Administration Building
East Hearing Room
5334 S. Prince St.
Littleton, CO 80120
303-795-4630
303-738-7915 TTY
303-738-7998 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

Public Meeting

February 2, 2016
9:30 A.M.

The Board of County Commissioners holds its weekly Public Hearing at 9:30 a.m. on Tuesdays. Public Hearings are open to the public and items for discussion are included on this agenda. Items listed on the consent agenda are adopted with one vote. Items listed under regular business are considered separately. Agendas are available through the Commissioners' Office or through the County's web site at www.arapahoegov.com. Questions about this agenda, please contact the Commissioners' Office at 303-795-4630 or by e-mail at commissioners@arapahoegov.com.

CALL TO ORDER
Arapahoe County Board of County Commissioners

INTRODUCTION
Ron Carl, County Attorney
Joleen Sanchez, Asst. Clerk to the Board

ROLL CALL

PLEDGE OF ALLEGIANCE

MODIFICATION TO THE AGENDA

ADOPTION OF THE AGENDA

APPROVAL OF THE MINUTES

1. **BOCC Public Meeting Minutes - January 5, 2016**

   Documents: BOCC PUBLIC MEETING MINUTES 01.05.2016.PDF

CITIZEN COMMENT PERIOD
Citizens are invited to speak to the Commissioners on non-agenda items. There is a 3-minute time limit per person, unless otherwise noted by the Chair.

CONSENT AGENDA

1. **Abatement - One (1) Resolution**

Adoption of one (1) resolution approving the recommendations of the Assessor for abatement petitions as a result of agreements reached between taxpayers and the County regarding the value of property for the property tax purposes, pursuant to the terms contained therein

Ron Carl, County Attorney
Karen Thompsen, Paralegal, County Attorney's Office

Documents: 2-3-15 BSR KAREN.DOC, KAREN TABLE 10-20-15.XLSX, SAMPLE ABATEMENT RESOLUTION-APPROVAL.DOC

2. **Abatement Hearing Referee**
   Adoption of a resolution appointing Dick Williams as a referee to hold abatement hearings on behalf of the Baord of County Commissioners on a permanent basis

   Ron Carl, County Attorney
   Karen Thompsen, Paralegal, County Attorney's Office

   Documents: ABATEMENT HEARING OFFICER BSR-DICK WILLIAMS.DOC, SAMPLE ABATEMENT REFEREE.DOC

3. **Veteran Services Office Monthly Report - December 2015**
   Acceptance of the Veterans Service Office Report from December 2015

   Linda Haley, Senior Resources Division Manager, Community Resources
   Tim Westphal, Veterans Service Office, Community Resources
   Don Klemme, Director, Community Resources
   Tiffanie Bleau, Senior Assistant County Attorney

   Documents: 12-2015 BSR DECEMBER.PDF

4. **Approval of Assignment of Four Intergovernmental Subdivision Improvement Agreements to the City of Centennial**
   Adoption of a resolution approving the assignment of four Intergovernmental Subdivision Improvement Agreements, by and between the Panorama Metropolitan District, the various property owners/developers, and Arapahoe County, to the City of Centennial, and directing the Chair of the Board of County Commissioners to sign the Assignment and Assumption of Subdivision Improvement Agreements, pursuant to the terms contained therein

   Chuck Haskins, Engineering Services Division Manager, Public Works & Development
   David M. Schmit, Director, Public Works & Development
   Robert Hill, Senior Assistant County Attorney

   Documents: CENTENNIAL.METRODIST.ASSIGNMT.BSR.PDF, ASSIGNMENT AND ASSUMPTION OF SUBDIVISION IMPROVEMENT AGREEMENTS (FINAL 1-25-16).DOCX

5. **The Highlands 460 Filing No. 7 - Vacation of Storm Drainage Easement**
   Adoption of a resolution authorizing the Chair of the Board of County Commissioners to sign a Quitclaim Deed conveying to the City of Centennial a Storm Drainage Easement as dedicated to Grantor by The Highlands 460 Filing No. 7 Final Plat recorded on December 8, 1998 at Reception No. A8199337 (Plat Book 157, Pages 21-22) in the real property records of Arapahoe County, Colorado

   Sue Liu, PE Engineer III, Public Works & Development
   Chuck Haskins, Engineering Services Division Manager, Public Works & Development

David M. Schmit, Director, Public Works & Development
Robert Hill, Senior Assistant County Attorney

Documents: THE HIGHLANDS 460 FILING NO. 7 - EASEMENT VACATION_20160119175632 0795.PDF

6. **HUTF 2015 Inventory Report**
   Adoption of a resolution authorizing the Chair to sign the 2015 Arapahoe County Road Inventory and Road System Change Report with corresponding road maps for transmittal to the Colorado Department of Transportation (CDOT), pursuant to the terms contained therein

   Greg Hein, Mapping/GIS Technician, Public Works and Development
   Pat Hubert, Mapping Manager, Public Works and Development
   David M. Schmit, Director, Public Works and Development
   Todd Weaver, Budget Manager, Finance
   Robert Hill, Senior Assistant County Attorney

   Documents: HUTF 15 CONSENT AGENDA REQUEST 1-15-16.DOC

7. **C15-003-Quincy Avenue Widening Project (Six Resolutions)**
   Adopton of six (6) resolutions to accept, upon recommendation of the County's Project Manager Case Engineer and Director of the Public Works and Development Department, conveyance of two warranty deeds for right-of-way dedication, one Public Use Easement, on Storm Drainage License Agreement, and two Temporary Construction Easements associated with County CIP Project # C15- 003: Quincy Avenue Widening Project, Copperleaf Blvd to E-470, and to direct Dave Schmit, Director, Department of Public Works and Development to sign the agreements

   Jon Williams, Engineer III, Transportation Department, Public Works & Development
   Bryan Weimer, Transportation Division Manager, Public Works & Development
   David M. Schmit, Director, Public Works & Development
   Todd Weaver, Budget Manager, Finance
   Robert Hill, Senior Assistant County Attorney

   Documents: BOARD SUMMARY REPORT.PDF, RESOLUTION NO FOR EASEMENTS.PDF, SCANNED FROM AN ARAPAHOE COUNTY XEROX MFD.PDF

8. **Case P15-007 Copperleaf #12 Final Development Plan**
   Adoption of a resolution requesting approval of a Final Development Plan on Case P15-007 Copperleaf #12 for a development proposed on the southern portion of county assessor's parcel number 2073-12-2-01-001, located southeast of the intersection of East Quincy Avenue and South Piccadilly Street

   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 P15-007 COPPER 12 FDP.PDF, MOTIONS P15-007 COPPER 12 FDP.PDF, SR P15-006 P15-007 BOCC.PDF, PLAN P15-007 COPPERLEAF F12 FDP.PDF, RESO P15-007 FDP APPROVAL.PDF

GENERAL BUSINESS ITEMS

1. ***PUBLIC HEARING - Case P15-006 Copperleaf #12 Final Plat**
   Consideration of Case P15-006 Copperleaf #12 Final Plat as a required part of the

development process proposed for the southern part of County Assessor's parcel number 2073-12-2-01-001, for a lot configuration to include 12.26 acres (after dedications) located at the southeast of the corner of E Quincy Avenue and S Picadilly Street

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 P15-006 COPPER 12 FP_2016.PDF, MOTIONS P15-006 COPPER 12 FP.PDF, PLAN P15-006 COPPERLEAF F12 PLAT_2016.PDF, SR P15-006 P15-007 BOCC.PDF

COMMISSIONER COMMENTS

***Denotes a requirement by federal or state law that this item be opened to public testimony. All other items under the "General Business" agenda may be opened for public testimony at the discretion of the Board of County Commissioners.**

Arapahoe County is committed to making its public meetings accessible to persons with disabilities. Assisted listening devices are available. Ask any staff member and we will provide one for you. If you need special accommodations, contact the Commissioners' Office at 303-795-4630 or 303-738-7915 TTY.
Please contact our office at least 3 days in advance to make arrangements.

MINUTES OF THE ARAPAHOE COUNTY
BOARD OF COUNTY COMMISSIONERS
TUESDAY, JANUARY 5, 2016

At a public meeting of the Board of County Commissioners for Arapahoe County, State of Colorado, held at 5334 South Prince Street, Littleton, Colorado 80120 there were:

Nancy Sharpe, Chair	**Commissioner District 2**	**Present**
Nancy Jackson, Chair Pro-Tem	**Commissioner District 4**	**Present**
Nancy A. Doty	**Commissioner District 1**	**Present**
Rod Bockenfeld	**Commissioner District 3**	**Present**
Bill Holen	**Commissioner District 5**	**Present**
Ron Carl	**County Attorney**	**Present**
Matt Crane	**Clerk to the Board**	**Absent and Excused**
Joleen Sanchez	**Asst. Clerk to the Board**	**Present**

when the following proceedings, among others, were had and done, to-wit:

CALL TO ORDER
Commissioner Sharpe called the meeting to order.

INTRODUCTIONS

ROLL CALL

PLEDGE OF ALLEGIANCE

MODIFICATION(S) TO THE AGENDA
There were no modifications to the agenda.

ADOPTION OF THE AGENDA

The motion was made by Commissioner Holen and duly seconded by Commissioner Jackson to adopt the Agenda as presented.

The motion passed 5-0.

ADOPTION OF THE MINUTES
The motion was made by Commissioner Doty and duly seconded by Commissioner Jackson to adopt the minutes of November 24, 2015 public meeting as presented.

The motion passed 5-0.

The audio recording is the official County record of this meeting. Written minutes are a summary of the meeting and provided as a courtesy only.

CEREMONIES
There were no ceremonies on this date.

CITIZEN COMMENT PERIOD
There were no citizen comments on this date.

CONSENT AGENDA

The motion was made by Commissioner Bockenfeld and duly seconded by Commissioner Holen to approve the items on the Consent Agenda as presented.

The motion passed 5-0.

GENERAL BUSINESS ITEMS
There were no general business items on this date.

COMMISSIONER COMMENTS
There were no commissioner comments on this date.

There being no other business before the Board, the public meeting was adjourned by Commissioner Sharpe at 9:32 a.m.

ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS

_____

MATT CRANE, CLERK TO THE BOARD
BY JOLEEN SANCHEZ, ASSISTANT CLERK TO THE BOARD

The audio recording is the official County record of this meeting. Written minutes are a summary of the meeting and provided as a courtesy only.

Board Summary Report

Date: **January 29, 2016**

To: Board of County Commissioners

Through: Ron Carl, County Attorney

From: Karen Thompsen, Paralegal

Subject: Abatement

Request and Recommendation
The purpose of this request is to obtain the authorization for the Chair to sign a resolution approving the recommendations of the Assessor concerning the listed abatement.

Background
This abatement was filed by petitioner and approved the Assessor's Office. C.R.S. 39-1-113(1) states. . ."no decision on any petition regarding abatements or refund of taxes shall be made unless a hearing is had thereon. . ."

Discussion
Attached

Alternatives:
None

Fiscal Impact
A decrease in the taxes collected on approval abatements.

Concurrence
The Assessor and County Attorney support these recommendations.

Reviewed by:
Karen Thompsen, Paralegal
Ron Carl, County Attorney

name	parcel number	year	refund	reason
Gregory A. Vogel	2071-20-3-19-017	2013	$169.67	Information received from the property owner, after the original value was placed on the property, resulted in a reduction to that property's value.

RESOLUTION NO. 150XXX It was moved by Commissioner _____ and duly seconded by Commissioner _____ to adopt the following Resolution:

WHEREAS, the Board of County Commissioners of Arapahoe County met at a duly and lawfully called meeting held on Tuesday, _____ ___, 2015; and

WHEREAS, the Board has determined to take final action on this Petition for Abatement or Refund of Taxes pursuant to Sections 39-1-113 and 39-10-114, C.R.S. as submitted by the Petitioner; and

WHEREAS, the County Assessor has recommended denial of this Petition for reasons set forth within the Assessor's recommendation as shown on the Petition; and

WHEREAS, pursuant to a policy adopted by the Board of County Commissioners on September 13, 1993 (Resolution No. 1243-93), this matter was referred to a referee for hearing and recommendation to the Board; and

WHEREAS, the Board has reviewed the recommendation of the referee on this date and has determined to adopt said recommendation.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County as follows:

The Petition for Abatement or Refund of Taxes relating to schedule number _____ is hereby approved for tax year(s) ____; the recommendation of the referee is hereby adopted. The original actual value is adjusted from $_____ to $_____ and a refund in the amount of $_____ shall be allowed for tax year(s) _____ for the following reason:

REASON

The vote was:

Commissioner Bockenfeld, Yes; Commissioner Doty, Yes; Commissioner Holen, Yes; Commissioner Jackson, Yes; Commissioner Sharpe, Yes.

The Chair declared the motion carried and so ordered.

Arapahoe County
Colorado's First

Board Summary Report

Date: **January 29, 2016**

To: Board of County Commissioners

Through: Ron Carl, County Attorney

From: Karen Thompsen, Paralegal

Subject: Board of County Commissioners Referee (Abatement Hearings)

Purpose and Recommendation
The purpose of this request is for the adoption of a resolution approving the referee listed below to hold abatement hearings on behalf of the Board of County Commissioners on a permanent basis.

Background and Discussion
Pursuant to C.R.S. 39-1-113, no decision on any petition regarding abatement or refund of taxes, shall be made by the board of county commissioners unless a hearing is had thereon, at which hearing the assessor and the taxpayer shall have the opportunity to be present. The Board of County Commissioners may appoint independent referees who are experienced in property valuation to conduct the hearing on behalf of the board, to make findings, and to submit recommendations to the board for its final decision. It is recommended that the Board hereby appoints the following individual as referee to conduct abatement hearings.

Richard Williams

Alternatives
The Board of County Commissioners would conduct the hearings

Fiscal Impact
Referees earn $75.00 per hour.

Concurrence
The County Attorney supports this recommendation.

Reviewed By
Ronald A. Carl, County Attorney
Karen Thompsen, Paralegal

RESOLUTION NO. 16XXXX It was moved by Commissioner _____ and duly seconded by Commissioner _____ to adopt the following resolution:

WHEREAS, pursuant to Colorado Revised Statute 39-1-113, the Board of County Commissioners may appoint independent referees who are experienced in property valuation to conduct hearings on behalf of the County Board of Commissioners; and

WHEREAS, after said hearings, said referees shall make findings and submit recommendations to the County Board of Commissioners; and

WHEREAS, the Board is desirous of appointing a referee who will conduct these abatement hearings.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County as follows:

1) The Board hereby appoints the following individual as referees to conduct abatement hearings pursuant to Section 39-1-113 C.R.S.

2. Richard Williams

The vote was:

Commissioner Bockenfeld, Yes; Commissioner Doty, Yes; Commissioner Holen, Yes; Commissioner Jackson, Absent and Excused, Commissioner Sharpe, Yes.

The Chair declared the motion carried and so ordered.

Arapahoe County
Colorado's First

Board Summary Report

Date: 01/06/2016

To: Board of County Commissioners

Through: Don Klemme, Community Resources Department Director

From: T.J. Westphal, County Veteran Services Officer

Subject: Veterans Service Officer Summary Report

Direction/Information:

The purpose of this report is to communicate the services provided to Veteran's and their families by the Arapahoe County Veterans Service Officer during the month of December, 2015.

Background

The Colorado Department of Veterans Services requires assistance to Veterans and their families in compliance with Sections 28-5-801 et seq., Colorado Revised Statutes, in receiving their benefits such as, but not limited to:

Burials:
- Provide veterans within Arapahoe County the information regarding their burial allowance
- Advise and assist family members of veterans collection of death pension

Health Services:
- Assist veterans in processing claims for medical benefits
- Assist and coordinate with veterans' Medicaid cases

Claims:
- Prepare, present and appeal claims for VA benefits on behalf of Arapahoe County veterans and their dependents

Links to Align Arapahoe

The services provided to veterans through our Veterans Services Office link to the Align Arapahoe Initiatives of Quality of Life and Service First. By connecting veterans to the resources available for them and assisting them with claims which may increase their available income, quality of life is improved. Service First is met through the timely and professional delivery of services to all veterans and family members who work with the Veterans Service Office.

Discussion

Arapahoe County Veterans Services provides full-time assistance to veterans and their families as required by state statutes.

Alternatives

This document is a state form required by the State of Colorado to be submitted monthly as application for monetary benefits payable to the County General Fund in accordance with Section 28-5-707 Colorado Revised Statutes.

Fiscal Impact

The County receives $16,632 annually for the services provided to veterans in Arapahoe County. There is also a positive fiscal impact to individual veterans through successful claims recoveries.

Concurrence

This report was presented to Donald A. Klemme, Community Resources Department Director, who recommends approval and signature by the Board of County Commissioners.

Attorney Comments
If appropriate, include this section.

Reviewed By:
Although physical signatures are not required, the BSR must still be reviewed by all necessary departments prior to submitting. You MUST provide sufficient time for finance and county attorneys to review your document prior to being submitted. The names of the individuals that have approved must be listed below.

T.J. Westphal, County Veteran Services Officer
Linda Haley, Senior Resources Division Manager
Don Klemme, Community Resources Department Director

Arapahoe County
Colorado's First

Veteran Services

Arapahoe County Veterans Service Office
December, 2015 - Summary Report

For the month of December, 2015:

- The County Veterans Service Office prepared, presented and appealed claims for federal benefits to the Department of Veterans Affairs. The office also administered the Veterans Trust Fund for emergency financial assistance. Staff conducted all daily operations to include meeting with veterans and/or their dependents, conducting community outreach, processing legal correspondence and fielding calls related to claims, referrals and general inquiries.

- John Rossie gave **16 hours** of volunteer service to the County Veterans Service Office.

- Goals and Objectives:

    - **681 total calls** processed, resulting in:
        - **71 calls** specific to current claim action/status
        - **311 calls** for appointments, referrals, general inquiries and information
    - **74 scheduled/walk-in appointments/home visits** with veterans and/or their dependents
    - **49 claims for federal benefits** filed to the VA
    - **6 request for military records and corrections** filed to the NPRC and Dept. of Defense
    - **40 correspondence items** received, reviewed, processed
    - **6 requests for Veterans Trust Fund emergency financial assistance** granted

- Training, Outreach and Community Events:

    - 12/07/2015 Community – NACO Veterans & Military Service Committee (Conference call)
    - 12/17/2015 Outreach – Benefits Presentation at the Denver Vet Center

- 2015 Federal Claim Award Recoveries To Date: **$4,836,472.96**

Respectfully Submitted,

T.J. Westphal
County Veterans Service Officer
Arapahoe County, Colorado

Colorado Department of Military and Veterans Affairs
County Veterans Service Officers Monthly Report and Certification of Pay

County of **ARAPAHOE** Month of **DECEMBER 2015**

General Information		Request for Medicla Records	
Telephone Calls	382	21-4142 &21-4142a	4
Office Visits	74	Military Records/Corrections	
Home Visits	0	SF180	2
Outreach Visits	1	DD149	0
Community Events	1	DD293	0
Request for Medal	0	NA13075	0
Operation Recognition	0	Other	0
Correspondence Rec'd	40	NSC Pension	
Correspondence Written	150	21-527EZ	2
Info/Referral/Inquiries	342	21-8416	1
VCAA Notice	0	Widows Pension	
State Benefits	3	21-534EZ	1
Income Verifications	0	21-8416	2
New Claims Initiated		DIC	
21-22 CVA	15	21-5234EZ	0
21-22 others	0	Waivers/Compromise	
SC Entitlement		21-4138	0
21-526EZ New	14	21-5655	0
21-0966 Informal	6	Appeals	
21-526EZ New Issue	7	21-0985 NOD	1
21-526EZ Reopen	3	VA Form 9	0
21-526EZ Increase	2	VA Home Loan	
21-526EZ Secondary	0	26-1800	0

21-526EZ Reinstate	0	Homeless Veterans Claims	
21-526EZ IU	0	Service Connection	0
21-8940 IU	0	NSC Pension	0
21-4192 IU Employer	0	Incarcerated Veterans	
21-4138 SMC	0	21-526EZ Reinstatement	0
21-686c Dependency	7	21-4138 Apportionment	0
21-674 School Attendance	3	Insurance Claims	
VA Healthcare		29-357	0
10-10EZ	4	29-4364	0
1010EZR	0	29-336 Beneficiary	0
10110d CHAMPVA-DEP	0	29-4125 Lump Sum	0
10-7979A CHAMPVA	0	VTF Requests	
10-7959C CHAMPVA INS	0	Rental Assistance	1
VOC REHAB		Utilities Assistance	0
28-1900 CH31	0	Prescription Assistance	0
MISC CLAIMS		Food Assistance	5
21-8678 Clothing Allow	0	Transportation Assistance	0
21-4502 Adaptive Equip.	0	Clothing Assistance	0
26-4555 Housing	0	Other	0
10-0103 HISA Grant	0		
CRSC	0		
Burial Allowance			
21P-530	0		
40-1330	0		
21-2008	0		
26-1817	0		

Certification by County Veterans Service Officer

I hereby certify, the above captioned monthly report is true and accurate. I have been paid the following amount(s) for the month of _____, 20____ from _____county.

Salary	$_____
Expenses	$_____
Office Space	$_____
Telephone	$_____
Office Supplies	$_____
Travel	$_____
Training Conference	$_____
Other	$_____
TOTAL	$_____

_____ 1-6-2016

Signature of County Veterans Service Officer — Date

Certification by County Commissioner or Designee

In accordance with CRS 28-5-707, I hereby certify the accuracy of the Report CVA-26 revised 9-11-2015:

_____ County Commissioner or Designee of

_____County

_____ Date

This certification, submitted monthly, properly signed and executed is considered as application for the monetary benefits to the County General Fund in accordance with 28-5-804 (2002) Colorado Revised State Statute.

Submit this form no later than the 15th day the following month.

Mail to:
Colorado Division of Veterans Affairs
Attention: Deputy Director
1355 South Colorado Blvd.
Building C, Suite 113
Denver, Colorado 80222

Board Summary Report

Date: January 19, 2016

To: Board of County Commissioners

Through: Dave Schmit, Director Public Works and Development

From: Chuck Haskins, Engineering Services Division Manager

Subject: **Approval of Assignment of Four Intergovernmental Subdivision Improvement Agreements to the City of Centennial**

Request and Recommendation
This is an agenda item to request approval of a resolution approving an agreement to assign four Intergovernmental Subdivision Improvement Agreements, by and between the Panorama Metropolitan District, the various property owners/developers, and Arapahoe County, to the City of Centennial. Engineering staff's recommendation is to **approve** the request for assignment.

Background
Dating back to 1984, the County entered into four separate Intergovernmental Subdivision Improvement Agreements for various public improvements associated with the Panorama Office Park Development. The latest of these Agreements was entered into in 1999 and, under these Agreements, the Panorama Metro District appropriated a total amount of $946,265.41 for the construction of the described public improvements associated with the Panorama Office Park development. Through subsequent annexation, all the property involved in the Panorama Office Park is now within the territorial boundaries of the City of Centennial.

Links to Align Arapahoe

This request will promote **SERVICE FIRST** to citizens and taxpayers and **FISCAL RESPONSIBILITY** by allowing for the application of the money to a light rail station project that will provide a benefit to the region.

Discussion
The requested assignment is to allow the Metropolitan District and Centennial to use the remainder of the funds it has appropriated pursuant to the Agreements for certain public improvements associated with a light rail station within the jurisdiction of the Metro District and Centennial. With the exception of certain traffic signals for intersections that are all now within the City of Centennial, all the public improvements required under the agreements have been completed. Moreover, the entirety of the property involved and the improvements required under the Intergovernmental SIAs are within the City of Centennial.

Alternatives
The alternative is deny the assignment request and require that that the money be used for the remaining traffic signals within the jurisdiction of the City of Centennial as originally appropriated by the Metro District. However, it is uncertain what authority the County would have to enforce Centennial to cooperate with such a requirement.

Fiscal Impact
No fiscal impact to the County. The money involved does not consist of any County funds and, since the intersections for which the money was earmarked are within the jurisdiction of Centennial, Arapahoe County will have no responsibility for the installation of the signals when warranted.

Concurrence
There is no significant impact on departments, agencies, boards, committees or citizen groups.

Attorney Comments
This item has been reviewed by Robert Hill in the County Attorney's Office.

Reviewed By:
Chuck Haskins
Robert Hill

RESOLUTION NO. _____. It was moved by Commissioner _____ and duly seconded by Commissioner _____ to approve the Assignment and Assumption of Subdivision Improvement Agreements to assign four intergovernmental subdivision improvement agreements with the Panorama Metropolitan District to the City of Centennial, as presented by staff, and to authorize the Chair's signature on the Assignment and Assumption of Subdivision Improvements Agreement.

The vote was:

Commissioner Bockenfeld, ____; Commissioner Doty ____; Commissioner Holen _____; Commissioner Jackson _____; Commissioner Sharpe, ____.

The Chair declared the motion carried and so ordered.

ASSIGNMENT AND ASSUMPTION OF SUBDIVISION IMPROVEMENT AGREEMENTS

THIS ASSIGNMENT AND ASSUMPTION OF SUBDIVISION IMPROVEMENT AGREEMENTS ("Assignment") is made and entered into as of the _____ day of _____, 2016, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ARAPAHOE, STATE OF COLORADO** (the "Assignor") and the **CITY OF CENTENNIAL**, a home rule municipality of the State of Colorado (the "Assignee").

RECITALS

A. The Assignor has entered into the agreements identified in Exhibit B, attached hereto and incorporated herein by this reference, as the same may have been amended or assigned through the date hereof (the "Agreements").

B. At the time of execution of the Agreements, the property that is the subject of the Agreements was located in unincorporated Arapahoe County (the "County") and within the boundaries of the Panorama Metropolitan District (the "District"). Currently, the property remains located within the boundaries of the District but has since been annexed into the corporate boundaries of the City of Centennial (the "City").

C. The Assignor, the Assignee, and the District have determined that execution of this Assignment is in the best interests of the residents and taxpayers of the District, the City, and the County.

D. The Assignor desires to assign its interests in the Agreements to the Assignee, and the Assignee desires to accept such assignment and to assume all of the Assignor's obligations under the Agreements.

E. The Assignor and the Assignee desire to set forth their agreement regarding such assignment of the Agreements and assumption of the obligations thereunder.

NOW, THEREFORE, for and in consideration of the mutual covenants hereinafter set forth, the parties agree as follows:

1. Assignment; Assumption. The Assignor hereby transfers, assigns, sells and conveys to the Assignee all of the Assignor's right, title, interest, duties and obligations in and to the Agreements without representation or warranty and subject to all of the terms, covenants and conditions of the Agreements. The Assignee hereby accepts such assignment and agrees to assume and be responsible for all of the covenants and obligations of the Assignor under the Agreements.

2. Ratification. The Assignee hereby agrees to and ratifies each of the terms, provisions, representations, covenants and conditions of the Agreements.

3. Covenants. The Assignor and the Assignee each covenant for and on behalf of the other party that they have taken or performed all requisite acts or actions which may be required by their organizational or operational documents to confirm their respective authority to execute, deliver and perform each of their obligations under this Assignment and the Agreements .

4. Consent of the District to Assignment. By signature of its authorized representative on the attached Consent, attached hereto as Exhibit A, the District hereby consents to the assignment of the Agreements, as set forth herein.

5. Counterparts; Facsimile Execution. This Assignment may be executed in counterparts, by facsimile or by electronic mail.

6. Entire Agreement. This Assignment contains the entire understanding and agreement among the parties hereto with respect to the subject matter hereof, and all prior negotiations, agreements and understandings, oral or written, are merged herein and superseded hereby.

7. Miscellaneous. This Assignment shall be governed by and construed under the applicable laws of the State of Colorado.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO ASSIGNMENT AND ASSUMPTION OF SUBDIVISION IMPROVEMENT AGREEMENTS

IN WITNESS WHEREOF, the Assignor and the Assignee have executed this Assignment effective as of the date first above written.

ASSIGNOR:
BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ARAPAHOE, STATE OF COLORADO

By: _____
Nancy Doty, Chair

ATTEST:

_____
Arapahoe County Clerk and Recorder
or Deputy

ASSIGNEE:
CITY OF CENTENNIAL

By: _____
John H. Danielson, City Manager

ATTEST:

_____
City Clerk or Deputy City Clerk

EXHIBIT A

CONSENT OF PANORAMA METROPOLITAN DISTRICT

By signature of its authorized representative below, Panorama Metropolitan District hereby consents to the Assignment and Assumption of Subdivision Improvement Agreements by and among the Board of County Commissioners of the County of Arapahoe, State of Colorado, and the City of Centennial.

PANORAMA METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

_____
Tim Burke, President

Attest:

_____
Secretary

EXHIBIT B

1. That certain Intergovernmental Subdivision Improvement Agreement – Panorama Office Park II, Filing No. 2, by and among Panorama Metropolitan District, Amoco Realty Company, and the Board of County Commissioners of the County of Arapahoe, dated March 6, 1984.

2. That certain Intergovernmental Subdivision Improvement Agreement – Panorama Office Park II, Filing No. 1, by and among Panorama Metropolitan District, Amoco Realty Company, and the Board of County Commissioners of the County of Arapahoe, dated March 6, 1984.

3. That certain Intergovernmental Subdivision Improvements Agreement – Panorama Corporate Center, Filing No. 2 by and among Panorama Metropolitan District, CarrAmerica Development and Construction, Inc., and the Board of County Commissioners of the County of Arapahoe, dated January 5, 1997.

4. That certain Intergovernmental Subdivision Agreement by and among Panorama Metropolitan District, the Board of County Commissioners of the County of Arapahoe, and Arapahoe Chester ES Hotel, LLC, dated March 16, 1999, and recorded at Reception No. A9078612 of the Arapahoe County real property records.

Arapahoe County
Colorado's First

Board Summary Report

Date: January 12, 2016

To: Arapahoe County Board of County Commissioners

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

Through: Chuck Haskins, PE, Division Manager
Public Works and Development – Engineering Services Division

From: Sue Liu, PE, Engineer III
Engineering Services Division

Case name: **The Highlands 460 Filing No. 7 Final Plat – Vacation of Storm Drainage Easement**

Subject: Approval of Quitclaim Deed

Purpose and Recommendation:
The purpose of this report is to request the Board approve a Quitclaim Deed of the storm drainage easement to the City of Centennial.

Background:

The project of the Highland 460 Filing No. 7, located within the City of Centennial (the City), is requesting for 12-14 additional parking spaces on the northeast corner of the site. In order to accommodate the new parking spaces the existing drainage pond will need to be reconstructed to the south. Due to this reconstruction the existing drainage easement that was dedicated to Arapahoe County, (recorded in 1998 in Book 157 Pages 21 and 22) will need to be vacated back to the property owner. A new drainage pond will be constructed with a new easement, which will be dedicated to Southeast Metro Stormwater Authority (SEMSWA).

A copy of the original plat that conveyed the easement to Arapahoe County is attached. The City will work with the property owner and SEMSWA on the conveyance of a new drainage easement.

Links to Align Arapahoe

To enhance the quality of life for citizens to address their basic needs.

Alternatives
N/A

Fiscal Impact
There is no fiscal impact related to this request.

Concurrence
The Quitclaim Deed was prepared by Marcus McAskin, Deputy City of Centennial Attorney and reviewed by the County Attorney's Office.

