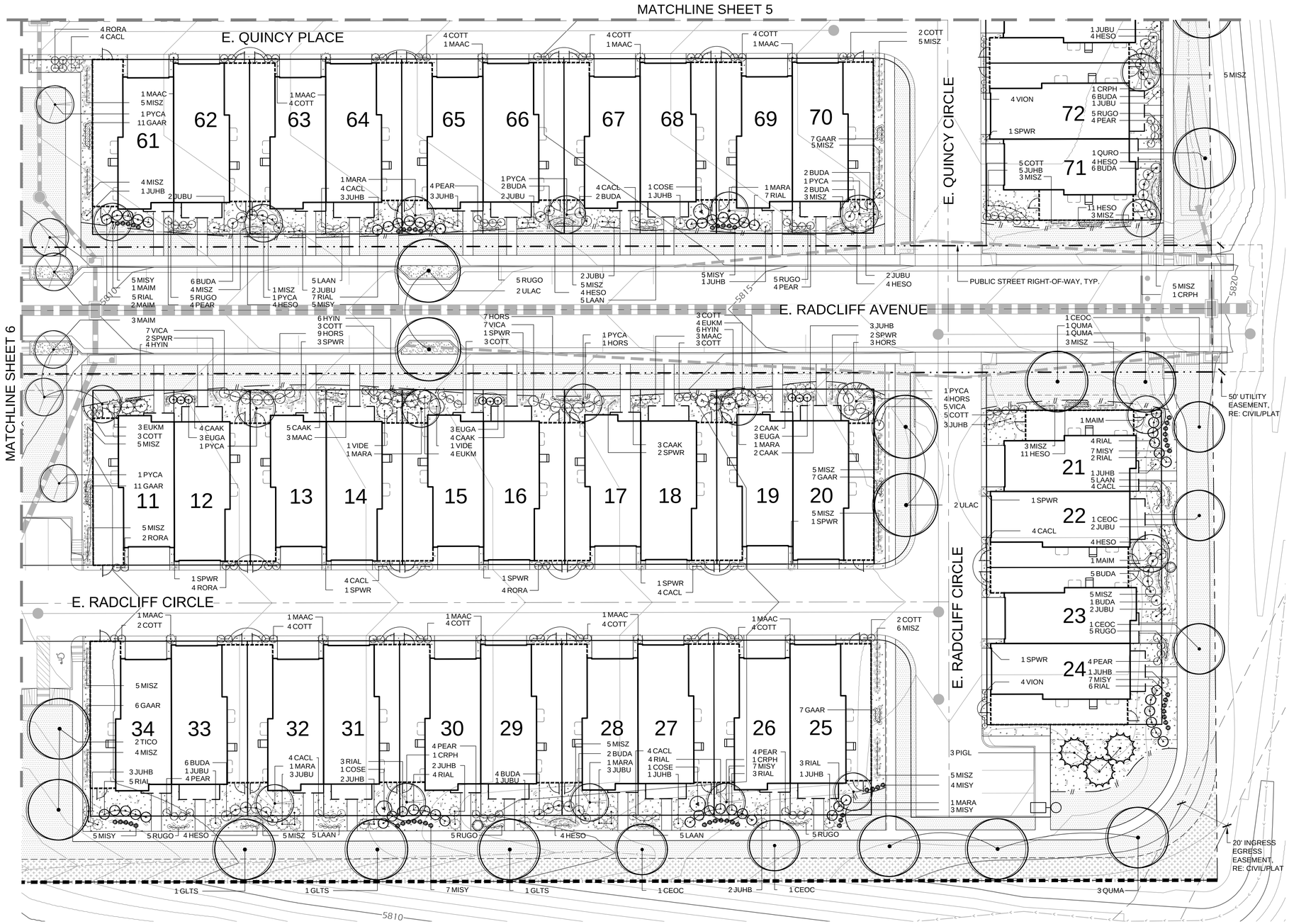

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KEY MAP:

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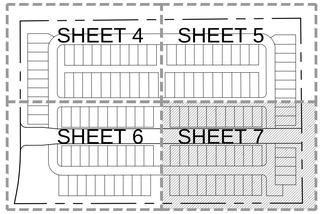

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LEGEND

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PROJECT:

LANDSCAPE PLAN

COPPERLEAF FILING NO. 12
ARAPAHOE COUNTY, COLORADO

PROJECT #: 14-041

DESIGNED BY: CK

DRAWN BY: BK

CHECKED BY: PM

ORIGINAL DATE: SEPTEMBER 4, 2015

#	REVISION	DATE
1	PHASE II	10/16/15
2	PHASE III	12/15/15

SHEET #: 7 of 11

CASE # P15-007

FINAL DEVELOPMENT PLAN

COPPERLEAF FILING NO. 12

A REPLAT OF LOT 1, BLOCK 2, COPPERLEAF FILING NO. 2
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

RETURN REDLINES WITH CHECKPRINTS / MYLARS

CHECKPRINT / REDLINES
Planning / Date
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Zoning / Date

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	T.E.'s
CEOC	13	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2"CAL	13.0
GLTS	9	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER`	`SHADEMASTER` HONEYLOCUST	B & B	2"CAL	9.0
QUMA	8	QUERCUS MACROCARPA	BUR OAK	B & B	2"CAL	8.0
QURO	8	QUERCUS ROBUR	ENGLISH OAK	B & B	2"CAL	8.0
TICO	11	TILIA CORDATA `GREENSPIRE`	GREENSPIRE LINDEN	B & B	2"CAL	11.0
ULAC	14	ULMUS X `ACCOLADE`	ACCOLADE ELM	B & B	2"CAL	14.0
						63.0 TOTAL

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	
PIGL	6	PICEA GLAUCA `DENSATA`	BLACK HILLS SPRUCE	B & B	6`	6.0
PINI	11	PINUS NIGRA	AUSTRIAN PINE	B & B	6`	11.0
						17.0 TOTAL

