ARAPAHOE COUNTY
COLORADO'S FIRST

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

REGULAR MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION TUESDAY, JUNE 7, 2016 @ 6:30 P.M.

REGULAR ITEMS

ITEM 1: *(Click here to view packet)*	**F16-001, STRASBURG STATION / COMPREHENSIVE PLAN AMENDMENT**		
LOCATION:	Between the south side of Colfax St and north of RR ROW from Wagner to approximately 54000 E Colfax, Strasburg.	**VOTE:**	
ACREAGE:	131 acres		**IN FAVOR**
EXISTING ZONING:	Z02-008, Multi Use		**OPPOSED**
PROPOSED USE:	Add text "residential"to Low Intensity Mixed Use Category		**ABSENT**
APPLICANT:	Fairfield and Woods, representing the Pauls Development East, LLC		**ABSTAIN**
CASE MANAGERS:	Planner, Julio Iturreria		
REQUEST:	Add new text to the existing Low Intensity Mixed Use Category	☐ **CONTINUED TO:**	
MOTION SUMMARY:		**Date:** _____	
ITEM 2: *(Click here to view packet)*	**P16-002, ILIFF AVENUE TOWNHOMES / FINAL DEVELOPMENT PLAN (FDP)**		
LOCATION:	East of Wabash St & Iliff Ave	**VOTE:**	
ACREAGE:	3.5 Acres		**IN FAVOR**
EXISTING ZONING:	MU PUD		**OPPOSED**
PROPOSED USE:	Multi-Family		**ABSENT**
APPLICANT:	Alpert Development, Inc.		**ABSTAIN**
CASE MANAGERS:	Planner, Sherman Feher; Engineer, Sue Liu		
REQUEST:	To recommend approval of the FDP	☐ **CONTINUED TO:**	
MOTION SUMMARY:		**Date:** _____	
ITEM 3: *(Click here to view packet)*	**P16-006, INVERNESS SUBDIVISION #57 / L3 / [VALLAGIO RETAIL] / FINAL DEVELOPMENT PLAN (FDP)**		
LOCATION:	SE of I-25 and E Dry Creek Road – In Vallagio Retail Center	**VOTE:**	
ACREAGE:	1.03 Acres		**IN FAVOR**
EXISTING ZONING:	MU-PUD		**OPPOSED**
PROPOSED USE:	MU-PUD / Medical Office		**ABSENT**
APPLICANT:	Horvat Architects, on behalf of the property owner, Vallagio Medical Holdings, LLC		**ABSTAIN**
CASE MANAGERS:	Planner, Bill Skinner; Engineer, Sue Liu		
REQUEST:	To recommend approval of an FDP	☐ **CONTINUED TO:**	
MOTION SUMMARY:		**Date:** _____	
ITEM 4: *(Click here to view packet)*	**P16-003, INVERNESS SUBDIVISION #22 / L1 / 4TH FINAL DEVELOPMENT PLAN (FDP) AMENDMENT**		
LOCATION:	SE of I-25 and E Dry Creek Road @ Inverness 161	**VOTE:**	
ACREAGE:	N/A		**IN FAVOR**
EXISTING ZONING:	MU-PUD		**OPPOSED**
PROPOSED USE:	MU-PUD with a new logo sign		**ABSENT**
APPLICANT:	Persona, on behalf of the property owner, Ax Inverness LP		**ABSTAIN**
CASE MANAGERS:	Planner, Bill Skinner; Engineer, Spencer Smith		
REQUEST:	To recommend approval to amend an existing FDP to accommodate a new logo sign	☐ **CONTINUED TO:**	
MOTION SUMMARY:		**Date:** _____	

ANNOUNCEMENTS:

- **The next Planning Commission meeting is scheduled for June 14, 2016.**
- **Planning Commission agendas, Board of County Commissioner agendas, and other important Arapahoe County information may be viewed online at www.arapahoegov.com or you may contact the Planning Division at 720-874-6650.**

PLANNING COMMISSION MEMBERS:

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

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

ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING at 6954 S Lima Street,
Suite B, Arapahoe Room
June 7, 2016
6:30 P.M.

CASE # F16-001, COMPREHENSIVE PLAN AMENDMENT FOR THE STRASBURG SUBAREA PLAN TO CHANGE THE DEFINITION OF LOW INTENSITY MIXED USE TO INCLUDE RESIDENTIAL USES.

Julio Iturreria/Long Range Planning Program Manager
Larry Mugler/Planner of Demographics and Analysis

May 27, 2016

PROPOSAL

The applicant, Fairfield and Woods, representing the Pauls Development East, LLC, the owner of 29 acres within the existing 131 acres of Low Intensity Mixed-Use Land Use Category is requesting an addition to the definition of Low Intensity Mixed-Use Category of residential uses and this action, if approved, would cover the entire 131 acres as an amendment to the Strasburg Subarea Plan. This request is being considered as a major plan amendment request under the provisions of Chapter V of the Arapahoe County Comprehensive Plan.

LOCATION

The subject property is generally located between the south side of Colfax Street and north of the Railroad ROW from Wagner Street to approximately 54000 E Colfax Ave within the community of Strasburg, Colorado. The property is 131 acres and is designated as Low Intensity Mixed Use as shown on page 8 of the Strasburg Subarea Plan within unincorporated Arapahoe County. The Strasburg SubArea Plan is located on the Arapahoe County web-site, http://www.arapahoegov.com/index.aspx?NID=1456.

STAFF RECOMMENDATION

Staff recommends **Approval with changes** for F16-001 based on the findings, outlined in this report.

BACKGROUND INFORMATION

The Adams County and Arapahoe County Strasburg SubArea Plan was adopted in May 14, 2002. This joint effort by the two Planning Departments made a conscious effort to create a comprehensive plan for the community of Strasburg which is divided between Adams County and Arapahoe County by Colfax Ave. Both Planning Commissions participated on this subarea plan.

Since this request is within unincorporated Arapahoe County and this is the first amendment in approximately fourteen (14) years, it appears that change is the significant issue. Further, on page 7 of the SubArea Plan under the second policy, the policy states "Policy: If residential market conditions change, Arapahoe County may look at the possibility of adding residential land use to the 'Low

Intensity Mixed Use' category in the next 3 to 5 years." The applicant is justifying the change in market to warrant this request. However, the referral comments from Adams County dated April 7, 2016, reflect a better option for amending the **Land Use Category** of Low Intensity Mixed Use by adding to **Characteristics and Uses** the following language "*mix of residential uses or multifamily*" and add to the **Purpose**, "*and diversify housing stock*" to the definition of this category located on Page 15 of the Strasburg SubArea Plan.

Land Use Category	Characteristics and Uses	Purpose
Low Intensity Mixed Use	Light industrial, office, retail and a mix of residential uses or multifamily in either planned unit development or straight zoning request	Attract businesses and employment opportunities and diversify housing stock

If the Planning Commission approves the above changes, the second policy to HOUSING, indicating that residential land use may be considered as an amendment in response to residential market conditions, should be deleted from the Strasburg Subarea Plan (staff will relocate to an archives appendix as a completed strategy).

DISCUSSION

Arapahoe County is not aware of any amendments to the Strasburg SubArea Plan within unincorporated Adams County of Strasburg. Staff believes this to be the first amendment in fourteen (14) years for the SubArea Plan in either jurisdiction.

The action taken by the Arapahoe County Planning Commission would be a **legislative action** for the entire area under the definition of Low Intensity Mixed Use which is totally within Arapahoe County's jurisdiction.

The basis for the legislative action is granted to the Planning Commission by Colorado State Statues for Comprehensive Plans and is significantly different from a quasi-judicial action in that the legislative action changes deal with an area and quasi-judicial actions deal with a specific lot of record.

The Arapahoe County Comprehensive Plan, *Chapter V: Implementation Approach - Plan Revisions and Amendments*, states:

> *The Arapahoe County Planning Commission, either on its own or at the request of members of the community, the Board of County Commissioners, or the Planning Division, may initiate either major or administrative amendments which affect the Land Use Plan map, the goals, objectives, and policies of the Complan or any subarea plans.*
> *Major amendments have a significant effect on the intent of the goals, objectives, policies, and maps of the Complan. Examples of these are as follows:*
> - *A comprehensive update of the Comp Plan conducted approximately every ten years.*
> - *The preparation of additional or more specific elements of the Complan or subarea plans.*
> - *The revision of elements or portions thereof (including maps) as new information becomes available.*

The applicant's updated letter of intent and analysis, dated January 29, 2016, outlines the request, proposes language for the amendment, and provides the applicant's justification for the change in detail. This applicant's package is an attachment to this staff report. Staff has recommended substitute language recommended by Adams County, as this accomplishes the applicant's request, but provides greater clarity.

REFERRALS

Arapahoe County Current Planning	Current Planning staff participated in discussions leading to the staff recommendation.
Arapahoe County Sheriff	No significant concerns. (Email attached)
Arapahoe County Assessor	County Assessor state that she has no issues with this request in attached letter dated February 23, 2016.
Arapahoe County Open Space	See attached letter.
Arapahoe Library District	No Comment
Adams County Planning	A comment to revise the language to a flexible land use category for residential to include multi-family, dated April 7, 2016 and attached
Tri-County Health Dept.	See letter dated March 24, 2016
Fire District	No Comment on the Comprehensive Plan amendment/ letter of intent
IREA	No Comment statement sent.
REAP	Letter of Support, dated March 2, 2016
School District	See letter from David Strohbus, Director of Planning and Interagency Relations, dated February 29, 2016 (attached)

PLANNING COMMISSION'S REVIEW OF THIS REQUEST: This application is a **legislative action**, since the request would change the portion of the Subarea Plan Map to support an additional land use. Consistent with the Arapahoe County plan amendment process, the Planning Commission shall evaluate the proposed amendment, referral comments, staff report, and public testimony, and take one of the following actions:

- Approve the request as submitted by the applicant.
- Approve the request with changes or conditions.
- Table the request for further study.
- Continue action on the request to a date and time certain in order to obtain more information and to take additional public testimony or to further consider information already presented.
- Deny the request.

STAFF FINDINGS

1. The Strasburg Subarea Plan has not been officially changed since May 14, 2002. However a reference was made in the original plan to entertain a change to the definition to add residential in the "next 3 to 5 years" as the second policy for **Housing** located on page 7 of the plan.
2. The proposed requested change by the applicant shows that the market may be ready for the residential to be introduced to the definition as shown on Page 15.
3. Based upon the referral given by Adams County, Arapahoe County sees that the definition needs to accommodate residential and multi-family, giving **Low Intensity Mixed Use** a greater diversity in the **Land Use Category**.

STAFF RECOMMENDATION

Staff recommends **Approval** of Case Number F16-001 with a change to use the Adams County suggested language to accomplish the applicant's request, but provide greater clarity. This recommendation is based on the findings and conditions outlined in this report.

DRAFT MOTIONS

Motion for Approval: *This motion is consistent with the Staff Recommendation and Findings.*

In the case of F16-001 – Strasburg Subarea Plan amendment to modify the definition of Low Intensity Mixed use, the Planning Commission has read the staff report dated May 27, 2016, and has considered additional information presented during the public hearing. The Planning Commission agrees with the staff findings and recommendation that this is an appropriate change and approval is warranted using the language recommended by Adams County. The Planning Commission **approves** the change to:

- the Characteristics and Uses of Low Intensity Mixed Use on page 15 to read, "Light industrial, office, retail and a mix of residential uses or multifamily in either planned unit development or straight zoning request;"
- the Purpose of Low Intensity Mixed Use on page 15 to read, "Attract businesses and employment opportunities and diversify housing stock;" and
- delete the sentence on the top of page 7 that reads "Policy: If residential market conditions change, Arapahoe County may look at the possibility of adding residential land use to the "Low Intensity Mixed Use" category in the next 3 to 5 years," based on the findings outlined in the staff report dated May 27, 2016.

Motion for Denial:

In the case of Case F16-001– Comprehensive plan, Strasburg Subarea Plan Amendment, the Planning Commission disagrees with the staff recommendations and findings and denies the requested plan amendment for the Strasburg Subarea Plan.

Motion to Continue:

In the case of Case F16-001– Comprehensive plan, Strasburg Subarea Plan Amendment, I move to **continue** the **[public hearing for] [action on]** this item to **[Date, 2016]**, date certain, 6:30 p.m., at this same location, **[to obtain additional information] [to further consider information presented during the public hearing]**.

Attachments:

- Applicant's application and updated letter of intent and analysis, dated January 29, 2016
- Referral and comment letters

STATE OF COLORADO

Traffic & Safety
Region 1
2000 South Holly Street
Denver, Colorado 80222

COLORADO
Department of Transportation

Project Name: **Strasburg Sub-Area Plan Amendment**

Print Date: 3/11/2016

Highway: 036

Mile Marker:

Permits Comments:

CDOT has no objection to the proposed change to the Strasburg Plan to include residential uses among the uses that are allowed in the "Low Intensity Mixed-use" land use category. CDOT offers the following comments regarding this site, since any development will need access to Hwy 36 (Colfax) and development may impact the interchange at I-70:

- **CDOT will want to review all site plans and plats for land the abuts the State Highway.**
- **State Highway Access Permits will be required for any access to State Highways.**
- **A traffic study will be required with the access permits. Auxiliary lanes on Hwy 36 will most likely be required, including a right turn lane deceleration lane and a left turn deceleration lane and taper, but we have to see the traffic study to make the determination on what lanes will be required.**
- **The traffic study needs to include the I-70 interchange as part of the traffic analysis for all time line scenarios.**
- **Any development will require a drainage study to ensure there is no impact to State Highways in the area.**
- **CDOT is not responsible to mitigate noise associated with transportation operation and maintenance activities.**
-

3-11-16 MC

March 24, 2016

Julio Iturreria
Arapahoe County Planning Division
6924 S Lima St
Centennial CO 80112

RE: Proposed Comp Plan Amendment to the Strasburg Sub-Area Plan
Case No. F16-001
TCHD No. 3822

Dear Mr. Iturreria:

Thank you for the opportunity to review and comment on the proposed amendment to the Strasburg Sub-Area Plan to amend the text of the plan to include residential uses in the Low Intensity Mixed Use land use category. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and has the following comments.

Wastewater and Water Provision
It is TCHD's understanding that the subject property may not be within the boundaries of an existing water and sanitation district. TCHD supports the consideration of water and wastewater provision early in the land development process to ensure that the proposed land use can be adequately served.

Noise Considerations
The subject property is within close proximity of an existing railroad. The proposed development may be subjected to elevated noise levels from the existing railroad. A noise analysis should be conducted to evaluate this potential impact on the proposed residential use. TCHD recommends early consideration of potential noise impacts and the development of appropriate mitigation measures if necessary.

Please feel free to contact me at (720) 200-1571 or slynch@tchd.org if you have any questions.

Sincerely,

Sheila Lynch
Land Use Program Coordinator

CC: Steve Chevalier, TCHD

Julio,

Open Spaces has no comments at this time.

Thank you!

Ray Winn

Open Spaces Planner

Arapahoe County Open Spaces

6934 S. Lima Street, Suite A, Centennial, CO 80112

Office: 720-874-6551

rwinn@arapahoegov.com

Abel Montoya
Director

Office of Long Range Strategic Planning
4430 South Adams County Parkway
3rd Floor, Suite W3000
Brighton, CO 80601

To: Julio Iturreria, Long Range Planning Manager

From: Rachel Bacon, AICP, Senior Long Range Planning Strategist and Abel Montoya, Director, Office of Long Range Strategic Planning

Subject: Comment on Amendment to the Strasburg Plan, RE: Land Use Category Low Intensity Mixed Use

Date: April 7, 2016

After reviewing the plan amendment request, staff from the Adams County Office of Long Range Strategic Planning (OLRSP) support the inclusion of residential uses in the Strasburg Plan's Low Intensity Mixed Use zone category to allow for a diversity of housing stock, in support of the Housing Goal on page 6: "New housing should be high quality, **be offered in a variety of price ranges and types**, and contribute to the small town, rural character" [emphasis added].