Actions Requested:

1. Approval of Quitclaim Deed.
2. Authorize the Chair of Board of County Commissioners to execute the Quitclaim Deed on behalf of the Board.

Sue Liu, PE, Engineer III
Engineering Services Division

Chuck Haskins, PE, Division Manager
Engineering Services Division

Robert Hill, Senior Assistant County Attorney
Attorney's Office

David M. Schmit, Director
Public Works and Development

Attachments: Quitclaim Deed

FINAL PLAT

THE HIGHLANDS 460 FILING NO. 7

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 1 OF 2
CASE NO. P97-094

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents, that Preston Haynes, LTD. and Associated Investments No. 1 and Firstate Bank of Colorado being the owners, mortgagee or lienholder of certain lands in Arapahoe County, Colorado described as follows:

A parcel of land in the Southwest Quarter of Section 36, Township 5 South, Range 68 West of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

For the purpose of this description the bearings are based on the westerly line of the Southwest Quarter of said Section 36 between the Southwest corner marked by a #6 rebar and plastic cap, Merton LS 18812, and the West Quarter corner marked by a 3-1/2" Aluminum cap in range box, LS 16401, bearing North 00°04'03" East.

Commencing at the West Quarter corner of said Section 36,
Thence South 89°56'35" East a distance of 50.00 feet along the East-West centerline of said Section 36 to the westerly right of way line of South University Boulevard and the POINT OF BEGINNING;
Thence continuing South 89°56'35" East along said East-West centerline a distance of 1323.93 feet to the Southwest corner of the partial cleared 5-Acre Parcel as recorded 5-Acre Parcel Deed Book 3329 at Page 279 of said County records;
Thence along the boundary line of said parcel, the following five (5) courses:
1. South 10°10'52" East a distance of 16.08 feet to a point;
2. South 44°01'25" West a distance of 142.00 feet to a point;
3. South 33°31'25" West a distance of 180.00 feet to a point;
4. South 53°01'25" West a distance of 150.25 feet to a point;
5. North 89°56'35" West a distance of 28.09 feet to a point on the easterly right of way line of South University Boulevard;
Thence North 00°04'03" East a distance of 514.00 feet along said right of way line parallel with and 50.00 feet easterly of the westerly line of the Southwest quarter of Section 36 to the POINT OF BEGINNING.

Containing 3.101 acres, more or less.

Have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of THE HIGHLANDS 460 FILING NO. 7, and we hereby dedicate to Arapahoe County, Colorado, and appropriate utility companies and emergency assistance entities, the easements as shown hereon for the purposes stated.

Executed this _____ day of _____ A.D., 1997.

Owner: Preston Haynes, LTD.
By: _____

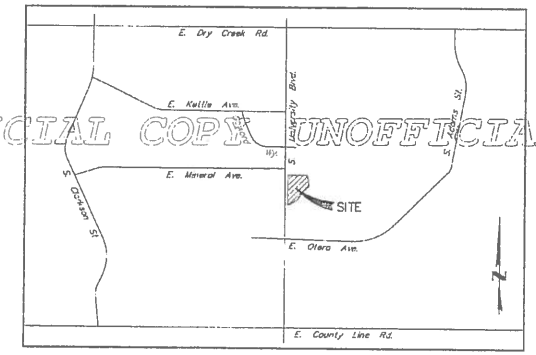
State of Colorado)
County of Arapahoe) S.S.
The foregoing instrument was acknowledged before me this 21st day of October 1997 by Hal Whitney as President of Preston Haynes, LTD.
My Commission Expires: ~~My Commission Expires Feb. 14, 2000~~ Witness my hand and official seal.
Chris Lusat
Signature
Chris L. Lusat
Name of notary
8400 E. Prentice Ave. Suite 900 Greenwood Village, CO 80122
Address of notary

Owner: Associated Investments No. 1
By: _____

State of Colorado)
County of Arapahoe) S.S.
The foregoing instrument was acknowledged before me this 8th day of May 1997 by M. Schaap as Partner of Associated Investments No. 1.
My Commission Expires: 7-28-01 Witness my hand and official seal.
Janet L. Matthews
Signature
Janet L. Matthews
Name of notary
4781 E. Dry Creek Rd. Littleton, Co
Address of notary

Mortgagee: Firstate Bank of Colorado
By: _____
BRANCH MANAGER

State of Colorado)
County of Denver) S.S.
The foregoing instrument was acknowledged before me this 7th day of Oct 1997 by Harold C. Gallant as President of Firstate Bank of Colorado
My Commission Expires: 1-11-00 Witness my hand and official seal.
Signature
David F. Ritchie
Name of notary
10 Inverness Dr. E. Englewood, CO 80112
Address of notary



VICINITY MAP
SCALE: 1"=1000'

STANDARD NOTES:

The Owner(s), Developer(s) and/or Successor(s) of the Final Plat known as the HIGHLANDS 460 Filing No. 7, 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 subdivders, 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 MAINTENANCE

The property owner shall be responsible for maintenance of all drainage facilities installed pursuant to the subdivision agreements. 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

The owner of this subdivision, their successors and/or assigns in interest, shall provide a gate or barricade and shall allow access by the police, fire and emergency vehicles.

DRIVES, PARKING AND UTILITY EASEMENT MAINTENANCE

The owners of this subdivision, 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 Subdivders, 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.

STANDARD NOTES (CONT.):

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 Kirkham Michael Consulting Engineers. Arapahoe County reviews drainage plans pursuant to Colorado Revised Statutes Title 30, Article 28, but cannot, on behalf of Preston Haynes, Ltd and Associated Investments No. 1, guarantee that final drainage design review will absolve Preston Haynes, Ltd. and Associated Investments No.1 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 Kirkham Michael Consulting Engineers drainage design.

LANDSCAPE MAINTENANCE

It is the policy of Arapahoe County that in order to promote healthy, vibrant, and safe public land and/or improvements for accessory buildings a Class Two (2) Landscape Plan shall be submitted for approval pursuant to State Statute 30-28-108, of the Colorado Revised Statutes.

The owners of this subdivision, 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 abutting a traffic sight triangle are prohibited from erecting or allowing any obstructions over three feet in height above the elevation of the lowest point on the crown of the adjacent roadway, shall lack visibility.

PUBLIC IMPROVEMENT NOTE

After Final Development Plan/Final Plat approval, issuance of individual building permits will be subject to the following stipulations and/or condition precedent which owner agrees to in conjunction with approval of the Final Development Plan and 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 statute.

DRAINAGE EASEMENT

All drainage, detention pond and storm sewer easements shown hereon burden and run with all lands described in this Plat to the benefit of Arapahoe County and its assigns, and are binding upon the owners and their respective successors, heirs and assigns. The easements are governed by the terms and conditions of Arapahoe County's stormwater and drainage regulations and standards and all terms and conditions of record, including those recorded on June 2, 1997 at Reception Number A7066570, as those regulations, standards, terms and conditions exist at the time of County approval of this document and as they may be amended from time to time.

STANDARD NOTES (CONT.):

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 II drainage report and plans.

2. Design and construct the connection of the subdivision drainage system to a drainage way of established conveyance capacity such as a master planned outfall storm sewer or master planned major drainage. The County will require that the connection of the minor and major systems provide capacity to convey only these flows (including off-site 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. Contribute proportionately to the design and construction of the major drainage way system that serves the Development as defined by adopted Master Drainage and Plans (Sections 3.32 of the Arapahoe Drainage Criteria Manual) or as required by the County and designated in the Phase II Drainage Report.

SPECIFIC NOTES:

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 the subdivision, together with rates, rules, and 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 subdivision in accordance to applicable rates, rules, and regulations, including future amendments and changes on file with the Public Utilities Commission of the State of Colorado.

AMENDMENT HISTORY:

This property has not been previously platted.

GENERAL NOTES:

1. According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
2. Any Deed of Trust, Mortgage, Deed of Trust or other public land survey monument or land boundary monument or accessory monument a Class Two (2) Landscape Plan shall be submitted for approval pursuant to State Statute 30-28-108, of the Colorado Revised Statutes.
3. Bearings are based on the west line of the Southwest Quarter of Section 36, Township 5 South, Range 68 West as marked by a 3 1/2" aluminum cap L.S. 16401 in range box at the West Quarter corner of section and by a 3" aluminum cap PLS 19053 in range box at the Southwest corner, bearing South 00°04'03" West, as shown on the Arapahoe County Horizontal Control Network "Phase 4", dated April 28, 1995.
4. Property subject to a cross access agreement across both lots dated July 28,1997 at Reception No. A7061342.
5. The property owner shall be responsible for maintenance of all flood plain easements shown hereon. Arapahoe County shall have the right to enter properties to inspect said flood plain at any time. If the flood plain areas are not properly maintained, the County may provide necessary maintenance and assess the maintenance cost to the owner of the property. No structures, fill, deposits, obstructions, storage of materials, or other flood plain uses which, outside alone or in combination with flood plain uses shall be permitted within the flood plain.
6. Subdivider/Owner of The Highlands 460, Filing No. 7 Lot 2 shall address flood plain and Urban Drainage and Flood Control District maintenance requirements at the time of Final Development Plan submittal for Lot 2.

SURVEYING CERTIFICATE:

I, George G. Smith, Jr., A Registered Professional Land Surveyor in the State of Colorado do hereby certify that the survey represented by this plat was made under my supervision in July, 1997 and the monuments shown thereon actually exist and the plat accurately represents said survey.

10-9-98
Registered Professional Surveyor #19053

BOARD OF COUNTY COMMISSIONER APPROVAL

Approved by the Arapahoe County Board of Commissioners, this 6th day of October, A.D., 1998.

Chairman: Debra A. Vickery

Attest: Deputy

RECORDER'S CERTIFICATE

This Plat was filed for Record in the Office of the County Clerk and Recorder of Arapahoe County at 12:23 P.M. on the 9th day of December, A.D. 1998.

In Book 157 Page 21-22 Map _____ Reception No. A8199337

County Clerk and Recorder
by: Deputy

KIRKHAM MICHAEL
CONSULTING ENGINEERS
7600 EAST ORCHARD ROAD, SUITE 200S, ENGLEWOOD, COLORADO 80111
PHONE: (303) 694-2300 FAX: (303) 694-2672

PREPARED: 8/8/97

revisions:
REVISIONS PER ARAPAHOE COUNTY AUGUST 17, 1997
REVISIONS PER ARAPAHOE COUNTY OCTOBER 15, 1997
REVISIONS PER ARAPAHOE COUNTY DECEMBER 15, 1997
REVISIONS PER ARAPAHOE COUNTY FEBRUARY 26, 1998
REVISIONS PER ARAPAHOE COUNTY SEPTEMBER 2, 1998

CASE P97-094

THE HIGHLANDS 460 FILING NO. 7
SHEET 1 OF 2

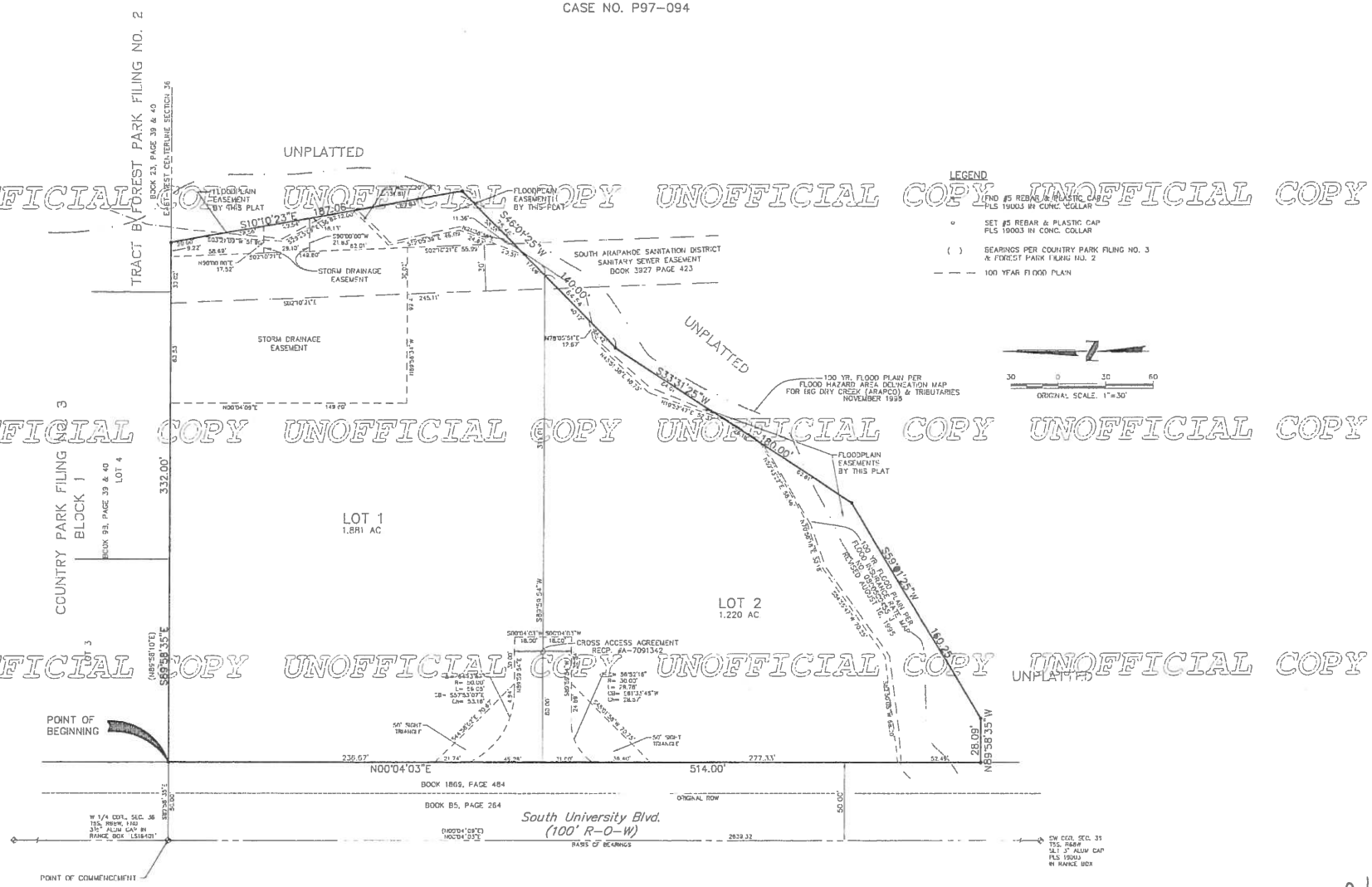
157-21

UNOFFICIAL COPY

FINAL PLAT

THE HIGHLANDS 460 FILING NO. 7

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 2
CASE NO. P97-094



KIRKHAM MICHAEL
CONSULTING ENGINEERS
7200 EAST ORCHARD ROAD, SUITE 220S, ENGLEWOOD, COLORADO 80111
PHONE: (303) 694-2929 FAX: (303) 694-2922

PREPARED: 8/8/97

revisions:
REVISIONS PER ARAPAHOE COUNTY OCTOBER 15, 1997
REVISIONS PER ARAPAHOE COUNTY DECEMBER 15, 1997
REVISIONS PER ARAPAHOE COUNTY FEBRUARY 20, 1998
REVISIONS PER ARAPAHOE COUNTY SEPTEMBER 3, 1998
REVISIONS PER ARAPAHOE COUNTY SEPTEMBER 24, 1998

D.V.

CASE NO. P97-094

THE HIGHLANDS 460 FILING NO. 7
SHEET 2 OF 2

157-22

Following recordation, return to:

Marcus McAskin
Deputy City Attorney, City of Centennial
c/o Widner, Michow & Cox LLP
13133 E. Arapahoe Road, Suite 100
Centennial, Colorado 80112

NO DOCUMENTARY FEE REQUIRED PER C.R.S. § 39-13-104(1)(a)

QUITCLAIM DEED

This Quitclaim Deed is made by and between **ARAPAHOE COUNTY, COLORADO**, whose address is 5334 S. Prince Street, Littleton, Colorado 80120-1136, ("Grantor"), and the **CITY OF CENTENNIAL**, a home rule municipality of the State of Colorado, whose address is 13133 East Arapahoe Road, Centennial, Colorado 80112 (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto Grantee and Grantee's successors, and assigns, forever, all right, title, interest, claim and demand which Grantor has in and to the real property, together with improvements, if any situate, lying and being in the County of Arapahoe, State of Colorado, described as follows:

Any and all of Grantor's interest in that certain storm drainage easement dedicated to Grantor by The Highlands 460 Filing No. 7 Final Plat recorded on December 8, 1998 at Reception No. A8199337 (Plat Book 157, Pages 21-22) in the real property records of Arapahoe County, Colorado (the "Drainage Easement").

TO HAVE AND TO HOLD the Drainage Easement, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee and Grantee's successors, and assigns forever.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on the date set forth below.

GRANTOR:
ARAPAHOE COUNTY, COLORADO

_____
Chair of Board of County Commissioners

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2016, by David M. Schmit, as the Director of Public Works and Development of Arapahoe County, Colorado.

Witness my hand and official seal.

My commission expires:_____.

_____
Notary Public

Quitclaim Deed of Storm Drainage Easement

RESOLUTION NO. _____ It was moved by Commissioner ____ and duly seconded by Commissioner _____ to approve and authorize the Chair to execute a Quitclaim Deed conveying to the City of Centennial a Storm Drainage Easement, the legal description of which follows.

LEGAL DESCRIPTION FOR THE STORM DRAINAGE EASEMENT

Any and all storm drainage easement dedicated to Arapahoe County by the Highlands 460 Filing No. 7 Final Plat recorded on December 8, 1998 at Reception No. A8199337 (Plat Book 157, Pages 21-22) in the real property records of Arapahoe County, Colorado (the "Drainage Easement").

VOTE

The vote was:

Commissioner Doty, ; Commissioner Sharpe, ; Commissioner Bockenfeld, ; Commissioner Jackson, ; Commissioner Holen,

The Chair declared the motion carried and so ordered.

Board Summary Report

Date: January 15, 2016

To: Board of County Commissioners

Through: David M. Schmit, Department Director

From: Greg Hein, Mapping/GIS Technician

Subject: 2015 HUTF Inventory Report

Request and Recommendation
To authorize the Chairman to sign the 2015 Arapahoe County Road Inventory and Road System Change Report with corresponding road maps for transmittal to the Colorado Department of Transportation (CDOT). Recommend signing in February, 2015 to insure prompt delivery of Highway Users Trust Fund (HUTF) money to Arapahoe County.

Background
Section 43-2-120 (5) (a-b), C.R.S., requires each county to certify to CDOT any changes in the County Road System Inventory as of December 31st of the previous year. All additions and deletions to the County road system are to be reported as well as any changes in surface type, surface width, roadway condition, and system designation.

This information is used to determine Arapahoe County's share of the HUTF distribution each month. Sixty percent of HUTF funds in excess of $86,700,000 are allocated to counties in proportion to the adjusted lane-miles of county roads in each county. Ten percent is allocated in proportion to the surface area of bridge decks and thirty percent in proportion to motor vehicle registrations in the county.

CDOT has requested these documents be submitted to them by February 1, 2016, but with a statuatory due date of March 1, 2016. Changes to the the previous years Inventory are effective from July 1st until June 30th , State Fiscal Year (FY), with payments adjusted accordingly.

Fiscal Impact
Arapahoe County received $6.61 million in HUTF monies from the State of Colorado in the FY 2013, $6.76 million in FY 2014, and $6.97 million in FY 2015. The HUTF funds are deposited in the Road and Bridge account.

Reviewed By:

Greg Hein, Mapping/GIS Technician	Pat Hubert, Mapping Manager
David M. Schmit, Director Public Works & Development	Robert Hill, Assistant County Attorney

RESOLUTION NO. _____. It was moved by Commissioner _____ and duly seconded by Commissioner _____ to adopt the (Name of Contract, Policy, or other item being presented for approval) as presented to the Board of County Commissioners on this date.

The vote was:

Commissioner Bockenfeld, ____; Commissioner Doty ____; Commissioner Holen _____; Commissioner Jackson _____; Commissioner Sharpe, ____.

The Chair declared the motion carried and so ordered.

Board Summary Report

Date: **January 20, 2016**

To: **Arapahoe County Board of County Commissioners**

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

Through: **Bryan Weimer, Division Manager**
Public Works and Development Transportation Division

From: **Jon Williams, Engineer III**
Transportation Division

Re: **C15-003-Quincy Avenue Widening Project, Copperleaf Blvd to E-470 Approval and acceptance of Warranty Deeds, Public Use Easement, Drainage Easement, and Temporary Construction Easements.**

Purpose and Recommendation:
The purpose of this report is to request 6 resolutions be created accepting the conveyance of two warranty deeds for Right of Way dedication, one Public Use Easement, one Storm Drainage License Agreement, and two Temporary Construction Easements for recordation by separate document and to allow David M. Schmit, Director, Department of Public Works and Development to execute these specific easements on behalf of the Board.

Staff has reviewed the easements and warranty deeds and has determined that it meets the County's requirements. Staff recommends the following agreements be accepted by the Board.

Right of Way (ROW #1) -Warranty Deed granted by SQH Residential Investors Inc.
Right of Way (ROW #2)-Warranty Deed granted by Quincy West Commercial Investors, LLC
Easement (Easement #1)-Public Use Agreement granted by Quincy West Commercial Investors, LLC
Easement (Easement #2)-Uniform Easement Deed and Revocable Storm Drainage License Agreement granted by Quincy West Commercial Investors, LLC
Easement (Easement #3)-Temporary Construction Easement granted by Quincy West Commercial Investors, LLC
Easement (Easement #4)-Temporary Construction Easement granted by Quincy West Commercial Investors, LLC

Background:
These easement and warranty deeds will allow legal access for construction of the Quincy Avenue Roadway widening project between Copperleaf Blvd and E-470, as well as installation of a traffic signal at the intersection of Quincy Avenue and Copperleaf Blvd by the City of Aurora. The intended

construction project will entail the addition of three lanes in the eastbound direction, as well as curb/gutter and sidewalk. This project will provide the opportunity to allow a median separated east west directional flow on Quincy under E-470 once the Quincy/ Gun Club intersection is complete.

Links to Align Arapahoe
To enhance the quality of life for citizens of Arapahoe County to address their basic needs by improving mobility and capacity on Quincy Avenue as well as improving safety by providing a median to physical separate ease and west bound traffic.

Alternatives
There are two (2) alternatives for the Board to consider, Staff recommends Alternative A:

A. Accept the Warranty Deeds, Permanent Easements, and Temporary Construction Easements from SQH Residential Investors, Inc, and Quincy West Commercial Investors, LLC. This alternate would allow for construction of the Quincy Avenue Widening Project to remain on schedule.
B. Take no action on the Warranty Deed, Permanent Easements, and Temporary Construction Easements. This alternative would prohibit construction of the Quincy Avenue Widening Project from occurring.

Fiscal Impact
There is no fiscal impact related to this request, all property interests are being conveyed by donation from the property owners.

Concurrence
The Agreements for the Warranty Deed and Temporary Construction Easement was reviewed by the County Attorney's Office and the attached legal descriptions were reviewed by Mapping.

Actions Requested:
1. Approval and acceptance of two Warranty Deeds, One Public Use Easement, one Uniform Easement Deed and Revocable Storm Drainage License Agreement, and two Temporary Construction Easement Agreements.
2. Authorize David M. Schmit, Director, Department of Public Works and Development to execute the specific easements on behalf of the Board.
3. Authorize the Clerk and Recorder to record two Warranty deeds for dedication to the County for Right- of -Way purposes and the permanent easements.

Attachments:
Resolutions # 1-6
Warranty Deed granted by SQH Residential Investors Inc.
Warranty Deed granted by Quincy West Investors, LLC
Public Use Agreement granted by Quincy West Commercial Investors, LLC
Uniform Easement Deed and Revocable Storm Drainage License Agreement granted by Quincy West Commercial Investors, LLC
Temporary Construction Easement granted by Quincy West Commercial Investors, LLC
Temporary Construction Easement granted by Quincy West Commercial Investors, LLC

RESOLUTION NO. _____ It was moved by Commissioner ___ and duly seconded by Commissioner ___ to accept, upon recommendation of the County's Project Manager Case Engineer and Director of the Public Works and Development Department, Warranty Deed granted by SQH Residential Investors Inc. conveying the following real property interest to the County associated with County CIP Project # C15-003: Quincy Avenue Widening Project (Copperleaf Blvd to E-470)

Warranty Deed

LEGAL DESCRIPTION: Right of Way (ROW # 1)

A PARCEL OF LAND BEING A PART OF LOT 2, BLOCK 2, COPPERLEAF FILING NO.2 RECORDED AT RECEPTION NO. B6106703 IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12 TO BEAR SOUTH 89'27'11" WEST, A DISTANCE OF 2643.63 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 83'24'49" WEST, A DISTANCE OF 684.29 FEET TO THE NORTHERLY LINE OF SAID LOT 2 AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY, NORTHEASTERLY, AND EASTERLY LINES OF SAID LOT 2 THE FOLLOWING (3) COURSES:

1) NORTH 89'27'11" EAST, A DISTANCE OF 8.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET;

2) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90'00'00", AN ARC LENGTH OF 47.12 FEET;

3) TANGENT TO SAID CURVE SOUTH 00'32'49" EAST, A DISTANCE OF 8.00 FEET;

THENCE DEPARTING SAID EASTERLY LINE NORTH 45'32'49" WEST, A DISTANCE OF 53.74 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.012 ACRES, (529 SQUARE FEET), MORE OR LESS.

The Property shall be used in connection with Arapahoe County Project No. C15-003, Quincy Avenue Widening (eastbound lanes) from Copperleaf Blvd. to the Southbound On-Ramp to E-470, as shown on the Construction Plans for Quincy Avenue Widening Project (Cooperleaf Blvd to E-470 Ramps), and is accepted for the purposes expressed in the instrument.

Authorization is hereby given for the Public Works and Development to record the Right-of-Way Warranty Deed through the Clerk and Recorder following execution.

VOTE

The vote was:

Commissioner Doty, _; Commissioner Sharpe, _; Commissioner Bockenfeld, _; Commissioner Jackson, _; Commissioner Holen, _

The Chair declared the motion carried and so ordered.

RESOLUTION NO. _____ It was moved by Commissioner ___ and duly seconded by Commissioner ___ to accept, upon recommendation of the County's Project Manager Case Engineer and Director of the Public Works and Development Department, the Warranty Deed granted by Quincy West Commercial Investors, LLC conveying the following real property interest to the County associated with County CIP Project # C15-003: Quincy Avenue Widening Project (Copperleaf Blvd to E-470)

Warranty Deed

LEGAL DESCRIPTION – Right of Way (ROW #2)

A PARCEL OF LAND BEING A PART OF LOT 1, BLOCK 6, COPPERLEAF FILING NO.2 RECORDED AT RECEPTION NO. B6106703 IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12 TO BEAR SOUTH 89'27'11" WEST, A DISTANCE OF 2,643.63 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 81'35'33" WEST, A DISTANCE OF 526.47 FEET TO THE NORTHERLY LINE OF SAID LOT 1 AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTHERLY LINE SOUTH 44'27'11" WEST, A DISTANCE OF 46.67 FEET TO THE WESTERLY LINE OF SAID LOT 1;

THENCE ALONG THE WESTERLY, NORTHWESTERLY, AND NORTHERLY LINES OF SAID LOT 1 THE FOLLOWING (3) COURSES:

1. NORTH 00'32'49" WEST, A DISTANCE OF 3.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 30.00 FEET;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90'00'00", AN ARC LENGTH OF 47.12 FEET;
3. NORTH 89'27'11" EAST, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.008 ACRES, (351 SQUARE FEET), MORE OR LESS

The Property shall be used in connection with Arapahoe County Project No. C15-003, Quincy Avenue Widening (eastbound lanes) from Copperleaf Blvd. to the Southbound On-Ramp to E-470, as shown on the Construction Plans for Quincy Avenue Widening Project (Cooperleaf Blvd to E-470 Ramps), and is accepted for the purposes expressed in the instrument.

Authorization is hereby given for the Public Works and Development to record the Right-of-Way Warranty Deed through the Clerk and Recorder following execution.

VOTE

The vote was:

Commissioner Doty, _; Commissioner Sharpe, _; Commissioner Bockenfeld, _; Commissioner Jackson, _; Commissioner Holen, _

The Chair declared the motion carried and so ordered.

RESOLUTION NO. _____ It was moved by Commissioner ___ and duly seconded by Commissioner ___ to accept, upon recommendation of the County's Project Manager Case Engineer and Director of the Public Works and Development Department the Public Use Easement granted by Quincy West Commercial Investors, LLC conveying the following real property interest to the County associated with County CIP Project # C15-003: Quincy Avenue Widening Project (Copperleaf Blvd to E-470)

Public Use Easement

LEGAL DESCRIPTION Easement (Easement #1)

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 TO BEAR NORTH 89°26'11" EAST, A DISTANCE OF 2,641.52 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE SOUTH 86°18'17" EAST, A DISTANCE OF 942.84 FEET TO THE NORTHEAST CORNER OF COPPERLEAF FILING NO.2 RECORDED AT RECEPTION NO. B6106703 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, AND THE POINT OF BEGINNING;
THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST QUINCY AVENUE RECORDED IN BOOK 5447 AT PAGE 86 IN SAID RECORDS NORTH 89°26'11" EAST, A DISTANCE OF 471.73 FEET TO THE EASTERLY LINE OF PARCEL C RECORDED AT RECEPTION NO. B6123225 IN SAID RECORDS;
THENCE ALONG SAID EASTERLY LINE SOUTH 00°36'07" EAST, A DISTANCE OF 14.00 FEET;
THENCE DEPARTING SAID EASTERLY LINE SOUTH 89°26'11" WEST, A DISTANCE OF 142.71 FEET;
THENCE NORTH 86°19'38" WEST, A DISTANCE OF 162.44 FEET;
THENCE SOUTH 89°26'11" WEST, A DISTANCE OF 167.03 FEET TO THE EASTERLY LINE OF SAID COPPERLEAF FILING NO.2;
THENCE ALONG SAID EASTERLY LINE NORTH 00°33'46" WEST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 0.083 ACRES, (3,628 SQUARE FEET), MORE OR LESS.

The Property shall be used in connection with Arapahoe County Project No. C15-003, Quincy Avenue Widening (eastbound lanes) from Copperleaf Blvd. to the Southbound On-Ramp to E-470, as shown on the Construction Plans for Quincy Avenue Widening Project (Cooperleaf Blvd to E-470 Ramps), and is accepted for the purposes expressed in the instrument.

Authorization for David M. Schmit, Director, Department of Public Works and Development to execute the easement on behalf of the Board.

Authorization is hereby given for the Public Works and Development to record the Easement through the Clerk and Recorder following execution.

VOTE

The vote was:

Commissioner Doty, _; Commissioner Sharpe, _; Commissioner Bockenfeld, _; Commissioner Jackson, _; Commissioner Holen, _

The Chair declared the motion carried and so ordered.

