Administration Building
West Hearing Room
5334 S. Prince St.
Littleton, CO 80120
303-795-4630
303-738-7915 TTY
303-795-4630 Audio Agenda Line

Nancy A. Doty, Chair, District 1
Nancy Sharpe, District 2
Rod Bockenfeld, District 3
Nancy Jackson, Chair Pro-Tem, District 4
Bill Holen, District 5

Study Session

June 27, 2016

The Arapahoe County Board of County Commissioners typically holds weekly Study Sessions on Monday and Tuesday. Study Sessions (except for Executive Sessions) are open to the public and items for discussion are included on this agenda. Agendas (except for Executive Sessions agendas) are available through the Commissioners' Office or through the County's web site at www.arapahoegov.com. Please note that the Board may discuss any topic relevant to County business, whether or not the topic has been specifically noticed on this agenda. In particular, the Board typically schedules time each Monday under "Committee Updates" to discuss a wide range of topics. In addition, the Board may alter the times of the meetings throughout the day, or cancel or reschedule noticed meetings. Questions about this agenda? Contact the Commissioners' Office at 303-795-4630 or by e-mail at commissioners@arapahoegov.com

Study Session Topics

9:00 A.M. Calendar Updates (WHR)
Diana Maes
BoCC Administration Manager

9:30 A.M. E-Team Update (WHR)
David Bessen,
Chair, E-Team
Director, Information Technologies

10:00 A.M. BOCC Updates (WHR)
Board of County Commissioners

11:00 A.M. Administrative Meeting - Board Of County Commissioners (WHR)
Administrative meeting with Arapahoe County Treasurer and Assessor

Request: Information

Sue Sandstrom, Treasurer, Arapahoe County
Corbin Sakdol, Assessor, Arapahoe County
BoCC

Break

1:00 P.M. *Arapahoe County Justice Center Building Assessment Presentation

(WHR)

Discussion with the Chief Judge Carlos Samour, Jr. of the 18th Judicial District and State Judicial Planning and Operations staff an opportunity to comment on the efficacy of the current facilities at the Arapahoe County Justice Center (ACJC) and to brief the Board of County Commissioners (BOCC) on program/statistical data used to support the future space and building modernization needs outlined in a recently completed building assessment for the campus

Request: Information/Direction

Dick Hawes, Director, Facilities and Fleet Management
John Gossett, Architect and Facilities Planning Manager for the Colorado Judicial Branch
Laurie McKager, District Administrator, 18th Judicial District
Chief Judge Carlos Samour, Jr., 18th Judicial District
John Christofferson, Deputy County Attorney

Documents: FINAL BSR - ACJC BUILDING ASSESSMENT.DOC, BSR ACJC PRESENTATION ATTACH.PDF

2:30 P.M. *Memorandum Of Understanding For Solar Facilities (WHR)

Discussion of a request to the Public Words and Development Planning Department from solar companies to develop an memorandum of understanding for solar facilities, similar to the Oil & Gas MOU, to establish an administrative permit process for solar garden land use applications

Request: Information/Direction

David M. Schmit, Director, Public Works and Development
Jan Yeckes, Planning Division Manager
Jason Reynolds, Current Planning Program Manager
Todd Weaver, Budget Manager, Finance
Robert Hill, Senior Assistant County Attorney

Documents: BSR FOR SOLAR MOU STUDY SESSION 6-9-16.PDF, SOLAR MOU REV 6-8.PDF

3:00 P.M. * Drop In (WHR)

Board of County Commissioners

1. P16-006 Vallagio Medical Offices Request For Public Hearing

Discussion of a request from effected tenants near the Vallagio Medical Offices to Public Works and Development Planning Staff to schedule a Final Development Plan application, case P16-006 – Vallagio Medical Offices as a Public Hearing based on a written request in compliance with the Arapahoe County Land Development Code

Request: Information/Direction

Bill Skinner, Senior Planner, Public Works & Development
Jason Reynolds, Current Planning Manager, Public Works & Development
Jan Yeckes, Planning Division Manager, Public Works & Development
David M. Schmit, Director, Public Works & Development
Todd Weaver, Budget Manager, Finance
Robert Hill, Senior Assistant County Attorney

Documents: BSR DROP-IN PUBLIC HEARING REQUEST.PDF, P16-006 REQUEST FOR PUBLIC HEARING.PDF, P16-006 PLANNING COMMISSION PACKET.PDF

3:20 P.M. * Executive Session (WHR)

Executive Study Session and County Attorney Administrative Meeting [Section 24-6-402 (4)(b)C.R.S.](As required by law, specific agenda topics will be announced in open meeting prior to the commencement of the closed and confidential portion of this session) (WHR)

Ron Carl, County Attorney

*** To Be Recorded As Required By Law**
WHR - West Hearing Room

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Please contact our office at least 3 days in advance to make arrangements.

ARAPAHOE COUNTY
COLORADO'S FIRST

Board Summary Report

Date: June 10, 2016

To: Board of County Commissioners

From: Dick Hawes, Department Director, Facilities and Fleet Management

Subject: Arapahoe County Judicial Center Building Assessment

Purpose
This study session was scheduled to give the Chief Judge of the 18th Judicial District and State Judicial Planning and Operations staff an opportunity to comment on the efficacy of the current facilities at the Arapahoe County Justice Center (ACJC) and brief the Board of County Commissioners (BOCC) on program/statistical data used to support the future space and building modernization needs outlined in a recently completed building assessment for the campus.

Presentation Agenda
1. Dick Hawes – Introduction (5 minutes)
2. Chief Judge Samour and State Judicial Planning Staff – ACJC General Issues and Judicial Services Growth Forecast for Arapahoe County (40 minutes)
3. Ken Morris – Building Assessment Concept Plan Overview (10 minutes)
4. BOCC Q&A and Feedback (35 minutes)

Background
In 2006 the County completed a Master Plan analysis of the ACJC campus and the Detention Center. The 2006 evaluation led to a multi-year improvement plan to facilitate the 18th Judicial District's operations at ACJC and provide additional courtrooms to meet forecasted caseload demand. The following initiatives and improvements have been implemented as part of the 2006 ACJC Master Plan:
1. 2009: Relocated the District Attorney's Office to a new building to free up space at ACJC for expansion of courtroom and office space and added three (3) new courtrooms in Courthouse II.
2. 2010: Reconfigured one (1) courtroom in Courthouse I, added six (6) new courtrooms in Courthouse II, and remodeled the Littleton County Court at Arapahoe Plaza for additional clerk support space.
3. 2011: Moved the Aurora court operations from Altura Plaza to ACJC and relocated Judicial Services to Lima Plaza to free up space for one (1) additional master planned courtroom at Courthouse II.
4. 2013: Added one (1) new large courtroom in Courthouse II.
5. 2014: Added connecting corridor between ACJC courthouse buildings and one (1) new small courtroom in Courthouse II.
6. 2016: Project currently underway at Lima Plaza to relocate the Probation Offices from ACJC to free up space for two (2) additional master planned courtrooms.

These initiatives have enabled the 18th Judicial District to keep pace with growing demand in caseloads through the near term. However, Chief Judge Samour has the following concerns about the current condition and future needs for the facility:

- Current space is not sufficient to meet the increase in population and judicial caseload forecasted by the State planning staff for Arapahoe County through 2026.
- The organization of the facility is inefficient and difficult to manage from a security, safety, and operational perspective.
- Certain courtrooms are undersized and limited in usefulness.
- Aging building infrastructure, particularly in Courthouse I, needs to be updated.

As part of the 2016 Capital Budget, funds were appropriated to complete a building assessment of ACJC. This assessment was intended to provide a high level evaluation of the capital maintenance and space improvements that should be planned to meet the forecasted needs of the 18th Judicial District for the foreseeable future (2026).

The building assessment was conducted by the DLR Group (DLR) and included interviews with the 18th Judicial District Officers and staff, District Attorney's staff, State Judicial Planning and Analysis staff, County Judicial Services staff, Sheriff Office staff, Human Services Staff, and Department of Facilities and Fleet Management staff.

DLR is a nationally recognized full service planning and architectural services firm that specializes in judicial facilities. They have worked on the planning for several judicial centers in Colorado and were the lead planners for the 2006 Master Plan analysis the County conducted for the ACJC campus and Detention Facility.

Discussion

The ACJC building assessment evaluated three (3) primary categories:

- Capital maintenance needs
- Functionality of the existing building organization
- Future space needs.

The capital maintenance assessment evaluated the current condition, age, and life expectancy of the building's major systems to identify a list of components that should be considered for replacement or upgrade over the next ten years due to obsolescence.

The existing building organization was evaluated for circulation, spatial relationships, and security concerns to identify improvements that should be considered for operational efficiency and function.

The future space needs assessment utilized program data, demographic projections, and court caseload (court filings) forecasts provided by the State Demography Office and the Office of the State Court Administrator. According to the data provided:

- Arapahoe County will continue to experience population growth through 2026 that will impact demand for judicial system services.
- Total caseloads are forecast to grow 21.5% by 2026.
- The caseload growth will support justification for six (6) additional Judicial Officer allocations and approximately fifty-three (53) additional judicial support staff. (Both assumptions for additional Judicial Officers and support staff are obviously contingent on the State's fiscal ability to fund the positions)

The following information is intended to give BOCC members an introduction to the data provided by DLR that was used for the future space and program assessment categories. Judge Samour and Judicial staff will present a more in-depth explanation of how the statistical data and program requirements support the building assessment space analysis at the study session.

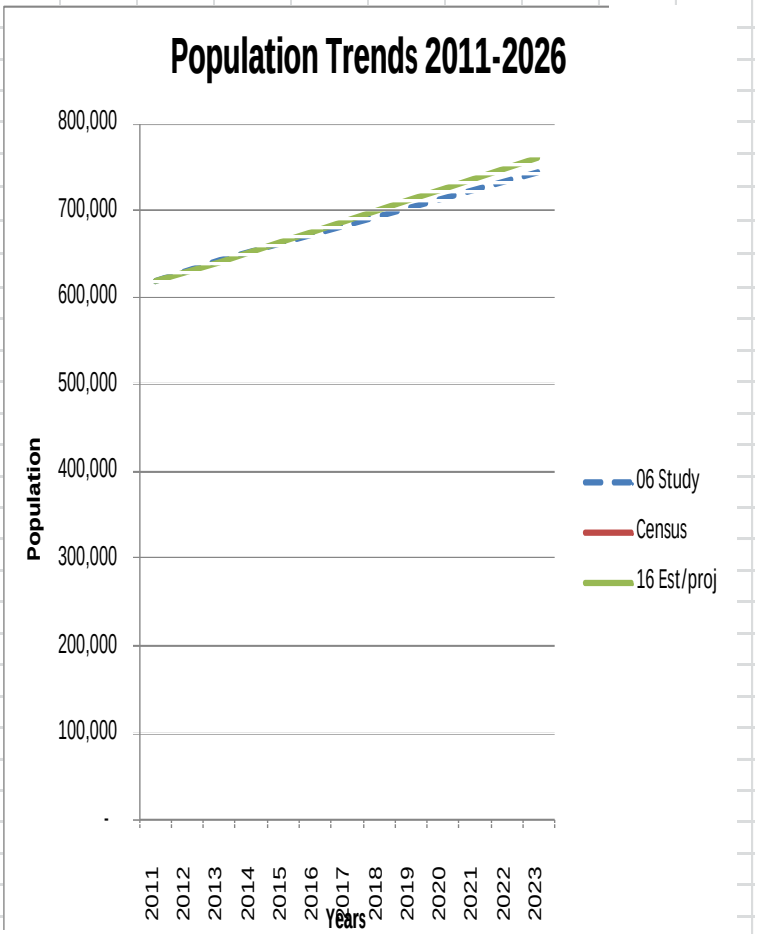
There is general agreement that population growth does not provide a direct correlation with caseload increases; however, it does provide a starting point for analyzing the various factors that affect judicial system demand. The following are actual and projected population growth trends for Arapahoe County from the State Demography Office.

Arapahoe County Population Trend Analysis

	06 Study	Census	16 Est/proj	Diff
2000	491,134	**487,967**	**487,967**	
2001	499,757			
2002	508,380			
2003	517,003			
2004	525,626			
2005	534,249			
2006	543,629			
2007				
2008				
2009				
2010		**572,003**	**572,003**	
2011	591,595			
2012				
2013				
2014	***618,821***	**618,821**	**618,821**	
2015				
2016	643,460		639,337	(4,123)
2017			651,191	
2018			663,277	
2019			675,386	
2020			687,520	
2021	693,789		699,672	5,883
2022			711,843	
2023			724,032	
2024			736,243	
2025			748,470	
2026	742,883		760,705	17,822
Total # Increase 2014-2026	124,062		141,884	17,822
Avg #/yr - 2014-2026	10,339		11,824	1,485
Total % Increase 2014-2026	20%		23%	3%
Avg % Increase/yr	1.7%		1.9%	0.2%

Bold Numbers indicate US Census Data

All shaded values except Census data points are estimates



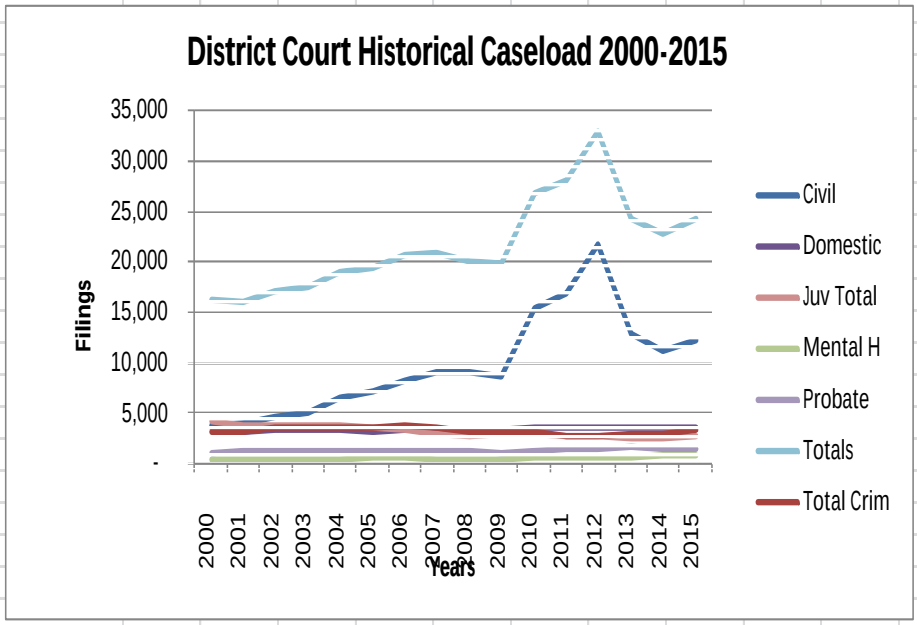
The current population growth is slightly higher than forecasted in the 2006 master plan, but the difference is not significant.

Caseload is the second factor in the assessment of judicial system growth. The basic measure is court filings. While filings are not the only indicator of judicial workload, they provide a readily available statistic that is easily comparable to other jurisdictions.

The following shows the historical Arapahoe County District Court caseload data for the 18th Judicial District.

District Court Historical Caseload 2000-2015

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Civil	3,826	3,999	4,642	4,981	6,494	7,122	8,175	9,046	9,033	8,720	15,369	16,840	21,677	12,846	11,176	12,207
Criminal	*3,135*	*3,222*	*3,551*	*3,610*	*3,481*	*3,612*	*3,845*									
Homicide	*13*	*13*	*59*	*65*	*41*	*49*	*57*									
Total Crim	3,148	3,235	3,610	3,675	3,522	3,661	3,902	3,662	3,138	3,094	3,093	2,842	2,679	2,918	3,033	3,386
Domestic	3,516	3,278	3,480	3,387	3,341	3,276	3,410	3,477	3,414	3,429	3,635	3,594	3,640	3,514	3,684	3,604
Juvenile D/N	*319*	*342*	*311*	*307*	*317*	*331*	*390*									
Other Juv.	*2,006*	*1,712*	*1,592*	*1,768*	*1,923*	*1,615*	*1,519*									
Del	*1,847*	*1,729*	*1,845*	*1,795*	*1,532*	*1,557*	*1,474*									
Juv Total	4,172	3,783	3,748	3,870	3,772	3,503	3,383	2,951	2,799	2,936	2,891	2,692	2,837	2,640	2,614	2,653
Mental H	382	420	452	431	504	625	542	494	490	512	562	619	653	704	796	774
Probate	1,171	1,220	1,191	1,228	1,259	1,286	1,242	1,205	1,215	1,137	1,265	1,411	1,454	1,698	1,526	1,563
Totals	**16,215**	**15,935**	**17,123**	**17,572**	**18,892**	**19,473**	**20,654**	**20,835**	**20,089**	**19,828**	**26,815**	**27,998**	**32,940**	**24,320**	**22,829**	**24,187**
Shaded Data from 2006 MP																
Pop. (1,000)	487.97	499.76	508.38	517.00	525.63	534.25	543.63				572.00			618.82		639.34
F/K Pop	33.23	31.89	33.68	33.99	35.94	36.45	37.99				46.88			39.30		37.83



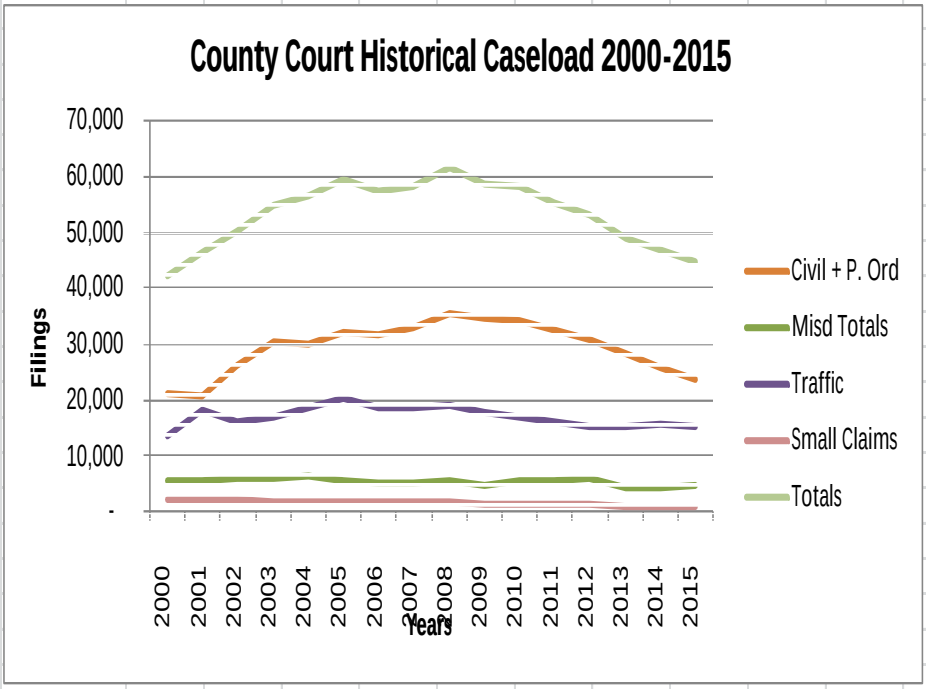
There is a noticeable bump in civil cases between 2009 and 2012 at the height of the financial market decline. This bump was caused by a sharp increase in foreclosure and financial distress related filings.

As economic conditions started to improve in 2013 there has been a steady decline in civil filings related to foreclosures and other financial claims.

The following table includes historical caseload data for County Court filings for Arapahoe County.

County Court Historical Caseload 2000-2015

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Civil	*19,300*	*19,025*	*23,996*	*27,904*	*27,574*	*29,940*	*29,867*									
Prot.Orders	*1,718*	*1,607*	*2,200*	*2,281*	*2,210*	*1,985*	*1,940*									
Civil + P. Ord	21,018	20,632	26,196	30,185	29,784	31,925	31,807	33,100	35,249	34,495	33,985	32,499	30,801	28,154	25,934	23,647
Dom. Viol.	*797*	*686*	*1,091*	*1,185*	*1,031*	*960*	*900*									
Other Misd.	*4,699*	*4,960*	*4,965*	*4,546*	*5,458*	*4,479*	*4,170*									
Misd Totals	5,496	5,646	6,056	5,731	6,489	5,439	5,070	5,138	5,711	4,853	5,636	5,551	6,076	4,337	4,380	4,455
Traffic	13,636	18,192	15,942	17,066	18,572	20,384	18,764	18,534	19,112	17,944	17,064	15,923	15,221	15,207	15,564	15,393
Small Claims	1,979	2,041	1,971	1,921	1,824	1,679	1,657	1,605	1,529	1,473	1,373	1,222	1,120	1,056	1,041	1,027
Totals	**42,129**	**46,511**	**50,165**	**54,903**	**56,669**	**59,427**	**57,298**	**58,377**	**61,601**	**58,765**	**58,058**	**55,195**	**53,218**	**48,754**	**46,919**	**44,522**
Shaded Data from 2006 MP																
Pop. (1,000)	487.97	499.76	508.38	517.00	525.63	534.25	543.63				572.00			618.82		639.34
F/K Pop	86.34	93.07	98.68	106.20	107.81	111.23	105.40				101.50			78.79		69.64



Based on population growth and associated caseload data that DLR and the Office of the State Court Administrator used in their statistical forecast models, they anticipate a steady increase in 18th Judicial System growth for Arapahoe County. This projected growth will increase district and county filings from 68,709 to 83,500 (21.5%) by 2026 and provide the basis for adding six (6) Judicial Officers and associated staff.