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	
CRPH	26	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	B & B	1.5"CAL	26.0
MAIM	19	MALUS HYBRID `INDIAN MAGIC`	INDIAN MAGIC CRAB	B & B	1.5"CAL	19.0
MARA	26	MALUS X `RADIANT`	RADIANT CRAB APPLE	B & B	1.5"CAL	26.0
PYCA	22	PYRUS CALLERYANA	CHANTCLEER PEAR	B & B	1.5"CAL	22.0
						93.0 TOTAL

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
BUDA	104	BUDDLEJA DAVIDII	BUTTERFLY BUSH	5 GAL	10.4
CACL	111	CARYOPTERIS CLANDONENSIS `BLUE MIST`	BLUE MIST SPIREA	5 GAL	11.1
COSE	45	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL	4.5
COTT	209	COTONEASTER APICULATUS `TOM THUMB`	TOM THUMB CRANBERRY COTONEASTER	5 GAL	20.9
EUAC	24	EUONYMUS ALATUS `COMPACTUS`	DWARF BURNING BUSH	5 GAL	2.4
EUGA	42	EUONYMUS FORTUNEI `EMERALD GAIETY` TM	EMERALD GAIETY EUONYMUS	5 GAL	4.2
PEAR	83	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	8.3
RIAL	142	RIBES ALPINUM	ALPINE CURRANT	5 GAL	14.2
RORA	116	ROSA VAR. RADRAZZ	KNOCK OUT ROSE	5 GAL	11.6
SPJL	38	SPIRAEA X BUMALDA `LIMEMOUND` TM	LIMEMOUND SPIREA	5 GAL	3.8
VICA	98	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	5 GAL	9.8
VIDE	32	VIBURNUM DENTATUM `ARROWWOOD`	ARROWWOOD VIBURNUM	5 GAL	3.2
VION	36	VIBURNUM OPULUS `NANUM`	DWARF EUROPEAN VIBURNUM	5 GAL	3.6
					108.0 TOTAL

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
EUKM	55	EUONYMUS KIAUTSCHOVICUS `MANHATTAN`	MANHATTAN EUONYMUS	5 GAL	5.5
JUHB	109	JUNIPERUS HORIZONTALIS `BLUE CHIP`	BLUE CHIP JUNIPER	5 GAL	10.9
JUBU	101	JUNIPERUS SABINA `BUFFALO`	BUFFALO JUNIPER	5 GAL	10.1
JUSK	21	JUNIPERUS VIRGINIANA `SKYROCKET`	SKYROCKET JUNIPER	5 GAL	2.1
MAAC	98	MAHONIA AQUIFOLIUM `COMPACTA`	COMPACT OREGON GRAPE	5 GAL	9.8
					38.4 TOTAL

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	
CAAK	416	CALAMAGROSTIS ARUNDINACEA `KARL FORESTER`	FEATHER REED GRASS	1 GAL	13.8
MISY	169	MISCANTHUS SINENSIS `YAKU JIMA`	YAKU JIMA DWARF MAIDEN GRASS	1 GAL	5.6
MISZ	332	MISCANTHUS SINENSIS `ZEBRINUS`	ZEBRA GRASS	1 GAL	11.0
SPWR	82	SPOROBOLUS WRIGHTII	BIG SACATON	5 GAL	8.2
					38.6 TOTAL

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
GAAR	169	GAILLARDIA ARISTATA	BLANKET FLOWER	1 GAL	5.6
HESO	123	HEMEROCALLIS `STELLA DE ORO`	STELLA DE ORO DAYLILY	1 GAL	4.1
HORS	114	HOSTA X `ROYAL STANDARD`	ROYAL STANDARD HOSTA	1 GAL	3.8
HYIN	87	HYDRANGEA ARBORESCENS `INVINCIBELLE SPIRIT` TM	INVINCIBELLE SPIRIT HYDRANGEA	1 GAL	2.9
LAAN	99	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL	3.3
RUGO	89	RUDBECKIA FULGIDA `GOLDSTRUM`	BLACK-EYED SUSAN	1 GAL	2.9
					22.6 TOTAL

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT @	
NIC	113 SF	ANNUAL/PERENNIAL MIX	BY HOA (NIC)	NA	NA
					380.6 TOTAL T.E.

LANDSCAPE TOTALS:

TURFGRASS SOD	65,502 SF
NATIVE SEEDING	52,689 SF
SHREDDED CEDAR MULCH	65,633 SF
RIVER ROCK MULCH	15,312 SF

NATIVE SEED MIX:

PAWNEE BUTTES NATIVE PRAIRIE MIX	
BLUE GRAMA	(29%)
BUFFALOGRASS	(10%)
GREEN NEEDLEGRASS	(20%)
SIDEOATS GRAMA	(20%)
WESTERN WHEATGRASS	(20%)
SAND DROPSEED	(1%)
	20 PLS/ACRE

LANDSCAPE CALCULATIONS:

RESIDENTIAL DEVELOPMENT: Lots less than 3,999 sq. ft.

	Requirement	Area	Required Plant Material	Total TEs Required	Provided Plant Material	Total Tree Equivalents Provided *(T.E.)
Typical Lot Landscape Area	1 Tree/ 10 Shrubs per 1,000 sq. ft.	310 sq. ft. per Lot Avg. (2,688 Avg. sq. ft.)	124 Tree (124 T.E.) 372 Shrubs (37.2 T.E.)	161.2	71 Trees 1,255.4 Shrubs	194.9

OPEN AREA:

	Requirement	Area	Required Plant Material	Total TEs Required	Provided Plant Material	Total Tree Equivalents Provided *(T.E.)
Landscape Area	1 Tree/ 10 Shrubs per 2,000 sq. ft.	175,716 sq. ft.	88 Trees (88 T.E.) 879 Shrubs (87.9 T.E.)	175.9	102 Trees 820.6 Shrubs	184.1

TOTALS:

			Required Plant Material	Total TEs Required	Provided Plant Material	Total Tree Equivalents Provided *(T.E.)
			212 Trees (212 T.E.) 1,251 Shrubs (125.1 T.E.)	337.1	173 Trees 2,076 Shrubs	380.6