RESOLUTION NO. _____ It was moved by Commissioner ___ and duly seconded by Commissioner ___ to accept, upon recommendation of the County's Project Manager Case Engineer and Director of the Public Works and Development Department the Uniform Easement Deed and Revocable Storm Drainage License Agreement granted by Quincy West Commercial Investors, LLC conveying the following real property interest to the County associated with County CIP Project # C15-003: Quincy Avenue Widening Project (Copperleaf Blvd to E-470)

Uniform Easement Deed and Revocable Storm Drainage License Agreement

LEGAL DESCRIPTION Easement (Easement # 2)
A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 TO BEAR NORTH 89°26'11" EAST, A DISTANCE OF 2,641.52 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE SOUTH 87"26'39" EAST, A DISTANCE OF 1286.61 FEET TO THE SOUTHERLY RIGHT-OFWAY LINE OF EAST QUINCY AVENUE RECORDED IN BOOK 5447 AT PAGE 86 IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE. AND THE POINT OF BEGINNING;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°26'11" EAST. A DISTANCE OF 4000 FEET;
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°24'12" EAST, A DISTANCE OF 33.52 FEET;
THENCE NORTH 89°59'57" EAST, A DISTANCE OF 87.39 FEET TO THE EASTERLY LINE OF PARCEL C RECORDED AT RECEPTION NO. B6123225 IN SAID RECORDS;
THENCE ALONG THE EASTERLY LINES OF SAID PARCEL C THE FOLLOWING TWO (2) COURSES:
1) SOUTH 00°36'07" EAST, A DISTANCE OF 044 FEET;
2) SOUTH 08°36'15" EAST, A DISTANCE OF 53.69 FEET;
THENCE DEPARTING SAID EASTERLY LINE SOUTH 89°59'57" WEST. A DISTANCE OF 135.05 FEET;
THENCE NORTH 00°24'12" WEST, A DISTANCE OF 86.66 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 0.192 ACRES, (8,356 SQUARE FEET), MORE OR LESS.

The Property shall be used in connection with Arapahoe County Project No. C15-003, Quincy Avenue Widening (eastbound lanes) from Copperleaf Blvd. to the Southbound On-Ramp to E-470, as shown on the Construction Plans for Quincy Avenue Widening Project (Cooperleaf Blvd to E-470 Ramps), and is accepted for the purposes expressed in the instrument.

Authorization for David M. Schmit, Director, Department of Public Works and Development to execute the easement on behalf of the Board.

Authorization is hereby given for the Public Works and Development to record the easement through the Clerk and Recorder following execution.

VOTE

The vote was:

Commissioner Doty, _; Commissioner Sharpe, _; Commissioner Bockenfeld, _; Commissioner Jackson, _; Commissioner Holen, _

The Chair declared the motion carried and so ordered.

RESOLUTION NO. _____ It was moved by Commissioner ___ and duly seconded by Commissioner ___ to accept, upon recommendation of the County's Project Manager Case Engineer and Director of the Public Works and Development Department, the Temporary Construction Easement granted by Quincy West Commercial Investors, LLC conveying the following real property interest to the County associated with County CIP Project # C15-003: Quincy Avenue Widening Project (Copperleaf Blvd to E-470)

Temporary Construction Easement

LEGAL DESCRIPTION Easement (Easement #3)
A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 6, AND TRACT M1, COPPERLEAF FILING NO. 2, RECORDED AT RECEPTION NO. B6106703 IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE SITUATED IN THE NORTH HALF OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 TO BEAR NORTH 89°26'11" EAST, A DISTANCE OF 2,641.52 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12 SOUTH 01°37'31" EAST, A DISTANCE OF 72.00 FEET TO THE NORTHERLY LINE OF SAID LOT 1 AND THE **POINT OF BEGINNING**;
THENCE ALONG SAID NORTHERLY LINE NORTH 89°26'11" EAST, A DISTANCE OF 715.18 FEET TO THE EASTERLY LINE OF SAID TRACT M1;
THENCE ALONG SAID EASTERLY LINE SOUTH 00°33'49" EAST, A DISTANCE OF 22.62 FEET;
THENCE DEPARTING SAID EASTERLY LINE SOUTH 89°12'47" WEST, A DISTANCE OF 1,243.93 FEET;
THENCE SOUTH 00°00'01" WEST, A DISTANCE OF 232.17 FEET;
THENCE SOUTH 81°13'42" WEST, A DISTANCE OF 13.54 FEET TO THE WESTERLY LINE OF SAID LOT 1 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,121.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 81°13'42" EAST;
THENCE ALONG THE WESTERLY LINES OF SAID LOT 1 THE FOLLOWING (2) COURSES:
1) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°13'28", AN ARC LENGTH OF 160.91 FEET;
2) TANGENT TO SAID CURVE NORTH 00°32'49" WEST, A DISTANCE OF 68.35 FEET;
THENCE DEPARTING SAID WESTERLY LINE NORTH 44°27'11" EAST, A DISTANCE OF 46.67 FEET TO SAID NORTHERLY LINE;
THENCE ALONG SAID NORTHERLY LINE NORTH 89°27'11" EAST, A DISTANCE OF 522.88 FEET TO THE POINT OF BEGINNING. .
CONTAINING AN AREA OF 0.846 ACRES, (36,863 SQUARE FEET), MORE OR LESS.

The Property shall be used in connection with Arapahoe County Project No. C15-003, Quincy Avenue Widening (eastbound lanes) from Copperleaf Blvd. to the Southbound On-Ramp to E-470, as shown on the Construction Plans for Quincy Avenue Widening Project (Cooperleaf Blvd to E-470 Ramps), and is accepted for the purposes expressed in the instrument.

Authorization for David M. Schmit, Director, Department of Public Works and Development to execute the easement on behalf of the Board.

VOTE

The vote was:

Commissioner Doty, _; Commissioner Sharpe, _; Commissioner Bockenfeld, _; Commissioner Jackson, _; Commissioner Holen, _

The Chair declared the motion carried and so ordered.

RESOLUTION NO. _____ It was moved by Commissioner ___ and duly seconded by Commissioner ___ to accept, upon recommendation of the County's Project Manager Case Engineer and Director of the Public Works and Development Department the Temporary Construction Easement granted by Quincy West Commercial Investors, LLC conveying the following real property interest to the County associated with County CIP Project # C15-003: Quincy Avenue Widening Project (Copperleaf Blvd to E-470)

Temporary Construction Easement

LEGAL DESCRIPTION Easement (Easement # 4)
A PARCEL OF LAND BEING A PART OF TRACT M2, COPPERLEAF FILING NO. 2 RECORDED AT RECEPTION NO. B6106703, AND A PART OF PARCEL C RECORDED AT RECEPTION NO. B6123225 BOTH IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 TO BEAR NORTH 89°26'11" EAST, A DISTANCE OF 2,641.52 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE SOUTH 85°48'50" EAST, A DISTANCE OF 869.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT M2 AND THE **POINT OF BEGINNING**;
THENCE ALONG THE NORTHERLY LINE OF SAID TRACT M2 AND THE EASTERLY EXTENSION THEREOF NORTH 89°26'11" EAST, A DISTANCE OF 240.75 FEET;
THENCE SOUTH 86°19'38" EAST, A DISTANCE OF 162.44 FEET;
THENCE NORTH 89°26'11" EAST, A DISTANCE OF 142.71 FEET TO THE EASTERLY LINE OF SAID PARCEL C;
THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES:
1) SOUTH 00°36'07" EAST, A DISTANCE OF 20.82 FEET;
2) SOUTH 08°36'15" EAST, A DISTANCE OF 81.04 FEET;
THENCE DEPARTING SAID EASTERLY LINE SOUTH 89°59'57" WEST, A DISTANCE OF 130.81 FEET;
THENCE NORTH 68°10'45" WEST, A DISTANCE OF 94.46 FEET;
THENCE NORTH 89°37'15" WEST, A DISTANCE OF 182.42 FEET;
THENCE SOUTH 00°33'49" EAST, A DISTANCE OF 20.19 FEET;
THENCE SOUTH 89°26'11" WEST, A DISTANCE OF 62.00 FEET;
THENCE NORTH 00°33'49" WEST, A DISTANCE OF 19.90 FEET;
THENCE NORTH 89°33'23" WEST, A DISTANCE OF 20.55 FEET TO THE EASTERLY LINE OF SAID TRACT M2;
THENCE ALONG SAID EASTERLY LINE NORTH 00°33'49" WEST, A DISTANCE OF 51.01 FEET
THENCE DEPARTING SAID EASTERLY LINE SOUTH 89°12'42" WEST, A DISTANCE OF 73.72 FEET TO THE WESTERLY LINE OF SAID TRACT M2;
THENCE ALONG SAID WESTERLY LINE NORTH 00°33'49" WEST, A DISTANCE OF 22.02 FEET TO THE **POINT** OF BEGINNING.
CONTAINING AN AREA OF 0.960 ACRES, (41,816 SQUARE FEET), MORE OR LESS.

The Property shall be used in connection with Arapahoe County Project No. C15-003, Quincy Avenue Widening (eastbound lanes) from Copperleaf Blvd. to the Southbound On-Ramp to E-470, as shown on the Construction Plans for Quincy Avenue Widening Project (Cooperleaf Blvd to E-470 Ramps), and is accepted for the purposes expressed in the instrument.

Authorization for David M. Schmit, Director, Department of Public Works and Development to execute the easement on behalf of the Board.

VOTE

The vote was:

Commissioner Doty, _; Commissioner Sharpe, _; Commissioner Bockenfeld, _; Commissioner Jackson, _; Commissioner Holen, _

The Chair declared the motion carried and so ordered.

WARRANTY DEED

THIS DEED, made this day of 2015,

between Quincy West Commercial Investors LLC., a Colorado Limited Partnership, Corporation, etc.

of the County of Arapahoe and State of Colorado(grantor), and

the County of Arapahoe (the "County"), a political subdivision of the State of Colorado,
whose legal address is 5334 South Prince Street, Littleton, Colorado 80166-0111
of the County of and State of Colorado, (grantee):

WITNESS, that the grantor, for and in consideration of the sum of $10.00
Ten and No/100 DOLLARS,
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Arapahoe and State of Colorado, described as follows:

See attached Legal Description

assessor's schedule or parcel number:
2073-12-1-02-012

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. The grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except None

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN **WITNESS WHEREOF,** the grantor has executed this deed on the date set forth above.

COMPANY NAME,
Quincy West Commercial Investors, LLC.

By E R Miller

Title Co-Manager

STATE OF COLORADO)
)ss.
County of Arapahoe)

The foregoing instrument was acknowledged before me this 18th day of, November 2015
by Eric R Miller.

Witness my hand and official seal.
My commission expires: 10-7-2016

Cynthia E. Kebba
Notary Public

CYNTHIA E. KEBBA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874104780
MY COMMISSION EXPIRES OCTOBER 7, 2016

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF LOT 1, BLOCK 6, COPPERLEAF FILING NO. 2 RECORDED AT RECEPTION NO. B6106703 IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12 TO BEAR SOUTH 89°27'11" WEST, A DISTANCE OF 2,643.63 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 81°35'33" WEST, A DISTANCE OF 526.47 FEET TO THE NORTHERLY LINE OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTHERLY LINE SOUTH 44°27'11" WEST, A DISTANCE OF 46.67 FEET TO THE WESTERLY LINE OF SAID LOT 1;

THENCE ALONG THE WESTERLY, NORTHWESTERLY, AND NORTHERLY LINES OF SAID LOT 1 THE FOLLOWING (3) COURSES:

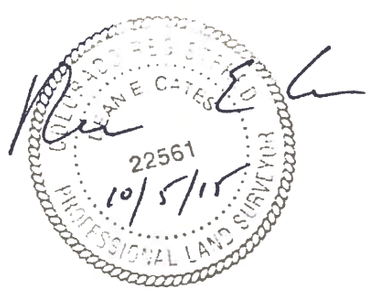
1. NORTH 00°32'49" WEST, A DISTANCE OF 3.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 30.00 FEET;

2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET;

3. NORTH 89°27'11" EAST, A DISTANCE OF 3.00 FEET TO THE **POINT OF BEGINNING.**

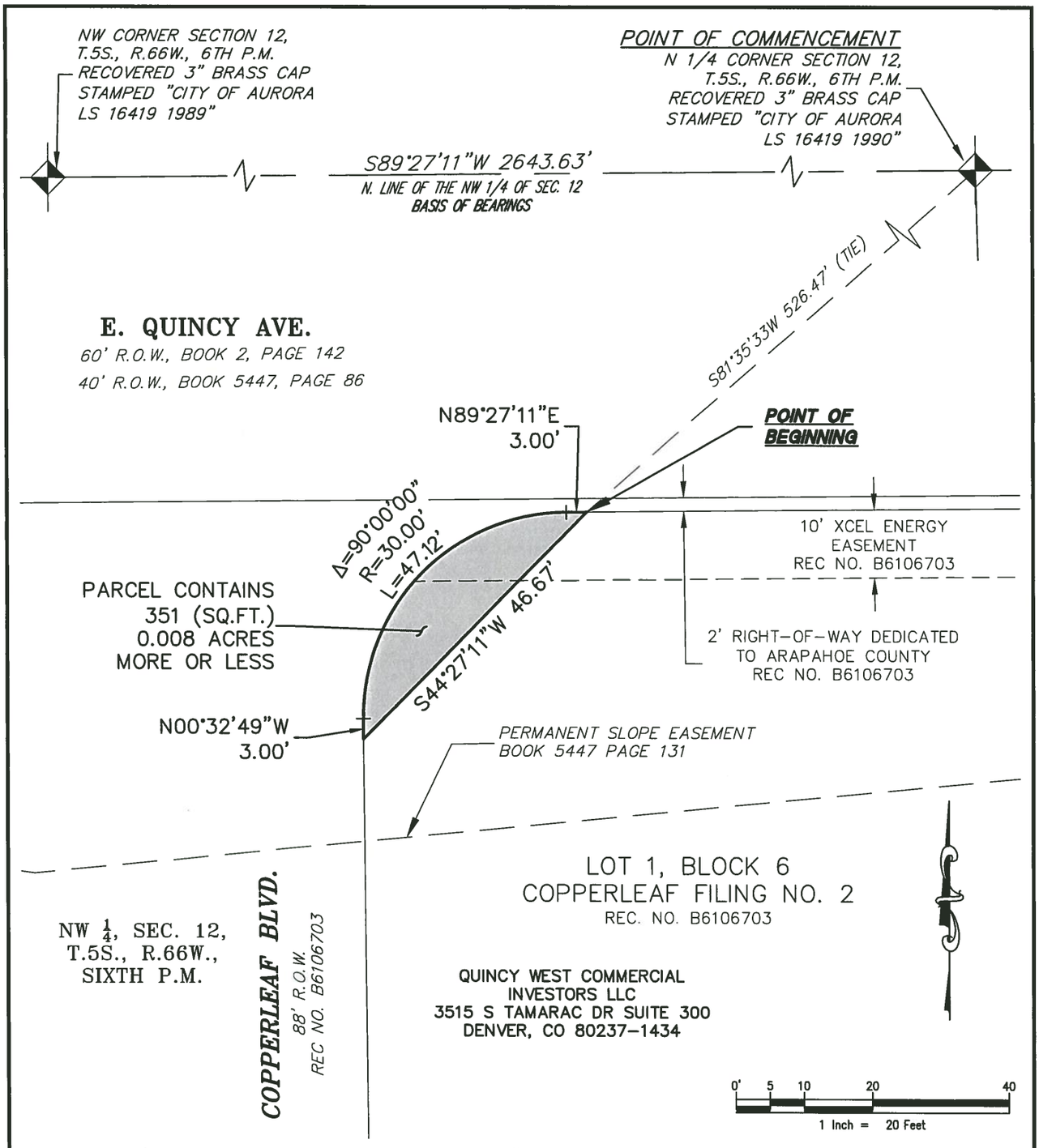
CONTAINING AN AREA OF 0.008 ACRES, (351 SQUARE FEET), MORE OR LESS

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DEAN E. CATES PLS 22561
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122,
303-713-1898

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A FIELD MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: V:\12315-02\DWG DWG NAME: UTIL ESMT LOT 1 BLK 6 EXH.DWG DWG: BJM CHK: DEC DATE: 08/31/15 SCALE: 1" = 20'	AZTEC CONSULTANTS, INC. 300 East Mineral Ave, Suite 1 Littleton, Colorado 80122 Phone: (303)713-1898 Fax: (303)713-1897 www.aztecconsultants.com	**EXHIBIT A** NW1/4 SEC 12, T5S, R66W, 6TH P.M. ARAPAHOE COUNTY, COLORADO JOB NUMBER 12315-02 2 OF 2 SHEETS

WARRANTY DEED

THIS DEED, made this 24th day of ~~October~~ November 2015,

between SQH Residential Investors Inc. of 4340 E. Perry Parkway, Greenwood Village, CO 80121,

of the County of Arapahoe and State of Colorado(grantor), and

the County of Arapahoe (the "County"), a political subdivision of the State of Colorado,
whose legal address is 5334 South Prince Street, Littleton, Colorado 80166-0111
of the County of and State of Colorado, (grantee):

WITNESS, that the grantor, for and in consideration of the sum of $10.00
Ten and No/100 DOLLARS,
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Arapahoe and State of Colorado, described as follows:

See attached Legal Description

assessor's schedule or parcel number:
2073-12-2-01-002

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. The grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except: None

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN **WITNESS WHEREOF,** the grantor has executed this deed on the date set forth above.

SQH Residential Investors Inc.

By [signature]

Title VP

STATE OF COLORADO)
) ss.
County of ~~Arapahoe~~ DENVER)

The foregoing instrument was acknowledged before me this 24th day of November 2015
by Richard A Frank.

Witness my hand and official seal.
My commission expires:

Callie Lofstedt
Notary Public

CALLIE LOFSTEDT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19954015787
MY COMMISSION EXPIRES OCT. 10, 2019

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF LOT 2, BLOCK 2, COPPERLEAF FILING NO. 2 RECORDED AT RECEPTION NO. B6106703 IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12 TO BEAR SOUTH 89°27'11" WEST, A DISTANCE OF 2643.63 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 83°24'49" WEST, A DISTANCE OF 684.29 FEET TO THE NORTHERLY LINE OF SAID LOT 2 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY, NORTHEASTERLY, AND EASTERLY LINES OF SAID LOT 2 THE FOLLOWING (3) COURSES:

1) NORTH 89°27'11" EAST, A DISTANCE OF 8.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET;

2) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET;

3) TANGENT TO SAID CURVE SOUTH 00°32'49" EAST, A DISTANCE OF 8.00 FEET;

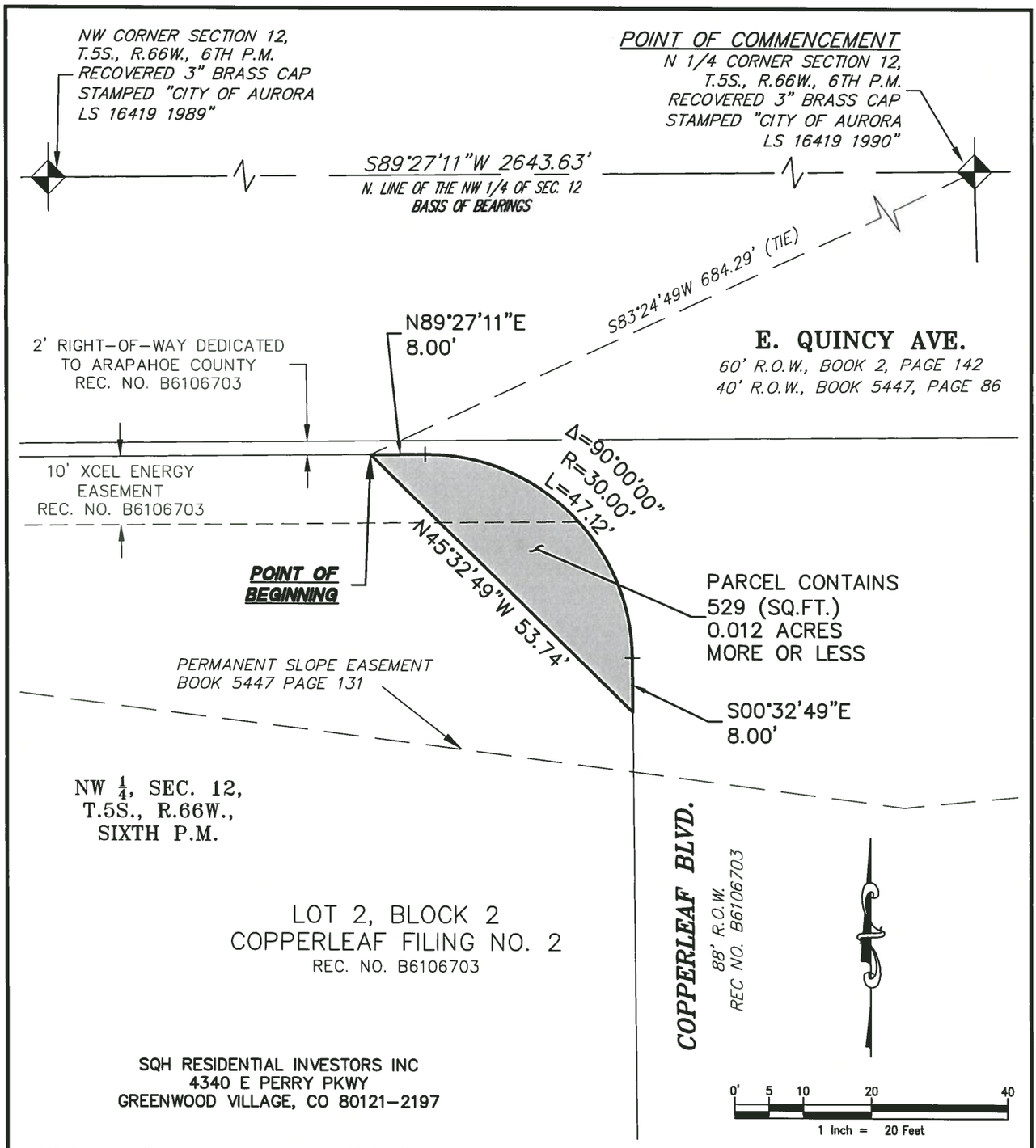
THENCE DEPARTING SAID EASTERLY LINE NORTH 45°32'49" WEST, A DISTANCE OF 53.74 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 0.012 ACRES, (529 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

DEAN E. CATES PLS 22561
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122,
303-713-1898

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A FIELD MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: V:\12315-02\DWG DWG NAME: UTIL ESMT LOT 2 BLK 2 EXH.DWG DWG: BJM CHK: DEC DATE: 08/31/15 SCALE: 1" = 20'	AZTEC CONSULTANTS, INC. 300 East Mineral Ave, Suite 1 Littleton, Colorado 80122 Phone: (303)713-1898 Fax: (303)713-1897 www.aztecconsultants.com	**EXHIBIT A** NW1/4 SEC 12, T5S, R66W, 6TH P.M. ARAPAHOE COUNTY, COLORADO JOB NUMBER 12315-02 2 OF 2 SHEETS

UNIFORM EASEMENT DEED AND REVOCABLE STORM DRAINAGE LICENSE AGREEMENT

This Easement Deed and Revocable Storm Drainage License Agreement is made this 31st day of ~~October~~ December, 2015, between Quincy West Commercial Investors LLC

whose legal address is 3515 S. Tamarac Dr. Suite 300, Denver CO, 80237-1434

for itself and for its successors, tenants, licensees, heirs (if applicable) and assigns, (the "Owner"), and THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, COLORADO, a body corporate and politic, whose legal address is 5334 South Prince Street, Littleton, Colorado 80166, (the "County").

Owner is the owner in fee simple of the property described in Exhibit A (the "Easement Property"), and of the property upon which the Easement Property is located, described as parcel number 2073-12-1-00-027 (the "Development"). Owner desires a license to use certain components of County's storm drainage facilities to discharge approved volumes of clean stormwater from the Development. County has agreed to license Owner's use upon the terms of this Agreement, which include the grant by Owner of a permanent drainage and storm drainage easement to County. For and in consideration of the sum of ten dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner hereby grants and conveys to County, its successors and assigns, a permanent easement to enter, re-enter, occupy and use the Easement Property, and warrants the title to the same, for the purpose of constructing, connecting, disconnecting, rerouting, enlarging, removing, repairing, operating, monitoring and testing, and maintaining above ground, surface and underground:

storm sewer facilities, detention ponds and related drainage facilities

which may include all necessary above ground, surface and underground facilities and appurtenances related thereto, including but not limited to: mains, manholes, conduits, valves, pavement, vaults, ventilators, retaining walls, drop structures, inlets, outfalls, erosion control structures, culverts, pipes, electric or other control systems, cable, wires and connections, including telephone wiring; in, upon, under, through and across the Easement Property, upon the terms and conditions stated in the instrument recorded **at Reception No. A7066570**, incorporated herein by this reference.

County hereby grants a revocable license to Owner and to the successors, heirs and permitted assigns of Owner, to discharge approved quantities and flows of clean stormwater into County's storm drainage collector facility, located adjacent to the right of way for S. Quincy Avenue, Arapahoe County, Colorado, (the "Outfall") upon the terms and conditions stated in the instrument recorded at Reception No. A7066570, incorporated herein by this reference.

The Special Conditions, if any, attached to this instrument are a part of this instrument and if in conflict with any other term shall supersede and control over any other term.

It is understood that the drainage facilities to be installed as part of the Quincy Avenue Expansion Project C15-003 will be revised once development occurs on the south side of the roadway. As part of the development process a Phase III Drainage study will be submitted and should account for the storm drainage flows, alterations to the Quincy Avenue Roadway drainage design as well as the proposed development.

Except to the extent described in any Special Conditions, the parties intend that the terms of this License Agreement be interpreted in accordance with the requirements of the subdivision improvement agreement ("SIA") and the Plan, if any. In the event of irreconcilable conflict between or among the terms of this License Agreement or the terms of the SIA or the Plan, the terms of this License Agreement shall control.

Termination, revocation or nonrenewal of the License Agreement shall not affect County's rights granted under this Easement. Each and every one of the benefits and burdens of this Easement shall inure to and be binding upon the respective legal representatives, successors and assigns of the Owner and County.

This License Agreement may be assigned, in whole or in part, by the County. Upon such assignment the County shall be released from all obligations and liabilities that run with this License Agreement.

Owner: Quincy West Commercial Investors, LLC

by: [signature] Co-Manager
NAME TITLE

County of)
) s.s.
State of Colorado)

This instrument was acknowledged before me this 18th day of NOV, 2015, by Eric R Miller as Co-Manager of Quincy West Commercial Investors, LLC, an authorized representative of the Owner.

My commission expires: 10-7-2016. Witness my hand and official seal.

Cynthia E. Kebba
Signature

Cynthia E. Kebba
Name of notary

4725 S. Monaco St., #330, Denver, CO 80237
Address of notary

CYNTHIA E. KEBBA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874104780
MY COMMISSION EXPIRES OCTOBER 7, 2016

ACCEPTANCE AND APPROVAL:
For the Board of County Commissioners of Arapahoe County

_____
David M. Schmit, P.E., Director, Public Works and Development
Authorization pursuant to Resolution No.150211

EXHIBIT A

{Legal Description of the Easement Property}

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 TO BEAR NORTH 89°26'11" EAST, A DISTANCE OF 2,641.52 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 87°26'39" EAST, A DISTANCE OF 1286.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST QUINCY AVENUE RECORDED IN BOOK 5447 AT PAGE 86 IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°26'11" EAST, A DISTANCE OF 40.00 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°24'12" EAST, A DISTANCE OF 33.52 FEET;

THENCE NORTH 89°59'57" EAST, A DISTANCE OF 87.39 FEET TO THE EASTERLY LINE OF PARCEL C RECORDED AT RECEPTION NO. B6123225 IN SAID RECORDS;

THENCE ALONG THE EASTERLY LINES OF SAID PARCEL C THE FOLLOWING TWO (2) COURSES:

1) SOUTH 00°36'07" EAST, A DISTANCE OF 0.44 FEET;

2) SOUTH 08°36'15" EAST, A DISTANCE OF 53.69 FEET;

THENCE DEPARTING SAID EASTERLY LINE SOUTH 89°59'57" WEST, A DISTANCE OF 135.05 FEET;

THENCE NORTH 00°24'12" WEST, A DISTANCE OF 86.66 FEET TO THE **POINT OF BEGINNING**.