The following tables illustrate DLR's and the Office of the State Court Administrator's forecasted caseload increases for Arapahoe County District and County filings by 2026 and the administrative staffing increases needed to meet this judicial system growth.

District Court Judicial Officers

		Dist Ct.				Proj Alternatives		
Yr	**Pop**	**Filings**	**JO**	**K Pop/JO**	**F/JO**	**K Pop/JO**	**F/JO**	**Rec.**
2000	**487,967**	16,215	16.00	30.50	1,013	Avg.	Avg.	
2001	499,757	15,935	16.00	31.23	996	30.08	1,157	
2002	508,380	17,123	16.00	31.77	1,070			
2003	517,003	17,572	17.00	30.41	1,034			
2004	525,626	18,892	17.00	30.92	1,111			
2005	534,249	19,473	17.00	31.43	1,145			
2006	543,629	20,654	18.00	30.20	1,147			
2007	*550,723*	20,835	18.00	30.60	1,158			
2008	*557,816*	20,089	18.00	30.99	1,116			
2009	*564,910*	19,828	20.00	28.25	991			
2010	**572,003**	26,815	20.50	27.90	1,308			
2011	*583,708*	27,998	20.50	28.47	1,366			
2012	*595,412*	32,940	20.50	29.04	1,607			
2013	*607,117*	24,320	20.50	29.62	1,186			
2014	**618,821**	22,829	20.70	29.89	1,103			
2015	*629,079*	24,187	20.95	30.03	1,155			
2016	*639,337*	24,929	21.85	29.26		21	22	**22**
2017	*651,191*							
2018	*663,277*							
2019	*675,386*							
2020	*687,520*							
2021	*699,672*	27,282				23	24	**24**
2022	*711,843*							
2023	*724,032*							
2024	*736,243*							
2025	*748,470*							
2026	*760,705*	29,662				25	26	**26**
2026	*760,705*	28,098	26.85	28.33	1,046			27
2026 estimated caseload and judicial officers per State Court Administration								

County Court and Total Judicial Officers

		Co Ct				Proj Alternatives			Total JO
Yr	**Pop**	**Filings**	**JO**	**K Pop/JO**	**F/JO**	**K Pop/JO**	**F/JO**	**Rec.**	
2000	**487,967**	42,129	9.75	50.05	4,321	Avg.	Avg.		
2001	499,757	46,511	9.75	51.26	4,770	58.01	5,556		
2002	508,380	50,165	9.75	52.14	5,145				
2003	517,003	54,903	9.75	53.03	5,631				
2004	525,626	56,669	9.75	53.91	5,812				
2005	534,249	59,427	9.75	54.79	6,095				
2006	543,629	57,298	9.5	57.22	6,031				
2007	*550,723*	58,377	9.5	57.97	6,145				
2008	*557,816*	61,601	9.5	58.72	6,484				
2009	*564,910*	58,765	9.5	59.46	6,186				
2010	**572,003**	58,058	9.5	60.21	6,111				
2011	*583,708*	55,195	9.5	61.44	5,810				
2012	*595,412*	53,218	9.5	62.67	5,602				
2013	*607,117*	48,754	9.5	63.91	5,132				
2014	**618,821**	46,919	9.5	65.14	4,939				
2015	*629,079*	44,522	9.5	66.22	4,687				
2016	*639,337*	45,248	10.3	62.07		10	8	10	32.15
2017	*651,191*								
2018	*663,277*								
2019	*675,386*								
2020	*687,520*								
2021	*699,672*	49,518				11	9	11	34.86
2022	*711,843*								
2023	*724,032*								
2024	*736,243*								
2025	*748,470*								
2026	*760,705*	53,838				12	10	11	36.62
2026	*760,705*	53,380	10.99	69.22	4,857			11	**37.84**
2026 estimated caseload and judicial officers per State Court Administration									

Staffing Analysis - Court Administration
Arapahoe County Judicial Campus

	2016 Employee Summary			2021 Employee Summary			2026 Employee Summary		
	Cent.	**Littleton**	**Total**	**Cent.**	**Littleton**	**Total**	**Cent.**	**Littleton**	**Total**
Judicial (ref only - not counted below)									
District Judge	16		16	18		18	20		20
Magistrate	7.85	0.3	8.15	7.85	0.3	8.15	7.85	0.3	8.15
County Judge	6	2	8	7	2	9	8	2	10
	29.85	2.3	32.15	32.85	2.3	35.15	35.85	2.3	38.15
Judicial Support									
Court Reporter	13		13	14		14	15		15
Bailiff/Law Clerk	11		11	12		12	13		34
Judicial Assistant	42		42	46		46	50		50
Legal Research Asst	3		3	3		3	4		4
	69	0	69	75	0	75	82	0	103
Clerk									
Clerk of Court	1		1	1		1	1		1
Supervisor II	2		2	2		2	2		2
Supervisor I	6	1	7	6	1	7	6	1	7
Clerical Staff	32	14	46	39	10	49	42	10	52
Collections	6		6	7		7	8		8
	47.0	15.0	62.0	55.0	11.0	66.0	59.0	11.0	70.0
Administration									
District Administrator	1		1	1		1	1		1
Deputy District Administrator	1		1	1		1	1		1
Supervisor II	1		1	1		1	1		1
Administrative Specialist	1		1	1		1	2		2
Telecom	1		1	1		1	1		1
IT	2		2	3		3	3		3
Trainer Specialist	1		1	1		1	1		1
PSCC	3		3	4		4	4		4
Managing Court Reporter	1		1	1		1	1		1
Managing Court Interpreter	1		1	1		1	1		1
Staff Interpreters/Translators	3		3	2		2	2		2
Jury Manager	1		1	1		1	1		1
	17	0	17	18	0	18	19	0	19
Other									
PPM	1		1	1		1	1		1
SRLC	2		2	2		2	2		2
Court Facilitator (Hold constant)	3		3	3		3	3		3
	6	0	6	6	0	6	6	0	6
Grand Totals (ex: Jud Oficers)	139.00	15.00	154.00	154.00	11.00	165.00	166.00	11.00	198.00

In order to accommodate the increase in Judicial Officers and administrative support staff needed to address the forecasted 2026 caseload, the existing campus buildings will have to be expanded. DLR proposed two (2) concepts to expand the facility that are illustrated in the attached document.

Concept I would include a multi-story “L” shaped addition connecting the north end of Courthouse I to the west end of Courthouse II. The new addition would contain administrative support functions. The existing buildings would house courtrooms with upgrades and modifications as needed to address space or judicial program requirements.

Concept II would also include a multi-story “L” shaped addition connecting the north end of Courthouse I to the west end of Courthouse II. The new addition would contain new courtrooms. Courthouse II would be reconfigured to house administrative support space and Courthouse I would continue to house courtrooms with modifications as needed to reconfigure space that was vacated by administrative staff relocating to Courthouse II.

The 18th Judicial District believes that both options have shortcomings because they do not adequately provide for longer term needs and will be disruptive to operations for an extended period of time. They would like to request that the assessment be expanded to study the cost of a replacement facility that would be less disruptive and fully addresses the needs of all the stakeholders involved on a long-term basis. It is their position that, given the estimated amount of money each of the two options generated by DLR will cost, it would be unwise for the BOCC to make a decision without at least considering a long-term, more complete option.

If the BOCC decides to pursue the options developed by DLR, the 18th Judicial District believes the only acceptable solution is Concept II because it is more adequate than Concept I at addressing organization and security control issues by organizing the building into adjacencies for the administrative support spaces and the courtroom operations.

Facilities Project Management Staff will provide a brief overview of the concepts at the study session.

DLR developed a preliminary cost for both concepts, including the capital maintenance work and space modifications that will be needed for the existing buildings, based on square foot and unit costs from comparable work. These costs are based on early concept plans and intended to provide a general order of magnitude cost at this point.

The following is the general order of magnitude costs in 2016 dollars for each concept:

	Concept I	Concept II
New Construction Cost	$ 48,809,000	$ 62,333,000
Existing Space Modification Cost	$ 21,101,000	$ 24,821,000
Capital Maintenance Cost	$ 11,317,000	$ 11,317,000
Total	$ 81,227,000	$ 98,471,000

DLR was not tasked to provide a replacement facility cost as part of the assessment; however, an order of magnitude cost for a replacement facility, including demolition of the existing buildings, and site work would be in the range of $210 to 220M.

Board Feedback/Next Steps

I believe it will become apparent to the BOCC after reviewing the above information and hearing from Chief Judge Samour and staff that determining the appropriate solution to meet the long term needs of the ACJC facility is very complex and involves several ancillary issues that must be evaluated before the BOCC has sufficient information to make an informed decision. Some of those issues are:

- If the BOCC where to support either Concept Plan how would the work be implemented
- What are the annual capital outlays needed to support the plan for the ACJC campus
- What are the financial options to support the capital outlays for the ACJC campus plan
- What other fiscal impacts are associated with the ACJC campus plan
- What impacts will the 18th Judicial District face until the improvements are completed
- Are there other capital impacts such as where to house additional off campus District Attorney, Probation, Human Service. and Judicial Service staff needed to support the forecasted growth
- How do we create flexibility as part of the implementation plan to delay or accelerate the capital outlays in response to changes in growth or State funding allocations

Given that these issues and others need further evaluation, if the BOCC wishes to pursue Concept II, I would recommend the following course of action.

The Five Year Capital Improvements Plan (CIP) approved by the BOCC in 2016 allocated funds for planning this fiscal year and programmed funds for approval in 2017 to continue adding courtrooms at ACJC with the construction of a small courtroom in Courthouse II. Given the preferred concept plan and the Judicial District's preference for full size courtrooms, I would recommend that we defer this space improvement for ACJC and utilize the 2016 planning funds and 2017 programmed funds to advance Concept II to an early design development phase. This would enable us to firm up the capital costs, prepare a preliminary implementation plan, work with finance to evaluate the options to support the capital outlays, and explore the other issues listed above in time to provide the BOCC with the information needed to make an informed decision as part of the 2018 – 2022 CIP.

If the BOCC decides that further analysis should be done to evaluate an alternative for a replacement facility, then we could use a similar approach to utilize the funds programmed for the small courtroom in the CIP to complete a comparison study between Concept II and a new facility.