* T.E. - TREE EQUIVALENTS
ONE (1) TREE = 1 T.E.
TEN (10) #5 SHRUBS = 1 T.E.
THREE (3) #1 GRASSES/PERENNIAL = 1 SHRUB

PLANTING NOTES:

1. ALL WORK SHALL CONFORM TO COUNTY CODES, AND SHALL BE IN ACCORDANCE WITH ALL STATE AND FEDERAL CODES AND STANDARDS FOR SAFETY ETC. NO ITEM IN THIS PLAN SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE REGULATIONS.
2. THE OWNER, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPE MATERIALS SHOWN ON THE APPROVED LANDSCAPE PLAN ON FILE WITH THE COUNTY. ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE LANDSCAPE DRAWINGS PRIOR TO THE ISSUANCE FOR THE CERTIFICATE OF OCCUPANCY, OR PER COUNTY REGULATIONS.
3. THE OWNERS OF THE FINAL DEVELOPMENT PLAN, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF LANDSCAPING, PROJECT SIGNAGE, AND FENCING.
4. LANDSCAPE IMPROVEMENTS FOR THIS DEVELOPMENT WILL BE ON TWO LEVELS: (1) COMMUNITY WIDE LANDSCAPING AND (2) INDIVIDUAL LOT LANDSCAPING.
   COMMUNITY WIDE LANDSCAPING INCLUDES THE FOLLOWING:
   A) PERIMETER LANDSCAPING: THE COLLECTOR STREET SECTIONS WILL BE LANDSCAPED WITH A COMBINATION OF TURF TYPES AND PLANTED WITH A VARIETY OF TREES. A FENCE WILL BE CONSTRUCTED WITHIN THE LANDSCAPE AREAS WITH AN ATTRACTIVE ENTRYWAY LOCATED AT THE SUBDIVISION ENTRANCE. PERIMETER LANDSCAPING ALONG THESE COLLECTOR SECTIONS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
   B) ENTRY LANDSCAPING: THE RIGHT OF WAY LOCATED ALONG PICADILLY ROAD WILL BE DEVELOPED WITH FENCING, PROJECT SIGNAGE, AND PLANTINGS THAT WILL ENHANCE INTO THIS PROPERTY. ALL ENTRY LANDSCAPING AND PROJECT SIGNAGE INCLUDING MEDIANS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
   C) COMMON AREA LANDSCAPING: THE OPEN SPACE WILL BE DEVELOPED WITH TURF AREAS AND SIDEWALKS AND TO BE CONSTRUCTED PER THIS FINAL DEVELOPMENT PLAN. TREES ARE INCLUDED FOR SHADE AND TEXTURE. THE PERIMETER OF THESE AREAS, ADJACENT TO LOTS MAY BE FENCED TO PROVIDE PRIVACY. LANDSCAPING WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION .
   INDIVIDUAL LOT LANDSCAPING INCLUDES THE FOLLOWING:
   A) EACH LOT WILL BE LANDSCAPED BY THE BUILDER FROM THE SIDE YARD WING FENCE TO THE STREET SIDEWALK. ALL FRONT YARD AND ALLEY LANDSCAPING WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SIDE AND BACKYARD LANDSCAPING WILL BE PROVIDED BY THE HOMEOWNER AND MAINTAINED BY THE HOMEOWNER.
   B) ALL SOLID FENCING WILL BE A MINIMUM OF FIVE (5) FEET HIGH EXCEPT FOR FENCES ADJACENT TO TRACTS OR OPEN SPACE. ALL LOTS SHALL BE LANDSCAPED IN ACCORDANCE WITH THE RESIDENTIAL IMPROVEMENT DESIGN GUIDELINES OF THE HOMEOWNERS ASSOCIATION, HOWEVER THIS FINAL DEVELOPMENT PLAN SHALL CONTROL IN THE EVENT OF A CONFLICT BETWEEN THIS FINAL DEVELOPMENT PLAN AND THE RESIDENTIAL DESIGN GUIDELINES.
5. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA.
6. NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT.
7. ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
8. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTION OR IF THE PLANT MATERIAL DOES NOT MEET THE STANDARDS SET FORTH BY THE AMERICAN NURSERY ACT.
9. LANDSCAPE SIZE AND QUANTITIES SHALL BE AS PER THE ATTACHED LANDSCAPE PLANS OR AS DIRECTED IN THE RESIDENTIAL IMPROVEMENT DESIGN GUIDELINES FOR COPPERLEAF HOMEOWNERS ASSOCIATION.
10. NO PLANTING SHALL BE ALLOWED WITHIN THREE (3) FEET AND NO TURF SHALL BE PLANTED WITHIN FIVE (5) FEET OF A FOUNDATION WALL.
11. PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
    A) ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
    B) PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
    C) LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK"' UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
    D) PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTING PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
    E) PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
7. CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
8. LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
9. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUES BY THE OWNER/OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARDS STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED IN THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST THE WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON PLANS OR APPROVED BY OWNER'S REPRESENTATIVE.
11. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT. ALL SHRUB BEDS AND TREES IN NATIVE SEED AREAS SHALL BE IRRIGATED BY USING LOW WATER/DRIP TECHNIQUES. ALL TURF AREAS SHALL BE IRRIGATED USING POP-UP SPRAY OR ROTOR APPLICATION.

SOD/SEED:

1. KEEP ALL EQUIPMENT, VEHICLES AND FOOT TRAFFIC OFF ALL SODDED AREAS. ALL DAMAGED MATERIALS SHALL BE REPLACED AND ALL DAMAGED AREAS RESTORED TO ORIGINAL CONDITIONS.
2. ALL SOD SHALL BE TEXAS HYBRID BLUE GRASS "DURABLUE" OR "THERMAL BLUE" SOD OUTLINED IN THE PLANT SCHEDULE OR APPROVED EQUAL. FOR SUBSTITUTION APPROVAL CONTACT THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
3. ALL SOD SHALL BE INSTALLED WITHIN 24 HOURS FROM THE TIME OF CUTTING ON A FIRM AND MOIST SUBGRADE. DO NOT PLANT IF SOD IS DORMANT OR THE GROUND IS FROZEN.
4. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNERS REPRESENTATIVE FOR APPROVAL OF LOCATION.