OLRSP staff recommends the language be amended in the Land Use Category table as shown in blue below. After reviewing the proposed zone revisions as provided to staff on March 31, 2016, staff prepared modest revisions, as shown on the subsequent page, to address a concern that single family residential would be allowed under straight zoning requests as written in the proposed revision. This would not support a variety of price ranges and housing types. Additionally, the intent of mixed use zones is to foster a live/work/play environment, and low density housing not only does not foster this environment, it may negatively impact subsequent requests for higher densities or use intensities in the area.

In instances of horizontal mixed use, single family may be appropriate if buffered by a transition to higher densities within the site. As such, OLRSP staff propose the zone require a mix of residential uses or multifamily. A second option may be to condition or restrict the addition of residential uses under PUD zoning to allow for greater consideration of transitions and densities supporting the live/work/play environment. Overall, staff believes if low-density residential as a single use is desired, a map amendment to residential would be the appropriate request.

----------Board of County Commissioners----------

Eva J. Henry District 1 | Charles "Chaz" Tedesco District 2 | Erik Hansen District 3 | Steve O'Dorisio District 4 | Jan Pawlowski District 5

Eastern Adams County Metropolitan District

March 1, 2016

Via: Surface Mail

Julio G Iturreria, Long Range Planning Manager
Public Works and Development
Arapahoe County
6924 South Lima Street
Centennial, Colorado 80112-3853

RE: F16-001: Strasburg Subarea Plan: Request for change within the Land Use Category of Low Intensity Mixed Use
Case No. F16-001, Strasburg Station / Comp Plan Amendment

Dear Mr. Iturreria:

I am writing on behalf of Eastern Adams County Metropolitan District ("EACMD") to support the Pauls Development East, LLC ("PDE") application to amend the Strasburg Subarea Plan to include residential uses among the allowable uses in the "Low Intensity Mixed-Use category. EACMD has, under separate cover, submitted Will Serve letters to Arapahoe County regarding the proposed Pauls Development East, LLC project. EACMD hereby reaffirms its commitment to provide potable water and sanitary sewer service to said project.

We trust this meets your needs and are hopeful that Arapahoe County will favorably consider this application.

Sincerely,

Eastern Adams County Metropolitan District
Mike Serra III, Authorized Signatory

Pc: Eastern Adams County Metropolitan District Board Members
Brad Pauls, PaulsCorp, LLC
Todd Messenger, Fairfield and Wood
File

100 Saint Paul Street, Suite 300 – Denver, Colorado 80206 – Phone 303.371.9000 – Fax 303.371.1405

The Association has no comments at this time.

Respectfully

Brooks Kaufman

Lands and Rights-of-Way Director

Intermountain Rural Electric Association

5496 N U.S. Hwy 85

P.O. DRAWER A

Sedalia, CO 80135

Office (303) 688-3100 ext 5493

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Fax (720) 733-5868

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bkaufman@irea.coop

P please consider the environment before printing

Regional Economic Advancement Partnership
P.O. Box 711
Strasburg, CO 80136
303 410-9122
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www.I-70reap.com
www.ColoradoHighPlainsAdventure.com

March 2, 2016

Watkins
•
Bennett
•
Strasburg
•
Byers
•
Deer Trail
•
Aurora
•
Adams County
•
Arapahoe County
•
Front Range Airport

Julio G. Iturreria
Long Range Planning Manager
Arapahoe County Public Works and Development
Planning Division
6924 South Lima Street
Centennial, Colorado 80122-3853

Re: F16-001

Dear Julio;

Reap supports the Request for change, to include residential uses, within the Land Use Category of Low Intensity Mixed Use, in the Strasburg Subarea Plan. We understand this request is being made by Pauls Development in order to build their project, Strasburg Station.

New housing is needed in Strasburg and the I-70 corridor to build and sustain the local economy.

In 2011, Economic & Planning Systems, Inc. identified the need for over 15,000 new housing units in the I-70 corridor. This report was funded by both Arapahoe and Adams Counties. It became, and remains a cornerstone of Reap and other promotional efforts for the area.

On July 9, 2015, Brad Pauls outlined the plans for Strasburg Station at a Reap meeting with 44 community leaders in attendance. The audience included large & small businesses including retail, ranchers, bankers, realtors, utilities, state & local officials, health care, conservation groups, land use planners and engineers. The Strasburg Station proposal was well received by the group.

Reap strongly encourages Arapahoe County to approve this request. Thank you for your consideration.

Sincerely,

Gary Duke
Chairman

Jack Keever
Executive Director

REAP Mission Statement
Stimulate private investment in order to increase opportunities for employment, expand the tax base, broaden the economy and generally improve the quality of life of our citizens.

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

APPLICANT/REPRESENTATIVE: Fairfield and Woods, P.C. (representative)	**ADDRESS:** Fairfield and Woods, P.C. 1801 California St., Ste. 2600 Denver, CO 80202 **PHONE:** (303) 830-2400 **FAX:** (303) 830-1033 **EMAIL:** tmessenger@fwlaw.com	**SIGNATURE:** **NAME:** Todd G. Messenger, Esq. **TITLE:** Attorney
OWNER(S) OF RECORD: Pauls Development East, LLC (applicant)	**ADDRESS:** Pauls Development East, LLC 100 St. Paul St., Ste. 300 Denver, CO 80206 **PHONE:** (303) 371-9000 **FAX:** **EMAIL:** bradp@paulscorp.com	**SIGNATURE:** **NAME:** Brad Pauls **TITLE:** Authorized Signatory
ENGINEERING FIRM: Pauls Development East, LLC	**ADDRESS:** Kimley-Horn and Associates 4582 S. Ulster St., Ste. 1500 Denver, CO 80237 **PHONE:** (303) 228-2300 **FAX:** **EMAIL:** randall.phelps@kimley-horn.com	**CONTACT PERSON:** Randall Phelps

Pre-Submittal Case Number: Q-15019 **Pre-Submittal Planner:** Sherman Feher **Pre-Submittal Engineer:** Sue Liu

Parcel ID no. (AIN no.)	1983-04-2-16-001; 1983-04-2-16-002; 1983-04-2-16-003
Parcel Address or Cross Streets:	no address assigned; property is located at Southeast corner of East Colfax Avenue and Piggott Road
Subdivision Name & Filing No.:	Strasburg Station Filing No. 1, County of Arapahoe, State of Colorado
Related Case Numbers: (Preliminary/Final Development Plan, Rezoning, and / or Plat)	P03-035 (final plat); P03-031 (FDP)

	EXISTING	PROPOSED
Zoning:	MU-PUD	MU-PUD
Case/Project/Subdivision Name:	Strasburg Station	Strasburg Station
Site Area (Acres):	29.4877	29.4877
Floor Area Ratio (FAR):	0 (property is not currently developed)	TBD
Density (Dwelling Units/Acre):	0 (property is not currently developed)	TBD
Building Square Footage:	0 (property is not currently developed)	TBD
Disturbed Area (Acres):		

CASE TYPE (Administrative Case types are shaded in Gray)

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

THIS SECTION FOR OFFICE USE ONLY

Case No:		**Planning Manager:**		**Engineering Manager:**	
Planning Fee:	Y N $	**Engineering Fee:**	Y N $	**TCHD Fee?** ☐	$

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

FAIRFIELD AND WOODS P.C.

Todd G. Messenger
(303) 894-4469
tmessenger@fwlaw.com

January 29, 2016

Sent via Personal Delivery

Julio Iturreria
Arapahoe County
Lima Plaza
6924 S. Lima St.
Centennial, CO 80112

Re: Strasburg Subarea Plan: Request for Plan Amendment

Dear Mr. Iturreria:

Our firm represents Pauls Development East, LLC ("PAULS"), the owner of approximately 29 acres of property located generally Southeast of the corner of Colfax Avenue and Piggott Road in Strasburg ("PAULS PROPERTY"). The Pauls Property is within the planning area of the Strasburg Plan, a land use plan for approximately 16 square miles in and around Strasburg (the "PLANNING AREA") that was developed and adopted by Arapahoe County and Adams County in 2002 and integrated into the Comprehensive Plans for both jurisdictions. Pauls respectfully requests that the County adopt a modest text amendment to the Strasburg Plan to include residential uses among the uses that are allowable in the "Low Intensity Mixed-Use" ("LIMU") land use category.

THE PROPOSED AMENDMENT TO THE STRASBURG PLAN.

The proposed amendment represents a reasonable evolution of the Strasburg Plan that implements its adopted land use and housing policies. The amendment has two components.

First, the proposed amendment would update the definition of the LIMU land use category to add residential uses to the category's "characteristics and uses," and to add diversification of housing stock to the category's purposes. The existing text (on page 15 of the Strasburg Plan) is:

Land Use Category	Characteristics and Uses	Purpose
Low Intensity Mixed Use	Light industrial, office and retail uses in either planned unit development or straight zoning requests.	Attract businesses and employment opportunities.

The proposed amendment would update that text as follows (stricken text is deleted, underlined text is added):

Land Use Category	Characteristics and Uses	Purpose
Low Intensity Mixed Use	Light industrial, office ~~and~~, retail, and residential uses in either planned unit development or straight zoning requests.	Attract businesses and employment opportunities and diversify housing stock.

Second, the proposed amendment would delete the second housing policy on Page 7 of the Strasburg Plan, which currently states:

> **If residential market conditions change, Arapahoe County may look at the possibility of adding residential land use to the "Low Intensity Mixed Use" category in the next 3 to 5 years.**

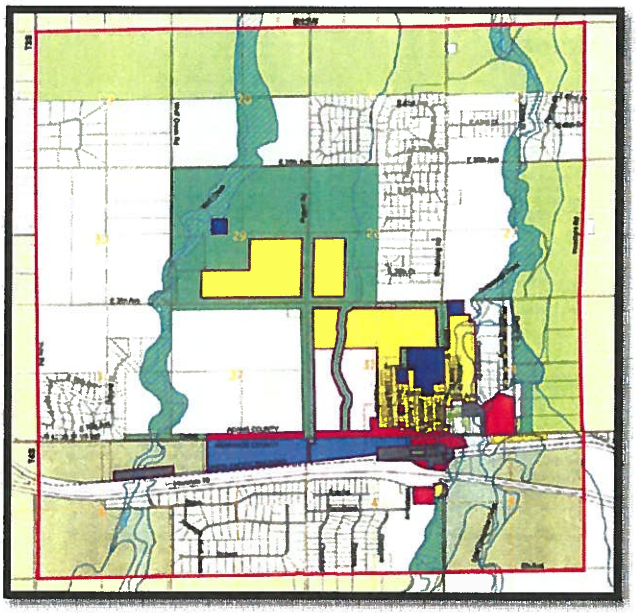
The proposed changes to the definition of the LIMU land use category will fully implement the second housing policy, and make its continued presence in the Strasburg Plan unnecessary (and potentially confusing).

JUSTIFICATION FOR THE REQUEST.

The proposed amendment is justified because:

- The proposal is consistent with the spirit, intent, goals, objectives, and policies of the Comprehensive Plan;
- Social, economic, or land-use conditions of the County have changed or are in the process of changing in such a manner as to support the proposed amendment;
- The proposed amendment will result in development that is compatible with surrounding land uses and zoning;
- The proposed amendment will result in development that is compatible with existing, natural, and environmental conditions on the affected properties, and in the preservation of important natural features, riparian corridors, wildlife habitat and movement corridors, and historic resources;
- Adequate water supply, water and sewer treatment facilities, transportation networks, access, fire protection, school facilities, and parks and trails will be available to serve development on the properties affected by the proposed amendment; and

- Affected special districts will be able to adequately handle the service demand.

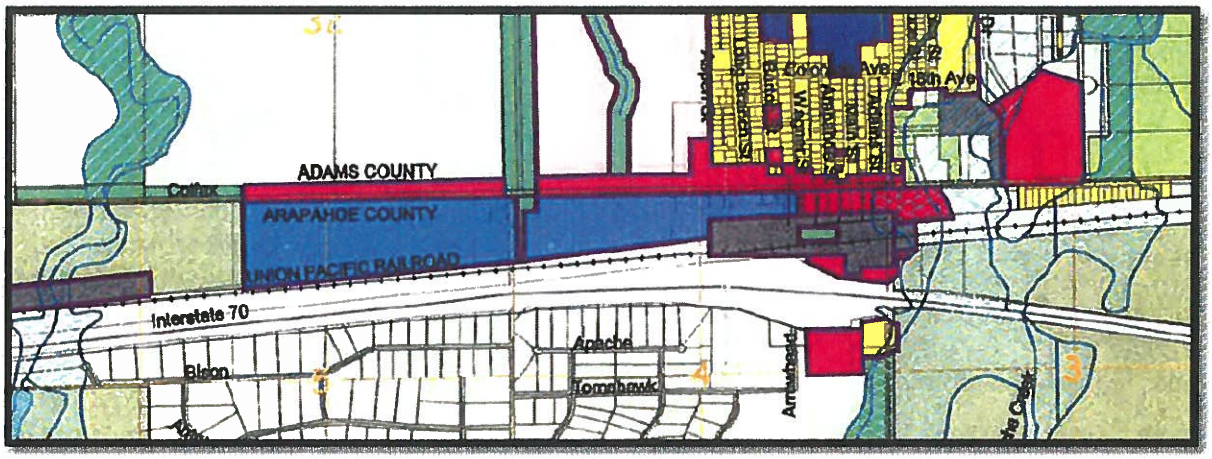


The six square mile Strasburg Planning Area
Source: Strasburg Plan

THE PROPOSED AMENDMENT ADVANCES THE SPIRIT, INTENT, GOALS, OBJECTIVES, AND POLICIES OF THE COMPREHENSIVE PLAN AND RESPONDS TO ANTICIPATED CHANGES IN THE REAL ESTATE MARKET.

Community Character, Population, and Land Use. The general goal of the Strasburg Plan is to maintain the small town character of the Strasburg community. The core strategy is to promote balanced, compact development within a two-square mile area (more or less) in close proximity to the traditional center of the community.

To implement its core strategy, the Strasburg Plan includes a "Strasburg Future Land Use Plan" map. Eleven mapped land use categories identify where different types of development are anticipated—Agriculture 19 Acres, Agriculture 35 Acres, Activity Center, Business/Commercial, Estate Residential, Industry, Low Intensity Mixed Use, Major ROW, Open, Public, and Residential. All of the properties that are designated LIMU are situated between Colfax Avenue and I-70 in Arapahoe County (shown in blue on the map above, and detailed on the map on the following page). Collectively, they occupy about 131 acres—only 1¼ percent of the total acreage of the Planning Area.



The 131-acre area designated LIMU is depicted above in dark blue.
Source: Strasburg Plan, "Strasburg Future Land Use Plan"

Planning for a Changing Market. Although two properties in the LIMU-designated area appear to be used for single-family purposes, the designation does not currently allow for residential uses. That said, the Strasburg Plan anticipated that Arapahoe County could add residential uses to the category when the condition of the housing market improved enough to justify the change. In fact, the Strasburg Plan's second housing policy (of just two housing policies) anticipated that this change could have occurred a decade ago, and put the standards in place for its evaluation:

> If residential market conditions change, Arapahoe County may look at the possibility of adding residential land use to the "Low Intensity Mixed Use" category in the next 3 to 5 years.