ARAPAHOE COUNTY JUSTICE CENTER
MASTER PLAN
MAY 23, 2016

DLR Group

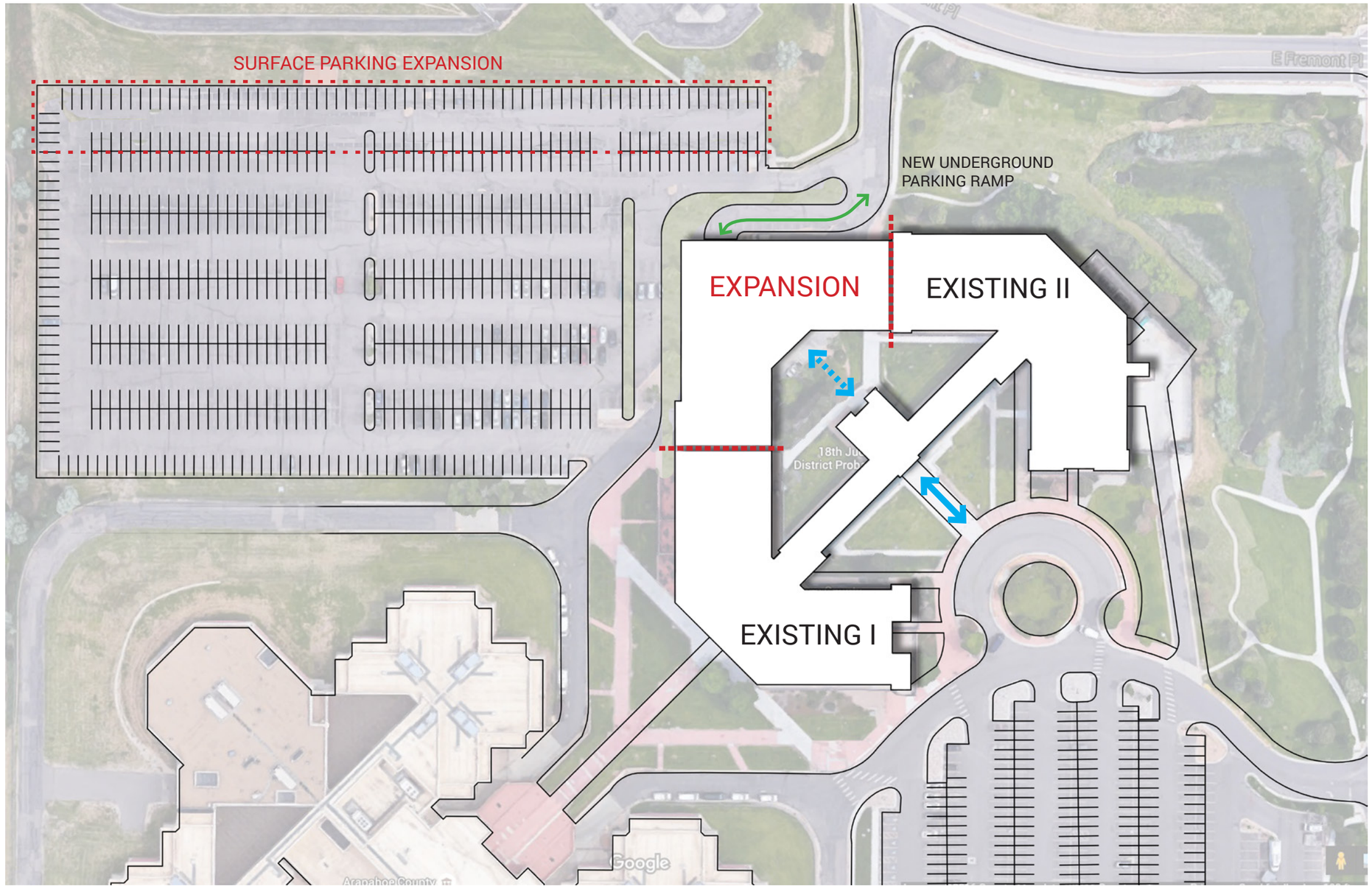
ARAPAHOE COUNTY JUSTICE CENTER

OPTION 1 AND 2: SITE CONCEPT

EXISTING PARKING
1,386 STALLS

NEW EXP + EXISTING PARKING
1,526 STALLS

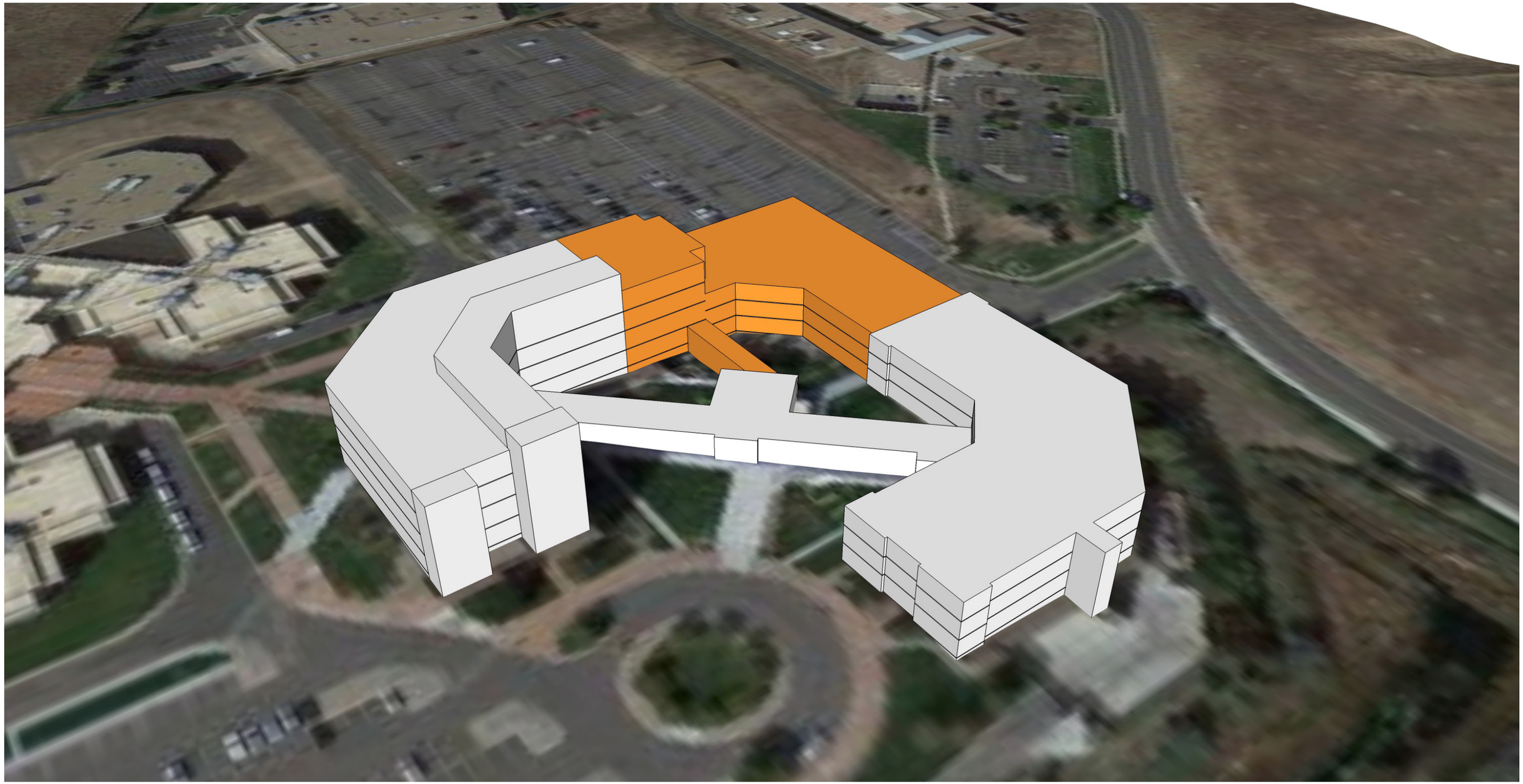
REQUIRED PARKING
1,475 STALLS



DLR Group

ARAPAHOE COUNTY JUSTICE CENTER

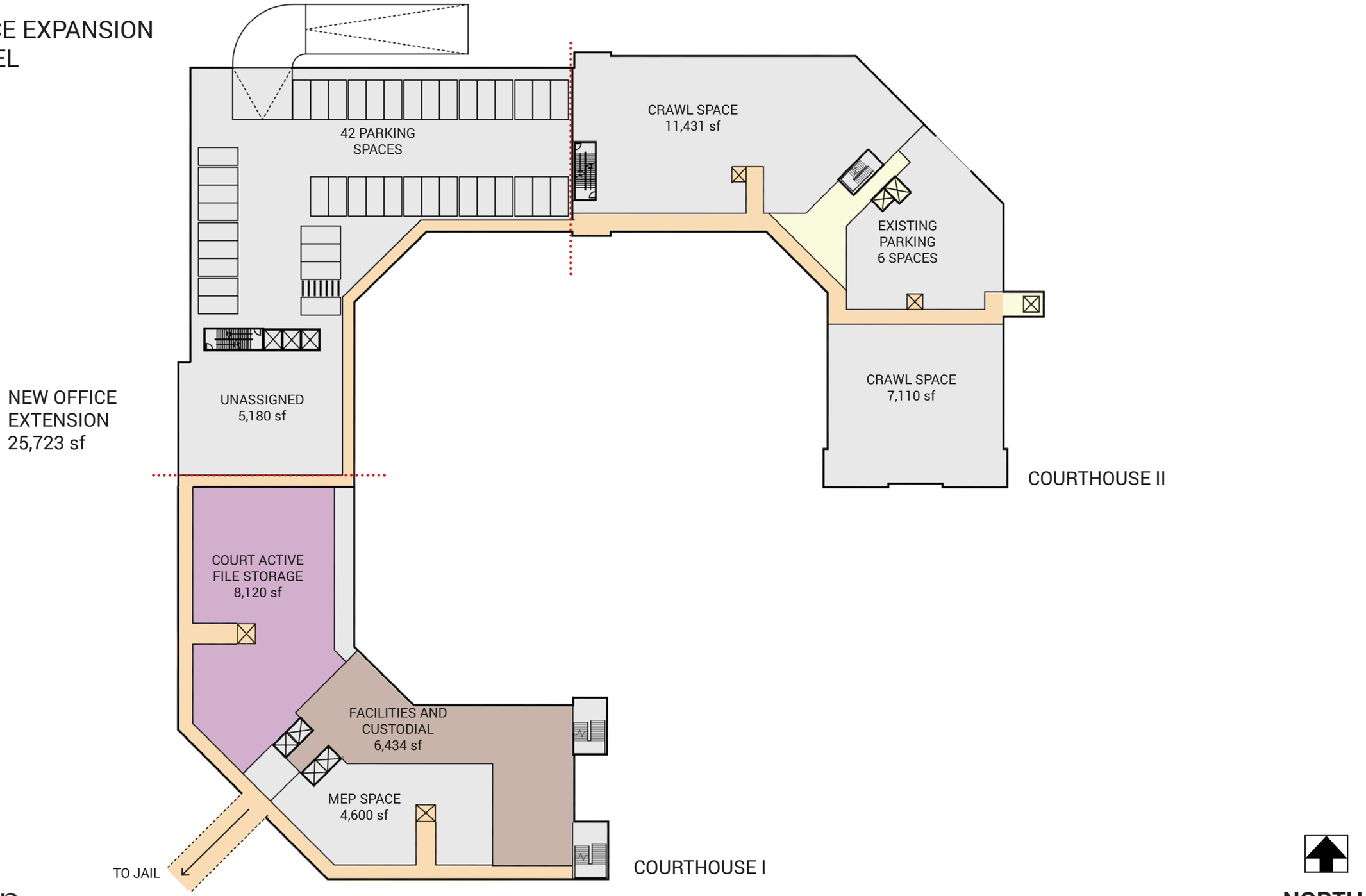
OPTION 1: OFFICE EXPANSION
BUILDING MASSING



DLR Group

ARAPAHOE COUNTY JUSTICE CENTER

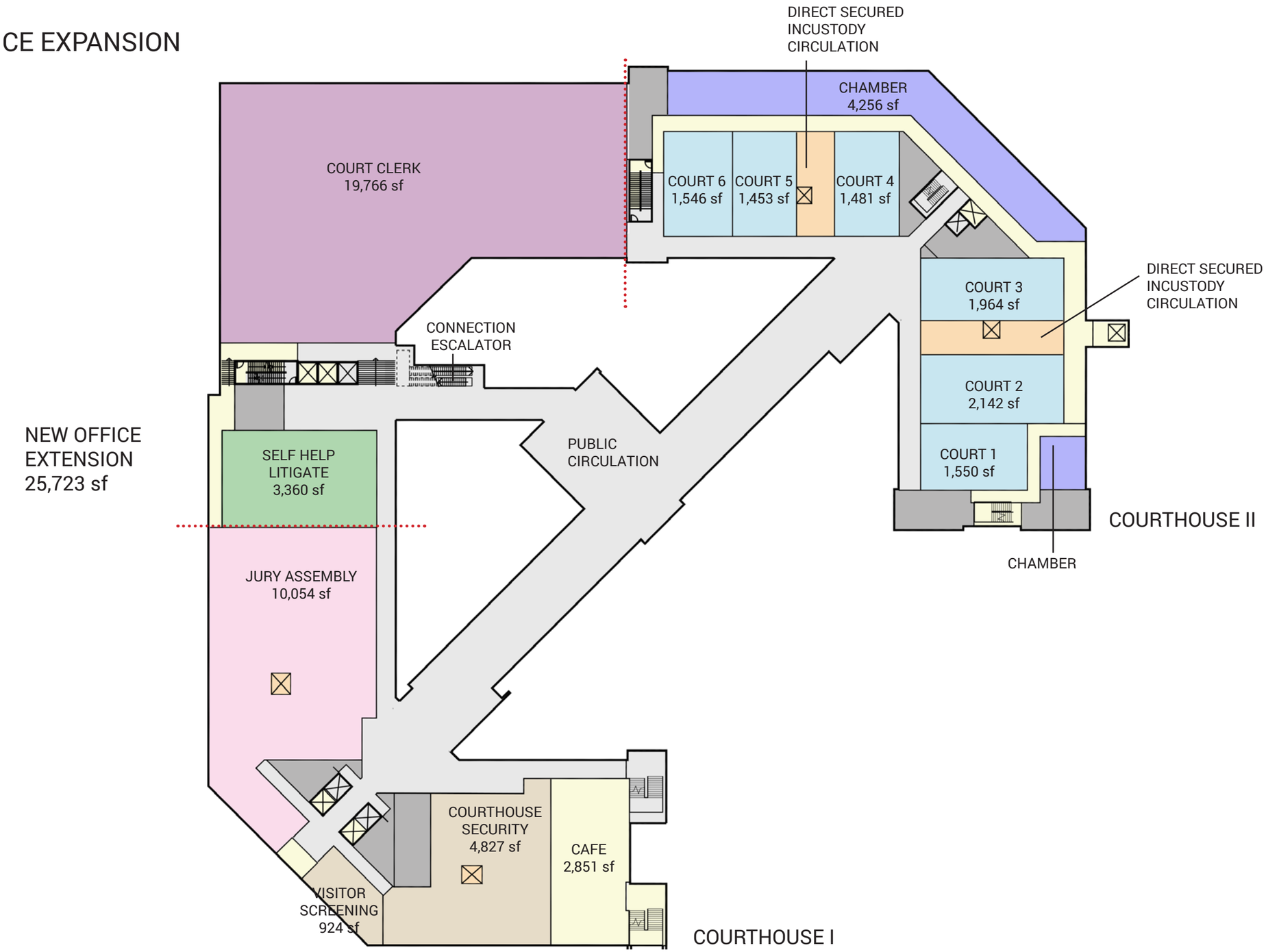
OPTION 1: OFFICE EXPANSION
BASEMENT LEVEL



DLR Group

ARAPAHOE COUNTY JUSTICE CENTER

OPTION 1: OFFICE EXPANSION
LEVEL 01

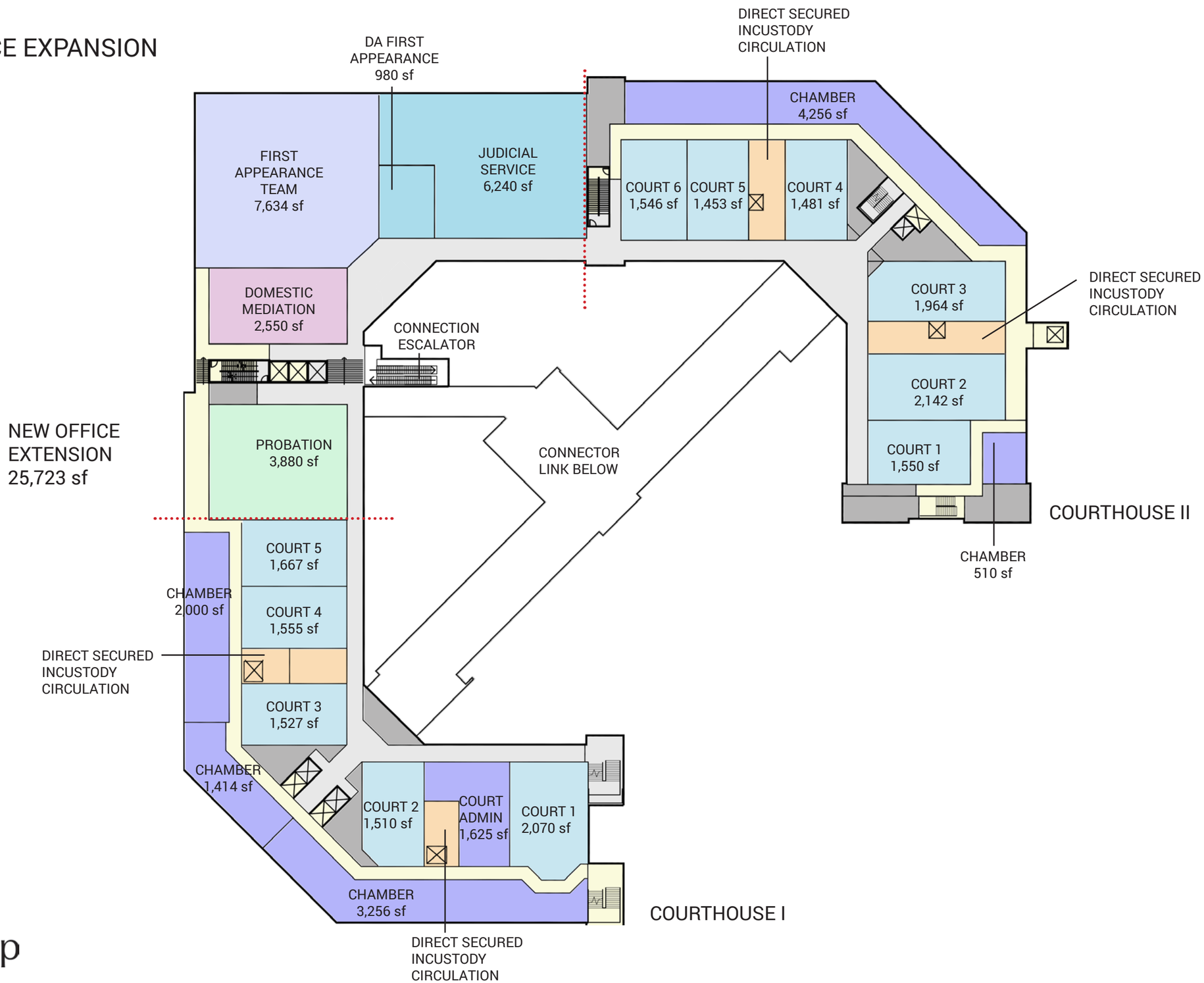


DLR Group

NORTH

ARAPAHOE COUNTY JUSTICE CENTER

OPTION 1: OFFICE EXPANSION
LEVEL 02



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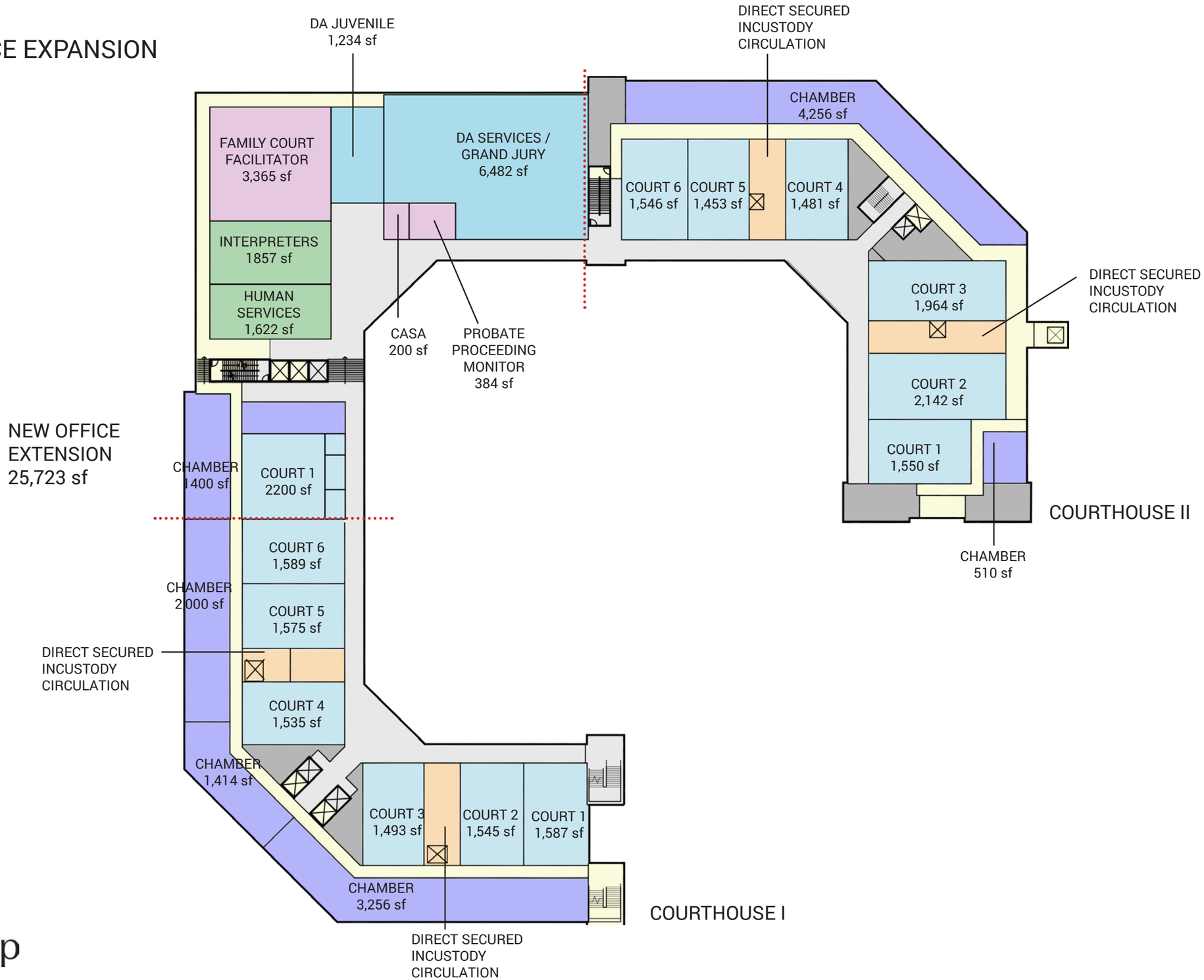
ARAPAHOE COUNTY JUSTICE CENTER