EDGING:

1. ALL EDGING SHALL BE 1/8" X 4" GREEN PAINTED "RYERSON TYPE" METAL EDGING W/ MILLED EDGE AND ANCHOR STAKES PER MANUFACTURE'S SPECIFICATIONS OR EQUAL

MULCH:

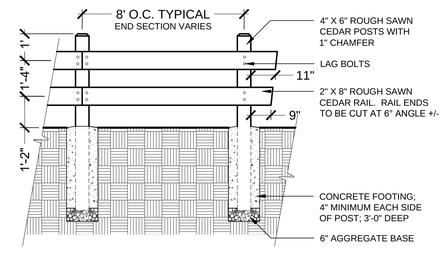
1. WOOD MULCH, NON-DYED SHREDDED CEDAR MULCH OR APPROVED EQUAL. WOOD MULCH SHALL BE INSTALLED 3" DEEP IN ALL PLANT BEDS NOT SPECIFED ON PLANS AS CONTAINTING OTHER MULCHES OUTLINED BELOW.
2. ALL TREES PLANTED IN TURF OR SEED SHALL HAVE A 3' SHREDDED MULCH RING PLACED AT 3" DEPTH.
3. ROCK MULCH, WASHED RIVER GRAVEL, 1 1/2" DIAMETER MINIMUM.
4. GEOTEXTILE FABRIC (FILTER FABRIC) UNDERLAYMENT SHALL BE MIRAFI, MIRASCAPE, DUPONT TYPAR 3301 OR APPROVED EQUAL (SUBMIT SAMPLE).

SOIL SPECIFICATIONS:

1. ANY PLANTING AREA THAT DOES NOT MEET THE FOLLOWING SOIL PREPARATION REQUIREMENTS ARE SUBJECT TO REJECTION AT LANDSCAPE ARCHITECTS/OWNERS REPRESENTATIVES DISCRETION.
2. LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE A MINIMUM OF 24 HOURS PRIOR TO BEGINNING SOIL PREP WORK. SOIL PREP NOT INSPECTED BY LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE IS SUBJECT TO REJECTION AT ANYTIME PRIOR TO INITIAL ACCEPTANCE.
3. LANDSCAPE CONTRACTOR SHALL SUBMIT DELIVERY (TRIP) TICKETS TO LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE FOR ALL ORGANIC SOIL AMENDMENTS WITHIN 24 HOURS AFTER DELIVERY .
4. TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM FROM THE 'A' HORIZON AND SHALL BE FREE OF STONES OVER .75" IN DIAMETER, REFUSE, PLANTS OR THEIR ROOTS, STICKS, NOXIOUS WEEDS, SALTS, SOIL STERILANTS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO PLANT GROWTH.
5. ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS I TYPE SUCH AS AVAILABLE FROM A-1 COMPOST, JENSEN SALES. PULVERIZED HORSE, SHEEP OR DAIRY COW MANURE NOT ACCEPTABLE. SUBMIT DATED RECENT MATERIAL ANALYSIS TO LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE TO GUARANTEE PRODUCT CONDITION AND PROOF NO LIVE WEED SEEDS AND CHEMICAL ADDITIVES ARE PRESENT.
6. SOIL PREPARATION FOR AREAS TO BE SODDED SHALL INCLUDE TOPSOIL AND ORGANIC MATTER ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED EIGHT (8) INCHES INTO THE SOIL.
7. PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.

FENCING/ RAILING:

1. FENCES ARE SHOWN IN LOCATIONS ON THE OVERALL SITE PLAN, SEE LANDSCAPE PLANS FOR SPECIFIC LOCATIONS.
2. SEE DETAIL SHEETS FOR CONSTRUCTION SPECIFICATIONS.
3. THE BOTTOM OF THE FENCE SHALL BE PARALLEL TO FINISHED GRADE. IF NECESSARY, ADJUST BOTTOM OF FENCE TO MEET ANY CHANGES IN FINISHED GRADE. THE TOP OF FENCE SHALL BE LEVEL.
4. RAILING: OPEN RAIL WOOD FENCE RAIL; SEE DETAIL SHEET 8.



NOTES:
1. ALL CONNECTIONS SHALL BE MADE USING GALVANIZED LAG BOLTS OR APPROVED EQUAL.
2. ALL REQUIRED PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF FENCE.
3. ALL WOOD TO BE TREATED WITH CLEAR PENEFIN SEALANT OR APPROVED EQUAL.

1 RAILING DETAIL
NTS CL-07

CASE # P15-007

Landscape Architecture
Master Planning
Urban Design
3201 Brighton Blvd., Denver, CO 80216
phone 303.322.1851

12071 Tejon Street, Suite 470
Westminster, CO 80234
Phone 303.421.4224
www.innovativelandinc.com
Innovative Land Consultants, Inc.