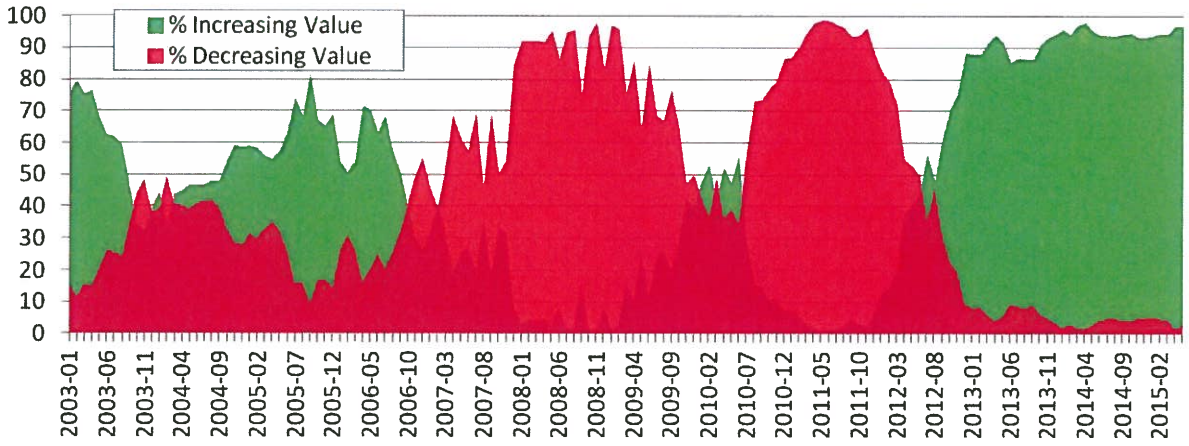
Put simply, the requested amendment is not a departure from the Strasburg Plan, but instead, a long-term implementation strategy. Indeed, residential market conditions are substantially better today than they were in 2002, and the amendment that the Strasburg community, Arapahoe County, and Adams County anticipated when the Strasburg Plan was created should be implemented. The requested change would allow for new, market-responsive development in Strasburg, including the opportunity for landowners to seek zoning approvals for mixed-use developments that diversify housing stock and improve economic opportunities.

The data and available third-party analyses support the requested amendment. When the Strasburg Plan was adopted in 2002, the LIMU land use category contemplated development of light industrial, office, and retail uses. At the time, the state economy—including its housing market—was distressed. According to a contemporaneous report prepared for the Colorado

Department of Local Affairs, in the aftermath of the "tech bust" of 2000-2001 and the terrorist attacks on September 11, 2001, the resulting statewide economic downturn—

> *was the worst in state history*. The percentage job decline was more than twice that at the national level. The state unemployment rate doubled. Homebuilding fell by 25 percent in early 2002. The volume of retail sales declined for the first time since the middle 1980s.[1]

Today, the market in Strasburg has turned around and the outlook for housing is strong. Data regarding the percentage of homes which were increasing or decreasing in value in zip code 80136 (which includes the Planning Area) are available from Zillow.com for the period from January 2003 to May 2015. As the following graph shows, since the end of 2012 the Strasburg housing market has substantially improved. Indeed, since the fourth quarter of 2012, Strasburg has been experiencing an across-the-board rise in housing values, which is indicative of a continuing healthy demand for housing.



The Strasburg housing market has gained strength since 2012, and is in substantially better condition than it was after the Strasburg Plan was adopted.

Source: Zillow.com Real Estate Research zip-code based data on Increasing Values (%) and Decreasing Values (%). See http://www.zillow.com/research/data/#other.

There is currently a lack of diversity of housing types in the Planning Area. Yet, the market will support diversification of the housing stock, particularly by way of a predominately residential horizontally mixed-use development in the LIMU-designated area.

---

[1] Kendall, Wilson D. A BRIEF ECONOMIC HISTORY OF COLORADO. (Denver, CO, Center for Business and Economic Forecasting, Inc., September 15, 2002) (emphasis added).

Not only have housing market conditions changed, but commercial market conditions have also changed in a way that supports the proposed amendment. In 2002, Strasburg was anticipated to become the regional "center of gravity" for retail and commerce. However, since 2002, the regional center of gravity for retail established itself in Bennett. Consequently, the LIMU-designated properties along Colfax Avenue in the Planning Area are not suitable at this time for retail uses at the scale of a grocery-anchored shopping center or comparably sized development.

Similarly, the market for new light industrial or office products in Strasburg is currently not supported. However, should that change, the amount of land that is available in the LIMU, Business / Commercial, Industry, and Activity Center designations is sufficient to provide a suitable inventory of land for nonresidential and intensive mixed-use development in Strasburg at build-out. Indeed, of the approximately 1,145 acres that are within the urban growth boundary within the Planning Area, more than 17 percent (197.3 acres) are allocated to Activity Center, Business/Commercial, and Industrial categories (combined). Of course, owners of LIMU-designated land could also pursue zoning approvals for these types of development when they begin to see such opportunities emerge.

Enhancing the Quality and Diversity of Strasburg's Housing. The Strasburg Plan envisions a build-out population of 10,000 to 12,000 people in the Planning Area. That population will require a variety of housing types and price ranges. To that end, the *only housing goal of the Strasburg Plan* is—

> New housing should be high quality, be offered in a variety of price ranges and types, and contribute to the small town, rural character.

The proposed amendment will open an opportunity to diversify housing products and availability in the Planning Area. If the proposed amendment is approved, then *after appropriate discretionary zoning approvals*, land along the southern side of Colfax Avenue may be developed with both nonresidential uses and additional housing types, including housing types that are in demand but either scarce or non-existent in Strasburg.

The Strasburg Plan's single housing goal is supported by two housing policies. One of them was discussed extensively in the previous section. The other one is:

> Evaluate residential development applications based on their contribution to high quality design, variety in type and price range and the small town, rural character of the community.

An amendment to the Strasburg Plan is not a zoning approval for a particular project, but the housing policy quoted above will guide decision-making during subsequent zoning approvals for projects that include a residential component. Upon adoption of the proposed amendment, the

quoted housing policy will help to ensure that the objectives of the Strasburg Plan are implemented in the LIMU-designated area.

The Colfax Location. Residential development along Colfax Avenue was also contemplated by a non-residential Strasburg Plan policy. The first of two policies under the heading "Non-Residential Development" states, "Concentrate higher density housing, shopping, community facilities, and active parks near the center of the community and as close as possible to existing Colfax Avenue." All of the LIMU-designated properties front on Colfax Avenue, and are within 1.5 miles of the intersection of Wagner Street and Colfax Avenue, the principal gateway to Strasburg from I-70.

Transportation Corridor Noise. The LIMU-designated area is near a rail corridor and Interstate 70, and bounded by Colfax Avenue. The Arapahoe County Comprehensive Plan (2001, as amended through January 7, 2014), addresses railroad and highway noise:

> Strategy NCR 5.1(e) - Require Noise Mitigation
>
> Require a noise analysis during the development review process for lands potentially affected by 65db(A) or greater noise level caused by highways and major arterials, railroads, and industrial noise. A noise analysis will also be required for lands lying within Airport Influence Areas that are potentially affected by aircraft generated noise of 55db(A) or greater. Where noise cannot be abated at the source, the County will require developers to mitigate noise in new residential areas using setbacks, berms and building materials. High sound walls without landscaping and that block views are inconsistent with the policies herein.

Although there is no current request to initiate development review for a specific project, Pauls commissioned a noise analysis at the County's request. The analysis (attached as **Exhibit A**) concludes that in the worst case scenario of eight train trips per day on the abutting railroad corridor, noise at one point on the Pauls Property may reach 58.2 dBA. That said, the professional who performed the noise study did not observe any trains over the course of 24 hours. Additionally, the 58.2 dBA "worst-case" calculation is well below the 65dBA threshold established by the comprehensive plan for highways, major arterials, and railroads. As such, noise should not be a barrier to the requested comprehensive plan amendment.

Arapahoe County also addresses noise in its subdivision design standards (which would apply to specific requests for development approval after the Strasburg Plan is amended), but does not include specific thresholds for noise or quantitative standards for noise reduction:

> 15-201.06. Where a subdivision borders on or contains a railroad right-of-way or limited access highway right- of-way, the Planning Commission shall require

> adequate provisions for reduction of noise. Parallel streets, landscaping, screening, easements, greater lot depth and increased rear yard setbacks, among others, are recommended solutions.

During pre-application correspondence, County staff addressed the issue of noise, noting that Arapahoe County follows C.R.S. § 25-12-103. C.R.S. § 25-12-103 applies to *noise generators*—not their neighbors. Put another way, the statute is not intended to force landowners to mitigate the impacts of noise created by others, but instead to place the responsibility of mitigation on the noise generator itself. Consequently, to the extent that noise may be generated within the LIMU-designated properties (as opposed to the LIMU-designated properties being impacted by noise from elsewhere), C.R.S. § 25-12-103 applies to that noise generation.

Should C.R.S. § 25-12-103 be enforced against an applicant as a quantitative measure for the implementation of Section 15-201.6 of the County's Code (an interpretation that is not supported by the text of the County's code or the state statute), the state law provides that "residential zones" are protected from outside noise impacts that exceed 55 dBA during the day and 50 dBA at night. However, "residential zones," by definition, "may not include retail shopping facilities." C.R.S. § 25-12-102(6). As such, a residential-retail mixed-use project is a "commercial zone" under the statute, which is protected from outside noise impacts that exceed 60 dBA during the day and 55 dBA at night. Consequently, noise mitigation is unlikely to be a material issue when specific projects are proposed for zoning approvals.

Metro Vision 2035. The proposed amendment to the Strasburg Plan implements many of the visions, goals, and policies of Metro Vision 2035, a vision plan created by the Denver Regional Council of Governments ("DRCOG"):

- The development that is anticipated to occur after the amendment (and appropriate zoning approvals) will be compact.
- The development that is anticipated to occur after the amendment (and appropriate zoning approvals) will provide housing options for seniors, one of the fastest growing demographic groups in the metropolitan area.
- Adding residential uses to the LIMU land use category will enhance the self-sufficiency of the Planning Area by creating a near-term opportunity for additional housing options along with neighborhood and community serving retail.

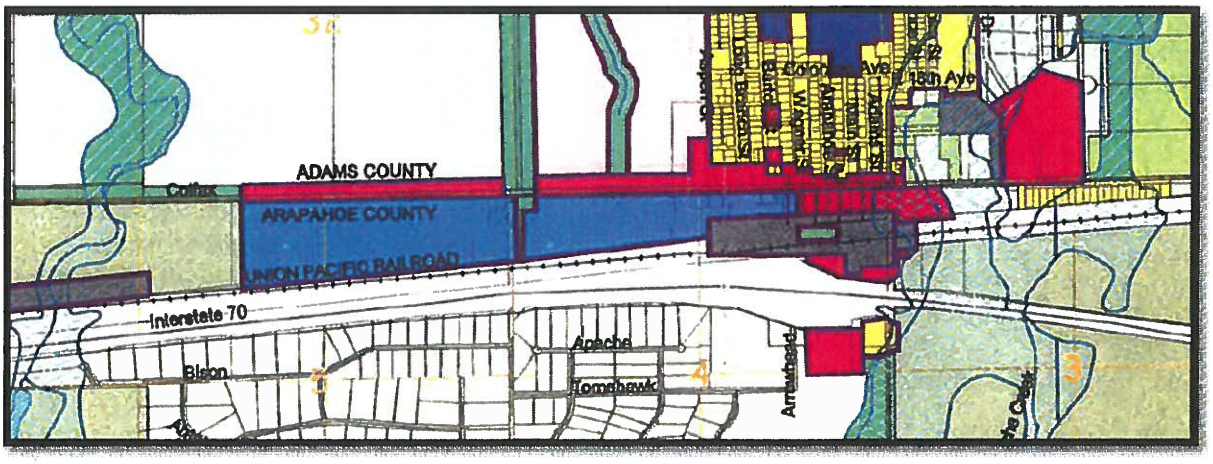
- The higher density of housing that is anticipated by the Strasburg Plan's existing policies will reduce water demand on a per-unit basis compared to traditional single-family detached housing products.

- The development will be compatible with the abutting rail and highway corridors.

I-70 Corridor Economic Assessment. The I-70 Corridor Economic Assessment, prepared for I-70 Regional Economic Advancement Partnership, Adams County, and Arapahoe County by Economic & Planning Systems, Inc. and Vision Land Consultants in 2011, identified the need for 15,360 new housing units in the I-70 corridor (including Strasburg). 2,304 of those units are anticipated to be in higher density configurations. Although the area of the corridor that was included within the study is larger than Strasburg, Strasburg was identified as "a more attractive place for development than other parts of Study Corridor that are restricted by land planning policies and issues." As such, the proposed amendment is supported by the I-70 Corridor Economic Assessment because it will promote the development of needed housing types in Strasburg.

THE PROPOSED AMENDMENT WILL ENCOURAGE DEVELOPMENT THAT IS COMPATIBLE WITH SURROUNDING LAND USE AND ZONING DESIGNATIONS

The proposed change in the definition of the LIMU land use category to include residential uses will increase the level of compatibility with surrounding land uses, density, and zoning. Almost all of the properties are bounded on the South by a rail and Interstate Highway corridor, on the East and West by Low Intensity Mixed-Use, and on the North by Business / Commercial. East of Piggott Road, land designated Activity Center is situated just north of the LIMU-designated properties. On the West side of the designated LIMU area the neighboring property is designated Agriculture - 19 acres, and on the East side of the designated LIMU area the neighboring property designated is Industry and Business/Commercial.



The LIMU-designated land is surrounded by commercial, industrial, and agricultural properties, and a rail corridor. Roughly half of the LIMU-designated land is essentially "just across the street" from the Activity Center-designated land.

Source: Strasburg Plan, "Strasburg Future Land Use Plan"

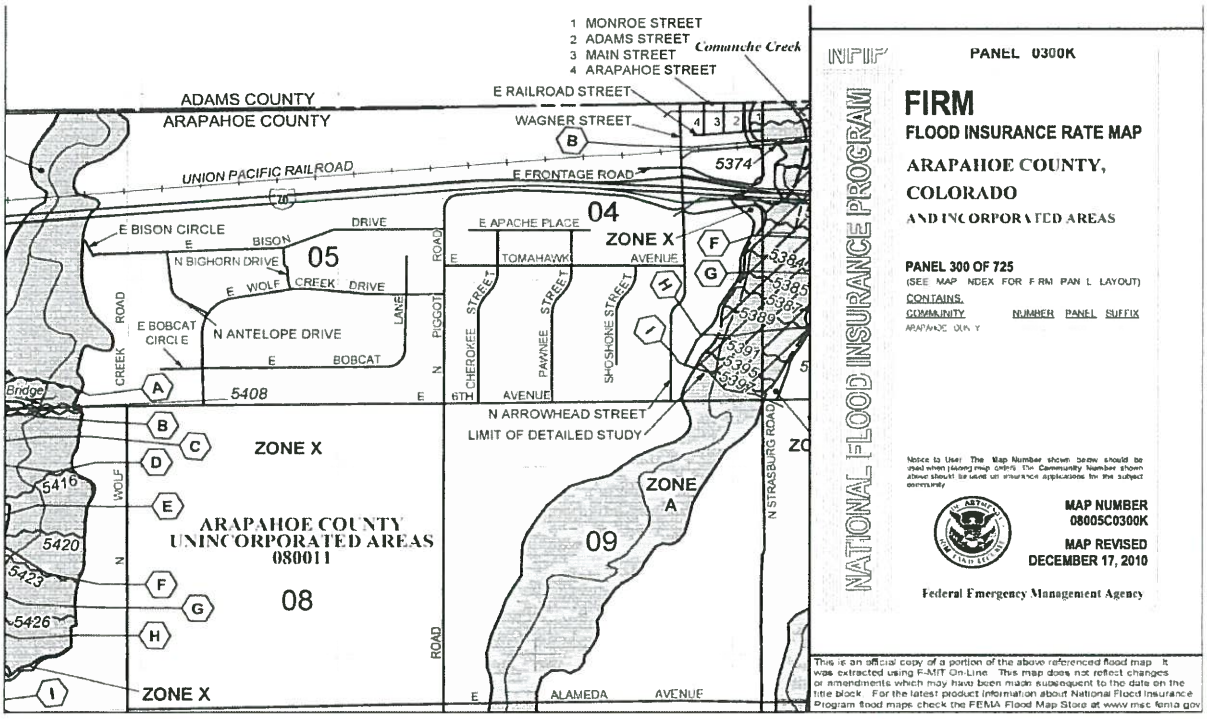
Higher density mixed-use development in the LIMU-designated area will increase the "walkability" of the community, and to the extent that older residents relocate to the area, there could be synergies with the existing Peak Vista Community Health Center, which is located across the street from the LIMU-designated area. The additional economic activity in the community that results from the new development could also help to catalyze additional business investment. In sum, the land uses that could be developed after the amendment will be compatible and complimentary with the uses that exist or are anticipated on surrounding properties.