OPTION 1: OFFICE EXPANSION
LEVEL 03

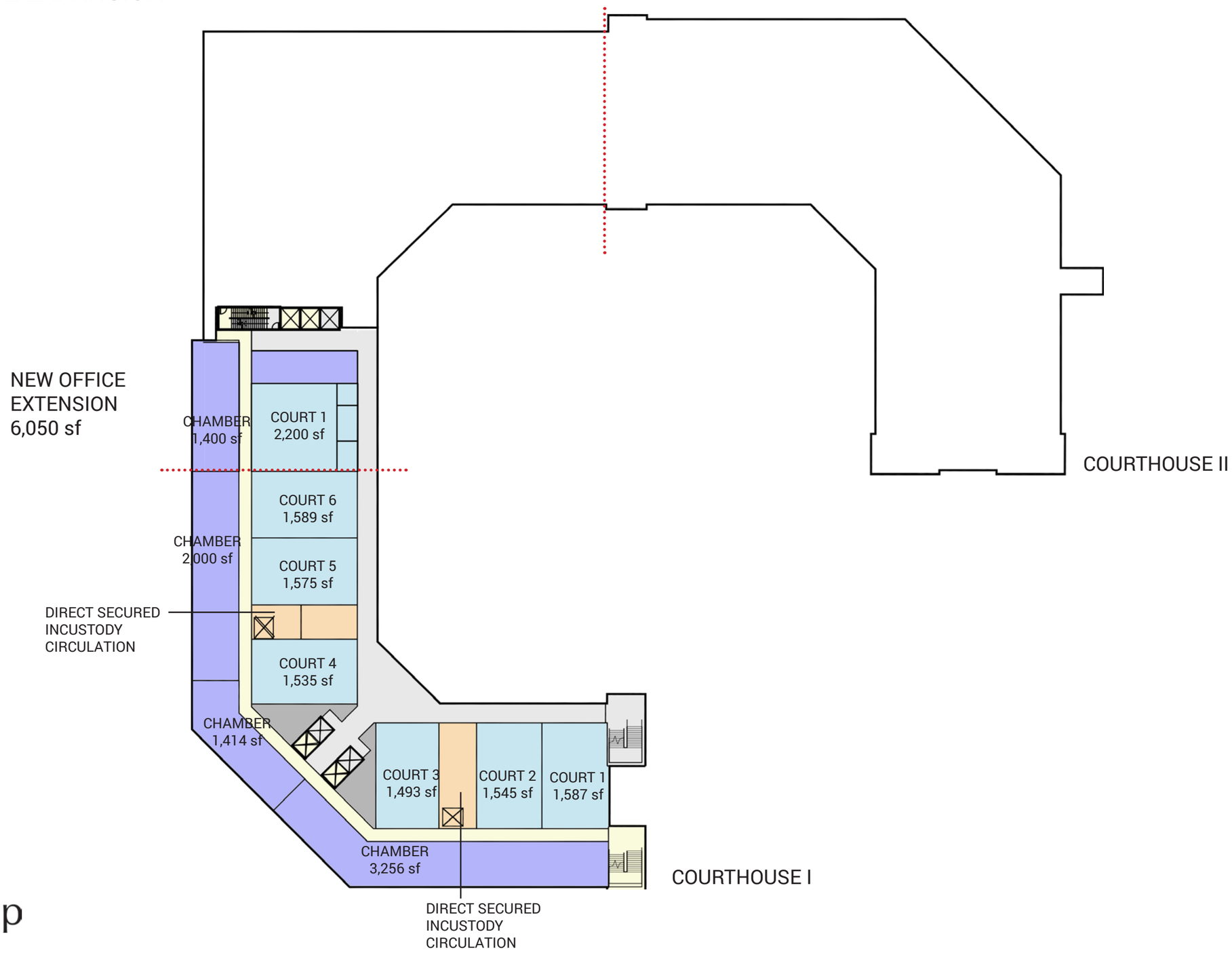


DLR Group

NORTH

ARAPAHOE COUNTY JUSTICE CENTER

OPTION 1: OFFICE EXPANSION
LEVEL 04

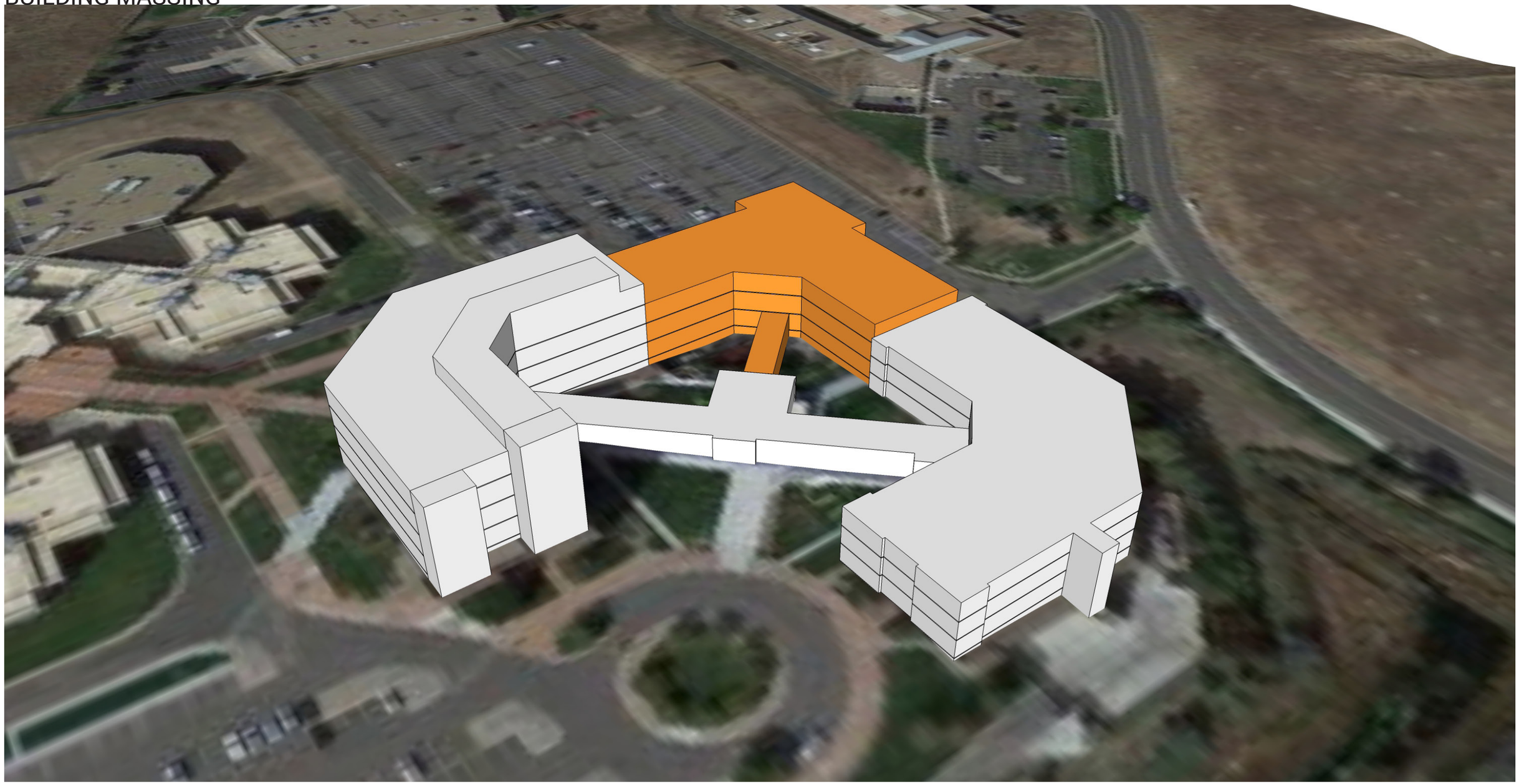


DLR Group

NORTH

ARAPAHOE COUNTY JUSTICE CENTER

OPTION 2: COURTHOUSE EXPANSION
BUILDING MASSING

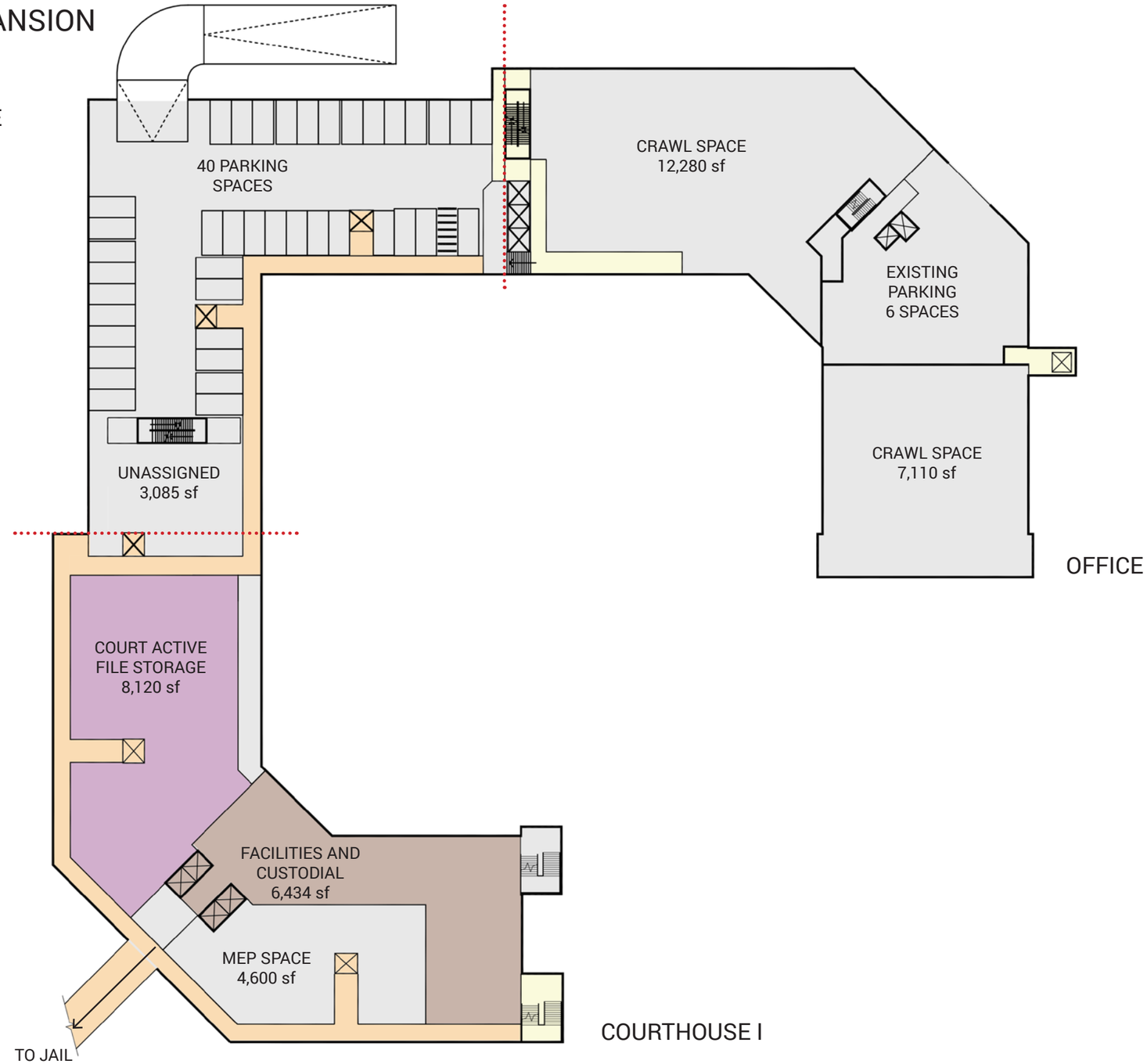


DLR Group

ARAPAHOE COUNTY JUSTICE CENTER

OPTION 2: COURTHOUSE EXPANSION
BASEMENT LEVEL

NEW COURTHOUSE
EXTENSION
24,768 sf



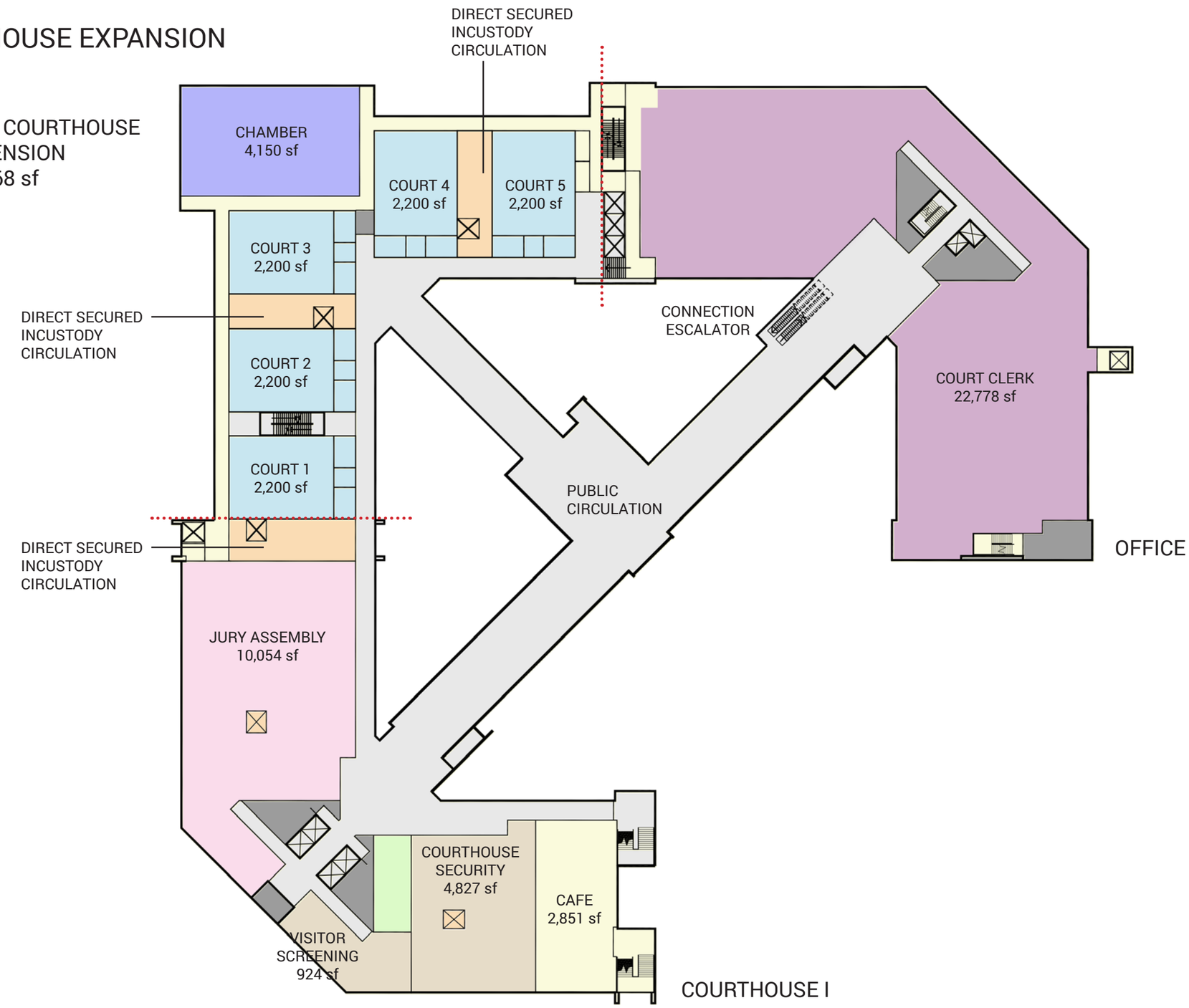
DLR Group

NORTH

ARAPAHOE COUNTY JUSTICE CENTER

OPTION 2: COURTHOUSE EXPANSION
LEVEL 01

NEW COURTHOUSE
EXTENSION
24,768 sf



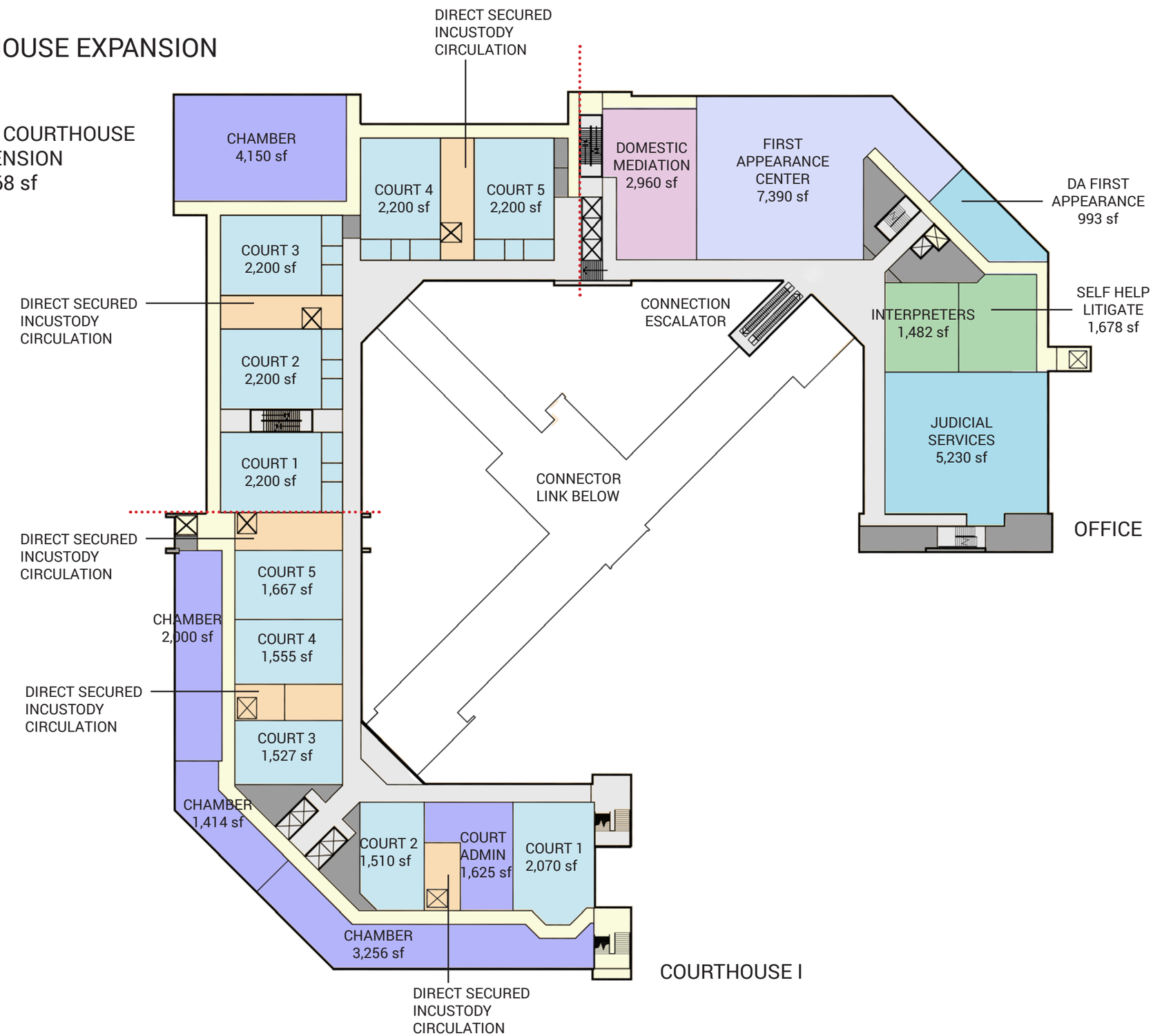
DLR Group

NORTH

ARAPAHOE COUNTY JUSTICE CENTER

OPTION 2: COURTHOUSE EXPANSION
LEVEL 02

NEW COURTHOUSE
EXTENSION
24,768 sf



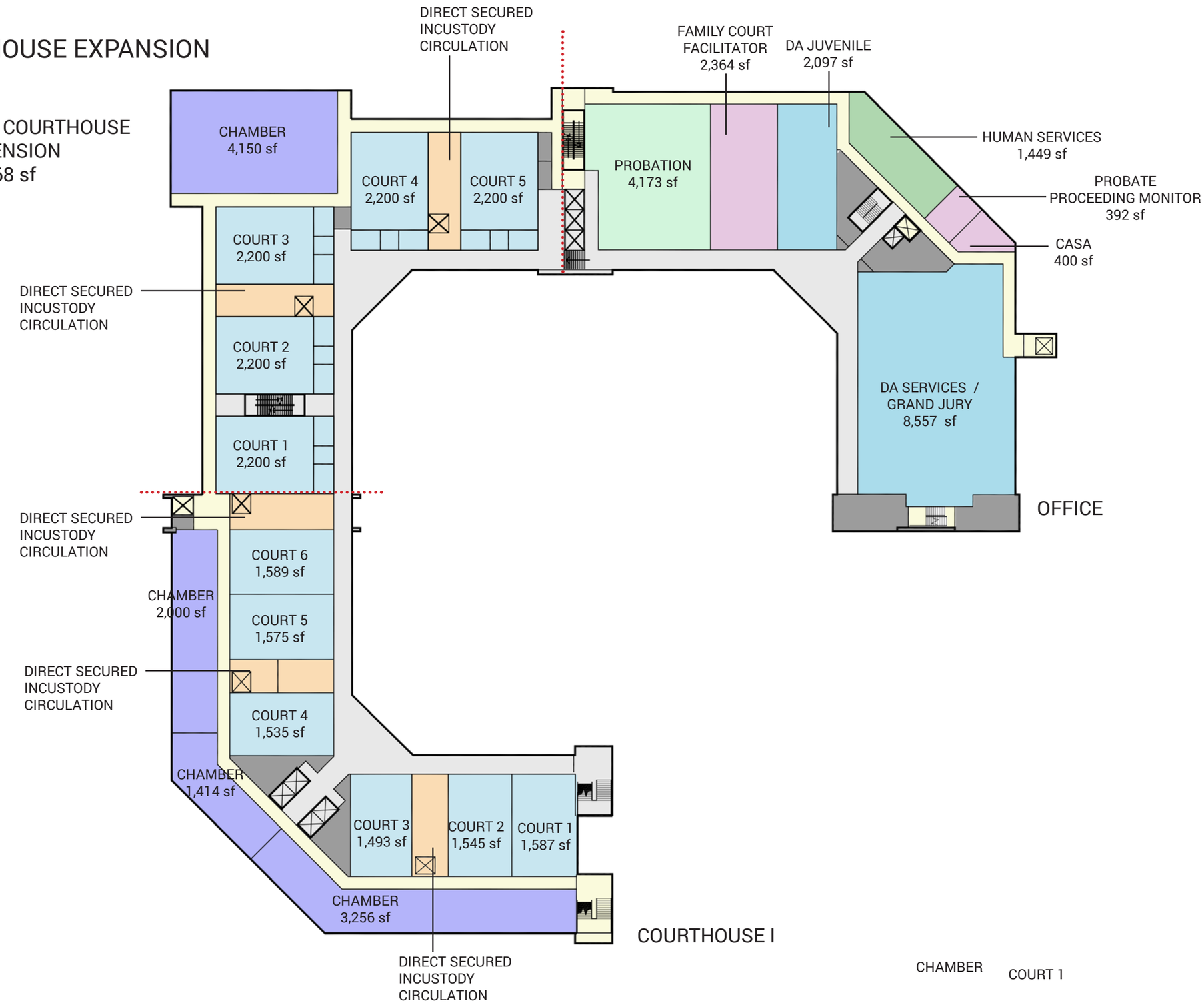
DLR Group

NORTH

ARAPAHOE COUNTY JUSTICE CENTER

OPTION 2: COURTHOUSE EXPANSION
LEVEL 03

NEW COURTHOUSE
EXTENSION
24,768 sf

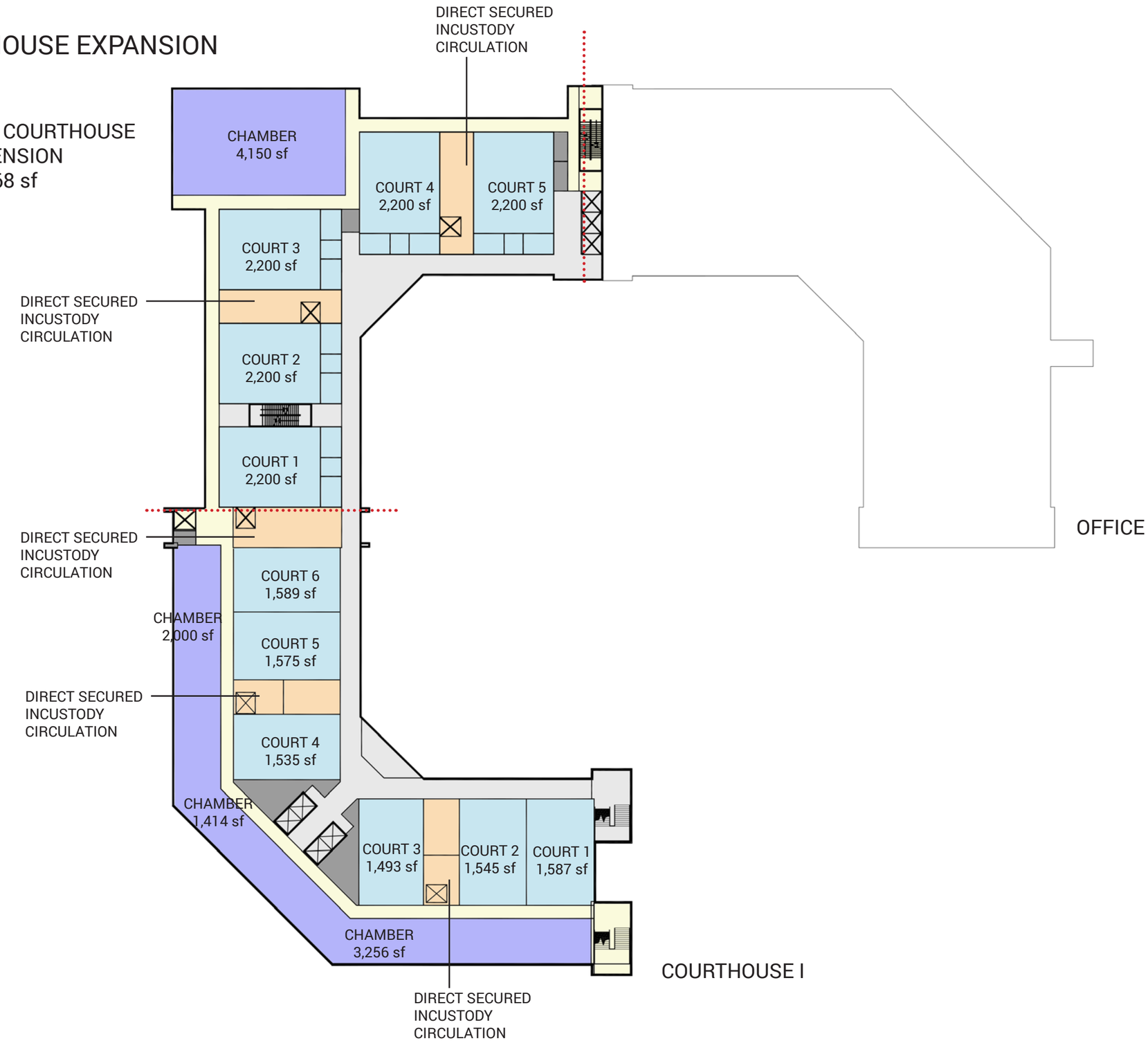


DLR Group

ARAPAHOE COUNTY JUSTICE CENTER

OPTION 2: COURTHOUSE EXPANSION
LEVEL 04

NEW COURTHOUSE
EXTENSION
24,768 sf



DLR Group

NORTH

ARAPAHOE COUNTY
COLORADO'S FIRST

Board Summary Report

Date: June 9, 2016 **Meeting Date:** June 27, 2016

To: Board of County Commissioners

Through: David M. Schmit, Director of Public Works and Development

From: Jan Yeckes, Planning Division Manager

Subject: Development of a Memorandum of Understanding for Solar Garden Projects

Study: Direction Requested

Request Direction: *Staff seeks direction from the BOCC regarding appropriateness of a Solar MOU, much like the Oil & Gas MOU, to establish an administrative process for solar garden land use development applications.*

Request and Recommendation
The purpose of this study session is to provide the Board with sufficient information for a determination of appropriateness of an MOU for solar garden projects in Unincorporated Arapahoe County. The term Solar Energy "Facility" (or "Facilities") is defined as including solar panels, racking structures, inverters, transformers, overhead or underground wiring, and associated roads to accommodate designs for up to two megawatts.