KBHOME
7807 E. PEAKVIEW AVENUE
SUITE 200D
CENTENNIAL, COLORADO 80111
PHONE: 303-323-1130

PROJECT:
LANDSCAPE NOTES
COPPERLEAF FILING NO. 12
ARAPAHOE COUNTY, COLORADO

PROJECT #: 14-041
DESIGNED BY: CK
DRAWN BY: BK
CHECKED BY: PM
ORIGINAL DATE: SEPTEMBER 4, 2015

#	REVISION	DATE
1	PHASE II	10/16/15
2	PHASE III	12/15/15

SHEET #: 8 of 11

RETURN REDLINES WITH CHECKPRINTS / MYLARS

CHECKPRINT / REDLINES

Planning / Date

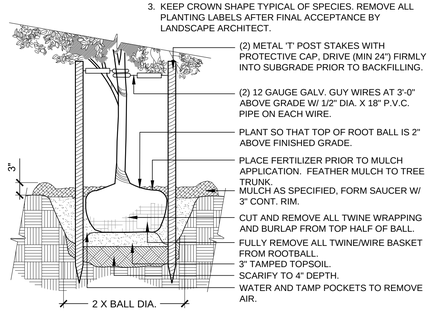
Engineering / Date

Mapping / Date

Zoning / Date

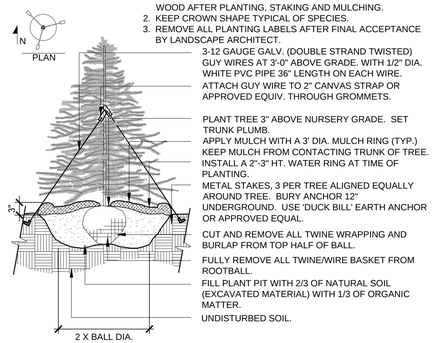
FINAL DEVELOPMENT PLAN
COPPERLEAF FILING NO. 12
A REPLAT OF LOT 1, BLOCK 2, COPPERLEAF FILING NO. 2
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTE:
1. DO NOT CUT LEADER.
2. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING.
3. KEEP CROWN SHAPE TYPICAL OF SPECIES. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.



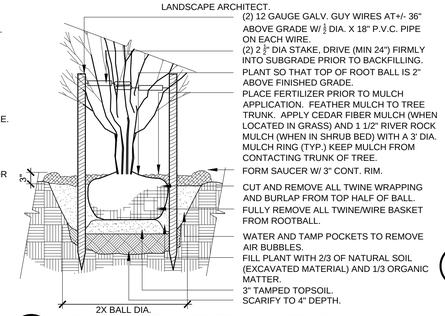
1 DECIDUOUS TREE
1/2" = 1'-0" 329343.39-06

NOTE:
1. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING.
2. KEEP CROWN SHAPE TYPICAL OF SPECIES.
3. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.



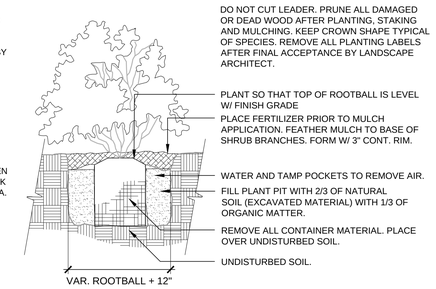
2 EVERGREEN TREE PLANTING
3/8" = 1'-0" 329343.39-08

NOTE:
1. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING.
2. KEEP CROWN SHAPE TYPICAL OF SPECIES.
3. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.

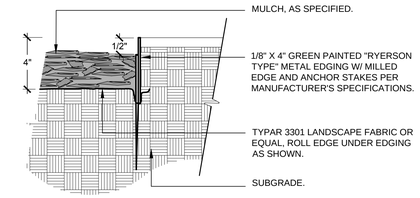


3 ORNAMENTAL TREE PLANTING
1/2" = 1'-0" 329343.39-07

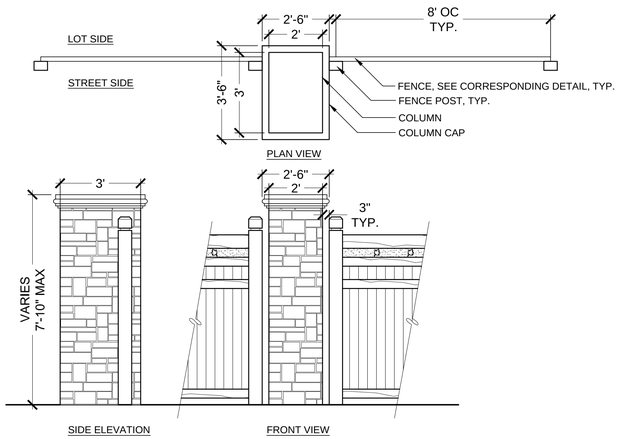
DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING. KEEP CROWN SHAPE TYPICAL OF SPECIES. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.