THE PROPOSED AMENDMENT WILL NOT AFFECT EXISTING, NATURAL, AND ENVIRONMENTAL CONDITIONS ON THE AFFECTED PROPERTIES, NOR THE PRESERVATION OF IMPORTANT NATURAL FEATURES, RIPARIAN CORRIDORS, WILDLIFE HABITAT AND MOVEMENT CORRIDORS, AND HISTORIC RESOURCES

There are no known "natural" or environmental conditions on the affected properties that are not adequately protected by the Arapahoe County zoning and subdivision approval processes. For example, on the eastern portion of the Pauls Property, there is a drainage that runs from South to North, connecting under both I-70 and Colfax Avenue. The Arapahoe County Stormwater Management Manual ("ACSMM") includes policies and regulations to (among other things) protect drainages, improve the quality of runoff, and protect public safety. The ACSMM also

requires detailed reports during the development approval process to ensure such resources are appropriately protected.

Adding residential uses to the list of *permissible* uses in the LIMU land use category is not anticipated to create development that increases the level of impact to environmental resources when compared to the already permissible light industrial and commercial uses. Further, there are no known important natural features, riparian corridors, wildlife habitat and movement corridors, or historic resources in the LIMU-designated area, and the drainages that may exist within the LIMU-designated area will be protected (and potentially enhanced) on a case-by-case basis during the review and approval of individual developments.



With reference to the FEMA Flood Insurance Rate Map pictured above, the LIMU-designated land is a part of the area bounded by the County line (Colfax), the Union Pacific Railroad, the Wolf Creek Road alignment, and Wagner Street. None of the LIMU-designated land is located within a designated floodplain.

Source: Federal Emergency Management Agency

ADEQUATE PUBLIC FACILITIES WILL BE AVAILABLE TO SERVE DEVELOPMENT ON THE PROPERTIES AFFECTED BY THE PROPOSED AMENDMENT, AND AFFECTED SPECIAL DISTRICTS WILL BE ABLE TO ADEQUATELY HANDLE THE SERVICE DEMAND

Adequate water supply, water and sewer treatment facilities, transportation networks, access, fire protection, school facilities, and parks and trails are available or planned to serve the LIMU-designated properties.

Water and Wastewater. As to water supply, as a matter of law, each property owner will have to demonstrate the availability and adequacy of water supply prior to obtaining development approval. The proposed plan amendment does not (and cannot) change this statutory requirement. Moreover, property owners who seek water service from a metropolitan district will have to comply with the metropolitan district's rules and regulations (which may include constructing infrastructure and dedicating water rights), and pay applicable fees. The proposed plan amendment does not (and cannot) change the requirements of the metropolitan districts.

For planning purposes, the proposed amendment has no expected negative impact on water supply. Currently, the LIMU-designation allows commercial development. At a typical floor area ratio of 0.25, commercial development of the 131-acre LIMU-designated area could result in about 1,426,000 square feet of commercial floor area. Applying the typical water demand planning parameter of one acre-foot per 1,000 square feet of floor area, the estimated water demand at build-out of the current Strasburg Plan is on the order of 1,426 acre-feet per year in the LIMU-designated area.

Eastern Adams County Metropolitan District ("EACMD") is a water and sewer provider in Strasburg. In EACMD's experience, average water demand from single-family detached residential units in Strasburg is on the order of 0.4 acre-feet per year. Since water efficiency tends to increase with density, it is expected that many housing products in mixed-use developments would demand less than 0.4 acre-feet per year per unit. As such, if the proposed amendment were approved, and if the entire 131 acres of LIMU-designated property were built out at 16 units per acre, the resulting 2,096 units would be expected to have a physical demand of less than 838 acre-feet per year—a level of demand that is less than the potential demand from purely commercial development. Even adding significant allocations for common landscape and recreational areas, residential uses (of any type) in the LIMU-designated area would not be expected to increase overall water demand in Strasburg.

It follows that a mix of residential and commercial real estate products within the LIMU-designated area—the most likely ultimate outcome of the proposed amendment—will have water demand impacts that are either less than or statistically comparable to commercial-only

development. Put simply, raw water supply should not be a concern for policymakers as they consider the proposed amendment.

More information about EACMD's infrastructure and service capacities is provided as **Exhibit B**.

Transportation and Access. As to transportation networks, the major streets in Strasburg operate at a high level of service. Traffic studies related to individual land development applications will identify any minor improvements that are needed to ensure the safe and efficient movement of traffic through and around Strasburg. Additionally, the proximity of most of the LIMU-designated land to commercial and institutional uses allows for and encourages transportation mode choice. All of the properties in the LIMU-designated area have the potential for access to Colfax Avenue (by intersecting it with a new local road, using an existing access, or otherwise), and an interchange with Interstate 70 is nearby.

Special Districts. The LIMU-designated properties are located within the boundaries of the following special districts: (1) Strasburg Fire Protection District No. 8 ("FIRE DISTRICT"); (2) Strasburg School District 31J ("SCHOOL DISTRICT"); and (3) Strasburg Metropolitan Parks and Recreation District ("PARKS DISTRICT"). Although none of the LIMU-designated properties are located within the boundaries of EACMD, the District is obligated to serve some of the property by way of a Connector's Agreement.

Fire Protection. The Fire District, which provides fire protection services to a 262 square-mile area, is located on Colfax Avenue, across the street from the LIMU-designated area. Simply adding residential uses to the list of *permissible* uses in the LIMU-designated area is unlikely to have a meaningful additional impact on the Fire District. Of course, as a referral agency during zoning approval processes, the Fire District will be consulted with regard to the design of individual projects as they are proposed.

Schools. Total enrollment in the School District has ranged between 999 students and 1,067 students since 2010, with favorable student-teacher ratios.

Strasburg School District Enrollment by School, 2010-14

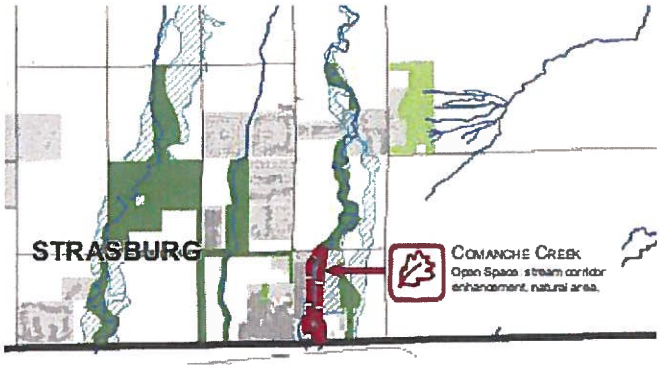
Year	Strasburg Elementary	Hemphill Middle	Strasburg High	Total Enrollment
2010	454	252	318	1,024
2011	464	230	320	1,014
2012	464	214	321	999
2013	469	243	355	1,067
2014	454	247	329	1,030

Source: Colorado Department of Education, School/District Staff Statistics Reports

The Arapahoe County Land Development Code requires developers of residential uses to provide a per-unit fee-in-lieu to offset their impacts on schools. The School District will have resources to serve its student population.

Parks and Trails. The Strasburg area is well-served with parks and trails, both existing and planned. Most of them are in Adams County, but the Parks District owns two abutting parcels of land South of I-70 at the corner of N. Piggott Road and E. Bison Drive.

Since accessibility to the South is limited by the presence of I-70 and the Union Pacific railroad, it is anticipated that future residents within the LIMU-designated area will most frequently use parks (generally operated by the Parks District) that are located within Adams County, as well as on-site recreational amenities where such amenities are available.



The Adams County Parks and Open Space Master Plan dated 11/15/2012 shows large areas in Strasburg as planned or existing parks and open space with public access (shown in green). The Comanche Creek open space is shown as a natural resource management area.

Source: Adams County Parks and Open Space Master Plan (11/15/2012)

Adding residential uses to the list of permissible uses in the LIMU land use category will not have a material negative impact on parks and trails in the Strasburg community. Additionally, such uses may provide an opportunity for trail connections along Colfax Avenue.

COMMUNITY INVOLVEMENT.

Planning Commission. On April 21, 2015, you advised the Planning Commission regarding Pauls' interest in amending the Strasburg Plan, and an overview of the amendment request. On May 19, 2015, you and Mr. Mugler circulated a number of questions with the Planning Commission regarding what information should be required of the applicant in order to support the request for a plan amendment. We assume that their responses are incorporated into your response letter to the initial request for this amendment (received by our office on May 21, 2015). On June 2, 2015, you advised the Planning Commission that an informal discussion of the proposed amendment was set for June 16, 2015.

On June 16, 2015, we advised the Planning Commission that Pauls planned to submit a request that would add residential to the mix of uses that are allowed the Strasburg Plan's Low Intensity Mixed Use category. We reported the change to the Strasburg Plan would allow (after appropriate zoning approvals) development of horizontally mixed-use projects with townhomes, apartments, and retail. We stated that Pauls had been trying to make commercial-only

development work on the its Property for many years—even getting a grocery store FDP approved with the County. The store ultimately ended up in Bennett.

The Planning Commission asked questions about commercial development options, noise from the adjacent railroad, traffic, Strasburg's small town character, the mix of residential and commercial in Strasburg, and potential demands on law enforcement. For the formal submittal, the Planning Commission asked the applicant to provide more information on surrounding uses and an analysis of Strasburg's housing demand. No formal action was taken by the Planning Commission, as the purpose of the study session was strictly to generate initial feedback.

Community Outreach. You requested that Pauls conduct a significant community outreach prior to submittal of a formal application. To that end, Pauls presented the concept for the proposed amendment to REAP at its regular meeting on July 9, 2015. Pauls then assembled a community advisory group comprised of approximately twenty community leaders, including area business leaders and administrators from the school district. Pauls held a dinner for the community advisory group on August 13, 2015, at the Valley Bank meeting room located at East Colfax Avenue, Strasburg, from 6:00 PM to 7:30 PM. During this dinner, Pauls presented the proposed amendment to approximately 25 people, including community advisory group members and other community leaders. The group was supportive.

Neighborhood Open House

Come Learn About our Proposed Residential Development

Pauls Homes invites you to learn more about our proposed development at the southeast corner of East Colfax Avenue and Piggott Road here in Strasburg. We are the developer and builder of several Strasburg residential projects including Blackstone Ranch, Wolf Creek Run, and Coyote Ridge. We are proud members of the Strasburg community and are very excited about sharing our future plans with you.

Our proposal calls for a mix of high quality apartment homes and condominiums. Currently, Arapahoe County planning and zoning regulations do not allow residences on this property. We are seeking an amendment to the county's plan to change that.

Your input as neighbors and members of the community is important to us! The goal of this informal open house is to provide you with our early design concepts as well as understand and consider your input. Feel free to come and go at your own pace any time between 5:30 p.m. and 7:00 p.m. We look forward to meeting you!

WHO: Pauls Development Corporation

WHAT: Neighborhood Open House

WHEN: Drop by Thursday, September 24, 2015
Any time between 5:30 p.m-7:00 p.m.

WHERE: Valley Bank & Trust Community Room
56641 E Colfax Ave
Strasburg, CO

For more information or in the event you are unable to attend but would like to learn more about the project and share your thoughts, please contact:

Brad Pauls
303-371-9000

Notice for "Neighborhood Open House"

Pauls mailed notice of a "Neighborhood Open House" to the Strasburg community on September 10, 2015, including (at your request) all owners in the area from East 26th Avenue to the North, 6th Avenue to the South, Wolf Creek to the West, and Headlight Road to the East. The meeting, which covered the proposed amendments and potential development concepts, was held at Valley Bank, 56641 E Colfax Avenue, Strasburg, on September 24, 2015, from 6:00 PM to 7:30 PM. The meeting mailer contained a direct contact for Mr. Brad Pauls. He received no calls and no inquires regarding the meeting or the proposal. Approximately forty-four residents attended. Six signed a letter of support. A supermajority of attendees was either supportive or neutral with respect to the proposal to add residential uses to the LIMU designation.

Sincerely,

Todd Messenger
Fairfield and Woods, P.C.

cc: Larry Mugler

FAIRFIELD AND WOODS P.C.

Julio Iturreria
January 29, 2016
EXHIBITS

EXHIBIT A
Noise Study

(see attached)

NOISE REPORT FOR LIMU-DESIGNATED LAND IN STRASBURG, ARAPAHOE COUNTY, COLORADO

February 2, 2016

Prepared By:

Kimley»Horn

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PROJECT BACKGROUND

The project proponent plans to develop an approximately 29-acre property within Strasburg, Colorado, generally east of Piggott Road (County Road 153) between State Route 36 (SR 36) and Interstate 70 (I-70) within Arapahoe County. The property is within the boundaries of the Strasburg Plan, a part of the Arapahoe County Comprehensive Plan, and is designated "Low Intensity Mixed Use" ("LIMU"). A mix of residential and commercial uses is desired for the property. This noise report focuses on the potential residential use of the property.

The property is bordered by several noise sources; two roadways (SR 36 and I-70) as well as a Union Pacific Railroad rail line. This report identifies both current ambient noise levels within the property as well as predicted noise levels using industry accepted noise prediction methods.

DESCRIPTION OF NOISE

Noise is generally defined as unwanted sound. It is emitted from many natural and man-made sources. Sound levels are expressed in units called decibels (dB). The 'A-weighted' decibel (dB) filtering scale applies numerical adjustments to sound frequencies to emphasize the frequencies at which human hearing is sensitive, and to minimize the frequencies to which human hearing is not as sensitive. Since the human ear does not respond equally to all frequencies, measured noise levels are adjusted or weighted to correspond to the frequency-response of the human hearing capabilities and perception of loudness. The weighted noise level corresponding to the human ear is designated as the A-weighted noise in decibels or dBA.

Typical noise levels range from 40 dBA (the daytime level in a quiet living room) to 85 dBA (the approximate level occurring near the sidewalk adjacent to a roadway with high traffic volume). A 3 dBA change in the noise level may be perceptible to most listeners, whereas a 10 dBA change may be perceived as a doubling of the noise level.

ARAPAHOE COUNTY NOISE ORDINANCE

Arapahoe County Ordinance-201.06 addresses reduction of noise for subdivisions bordering a railroad right-of-way as follows:

Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the Planning Commission shall require adequate provisions for reduction of noise. Parallel streets, landscaping, screening, easements, greater lot depth and increased rear yard setbacks, among others, are recommended solutions.

The ordinance does not identify a decibel level at which noise is unacceptable. The U.S. Department of Housing and Urban Development (HUD) has developed standards for residential noise levels. According to HUD, the level at which noise becomes unacceptable in a residential setting is 65 dBA. When noise levels are 65 dBA or above, HUD recommends mitigation to reduce the noise levels to acceptable levels. Noise mitigation could come in many forms from thoughtful site planning, to sound barriers (commonly

known as noise walls) to construction materials to reduce interior noise including proper insulation and double pane windows, etc.

EXISTING NOISE ENVIRONMENT

Noise measurements were conducted within the Strasburg Station property to describe the existing noise level environment. Readings were taken at 6 different locations within the property to represent potential residential areas (Figure 1).

The equipment used for the noise level monitoring was a Larson Davis 831 Type I Precision Integrating Sound Level Meter (SLM). The SLM was calibrated in the field before each use with a Larson Davis CAL200 Sound Calibrator. Measurements were conducted based on the acceptable collection of existing noise level readings according to the American National Standard S. 13-1971.