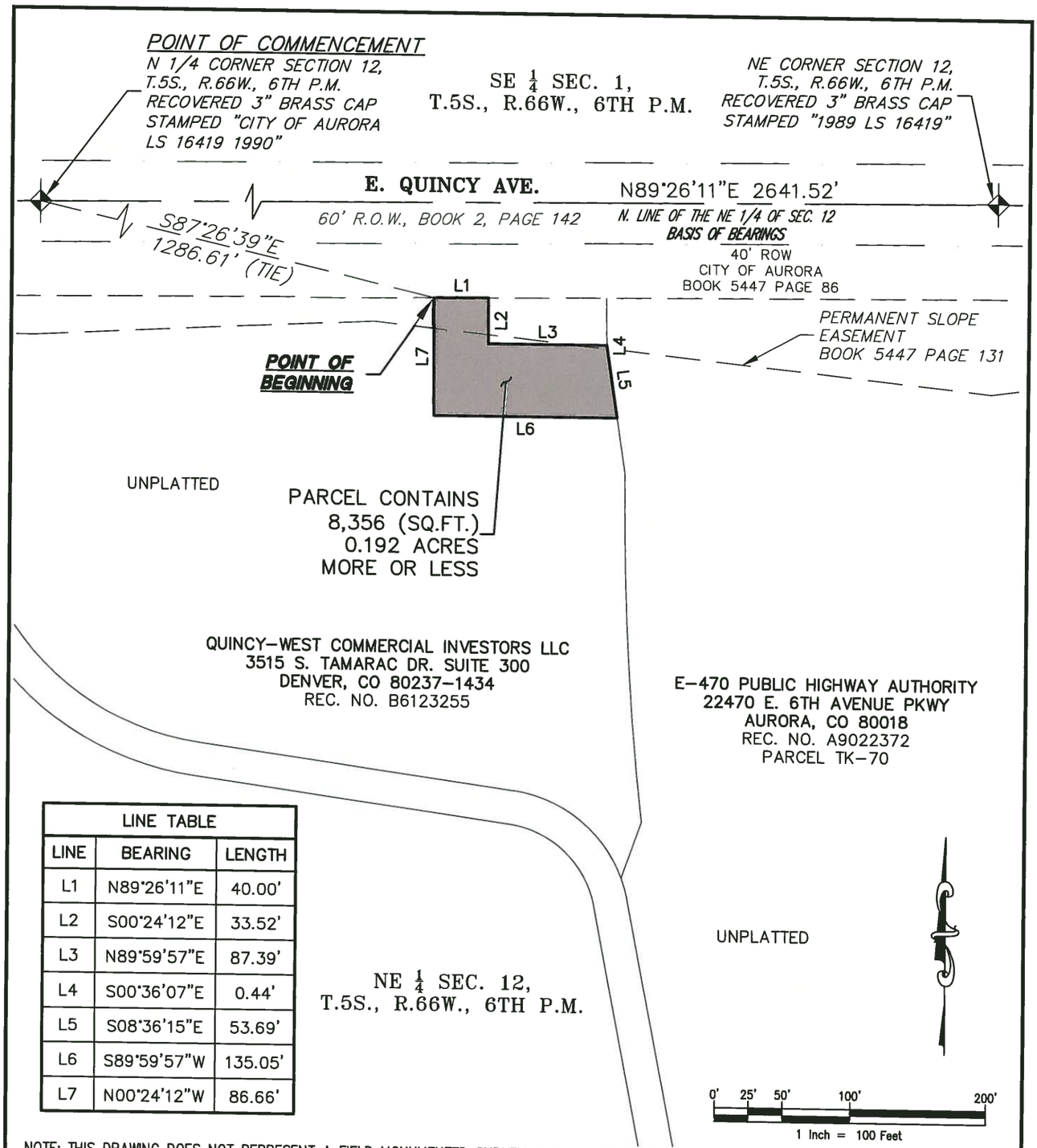
CONTAINING AN AREA OF 0.192 ACRES, (8,356 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

COLORADO REGISTERED
DEAN E. CATES
22561
10/5/15
PROFESSIONAL LAND SURVEYOR

DEAN E. CATES PLS 22561
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122,
303-713-1898

ILLUSTRATION TO EXHIBIT A



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°26'11"E	40.00'
L2	S00°24'12"E	33.52'
L3	N89°59'57"E	87.39'
L4	S00°36'07"E	0.44'
L5	S08°36'15"E	53.69'
L6	S89°59'57"W	135.05'
L7	N00°24'12"W	86.66'

NOTE: THIS DRAWING DOES NOT REPRESENT A FIELD MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: V:\12315-02\DWG
DWG NAME: DRAINAGE ESMT - QUINCY INV.
DWG: BJM CHK: DEC
DATE: 09/1/15
SCALE: 1" = 100'

AZTEC CONSULTANTS, INC.
300 East Mineral Ave, Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

EXHIBIT A
NE 1/4 SEC 12, T5S, R66W, 6TH P.M.
ARAPAHOE COUNTY, COLORADO

JOB NUMBER 12315-02

PUBLIC USE

EASEMENT AGREEMENT

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, Quincy West Commercial Investors LLC, (the "Grantor"), hereby grants, bargains, sells and conveys to the COUNTY OF ARAPAHOE, COLORADO, a body corporate and politic duly organized and existing under and by virtue of the laws of the state of Colorado, whose address is 5334 South Prince Street, Littleton, Colorado 80166 (the "Grantee"), its successors and permitted assigns, a perpetual non-exclusive easement (the "Easement") to construct and maintain slopes and cuts and fills; to construct or reconstruct, install, operate, use, maintain, repair, replace and/or remove certain utilities, including but not limited to, gas, electric, irrigation, underground telephone lines, fiber optic lines, and street lights, and appurtenances thereto; certain public signage; and for purposes of snow storage (collectively the "Improvements") in, to, through, over, under and across a certain parcel of real property located in Arapahoe County, Colorado, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Premises"), pursuant to the following terms and conditions:

1. The Grantee, its agents, successors and permitted assigns, shall have and exercise the right of ingress and egress in, to, through, over, under and across the Premises for any purpose necessary for the construction, reconstruction, installation, operation, use, maintenance, repair, replacement and/or removal of the Improvements.

2. The Grantor shall not construct or place any structure or building, street light, power pole, yard light, mail box or sign, whether temporary or permanent, or plant any shrub, tree, woody

plant, nursery stock, garden or other landscaping design feature on any part of the Premises, except with the prior consent of the Grantee. Any structure or building, street light, power pole, yard light, mail box or sign, whether temporary or permanent, or shrub, tree, woody plant, nursery stock, garden or other landscaping design feature of any kind situated on the Premises as of the date of this Easement or subsequently placed thereon may, except where the Grantee has consented thereto, be removed by the Grantee without liability for damages arising therefrom.

3. Upon completion of its activities, the Grantee, to the extent practicable, shall restore the Premises, including the surface of the ground and all landscaping, reasonably to the condition it was in immediately prior to the initiation of construction, except as necessarily modified to accommodate the Improvements.

4. The Grantee shall have the right to enter upon the Premises and to survey, construct, reconstruct, operate, use, maintain, repair, replace, and remove the Improvements, and to remove objects interfering therewith, including but not limited to these items placed on the Premises under paragraph 2 hereof. In addition, the Grantee shall have the right, subject to the Grantor's approval, to use so much of the adjoining premises of the Grantor during surveying, construction, reconstruction, use, maintenance, repair, replacement and/or removal of the Improvements as may be reasonably required.

5. The Grantee shall have and exercise the right of subjacent and lateral support to whatever extent is necessary or desirable for the operation and maintenance of the Improvements. It is specifically agreed between and among the parties that, except as provided in this Agreement, the Grantor shall not take any action which would impair the lateral or subjacent support for the Improvements.

6. It is expressly acknowledged and agreed that the Grantee shall have the right and

authority to assign to any appropriate local governmental entity or to any public utility provider all rights to use, and all obligations associated with, the Easement as are granted to and assumed by the Grantee herein. In addition, the Grantee shall have the right and authority to grant temporary construction easements or license agreements to any appropriate local governmental entity or public utility provider for purposes authorized herein with respect to the Improvements.

7. The Grantee agrees that at such time and in the event that the Easement described herein be abandoned by the Grantee and any permitted assignee under paragraph 6 hereof, such Easement shall terminate and the real property interest represented by such Easement shall revert to the Grantor, its heirs, successors and/or assigns.

8. The Grantor warrants, covenants, grants, bargains and agrees to and with the Grantee that the Grantor is well seized of the premises above conveyed and has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature so-ever, except matters of record. The Grantor further promises and agrees to warrant and forever defend the Grantee in its quiet and peaceful possession of the Premises in the exercise of its rights hereunder against all and every person or person lawfully claiming or to claim the whole or any part thereof.

9. Each and every one of the benefits and burdens of this Easement shall inure to and be binding upon the respective legal representatives, heirs, administrators, successors and permitted assigns of the Grantor and the Grantee.

GRANTOR:

By: Quincy West Commercial Investors, LLC

Name: Eric R Miller

Title: Co-Manager

STATE OF COLORADO)
)SS.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 18th day of NOV, 2015, by Eric R Miller of

WITNESS my hand and official seal.

My commission expires: 10-7-2016

Cynthia E. Kebba

Notary Public

CYNTHIA E. KEBBA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874104780
MY COMMISSION EXPIRES OCTOBER 7, 2016

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 TO BEAR NORTH 89°26'11" EAST, A DISTANCE OF 2,641.52 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 86°18'17" EAST, A DISTANCE OF 942.84 FEET TO THE NORTHEAST CORNER OF COPPERLEAF FILING NO. 2 RECORDED AT RECEPTION NO. B6106703 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST QUINCY AVENUE RECORDED IN BOOK 5447 AT PAGE 86 IN SAID RECORDS NORTH 89°26'11" EAST, A DISTANCE OF 471.73 FEET TO THE EASTERLY LINE OF PARCEL C RECORDED AT RECEPTION NO. B6123225 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY LINE SOUTH 00°36'07" EAST, A DISTANCE OF 14.00 FEET;

THENCE DEPARTING SAID EASTERLY LINE SOUTH 89°26'11" WEST, A DISTANCE OF 142.71 FEET;

THENCE NORTH 86°19'38" WEST, A DISTANCE OF 162.44 FEET;

THENCE SOUTH 89°26'11" WEST, A DISTANCE OF 167.03 FEET TO THE EASTERLY LINE OF SAID COPPERLEAF FILING NO. 2;

THENCE ALONG SAID EASTERLY LINE NORTH 00°33'46" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

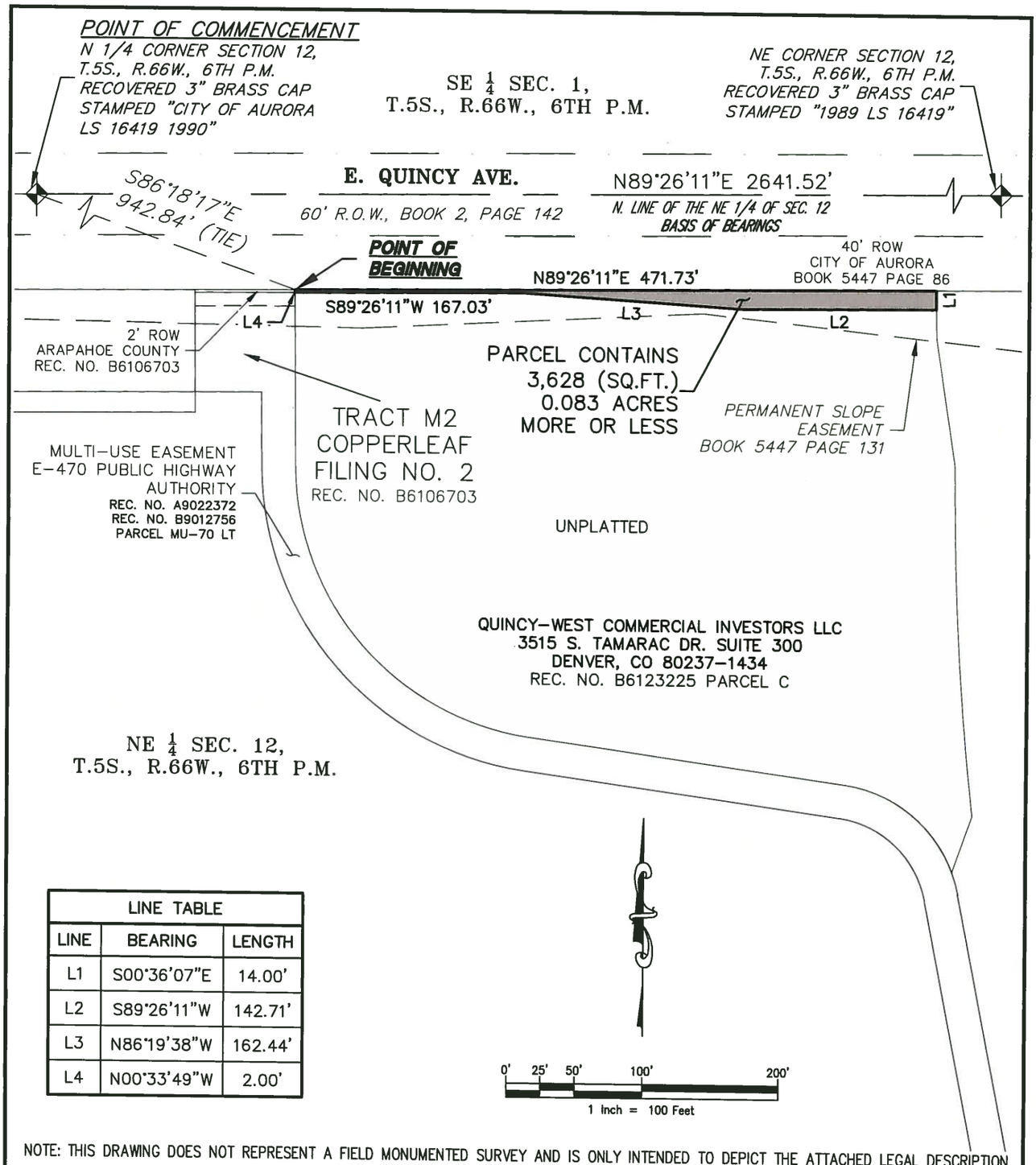
CONTAINING AN AREA OF 0.083 ACRES, (3,628 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

COLORADO REGISTERED DEAN E. CATES 22561 10/5/15 PROFESSIONAL LAND SURVEYOR

DEAN E. CATES PLS 22561
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122,
303-713-1898

ILLUSTRATION TO EXHIBIT A



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°36'07"E	14.00'
L2	S89°26'11"W	142.71'
L3	N86°19'38"W	162.44'
L4	N00°33'49"W	2.00'

NOTE: THIS DRAWING DOES NOT REPRESENT A FIELD MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: V:\12315-02\DWG
DWG NAME: PUBLIC USE ESMT
DWG: BJM CHK: DEC
DATE: 09/01/15
SCALE: 1" = 100'

AZTEC CONSULTANTS, INC.
300 East Mineral Ave, Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

EXHIBIT A
NE 1/4 SEC 12, T5S, R66W, 6TH P.M.
ARAPAHOE COUNTY, COLORADO
JOB NUMBER 12315-02
2 OF 2 SHEETS

TEMPORARY CONSTRUCTION EASEMENT

This Temporary Construction Easement is granted this 31st day of December, 2015, by, Quincy West Commercial Investors, LLC ("the Owner"), as the owner of certain property needed for a Temporary Construction Easement on the Quincy Avenue- Copperleaf Blvd. to E-470 (the "Project") to the County of Arapahoe ("the County") for use of said parcel by the County's contractor in the construction of the Project.

In consideration of the sum of $10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Owner for the purpose of construction of the Project, the Owner hereby grants to the County a Temporary Construction Easement on, through, over, under, and along a certain parcel of land owned by the Owner, which parcel is described in the attached Exhibit "A", which is hereby incorporated by reference. The Project includes but is not limited to construction, reconstruction and relocation of existing improvements along with any other uses incidental to the construction of the project.

The term of the Temporary Construction Easement shall commence at the start of construction of the project (Notice to Proceed date), and shall extend for a period of one year after the Notice of Final Completion is issued. The Owner also grants to the County the option to extend this Temporary Construction Easement up to three times on a per month basis. The County shall provide notice in writing to the Owner 10 days prior to expiration of the period, of the desire to exercise the extension period. At the end of the term and any extension thereto, all rights granted under this Temporary Easement are released and the Temporary Easement Property shall be considered free and clear of this Temporary Construction Easement.

The Owner hereby covenants and agrees that it has good title to the Temporary Easement Property and that it has good and lawful right to grant this Easement.

The Owner warrants that no building, structure, or other above or below ground obstruction that may interfere with the purposes for which this Easement is granted may be placed, erected, installed or permitted upon the Temporary Construction Easement Property. The Owner further agrees that in the event the terms of this Easement are violated, that such violation shall immediately be corrected upon receipt of written notice from the County, or the County may elect to correct or eliminate such violation at the Owner's expense. The Owner shall promptly reimburse the County for any expenses incurred by the County in enforcing the terms of this paragraph.

This Easement is granted by the Owner with the understanding that all work performed by the County in connection with this Easement shall be done with care, and any of the surface of the Temporary Construction Easement Property damaged or disturbed during the use of this Easement shall be restored in a reasonably similar manner to its condition immediately preceding the use of this Easement.

The County agrees to require the Contractor to include the Owner as an additional insured under the Contractor's insurance policy required under the County's contract with the Contractor for the Construction Project. Such additional insured coverage is to be maintained from the execution of such contract through the duration of this Temporary Easement.

OWNER:

Quincy West Commercial Investors LLC.

By: _____ 11/18/2015
Owner Date

STATE OF COLORADO)
)ss
COUNTY OF ARAPAHOE)

The foregoing Temporary Construction Easement was acknowledged before me this 18 day of Nov, 2015, by Eric R Miller

My Commission Expires: 10-7-2016
Witness my hand and official seal.

CYNTHIA E. KEBBA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874104780
MY COMMISSION EXPIRES OCTOBER 7, 2016

Cynthia E. Kebba
Notary Public

ATTEST:

COUNTY OF ARAPAHOE
STATE OF COLORADO

By:_____
County Clerk

Owner

_____
David M. Schmit, P.E., Director of Public Works & Development
Authorization Granted by Commissioner Res. No. 150211

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF TRACT M2, COPPERLEAF FILING NO. 2 RECORDED AT RECEPTION NO. B6106703, AND A PART OF PARCEL C RECORDED AT RECEPTION NO. B6123225 BOTH IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 TO BEAR NORTH 89°26'11" EAST, A DISTANCE OF 2,641.52 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 85°48'50" EAST, A DISTANCE OF 869.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT M2 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY LINE OF SAID TRACT M2 AND THE EASTERLY EXTENSION THEREOF NORTH 89°26'11" EAST, A DISTANCE OF 240.75 FEET;

THENCE SOUTH 86°19'38" EAST, A DISTANCE OF 162.44 FEET;

THENCE NORTH 89°26'11" EAST, A DISTANCE OF 142.71 FEET TO THE EASTERLY LINE OF SAID PARCEL C;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES:

1) SOUTH 00°36'07" EAST, A DISTANCE OF 20.82 FEET;

2) SOUTH 08°36'15" EAST, A DISTANCE OF 81.04 FEET;

THENCE DEPARTING SAID EASTERLY LINE SOUTH 89°59'57" WEST, A DISTANCE OF 130.81 FEET;

THENCE NORTH 68°10'45" WEST, A DISTANCE OF 94.46 FEET;

THENCE NORTH 89°37'15" WEST, A DISTANCE OF 182.42 FEET;

THENCE SOUTH 00°33'49" EAST, A DISTANCE OF 20.19 FEET;

THENCE SOUTH 89°26'11" WEST, A DISTANCE OF 62.00 FEET;

THENCE NORTH 00°33'49" WEST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°33'23" WEST, A DISTANCE OF 20.55 FEET TO THE EASTERLY LINE OF SAID TRACT M2;

THENCE ALONG SAID EASTERLY LINE NORTH 00°33'49" WEST, A DISTANCE OF 51.01 FEET

THENCE DEPARTING SAID EASTERLY LINE SOUTH 89°12'42" WEST, A DISTANCE OF 73.72 FEET TO THE WESTERLY LINE OF SAID TRACT M2;

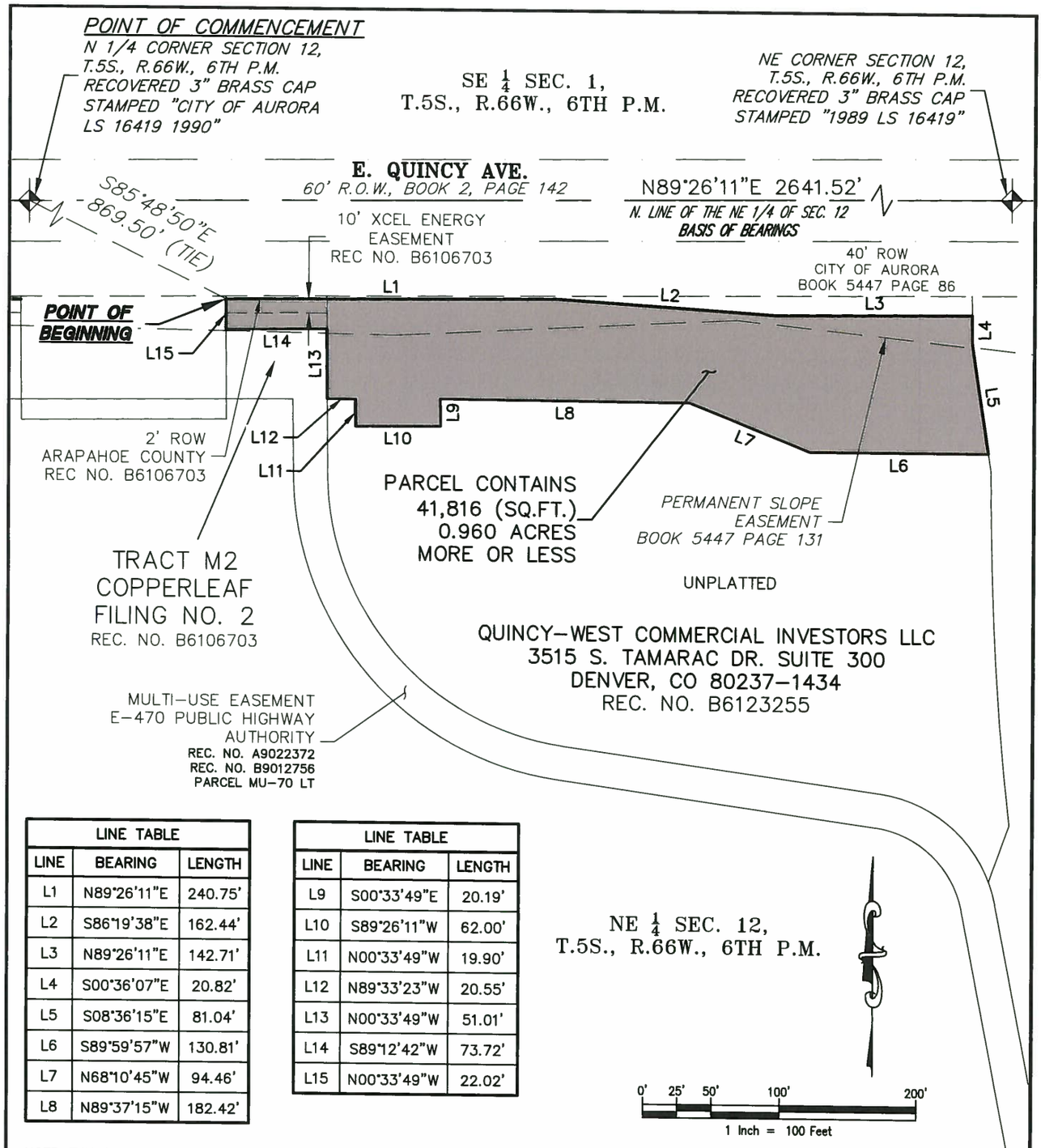
THENCE ALONG SAID WESTERLY LINE NORTH 00°33'49" WEST, A DISTANCE OF 22.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.960 ACRES, (41,816 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

DEAN E. CATES PLS 22561
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122,
303-713-1898

ILLUSTRATION TO EXHIBIT A



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°26'11"E	240.75'
L2	S86°19'38"E	162.44'
L3	N89°26'11"E	142.71'
L4	S00°36'07"E	20.82'
L5	S08°36'15"E	81.04'
L6	S89°59'57"W	130.81'
L7	N68°10'45"W	94.46'
L8	N89°37'15"W	182.42'

LINE TABLE		
LINE	BEARING	LENGTH
L9	S00°33'49"E	20.19'
L10	S89°26'11"W	62.00'
L11	N00°33'49"W	19.90'
L12	N89°33'23"W	20.55'
L13	N00°33'49"W	51.01'
L14	S89°12'42"W	73.72'
L15	N00°33'49"W	22.02'

NOTE: THIS DRAWING DOES NOT REPRESENT A FIELD MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: V:\12315-02\DWG
DWG NAME: TEMP ESMT 2
DWG: BJM CHK: DEC
DATE: 09/01/15
SCALE: 1" = 100'

AZTEC CONSULTANTS, INC.
300 East Mineral Ave, Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

EXHIBIT A
NE 1/4 SEC 12, T5S, R66W, 6TH P.M.
ARAPAHOE COUNTY, COLORADO

JOB NUMBER 12315-02

TEMPORARY CONSTRUCTION EASEMENT

This Temporary Construction Easement is granted this 31 day of December, 2015, by, Quincy West Commercial Investors, LLC ("the Owner"), as the owner of certain property needed for a Temporary Construction Easement on the Quincy Avenue- Copperleaf Blvd. to E-470 (the "Project") to the County of Arapahoe ("the County") for use of said parcel by the County's contractor in the construction of the Project.

In consideration of the sum of $10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Owner for the purpose of construction of the Project, the Owner hereby grants to the County a Temporary Construction Easement on, through, over, under, and along a certain parcel of land owned by the Owner, which parcel is described in the attached Exhibit "A", which is hereby incorporated by reference. The Project includes but is not limited to construction, reconstruction and relocation of existing improvements along with any other uses incidental to the construction of the project.

The term of the Temporary Construction Easement shall commence at the start of construction of the project (Notice to Proceed date), and shall extend for a period of one year after the Notice of Final Completion is issued. The Owner also grants to the County the option to extend this Temporary Construction Easement up to three times on a per month basis. The County shall provide notice in writing to the Owner 10 days prior to expiration of the period, of the desire to exercise the extension period. At the end of the term and any extension thereto, all rights granted under this Temporary Easement are released and the Temporary Easement Property shall be considered free and clear of this Temporary Construction Easement.

The Owner hereby covenants and agrees that it has good title to the Temporary Easement Property and that it has good and lawful right to grant this Easement.

The Owner warrants that no building, structure, or other above or below ground obstruction that may interfere with the purposes for which this Easement is granted may be placed, erected, installed or permitted upon the Temporary Construction Easement Property. The Owner further agrees that in the event the terms of this Easement are violated, that such violation shall immediately be corrected upon receipt of written notice from the County, or the County may elect to correct or eliminate such violation at the Owner's expense. The Owner shall promptly reimburse the County for any expenses incurred by the County in enforcing the terms of this paragraph.

This Easement is granted by the Owner with the understanding that all work performed by the County in connection with this Easement shall be done with care, and any of the surface of the Temporary Construction Easement Property damaged or disturbed during the use of this Easement shall be restored in a reasonably similar manner to its condition immediately preceding the use of this Easement.

The County agrees to require the Contractor to include the Owner as an additional insured under the Contractor's insurance policy required under the County's contract with the Contractor for the Construction Project. Such additional insured coverage is to be maintained from the execution of such contract through the duration of this Temporary Easement.

OWNER:

Quincy West Commercial Investors LLC.

By: _____ 11/18/2015
Date

Owner

STATE OF COLORADO)
)ss
COUNTY OF ARAPAHOE)

The foregoing Temporary Construction Easement was acknowledged before me this 18th day of Nov, 2015, by Eric R Miller

My Commission Expires: 10-7-2016
Witness my hand and official seal.

CYNTHIA E. KEBBA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874104780
MY COMMISSION EXPIRES OCTOBER 7, 2016

Cynthia E. Kebba
Notary Public

ATTEST:

COUNTY OF ARAPAHOE
STATE OF COLORADO

By: _____
County Clerk

Owner

_____
David M. Schmit, P.E., Director of Public Works & Development
Authorization Granted by Commissioner Res. No. 150211

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 6, AND TRACT M1, COPPERLEAF FILING NO. 2, RECORDED AT RECEPTION NO. B6106703 IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE SITUATED IN THE NORTH HALF OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 TO BEAR NORTH 89°26'11" EAST, A DISTANCE OF 2,641.52 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12 SOUTH 01°37'31" EAST, A DISTANCE OF 72.00 FEET TO THE NORTHERLY LINE OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY LINE NORTH 89°26'11" EAST, A DISTANCE OF 715.18 FEET TO THE EASTERLY LINE OF SAID TRACT M1;

THENCE ALONG SAID EASTERLY LINE SOUTH 00°33'49" EAST, A DISTANCE OF 22.62 FEET;

THENCE DEPARTING SAID EASTERLY LINE SOUTH 89°12'47" WEST, A DISTANCE OF 1,243.93 FEET;

THENCE SOUTH 00°00'01" WEST, A DISTANCE OF 232.17 FEET;

THENCE SOUTH 81°13'42" WEST, A DISTANCE OF 13.54 FEET TO THE WESTERLY LINE OF SAID LOT 1 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,121.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 81°13'42" EAST;

THENCE ALONG THE WESTERLY LINES OF SAID LOT 1 THE FOLLOWING (2) COURSES:

1) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°13'28", AN ARC LENGTH OF 160.91 FEET;

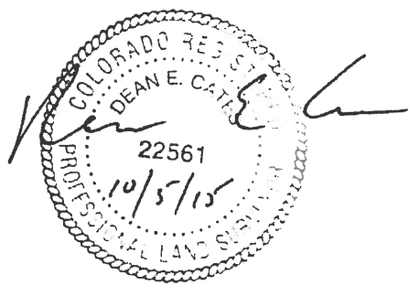
2) TANGENT TO SAID CURVE NORTH 00°32'49" WEST, A DISTANCE OF 68.35 FEET;

THENCE DEPARTING SAID WESTERLY LINE NORTH 44°27'11" EAST, A DISTANCE OF 46.67 FEET TO SAID NORTHERLY LINE;

THENCE ALONG SAID NORTHERLY LINE NORTH 89°27'11" EAST, A DISTANCE OF 522.88 FEET TO THE **POINT OF BEGINNING**.