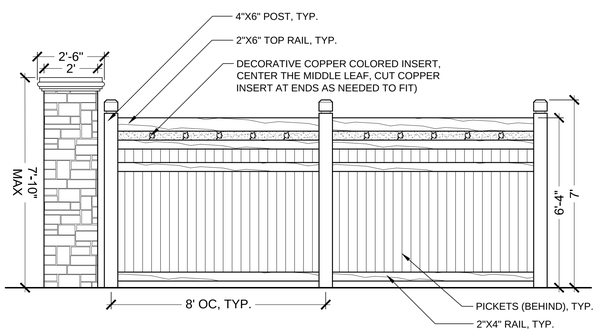


4 SHRUB PLANTING CONTAINER
1 1/2" = 1'-0" 329333.13-04



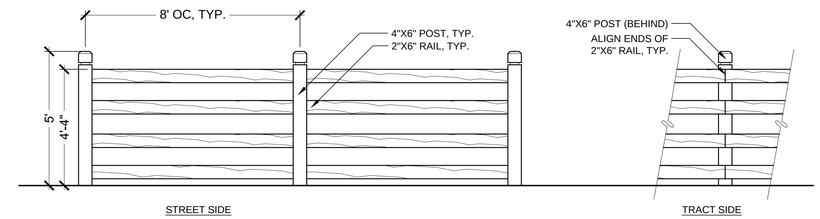
5 STEEL EDGER
3" = 1'-0" DETAIL-FILE



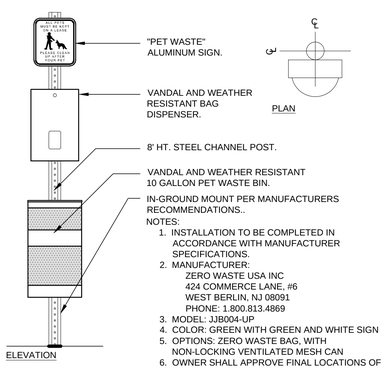


6 6-4" SOLID FENCE WITH COPPER TOP
NTS CL-01

7 FENCE COLUMN
NTS CL-04

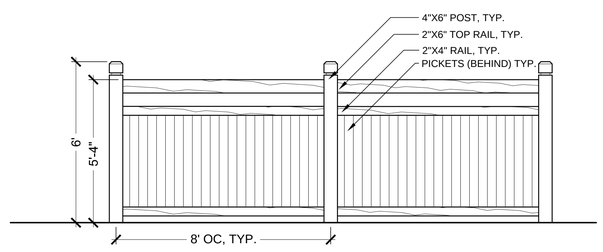


8 4-RAIL FENCE
NTS CL-03

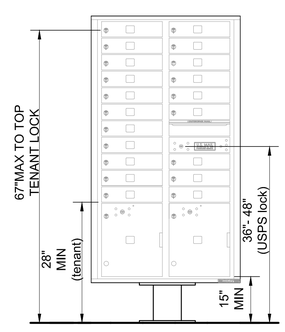


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
2. MANUFACTURER:
   ZERO WASTE USA INC
   424 COMMERCE LANE, #6
   WEST BERLIN, NJ 08091
   PHONE: 1.800.813.4869
3. MODEL: JJB004-UP
4. COLOR: GREEN WITH GREEN AND WHITE SIGN
5. OPTIONS: ZERO WASTE BAG, WITH NON-LOCKING VENTILATED MESH CAN
6. OWNER SHALL APPROVE FINAL LOCATIONS OF PET STATION PRIOR TO INSTALLATION.

9 PET STATION
1" = 1'-0" 129323-52



10 5`-4" SOLID FENCE WITH OPEN TOP
NTS CL-02

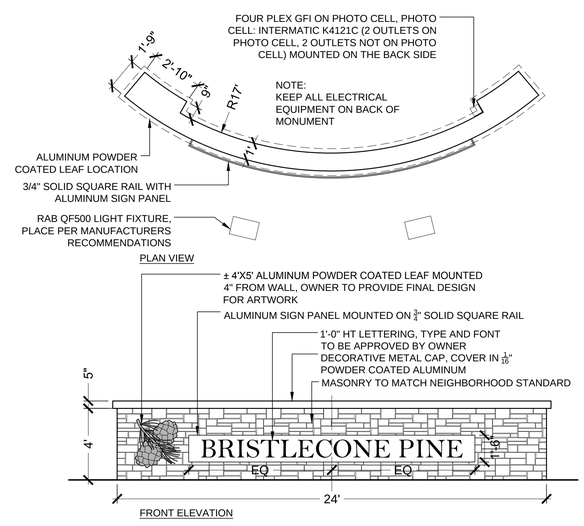


NOTE:
MANUFACTUOR:
AF FLORENCE MANUFACTURING COMPANY
5935 CORPORATE DRIVE
MANHATTAN, KANSAS 66503

MODEL: F
CONFIGURABLE: 4C
TOTAL TENANTS/PARCELS: 20/2
LOAD: FRONT
MOUNTING: MOUNTED PEDESTAL
FINISH: SANDSTONE

INSTALLATION SHALL BE AS PER MANUFACTURERS RECOMMENDATIONS AND IN ACCORDANCE WITH ANY LOCAL REGULATIONS AND REQUIREMENTS BY THE POST OFFICE.

11 MAIL KIOSK
1/2" = 1'-0" PV-03



12 MONUMENT - TYPE F
NTS CL-06

CASE # P15-007

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7807 E. PEAKVIEW AVENUE
SUITE 300
CENTENNIAL, COLORADO 80111
PHONE: 303-323-1130

PROJECT:
LANDSCAPE DETAILS
COPPERLEAF FILING NO. 12
ARAPAHOE COUNTY, COLORADO

PROJECT #: 14-041
DESIGNED BY: CK
DRAWN BY: BK
CHECKED BY: PM
ORIGINAL DATE: SEPTEMBER 4, 2015

#	REVISION	DATE
1	PHASE II	10/16/15
2	PHASE III	12/15/15

SHEET #: 9 of 11

RETURN REDLINES WITH CHECKPRINTS / MYLARS

CHECKPRINT / REDLINES

Planning / Date _____

Engineering / Date _____

Mapping / Date _____

Zoning / Date _____

FINAL DEVELOPMENT PLAN

COPPERLEAF FILING NO. 12

A REPLAT OF LOT 1, BLOCK 2, COPPERLEAF FILING NO. 2
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTES:

1. ARCHITECTURAL ELEVATION SHOWN BELOW IS A DIAGRAMMATIC VIEW OF ONE AVAILABLE OPTION THAT MAY BE CONSTRUCTED ON SITE. ARCHITECTURAL STANDARDS FOR ALL BUILDING OPTIONS SHALL MEET OR EXCEED REQUIREMENTS OUTLINED BY THE COPPERLEAF DESIGN GUIDELINES AND ARE TO BE REVIEWED AND APPROVED BY THE COPPERLEAF ARCHITECTURAL REVIEW COMMITTEE PRIOR TO CONSTRUCTION ON SITE.

2. BUILDING SIZE:
   - ALL BUILDINGS SHALL NOT EXCEED 2-STORIES.
   - TOTAL LIVABLE SQUARE FOOTAGE SHALL VARY BASED ON FLOOR PLAN AND OPTIONS, INCLUDING BUT NOT LIMITED TO OPTIONAL BASEMENT.

3. FLOOR PLANS/MODELS:
   - MULTIPLE COMPLEMENTARY VARIATIONS OF THE APPROVED ARCHITECTURAL THEME SHALL BE UTILIZED ON SITE TO ENSURE THE MASSING OF THE HOMES IS NOT MONOTONOUS. THESE THEME VARIATIONS SHALL BE APPROVED BY THE MASTER DEVELOPER AND CONTROLLED BY THE DEVELOPER/BUILDER TO ENSURE A VARIETY AND MIX IS ACHIEVED UPON FULL SITE BUILD-OUT.
   - A MINIMUM OF FOUR (4) VARYING FLOOR PLANS SHALL BE AVAILABLE TO BE BUILT ON SITE. ALL FINAL FLOOR PLANS SHALL BE CHOSEN BY THE FUTURE HOMEOWNER OR BUILDER AS REQUIRED.
   - EACH SIDE OF PAIRED HOME IS NOT REQUIRED TO BE A MATCHING/SIMILAR FLOOR PLAN. ANY COMBINATION OF THE AVAILABLE FLOOR PLANS SHALL BE ACCEPTABLE TO BE PAIRED.
   - CORNER LOTS VISIBLE FROM PUBLIC RIGHT OF WAY SHALL UTILIZE ENHANCED FEATURES AS APPROVED BY THE COPPERLEAF ARCHITECTURAL REVIEW COMMITTEE.