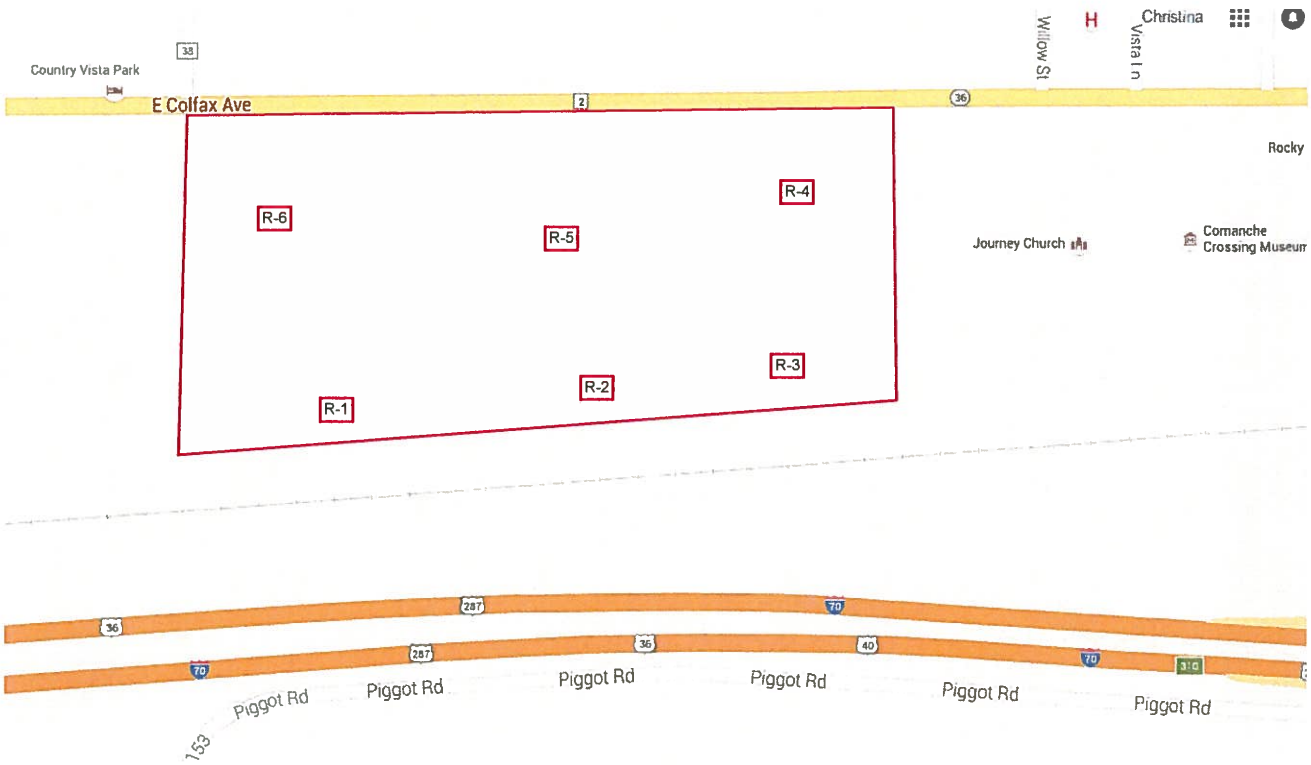
During the noise measurements trains were not running on the UPRR line adjacent to the project area. Kimley-Horn made several attempts to contact UPRR and obtain information about the type and frequency of trains on this line. UPRR would not provide this information siting national safety concerns. This has become somewhat of a standard practice with railroad companies after the attacks of September 11th, 2001.

With the absence of exact railway information, standardized assumptions developed by HUD (HUD Noise Assessment Guidelines) were used as well as information provided by the client regarding the frequency of the trains. The following assumptions were made: trains are diesel with two engines per train and 50 rail cars per train; train operating speed is 30 mph with a 15% night train operations. It was assumed based on the lack of grade crossings in the area that train whistles and horns would not be a factor. The client provided the average daily operations as between 4 and 8 trains a day.

The following table displays the field measured noise levels as well as the modeled noise levels using the HUD noise level calculator to predict noise from train operations. Predictions were made for the best and worst case scenario factoring 4 and 8 trains per day respectively.

Table 1. Noise Levels

Measurement Location	Field Measured Noise Level	HUD Train Prediction	
		4 Trains/Day	8 Trains/Day
R-1	48.7	52.7	55.7
R-2	47.4	53.7	56.8
R-3	46.4	54.9	57.9
R-4	51.1	47.9	50.9
R-5	49.6	48.9	51.9
R-6	51.8	48.6	51.6



Kimley»Horn

© 2016 KIMLEY-HORN AND ASSOCIATES, INC
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

STRASBURG STATION NOISE STUDY

Table 2. Combined Predicted Noise Levels

Measurement Location	Combined Predicted Noise Level from all Noise Sources	
	4 Trains/Day	8 Trains/Day
R-1	54.2	56.5
R-2	54.6	57.3
R-3	55.5	58.2
R-4	52.8	54.0
R-5	52.3	53.9
R-6	53.5	54.7

The combined predicted noise levels from all sources combines the field noise measurements representing the ambient sound level including roadway traffic and the predicted train noise measurements together for both the 4 trains per day scenario and the 8 trains per day scenario. It's important to note that decibels cannot be simply added together. For example, 20 dBA + 20 dBA does not equal 40 dBA. To combine noise levels, expressed in decibels which are logarithmic, they first must be converted back to a linear scale, then added together and finally logged again. The following formula is used to accomplish this:

$$L = 10 \, \mathrm{Log}_{10} \left(\sum_{i=1}^{n} 10^{(L_i / 10)} \right)$$

CONCLUSION

Current noise levels are not expected to reach or exceed 65 dBA which is the threshold of acceptable noise level establish by HUD for residential areas. The maximum predicted noise level of all combined noise sources for the worst case scenario of 8 trains per day is 58.2 at located R-3.

FAIRFIELD AND WOODS P.C.

Julio Iturreria
January 29, 2016
EXHIBITS

EXHIBIT B
Letter from Eastern Adams County Metropolitan District

(see attached)

Eastern Adams County Metropolitan District

January 26, 2016

Todd Messenger, Attorney
Fairfield and Woods, P.C.
1801 California Street, Suite 2600
Denver, Colorado 80202-2645

RE: Availability of Wastewater and Potable Water Service to Pauls Development East, LLC Parcel 6
("Parcel 6")

Dear Mr. Messenger:

Please accept this letter as the Eastern Adams County Metropolitan District's ("EACMD") response to your inquiry as to EACMD's ability to provide potable water and sanitary sewer service to Parcel 6 located immediately south of State Highway 36 and immediately east of Piggott Road in Arapahoe County, Colorado.

History and Present Service:

EACMD was formed on January 8, 2001. It received approval from the Denver Regional Council of Governments on February 14, 2001 for its first phase Sequencing Batch Reactor ("SBR") wastewater treatment works ("WWTF") and associated sewerage collection system from the Colorado Department of Public Health and Environment ("CDPHE") on May 24, 2002. The EACMD Wastewater Utility Service Area ("WUSA") attached as Figure 1, includes the subject Parcel 6. EACMD entered into a Regional Wastewater Treatment Agreement with the Strasburg Water and Sanitation District ("Strasburg WSD") in May of 2001. The SBR began receiving flows from Strasburg WSD and properties within the WUSA on February 5, 2003 and the Strasburg lagoon system was subsequently abandoned by Strasburg WSD.

EACMD's SBR treats all wastewater flows from Strasburg WSD and other properties within the WUSA including the recently connected Adams County shops. It does NOT provide and has no obligation to provide potable water service to Strasburg or the County shops. In conformance with the terms and conditions of various Connector's Agreements, EACMD today provides BOTH potable water and sanitary sewer service to over five hundred homes in the area covered by the Strasburg Subarea Plan (in the Blackstone Ranch, Coyote Ridge, and Wolf Creek Run subdivisions) and to other customers within its WUSA.

EACMD received CDPHE approval to construct a potable water treatment and distribution system on November 19, 2002 and has since constructed and continues to operate same.

Parcel 6 is not within the District boundaries but is within its WUSA. On November 19, 2003, EACMD executed a Connector's Agreement with Pauls Development East, LLC to provide potable water and sanitary sewer service to the Subject Parcel 6 under the terms thereof. Since that time, an 18" sanitary sewer main and a 10" potable water main have been constructed within Piggott Road. Stubs from both lines have been constructed into and are available to serve Parcel 6 and other properties within the WUSA.

Sanitary Sewer Capacity:

The EACMD WWTF operates under CDPHE Permit No. COG58900 and Certification number COG589035. It consists of headworks, two SBR basins, a flow equalization basin, ultraviolet disinfection, three lift stations, emergency generators, interceptors, controls, and collection systems in the WUSA. Hydraulic WWTF capacity is 300,000 gallons and its organic capacity is 626 lbs. of BOD per day. In December of 2015, average daily hydraulic flow to the facility, including Strasburg, was 116,000 gallons per day or approximately 76 gallons per household per day for homes lying outside Strasburg proper. Average organic loading, including Strasburg, was 291 lbs. per day. The facility can be expanded in modules up to a maximum of 5,000,000 gallons per day on the 39 acre WWTF site owned and operated by EACMD. The WWTF discharges to Wolf Creek.

Water Treatment Capacity:

EACMD operates a public potable water system under PWSID No. CO101234, and provides, under the terms of various Connector's Agreements, potable water supply to over 516 domestic water taps and four HOA controlled irrigation taps. The water treatment facility (WTF) is currently comprised of four Arapahoe aquifer municipal wells, three 250,000 gallon storage tanks, chlorine disinfection, a pumping system capable of delivering 4,500 gallons per minute, back-up generators, controls, and various water transmission and distribution lines. The system is presently capable of delivering a sustained 275 gallons/minute or 330,000 gallons of raw water per day to the storage and distribution system. Average daily 2015 August demand was 219,000 gallons or 421 gallons per tap, and December 2015 average daily flow was 71,000 gallons per day or 136 gallons per tap. Under the terms and conditions of its Connector's Agreements, the District adds additional wells and storage tanks as demand is generated. Total 2015 usage was 43.001 million gallons or 131.974 AF.

Water Rights:

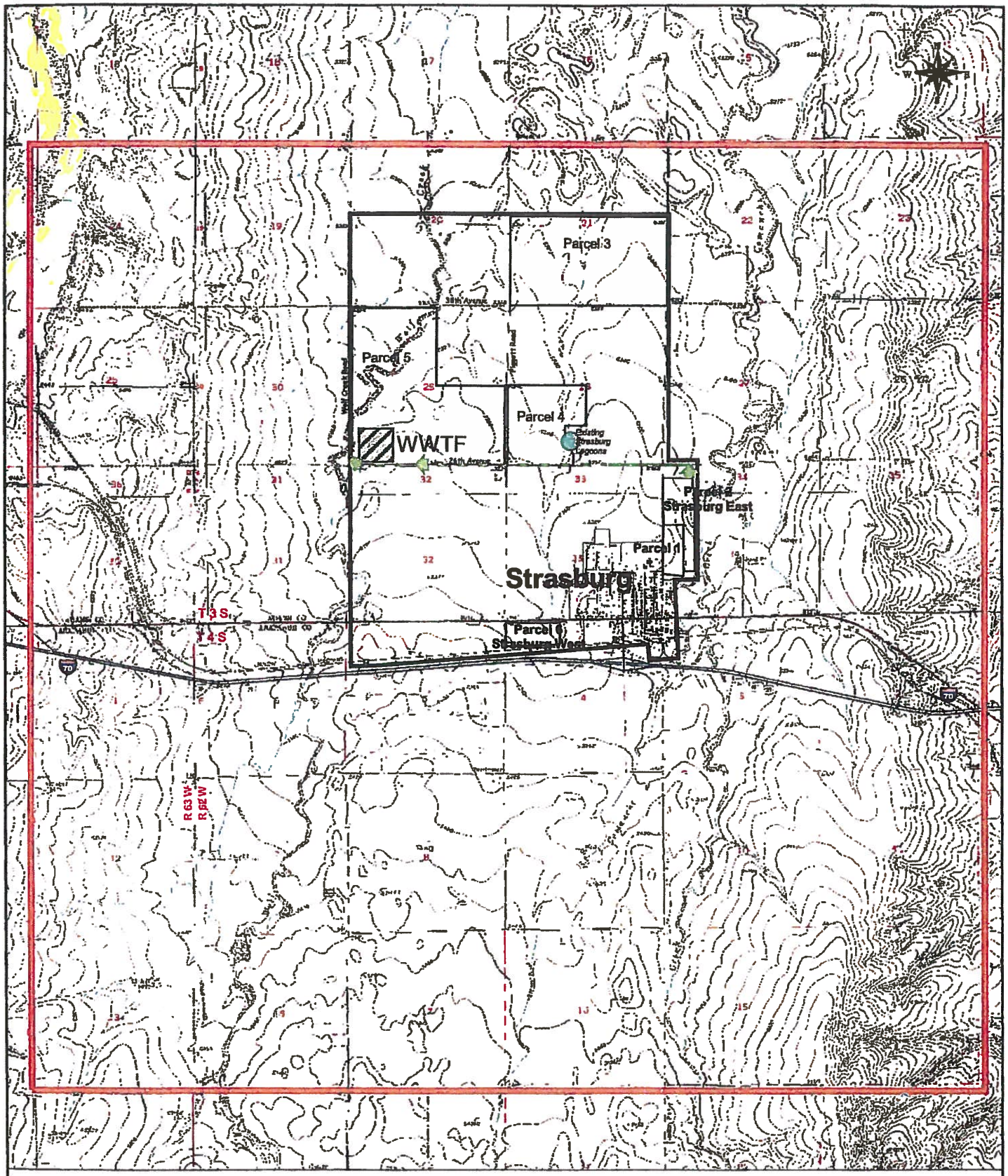
EACMD owns water rights in the Alluvial, Denver, Arapahoe, and Laramie-Foxhills aquifers totaling 1,584.7 acre feet of which 1,330.8 acre feet is adjudicated and annually available. Of that amount, 778.53 acre feet are dedicated to meet the legal water supply requirements of existing and platted subdivisions. The remaining 550 acre feet are available to meet the legal supply requirements for Parcel 6. Total 2015 physical water demand for the EACMD served customers was 132 acre feet.

We trust that this information meets your needs and wish to reiterate that EACMD is ready and willing to serve the potable water and sanitary sewer needs of Parcel 6 in conformance with the terms and conditions of the Connector's Agreement and EACMD rules and regulations governing same.

Respectfully,

Eastern Adams County Metropolitan District
Mike Serra III, Vice President

Pc: Board Members
Matt Dalton, Spencer Fane



Legend

- Force Main
- Gravity Main
- Roads
- Streams
- Contours
- Regional Envelope
- WUSA
- Parcels
- Lift Station

Figure 1
East Adams WWTF WUSA and Regional Envelope

1 0 1 Miles

BROWN AND CALDWELL
Environmental Engineering & Consulting

SUMMARY OF PROPOSED AMENDMENT TO THE 2002 STRASBURG PLAN, A SUBAREA PLAN OF THE ARAPAHOE COUNTY COMPREHENSIVE PLAN

Referred for Agency Review by Arapahoe County, Colorado

Amendment requested by Pauls Development East, LLC, a Colorado limited liability company, owner of approximately 29 acres of property in Strasburg that is designated "LIMU" by the Strasburg Plan[1]

Your comments are requested by: _____ Please email comments to Julio Iturreria, Arapahoe County Long Range Planning Program Manager, at jiturreria@arapahoegov.com

View of LIMU-designated properties, Colfax Avenue, facing West, Strasburg, Colorado

BACKGROUND

The Strasburg Plan ("Plan") is a land use plan for approximately 16 square miles in and around Strasburg (the "Planning Area"). The Plan was co-developed and adopted by Arapahoe County and Adams County in 2002.