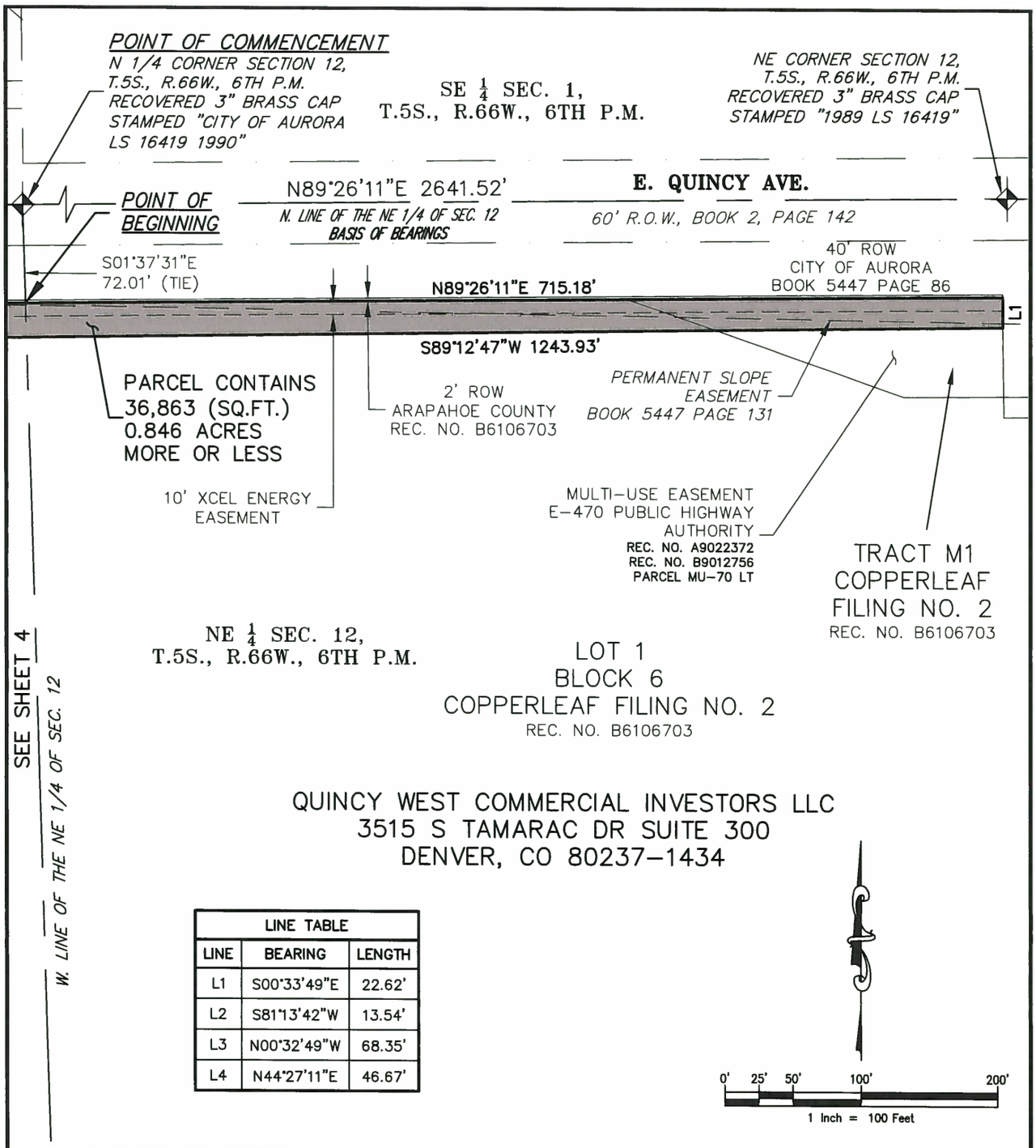
CONTAINING AN AREA OF 0.846 ACRES, (36,863 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DEAN E. CATES PLS 22561
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122,
303-713-1898

ILLUSTRATION TO EXHIBIT A



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°33'49"E	22.62'
L2	S81°13'42"W	13.54'
L3	N00°32'49"W	68.35'
L4	N44°27'11"E	46.67'

NOTE: THIS DRAWING DOES NOT REPRESENT A FIELD MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: V:\12315-02\DWG
DWG NAME: TEMP ESMT 3
DWG: BJM CHK: DEC
DATE: 09/1/15
SCALE: 1" = 100'

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EXHIBIT A
N 1/2 SEC 12, T5S, R66W, 6TH P.M.
ARAPAHOE COUNTY, COLORADO
JOB NUMBER 12315-02
3 OF 4 SHEETS

ILLUSTRATION TO EXHIBIT A

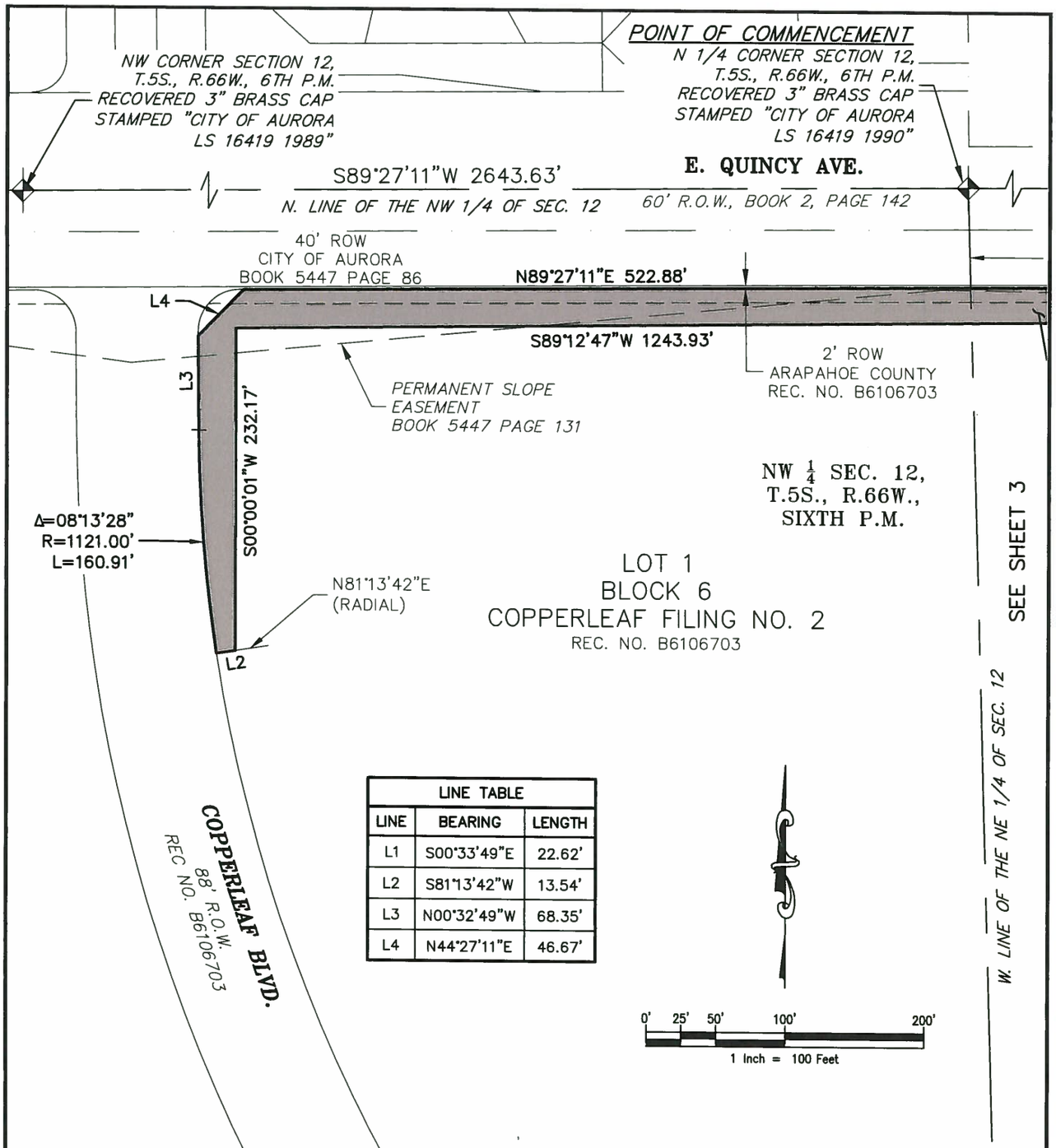

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EXHIBIT A
N 1/2 SEC 12, T5S, R66W, 6TH P.M.
ARAPAHOE COUNTY, COLORADO

JOB NUMBER 12315-02

Board Summary Report

Date: January 19, 2016

To: Board of County Commissioners

Through: Jan Yeckes, Planning Division Manager

From: Bill Skinner, Senior Planner

Subject: Copperleaf #12 Final Development Plan P15-007

Request and Recommendation

This application requests approval of a final development plan (FDP). If approved, this FDP would satisfy the site plan requirement for the development proposed on the southern portion of county assessor's parcel number 2073-12-2-01-001. This site is located southeast of the intersection of E Quincy Avenue and S Piccadilly Street. This FDP is associated with a concurrent plat application P15-006. This location is in Commissioner District No. 3.

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

The Planning Commission and the Staff are recommending approval of the application.

Background

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

This proposed development is part of Copperleaf master planned community

<u>Links to Align Arapahoe</u>

This request, if approved, may "improve the County's economic environment" by generating jobs. The proposed zoning also creates options for potential redevelopment.

Alternatives

The Board of County Commissioners has 3 alternatives:

1. Approve the applications with Conditions of Approval
2. Continue to a date certain for more information.
3. Deny the applications.

Fiscal Impact

This request may have some positive fiscal impact on the County depending on the value of development occurring on the property.

Concurrence

The Arapahoe County PWD Staff and the Planning Commission recommend approval of the application.

Reviewed By:
Bill Skinner
Jason Reynolds
Jan Yeckes
Dave Schmit
Todd Weaver
Bob Hill

DRAFT MOTIONS FOR P15-007 Final Development Plan

Approval Conditionally:
(*This motion is consistent with the staff recommendation*): In the case of P15-007, Copperleaf No. 12 Final Development Plan, the Board of County Commissioners have read the staff report and received testimony at the public hearing and find ourselves in agreement with the staff findings, including all plans and attachments as set forth in the staff report dated January 19, 2016 and approve this application, subject to the following conditions:

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

2. Approval of the Copperleaf # 12 P15-007 FDP is conditioned on the approval of the concurrent Copperleaf #12 P15-006 final plat application.

Deny:
(This motion is not consistent with the staff recommendation): In the case of P15-007, Copperleaf No. 12 Final Development Plan, the Board of County Commissions have read the staff report dated January 19, 2016 and received testimony. Based on the information presented and considered during a public hearing, we deny this application based on the following findings:

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

b. *…*

Continue to Date Certain:
In the case of P15-007 – Copperleaf No. 12 Final Development Plan, I move to continue the hearing to [*date*], 9:30 a.m., to obtain additional information and to further consider the information presented.

ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING of P15-006 and CONSENT AGENDA of P15-007
February 2, 2016
9:30 A.M.

P15-006 – COPPERLEAF FILING NO. 12 Final Plat
P15-007 – COPPERLEAF FILING NO. 12 FDP (on consent / same day)

Bill Skinner, Senior Planner **January 19. 2016**

LOCATION

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

Vicinity Map

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES

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

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

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

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

PROPOSAL

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

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

BACKGROUND

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

There is a concurrent final plat application on file with the County. This final plat (case number P15-006), if approved, would subdivide the property into the lots and tracts shown on the P15-004 FDP being considered by the Board of County Commissioners at this time. Final Plats are not reviewed by the Planning Commission. Final Plats are reviewed and approved by the Board of County Commissioners. Approval of the P15-006 and the P15-007 application shave been conditioned against each other, as approval of both applications is necessary for this proposal to move forward.

DISCUSSION

Analysis of the P15-007 FDP application

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

1. The Comprehensive Plan

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

The ultimate configuration of this area and the exact mixture of single family detached and attached homes is not been finalized at this time, but given the single family detached nature of the home that have been built at Copperleaf to date, the incorporation of some attached single family homes will provide some diversity in housing types. In this regard, this proposal is aligned with the goals of *Policy NH 1.2 – Promote a Diversity of Housing types in Growth Areas*

Countywide and *Policy NH 3.1 – Support New Affordable Housing Opportunities and Retain Existing Affordable Housing in Growth Areas*, as set forth in the Comprehensive Plan.

2. Land Development Code Review

FDP P15-007

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Arapahoe County Planning and Engineering Services Divisions, in unison with affected referral agencies, have evaluated the accessibility of the proposal and have determined that it provides adequate on-site circulation. The sidewalks that are part of the

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

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

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

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

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

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

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

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

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

<u>P15-006 Final Plat Analysis</u>
Section 14-302 of the Land Development Code states that, "A Final Plat may be approved upon the finding by the Board that:"

a. *Provide for a public water supply.*

A will serve letter has been provided by the local water and sanitary services provider which is the East Cherry Creek Valley Water and Sanitation District.

b. Provide for a public sewage disposal system.

A Will Serve letter has been provided by the local water and sanitary services provider which is the East Cherry Creek Valley Water and Sanitation District.

c. Provide evidence to show that all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider, and that the proposed uses of these areas are compatible with such conditions.

There is no indication that there is any soil or topographical conditions that present hazards or require special precautions.

d. Comply with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners.

The proposal complies with County regulations regarding Final Development Plans, and Final Plats.

e. Comply with the Mineral Resource Areas in the Regulation for Areas of Special Interest as adopted in the Arapahoe County Zoning Regulations.

No proposal for mineral recovery has been made as part of these applications.

The County staff has determined that these plat documents meet the applicable technical requirements stated in Section 14-302 (Final Plat) Approval Standards of the Arapahoe County Land Development Code.

3. Local Background Activity

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

4. Referral Comments

Comments received during the referral process are as follows:

Arapahoe County Planning	Comments have been addressed
Arapahoe County Engineering	Comments have been addressed
Arapahoe County Building Dept	No comment
Arapahoe County Mapping	Comments have been addressed
Arapahoe County Open Space	No comment
Arapahoe County Zoning	Comments have been addressed
Arapahoe County Assessor- Residential	No comment
Arapahoe County Sheriff / Crime Prevention	No response
Architectural Review Committee (Copperleaf)	No response
Arapahoe County Library	Requests a share of monies collected in lieu
City of Centennial	No response

City of Aurora	No response
U S Post Office	No response
Arapahoe Park & Rec Dist	No response
Cherry Creek Schools Dist 5	No response
Cunningham Fire Protection District	Technical direction in an attached letter
Tri-County Health	No response
Conservation District	No response
CDOT / State Highway Dept	No response
E-470 Authority	All new development is subject to 470 expansion fees, 470 authority is not responsible for noise mitigation
RTD	No response
CenturyLink	No response
XCEL Energy	No response
Colorado Division of Water Resources State Engineer	A water plan will have to be provided. (The applicant has a will serve letter from the water/san district, but will coordinate with CDoWR directly)
SEMSWA	Comments are being addressed
Urban Drainage	No response
Saddlerock Highlands HOA	No response
Copperleaf HOA	No response

STAFF FINDINGS FOR P15-007 FDP

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

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

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

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

PLANNING COMMISSION RECOMMENDATION FOR P15-007 FDP

The Planning Commission heard the P15-007 FDP application on January 5, 2015. The PC forwarded a recommendation for approval on a vote of 4 yes, 2 no, and 1 absent. The 2 dissenting Planning Commissioners expressed concerns about the amount and distribution of guest parking and ADA accessible parking spaces.

STAFF RECOMMENDATION FOR P15-007 FDP

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

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

2. Approval of the Copperleaf # 12 P15-007 FDP is conditioned on the approval of the concurrent Copperleaf #12 P15-006 final plat application.

DRAFT MOTIONS FOR P15-007 FDP

The P15-007 FDP application is on the February 2 consent agenda, and as such draft motions for that application are not a part of this report. See the Board Summary Report for P15-007 for draft motions language associated with that approval action.

STAFF FINDINGS FOR P15-006 Final Plat

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

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

2. The proposed Final Plat complies with the process and review criteria outlined in Chapter 14-300 Final Plat of the LDC.

PLANNING COMMISSION RECOMMENDATION FOR P15-006 Final Plat

The Planning Commission does not hear Final Plats. There is no Planning Commission recommendation for P15-006.

STAFF RECOMMENDATION FOR P15-006 Final Plat

Considering the findings and other information provided herein, staff recommends approval of Case No. P15-006, Copperleaf No. 12 Final Plat subject to the following conditions:

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

2. Approval of the Copperleaf #12 P15-006 final plat is conditioned on the approval of the concurrent Copperleaf #12 P15-007 FDP application.

(staff report continues with draft motions for P15-006 on next page)

DRAFT MOTIONS FOR P15-006 Final Plat

Approval Conditionally:
(This motion is consistent with the staff recommendation): In the case of P15-006, Copperleaf No. 12 Final Plat, the Board of County Commissioners have read the staff report and received testimony at the public hearing and find ourselves in agreement with the staff findings, including all plans and attachments as set forth in the staff report dated January 19, 2016 and approve this application, subject to the following conditions:

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

2. Approval of the Copperleaf #12 P15-006 final plat is conditioned on the approval of the concurrent Copperleaf #12 P15-007 FDP application.

Deny:
(This motion is not consistent with the staff recommendation): In the case of P15-006, Copperleaf No. 12 Final Plat, the Board of County Commissions have read the staff report dated January 19, 2015 and received testimony. Based on the information presented and considered during a public hearing, we deny this application based on the following findings:

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

b. *…*

Continue to Date Certain:
In the case of P15-006 – Copperleaf No. 12 Final Plat, I move to continue the hearing to [*date*], 9:30 a.m., to obtain additional information and to further consider the information presented.

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

Arapahoe County
Colorado's First

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

Land Development Application Formal

Form must be complete

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

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

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

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

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

CASE TYPE

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

THIS SECTION FOR OFFICE USE ONLY

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

RECEIVED
SEP 21 2015
ARAPAHOE COUNTY
PLANNING DIVISION

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

September 4, 2015

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

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

Dear Public Works and Development:

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

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

Project Detail:

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

2. 9.3 Units per Acre

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

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

5. Compatible with surrounding neighborhoods

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

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

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

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

Very Sincerely,

Paul McMahon, PLA
Valerian llc.

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

Board of County Commissioner's Summary Report

Date: January 20, 2016

To: Arapahoe County Board of County Commissioners

Through: Bill Skinner, Planner
Planning Division

Through: Chuck Haskins, PE
Engineering Services Division, Manager

From: Spencer M. Smith, PE
Engineering Services Division

Case name: P15-006 – Copperleaf #12 – Final Plat
P15-007 – Copperleaf #12 – Final Development Plan

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

Engineering Services Staff has reviewed the land use applications and has the following findings and comments:

1. The proposed residential development accesses S. Picadilly St. on the west and will connect to future development to the east (that will ultimately connect through to Copperleaf Blvd.). S. Picadilly St. Right-of-Way improvements will include a 10' detached sidewalk from the intersection of E. Quincy Ave. and S. Picadilly St. to the intersection of E. Radcliff Pkwy. and S. Picadilly St.

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

   The applicant has also requested a variance from the standard County private roadway section (36' tract, 26' EOP-EOP, 2-10' drive lanes, 8' parking lane on one side, curb and gutter and sidewalk on one side). The modified private roadway section is similar to what had been approved for previous Parkside Villas projects within the County. For E. Radcliff Cir., E. Quincy Cir. And E. Quincy Pl., the applicant is proposing a 30' tract, 26' EOP-EOP, 2-13' drive

lanes, no curb and gutter or sidewalk, no parking lane and an inverted crown section. County Engineering staff has told the applicant that the same private roadway section would be approved for this project, but that a variance request would still need to be submitted for approval by the TRC.

The roadways (both private and public) will require pavement designs approved by the County. The applicant will be required to submit these designs for approval prior to roadway paving.

2. This parcel is in the East Cherry Creek Valley Water and Wastewater District (ECCV). ECCV must approve the water and sanitary sewer plan prior to the County's final approval of the construction documents.
3. This parcel is in the Unnamed Creek drainage basin and is tributary to an existing regional water quality pond (Picadilly Water Quality Pond), which outlets to an existing regional detention pond (Picadilly Detention Pond).
4. The off-site infrastructure improvements associated with the project (10' sidewalk along Picadilly) will be included with the proposed Construction Documents for the Copperleaf #12 Final Development Plan (County Case #P15-007).
5. This development requires a Subdivision Improvement Agreement (SIA) to guarantee the public improvements related to the proposed residential development. The SIA will be processed with the final development application. The public improvements generally include the on-site drainage facilities, public roadways, site access improvements and offsite sidewalk connections to the north and south of the residential development.
6. This development requires a Landscape Agreement (LA) to guarantee the public landscaping and irrigation improvements related to this development. The LA will be processed prior to commencing construction of the public landscaping and irrigation improvements associated with the residential development.
7. This parcel is in the Regional Transportation Improvement Fee District (RTIF). The fee is assessed and collected by the Building Division with the issuance of building permits.

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

1. Applicant addresses all Arapahoe County Engineering Services Division comments.
2. Applicant obtains GESC and ROW Access permits from Arapahoe County.
3. Applicant obtains all necessary outside agency approvals from fire district, water and sanitary sewer provider, etc.
4. Applicant enters into an SIA and LA and provides collateral to the County for all public improvements associated with the project.

Response To Comments

12/15/2015

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

From: Paul McMahon, Valerian llc.

Project: Copperleaf Filing 12

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

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

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

Engineering Services Division - Staff Report

GENERAL INFORMATION

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

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

FINAL DEVELOPMENT PLANS

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

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

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

REPLAT

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

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

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

CONSTRUCTION DOCUMENTS

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

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

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

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

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

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

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

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

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

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

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

18. Please see redlines for additional comments.

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

PHASE III DRAINAGE REPORT

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

ENGINEER'S COST ESTIMATE

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

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

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

Referral Agency Comments – Letters Provided via County Staff

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

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

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

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

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

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

Bill,

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

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

E-470 Public Highway Authority has no comments.

Regards,

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

COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

November 23, 2015

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

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

Dear Mr. Skinner:

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

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

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

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

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

cc: Subdivision File #23736

CUNNINGHAM FIRE PROTECTION DISTRICT

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

External Referral Comment

November 25, 2015

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

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

Mr. Skinner:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

e) Construction plans requires a separate plan submittal

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

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

Sincerely,

Tyler Everitt
Deputy Fire Marshal

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

Planning Division

Phase II Referral Routing

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

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

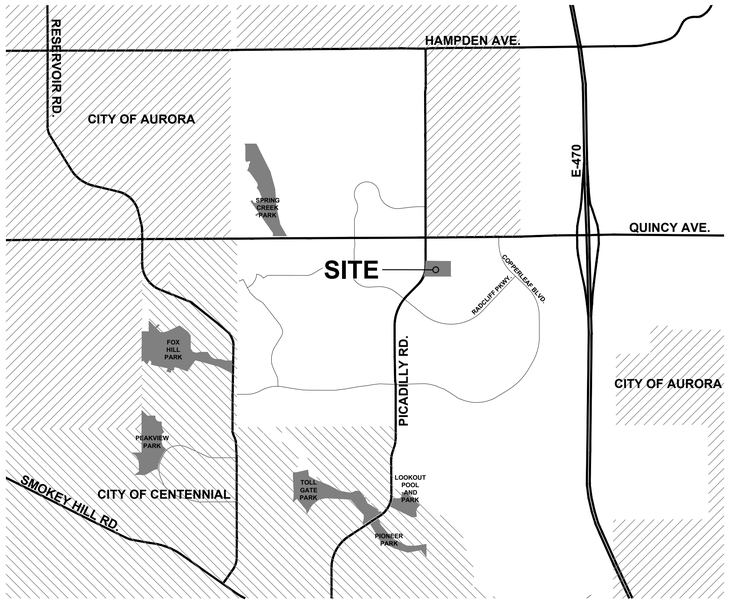
The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

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

FINAL DEVELOPMENT PLAN

COPPERLEAF FILING NO. 12

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



1 VICINITY MAP
1" = 2,000'

NORTH

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SPECIFIC NOTES

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

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

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

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

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

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

PRIVATE OPEN SPACE

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

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

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

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

SHEET INDEX

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

BOARD OF COUNTY COMMISSIONERS APPROVAL

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

CHAIR: _____

ATTEST: _____

PLANNING COMMISSION RECOMMENDATION

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

CHAIR: _____

CERTIFICATE OF OWNERSHIP

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

_____
OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF_____

S.S.

COUNTY OF _____

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

AS _____OF _____AN AUTHORIZED SIGNATORY.

BY_____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ MY COMMISSION EXPIRES _____
ADDRESS

_____
CITY STATE ZIP CODE

CASE # P15-007

VALERIAN
Landscape Architecture
Master Planning
Urban Design
3001 Brighton Blvd., Denver, CO 80216
phone 303.347.1200

12071 Tejon Street, Suite 470
Westminster, CO 80234
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Innovative Land Consultants, Inc.

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

PROJECT:
COVER SHEET
COPPERLEAF FILING NO. 12
ARAPAHOE COUNTY, COLORADO

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

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

SHEET #:

FINAL DEVELOPMENT PLAN

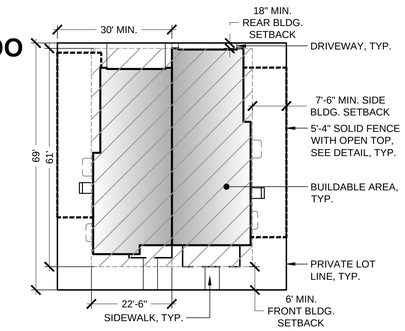
COPPERLEAF FILING NO. 12

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

PLAN LEGEND:

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

1 OVERALL SITE PLAN



2 PAIRED HOME LOT DETAIL

SITE DATA:

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

SITE AREA CALCULATIONS:

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

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

DEVELOPMENT CRITERIA:

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

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

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

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

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

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

NOTES:

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

CASE # P15-007

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PHONE: 303-323-1130

PROJECT:

OVERALL SITE PLAN

COPPERLEAF FILING NO. 12
ARAPAHOE COUNTY, COLORADO

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

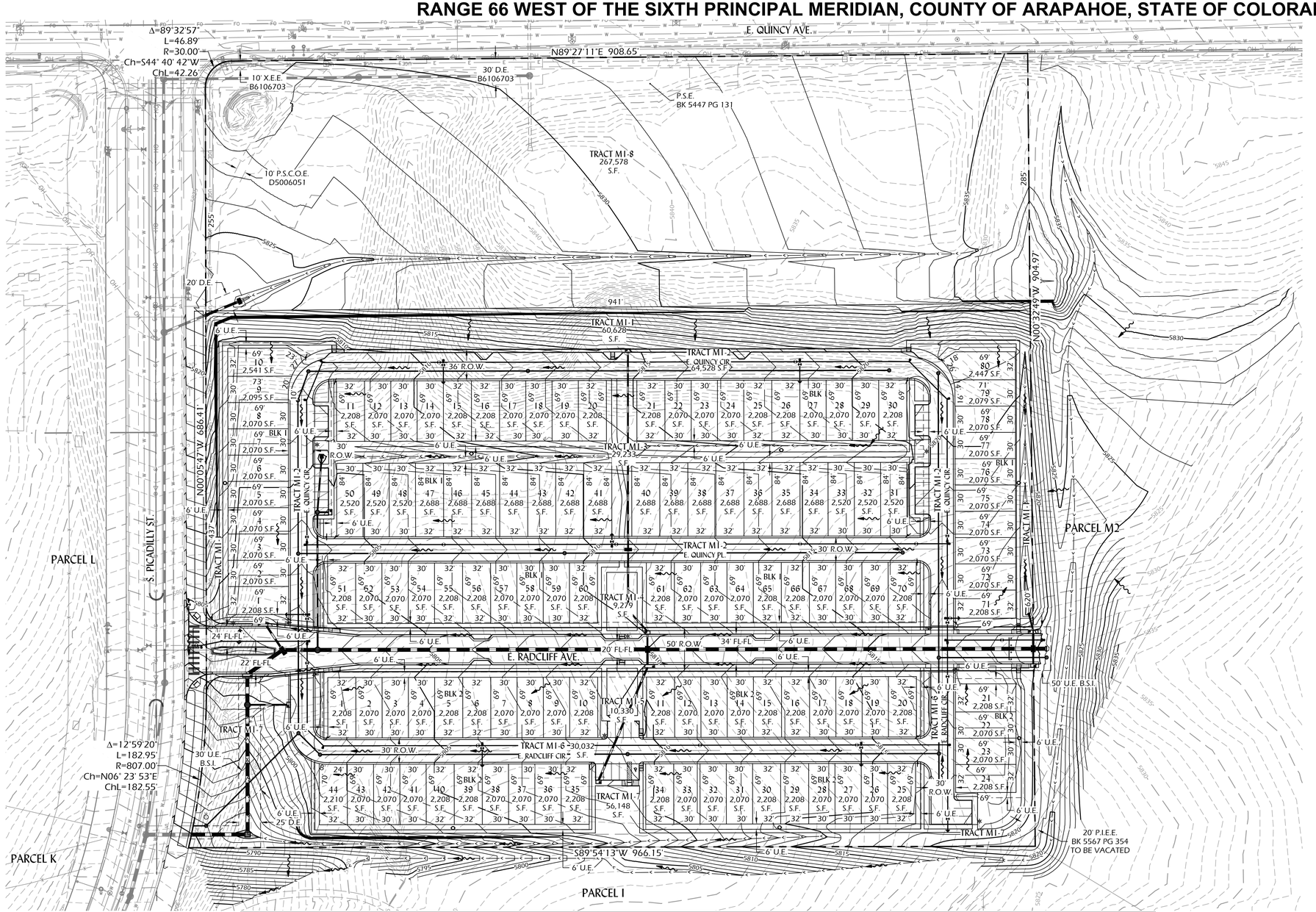
#	REVISION	DATE
1	PHASE II	10/16/15
2	PHASE III	12/15/15

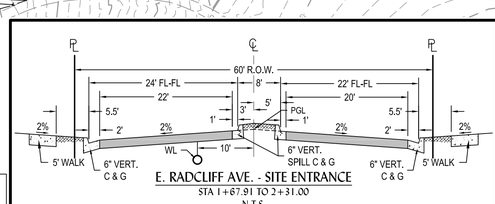
SHEET #: 2 of 11

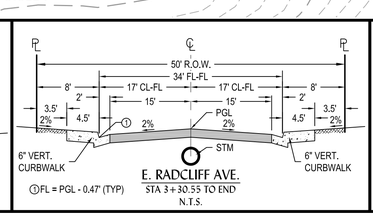
FINAL DEVELOPMENT PLAN

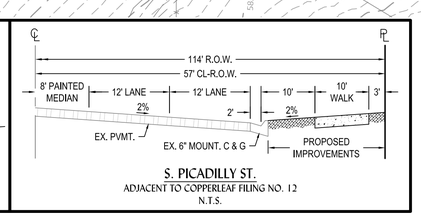
COPPERLEAF FILING NO. 12

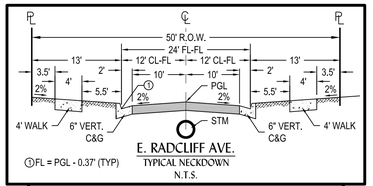
A REPLAT OF LOT 1, BLOCK 2, COPPERLEAF FILING NO. 2
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

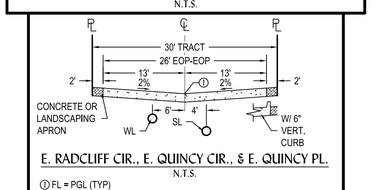


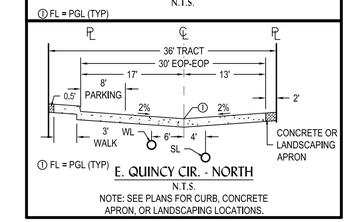












LEGEND

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

PROJECT BENCHMARK:

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

NGVD29 ELEVATION = 5802.32

SCALE
1 inch = 60 ft.