Links to Align Arapahoe

Service First
This project will improve the land use process and the service provided to the land development sector of our customers. The Solar MOU would cut weeks off application approval timelines if these applications were like administrative oil and gas applications.

Fiscal Responsibility
Land Use Code and Process improvements and modifications will make the land use process more efficient, which in turn attracts economic development and long-term sustain ability of development in the County.

Background
Two solar companies are seeking to abbreviate the USR land development application process for community solar projects, which typically require less than twenty (20) acres, to provide for a predictable and expeditious administrative process for obtaining County land use approvals and permits for Solar Energy Facilities.

Discussion
Crafting an MOU for solar companies could benefit both applicants and the County. While the solar companies would get an expedited permit review process under the Solar MOU, similar to the Oil and Gas MOU, the County could require increased buffering for aesthetics.

Alternatives
The BoCC has the following alternatives:

1) Provide direction to staff to proceed with drafting an MOU for solar gardens, based on the concept presented by staff and comments provided by BoCC members.

2) Provide direction to staff to keep the current process, which requires a Use by Special Review application and public hearings

Fiscal Impact
There are no financial or operational impacts that would result if no action was taken, other than the processing time for these applications will remain longer than if an administrative process were to be adopted.

Reviewers
David M. Schmit, P.E., Director of Public Works and Development
Jan Yeckes, Planning Division Manager
Jason Reynolds, Current Planning Program Manager

Attachment
Draft Solar MOU

MEMORANDUM OF UNDERSTANDING

For Solar Energy Facilities

This Memorandum of Understanding ("MOU") is made and entered into this _____ day of _____, 2016, by and between Arapahoe County, a Colorado County ("County") with an address of 5334 S. Prince St., Littleton, Colorado 80120 and ("Operator"), with an address of . The Operator and the County may be referred to individually as a "Party" or collectively as the "Parties."

BACKGROUND

A. Operator is the owner and/or developer of Solar Energy Facilities ("Facilities") within unincorporated parts of the County, and, as of the time of the execution of this MOU, has the right and intent to further develop its community solar projects within unincorporated portions of the County.

B. The intent of this MOU is to provide the conditions under which Operator will develop and operate future community solar projects or newly expanded Facilities in the unincorporated portions of the County, in order to foster the efficient and economic production of renewable energy resources, to protect human health, safety and welfare and to protect the environment and wildlife resources, while at the same time providing for a predictable and expeditious administrative process for obtaining County land use approvals and permits for Solar Energy Facilities. The terms Solar Energy "Facility" or "Facilities" are defined here as including solar panels, racking structures, inverters, transformers, overhead or underground wiring, and associated roads up to two (2) megawatts (MW) in size.

NOW, THEREFORE, the Parties agree as follows:

1. Intent to Supplement County Rules and Regulations. The Parties recognize that pursuant to the Arapahoe County Land Development Code Section 13-900 as well as criteria set forth in the 1041 Regulations ("Code) the County regulates the development of Solar Energy Facilities. The provisions of this MOU are intended to supplement and add to the County's rules and regulations. To the extent that any of the provisions of this MOU are in conflict with the Code rules and regulations, the stricter standards shall govern.

2. Land Rights, Permits and Approvals. Prior to any commencement of construction, Operator will obtain all necessary property rights and obtain utility award and interconnection agreement, in addition to any Arapahoe County Planning Division and/or Engineering Division approvals.

3. Regular Meetings to Monitor and Discuss MOU Issues. The County and Operator agree to meet as necessary, or at least once a year, to monitor and discuss any pertinent issues associated with Solar Energy Facilities within the County.

4. Water Quality. Operator will consider all relevant Federal and State water quality plans in Facility design and operation.

5. Weed Control and Management. Operator will be responsible for noxious weed control on any Facility, or disturbed area, from the construction phase to the decommissioning of the Facility. Operator will observe and enforce all applicable County noxious weed control ordinances throughout the operational cycle of the Facility.

6. Noise. The operator will follow all applicable County noise ordinances during construction and operation of the Facility.

7. Emergency Response Plan. Operator will provide the County with an Emergency Response Plan (ERP) to address all potential emergencies that may be associated with a solar Facility. Operator shall also provide a copy of such plan to all emergency service providers that would respond to such emergencies. A "will-serve" letter must be obtained from the appropriate emergency provider(s).

8. Engineering Services Division Requirements. All Engineering Services Division requirements must be fully met. This MOU does not eliminate any Engineering Services requirements including but not limited to all of the following, as applicable:

a. Drainage – Arapahoe County Stormwater Management Manual (SWMM)
b. Stormwater Detention – SWMM Chapter 13
c. Stormwater Quality – SWMM Chapter 14
d. Floodplain – SWMM Chapter 5
e. Public Roads – Arapahoe County Infrastructure Design & Construction Standards (IDCS) Chapter 4
f. Private Roads – IDCS Section 4.11
g. Grading, Erosion and Sediment Control (GESC) – Arapahoe County Grading, Erosion and Sediment Control Manual
h. Traffic Impact Study (TIS) IDCS Appendix B
i. Right of Way Access – IDCS Chapter 11
j. Rural Roadways – Arapahoe County Rural Engineering Standards
k. Pavement Design – IDCS Chapter 5

9. Height. Solar equipment required for the project will not exceed twelve (12) feet above surface grade. This does not include electrical interconnection equipment and pole lines that may be required by the public utility to interconnect to the electrical grid.

10. **Screening and Buffering.** The Operator must choose one of the following four screening or buffering options when the facility abuts a residentially zoned district or residential property.

1. Setback from the property line to the edge of the solar modules.
2. Screen fence such as cedar fence, chain link fence with interwoven slats, or other fence solution that will screen visual impact of solar equipment.

3. A landscape buffer to mitigate visual impact of solar equipment.
4. A raised berm with xeriscape features, that is fifty (50) percent of the height of solar equipment.

If the facility is located in a rural area that does not abut a residential zoned district, major arterial roadway or collector, or any other land use that may be impacted, screening will not be required.

11. Biological Resources. The operator will attempt to avoid any Federal and/or State Threatened and Endangered Species habitat, as well as State Species of Concern that exist in areas where the Facility will be constructed. If any Federal and/or State Threatened and Endangered Species or any State Species of Concern, is found to exist in areas where the Facility will be constructed, then the operator will collaborate with Colorado Parks and Wildlife (CPW) to mitigate and minimize any potential impact to these species. Arrangements with CPW will be completed prior to application with Arapahoe County.

12. Wetlands, Army Corps of Engineers and 404 Requirements. The operator will adhere to all permits and obligations required by the Army Corps of Engineers for wetlands and Waters of the United States if applicable.

13. Historical and Cultural Resources. The operator will attempt to avoid any areas identified as being of paleontological, historic, or archaeological importance. If avoidance is not possible, further testing will be conducted with landowner's permission to determine the site's eligibility for historic status and a treatment plan will be developed that will be followed to protect eligible sites.

14. Lighting. All permanent lighting of shall be directed downward and internally.

15. Fencing. Standard fencing around the Facility will be a maximum of eight (8) foot chain link and meet the safety requirements of the National Electric Code. If fencing over six (6) feet is used, design will follow Arapahoe County Fence Regulations.

16. Decommissioning. Once the Facility is no longer operational, the operator will remove all equipment and leave the site in a similar condition that it was prior to the installation of the Facility. Removal will be complete within one year of ceasing operations. The County will determine if decommissioning, including revegetation, has been completed sufficiently.

17. County Inspections. Operator agrees to allow County access to all Facilities for inspection, provided County personnel are equipped with all appropriate personal protection equipment (PPE), the personnel comply with the Operator's other and customary safety rules, and, except to the extent allowed by law, the County is responsible for all costs and expenses of such inspections. The County shall use its best efforts to provide advance notice to the Operator prior to an inspection; however, the County reserves the right in its discretion to make spot inspections or to inspect without notice in the event of an issue potentially involving an immediate risk to public safety, health or welfare or damage to the property of another.

18. County Land Use Approvals. The Operator understands and agrees that prior to the development or operation of any solar Facility in unincorporated portions of the

County, that Operator must first obtain approval from the County pursuant to any validly adopted provisions in the Land Development Code. As part of the process and approval, Operator will request a pre-application meeting with the County and notify neighboring property owners within 300 feet of the Facility by letter, before or within five (5) days of having submitted a land use application with Arapahoe County. The Operator agrees and consents that the provisions of this MOU are to be included among any conditions for the issuance of any land use approval or permit issued by the County under its Land Use Development Code (LDC), unless, and to the extent, waived or modified in writing by the Director of the Arapahoe County Public Works and Development Department, or waived or modified on the record at a public hearing before the Arapahoe County Board of County Commissioners; further, the Operator understands and agrees that the provisions of this MOU shall remain conditions of such land use approval or permit regardless of the subsequent sale or other transfer of any solar Facilities, or interest therein, by the Operator.

19. Applicability. This MOU shall only apply to Solar Energy Facilities under two (2) megawatts (MW) alternating current. This MOU shall not be construed to apply to solar Facilities for which another operator applies for a permit even though the Operator may have an interest but is not the Operator. Additional Facilities may be exempted from some or all of the terms of this MOU, but only if approved in writing by the Director of the Arapahoe County Public Works and Development Department or approved on the record at a public hearing before the Arapahoe County Board of County Commissioners.

20. Term. This MOU is effective upon the execution by both Parties and shall remain in effect so long as Operator, its subsidiaries, successors or assigns, are engaged in the development or operation of solar Facilities within the unincorporated portions of the County; provided, however, this MOU may be terminated by either Party with thirty (30) days prior written notice to the other Party. If there is a new development in state law, rules or judicial decisions that substantially affect any provision of this MOU, the Parties agree to negotiate in an attempt to update this MOU in light of same by a written amendment executed by both Parties. In the event this MOU expires or is otherwise terminated, the substantive requirements stated in this MOU shall survive and remain enforceable against the owner or operator of any solar Facilities that were permitted or otherwise approved during the term of this MOU, except to the extent waived or modified pursuant to the provisions of this MOU. Additionally, in the event this MOU expires or is otherwise terminated, no re-permitting of the Facilities shall be required solely as a result of the termination of this MOU.

21. Obligation of Funds. Nothing in this MOU shall commit either Party to obligate or transfer any funds to the other.

22. Force Majeure. Neither Party will be liable for any delay or failure in performing under this MOU in the event and to the extent that the delay or failure arises out of causes beyond a Party's reasonable control, including, without limitation, war, civil commotion, act of God, strike or other stoppage (whether partial or total) of labor, or any law, decree, regulation or order of any government or governmental body (including any court or tribunal).

23. Authority to Execute MOU. Each Party represents that it has the full right and authority to enter into this MOU.

24. Governing Law. This MOU shall be governed and construed in accordance with the laws of the State of Colorado and the Arapahoe County Land Development Code without reference to its conflict of law provisions.

25. Entire Agreement. Except as expressly set forth herein, this MOU embodies the complete agreement between the Parties hereto with respect to the subject matter hereof and supersedes and preempts any prior understandings, agreements, or representations by or between the Parties, written or oral, which may have related to the subject matter hereof. No amendment to this MOU shall be effective unless in writing, signed by the Parties.

26. Third Party Beneficiaries. Except as specifically stated herein, this MOU is not intended to, and does not, create any right, benefit, responsibility or obligation that may be enforced by any non-party.

27. Notices. All notices and other correspondence related to this MOU shall be in writing and shall be delivered by: (i) certified mail with return receipt, (ii) hand delivery with signature or delivery receipt provided by a third party courier service (such as FedEx, UPS, etc.), (iii) fax transmission if verification of receipt is obtained, or (iv) email with return receipt, to the designated representative of the Party as indicated below. A Party may change its designated representative for notice purposes at any time by written notice to the other Party. The initial representatives of the Parties are as follows:

County:

County:

Operator:

28. Subsidiaries/Successors. The provisions of this MOU shall apply to all subsidiaries and successors-in-interest of the Operator with respect to any solar Facilities permitted or otherwise approved during the term of this MOU.

29. **Default.** If a Party defaults in the performance of an obligation under this MOU, the defaulting Party shall have ten (10) days to cure the default after receipt of written notice of such default from the non-defaulting Party, provided the defaulting Party shall be entitled to a longer cure period if the default cannot reasonably be cured within thirty (30) days

and the defaulting Party commences the cure within such ten (10) day period and diligently pursues its completion; however, in the event that the default involves an issue that could have an immediate impact on public health, safety or welfare, or cause damage to property of another, the defaulting party shall immediately begin action to cure the default. Each alleged default shall be treated separately under this paragraph and notice of an alleged default shall not affect the processing of permit applications while the notice is being evaluated, contested or corrected. In the event of a default, the Parties shall be entitled to seek specific performance as well as any other available remedies.

30. Jurisdiction: Waiver of Rights. The parties acknowledge, understand and agree that this agreement shall not be used as evidence that either party has waived any rights to assert its claims concerning the validity or extent of the County's land use jurisdiction. Nothing in this agreement shall be construed as an admission regarding the existence of proper jurisdictional authority or waiver by either party of any legal right or obligation, nor shall anything be construed as a bar to either party to seek any legal remedy available to it. The Operator agrees, however, that it will not exert jurisdictional or preemption arguments with respect to the specific performance obligations contained in this MOU.

IN WITNESS WHEREOF, the Parties have caused this MOU to be executed by a duly authorized representative on the day and year indicated below.

Operator: _____
Company Name

By: _____
Signature

Date: _____, 20_____

County of_____)
) ss.
State of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____, as _____ of _____

_____, a _____.

My commission expires: _____

Witness my hand and official seal.

_____
Signature

_____
Name of Notary

_____

_____
Address of Notary

Board of County Commissioners of
Arapahoe County

By: _____
Signature

Date: _____, 20___

County of_____)
) ss.
State of_____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by Dave Schmit, as Director of Arapahoe County Department of Public Works and Development.

My commission expires: _____

Witness my hand and seal.

_____
Signature

_____
Name of Notary

_____
Address of Notary

Board Summary Report

Date: June 22, 2016

To: Board of County Commissioners

Through: Jan Yeckes, Planning Division Manager

From: Jason Reynolds, Current Planning Program Manager

Subject: P16-006 – Vallagio Medical Offices FDP Request for Public Hearing

Request and Recommendation

This application qualifies for the streamlined Final Development Plan (FDP) process outlined in Section 13-105 of the Land Development Code. Under that process, an FDP may be scheduled on the consent agenda of the Board of County Commissioners. Per Section 13-105.04.A, any person or agency affected by the Planning Commission decision may request a public hearing at the Board of County Commissioners. A public hearing may be scheduled for the case if a majority of the Board desires to conduct a public hearing.

After Planning Commission recommended approval of this project to the Board of County Commissioners, staff received a written objection to the project from a Vallagio retail tenant expressing concerns about parking and requesting a public hearing at the Board of County Commissioners. Staff is seeking Board direction on whether to schedule this item for a public hearing as requested or to schedule it for the consent calendar.

Background

Per Section 13-105.04, any person affected by the Planning Commission decision on a Final Development Plan may request a public hearing with the Board of County Commissioners. Staff received a request for a public hearing within the 10 day deadline (13-105.04.A). The emailed objection cited retail tenant parking concerns related to the construction restrictions and the prohibition on using the Eddie Merlot's portion of the parking lot.

Links to Align Arapahoe

The decision to schedule this item as a public hearing could contribute to Service First by offering a public forum for the parking concerns discussion.

Discussion

The Land Development Code does not offer criteria to determine whether a particular case should receive a public hearing at the Board of County Commissioners. Given that parking was a significant portion of the presentation and discussion topic at Planning Commission, a public hearing at the Board of County Commissioners would allow that information to be presented to additional interested parties.

Alternatives
The case may either be scheduled on the consent agenda or on the public hearing portion of the agenda. In either case, staff will schedule this item at an upcoming meeting of the Board of County Commissioners.

1. Direct staff to schedule this item for a public hearing based on the written request received.
2. Direct staff to schedule this item for a consent agenda as a streamlined FDP.

Fiscal Impact
This will not have a significant fiscal impact.

Concurrence
As noted above, Planning Commission recommended approval of the proposal on a vote of 6-1. The Planning Commission packet is attached for reference.

Attachments:

1. Email Request for Public Hearing
2. Planning Commission Staff Report

Reviewed By:

Jason Reynolds, PWD
Jan Yeckes, PWD
Dave Schmit, PWD
Robert Hill, County Attorney's Office

Jason Reynolds

From: Bill Skinner
Sent: Wednesday, June 22, 2016 12:04 PM
To: Jason Reynolds
Subject: FW: Parking shops of Vallagio

Vallagio Med Office public hearing request.

Bill Skinner, AICP
Arapahoe County Public Works - Planning Division
6924 S. Lima Street
Centennial, CO, 80112
720-874-6651
Front Desk and/or Duty Planner available at 720-874-6650 bskinner@arapahoegov.com

Land Development Code available online at :

http://co-arapahoecounty.civicplus.com/index.aspx?nid=620

** Please Note: The Public Works & Development Department will be closed on Thursday, June 23 at 2:00pm **

-----Original Message-----
From: markdym@gmail.com [mailto:markdym@gmail.com]
Sent: Thursday, June 09, 2016 9:01 AM
To: Bill Skinner <WSkinner@arapahoegov.com>
Subject: Parking shops of Vallagio

Hi Bill
All the retail tenants are extremely concerned with the new building being built at Vallagio . Our parking is going to be severely impacted to the point that our businesses are going to suffer far beyond what's acceptable . It looks like with all the restrictions the construction will bring coupled with no parking in the Eddie Merlots area will incompass north of two thirds of all the parking. We request a public hearing prior to a final decision being made on this issue . Please respond to this email and let us know that our request for a public hearing will be granted prior to making a final decision on this project .
Respectfully
Mark Dym

Sent from my iPhone

ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
JUNE 7, 2016
6:30 P.M.

Case No. P16-006, Inverness No. 57, Lot 3, Final Development Plan commonly known as Vallagio Medical Offices

BILL SKINNER, SENIOR PLANNER **MAY 25, 2016**

LOCATION: This proposal is for Lot 3 of Inverness Subdivision Filing No 57 which is located southeast of the intersection of Inverness Drive West and Inverness Main Street in Commissioner District No. 2.

Vicinity Map

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

North of the site are three story multifamily buildings lots known Ballantyne Apartments located at 10001 E Dry Creek Road. The zoning is Residential PUD – Moderate Density.

South of the site is a four story building containing three stories of multifamily housing over a ground floor of retail and neighborhood service businesses which are part of the Vallagio Retail Center. The zoning is Mixed Use PUD.

West of the Site is the Eddie Merlot's Restaurant which is part of the Vallagio Retail Center. The zoning is MIxed Use PUD

East of the Site is the CoreFirst Bank and Trust which is part of the Vallagio Retail Center. The zoning is Mixed Use PUD

PROPOSAL:

The applicant, Horvat Architects, on behalf of the property owner, Vallagio Medical Holdings, LLC, has submitted final development plan application P16-006. This application proposes a building with a 5830 sf. footprint which is intended to house medical offices. This FDP will supersede an existing approved FDP known as Case No. A09-003 which proposed inline office/retail of a similar size in the same location.