The Plan designates approximately 131 acres of the Planning Area for "Low Intensity Mixed-Use" ("LIMU"). All of the LIMU-designated properties ("LIMU Properties") are in Arapahoe County. Although there are two LIMU Properties that the County records show are used for residential purposes, the Plan defines the characteristics and uses of the LIMU category as "light industrial, office and retail uses in either planned unit development or straight zoning requests." According to the Plan, the purpose of the LIMU designation is to "attract businesses and employment opportunities."

Still, the Plan anticipates adding residential to the allowable uses on the LIMU Properties. Indeed, the Plan's second housing policy is—

> **If residential market conditions change, Arapahoe County may look at the possibility of adding residential land use to the "Low Intensity Mixed Use" category in the next 3 to 5 years.**

2002 was a terrible year for the Colorado housing market, including Strasburg. Today, however, the housing market is strong, and mixed-use, walkable communities are desired. Such is the basis for the request that Arapahoe County add residential land uses to the list of uses that may be developed on LIMU Properties, as the Plan anticipates.[2]

The proposed change to the definition of LIMU in the Strasburg Plan does not authorize any particular project. It simply allows owners of LIMU-designated properties the opportunity to include residential uses amongst the mix of other light industrial, office and retail uses in their development plans.

THE PROPOSED AMENDMENT

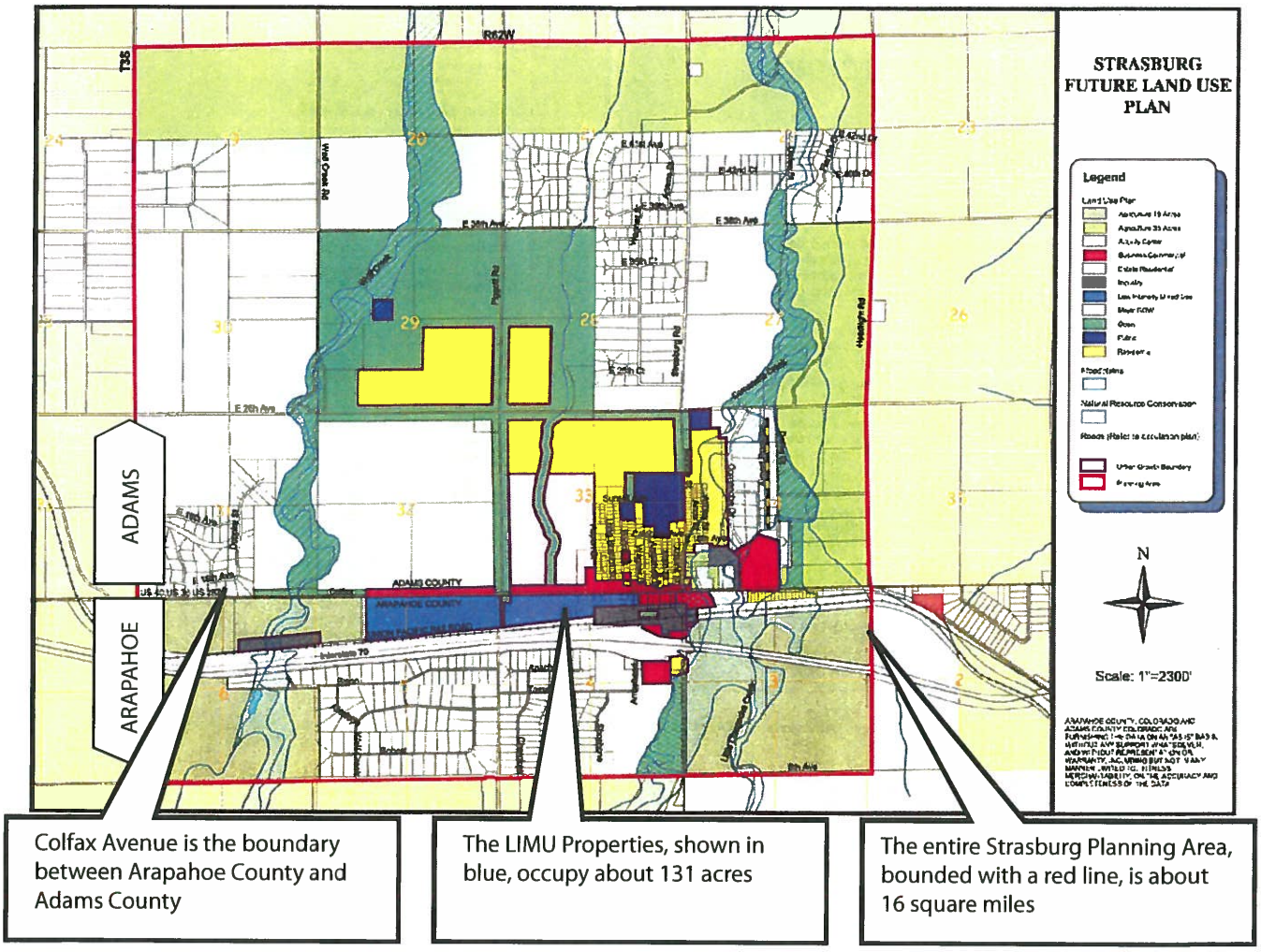
The proposed amendment is quite simple, and only affects land that is located in Arapahoe County. Page 15 of the Plan establishes the uses that are allowable in the LIMU category, subject to appropriate zoning approvals. It currently provides—

Land Use Category	Characteristics and Uses	Purpose
Low Intensity Mixed Use	Light industrial, office and retail uses in either planned unit development or straight zoning requests.	Attract businesses and employment opportunities.

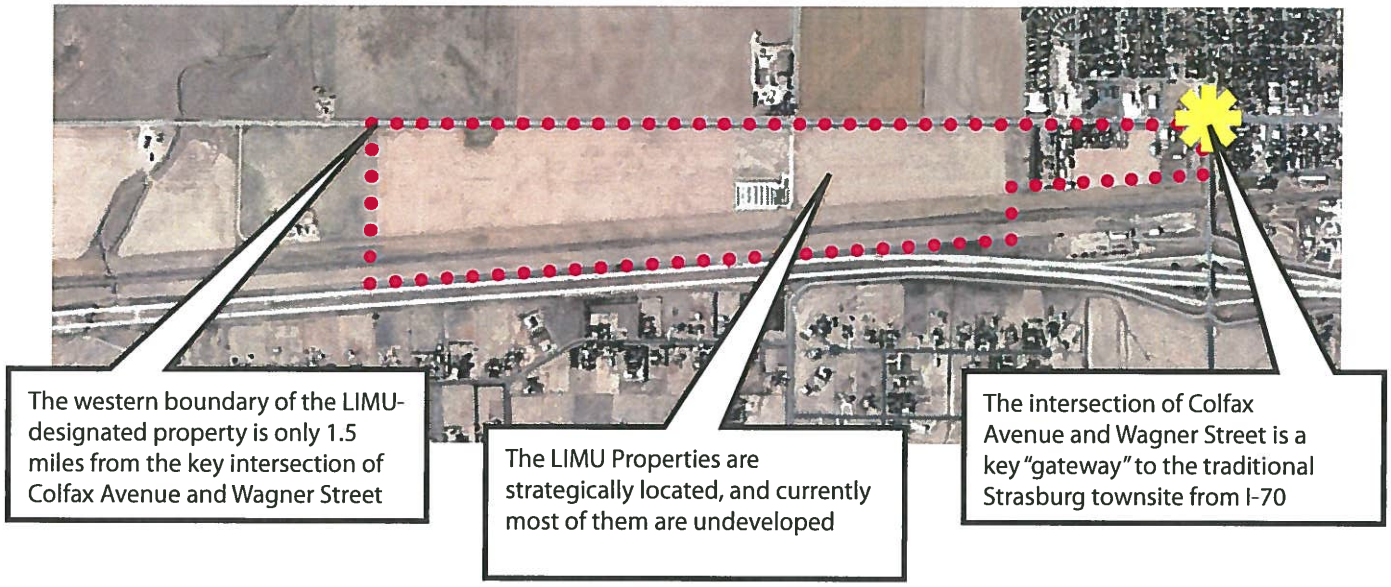
The proposed amendment would change the definition of the LIMU land use category to add residential uses to the category's characteristics and uses, and to add diversification of housing stock to the category's purposes, as shown in "strike and underline" format below—

Land Use Category	Characteristics and Uses	Purpose
Low Intensity Mixed Use	Light industrial, office, ~~and~~ retail, and residential uses in either planned unit development or straight zoning requests.	Attract businesses and employment opportunities and diversify housing stock.

The proposed amendment would also delete the second housing policy (quoted above) because the proposed changes to the definition of the LIMU land use category will fully implement the policy and make its continued presence unnecessary (and potentially confusing).



The Strasburg future land use plan (a part of the Plan) shows the LIMU Properties in the context of other planned land uses.



GEOGRAPHIC CONTEXT

The LIMU Properties are located close to the traditional townsite of Strasburg. Their western boundary is only 1.5 miles west of the intersection of Colfax Avenue and Wagner Street, the key gateway to Strasburg from I-70. Most of the properties are currently undeveloped, and they are almost entirely surrounded by major transportation corridors and other undeveloped land that is designated in the Plan for development with commercial or industrial uses.

RESIDENTIAL MARKET CHANGES

Residential market conditions are substantially better today than they were when the Plan was adopted in 2002, and the amendment that the Strasburg community, Arapahoe County, and Adams County anticipated when the Plan was created should be implemented through the requested amendment. The amendment would create opportunity for new, market-responsive real estate products in Strasburg.

When the Strasburg Plan was adopted in 2002, the LIMU land use category anticipated development of light industrial, office, and retail uses. At the time, the state economy—including its housing market—was severely distressed. Today, the market in Strasburg has turned around and the outlook for housing is strong. Indeed, since the fourth quarter of 2012, Strasburg has been experiencing an across-the-board rise in housing values—a sign of a healthy demand for housing.

Current market conditions will allow for the diversification of housing stock in Strasburg, which is another important objective of the Plan. Indeed, the only housing goal of the Plan is—

> **New housing should be high quality, be offered in a variety of price ranges and types, and contribute to the small town, rural character.**

COMPATIBILITY WITH SURROUNDING LAND USE AND ZONING DESIGNATIONS

The LIMU Properties are surrounded by commercial, industrial, and agricultural properties, and a rail / interstate highway corridor. Roughly half of the land that is designated LIMU is essentially across the street from the Activity Center-designated land. Therefore, allowing residential uses to be developed on the LIMU Properties will increase the level of land use compatibility in Strasburg by allowing for additional residential and commercial uses within walking distance of existing and planned commercial, industrial, and institutional uses, and by creating compact development forms that are close to the traditional center of the community.

ENVIRONMENTAL AND HISTORIC RESOURCES

There are no known "natural" or environmental conditions or historic resources on the affected properties that would not be adequately protected by the Arapahoe County Land Development Regulations. The properties are mostly undeveloped, and none of them are located within a floodplain.

PUBLIC FACILITIES AND INFRASTRUCTURE

As to **water supply**, each property owner will have to demonstrate the availability and adequacy of water supply prior to obtaining development approval. The proposed plan amendment does not (and cannot) change this statutory requirement. Moreover, property owners who seek water service from a metropolitan district will have to comply with the metropolitan district's rules and regulations (which may include constructing infrastructure and dedicating water rights), and pay applicable fees. The proposed plan amendment does not (and cannot) change the requirements of the metropolitan districts.

For planning purposes, the proposed amendment has **no expected negative impact on water supply**. Generally, higher density residential is relatively water-efficient, and, on average, would be anticipated to demand less water than commercial-only development of the same land area. It follows that a mix of residential and commercial real estate products on the LIMU Properties will have water demand impacts that are either less than or statistically comparable to commercial-only development.

As to **transportation networks**, the major streets in Strasburg operate at a high level of service. Traffic studies related to individual land development applications will identify any minor improvements that are needed to ensure the safe and efficient movement of traffic through and around Strasburg.

With respect to **fire protection**, the Strasburg Fire Protection District No. 8 has a station on Colfax Avenue, West of Wagner Street, right across the street from the eastern LIMU Properties. Simply adding residential uses to the list of permissible uses on LIMU Properties is unlikely to have a meaningful additional impact on the Fire District. Of course, as a referral agency during zoning approval processes, the Fire District will be consulted with regard to the design of individual project proposals.

With regard to **schools**, total enrollment in Strasburg School District 31J has ranged between 999 students and 1,067 students since 2010, with regionally favorable student-teacher ratios. The County charges residential developers a fee-in-lieu to offset their impacts on schools. As the area develops, the School District will have land and resources available for development to serve its student population.

As to **recreation and trails**, the Strasburg area is well-served with parks and trails, both existing and planned. Most of them are in Adams County, but the Strasburg Metropolitan Parks and Recreation District owns two abutting parcels of land South of I-70 at the corner of N. Piggott Road and E. Bison Drive.

END NOTES:

[1] For a complete copy of the Strasburg Plan, visit: https://www.arapahoegov.com/DocumentCenter/View/334

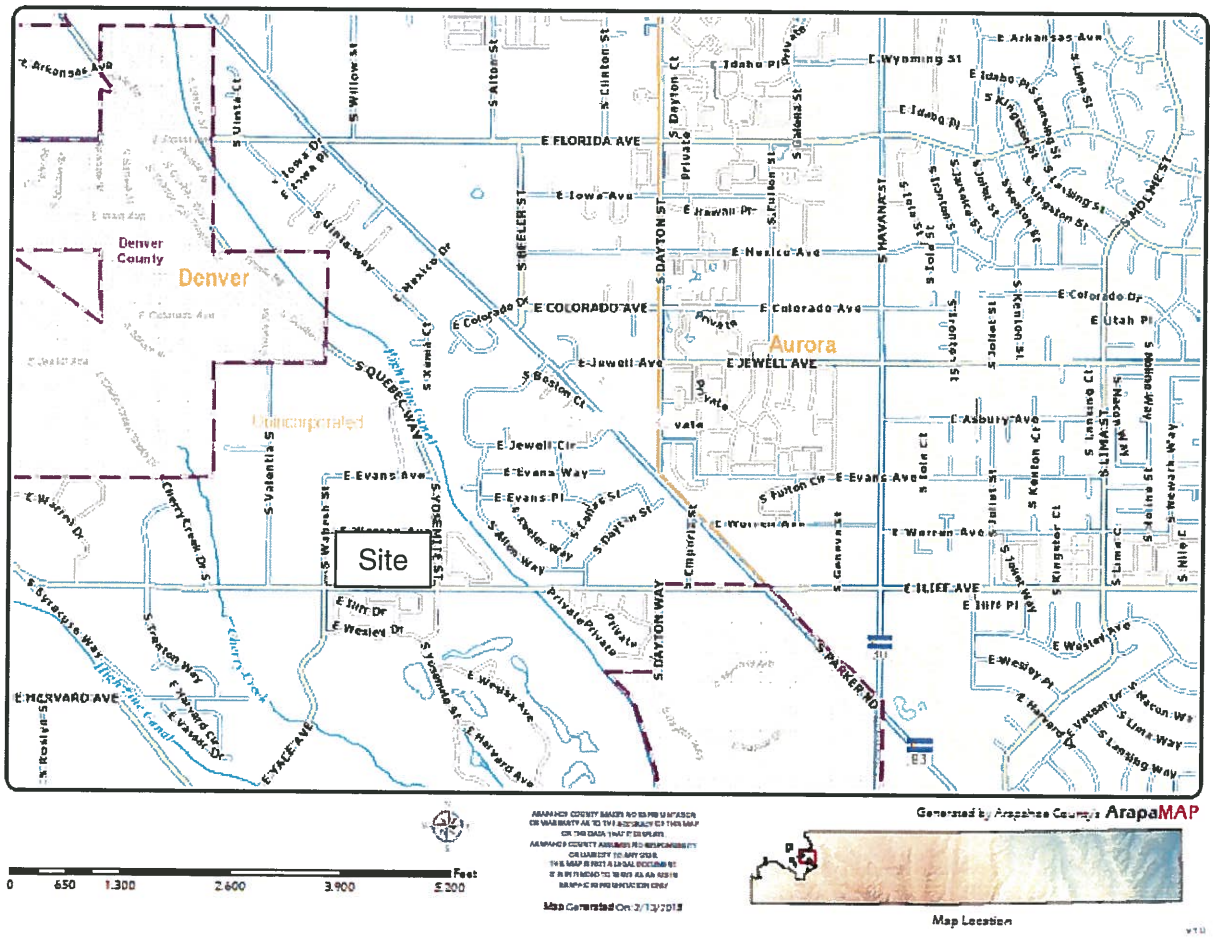
[2] For a complete copy of the request for Plan amendment, contact Julio Iturreria, Arapahoe County, Lima Plaza, 6924 S. Lima St., Centennial, CO 80112, or jiturreria@arapahoegov.com