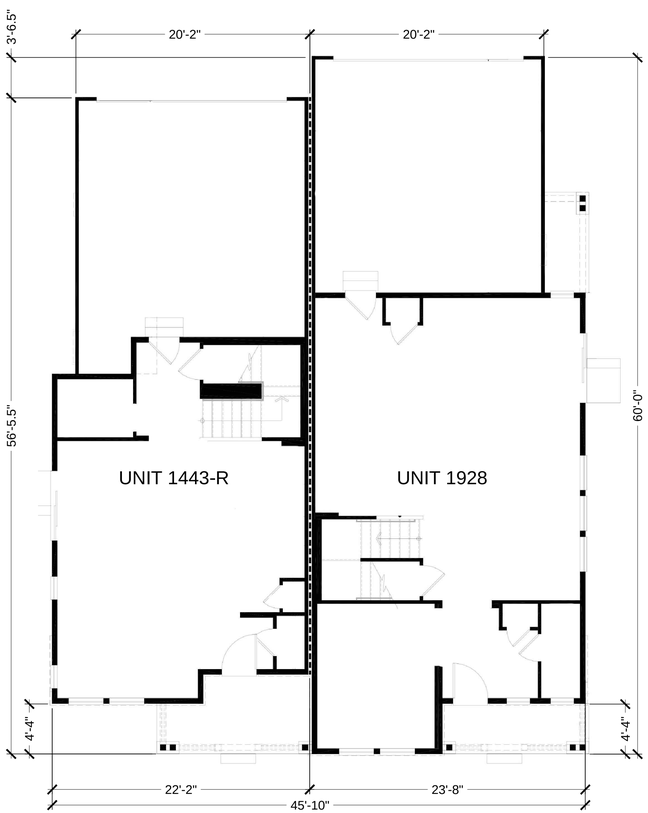
3. BUILDING COLORS:
   - COLOR PALLET SHALL BE A COMBINATION OF PRE-SELECTED COMPLEMENTARY COLORS AS DETERMINED BY THE DEVELOPER/BUILDER AND APPROVED BY THE COPPERLEAF ARCHITECTURAL REVIEW COMMITTEE. DEVELOPER/BUILDER SHALL MONITOR THE COLOR USAGE AND ENSURE VARIATION THROUGHOUT THE SITE TO PROVIDE ARCHITECTURAL INTEREST.
   - A MINIMUM OF FOUR (4) DIFFERENT ARCHITECTURAL COLOR SCHEMES ARE TO BE IMPLEMENTED ON SITE. BUILDER TO MONITOR COLOR USAGE TO PROVIDE VARIABILITY AND ARCHITECTURAL INTEREST IN THE FINAL ARRANGEMENT ON SITE.

4. PORCHES:
   - COVERED PORCHES SHALL BE PROVIDED AT THE FRONT OF THE HOMES.
   - PORCH SUPPORT AND CONSTRUCTION MATERIALS SHALL BE REVIEWED AND APPROVED WITH OVERALL ARCHITECTURAL PLANS BY THE COPPERLEAF ARCHITECTURAL REVIEW COMMITTEE.