CASE # P15-007

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CENTENNIAL, COLORADO 80111
PHONE: 303-323-1130

PROJECT:

GRADING & UTILITY PLAN

COPPERLEAF FILING NO. 12
ARAPAHOE COUNTY, COLORADO

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

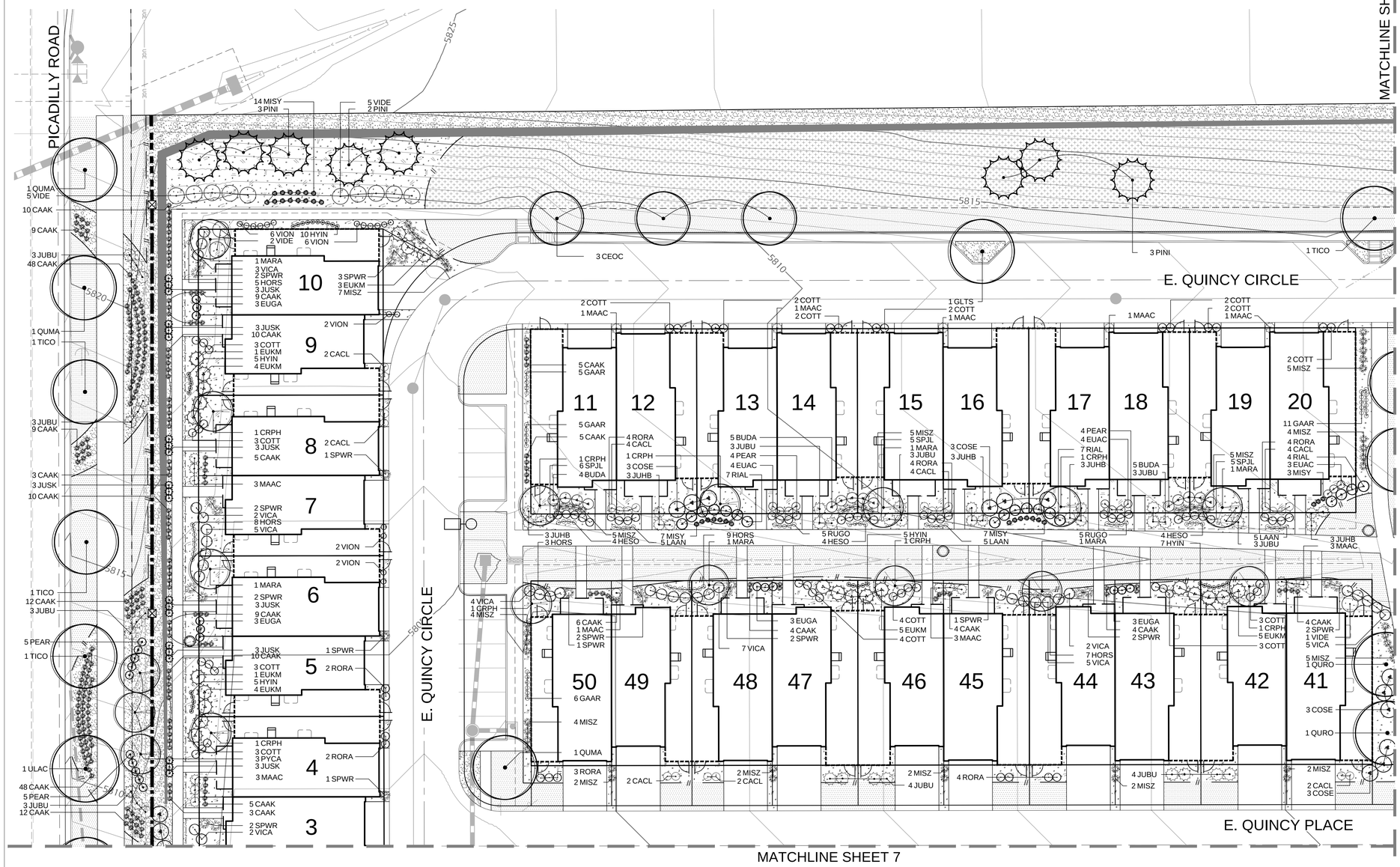
#	REVISION	DATE
1	PHASE II	10/16/15
2	PHASE III	12/15/15

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

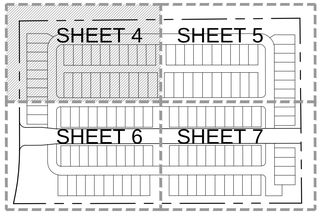
FINAL DEVELOPMENT PLAN

COPPERLEAF FILING NO. 12

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



KEY MAP:
NTS



LEGEND:

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

LEGEND

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

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

1 LANDSCAPE PLAN

NORTH

0 20 40 60 feet
SCALE: 1" = 20'-0"

CASE # P15-007

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

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

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

SHEET #: 4 of 11

FINAL DEVELOPMENT PLAN

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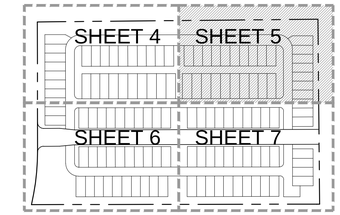

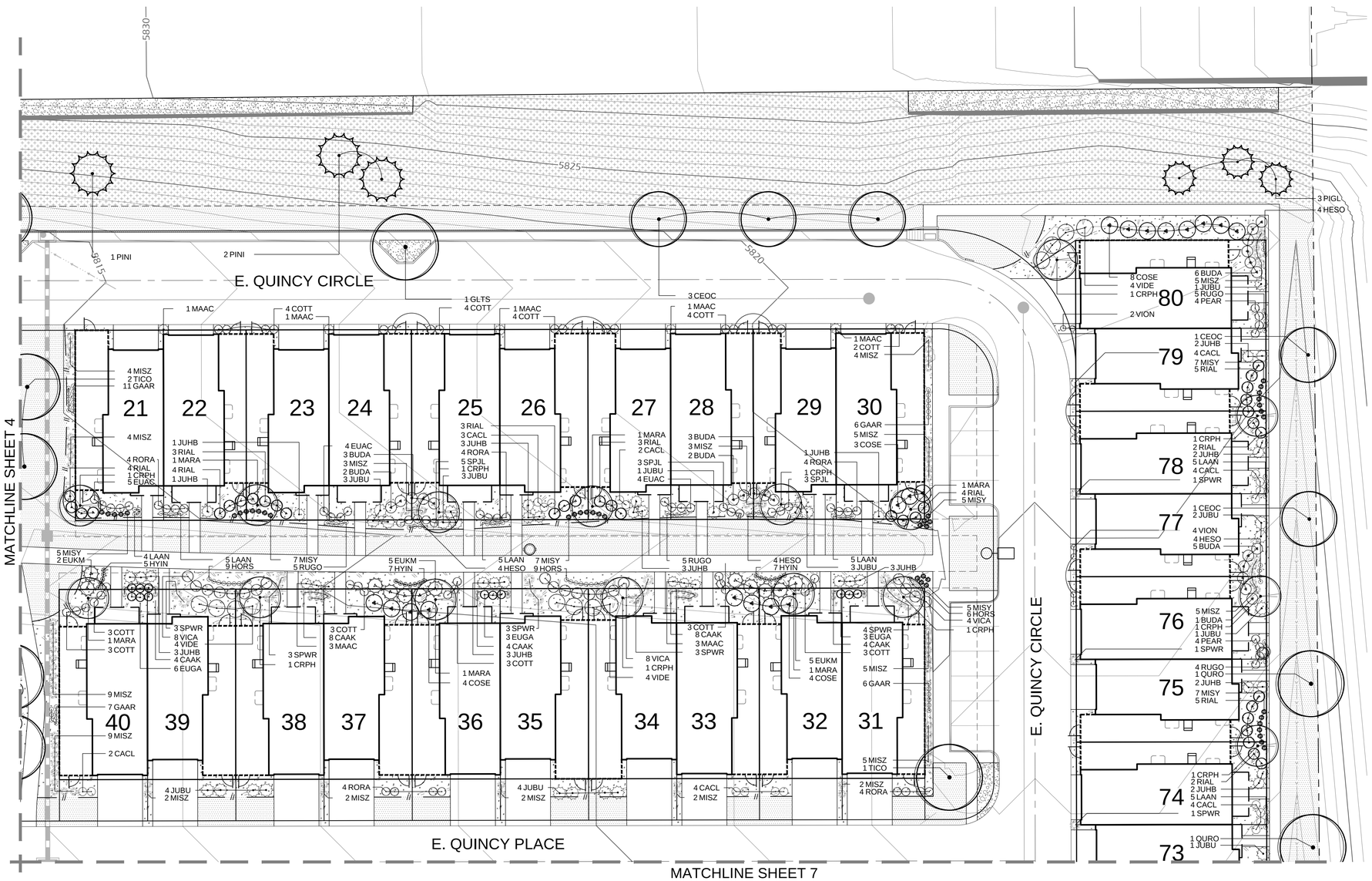

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ARAPAHOE COUNTY, COLORADO

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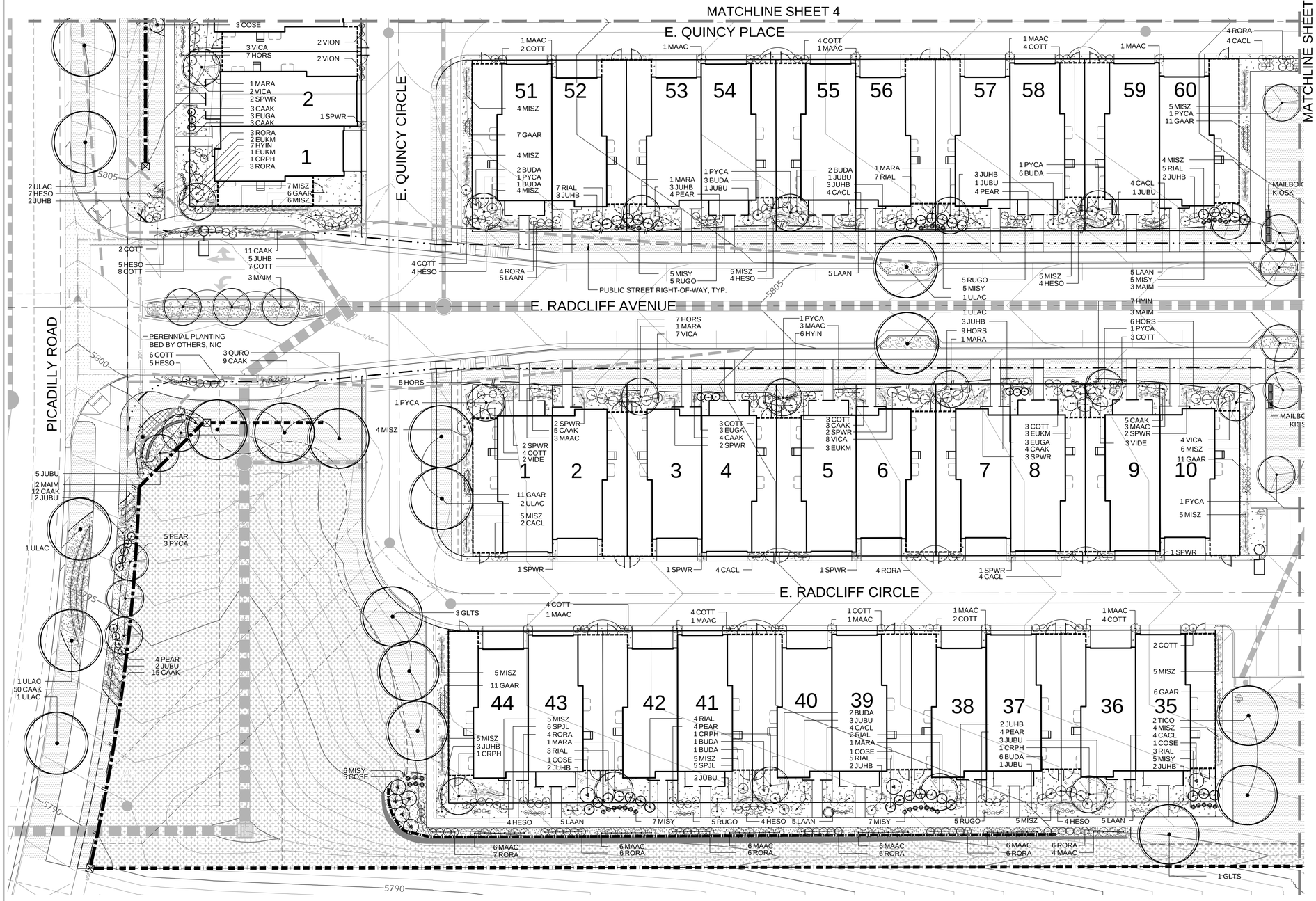

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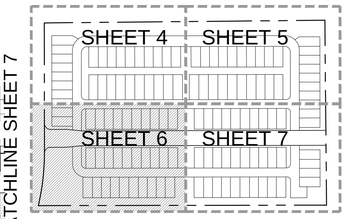

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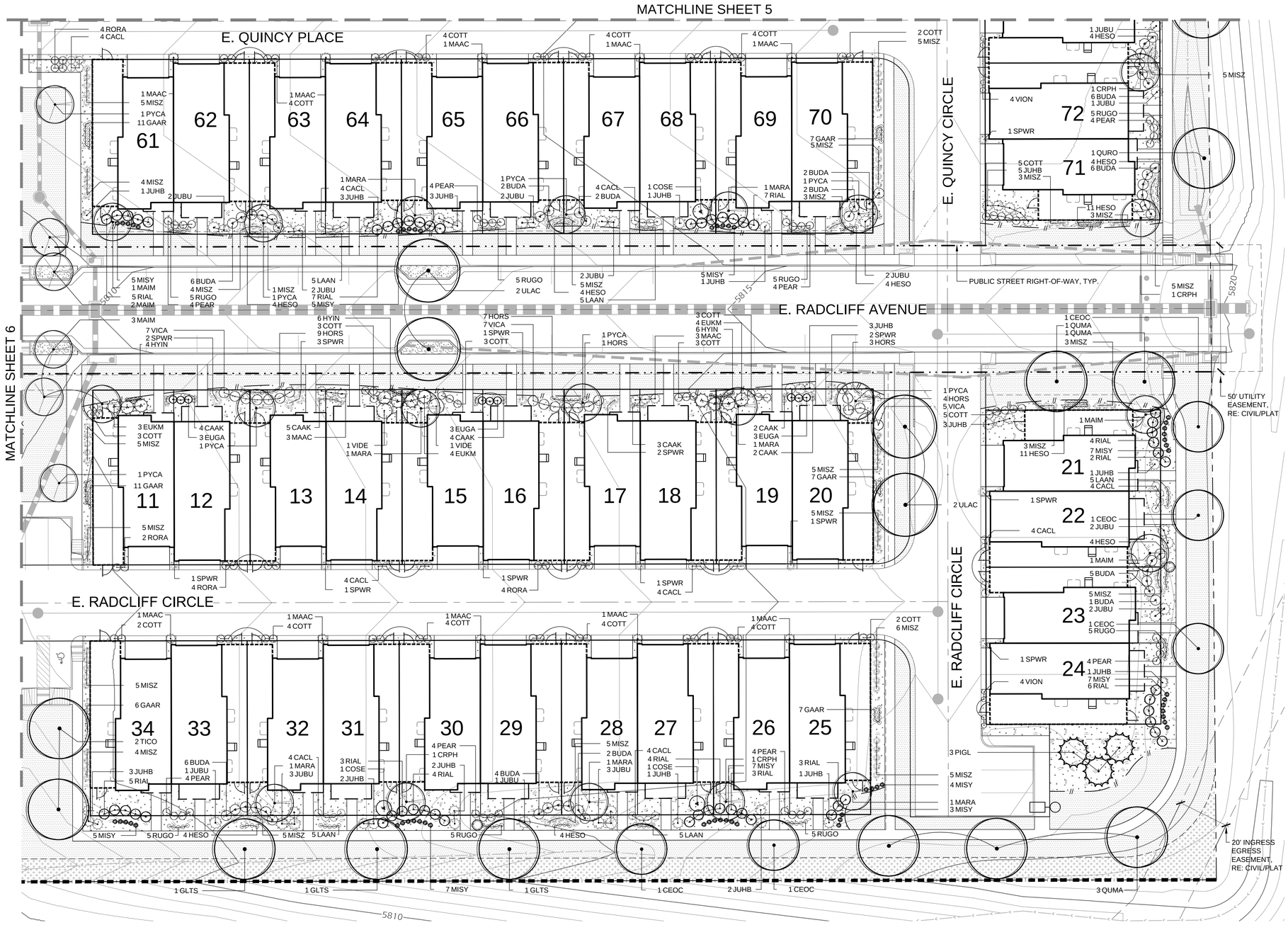

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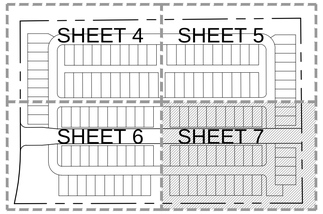

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FINAL DEVELOPMENT PLAN

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PLANT SCHEDULE

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

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

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

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

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

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

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

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

LANDSCAPE TOTALS:

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

NATIVE SEED MIX:

PAWNEE BUTTES NATIVE PRAIRIE MIX

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

LANDSCAPE CALCULATIONS:

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

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

OPEN AREA:

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

TOTALS:

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

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

PLANTING NOTES:

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

SOD/SEED:

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

EDGING:

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

MULCH:

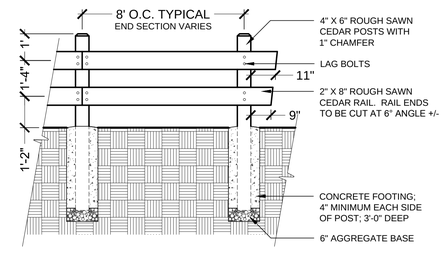
1. WOOD MULCH, NON-DYED SHREDDED CEDAR MULCH OR APPROVED EQUAL. WOOD MULCH SHALL BE INSTALLED 3" DEEP IN ALL PLANT BEDS NOT SPECIFED ON PLANS AS CONTAINTING OTHER MULCHES OUTLINED BELOW.
2. ALL TREES PLANTED IN TURF OR SEED SHALL HAVE A 3' SHREDDED MULCH RING PLACED AT 3" DEPTH.
3. ROCK MULCH, WASHED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

SOIL SPECIFICATIONS:

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

FENCING/ RAILING:

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



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

1 RAILING DETAIL
NTS CL-07

CASE # P15-007

VALERIAN
Landscape Architecture Master Planning Urban Design
3301 Brighton Blvd., Denver, CO 80216 phone 303.347.1200

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Innovative Land Consultants, Inc.

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

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

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

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

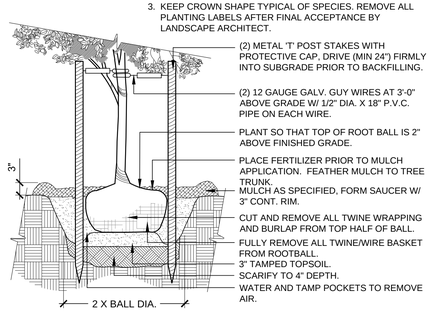
SHEET #: 8 of 11

FINAL DEVELOPMENT PLAN

COPPERLEAF FILING NO. 12

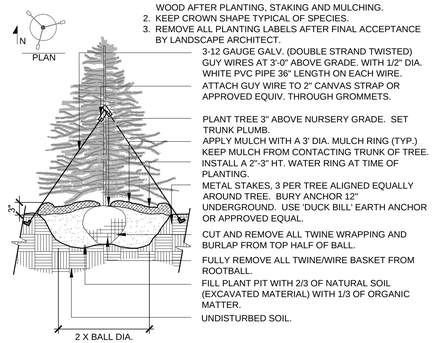
A REPLAT OF LOT 1, BLOCK 2, COPPERLEAF FILING NO. 2
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

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



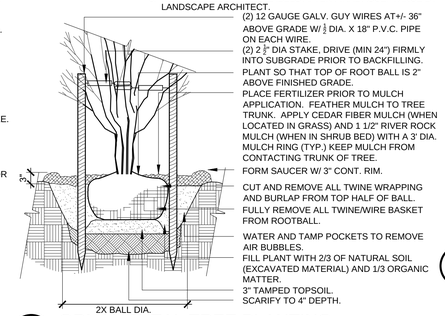
1 DECIDUOUS TREE
1/2" = 1'-0" 329343.39-06

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



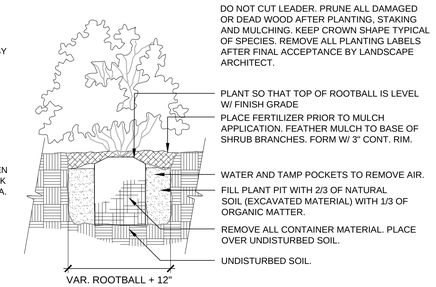
2 EVERGREEN TREE PLANTING
3/8" = 1'-0" 329343.39-08

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

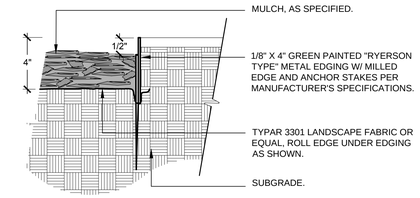


3 ORNAMENTAL TREE PLANTING
1/2" = 1'-0" 329343.39-07

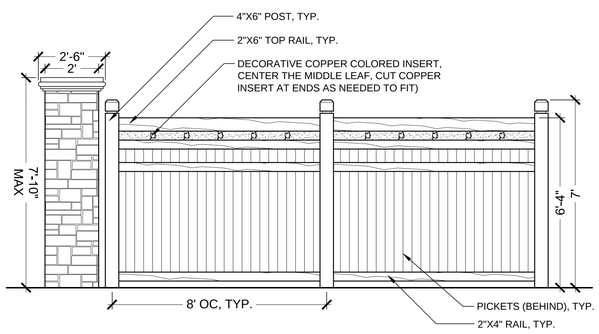
DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING. KEEP CROWN SHAPE TYPICAL OF SPECIES. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.



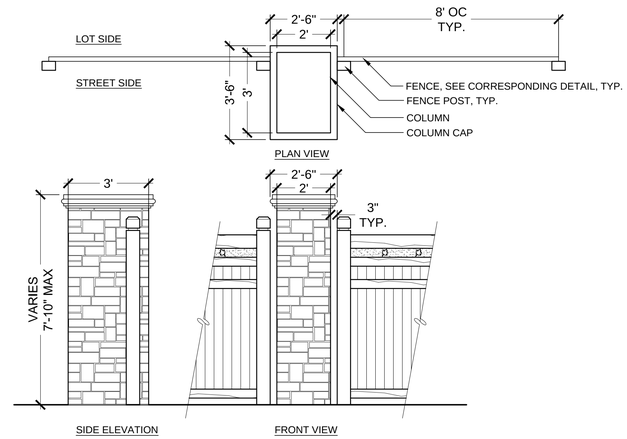
4 SHRUB PLANTING CONTAINER
1 1/2" = 1'-0" 329333.13-04



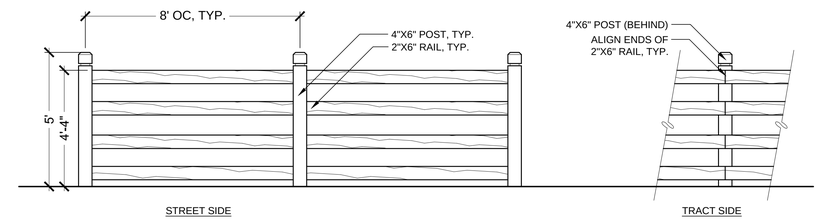
5 STEEL EDGER
3" = 1'-0" DETAIL-FILE



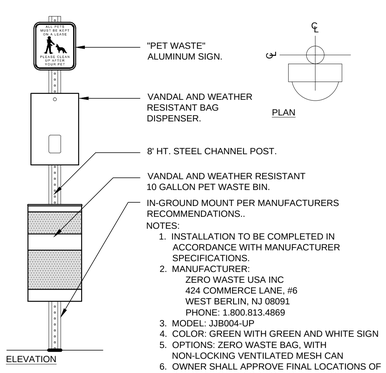
6 6-4" SOLID FENCE WITH COPPER TOP
NTS CL-01



7 FENCE COLUMN
NTS CL-04

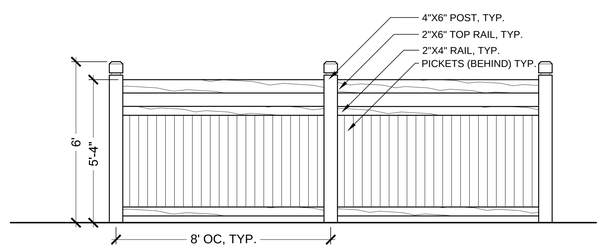


8 4-RAIL FENCE
NTS CL-03

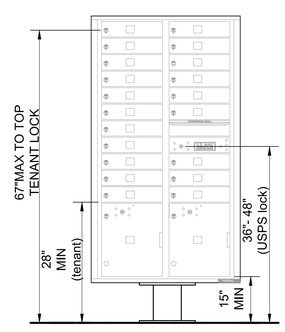


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
2. MANUFACTURER:
   ZERO WASTE USA INC
   424 COMMERCE LANE, #6
   WEST BERLIN, NJ 08091
   PHONE: 1.800.813.4869
3. MODEL: JJB004-UP
4. COLOR: GREEN WITH GREEN AND WHITE SIGN
5. OPTIONS: ZERO WASTE BAG, WITH NON-LOCKING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

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



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

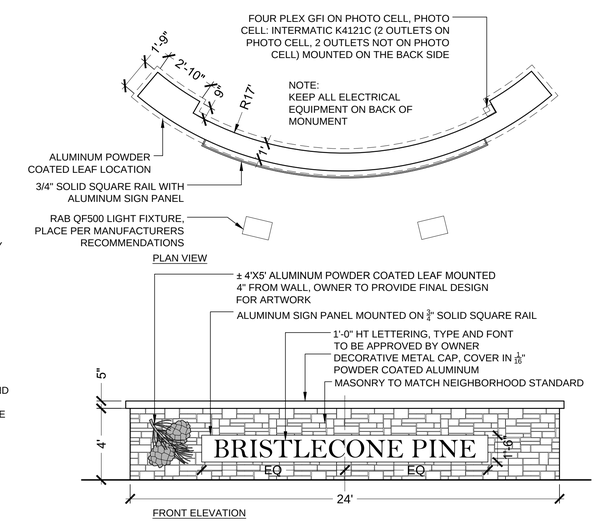


NOTE:
MANUFACTUOR:
AF FLORENCE MANUFACTURING COMPANY
5935 CORPORATE DRIVE
MANHATTAN, KANSAS 66503

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

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

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



12 MONUMENT - TYPE F
NTS CL-06

CASE # P15-007

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PHONE: 303-323-1130

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

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

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

SHEET #: 9 of 11

FINAL DEVELOPMENT PLAN

COPPERLEAF FILING NO. 12

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

NOTES:

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

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

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

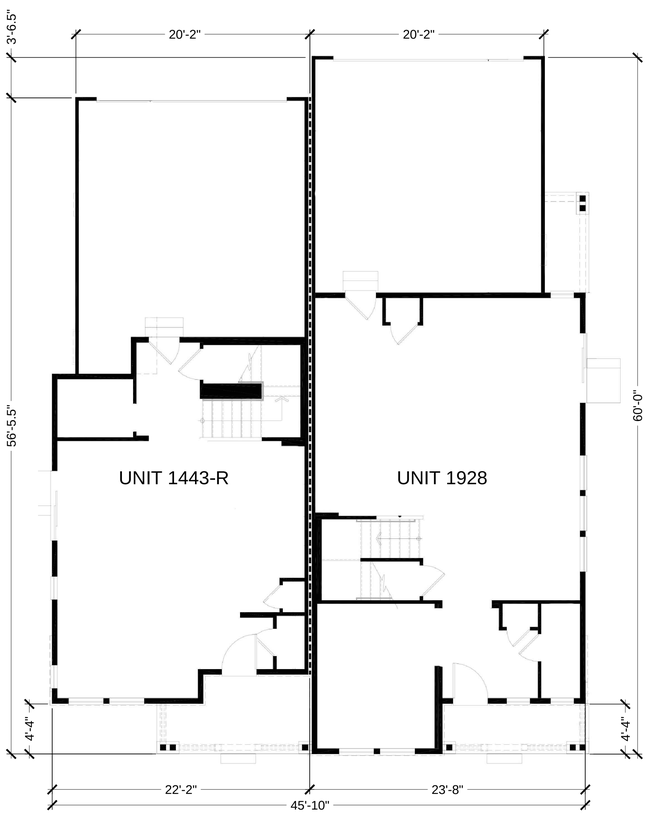
3. BUILDING COLORS:
   - COLOR PALLET SHALL BE A COMBINATION OF PRE-SELECTED COMPLEMENTARY COLORS AS DETERMINED BY THE DEVELOPER/BUILDER AND APPROVED BY THE COPPERLEAF ARCHITECTURAL REVIEW COMMITTEE. DEVELOPER/BUILDER SHALL MONITOR THE COLOR USAGE AND ENSURE VARIATION THROUGHOUT THE SITE TO PROVIDE ARCHITECTURAL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

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

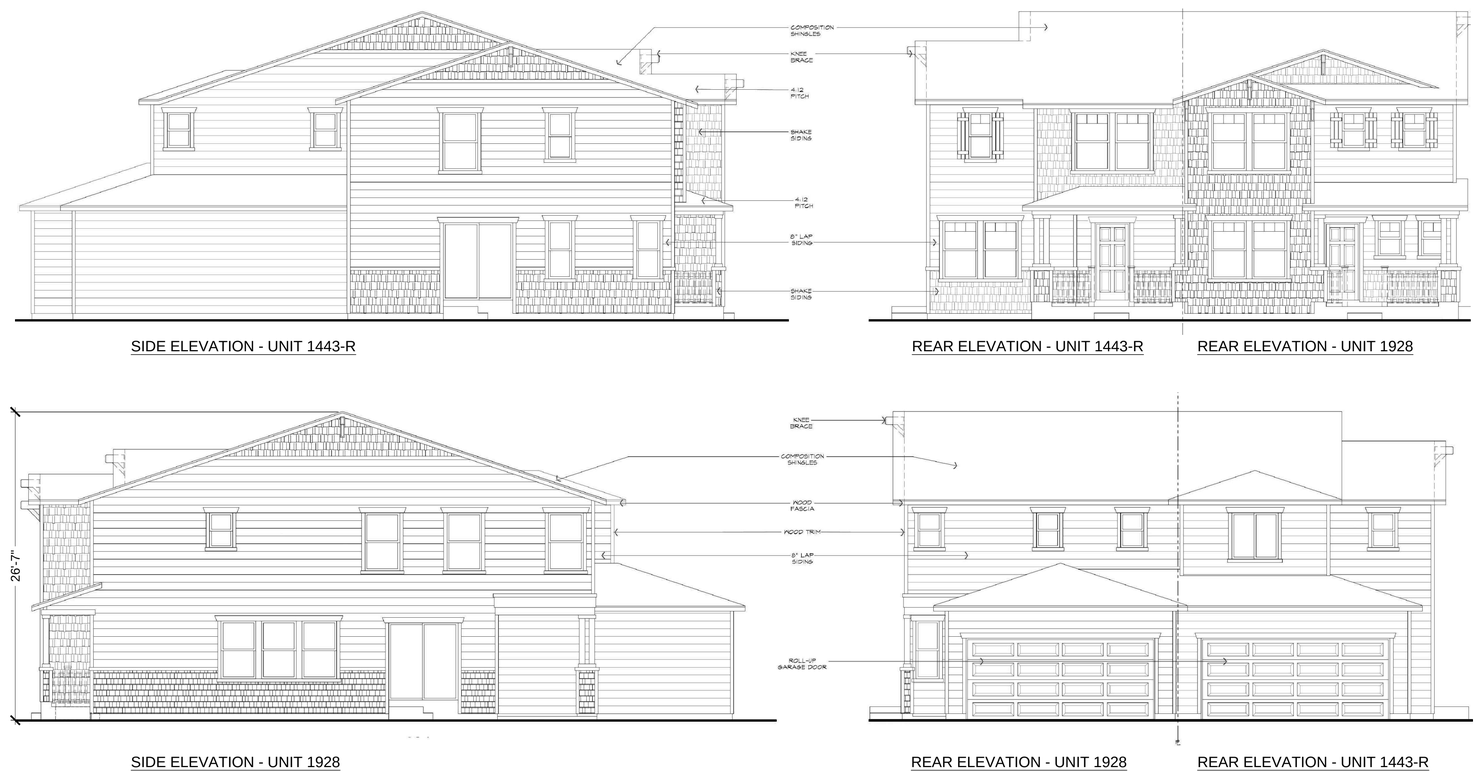
5. ROOFS:
   - PITCHED ROOFS SHALL BE UTILIZED AND SHALL BE CONSISTENT THROUGHOUT THE PROJECT.
   - MATERIAL: ARCHITECTURAL DIMENSIONED COMPOSITE SHINGLES.
   - COLOR: SHALL VARY ACCORDING TO FINISH OPTIONS SELECTED BY DEVELOPER/BUILDER AND AS APPROVED BY THE COPPERLEAF ARCHITECTURAL REVIEW COMMITTEE.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

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

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



1 CONCEPTUAL FIRST FLOOR PLAN
SCALE: NTS



2 CONCEPTUAL BUILDING ELEVATIONS
SCALE: NTS

CASE # P15-007

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PHONE: 303-323-1130

PROJECT:
ARCHITECTURAL PLAN & MATERIALS
COPPERLEAF FILING NO. 12
ARAPAHOE COUNTY, COLORADO

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

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

SHEET #:
10 of 11

FINAL DEVELOPMENT PLAN

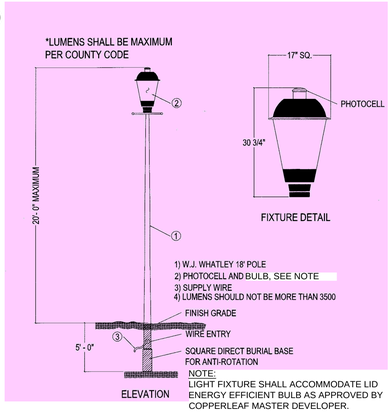
COPPERLEAF FILING NO. 12

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

1 LIGHTING PLAN

NORTH

0 40 80 120 feet
SCALE: 1" = 40'-0"



2 FIXTURE TYPE A (SA1)

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

3 FIXTURE TYPE B (SC1)

LIGHTING SCHEDULE

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

CASE # P15-007

VALERIAN
Landscape Architecture
Master Planning
Urban Design
3001 Brighton Blvd., Denver, CO 80216
phone 303.347.1200

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

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

PROJECT:

LIGHTING PLAN

COPPERLEAF FILING NO. 12
ARAPAHOE COUNTY, COLORADO

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

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

SHEET #: 11 of 11

FINAL DEVELOPMENT PLAN - APPROVAL

RESOLUTION NO. [reso #] It was moved by Commissioner [moved] and duly seconded by Commissioner [seconded] to adopt the following Resolution:

WHEREAS, application has been made by SQH Residential Investors Inc. for a Final Development Plan designated as Case No. P15-007, Copperleaf No. 12; and

WHEREAS, after a hearing on this matter, the Arapahoe County Planning Commission has made a favorable recommendation of the Final Development Plan subject to certain stipulations by Resolution of said Planning Commission; and

WHEREAS, subsequently public notice was properly given of the proposed Final Development Plan by publication on January 14, 2016 in the Villager, a newspaper of general circulation within the County of Arapahoe, by posting of said property and by mail notification of adjacent property owners in accordance with the Arapahoe County Zoning Regulations; and

WHEREAS, pursuant to the aforementioned notice provisions, a public hearing was held before the Board of County Commissioners at the Arapahoe County Administration Building, 5334 South Prince Street, Littleton, Colorado, on the 2nd day of February, 2016, at 9:30 o'clock AM, at which time evidence and testimony were presented to the Board concerning the Final Development Plan; and

WHEREAS, the administrative record for this Case includes, but is not limited to, all duly adopted ordinances, resolutions and regulations, together with all Department of Public Works and Development processing policies which relate to the subject matter of the public hearing, the staff files and reports of the Planning and Engineering case managers, and all submittals of the applicant; and

WHEREAS, representations, statements and positions were made by or attributed to the applicant or its representatives on the record, including representations contained in the materials submitted to the Board by the applicant and County staff; and

WHEREAS, the applicant has agreed to all conditions of approval recommended by County staff, and has agreed to execute all agreements and to convey all rights of way and easements recommended by staff, except as stated in this resolution; and

WHEREAS, the public hearing was closed on February 2, 2016, and the matter taken under advisement and deferred for decision until this same date; and

WHEREAS, this Board has considered the recommendation of the Arapahoe County Planning Commission, the testimony and evidence presented at the public hearing and has concluded that the public health, safety, convenience and general welfare, as well as good zoning practice, justifies the approval of the Final Development Plan of Copperleaf No. 12 (Case No. P15-007), subject to the conditions precedent and/or stipulations as hereinafter delineated.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County as follows:

1. That the Final Development Plan of Copperleaf no. 12, (Case No. P15-007) be approved on the grounds that the Final Development Plan is compatible with development standards for the area and complies with the requirements of the approved Preliminary Development Plan; and that said development is the result of a desirable plan for land use presented by the applicant in the form of the above mentioned Final Development Plan.