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

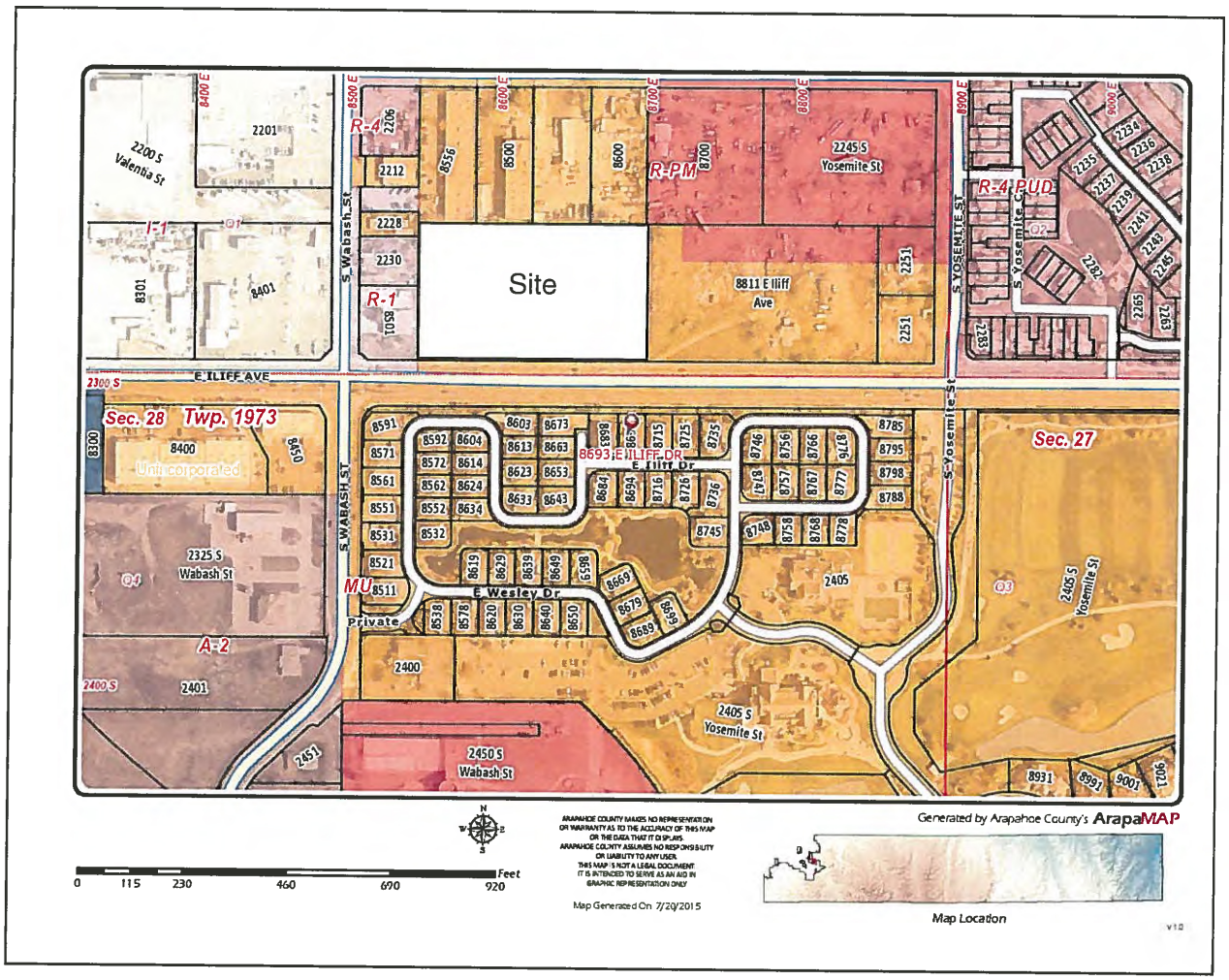
CASE # P16-002 – ILIFF AVENUE TOWNHOMES – FINAL DEVELOPMENT PLAN

SHERMAN FEHER, SENIOR PLANNER **MAY 23, 2016**

VICINITY MAP The site is located east of the intersection of Iliff Avenue and Wabash Road. This property is in Commissioner District 2.



VICINITY MAP



ZONING MAP

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

North	-	Masons Garden Subdivision, MU-PUD, Commercial
East	-	Masons Garden Subdivision, MU-PUD, Commercial
South	-	Cherry Creek Country Club Subdivision, MU-PUD, Residential
West	-	Waterworks Subdivision, R-1, Residential. Also abandoned Cherry Creek Valley Water & Sanitation District building.

Looking NNW across site

Looking North across site

PROPOSAL:

The applicant and owner, Alpert Development Inc., is requesting approval of a Final Development Plan (FDP). This FDP, if approved, will allow 68 dwelling units of multi-family housing at a density of 19.42 du/ac. The property is 3.5 acres in area. The proposed develop will have 39% open space.

RECOMMENDATION:

Staff: Staff recommends that the Iliff Avenue Townhomes Final Development Plan be APPROVED, subject to conditions contained in this Staff Report, based on findings outlined herein.

I. BACKGROUND

The property was originally zoned R-1 in 1961. Later the property was zoned MU-PUD as part of the Cherry Creek Market PDP for commercial and multi-family (Case No. Z04-008). Recently the BOCC approved a Preliminary Development Plan for multi-family housing, Case No. Z14-005, on September 22, 2015.

II. DISCUSSION

Staff's review of this application included a comparison of the project to policies and goals outlined in the Comprehensive Plan, background activity, and an analysis of referral comments.

1. The Comprehensive Plan

The Comprehensive Plan – Four Square Mile Subarea Plan designates this property as "Potential Mixed-Use Town Center". The definition of "Town Center" is an intensely developed mixed-use area within a city, town or community intended to serve as a gathering place for retail, service, offices and residential uses in a planned configuration that is accessible for vehicles and pedestrians. Other applicable Goals/Policies in the Subarea Plan/Comprehensive Plan that apply to this proposal include: Goal/GM4: Promote compact growth in the Urban Service Area; Policy/GM4.1: Encourage a compact urban development pattern in the Urban Service Area; Policy/GM4.3: Promote infill development and redevelopment in the Urban Service Area; Policy/NH1.2: Promote a diversity of housing types in Growth Areas countywide and Policy/NH2.1: Reconcile new development with existing neighborhoods in Growth Areas. The proposed PDP for multi-family residential fulfills the residential use indicated in the Comprehensive Plan/Subarea Plan. Attempts to develop a mixed-use area in 2004 with a combination of residential and commercial rezoning have not successfully resulted in a planned mixed-use development. There are various commercial and residential developments adjacent to this proposed development.

2. Ordinance Review and Additional Background Information

Chapter 13-100 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 thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

The proposed FDP does not generally change the existing infrastructure. Water and sewer capability is provided by Cherry Creek Valley Water and Sanitation District, who provided a will-serve letter with the PDP. An existing road system generally serves present and future uses. The developer will provide a road network in the development.

Some drainage improvements currently exist and more will be added depending on the drainage studies.

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

This proposed site plan is generally compatible with the surrounding land uses and natural environment.

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 proposed FDP generally provides for adequate provision of public services. Open Spaces indicated that the playground that is mentioned in the letter of intent is not specifically reflected in the FDP. This will be a condition of approval. The Cunningham Fire Protection District referral response letter stipulates certain requirements.

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

The proposed FDP may enhance convenience for the present and future residents of Arapahoe County by providing for multi-family housing in an area which already has some retail centers and employment.

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 proposed FDP seeks to ensure that public health and safety is adequately protected against natural and man-made hazards, as long as this proposed site

plan meets certain engineering and building code standards and drainage and water quality standards are met.

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.

Public accessibility will be provided for by the existing road and pedestrian system. An internal road system will provide access and circulation to the individual dwelling units. Parking is part of each dwelling unit. Guest parking is provided on site.

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

There will be no additional disruption to existing physiographic features with this FDP. There are no streams or lakes on this property.

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.

Landscaping will help provide some amenities for this proposed development. The current FDP exhibit shows recreational areas. In the applicant's letter of intent mention was made of a playground. No specific playground is shown on the FDP, so that will be a condition of approval.

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

The FDP provides for 39 % open space for this proposed development.

Other Comments:

Replat of Property:

The property for the proposed development will also being replatted. The Planning Commission does not review replatting cases; the BOCC will make the final decision regarding the platting of this property. Part of the Final Plat process is cash-in-lieu of dedicated land for schools, public parks and other public purposes.

III. REFERRAL COMMENTS

Comments received as a result of the referral process are as follows:

Engineering	-	Comments regarding PDP exhibit, SEMSWA comments, drainage study and plan, construction plan, and GESC plan. *Applicant made or will make corrections of Engineering Services Division comments.*
Mapping	-	Minor comments. *Comments have been addressed or will be addressed.*
Arapahoe County Assessor	-	No response.
Arapahoe County Zoning	-	No comments.
Arapahoe County Sheriff	-	PDP comments: Applicant should meet CPTED recommendations. *Applicant noted comments and will need to do CPTED recommendations. This is a condition of approval.* FDP comments: Does not seem to be much visitor parking. *Applicant meets the minimum visitor parking requirement of 17 spaces.*
Arapahoe County Transportation Division (PDP)		Comments related to burial of above ground utilities and dedication of right-of-way. *Applicant noted comments and will need to bury utilities and dedicate right-of-way, as appropriate. This will be a condition of approval.*
Army Corps of Engineers	-	No response.
Arapahoe County Building Division	-	PDP comments: Need to meet Building Code requirements. *Applicant noted comments and will need to meet Code requirements.*
Urban Drainage	-	No response.
SEMSWA	-	Included as part of Engineering comments.
Cunningham FPD	-	Comments related to fire protection. *Applicant will comply with comments related to fire protection. This will be a condition of approval.*
Cherry Creek Country Club HOA	-	No response.
Xcel Energy	-	No response.
Four Square Mile Group	-	No response.
Cherry Creek School District	-	Comments regarding land dedication of .34476 acres or cash-in-lieu using appraised value method. *Applicant noted comments and will need to use*

		appraised value method for cash-in-lieu. This will be a condition of approval with the Replat case.
Tri-County Health	-	Comments on former landfill testing procedures. TCH states that no further action is needed.
Cherry Creek W&S District		No response.
Century Link		No response.
RTD		No response.
Arapahoe County Library		Requested share of cash-in-lieu monies. *Applicant did not respond to this comment, however this will be a condition of approval with the Replat case.*
Arapahoe County Open Spaces		Per applicant's letter of intent, need to include a 1,500 square foot children's playground. Also, request using appraised value method for park cash-in-lieu formula. *Applicant responded that playground area is being proposed, but is not shown on site plan. This will be a condition of approval.*
West Arapahoe SCD		No response.
Post Office		No response.

IV. STAFF FINDINGS:

Staff has visited the site, reviewed the proposed Final Development Plan(FDP) and supporting documentation and referral comments. Based upon review of applicable policies and goals in the Arapahoe County Comprehensive Plan and analysis of referral comments, our findings include:

1. Staff finds that the proposed Final Development Plan (FDP) appears to generally conform to the Arapahoe County Comprehensive Plan/Four Square Mile Sub-Area Plan, with the property being designated as " Mixed Use Town Center".
2. The FDP appears to satisfy the Arapahoe County Zoning Regulations and procedures, including Chapter 13, Section 13-100, Planned Unit Development (P.U.D).
3. There are some Engineering and other issues that will be addressed through Conditions of Approval.
4. There are some BOCC-approved Preliminary Development Plan conditions of approval that apply to the Final Development Plan.
5. The applicant in their letter of intent states that there will be a playground, but none is shown on the site plan; therefore the applicant needs to show a private playground and equipment on the Final Development Plan.

V. RECOMMENDATION:

Considering the findings and other information provided herein, staff recommends approval of the proposed Iliff Avenue Townhomes Final Development Plan (P16-002), subject to the following:

1. The applicant must make all modifications to the Final Development Plan Amendment as requested by the Public Works & Development Department.
2. The applicant agrees to address all Engineering Services Division and SEMSWA comments and concerns, as identified within their reports, prior to signed mylars.
3. The applicant will enter into a Subdivision Improvement Agreement (SIA) and provide collateral to the County for all public improvements associated with the project.
4. The applicant will comply with all Cunningham Fire Protection District referral comments.
5. Per the applicant's letter of intent which states that they will provide a playground, the applicant will need to show a playground and generalized playground equipment on the Final Development Plan.
6. Per the BOCC-approved Preliminary Development Plan condition of approval, the applicant will bury utilities and dedicate right-of-way as required by the County.
7. Per the BOCC-approved Preliminary Development Plan condition of approval, the applicant will obtain and follow CPTED recommendations from the Sheriff's Department.

VI. DRAFT MOTIONS:

A. In the case of P16-002, Iliff Avenue Townhomes Final Development Plan, we have read the staff report and received testimony at the public hearing. We find ourselves in agreement with staff findings including the draft plan and attachments as set forth in the staff report dated May 23, 2016, and recommend this case favorably to the Board of County Commissioners, subject to the following conditions:

1. The applicant must make all modifications to the Final Development Plan Amendment as requested by the Public Works & Development Department.
2. The applicant agrees to address all Engineering Services Division and SEMSWA comments and concerns, as identified within their reports, prior to signed mylars.
3. The applicant will enter into a Subdivision Improvement Agreement (SIA) and provide collateral to the County for all public improvements associated with the project.
4. The applicant will comply with all Cunningham Fire Protection District referral comments.
5. Per the applicant's letter of intent which states that they will provide a playground, the applicant will need to show a playground and generalized playground equipment on the Final Development Plan.

6. Per the BOCC-approved Preliminary Development Plan condition of approval, the applicant will bury utilities and dedicate right-of-way as required by the County.
7. Per the BOCC-approved Preliminary Development Plan condition of approval, the applicant will obtain and follow CPTED recommendations from the Sheriff's Department.

Alternate Motions:

Any alternate motion must include new findings and conditions where those differ from the Staff-recommended findings and conditions.

1. State new or amended findings to support PC recommendation of "Denial" or, if needed, for a motion of "Approval, With Changes."
2. State any new or amended conditions if the motion is for "Approval, with Changes."