Architecture

The proposed building displays a style and color palette that is similar to existing buildings in the Vallagio Retail Center. No comments have been received from the Vallagio HOA on this matter.

Parking

The proposed building includes 9070 sf. of usable space on two floors. The Arapahoe County parking requirement for a medical office building is four spaces per 1000 sf. of office space. This application proposes 74 surface spaces plus 22 additional parking spaces for staff in an underground garage, for a total of 96 proposed spaces. Per County regulations this building only requires 37 spaces, with the additional parking on Lot 3 being applied to the overall shared parking agreement in place for the Vallagio Retail Center.

Neighborhood Concerns

No individuals or organizations have expressed any objections to this proposal.

BACKGROUND:

The existing zoning is Mixed Use - Planned Unit Development (MU-PUD) based on a rezoning by the Preliminary Development Plan Inverness North Second Amended Preliminary Development Plan, Case No. Z04-001 which was approved by the Board of County Commissioners on November 23, 2004. The Z04-001 PDP allows for the general office (such as medical offices) use proposed in this

FDP.

DISCUSSION AND FINDINGS:

Staff review of this application included a comparison of the application to policies and goals outlined in the Comprehensive Plan, a review of pertinent zoning regulations and background activity, site visits, and an analysis of referral comments.

1. The Comprehensive Plan

The Arapahoe County Comprehensive Plan categorizes this site as “Employment Center." The Comprehensive Plan recommends primary uses be “Workplace uses such as research and development offices, major service and office center complexes, etc. The proposed medical office use FDP conforms to the intent and goals of the Employment Center section of the County’s Comprehensive Plan as stated above.

The proposed FDP is also aligned with the following County Comprehensive Plan Policies and Goals:

Policy GM 1.2 – Encourage Urban Development to locate in Designated Growth areas (such as the Urban Growth Area).

Policy GM 4.1 - Encourage a Compact Urban Development Pattern in the Urban Service Area.

Policy GM 4 .3 – Promote Infill development and Redevelopment in the Urban Service Area.

Policy PFS 4.4 - Manage Stormwater to Conserve Water Quality in the Urban Service Area.

Policy NH 1.1 - Promote New Mixed Use Neighborhoods in Growth Areas

Policy EC 1.1 – Support Employment and Commercial Development in Growth Areas.

Policy EC 2.1 – Promote a High Quality Urban Environment in All New and Redevelopment Employment Centers and Commercial and Industrial Development.

2. Ordinance Review and Additional Background Information

Part 13-100 of the Planned Unit Development (P.U.D.) section of the zoning regulations 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 Arapahoe County Development Services Engineering Division, Southeast Metro Strom Water Association, and the Inverness Water and Sanitation District have evaluated the proposal in light of the existing and proposed infrastructure, and have determined that the existing infrastructure is adequate to support the proposed uses.

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

This individual lot is part of the Vallagio Community, and as such is integrated within the community in close proximity to homes and other services. The lot is also within 1,500 feet of an RTD light rail station which can be reached without any vehicle/pedestrian interaction by using the pedestrian overpasses west of the Vallagio Community. There are no manifestations of the pre-settlement natural environment on or adjacent to the site which is typical of the urban area, but an above average representation of urban landscaping is provided in the Vallagio Community. This is the result of the Vallagio's commitment to install landscapes that exceed County requirements.

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

As submitted the proposal can be adequately served by existing public services as evidenced by the absence of any objection from the service provider agencies that were part of the outside referral process.

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 proposed medical offices are situated in close proximity to surrounding multifamily residential development. It is not anticipated that the offices will develop a significant demand for recreation services or amenities.

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.

No internal or external agencies have raised concerns that the proposal does not adequately protect against natural and man-made hazards.

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.

County Public Works Staff, in unison with interested referral agencies have evaluated the accessibility of the proposal and have determined that it provides adequate on-site circulation. The single lot nature of this FDP does not indicate a need for an internal transportation system as such, but when viewed in the greater context of the area the onsite circulation is linked to streets and sidewalks in the Vallagio planned community.

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 proposal does not impact mountain views more or less than what is typical of development in the Denver Metro Area. Landscaped areas and recreational amenities are provided in the greater Vallagio Planned community, of which this site is a part.

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 FDP provides 6.5% open space, but per notes on the previous FDP for this site (Case # A09-003) is part of a combined multi lot plan that provides 33% open space in the Vallagio Retail Center with no lot providing less than 6% This FDP proposal is consistent with the open space requirements specified in the previous FDP, which was considered as part of an overall open space plan for the Vallagio Community, which when taken as a unified whole, meets County open space requirements.

The criteria just stated must be addressed prior to approval of these requests, and are intended to provide clarity of purpose and direction for applicants, neighbors, concerned citizens, and Arapahoe County decision-makers.

3. Referral Comments from outside agencies

Comments received during the referral process are as follows:

Arapahoe County Engineering	No additional comment
Arapahoe County Attorney	No response
Arapahoe County Zoning	Comments have been addressed
Arapahoe County Planning	Comments have been addressed
Arapahoe County Building Dept.	Comments have been addressed
Arapahoe County Mapping	Comments have been addressed
Architectural Review - IPACC	Applicant is working out final details with IPACC
Army Corps of Engineers	No comments
Assessor - Arapahoe County	No comment
Colorado Division of Wildlife	No comment
Centennial Airport	No response
City of Centennial	No response
CDOT	No response
Fire District - South Metro	No response
Inverness Metro District	No comment
Phone – Century Link	No comments
Post Office - USPS	No response
Arapahoe Recreation Dist	No response
RTD	No comment
SEMSWA	Comments have been addressed
Arapahoe County Sheriff	No response
West Arapahoe Conservation Dist	No comments
Xcel	No response
Urban Drainage	No response
Inverness Water and Sanitation Dist	A will serve letter has been provided
Cherry Creek Basin Water Quality Authority	No response
State Water Engineer	No comments issued
Vallagio HOA	No response
Tri County Health Department	No comments

III. ADDITIONAL STAFF FINDINGS:

Staff has visited the site, reviewed the plans and supporting documentation, referral comments, as well as citizen input in response to this application. Based upon review of applicable policies and goals in the Comprehensive Plan, review of

the development regulations, and analysis of referral comments, our findings include:

1. The proposed FDP appears to be in conformance with the goals and intent of Arapahoe County Comprehensive Plan.

2. The FDP is consistent with development standards enumerated in the Arapahoe County Land Development Code and the approved PDP.

3. The proposed FDP meets the FDP plan exhibit requirements listed in Section 13-108 of the Land Development Code.

RECOMMENDATION:

Considering the findings and other information provided herein, staff recommends APPROVAL of case number P16-006, Inverness No. 57, Lot 3, Vallagio Medical Offices Final Development Plan subject to the following condition of approval.

1) Prior to signature of the final mylar copy of these plans, all minor modifications shall be made as required by the Arapahoe County Public Works & Development Department.

(draft motions are provided on the following page)

DRAFT MOTIONS:

Recommend Conditional Approval:
(This motion is consistent with the staff recommendation): In the case of P16-006, Inverness No. 57, Lot 3, Vallagio Medical Offices FDP, we have read the staff report and received testimony at the public hearing. We find ourselves in agreement with staff findings 1 through 3, including all plans and attachments as set forth in the staff report dated May 25, 2016 and recommend this case favorably to the Board of County Commissioners subject to the following condition of approval:

1) Prior to signature of the final copy of these plans, all minor modifications shall be made as required by the Arapahoe County Public Works & Development Department.

Recommend Denial:
(This motion is not consistent with the staff recommendation): In the case of P16-006, Inverness No. 57, Lot 3, Vallagio Medical Offices FDP, the Planning Commission have read the staff report dated May 25, 2016 and received testimony at the public hearing. Based on the information presented and considered during a public hearing, 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 P16-006, Inverness No. 57, Lot 3, Vallagio Medical Offices 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
Engineering Staff Report
Referral Comments
Exhibits

Arapahoe County Colorado's First	**Public Works and Development** 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650 www.arapahoegov.com	**Land Development Application** Form must be complete Land Development Application materials received after 2pm shall be date stamped received the following working day.

APPLICANT/REPRESENTATIVE: Dan Horvat Horvat Architects	ADDRESS: 4042 S. Quebec Street, Denver, CO 80237 PHONE: 303.523.3030 FAX: N/A EMAIL: dan@horvatarch.com	SIGNATURE: NAME: Daniel J Horvat TITLE: Manger
OWNER(S) OF RECORD: Vallagio Medical Holdings	ADDRESS: 10146 San Juan Way, Suite 210, Littleton, CO 80401 PHONE: 303.913.9222 FAX: N/A EMAIL: jimiessig@msn.com	SIGNATURE: NAME: Jim Lessig TITLE: Manager
ENGINEERING FIRM: Jansen Strawn Engineers	ADDRESS: 45 West 2nd Avenue, Denver, CO 80223 PHONE: 303.953.1857 FAX: N/A EMAIL: munger@jansenstrawn.com	CONTACT PERSON: Monica Unger

Pre-Submittal Case Number:	Pre-Submittal Planner:	Pre-Submittal Engineer:

Parcel ID no. (AIN no.)	2075-34-1-40-002
Parcel Address or Cross Streets:	10120 E. Dry Creek Road, Englewood, CO
Subdivision Name & Filing No.:	Lot 3 Invernesss Subdivision 57th Filing
Related Case Numbers: (Preliminary/Final Development Plan, Rezoning, and / or Plat)	P08-014, A09-003

	EXISTING	PROPOSED
Zoning:	MU-PUD	MU-PUD
Case/Project/Subdivision Name:	Inverness Subdivision	Inverness Subdivision
Site Area (Acres):	44,658 sf (1.03 Acres)	44,658 sf (1.03 Acres)
Floor Area Ratio (FAR):	.2	.2
Density (Dwelling Units/Acre):	N/A	N/A
Building Square Footage:	9,000 sf	9,000 sf
Disturbed Area (Acres):		20,000 sf ((.459 acres)

CASE TYPE (Administrative Case types are shaded in Gray)

☐ Preliminary Development Plan or Major Amendment ☐	☐ Location & Extent or Major Amendment ☐	☐ Administrative Site Plan	☐ Preliminary Plat
☐ Master Development Plan or Major Amendment ☐	☐ Rezoning - Conventional	☐ Administrative Amendment to _____(PDP, FDP, etc.)	☐ Final Plat
☑ Final Development Plan or Major Amendment ☐	☐ Land Development Code Amendment	☐ Technical Amendment to _____(PDP, FDP, etc.)	☐ Minor Subdivision
☐ Planned Sign Program or Major Amendment ☐	☐ Use by Special Review or Major Amendment ☐	☐ Commercial Mobile Radio Service (CMRS/cellular antennas)	☐ Subdivision Exemption
☐ Vacation of Right of Way/Easement/Plat	☐ Use by Special Review – Oil and Gas	☐ Plat Correction	☐ Replat (Major)
☐ 1041 – Areas & Activities of State Interest – Use by Special Review ☐	☐ Special District Title 30 ☐ Title 32 ☐	☐ Administrative Oil & Gas Use by Special Review (AOGUSR)	☐ Administrative Replat
☐ Comprehensive Plan	☐ Rural Cluster	☐ Street Name Change	☐ _____

THIS SECTION FOR OFFICE USE ONLY

Case No:		Planning Manager:		Engineering Manager:	

Planning Fee:	Y	N	$	Engineering Fee:	Y	N	$	TCHD Fee? ☐	$

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.

HORVATARCHITECTS

January 29, 2016

Bill Skinner
Arapahoe County Public Works and Development
Planning Division
6924 South Lima Street
Centennial, Colorado 80112

RE: Vallagio Professional Building

Dear Public Works & Development:

Our company, Horvat Architects, on behalf of the property owner, Vallagio Medical Holdings, LLC, is proposing a project within unincorporated Arapahoe County. The project is located at 10120 E Dry Creek Road, just east of the intersection of I-25 and Dry Creek Road. The project is within the Inverness Subdivision with the legal description of Lot 3 Inverness Sub 57th Filing, and has parcel ID 2075-34-1-40-002. The project includes **1.04 acres** (44,658 sf) and is currently zoned MU-PUD

The proposed project would be the last lot to be developed within the overall project site. The project would be constructed on the northeast corner of Lot 3 providing excellent visibility along Dry Creek Road.

The building would contain 9,000 square feet of dental and medical offices. The new structure would have 22 underground parking spaces tucked-in under the building and blended easily with the existing topography of the site that slopes from west to east. The existing parking lot and landscaped areas of Lot 3 would remain intact with the exception of the footprint of the building.

The design and architecture of the proposed project would blend with the massing, colors and materials of the existing adjacent housing complex to the south and the existing adjacent bank.

Please let me know if you have any questions or need any additional information,

Sincerely,

Daniel J. Horvat
Horvat Architects

CC Jim Lessig, Tom Michalik

303 523 3030 | f 720 489 5767 | dan@djh-arch.com | 4942 South Quebec Street | Denver Colorado 80237

ARAPAHOE COUNTY
COLORADO'S FIRST

Public Works and Development

6924 South Lima Street
Centennial, Colorado 80112-3853
Phone: 720-874-6500
Fax: 720-874-6611
TDD: 720-874-6574
www.arapahoegov.com
publicworks@arapahoegov.com

DAVID M. SCHMIT, P.E.
Director

Engineering Staff Report

PHASE II – REFERRAL

Date: May 19, 2016

To: Bill Skinner, Planning Division

From: Sue Liu, Engineering Division

RE: P16-006 Inverness Subdivision Filing No. 57, Lot 3 Vallagio Retail FDP

Scope/Location:

Horvat Architects, on behalf of the property owner, Vallagio Medical Holdings, LLC, is requesting approval of the Final Development Plan for Vallagio Retail Project. The project is within the Inverness Subdivision Filing No. 57, Lot 3, the last lot to be developed within the overall project site. The proposed project would contain 9,000 square feet of dental and medical offices building. The existing parking lot and landscaped areas of Lot 3 would remain intact with the exception of the footprint of the building. The project is located at 10120 E Dry Creek Road, east of the intersection of I-25 and Dry Creek Road.

The site will access through the existing access points off of Inverness Blvd and Inverness Main Street.

The site is tributary to Cherry Creek Basin with regional facility, Inverness Regional Pond in place fulfilling detention and water quality capture volume requirements. The majority infrastructure improvements associated with the project were completed with the overall site known as Inverness Subdivision Filing 57 Vallagio (P08-013).

A small portion of the existing drainage easement will need to be vacated via a separate document.

Items included with this referral:

Final Development Plan
Drainage Letter
Traffic Impact Study

Cc: Charles V. Haskins, Engineering Services Division, Division Manager
Case File No. P16-006

Findings:

The Arapahoe County Division of Engineering Services has reviewed this referral and has the following findings:

1. This parcel is in the Cottonwood drainage basin.
2. This Parcel is in the Inverness Water and Sanitation District.
3. This site lies within the Southeast Metro Stormwater Authority (SEMSWA) service area. This land use application is referred to SEMSWA for review and comment. SEMSWA jointly reviews and approves the Drainage Report. Their comments and concerns must be addressed prior to final County approvals.
4. SEMSWA, through a Memorandum of Understanding (MOU) and associated Standard Operating Procedures (SOPs), administers the GESC Program on behalf of the County. SEMSWA, with concurrence from the County, will approve the GESC plans, issue the GESC permit and provide GESC inspections.
5. The project site is tributary to Inverness Regional Pond.
6. Construction activities that disturb 1 acre or more are required by EPA to obtain a construction stormwater permit. The applicant should contact the Colorado Department of Health, Water Quality Control Division for information regarding said permit.

Recommendations:

The Division of Engineering Services recommends this case favorably subject to the following conditions:

1. The applicant agrees to address the Division of Engineering Services' findings, comments, and concerns as identified within this report.
2. The applicant agrees to address SEMSWA's comments and concerns.

STAFF COMMENTS

General

1. In addition to the comments listed in this report, Staff has provided redlined plans and reports illustrating clarification to comments included within this report and other minor comments to be addressed. Comments within these redlined documents shall be fully addressed. The redlined documents shall be returned to Staff and must be included with the resubmittal for it to be considered complete.
2. The application was referred to SEMSWA for review. A response to comment letter is required for all comments issued by the County and by SEMSWA. Note that SEMSWA's approval must be obtained prior to final County approvals.
3. RESUBMITTAL PROCEDURE - Attached to this report are instructions to the applicant regarding the resubmittal of documents. The applicant and their consultants must follow these instructions explicitly to avoid delays in our and processing of this case.

Final Development Plan

1. Site & Utility Plan –
   - Include the text of "drainage easement Reception No. __" for the proposed drainage easement.
   - Include the text of "drainage easement vacation Reception No. __" for the easement vacation.
   - The proposed off-site walk and accessible ramp: off-site construction easement or permission is necessary from the off-site property owner. Please submit a copy of the evidence to the County for file.
2. Grading & Storm Plan –
   - Will riprap protections be necessary at roof drain outfalls into the swale? If so please show the protection with dimension and the riprap type on the plan.
   - Include the slope and length for the proposed 18" RCP.
   - Unclear if wall is proposed along the north of the building adjacent to the swale due to the elevation difference. If so, please call out the wall with wall height.
   - Add the curb cut flowline elevation.
3. Landscape Plan – call out the proposed drainage easement.

Drainage Comformance Report

4. Include both the engineer certification statement and the Developer Statement within the report.
5. Include discussion for the proposed 2' curb cut and provide the sizing calculation.
6. Show quantity of runoff for each roof drain. Will riprap protection be necessary at roof drain outfall into the swale? Please include calculation in the letter.
7. Please add the discussion regarding to the drainage easement vacation and its justification. Please also attach the swale cross section in relation to the proposed building in order to support the vacation.
8. Need to discuss: a) the quantity of runoff that is re-routed to the existing 10' type R inlet located on the east side of the site entrance; and b) verify the capacity of the existing inlet and ensures it is capable to carry the flow.

9. Appendix B: include historic drainage map as stated in the report.

Drainage Plan

10. Add the inv. elevation of the pipe and pipe outfall elevation
11. Add the flowline elevation at the curb cut.
12. Include pipe slope and length on the plan.
13. Please label if wall is proposed between the swale and the building due to the elevation difference.
14. Please include basin information such as area, I%, C and Q values.

Traffic Impact Study (TIS)

15. Figure 4: the daily traffic count does not add up to the total of 324.
16. Table 3: the design year 1 is 2016 not 2014. Please revise.
17. The TIS summarizes that the anticipated new trips will not have a significant impact on traffic volume and traffic operation at intersections along Dry Creek Road and Inverness Drive West.

GESC Plan and Report

18. Please address all comments from SEMSWA.

Engineering Documents Required for Resubmittal
to the County Engineering Services Division

	Digital
A copy of this Resubmittal Checklist	x
Completed Review and Approval Form (Arapahoe County Form 581) available on-line at http://www.arapahoegov.com/index.aspx?NID=569	x
Completed Review and Approval Grading, Erosion and Sediment Control Form (GESC – Form 403) available on-line at http://www.arapahoegov.com/index.aspx?NID=569	
Copy of Latest Proposed Land Development Plan - (FDP)	x
Traffic Impact Study	x
Phase III Drainage Study	
Drainage Report of Conformance	x
Engineering Cost Estimate	
Operations & Maintenance Manual	
Any comments to Stormwater Facilities Maintenance Agreement?	
Construction Drawings	
Pavement Design Report	
Grading, Erosion and Sediment Control (GESC) Plans & Report	x
Legal Description and Exhibit	
Legal name, legal address, and title (if any) of the Owner, assign, or person with signatory authority on behalf of the Owner	
Exhibit that illustrates easement location(s), see comment #xx	
Geotechnical Study / Preliminary Soils report	
Collateral Letter of Intent	
Electronic files for set of plans being submitted to **EngineeringSubmittals@arapahoegov.com and cc to sliu@arapahoegov.com**	x
County Redlines for: FDP, Drainage Report of Conformance, TIS	x
SEMSWA Redlines for:	
Letter of point-by-point response to this comment letter and SEMSWA's comments	x
Fees Due:	n/a

Case No. P16-006 Case Engineer: Sue Liu

In order to expedite this case in an efficient manner, please provide all the items above to the Engineering Services Division counter at 6924 S Lima Street or email all files to **EngineeringSubmittals@arapahoegov.com and cc to sliu@arapahoegov.com**

Incomplete resubmittal packages will not be forwarded to the case engineer for review until all of the information requested on this form has been provided.