2. Approval of this Final Development Plan is based upon the following understandings, agreements and/or representations:

    a. The applicant's assent and/or agreement to make all modifications to the final version of the documents that are necessary to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature.

    b. The representations, statements and positions contained in the record that were made by or attributed to the applicant and its representatives, including all such statements contained in materials submitted to the Board by the applicant and County staff.

3. Approval of this Final Development Plan shall be and is subject to the following stipulations and/or conditions precedent, which the applicant has accepted and which the applicant is also deemed to accept by continuing with the development of the property:

    a. The applicant's compliance with the stipulations of the Arapahoe County Planning Commission as set forth in its resolution.

    b. The applicant's compliance with all conditions of approval recommended by the staff case managers in the written staff reports presented to the Board, and any conditions stated by staff on the record.

        1. Prior to County signature of these plans, the applicant agrees to address County comments and concerns, as outlined in this report, including all attachments.
        2. Approval of the Copperleaf # 12 P15-007 FDP is conditioned on the approval of the concurrent Copperleaf #12 P15-006 final plat application.

    c. The applicant's compliance with all additional conditions of approval stated by the Board [Including & Stipulations] .

    d. The applicant's performance of all commitments and promises made by the applicant or its representatives and stated to the Board on the record, or contained within the materials submitted to the Board.

4. Except to the extent expressly disclosed in the underlying staff reports and set forth in a finding of fact in this Resolution, this approval action does not accept or approve any plan language that varies, in any respect, from the standard notes and language required by the Arapahoe County Land Development Code and applicable department policies. Any nonstandard language appearing on the Final Development Plan shall be of no effect unless so disclosed and unless expressly approved in a Finding of Fact. This Board reserves the power to take further action without further notice, by Resolution, to either remove or ratify any such language at any time.

5. County planning, engineering and legal staff are authorized to make any changes to the mylar form of the approved document as may be needed to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature, and to make such other changes that are expressly stated by staff before the Board, or are recommended by staff in the written staff reports, or are referred to by the movant Commissioner. No other deviation or variance from the form and content of the documents submitted for the Board's consideration are approved except to the extent stated in this resolution.

6. The County Attorney, with the concurrence of the planning and/or engineering case managers, is authorized to make appropriate modifications to the resolution and plan documents as needed to accurately reflect the matters presented to the Board and to record and clarify, as necessary, other aspects and ramifications of the Board's action.

7. The foregoing approval is conditioned upon, and subject to, submission by the applicant of a mylar from of the Final Development Plan, containing the above changes, within sixty (60) days of the date of this decision. In the event the applicant fails to submit a conforming mylar by the above deadline, this decision shall be voidable by resolution of the Board of County Commissioners and of no effect whatsoever.

8. Upon the applicant's completion of any and all changes to the Final Development Plan mylar as required by this Resolution, the Chair of the Board of County Commissioners is hereby authorized to sign same. In the event of a discrepancy between the terms of this Resolution and the content of the executed mylar, the terms of this Resolution will control.

The vote was:

Commissioner Bockenfeld, ; Commissioner Doty, ; Commissioner Holen, ; Commissioner Jackson, ; Commissioner Sharpe, .

The Chair declared the motion carried and so ordered.

Board Summary Report

Date: January 19, 2016

To: Board of County Commissioners

Through: Jan Yeckes, Planning Division Manager

From: Bill Skinner, Senior Planner

Subject: Copperleaf #12 FDP P15-006 Final Plat

Request and Recommendation

This application requests approval of a final plat. This plat is a required part of the development process proposed for the southern part of county assessor's parcel number 2073-12-2-01-001. There is a concurrent final development plan on the consent agenda the same day as this final plat public hearing Item. If approved, the newly platted lot configuration would include 12.26 acres (after dedications) located southeast of the intersection of E Quincy Avenue and S Picadily St. The Copperleaf No. 12 development site is located at the southeast of the corner of E Quincy Avenue and S Piccadilly Street. This location is in Commissioner District No. 3.

The subject property is currently owned by SQH Residential Investors Inc.; Ownership would transfer to KB Homes prior to development. This final plat application proposes subdivision of property into 124 lots and tracts. A concurrent final development plan, case number P15-007 proposed the site plan for 62 paired homes containing a total of 124 units at a density of 10.1 units per acre. The proposed density complies with the underlying Copperleaf PDP MU-PUD, Use Area Parcel M-1 that allows up to 12.6 dwelling units per acre.

The Planning Commission does not hear final plat applications. Staff recommends approval of the final plat.

Background

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

This proposed subdivision is part of the ongoing overall development occurring within the Copperleaf Subdivision.

Links to Align Arapahoe

This request, if approved, may "improve the County's economic environment" by generating jobs.

Alternatives

The Board of County Commissioners has 3 alternatives:
1. Approve the applications with Conditions of Approval
2. Continue to a date certain for more information.
3. Deny the applications.

Fiscal Impact

This request may have some positive fiscal impact on the County depending on the value of development occurring on the property.

Concurrence

The Arapahoe County PWD Staff recommend approval of the final plat.

Reviewed By:
Bill Skinner
Jason Reynolds
Jan Yeckes
Dave Schmit
Todd Weaver
Bob Hill

DRAFT MOTIONS FOR P15-006 Final Plat

Approval Conditionally:
(*This motion is consistent with the staff recommendation*): In the case of P15-006, Copperleaf No. 12 Final Plat, the Board of County Commissioners have read the staff report and received testimony at the public hearing and find ourselves in agreement with the staff findings, including all plans and attachments as set forth in the staff report dated January 19, 2016 and approve this application, subject to the following conditions:

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

2. Approval of the Copperleaf #12 P15-006 final plat is conditioned on the approval of the concurrent Copperleaf #12 P15-007 FDP application.

Deny:
(This motion is not consistent with the staff recommendation): In the case of P15-006, Copperleaf No. 12 Final Plat, the Board of County Commissions have read the staff report dated January 19, 2015 and received testimony. Based on the information presented and considered during a public hearing, we deny this application based on the following findings:

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

b. *…*

Continue to Date Certain:
In the case of P15-006 – Copperleaf No. 12 Final Plat, I move to continue the hearing to [*date*], 9:30 a.m., to obtain additional information and to further consider the information presented.

COPPERLEAF FILING NO. 12

FINAL PLAT

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

SHEET 1 OF 6

CERTIFICATION OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, THAT AS OF THE DATE SET FORTH BELOW AND THE DATE OF RECORDING OF THIS DOCUMENT, THE UNDERSIGNED CONSTITUTE ALL OF THE OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, THAT THE UNDERSIGNED HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS-OF-WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT, AND THE LIENS HELD BY OTHER SIGNATORIES TO THIS DOCUMENT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE TO REMEDY SUCH DEFECT UPON DEMAND BY ARAPAHOE COUNTY, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS, THAT SQH RESIDENTIAL INVESTORS, INC., A COLORADO CORPORATION, BEING THE OWNERS AND MKC REVOCABLE TR./QUINCY LLC, A COLORADO LIMITED LIABILITY COMPANY, CC/QUINCY LLC, A COLORADO LIMITED LIABILITY COMPANY, MC/QUINCY LLC, A COLORADO LIMITED LIABILITY COMPANY, KC/QUINCY LLC, A COLORADO LIMITED LIABILITY COMPANY, IH TRUSTS-QUINCY, LLC, A COLORADO LIMITED LIABILITY COMPANY, GC TRUSTS-QUINCY LLC, A COLORADO LIMITED LIABILITY COMPANY, RC TRUSTS-QUINCY LLC, A COLORADO LIMITED LIABILITY COMPANY, A-F INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AT/QUINCY, LLC, A COLORADO LIMITED LIABILITY COMPANY, H.A. QUINCY PARTNERSHIP, A COLORADO GENERAL PARTNERSHIP, SQH RESIDENTIAL INVESTORS, INC., A COLORADO CORPORATION AND KB HOME COLORADO, INC. A COLORADO CORPORATION, BEING THE DEED OF TRUST HOLDERS OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

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

SAID PARCEL CONTAINS AN AREA OF 849,989 SQUARE FEET OR 19.513 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, EASEMENTS, AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF **COPPERLEAF FILING NO. 12** AND DO HEREBY DEDICATE AND CONVEY TO ARAPAHOE COUNTY, COLORADO, AND WARRANTS TITLE TO SAME, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO ARAPAHOE COUNTY, COLORADO, AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED.

EXECUTED THIS _____ DAY OF _____, A.D. 20__.

OWNER:

SQH RESIDENTIAL INVESTORS, INC., A COLORADO CORPORATION

BY: _____
RICHARD A. FRANK, VICE PRESIDENT

NOTARIAL CERTIFICATE

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 20___, BY RICHARD A. FRANK AS VICE PRESIDENT OF SQH RESIDENTIAL INVESTORS, INC., A COLORADO CORPORATION, AN AUTHORIZED SIGNATORY.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ MY COMMISSION EXPIRES _____
ADDRESS

_____
CITY STATE ZIP CODE

OWNER:

SQH RESIDENTIAL INVESTORS, INC., A COLORADO CORPORATION

BY: _____
HARVEY B. ALPERT, PRESIDENT

NOTARIAL CERTIFICATE

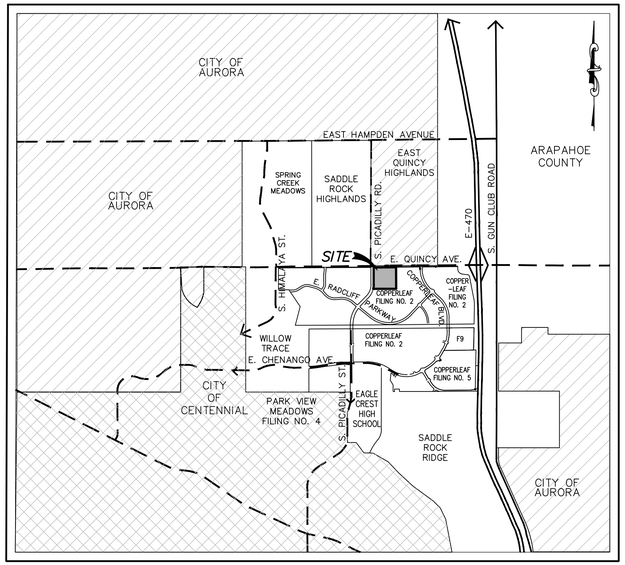
STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 20___, BY HARVEY B. ALPERT AS PRESIDENT OF SQH RESIDENTIAL INVESTORS, INC., A COLORADO CORPORATION, AN AUTHORIZED SIGNATORY.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ MY COMMISSION EXPIRES _____
ADDRESS

_____
CITY STATE ZIP CODE



VICINITY MAP
SCALE: 1" = 3000'

TRACT SUMMARY TABLE

TRACT	USE	AREA ACRES	AREA SQ. FEET	FUTURE MAINTENANCE	FUTURE OWNER
TRACT M1-1	OPEN SPACE, D.E., U.E., LANDSCAPE, P.U.E.	1.392	60,628	HOA	HOA
TRACT M1-2	ACCESS, P.U.E., U.E., D.E.	1.481	64,528	HOA	HOA
TRACT M1-3	OPEN SPACE, D.E., U.E., LANDSCAPE, P.U.E.	0.671	29,233	HOA	HOA
TRACT M1-4	OPEN SPACE, D.E., U.E., LANDSCAPE, P.U.E.	0.213	9,279	HOA	HOA
TRACT M1-5	OPEN SPACE, D.E., U.E., LANDSCAPE, P.U.E.	0.237	10,330	HOA	HOA
TRACT M1-6	ACCESS, P.U.E., U.E., D.E.	0.689	30,032	HOA	HOA
TRACT M1-7	OPEN SPACE, D.E., U.E., LANDSCAPE, P.U.E.	1.289	56,148	HOA	HOA
TRACT M1-8	FUTURE DEVELOPMENT	6.143	267,578	HOA	HOA
	TOTAL	12.115	528,756		

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

HOA = COPPERLEAF HOMEOWNERS ASSOCIATION INC., (THE MASTER HOA)
P.U.E. = PUBLIC USE EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT

EASEMENTS, USE, OWNERSHIP, MAINTENANCE CHART

EASEMENT	USE	EASEMENT GRANTED TO	* SURFACE MAINTENANCE
UTILITY EASEMENT	PUBLIC UTILITY	1	PROPERTY OWNER
DRAINAGE EASEMENT	DRAINAGE	2 & 3	PROPERTY OWNER
SIGHT DISTANCE EASEMENT	PUBLIC SAFETY	3	PROPERTY OWNER

1. UTILITY COMPANIES
2. COPPERLEAF HOMEOWNERS ASSOCIATION INC. (THE MASTER HOA)
3. ARAPAHOE COUNTY

* THE SURFACE OF ALL EASEMENTS ON THIS PLAT IS TO BE MAINTAINED BY THE PROPERTY OWNER, OR ANY SPECIAL DISTRICT WHICH EXPRESSLY ASSUMES SUCH RESPONSIBILITY.

SUBDIVISION DATA TABLE

	TOTALS
GROSS AREA	19.513 ACRES
GROSS DENSITY	6.355 DU / ACRE
NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	124
NUMBER OF TRACTS	8
AREA OF TRACTS	12.115 ACRES
AREA OF STREET RIGHT-OF-WAY	1.110 ACRES
NET AREA	6.288 ACRES
NET DENSITY	19.717 DU / ACRE
MINIMUM SINGLE FAMILY DETACHED RESIDENTIAL LOT AREA	2,070 SQUARE FEET
MAXIMUM SINGLE FAMILY DETACHED RESIDENTIAL LOT AREA	2,688 SQUARE FEET
AVERAGE SINGLE FAMILY DETACHED RESIDENTIAL LOT AREA	2,209 SQUARE FEET

SHEET INDEX

SHEET 1	LEGAL DESCRIPTION, OWNERSHIP, TRACT SUMMARY TABLE, SUBDIVISION DATA TABLE, CERTIFICATES
SHEET 2	HOLDER OF DEED OF TRUST SIGNATURE BLOCKS,
SHEET 3	GENERAL, STANDARD, SPECIFIC NOTES
SHEET 4	OVERALL BOUNDARY AND INDEX SHEET
SHEETS 5-6	FINAL PLAT SHEETS

SURVEYING CERTIFICATE

I, DEREK S. BROWN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

DEREK S. BROWN
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38064
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
8000 S. LINCOLN STREET, SUITE 201
LITTLETON, CO. 80122
(303) 713-1898

COLORADO LICENSED DEREK S. BROWN 38064 DATE PROFESSIONAL LAND SURVEYOR

FOR REVIEW

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S NOTE

THE DIMENSIONS, LOCATIONS AND OTHER INFORMATION REGARDING RECORDED RIGHTS-OF-WAY AND EASEMENTS WERE DERIVED FROM COPIES OF THE ACTUAL RECORDED DOCUMENTS. THE UNDERSIGNED SURVEYOR DID NOT PERSONALLY SEARCH THE PUBLIC RECORDS TO DETERMINE THE RECORDED RIGHTS-OF-WAY AND EASEMENTS AFFECTING THE PROPERTY, BUT INSTEAD RESEARCH WAS OBTAINED FROM LAND TITLE GUARANTEE COMPANY ORDER NO ABC70432860.1-2 DATED AUGUST 14, 2015 AT 5:00 P.M. THE RESEARCH IS BELIEVED BY THE UNDERSIGNED TO BE RELIABLE, COMPLETE AND CORRECT, AND IS NOT CONTRADICTED BY ANY OTHER INFORMATION KNOWN TO THE SURVEYOR. THIS DISCLOSURE IS PROVIDED TO COMPLY WITH 38-51-106, C.R.S. AND FOR NO OTHER PURPOSE.

ATTORNEY CERTIFICATE

I, _____, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, REGISTRATION NO. _____, STATE THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED IN THIS PLAT AND STATE FURTHER THAT, IN MY OPINION, TITLE TO ALL LANDS DESCRIBED IN THIS PLAT IS MERCHANTABLE IN THE OWNER AND IS FREE AND CLEAR OF ALL EASEMENTS, RIGHTS-OF-WAY, COVENANTS, LIENS AND ENCUMBRANCES EXCEPT (a) THOSE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THE PLAT AND (b) THOSE HELD BY OTHER SIGNATORIES TO THIS PLAT. I FURTHER STATE THAT, IN MY OPINION, THE PERSON SIGNING AS OWNER IS AUTHORIZED TO DO SO.

_____
ATTORNEY

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____ A.D. 20__.

CHAIR: _____

ATTEST: _____

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT ___ (A.M./P.M.) ON THE _____ DAY OF _____ A.D., 20__, IN BOOK _____, PAGE _____, MAP _____, RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER

_____

BY _____
DEPUTY

DATE OF SURVEY: 07-17-2015

CASE NO. P15-006

DATE LAST REVISED: 2015-12-15

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 28215-08

COPPERLEAF FILING NO. 12
REPLAT OF
LOT 1, BLOCK 2, COPPERLEAF F2
NORTHWEST QUARTER SECTION 12
TOWNSHIP 5 SOUTH, RANGE 66 WEST 6TH P.M.
ARAPAHOE COUNTY, COLORADO

DATE OF PREPARATION:	2015-08-17
SCALE:	NA

COPPERLEAF FILING NO. 12

FINAL PLAT

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

SHEET 2 OF 6

HOLDER OF DEED OF TRUST:

IH TRUSTS–QUINCY, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
MANAGER

NOTARIAL CERTIFICATE

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, A.D. 20__, BY _____,
AS MANAGER OF IH TRUSTS–QUINCY, LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ MY COMMISSION EXPIRES _____
ADDRESS

_____
CITY STATE ZIP CODE

HOLDER OF DEED OF TRUST:

A–F INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
RICHARD A. FRANK, MANAGER

NOTARIAL CERTIFICATE

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, A.D. 20__, BY RICHARD A. FRANK, AS
MANAGER OF A–F INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ MY COMMISSION EXPIRES _____
ADDRESS

_____
CITY STATE ZIP CODE

HOLDER OF DEED OF TRUST:

MC/QUINCY LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
MARC COOPER, MANAGER

NOTARIAL CERTIFICATE

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, A.D. 20__, BY MARC COOPER, AS
MANAGER OF MC/QUINCY LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ MY COMMISSION EXPIRES _____
ADDRESS

_____
CITY STATE ZIP CODE

HOLDER OF DEED OF TRUST:

H.A. QUINCY PARTNERSHIP, A COLORADO GENERAL PARTNERSHIP

BY: _____
HARVEY B. ALPERT, GENERAL PARTNER

NOTARIAL CERTIFICATE

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, A.D. 20__, BY HARVEY B. ALPERT, AS GENERAL PARTNER OF H.A. QUINCY PARTNERSHIP, A COLORADO GENERAL PARTNERSHIP.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ MY COMMISSION EXPIRES _____
ADDRESS

_____
CITY STATE ZIP CODE

HOLDER OF DEED OF TRUST:

GC TRUSTS–QUINCY LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
MANAGER

NOTARIAL CERTIFICATE

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, A.D. 20__, BY _____,
AS MANAGER OF GC TRUSTS–QUINCY LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ MY COMMISSION EXPIRES _____
ADDRESS

_____
CITY STATE ZIP CODE

HOLDER OF DEED OF TRUST:

MKC REVOCABLE TR./QUINCY LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
ELIZABETH L. COOPER, MANAGER

NOTARIAL CERTIFICATE

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, A.D. 20__, BY ELIZABETH L. COOPER, AS
MANAGER OF MKC REVOCABLE TR./QUINCY LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ MY COMMISSION EXPIRES _____
ADDRESS

_____
CITY STATE ZIP CODE

HOLDER OF DEED OF TRUST:

KC/QUINCY LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
KIMBERLI COOPER–HYLAND, MANAGER

NOTARIAL CERTIFICATE

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, A.D. 20__, BY KIMBERLI COOPER–HYLAND,
AS MANAGER OF KC/QUINCY LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ MY COMMISSION EXPIRES _____
ADDRESS

_____
CITY STATE ZIP CODE

HOLDER OF DEED OF TRUST:

SQH RESIDENTIAL INVESTORS, INC., A COLORADO CORPORATION

BY: _____
RICHARD A. FRANK, VICE PRESIDENT

NOTARIAL CERTIFICATE

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, A.D. 20__, BY RICHARD A. FRANK, AS
VICE PRESIDENT OF SQH RESIDENTIAL INVESTORS, INC., A COLORADO CORPORATION.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ MY COMMISSION EXPIRES _____
ADDRESS

_____
CITY STATE ZIP CODE

HOLDER OF DEED OF TRUST:

RC TRUSTS–QUINCY LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
MANAGER

NOTARIAL CERTIFICATE

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, A.D. 20__, BY _____,
AS MANAGER OF RC TRUSTS–QUINCY LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ MY COMMISSION EXPIRES _____
ADDRESS

_____
CITY STATE ZIP CODE

HOLDER OF DEED OF TRUST:

CC/QUINCY LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
CAMI COOPER, MANAGER

NOTARIAL CERTIFICATE

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, A.D. 20__, BY CAMI COOPER, AS
MANAGER OF CC/QUINCY LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ MY COMMISSION EXPIRES _____
ADDRESS

_____
CITY STATE ZIP CODE

HOLDER OF DEED OF TRUST:

AT/QUINCY, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
ALLAN TENENBAUM, MANAGER

NOTARIAL CERTIFICATE

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, A.D. 20__, BY ALLAN TENENBAUM, AS
MANAGER OF AT/QUINCY, LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ MY COMMISSION EXPIRES _____
ADDRESS

_____
CITY STATE ZIP CODE

HOLDER OF DEED OF TRUST:

KB HOME COLORADO INC., A COLORADO CORPORATION

BY: _____
_____

NOTARIAL CERTIFICATE

STATE OF _____)
) SS.
COUNTY OF _____)

TTHE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME

THIS _____DAY OF _____, A.D. 20__, BY _____ AS

_____

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ MY COMMISSION EXPIRES _____
ADDRESS

_____
CITY STATE ZIP CODE

COLORADO LICENSED DEREK S. BRUNS 37264 DATE PROFESSIONAL LAND SURVEYOR

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

DATE OF SURVEY: 07–17–2015

CASE NO. P15–006

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 28215-08

COPPERLEAF FILING NO. 12
REPLAT OF
LOT 1, BLOCK 2, COPPERLEAF F2
NORTHWEST QUARTER SECTION 12
TOWNSHIP 5 SOUTH, RANGE 66 WEST 6TH P.M.
ARAPAHOE COUNTY, COLORADO

DATE OF PREPARATION:	2015-08-17
SCALE:	NA

SHEET 2 OF 6

COPPERLEAF FILING NO. 12

FINAL PLAT

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

GENERAL NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, COLORADO REVISED STATUTE.

2. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH WAS DETERMINED TO BEAR SOUTH 00°05'47" EAST BY GPS OBSERVATION AND IS MONUMENTED AS SHOWN HEREON.

4. NO OFFSET MONUMENTS WERE SET WITH THIS PLAT.

5. THERE ARE 124 LOTS, AND 8 TRACTS IN COPPERLEAF FILING NO. 12.

6. ALL EASEMENTS LABELED 6' U.E. ALONG REAR LOT LINES OF INTERNAL LOTS WHERE SHOWN UNLESS OTHERWISE NOTED SHALL BE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE LINES, ELECTRICAL LINES, CABLES, CABLE TELEVISION, AND CONDUITS, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

7. THE INSTALLATION AND PLACEMENT OF SURFACE EQUIPMENT ASSOCIATED WITH CABLE, TELEPHONE, GAS, ELECTRIC AND FIBER OPTIC UTILITIES WILL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE DEVELOPER AND/OR PROPERTY OWNER.

8. BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 08005C0213K, DATED DECEMBER 17, 2010, PANEL 213 OF 725 THE SUBJECT PROPERTY LIES WITHIN ZONE X, BEING DEFINED AS "OTHER AREAS ... DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD".

9. ALL LANDSCAPE IMPROVEMENTS AND RELATED APPURTENANCES PLACED WITHIN THE ARAPAHOE COUNTY RIGHTS–OF–WAY MUST BE REVIEWED AND APPROVED BY THE ARAPAHOE COUNTY PUBLIC WORKS AND DEVELOPMENT – ENGINEERING DIVISION.

10. ALL PROPERTY OWNERS ARE REQUIRED TO CONVEY THE DRAINAGE ACROSS THEIR LOT IN ACCORDANCE WITH THE AREA GRADING AND DRAINAGE PLAN. IF A PROPERTY OWNER IMPEDES THE CONVEYANCE OF DRAINAGE ACROSS HIS PROPERTY, ARAPAHOE COUNTY OR THEIR ASSIGNS HAS THE RIGHT TO ENTER HIS PROPERTY AND REMOVE ANY OBSTRUCTIONS AND BILL THE COST OF SAID WORK TO THE OWNER OF SAID LOT, WHICH SHALL BECOME A LIEN AGAINST SUCH LOT, TOGETHER WITH INTEREST AND REASONABLE ATTORNEY FEES.

11. THERE IS A POSSIBILITY OF HIGH SWELL POTENTIAL SOILS WITHIN THE SUBJECT PARCEL. ALL STRUCTURES WILL BE DESIGNED BY QUALIFIED PROFESSIONALS TO ADDRESS THESE CONDITIONS AS REQUIRED BY THE COUNTY BUILDING DEPARTMENT.

12. DRIVEWAYS FOR CORNER LOTS ARE TO BE LOCATED ON THE LOWEST CLASSIFIED STREET AND ARE TO BE SET BACK A MINIMUM OF 25 FEET FROM THE INTERSECTION OF THE PROPERTY LINES.

13. STRUCTURES LOCATED ON THE SOUTH SIDE OF STREETS SHALL BE LOCATED IN SUCH A MANNER TO ALLOW NECESSARY SNOW AND ICE MELT TO OCCUR ALONG THE ADJACENT STREET AND SIDEWALK. ADDITIONAL FRONT SETBACKS MAY BE NECESSARY, DEPENDING ON STRUCTURE HEIGHT.

14. SURFACE ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION. ALL FIRE HYDRANTS ARE TO BE INSTALLED IN CONFORMANCE WITH SECTION 1001.7.1 OF THE UNIFORM FIRE CODE. LANDSCAPING, FENCING, OR ANY OTHER OBSTRUCTION SHALL NOT BE PLACED WITHIN THREE FEET OF A FIRE HYDRANT.

15. DATE OF SURVEY: JULY 17, 2015

16. NO BUILDING PERMITS WILL BE GRANTED FOR ANY LOTS ON THIS FINAL PLAT UNTIL A FINAL DEVELOPMENT PLAN HAS BEEN APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE LOTS ON THIS FINAL PLAT.

17. LOWRY SUPERFUND SITE AND CLEANUP: THE AREA IMMEDIATELY NORTH AND EAST OF THE INTERSECTION OF EAST QUINCY AVENUE AND S. GUN CLUB ROAD (STATE HIGHWAY 30), GENERALLY REFERED TO AS THE LOWRY LANDFILL SUPERFUND SITE, IS UNDERGOING HAZARDOUS WASTE REMEDIATION PURSUANT TO THE RECORD OF DECISION (CLEANUP PLAN) APPROVED BY THE ENVIRONMENTAL PROTECTION AGENCY. REMEDIATION AND SITE MONITORING WILL CONTINUE FOR AN INDEFINITE PERIOD.