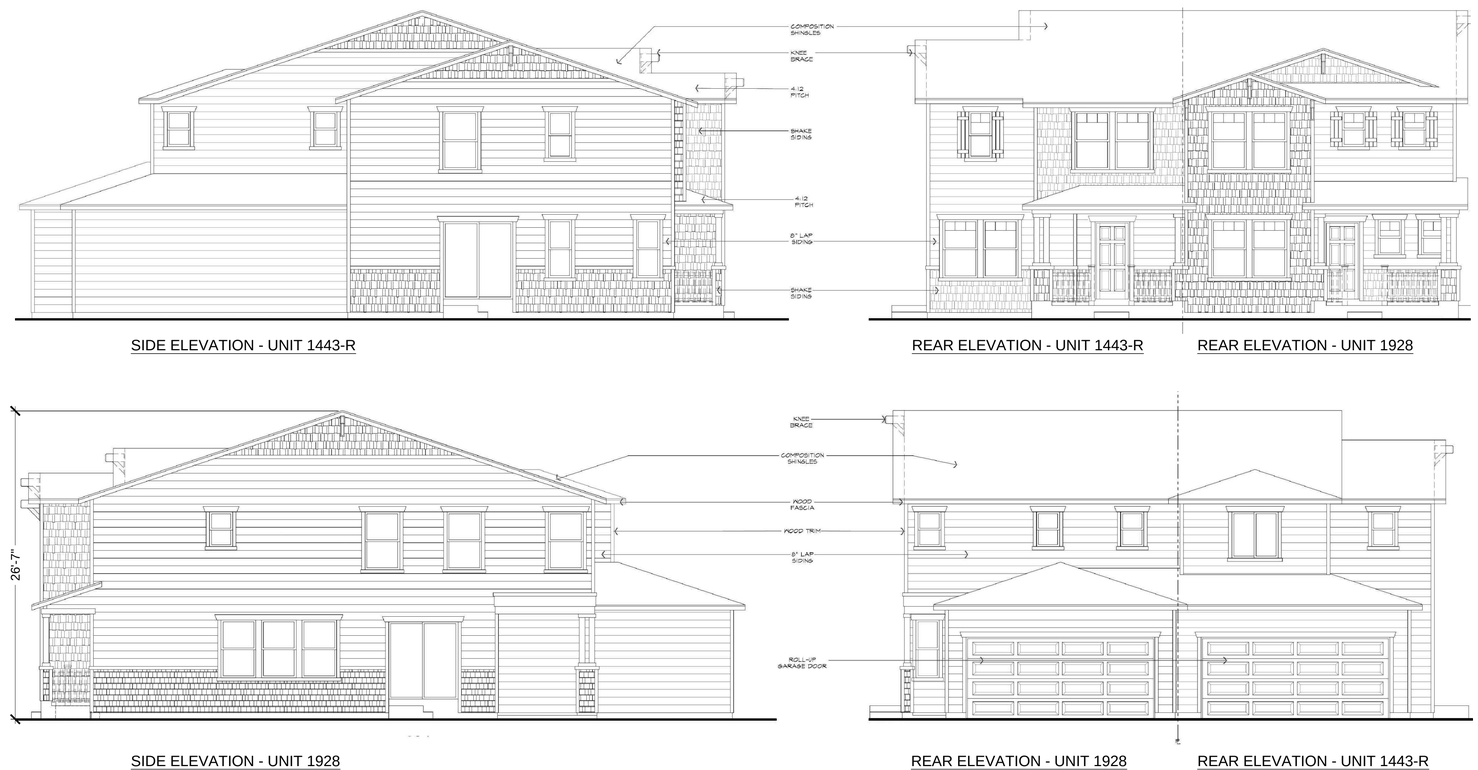
5. ROOFS:
   - PITCHED ROOFS SHALL BE UTILIZED AND SHALL BE CONSISTENT THROUGHOUT THE PROJECT.
   - MATERIAL: ARCHITECTURAL DIMENSIONED COMPOSITE SHINGLES.
   - COLOR: SHALL VARY ACCORDING TO FINISH OPTIONS SELECTED BY DEVELOPER/BUILDER AND AS APPROVED BY THE COPPERLEAF ARCHITECTURAL REVIEW COMMITTEE.
   - ROOFS MAY INCORPORATE ENHANCEMENTS, INCLUDING BUT NOT LIMITED TO DECORATIVE/FUNCTIONAL DORMER WINDOWS, VENTS, CORNICE, EAVE DETAILS, ETC.
   - ROOFS MAY ALSO INCORPORATE DECORATIVE BRACES AND STICKWORK.

6. DOORS & WINDOWS:
   - ALL EXTERIOR DOORS SHALL BE RESIDENTIAL IN APPEARANCE AND EASILY IDENTIFIABLE.
   - WINDOWS SHALL BE RESIDENTIAL IN APPEARANCE.
   - WINDOWS MAY INCORPORATE MULTI-PANED TOP SASHES AND SINGLE-PANED BOTTOM SASHES AS APPROVED BY THE COPPERLEAF ARCHITECTURAL REVIEW COMMITTEE.
   - ALL OVERHEAD GARAGE DOORS SHALL BE UNIFORM IN STYLE, MAY INCORPORATE RAISED PANEL STYLE OR WINDOWS, AND SHALL BE A COMPLEMENTARY COLOR TO THE REST OF THE ARCHITECTURAL ELEMENTS AS APPROVED BY THE COPPERLEAF ARCHITECTURAL REVIEW COMMITTEE.

7. BUILDING FACADE/'SURFACE' MATERIALS:
   - BUILDING SURFACE MATERIALS MAY INCLUDE, BUT ARE NOT LIMITED TO, BRICK OR BRICK VENEER, SYNTHETIC STONE, CULTURED OR NATURAL STONE, PLASTER/STUCCO, HARDI-PLANK TYPE SIDING, BOARD AND BATTEN SIDING, FIBER CEMENT PANELS, WOOD AND GLASS OR COMBINATIONS OF THESE AND OTHER COMPLEMENTARY MATERIALS AS APPROVED BY THE COPPERLEAF ARCHITECTURAL REVIEW COMMITTEE



1 CONCEPTUAL FIRST FLOOR PLAN
SCALE: NTS



SIDE ELEVATION - UNIT 1443-R

REAR ELEVATION - UNIT 1443-R

REAR ELEVATION - UNIT 1928

SIDE ELEVATION - UNIT 1928

REAR ELEVATION - UNIT 1928

REAR ELEVATION - UNIT 1443-R

2 CONCEPTUAL BUILDING ELEVATIONS
SCALE: NTS

CASE # P15-007

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PHONE: 303-323-1130

PROJECT:

ARCHITECTURAL PLAN & MATERIALS

COPPERLEAF FILING NO. 12
ARAPAHOE COUNTY, COLORADO

PROJECT #: 14-041

DESIGNED BY: CK

DRAWN BY: BK

CHECKED BY: PM

ORIGINAL DATE: SEPTEMBER 4, 2015

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FINAL DEVELOPMENT PLAN

COPPERLEAF FILING NO. 12

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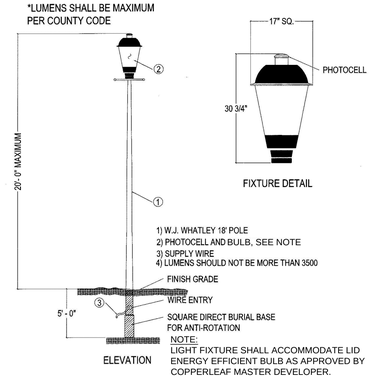
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

1 LIGHTING PLAN

NORTH

0 40 80 120 feet

SCALE: 1" = 40'-0"



2 FIXTURE TYPE A (SA1)

DESCRIPTION: SPAULDING 42" BOLLARD CF4 (1) "3" FN1CF 42-DQ
LAMP: (1) CF42
LUMENS: 3200
LLF: 0.72

3 FIXTURE TYPE B (SC1)

LIGHTING SCHEDULE

SYMBOL	DESCRIPTION	QTY
	STREETLIGHT (SA1)	5
	BOLLARD LIGHT (SC1)	8

CASE # P15-007

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PROJECT:

LIGHTING PLAN

COPPERLEAF FILING NO. 12
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