INVERNESS WATER & SANITATION DISTRICT
INVERNESS METROPOLITAN IMPROVEMENT DISTRICT

2 Inverness Drive East, Suite 200
Englewood, CO 80112

Phone 303.799.9595
Fax 303.414.0671

May 24, 2016

Arapahoe County
Public Works and Development
Building Department

Re: Commitment to Serve Lot 3, Inverness Subdivision Filing 57

The Inverness Water and Sanitation District ("Inverness") provides water supply and wastewater collection and treatment for the areas within its boundaries. Inverness stands ready to serve the above referenced parcel. The District has the water supply and wastewater treatment capacity to serve this development. Service will be provided according to the District's Rules and Regulations. Service is subject to the payment of tap fees as detailed in Appendix A of the District's Rules and Regulations, which fees may change from time to time; compliance with District Regulations, and participation in off-site infrastructure upgrades for capacity, if any.

If you require further information, please do not hesitate to contact me.

Sincerely,
INVERNESS WATER AND
SANITATION DISTRICT

Patrick F. Mulhern, P.E,
District Manager

Right of Way & Permits

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

May 27, 2016

Arapahoe County Public Works and Development
6924 South Lima Street
Centennial, CO 80112

Attn: Bill Skinner

Re: Vallagio Medical Offices, Case # P16-006

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the final development plan for **Vallagio Medical Offices**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along East Dry Creek Road and requests they be shown on the plans.

The property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121 or https://xcelenergy.force.com/FastApp (Register so you can track your application)** and complete the application process for any new gas or electric service, or modification to existing facilities including relocation and/or removal. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center, at 1-800-922-1987** to have all utilities located prior to any construction.

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

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

FINAL DEVELOPMENT PLAN
INVERNESS SUBDIVISION FILING NO. 57, LOT 3 - VALLAGIO MEDICAL

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 5 SOUTH, RANGE 67 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 INVERNESS SUBDIVISION FILING NO. 57, LOT 3 - VALLAGIO MEDICAL, 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 EASEMENT 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 JANSEN STRAWN CONSULTING ENGINEERS. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF VS VALLAGIO HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE VS VALLAGIO HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY 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 JANSEN STRAWN CONSULTING ENGINEERS 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.

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

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 IN BOOK 5096, PAGE 399 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

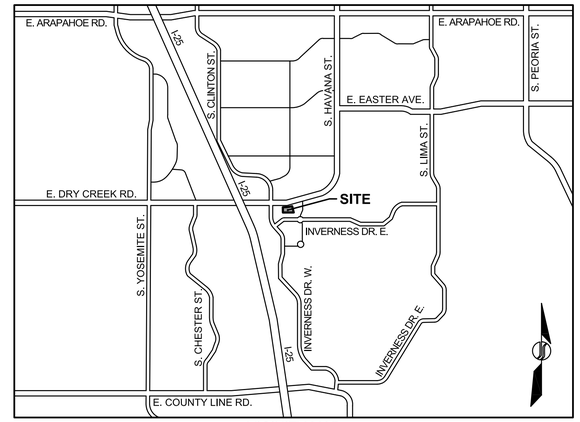
THE LANDS CONTAINED WITHIN THIS FINAL DEVELOPMENT PLAN LIE WITHIN THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THE INFLUENCE AREA.

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

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.

CASE NO. P16-006



VICINITY MAP
SCALE 1"=2000'

SPECIFIC NOTES CONTINUED

STORMWATER MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT BEST MANAGEMENT PRACTICES (BMP'S) AND STORMWATER FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS AND THE OPERATIONS AND MAINTENANCE (O AND M) GUIDE IN THE CASE OF PERMANENT BMP'S. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED BMP'S CONTAINED IN THE O AND M MANUAL RECORDED AT RECEPTION NUMBER D4050509 AND THE STORMWATER FACILITIES SHOWN IN THE APPROVED PHASE III DRAINAGE REPORT AND SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL PERMANENT BMP'S AND/OR STORMWATER FACILITIES ASSOCIATED WITH THIS DEVELOPMENT. IF THE PERMANENT BMP'S AND STORMWATER FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

LAND USE CRITERIA COMPARISON CHART

CRITERIA	PDP (Z04-001)	LOT 3 (CASE NO. P16-006)
ZONING	MU-PUD	MU-PUD
LAND USE	COMMERCIAL / OFFICE RESIDENTIAL	OFFICE, TO INCLUDE MEDICAL AND DENTAL SERVICES
DENSITY	AVG. 50 UNITS / AC. (MIN. 12 - MAX. 80 UNITS / AC.)	N/A
MAXIMUM BUILDING HEIGHT	120' (INCL. ALL MECHANICAL & COMMUNICATIONS APPURTENANCES & ENCLOSURES)	30'
MAXIMUM BUILDING COVERAGE	(EXCL. PARKING STRUCTURES) - 70%	20%
OPEN SPACE	COMMERCIAL / RETAIL 51'-75' BUILDING HEIGHT = 25%	6.5% (33% TOTAL OPEN SPACE FOR LOTS 1-4 & ALL TRACTS 6% MIN. OPEN SPACE FOR EACH LOT)
GROSS FLOOR AREA	140,00 SQ. FT. (8.04 ACRES X 40%)	9,070 SQ. FT.
GROSS FLOOR AREA RATIO	1:1	.20:1
MINIMUM SETBACKS		
BUILDINGS		
EAST DRY CREEK RD.	35'	45' to 50' (FROM R.O.W.)
INVERNESS DR. WEST R.O.W.	35'	N/A
INTERNAL LOT LINE	0'	0'
INTERNAL STREET EASEMENT	12'	N/A
GOLF COURSE	50'	N/A
PARKING		
EAST DRY CREEK RD.	35'	60' (FROM R.O.W.)
INVERNESS DR. WEST R.O.W.	35'	N/A
INTERNAL LOT LINE	0'	0'
INTERNAL STREET EASEMENT	10'	N/A
GOLF COURSE	50'	N/A
MINIMUM DISTANCE BETWEEN BUILDINGS	1 STORY BUILDING- 12' MIN. 2 STORY BUILDING - 20' MIN. 3 STORY BUILDING & ABOVE BUILDINGS - 30' MIN.	60' MIN. TO NEAREST BUILDING. ONLY ONE BUILDING ON THIS LOT
MINIMUM PARKING RATIOS		
RESIDENTIAL		
MULTIPLE BEDROOM UNITS	2 SPACES + 0.25 SPACES FOR GUESTS	
ONE BEDROOM UNITS	1 SPACES + 0.25 SPACES FOR GUESTS	
OFFICE	1/250 SQ. FT. GLA	9070 SQ. FT. / 250=37 SPACES
RETAIL	1/250 SQ. FT. GLA	SEE PARKING AGREEMENT FOR FURTHER DETAILS
RESTAURANT	10/1000 SQ. FT. GLA	(REC. NO. _____)
TOTAL PARKING SPACES REQUIRED		37 SPACES
TOTAL PARKING SPACES PROVIDED		SURFACE PARKING = 70 HANDICAP PARKING = 2 SUBSURFACE PARKING= 22 *TOTAL =94 SPACES (INCLUDING HANDICAP)

SHEET INDEX

1	COVER SHEET
2	SITE & UTILITY PLAN
3	GRADING & STORM PLAN
4	LANDSCAPE PLAN
5	BUILDING ELEVATIONS
6	PHOTOMETRIC PLAN

LEGAL DESCRIPTION

LOT 3, INVERNESS SUBDIVISION, FILING NO. 57, RECORDED AT RECEPTION NO. B9026406 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SAID PARCEL CONTAINS 44,658 SQUARE FEET, OR 1.03 ACRES, MORE OR LESS.

BENCHMARK

NGS STATION "SCHWEIGER" LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN. IN DOUGLAS COUNTY LYING APPROXIMATELY 3.9 MILES SOUTH SOUTHWEST OF THE SITE, BEING AN IRON POST WITH A BRONZE CAP ON TOP HAVING A PUBLISHED ELEVATION OF 6275.80 FEET, NAVD 88 DATUM.

BASIS OF BEARINGS

ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, ASSUMED TO BEAR SOUTH 89°55'59" EAST.

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONER,
THIS _____ DAY OF _____ A.D., 20___.

CHAIR:_____

ATTEST:_____

PLANNING COMMISSION RECOMMENDATION

NOT RECOMMENDED/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 INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS INVERNESS SUBDIVISION FILING NO. 57, LOT 3 - VALLAGIO MEDICAL AND CASE NUMBER P16-006.

_____
OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF _____)
S.S.
COUNTY OF _____)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20___, BY _____

_____
NAME

AS _____ OF _____ AN AUTHORIZED SIGNATORY.
TITLE

BY _____WITNESS MY HAND AND SEAL
(NOTARY PUBLIC)

_____ MY COMMISSION EXPIRES _____
(ADDRESS)

_____
(CITY) (STATE) (ZIP CODE)

OWNER

VALLAGIO MEDICAL HOLDINGS
JIM LESSIG C/O
10146 WEST SAN JUAN WAY SUITE 210
LITTLETON, CO 80127

ENGINEER / SURVEYOR

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

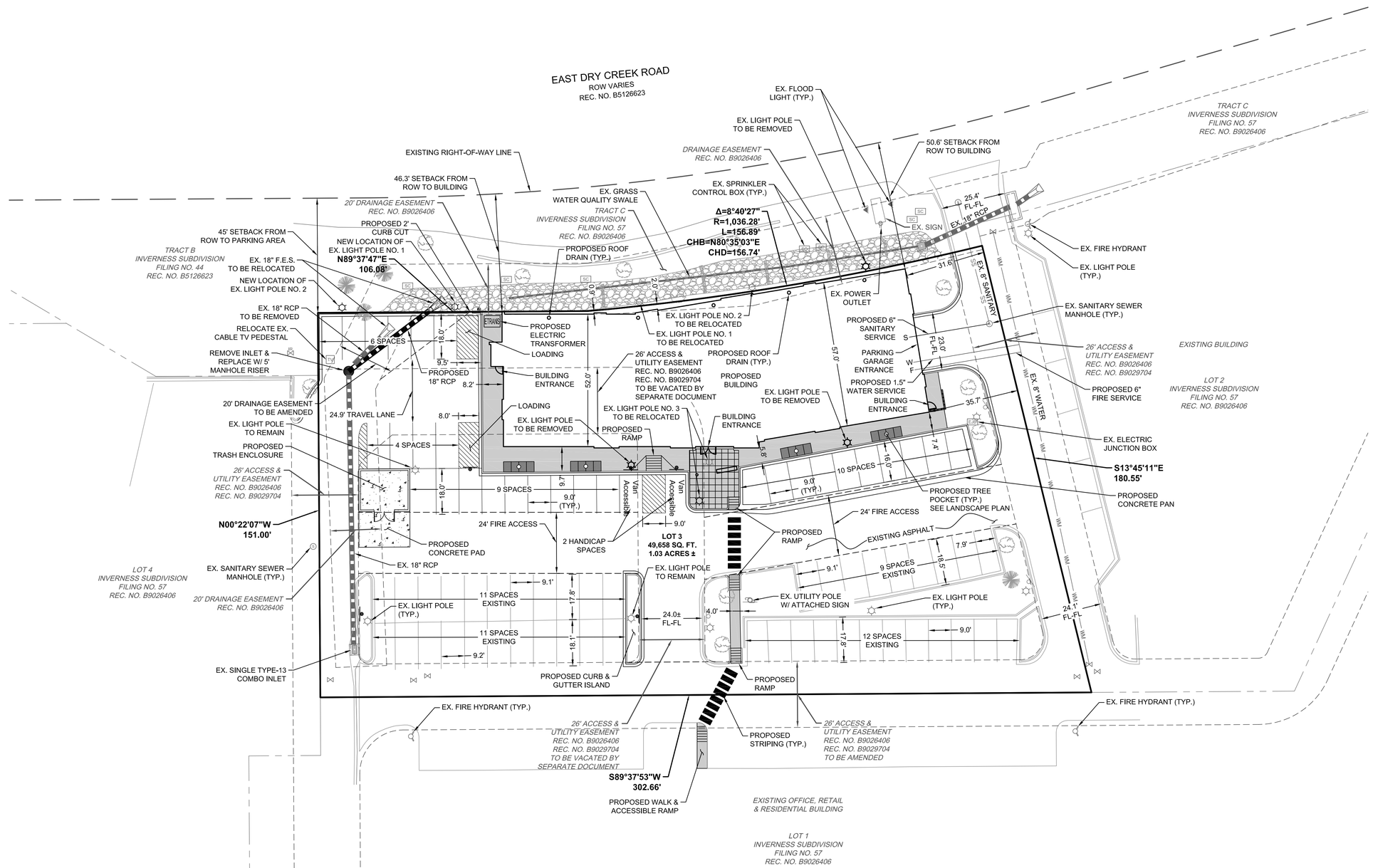
COVER SHEET
Scale: N/A
Date: FEBRUARY 26, 2016
Job No.: 15117
Sheet 1 of 6

No.	Revisions	Date	By
1	COUNTY COMMENTS	02/26/16	IMH

Designed By: JL Checked By: MU

FINAL DEVELOPMENT PLAN
INVERNESS SUBDIVISION FILING NO. 57, LOT 3 - VALLAGIO MEDICAL

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

	SITE BOUNDARY
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPOSED STORM SEWER
S	PROPOSED SANITARY SERVICE
W	PROPOSED WATER SERVICE
F	PROPOSED FIRE SERVICE
	EXISTING STORM SEWER
WM	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
SS	EXISTING SANITARY SEWER
	EXISTING LIGHT POLE
	EXISTING FLOOD LIGHT
SC	EXISTING SPRINKLER CONTROL BOX
TV	EXISTING CABLE TV PEDESTAL
	EXISTING TREE
	PROPOSED WALK
	PROPOSED CONCRETE
	EXISTING CONCRETE
	EXISTING RIPRAP
ROW	RIGHT-OF-WAY
REC. NO.	RECEPTION NUMBER
M.E.	MATCH EXISTING
F.E.S.	FLARED END SECTION

BENCHMARK

NGS STATION "SCHWEIGER" LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY LYING APPROXIMATELY 3.9 MILES SOUTH SOUTHWEST OF THE SITE, BEING AN IRON POST WITH A BRONZE CAP ON TOP HAVING A PUBLISHED ELEVATION OF 6275.80 FEET, NAVD 88 DATUM.

BASIS OF BEARINGS

ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, ASSUMED TO BEAR SOUTH 89°55'59" EAST.

NOTES

1. ALL ON-SITE PAVED AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL AND PAVEMENT DESIGN REPORT. THIS REPORT WILL NOT BE REVIEWED AND APPROVED BY THE ARAPAHOE COUNTY ENGINEERS DIVISION SINCE INTERNAL ROADWAYS ARE PRIVATE ROADWAY EASEMENTS AND ARE NOT REGULATED.

2. THE GEOTECHNICAL ENGINEER SHALL SUBMIT A LIFE CYCLE COST ANALYSIS PER THE MGPEC STANDARDS SECTION 5.4 TO ARAPAHOE COUNTY FOR REVIEW AND APPROVAL FOR ALL PRIVATE ROADWAYS THAT WILL BE OWNED AND MAINTAINED IN COMMON OWNERSHIP PRIOR TO FINAL CONSTRUCTION DRAWING APPROVAL.

3. THESE PLANS SHALL BE USED IN CONJUNCTION WITH THE STORMWATER MANAGEMENT FACILITY OPERATION AND MAINTENANCE MANUAL FOR INVERNESS SUBDIVISION FILING NO. 57, LOTS 2, 3, AND R. (REC. B9020570).

0 10 20 40
SCALE: 1" = 20'
ORIGINAL GRAPHIC SCALE

SITE & UTILITY PLAN	
Scale: 1" = 20'	
Date: FEBRUARY 26, 2016	
Job No.: 15117	
Sheet 2 of 6	

ENGINEER / SURVEYOR

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

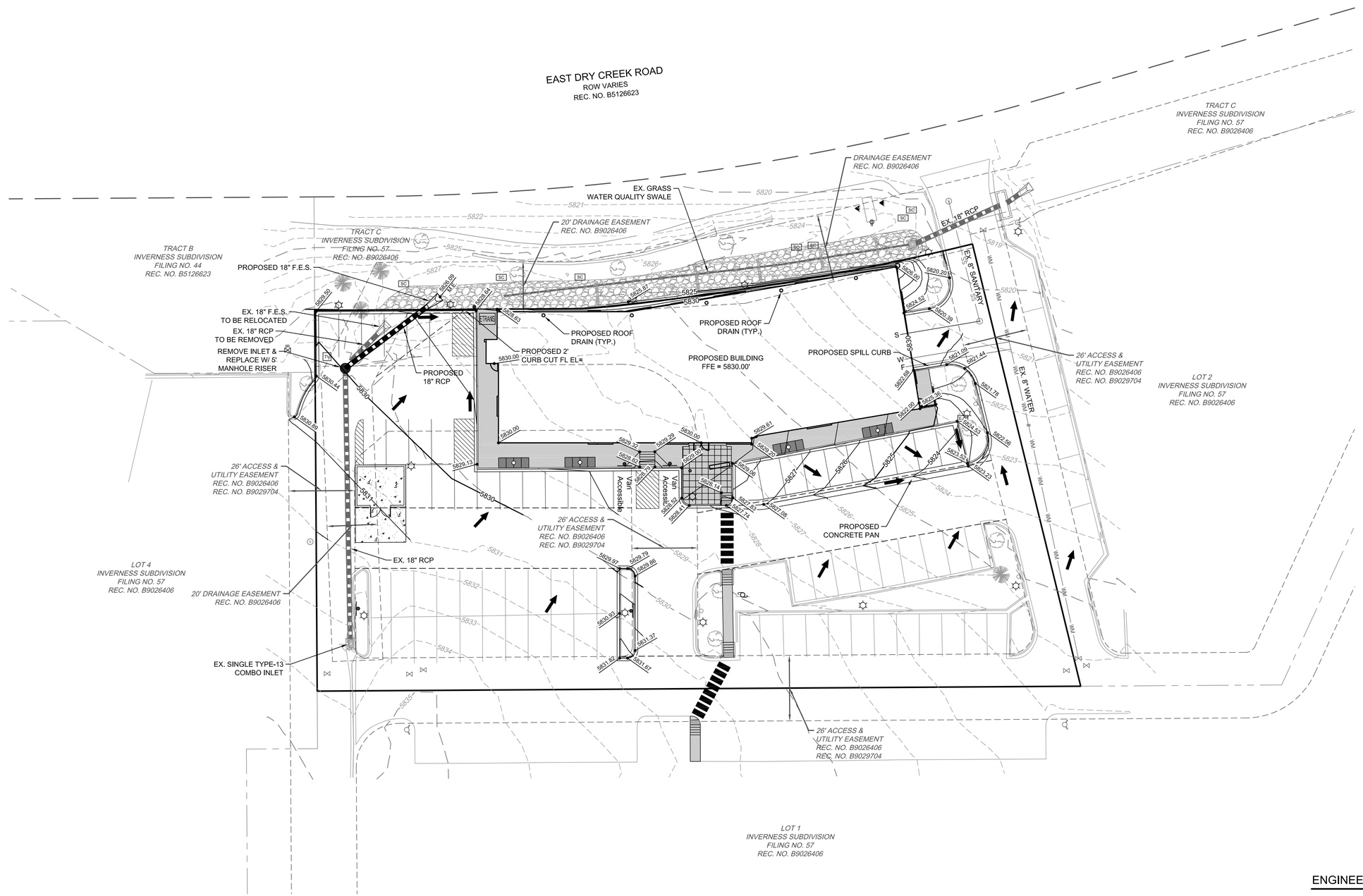
No.	Revisions	Date	By
1	COUNTY COMMENTS	02/26/16	IMH

Designed By: JL | Checked By: MU

CASE NO. P16-006

FINAL DEVELOPMENT PLAN
INVERNESS SUBDIVISION FILING NO. 57, LOT 3 - VALLAGIO MEDICAL

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

	SITE BOUNDARY
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPOSED STORM SEWER
S	PROPOSED SANITARY SERVICE
W	PROPOSED WATER SERVICE
F	PROPOSED FIRE SERVICE
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	EXISTING FLOOD LIGHT
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	EXISTING TREE
	PROPOSED WALK
	PROPOSED CONCRETE
	EXISTING CONCRETE
	EXISTING RIPRAP
ROW	RIGHT-OF-WAY
REC. NO.	RECEPTION NUMBER
M.E.	MATCH EXISTING
F.E.S.	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FL	FLOWLINE
EL	ELEVATION

0 10 20 40
SCALE: 1" = 20'
ORIGINAL GRAPHIC SCALE

GRADING & STORM PLAN	
Scale: 1" = 20'	
Date: FEBRUARY 26, 2016	
Job No.: 15117	
Sheet 3 of 6	