18. UNDEVELOPED, UNDETAINED FLOWS DRAINING FROM LOT TO LOT MAY REQUIRE A DRAINAGE EASEMENT TO BE CONVEYED TO ARAPAHOE COUNTY. ANY EASEMENTS THAT MAY BE REQUIRED BY ARAPAHOE COUNTY SHALL BE PROVIDED AT THE TIME OF FINAL DEVELOPMENT PLAN, REPLAT, OR CONVEYANCE OF THE LOT TO A THIRD PARTY, WHICHEVER SHALL OCCUR FIRST.

19. THE LOTS, BLOCKS AND TRACTS COMPRISING THE SUBJECT PROPERTY MAY BE ANNEXED TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COPPERLEAF AS CONTAINED IN INSTRUMENT RECORDED JUNE 28, 2005, UNDER RECEPTION NO. B5095145.

20. THIS PLAT IS SUBJECT TO THE EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF COPPERLEAF FILING NO. 2 RECORDED JULY 25, 2006 UNDER RECEPTION NO. B6106703.

21. ALL EASEMENTS LABELED D.E. WHERE SHOWN UNLESS OTHERWISE NOTED ARE NON–EXCLUSIVE EASEMENTS FOR THE USE OF ACCESSING, MAINTAINING, AND REPAIRING OF STORM WATER MANAGEMENT IMPROVEMENTS.

STANDARD NOTES

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

A. STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT 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.

B. 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.

C. EMERGENCY ACCESS NOTE

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

D. DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE

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

E. DRAINAGE LIABILITY

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

F. LANDSCAPE MAINTENANCE

THE OWNERS OF THIS 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, LANDSCAPE 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.

G. 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.

H. 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.

I. 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.

J. 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.

SPECIFIC NOTES

A. 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 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 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.

B. DRAINAGE

ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING THOSE RECORDED ON JUNE 5, 1997 AT RECEPTION NUMBER A7066570, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

C. PUBLIC USE EASEMENTS

ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S EASEMENT REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

D. 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.

E. AIRPORT INFLUENCE AREA NOTE (EASEMENT/HAZARD EASEMENT)

AN AIR RIGHTS COVENANT AND AVIGATION AGREEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS FINAL PLAT HAVE BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENTS CAN BE FOUND AT RECEPTION NUMBERS B4182079 AND B7017715 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

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

F. REGIONAL TRANSPORTATION IMPROVEMENT FEE (RTIF) AREA

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

G. PRIVATE OPEN SPACE

1. THE PRIVATE PARK SITES AS SHOWN ON THIS PLAT SHALL BE MAINTAINED IN PERPETUITY BY THE ENTITY IN THE TRACT DESIGNATION TABLE. IN ALL CASES MAINTENANCE IS BY AN ENTITY OTHER THAN ARAPAHOE COUNTY.

2. BUILDING PERMITS WILL BE ISSUED FOR ONLY ONE–HALF OF THE LOTS WITHIN ANY SUBDIVISION IMPROVEMENT AGREEMENT (SIA) PHASE UNTIL THE PARK FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN FOR THAT PARTICULAR PHASE.

3. WHEN A PROJECT CONSISTS OF ONE LOT, THE PRIVATE PARK SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY.

H. 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 _____, 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.

COLORADO LICENSED
DEREK S. SPRAGUE
30084
DATE
PROFESSIONAL LAND SURVEYOR

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

DATE OF SURVEY: 07–17–2015

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 28215–08

COPPERLEAF FILING NO. 12
REPLAT OF
LOT 1, BLOCK 2, COPPERLEAF F2
NORTHWEST QUARTER SECTION 12
TOWNSHIP 5 SOUTH, RANGE 66 WEST 6TH P.M.
ARAPAHOE COUNTY, COLORADO

DATE OF PREPARATION:	2015–08–17
SCALE:	NA
SHEET 3 OF 6	

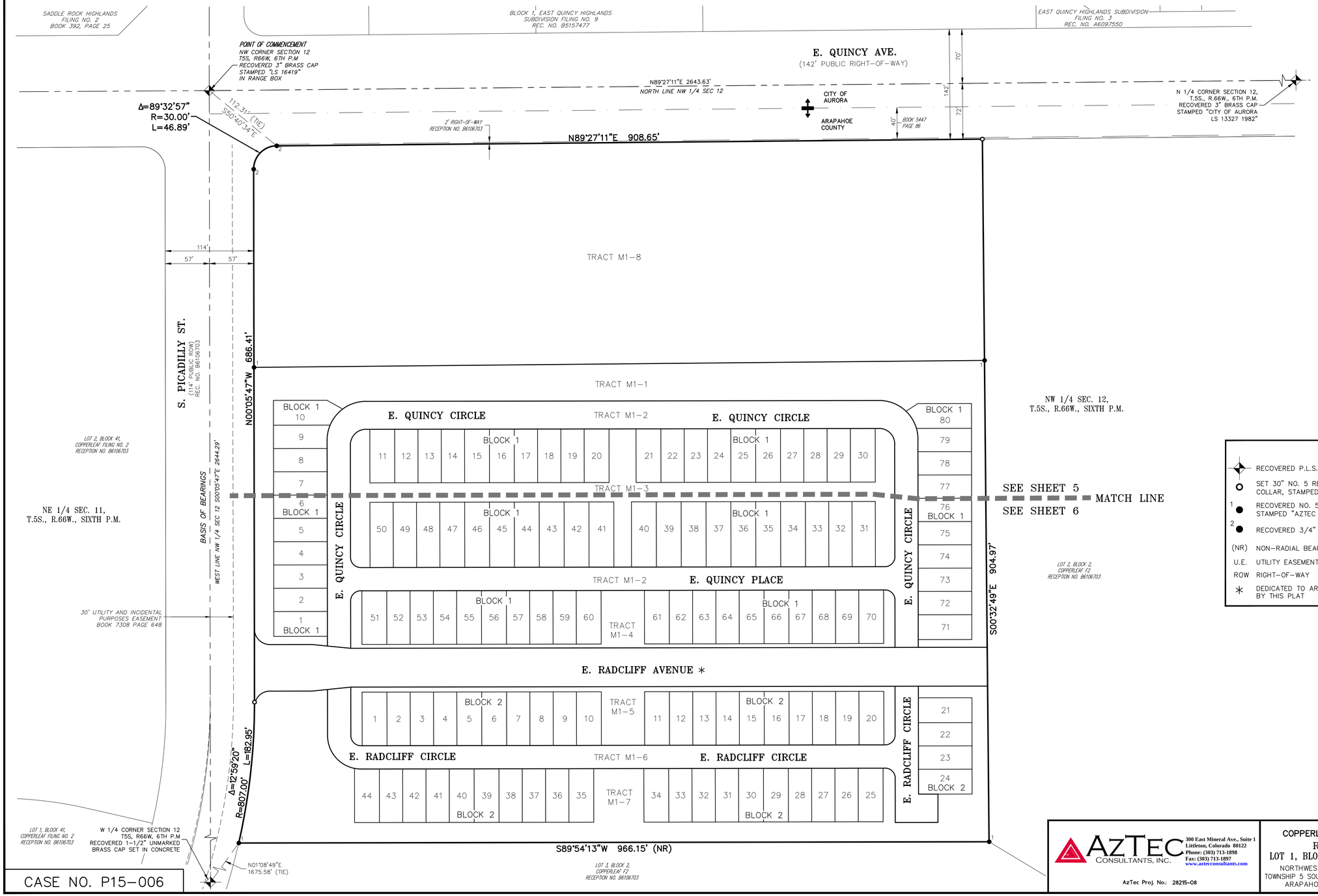
CASE NO. P15–006

COPPERLEAF FILING NO. 12

FINAL PLAT

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

SHEET 4 OF 6



LEGEND

- RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
- SET 30" NO. 5 REBAR W/ ORANGE PLASTIC CAP IN CONCRETE COLLAR, STAMPED "AZTEC PLS 38064 UNLESS OTHERWISE NOTED.
- 1 RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 25645"
- 2 RECOVERED 3/4" BRASS TAG STAMPED "PLS 28286"
- (NR) NON-RADIAL BEARING
- U.E. UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- * DEDICATED TO ARAPAHOE COUNTY FOR RIGHT-OF-WAY PURPOSES BY THIS PLAT

COLORADO LICENSED MARK S. BROWN 38064 DATE PROFESSIONAL LAND SURVEYOR
FOR REVIEW
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

DATE OF SURVEY: 07-17-2015

CASE NO. P15-006

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 28215-08

COPPERLEAF FILING NO. 12 REPLAT OF LOT 1, BLOCK 2, COPPERLEAF F2	DATE OF PREPARATION: 2015-08-17
NORTHWEST QUARTER SECTION 12 TOWNSHIP 5 SOUTH, RANGE 66 WEST 6TH P.M. ARAPAHOE COUNTY, COLORADO	SCALE: 1" = 60'
	SHEET 4 OF 6

COPPERLEAF FILING NO. 12

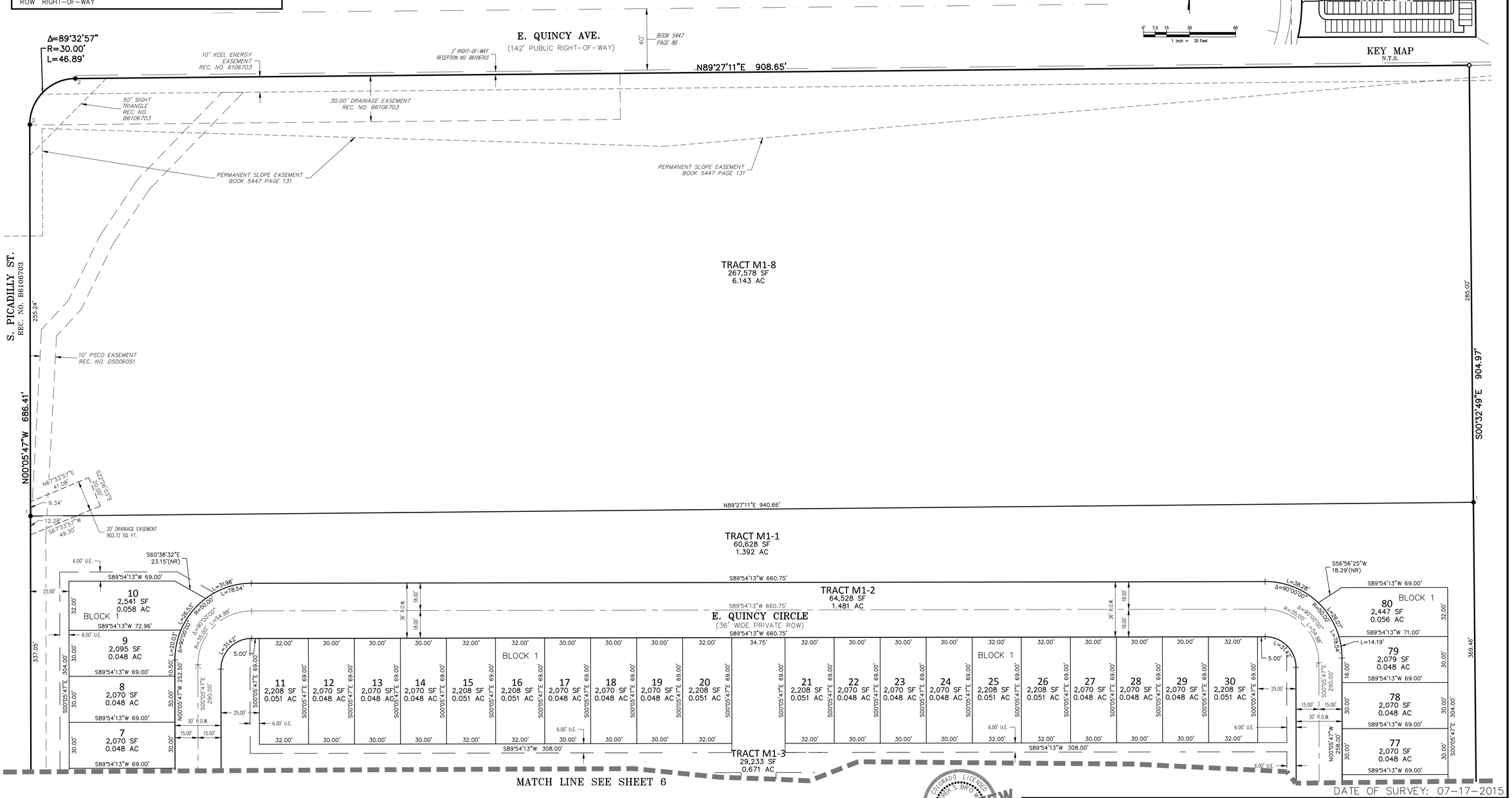
FINAL PLAT

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

SHEET 5 OF 6

LEGEND

- SET 30" NO. 5 REBAR W/ ORANGE PLASTIC CAP IN CONCRETE COLLAR, STAMPED "AZTEC PLS 38064 UNLESS OTHERWISE NOTED.
- 1 RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 25645"
- 2 RECOVERED 3/4" BRASS TAG STAMPED "PLS 28286"
- (NR) NON-RADIAL BEARING
- U.E. UTILITY EASEMENT
- ROW RIGHT-OF-WAY



FOR REVIEW

COLORADO LICENSED
MICHAEL S. BROWN
38064
DATE
PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

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AzTec Proj. No.: 28215-08

COPPERLEAF FILING NO. 12
REPLAT OF
LOT 1, BLOCK 2, COPPERLEAF F2
NORTHWEST QUARTER SECTION 12
TOWNSHIP 5 SOUTH, RANGE 66 WEST 6TH P.M.
ARAPAHOE COUNTY, COLORADO

DATE OF PREPARATION:	2015-08-17
SCALE:	1" = 30'
SHEET 5 OF 6	

CASE NO. P15-006

COPPERLEAF FILING NO. 12

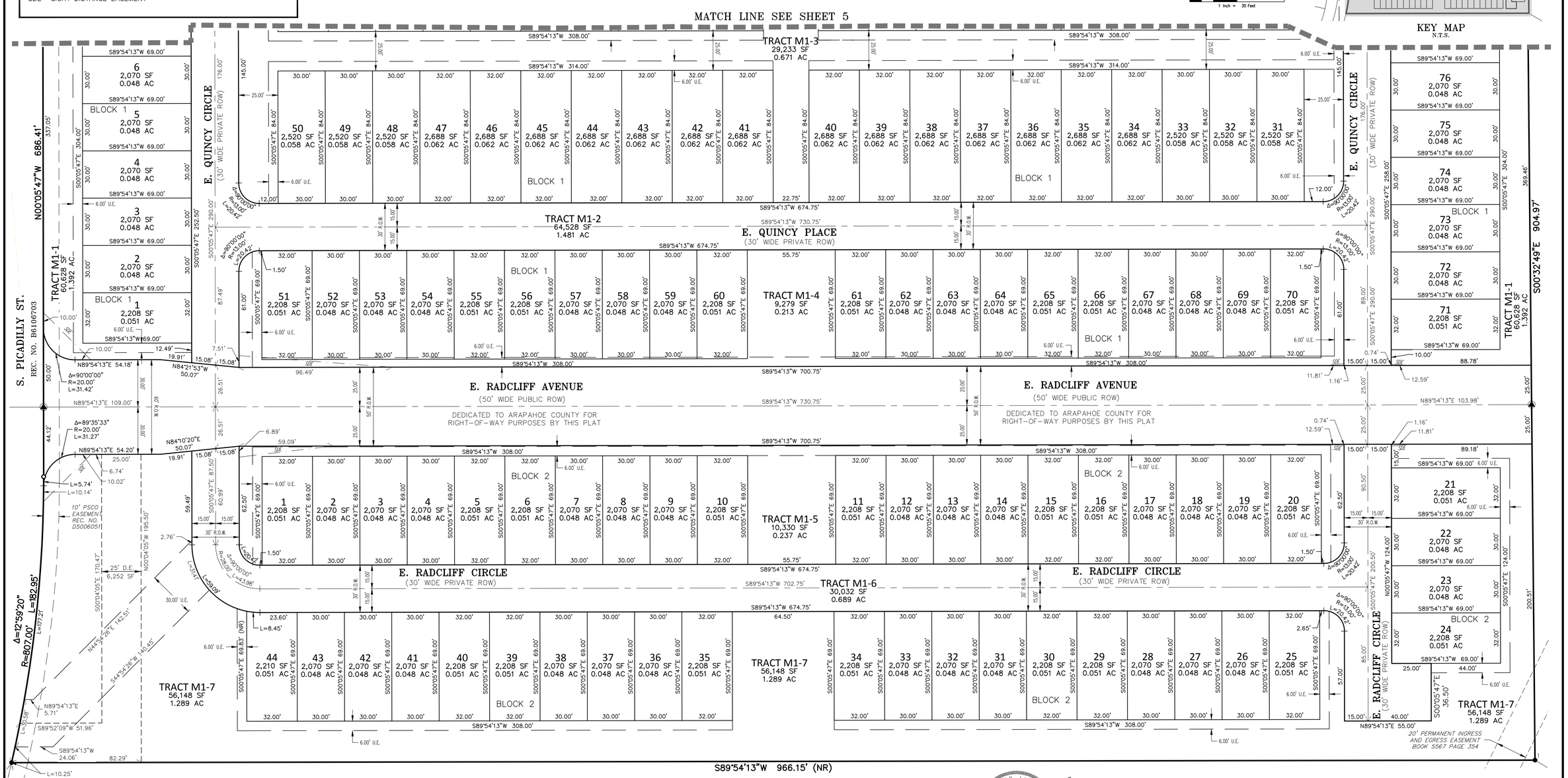
FINAL PLAT

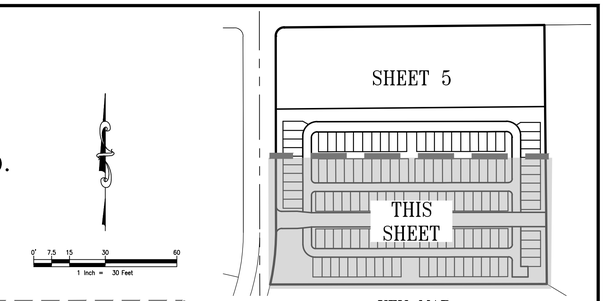
A REPLAT OF LOT 1, BLOCK 2, COPPERLEAF FILING NO. 2,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SHEET 6 OF 6

LEGEND

- ○ SET 30" NO. 5 REBAR W/ ORANGE PLASTIC CAP IN CONCRETE COLLAR, STAMPED "AZTEC PLS 38064 UNLESS OTHERWISE NOTED.
- ▲ DENOTES CENTER LINE CONTROL MONUMENTS TO BE SET AS A REQUIREMENT FOR FINAL ACCEPTANCE OF ROADWAY BY ARAPAHOE COUNTY. RESPONSIBILITY TO ARRANGE SETTING OF CENTER LINE CONTROL MONUMENT RESTS WITH THE DEVELOPER.
- 1 ● RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 25645"
- (NR) NON-RADIAL BEARING
- U.E. UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- SDE SIGHT DISTANCE EASEMENT





KEY MAP
N.T.S.

1 Inch = 30 Feet

LOT 3, BLOCK 2, COPPERLEAF F2 RECEPTION NO. B6106703

FOR REVIEW

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 38064 DATE

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 28215-08

DATE OF SURVEY: 07-17-2015

COPPERLEAF FILING NO. 12 REPLAT OF LOT 1, BLOCK 2, COPPERLEAF F2 NORTHWEST QUARTER SECTION 12 TOWNSHIP 5 SOUTH, RANGE 66 WEST 6TH P.M. ARAPAHOE COUNTY, COLORADO	DATE OF PREPARATION: 2015-08-17
	SCALE: 1" = 30'
	SHEET 6 OF 6

CASE NO. P15-006

ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING of P15-006 and CONSENT AGENDA of P15-007
February 2, 2016
9:30 A.M.

P15-006 – COPPERLEAF FILING NO. 12 Final Plat
P15-007 – COPPERLEAF FILING NO. 12 FDP (on consent / same day)

Bill Skinner, Senior Planner **January 19. 2016**

LOCATION

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

Vicinity Map

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES

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

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

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

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

PROPOSAL

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

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

BACKGROUND

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

There is a concurrent final plat application on file with the County. This final plat (case number P15-006), if approved, would subdivide the property into the lots and tracts shown on the P15-004 FDP being considered by the Board of County Commissioners at this time. Final Plats are not reviewed by the Planning Commission. Final Plats are reviewed and approved by the Board of County Commissioners. Approval of the P15-006 and the P15-007 application shave been conditioned against each other, as approval of both applications is necessary for this proposal to move forward.

DISCUSSION

Analysis of the P15-007 FDP application

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

1. The Comprehensive Plan

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

The ultimate configuration of this area and the exact mixture of single family detached and attached homes is not been finalized at this time, but given the single family detached nature of the home that have been built at Copperleaf to date, the incorporation of some attached single family homes will provide some diversity in housing types. In this regard, this proposal is aligned with the goals of *Policy NH 1.2 – Promote a Diversity of Housing types in Growth Areas*

Countywide and *Policy NH 3.1 – Support New Affordable Housing Opportunities and Retain Existing Affordable Housing in Growth Areas*, as set forth in the Comprehensive Plan.

2. Land Development Code Review

FDP P15-007

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Arapahoe County Planning and Engineering Services Divisions, in unison with affected referral agencies, have evaluated the accessibility of the proposal and have determined that it provides adequate on-site circulation. The sidewalks that are part of the

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

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

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

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

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

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

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

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

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

<u>P15-006 Final Plat Analysis</u>
Section 14-302 of the Land Development Code states that, "A Final Plat may be approved upon the finding by the Board that:"

a. *Provide for a public water supply.*

A will serve letter has been provided by the local water and sanitary services provider which is the East Cherry Creek Valley Water and Sanitation District.

b. Provide for a public sewage disposal system.

A Will Serve letter has been provided by the local water and sanitary services provider which is the East Cherry Creek Valley Water and Sanitation District.

c. Provide evidence to show that all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider, and that the proposed uses of these areas are compatible with such conditions.

There is no indication that there is any soil or topographical conditions that present hazards or require special precautions.

d. Comply with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners.

The proposal complies with County regulations regarding Final Development Plans, and Final Plats.

e. Comply with the Mineral Resource Areas in the Regulation for Areas of Special Interest as adopted in the Arapahoe County Zoning Regulations.

No proposal for mineral recovery has been made as part of these applications.

The County staff has determined that these plat documents meet the applicable technical requirements stated in Section 14-302 (Final Plat) Approval Standards of the Arapahoe County Land Development Code.

3. Local Background Activity

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

4. Referral Comments

Comments received during the referral process are as follows:

Arapahoe County Planning	Comments have been addressed
Arapahoe County Engineering	Comments have been addressed
Arapahoe County Building Dept	No comment
Arapahoe County Mapping	Comments have been addressed
Arapahoe County Open Space	No comment
Arapahoe County Zoning	Comments have been addressed
Arapahoe County Assessor- Residential	No comment
Arapahoe County Sheriff / Crime Prevention	No response
Architectural Review Committee (Copperleaf)	No response
Arapahoe County Library	Requests a share of monies collected in lieu
City of Centennial	No response

City of Aurora	No response
U S Post Office	No response
Arapahoe Park & Rec Dist	No response
Cherry Creek Schools Dist 5	No response
Cunningham Fire Protection District	Technical direction in an attached letter
Tri-County Health	No response
Conservation District	No response
CDOT / State Highway Dept	No response
E-470 Authority	All new development is subject to 470 expansion fees, 470 authority is not responsible for noise mitigation
RTD	No response
CenturyLink	No response
XCEL Energy	No response
Colorado Division of Water Resources State Engineer	A water plan will have to be provided. (The applicant has a will serve letter from the water/san district, but will coordinate with CDoWR directly)
SEMSWA	Comments are being addressed
Urban Drainage	No response
Saddlerock Highlands HOA	No response
Copperleaf HOA	No response

STAFF FINDINGS FOR P15-007 FDP

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

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

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

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

PLANNING COMMISSION RECOMMENDATION FOR P15-007 FDP

The Planning Commission heard the P15-007 FDP application on January 5, 2015. The PC forwarded a recommendation for approval on a vote of 4 yes, 2 no, and 1 absent. The 2 dissenting Planning Commissioners expressed concerns about the amount and distribution of guest parking and ADA accessible parking spaces.

STAFF RECOMMENDATION FOR P15-007 FDP

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

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

2. Approval of the Copperleaf # 12 P15-007 FDP is conditioned on the approval of the concurrent Copperleaf #12 P15-006 final plat application.

DRAFT MOTIONS FOR P15-007 FDP

The P15-007 FDP application is on the February 2 consent agenda, and as such draft motions for that application are not a part of this report. See the Board Summary Report for P15-007 for draft motions language associated with that approval action.

STAFF FINDINGS FOR P15-006 Final Plat

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

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

2. The proposed Final Plat complies with the process and review criteria outlined in Chapter 14-300 Final Plat of the LDC.

PLANNING COMMISSION RECOMMENDATION FOR P15-006 Final Plat

The Planning Commission does not hear Final Plats. There is no Planning Commission recommendation for P15-006.

STAFF RECOMMENDATION FOR P15-006 Final Plat

Considering the findings and other information provided herein, staff recommends approval of Case No. P15-006, Copperleaf No. 12 Final Plat subject to the following conditions:

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

2. Approval of the Copperleaf #12 P15-006 final plat is conditioned on the approval of the concurrent Copperleaf #12 P15-007 FDP application.

(staff report continues with draft motions for P15-006 on next page)

DRAFT MOTIONS FOR P15-006 Final Plat

Approval Conditionally:
(This motion is consistent with the staff recommendation): In the case of P15-006, Copperleaf No. 12 Final Plat, the Board of County Commissioners have read the staff report and received testimony at the public hearing and find ourselves in agreement with the staff findings, including all plans and attachments as set forth in the staff report dated January 19, 2016 and approve this application, subject to the following conditions:

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

2. Approval of the Copperleaf #12 P15-006 final plat is conditioned on the approval of the concurrent Copperleaf #12 P15-007 FDP application.

Deny:
(This motion is not consistent with the staff recommendation): In the case of P15-006, Copperleaf No. 12 Final Plat, the Board of County Commissions have read the staff report dated January 19, 2015 and received testimony. Based on the information presented and considered during a public hearing, we deny this application based on the following findings:

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

b. *…*

Continue to Date Certain:
In the case of P15-006 – Copperleaf No. 12 Final Plat, I move to continue the hearing to [*date*], 9:30 a.m., to obtain additional information and to further consider the information presented.

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

Arapahoe County
Colorado's First

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

Land Development Application Formal

Form must be complete

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

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

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

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

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

CASE TYPE

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

THIS SECTION FOR OFFICE USE ONLY

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

RECEIVED
SEP 21 2015
ARAPAHOE COUNTY
PLANNING DIVISION

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

September 4, 2015

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

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

Dear Public Works and Development:

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

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

Project Detail:

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

2. 9.3 Units per Acre

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

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

5. Compatible with surrounding neighborhoods

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

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

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

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

Very Sincerely,

Paul McMahon, PLA
Valerian llc.

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

Board of County Commissioner's Summary Report

Date: January 20, 2016

To: Arapahoe County Board of County Commissioners

Through: Bill Skinner, Planner
Planning Division

Through: Chuck Haskins, PE
Engineering Services Division, Manager

From: Spencer M. Smith, PE
Engineering Services Division

Case name: P15-006 – Copperleaf #12 – Final Plat
P15-007 – Copperleaf #12 – Final Development Plan

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

Engineering Services Staff has reviewed the land use applications and has the following findings and comments:

1. The proposed residential development accesses S. Picadilly St. on the west and will connect to future development to the east (that will ultimately connect through to Copperleaf Blvd.). S. Picadilly St. Right-of-Way improvements will include a 10' detached sidewalk from the intersection of E. Quincy Ave. and S. Picadilly St. to the intersection of E. Radcliff Pkwy. and S. Picadilly St.

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

   The applicant has also requested a variance from the standard County private roadway section (36' tract, 26' EOP-EOP, 2-10' drive lanes, 8' parking lane on one side, curb and gutter and sidewalk on one side). The modified private roadway section is similar to what had been approved for previous Parkside Villas projects within the County. For E. Radcliff Cir., E. Quincy Cir. And E. Quincy Pl., the applicant is proposing a 30' tract, 26' EOP-EOP, 2-13' drive

lanes, no curb and gutter or sidewalk, no parking lane and an inverted crown section. County Engineering staff has told the applicant that the same private roadway section would be approved for this project, but that a variance request would still need to be submitted for approval by the TRC.

The roadways (both private and public) will require pavement designs approved by the County. The applicant will be required to submit these designs for approval prior to roadway paving.

2. This parcel is in the East Cherry Creek Valley Water and Wastewater District (ECCV). ECCV must approve the water and sanitary sewer plan prior to the County's final approval of the construction documents.
3. This parcel is in the Unnamed Creek drainage basin and is tributary to an existing regional water quality pond (Picadilly Water Quality Pond), which outlets to an existing regional detention pond (Picadilly Detention Pond).
4. The off-site infrastructure improvements associated with the project (10' sidewalk along Picadilly) will be included with the proposed Construction Documents for the Copperleaf #12 Final Development Plan (County Case #P15-007).
5. This development requires a Subdivision Improvement Agreement (SIA) to guarantee the public improvements related to the proposed residential development. The SIA will be processed with the final development application. The public improvements generally include the on-site drainage facilities, public roadways, site access improvements and offsite sidewalk connections to the north and south of the residential development.
6. This development requires a Landscape Agreement (LA) to guarantee the public landscaping and irrigation improvements related to this development. The LA will be processed prior to commencing construction of the public landscaping and irrigation improvements associated with the residential development.
7. This parcel is in the Regional Transportation Improvement Fee District (RTIF). The fee is assessed and collected by the Building Division with the issuance of building permits.

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

1. Applicant addresses all Arapahoe County Engineering Services Division comments.
2. Applicant obtains GESC and ROW Access permits from Arapahoe County.
3. Applicant obtains all necessary outside agency approvals from fire district, water and sanitary sewer provider, etc.
4. Applicant enters into an SIA and LA and provides collateral to the County for all public improvements associated with the project.

Response To Comments

12/15/2015

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

From: Paul McMahon, Valerian llc.

Project: Copperleaf Filing 12

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

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

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

Engineering Services Division - Staff Report

GENERAL INFORMATION

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

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

FINAL DEVELOPMENT PLANS

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

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

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

REPLAT

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

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

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

CONSTRUCTION DOCUMENTS

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

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

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

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

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

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

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

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

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

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

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

18. Please see redlines for additional comments.

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

PHASE III DRAINAGE REPORT

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

ENGINEER'S COST ESTIMATE

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

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

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

Referral Agency Comments – Letters Provided via County Staff

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

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

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

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

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

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

Bill,

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

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

E-470 Public Highway Authority has no comments.

Regards,

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

COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

November 23, 2015

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

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

Dear Mr. Skinner:

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

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

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

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

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

cc: Subdivision File #23736

CUNNINGHAM FIRE PROTECTION DISTRICT

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

External Referral Comment

November 25, 2015

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

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

Mr. Skinner:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

e) Construction plans requires a separate plan submittal

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

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

Sincerely,

Tyler Everitt
Deputy Fire Marshal

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

Planning Division

Phase II Referral Routing

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

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

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

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