ENGINEER / SURVEYOR

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No.	Revisions	Date	By
1	COUNTY COMMENTS	02/26/16	IMH

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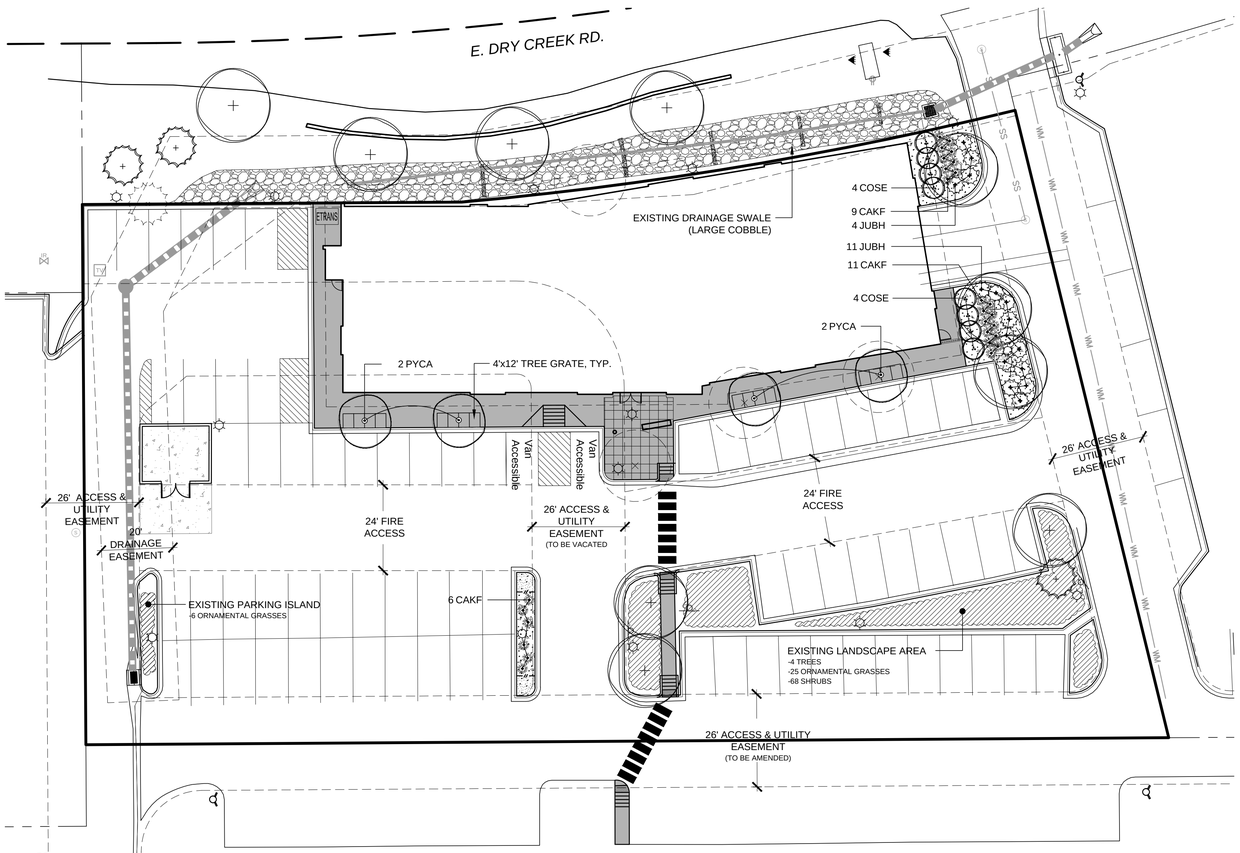
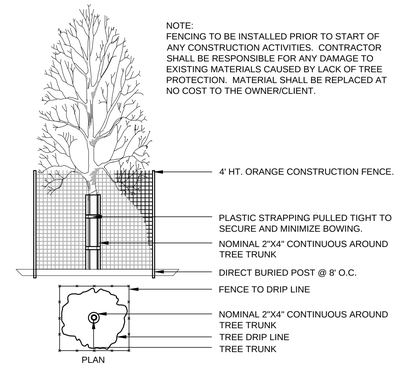
CASE NO. P16-006

FINAL DEVELOPMENT PLAN
INVERNESS SUBDIVISION FILING NO. 57, LOT 3 - VALLAGIO MEDICAL

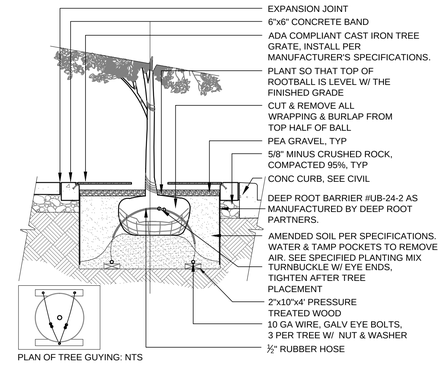
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 5 OF 7



LANDSCAPE PLAN

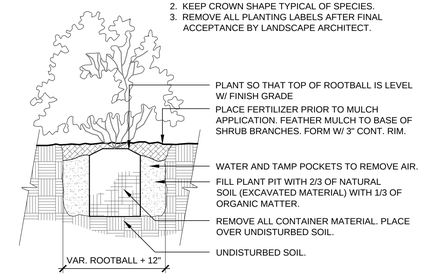


1 TREE PROTECTION
3/8" = 1'-0" 32 9343.90-10



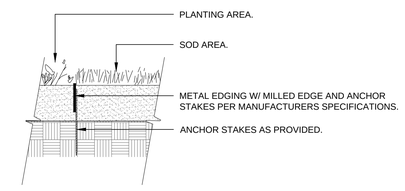
3 DECIDUOUS TREE PLANTING W/ GRATE
1/2" = 1'-0" P-VA-02

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 SHRUB / ORNAMENTAL GRASS PLANTING
1 1/2" = 1'-0" 329333.13-06

NOTE:
1. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH W/ GRADES OF CONCRETE. ALL JOINTS TO BE SECURELY STAKED



4 LANDSCAPE EDGING
3/4" = 1'-0" 329413.23-99

LANDSCAPE CALCULATIONS

REQUIREMENT	AREA	REQUIRED PLANT MATERIAL	PROVIDED PLANT MATERIAL
1 TREE AND 10 SHRUBS PER 1,000 S.F. OF LANDSCAPED AREA	LANDSCAPE AREA IN THIS LOT: 2,870 S.F.	3 TREES 30 SHRUBS	11 TREES 142 SHRUBS

PARKING ISLAND CALCULATIONS

REQUIREMENT	AREA	REQUIRED PLANT MATERIAL	PROVIDED PLANT MATERIAL
MIN. OF 1 TREE AND 3 SHRUBS FOR ANY ISLAND LESS THAN 216 S.F.; MIN. OF 2 TREES AND 6 SHRUBS FOR ANY ISLAND 216 TO 1,000 S.F. IN AREA	1 NEW ISLANDS IN THIS LOT 1 EXISTING ISLAND N/A 1 PROPOSED ISLAND < 216 S.F. 0 PROPOSED ISLAND > 216 S.F.	1 TREES 3 SHRUBS	0 TREES 6 SHRUBS

TOTAL REQUIRED PLANT MATERIAL	TOTAL PROVIDED PLANT MATERIAL
4 TREES 33 SHRUBS	11 TREES 148 SHRUBS

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE (TO REMAIN)		EVERGREEN SHRUBS
	EVERGREEN TREE (TO REMAIN)		DECIDUOUS SHRUBS
	EVERGREEN TREE (TO BE RELOCATED)		ORNAMENTAL GRASS
	DECIDUOUS TREE (TO BE REMOVED)		COBBLE MULCH (TO MATCH EXISTING)
	DECIDUOUS SHADE TREE		ORGANIC MULCH (TO MATCH EXISTING)
	EXISTING LANDSCAPE PLANTINGS		STEEL EDGE

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
PYCA	4	PYRUS CALLERYANA `BRADFORD`	BRADFORD PEAR	B & B	2.5"CAL

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
COSE	8	CORNUS SERICEA	REDOSIER DOGWOOD	5 GAL

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
JUBH	15	JUNIPERUS HORIZONTALIS `BAR HARBOR`	BAR HARBOR JUNIPER	5 GAL

ORNAMENTAL GRASS	QTY	BOTANICAL NAME	COMMON NAME	CONT
CAKF	26	CALAMAGROSTIS ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	5 GAL

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No.	Revisions	Date	By
1	County Comments	2/26/16	CM

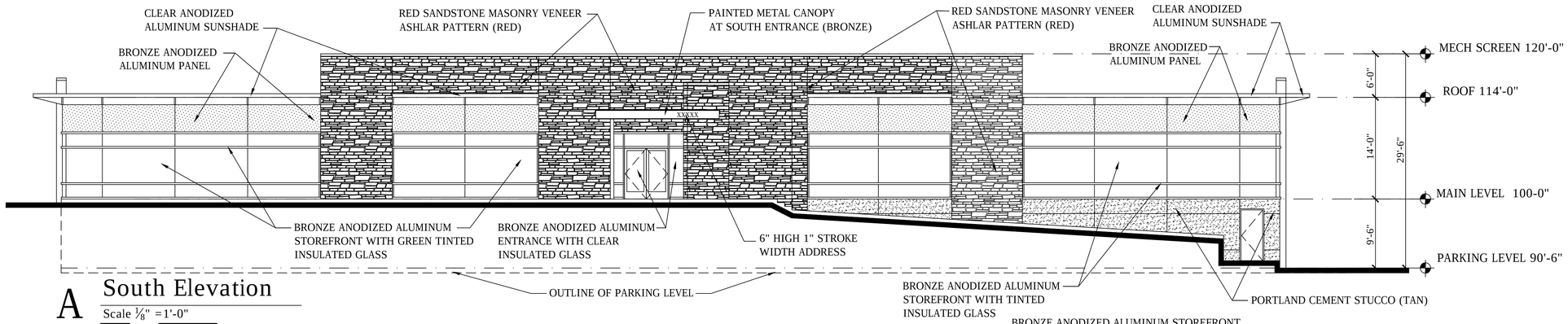
Designed By: CM | Checked By: TK

Scale: As Shown
Date: 1/6/16
Job No.: 1601
Sheet 5 of 7

CASE NO. P16-006

SCHEMATIC SITE DEVELOPMENT PLAN
INVERNESS SUBDIVISION FILING NO. 57, LOT 3 - VALLAGIO MEDICAL

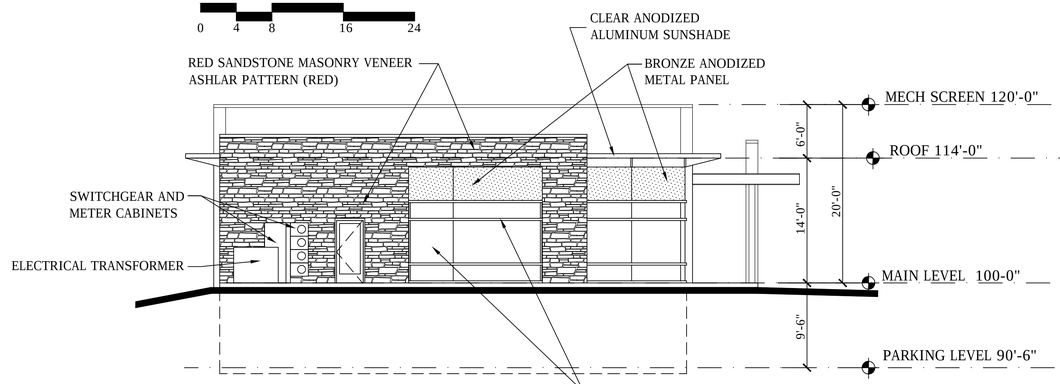
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO



A South Elevation

Scale 1/8" = 1'-0"

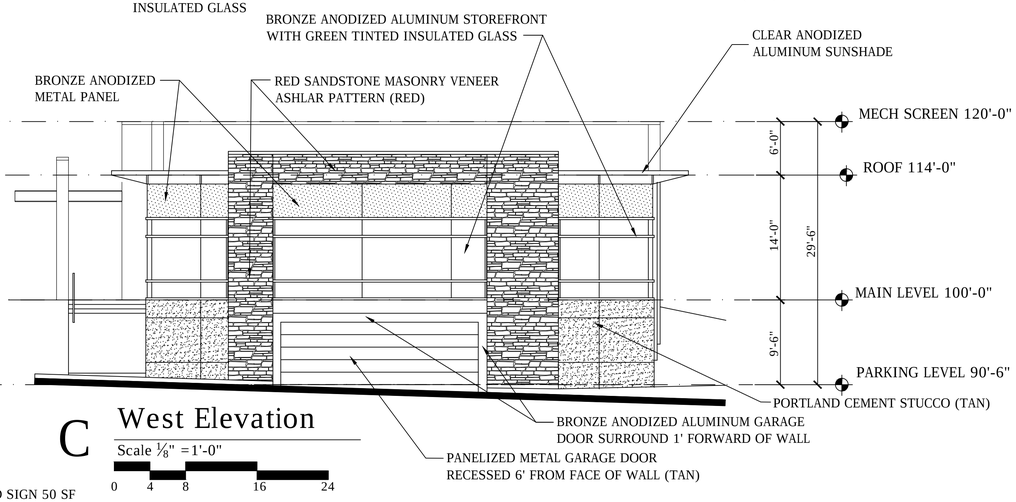
0 4 8 16 24



B West Elevation

Scale 1/8" = 1'-0"

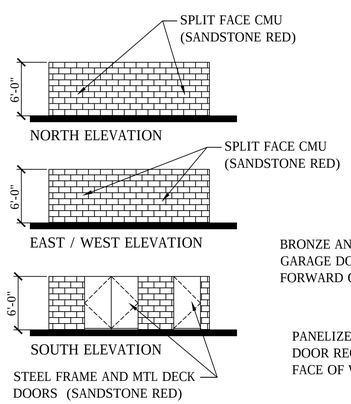
0 4 8 16 24



C West Elevation

Scale 1/8" = 1'-0"

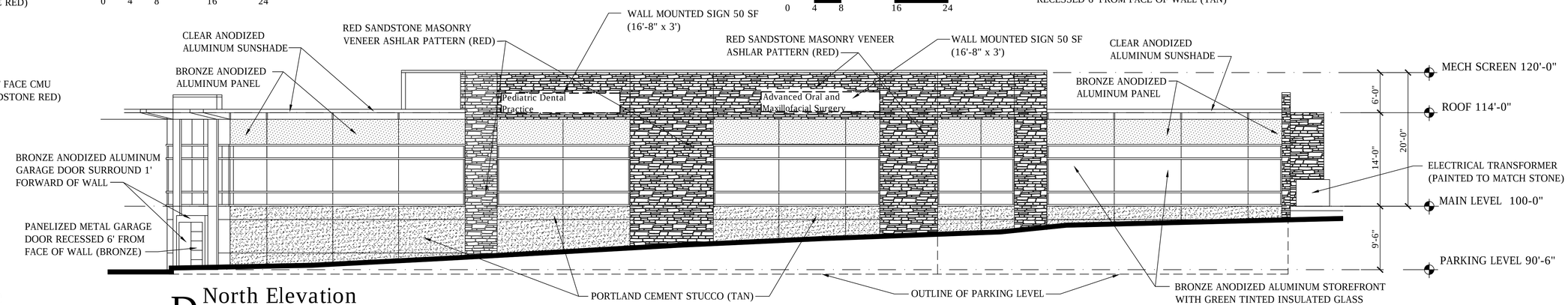
0 4 8 16 24



E Trash Enclosure

Scale 1/8" = 1'-0"

0 4 8 16 24



D North Elevation

Scale 1/8" = 1'-0"

0 4 8 16 24

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No.	Revisions	Date	By
2	Phase II Review	2/25/16	DJH
1	Phase I Review	1/29/16	DJH

Scale: 1"=8'-0"

Date: January 29, 2016

Job No.:

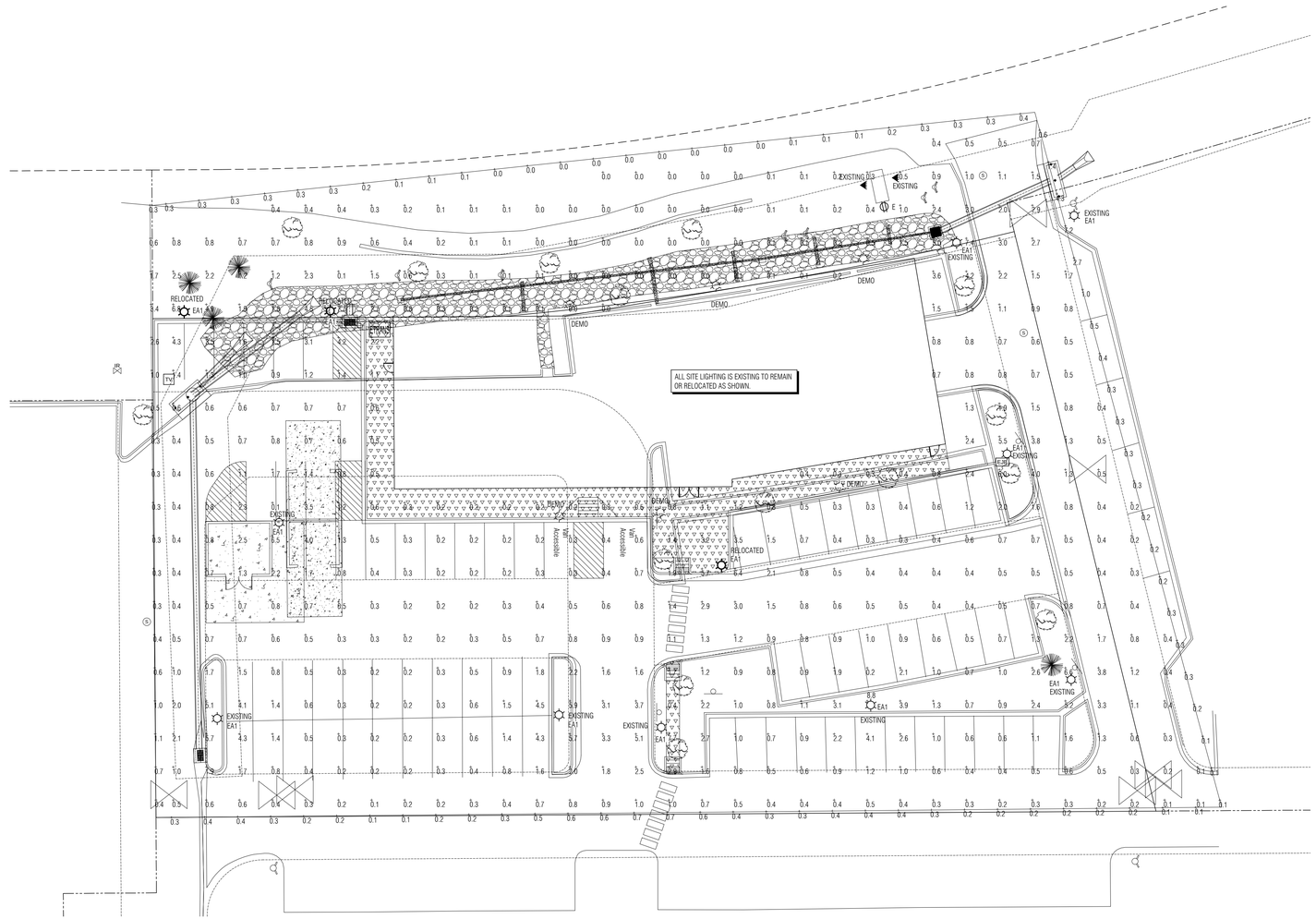
Designed By: DJH | Checked By: DJH

Sheet 5 of 6

Case # P16-006

FINAL DEVELOPMENT PLAN
INVERNESS SUBDIVISION FILING NO. 57, LOT 3 - VALLAGIO MEDICAL

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO



1 PHOTOMETRIC PLAN

SCALE: 1" = 20'

0 5' 10' 20' 40' 60' 80'

N

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.52	7.2	0.0	N.A.	N.A.
Site	Illuminance	Fc	1.13	8.8	0.0	N.A.	N.A.

Luminaire Schedule				
Symbol	Label	Total Lamp Lumens	LLF	Description
	EA1	8500	1.000	AAL SP2-ANG-LDL-100MH-AD4-BLK-COP

Scale: AS SHOWN
Date: JANUARY 29, 2016
Job No.: 15117
Sheet 6 of 6

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No.	Revisions	Date	By

Designed By: C3S
Checked By: MDC / JMM

CASE NO. P16-006