Attachments:
Application
FDP Exhibit
Referral Comments

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

APPLICANT/REPRESENTATIVE: ALPERT DEVELOP. INC. SCOTT ALPERT	ADDRESS: 1201 S. PARKER ROAD, SUITE 200 DENVER, CO 80231 PHONE: (303) 283-3103 FAX: EMAIL: SCOTT@ALPERTDEVELOPMENT.COM	SIGNATURE: NAME: Scott Alpert TITLE: President
OWNER(S) OF RECORD: SAME AS APPLICANT	ADDRESS: PHONE: FAX: EMAIL:	SIGNATURE: NAME: TITLE:
ENGINEERING FIRM: JR ENGINEERING	ADDRESS: 7200 S. ALTON WAY, SUITE C400 CENTENNIAL, CO 80112 PHONE: (303) 740-9393 FAX: (303) 721-9019 EMAIL: JFITZMORRIS@JRENGINEERING.COM	CONTACT PERSON: JIM FITZMORRIS

Pre-Submittal Case Number: Q13-110	Pre-Submittal Planner: SHERMAN FEHER	Pre-Submittal Engineer: SUE LIU	
Parcel ID number:	1973-28-1-04-010		
Address:	8611 & 8711 E. ILIFF AVE.		
Subdivision Name:	LOTS 32-35 MASON'S GARDEN ADDITION		

	EXISTING	PROPOSED
Zoning:	MU-PUD (COMM, MULTI-FAMILY)	MU-PUD (MULTI-FAMILY)
Project/Subdivision Name:	MASON'S GARDEN	ILIFF AVE. TOWNHOMES
Site Area (Acres):	3.50	3.50
Floor Area Ratio (FAR):	NA	NA
Density (Dwelling Units/Acre):	NA	19.7 DU/AC
Building Square Footage:	NA	43,945
Disturbed Area (Acres):	N/A	3.50
Related Case Numbers: (Final/Preliminary Development Plan, Rezoning, and/or Plat)	204008 287004 213-001	

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
FDP 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
X	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

RECEIVED JAN 08 2016 ARAPAHOE COUNTY PLANNING DIVISION

THIS SECTION FOR OFFICE USE ONLY

Case No: P16-002	Planning Manager: SF		Engineering Manager: SPL		
Planning Fee: (Y) N $500.00		Engineering Fee: Y N $			

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.

J·R ENGINEERING
A Westrian Company

December 29, 2015

Jan Yeckes
Planning Division Manager
Arapahoe County Public Works & Development
6924 South Lima Street
Centennial, CO 80112

RE: Iliff Avenue Townhomes at 8611 & 8711 E. Iliff Ave, Final Development Plan

Dear Ms. Yeckes:

Alpert Development, Inc. and JR Engineering is submitting this application on behalf of the owner Alpert Development, Inc. The purpose of this submittal is to present a Final Development Plan for the Iliff Avenue Townhomes at 8611 E. Iliff Ave.

Iliff Avenue Townhomes is a 3.50 acre proposed multi-family development consisting of 68 units, private access drives, parking areas, play ground area, landscaping and water quality/detention pond facilities. The site is currently zoned MU PUD by the recent PDP approved by the county under Case No. Z14-005. We propose to develop the property for residential with 68 units.

The site will contain 4-plex, 5-plex and 7-plex multi-family units featuring the garage on the first floor with optional bedroom/ study, kitchen, family room and dining room on the 2nd floor and 2 or 3 bedrooms on the 3rd floor. The townhomes will have approximately 1,400 to 1,700 square feet.

Please contact me should you have any questions or concerns regarding this request at 303-740-9393.

Sincerely,

Alpert Development Inc.

Scott Alpert

RECEIVED
JAN 08 2016
ARAPAHOE COUNTY
PLANNING DIVISION

7200 South Alton Way, Suite C100, Centennial, CO 80112
303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com

April 15, 2016

J·R ENGINEERING
A Westrian Company

Ms. Sue Liu
Arapahoe County
Public Works and Development
Engineering Services Division
6924 South Lima Street
Centennial, CO 80112

Re: Response Letter to P16-001 002 Iliff Avenue Townhomes FP FDP

Dear Ms. Liu:

This letter is in response to the comments dated March 21st, 2016. Comments are in italicized text and our responses are in bold font.

General

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

Final Development Plan

- *Site Plan –*
  - *Specify the dimension for the proposed concrete pan.*
    JR – Dimensions added.
  - *Call out the height for the retaining wall along the site boundary.*
    JR – Height added.

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303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com

- *Show and call out the sight triangles, and ensure nothing above 3' be installed within the triangles.*
  JR – Sight triangles and labels have been added.
- *Show the existing sidewalk along Iliff Ave.*
  JR – A hatch has been added to clarify.
- *Permission for the off-site construction (curb return within the access easement) is required from the property owner.*
  JR – The owner of the Iliff Townhomes site is in the process of buying the adjacent property where the curb return is proposed.

- *Grading Plan –*
  - *Need to show how proposed grade tie into the existing ground along west boundary of the site where iron fence is proposed.*
    JR – Section views have been added to show how the proposed grading ties into the existing grades at the boundary.
  - *Please include final floor elevation for each building.*
    JR – Floor elevations have been added.
  - *Explain how the emergency overflow spillway functions when the wall is proposed.*
    JR – A 1' gap in the screen wall is proposed. This has been added to the pond section view and is now called out in plan view.
  - *The existing elevation along the east boundary of the site is 3' higher compared to the existing elevation shown in single family homes project plans. Please verify if the same vertical datum is used for both projects or correct the elevation difference.*
    JR –
  - *More spot elevations should be added on the plan please see the final grading plan within the construction plan set.*
    JR – Additional spot elevations and slope arrows have been added.
- *Utility Plan*
  - *Demonstrate how the outfall pipe ties into the existing 60"RCP.*
    JR – The outfall pipe connects to existing 18" RCP that flows through a manhole to existing 24" RCP and then connects to the 60" RCP. Labels have been added to clarify.
- *Landscape Plan – add a note for the future Iliff Avenue Frontage Landscape Plan as "constructed by the Developer after the completion of the Iliff Avenue Roadway Improvements.*
  JR –The note has been added to the landscape plan.

Final Plat

- *Easement Table: public use easement of this project is for sidewalk and streetscape, and not for utility use. Please revise accordingly.*
  JR –The easement Table has been revised accordingly.
- *Show the sight triangle at both side of access points.*
  JR –The sight triangle on the east entrance has been shown. It will be platted by the adjacent subdivision plat.
- *All existing easements within the dedicated ROW must be vacated prior to ROW dedication. The vacation reception number must be included in the plat prior to recordation of the final plat.*
  JR –The owner is currently working on the vacation documents.

Phase III Drainage Study

- *Recently approved legislation requires that any detention or infiltration facility that becomes operational after August 5, 2015 shall notify downstream water rights holders prior to operation. Urban Drainage and Flood Control District (UDFCD) has provided assistance to Colorado communities and professionals in implementing this law. They created a spreadsheet form called SDI*

Design Data for determining compliance with the statute. The Count will require the SDI Design Data spreadsheet form be completed and included in the Phase III Drainage Study. County engineer will review the form for accurate inputs of the design information. Please download the SDI Design Data spreadsheet from the UDFCD website at https://maperture.digitaldataservices.com/gvh/?viewer=cswdif, click on Download SDI Design Data Sheet. The form will required to be submitted as a part of as-built process for confirmation.
JR –Noted.

- *UDFCD has recently updated the UD-Detention_v3. 01 and UD-FSD_v1.11 work sheets, please adjust the design and associated calculations accordingly. The work sheets of UD-FSD_v1.11 include the design data information that SDI requires.*
  JR –The updated UD-Detention has been used to calculate the pond volume and the design has been adjusted as needed.
- *Please include the calculation for WQCV.*
  JR –WQCV calculations are included within the new UD-Detention spreadsheet.
- *Groundwater Investigation section: include the statement of "will not impact the functionality of the proposed pond since the bottom of the pond is at _____', ___' below the ground level".*
  JR –The note has been added to this section.
- *Please clearly state that HOA will be responsible for the maintenance of the drainage system.*
  JR –The paragraph has been updated to indicate that the HOA is responsible for maintenance.
- *The current worksheets show that the pond release rate is 2.99-cfs during the 100-year storm event, however, the narrative states as 3.75-cfs. Please verify.*
  JR –This has been corrected.
- *Basin A1, on page 5: need to describe how runoff flows into the sump inlet from the end of the concrete pans. Please also confirm that the gutter has capacity for the proposed flow.*
  JR –The paragraph has been updated to reflect this. Gutter capacity has been confirmed.
- *The runoff value for each basin does not match with the calculation result. Please verify.*
  JR –The calculation have been updated and corrected in the report text.
- *Page 8: a) include the text of "up to 75% of the pond circumference" for wall requirement; b) call out the depth of micropool as 2.5 feet; c) the release rate for the forebay should be 2% of the undetained peak 100-year discharge; d) the emergency protection shall be constructed to convey the 100-year developed flow from the upstream watershed without accounting for any flow reduction within the detention basin; and e) specify the maintenance entity for the pond.*
  JR –The above has been added to the report
- *Appendix B: sheet 3 of 7 - Include the total I% for the area tributary to the pond.*
  JR –Addressed.
- *Appendix C –*
  - *Trickle channel: trickle channel should be designed to carry at least 2% of the undetained peak 100-year discharge from forebay.*
    JR –Addressed.
  - *Forebay Volume should be a min. 2% of WQCV. Show how WQCV was calculated.*
    JR –Calculations added for WQCV and Forebays.
  - *Street capacity section (4' concrete pan): specify the side slope of the concrete pan.*
    JR –Side slope have been added to the calculation.
  - *Allowable Capacity for one-half street: the value of Tcrown should 15.5' maximum (the total width is 31').*
    JR –Addressed.
  - *Inlet D1: the Q value should be 0.7-cfs for minor storm and 2.1-cfs for major storm. Please revise.*
    JR –Basin designation and inlet numbering has been changed, Q's have been updated.

- *Inlet D2: the Q value should be 0.3-cfs for minor storm and 0.9-cfs for major storm. Please revise.*
- **JR –Basin designation and inlet numbering has been changed, Q's have been updated.**
- *Inlet D3: the Q value should be 0.7-cfs for minor storm and 1.7-cfs for major storm. Please revise.*
  JR –Basin designation and inlet numbering has been changed, Q's have been updated.
- *Calculation for both forebays should be included in the report.*
  JR –Basin designation and inlet numbering has been changed, Q's have been updated.
- *Pipe calculation: check the flow rate with the runoff calculation; no negative slope should be allowed; the minimum velocity of 3-fps is required for the public pipe system*
  JR –Included in report.

Drainage plan

- *Basin Summary Table: Include I% for each basin and the design point information.*
  JR –I% included in the table.
- *The existing elevation along the east boundary of the site is 3' higher compared to the existing elevation shown in single family homes project plans. Please verify if the same vertical datum is used for both projects or correct the elevation difference.*
  JR –We are coordinating with the adjacent property to correct the vertical differences.
- *There is a small off-site basin from single family homes project will drain into the proposed pond. Please include discussion of this off-site basin in the report.*
  JR –Added.
- *Show the proposed grading/contours of the pond.*
  JR –Added.
- *Call out the size and type of pipes.*
  JR –Added.
- *Call out the cross pan with dimension.*
  JR –The cross pan has been labeled along with the size.
- *Provide spot elevation to show how runoff flows into the sump inlet from the end of the concrete pans.*
  JR –Spot elevation has been added.
- *Contour must extend beyond property lines so staff can review how proposed grade tie into the existing ground.*
  JR –At the time of survey, access to the residential lots on the west was not available. Cross sections have been added to the construction to show how the grades are tying into existing at the property line.

Construction Plan

- *Include the County standard engineer certification statement on the cover sheet.*
  JR – Added.
- *Horizontal Control Plan –*
  - *Show the existing sidewalk location.*
    JR – A hatch has been added to clarify.
  - *Call out the perimeter wall and its type, and height.*
    JR – Labels added.
  - *Include a note stated as "the public improvements along Iliff Avenue will be designed and constructed by Arapahoe County".*
    JR – Added.
  - *Permission for the off-site construction (curb return within the existing access easement) is required from the property owner.*
    JR – The owner of the Iliff Townhomes site is in the process of buying the adjacent property where the curb return is proposed.

- *See redlines for signage at the access points from the County traffic operation staff.*
  JR – The signage has been updated per the traffic redlines.
- *Grading Plan –*
  - *Show how proposed grade tie into the existing ground.*
    JR – Section views have been added through the west and north property lines
  - *How will emergency overflow spillway function when the wall proposed?*
    JR - A 1' gap in the screen wall is proposed. This has been added to the pond section view on Sheet 11 and is now called out in plan view.
  - *Include the 100-yr plus WQ WSEL of 5444.93 on the plan.*
    JR -
  - *Label the elevation of the east side of the pond.*
    JR – Contour labels and a slope label have been added.
  - *Again, please verify the existing grade along the east boundary of the project site.*
    JR –We are coordinating with the adjacent property to correct the vertical differences.
- *Overall Utility Plan – need to clarify if the pipe between two MHs along Iliff Ave is proposed of existing.*
  JR – The existing pipe is going to be removed and replaced. A label has been added.
- *Storm Sewer Plan and Profile –*
  - *Call out the elevation for the existing contours.*
    JR – Added.
  - *All pipes should be design to carry minimum of 5-year storm runoff. Please verify the 5-year HGL line for DP01 profile.*
    JR –Pipes designed to carry 5 year storm and shown in the profile view.
  - *Check the runoff value that the pipe was designed for with the drainage report.*
    JR – Verified.
  - *Water surface elevation shown on the profile does not match with the drainage report calculation.*
    JR – Elevations updated.
  - *Show the HGL along the entire pipe profile.*
    JR – HGL shown.
- *Pond Grading Plan –*
  - *Pond section A1and pond spillway detail: show the wall location and explain how the spillway works.*
    JR – Section A1 has been updated and the wall shown. A gap will be left under the perimeter fence to allow the spillway to function properly.
  - *Pond section B1: is rail proposed at the top of wall for safety purpose?*
    JR – Yes, a 42" wrought iron fence. This has been added to the plan view and section view.
  - *10' type R inlet is proposed and please label correctly.*
    JR – Revised.
- *Pond Details –*
  - *Outlet structure profile - Include 100-year WSE; Call out the bottom elevation; and show the initial surcharge volume and label as such.*
    JR –Added.
  - *H section: orifice plate should include 8 rows of holes, not 9 rows. Please revise.*
    JR –Revised.
  - *Label the elevation for the bottom of hole.*
    JR –Labeled.

Traffic Impact Study (TIS)

- *This study has included both the townhomes and single homes projects. Since the timing for the construction of the single family homes is unknown, staff recommends individual TIS for townhomes be provided at this time (similar to the previous TIS submittal during the phase I review).*
  JR – Study updated.

O & M Manual

- *Please use the County logo in lieu of the SEMSWA's logo.*
  JR – The cover sheet has been updated.
- *Please use the agreement provided to you. This agreement has no background texts.*
  JR – The provided agreement is now in the manual instead of the sample agreement.

GESC Plan and Report

- *Please address all comments from SEMSWA.*
  JR – The comments from SEMSWA have been addressed.

Please contact me should you have any questions or concerns regarding this response letter at 303-740-9393.

Sincerely,

JR ENGINEERING, LLC

James P. Fitzmorris P.E.
Colorado Registered Professional Engineer No. 28211

ARAPAHOE COUNTY
COLORADO'S FIRST

Public Works and Development

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Centennial, Colorado 80112-3853
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publicworks@arapahoegov.com

DAVID M. SCHMIT, P.E.
Director

May 16, 2016

Jim Fitzmorris
JR Engineering LLC
7200 South Alton Way, Suite C100
Centennial, CO 80112

Re: P16-001 002 Iliff Avenue Townhomes FP FDP

Dear Jim:

Arapahoe County Public Works and Development - Engineering Serves Staff has reviewed the engineering submittal and provides the following comments:

Phase III Drainage Study

1. Page 3:
   - Include I% for the entire site.
   - 6' brick screen wall on concrete retaining wall is proposed along the north site, please explain how off-site flows from north can enter into site.
   - As discuss in the later section, the runoff from east off-site basins OC1a and OC1b are detained on site. Please revise the paragraph as necessary.
2. Page 5:
   - UD-Detention version 3.03 worksheet should be used for the pond design (there are minor changes compared to the worksheet 3.02 which is used for the current design).
   - Please know that the pond detention volume should be designed to 100 + WQCV per County requirement. Include the total pond volume in the report.
3. Page 6: the WQCV should be 0.07 ac-ft per the worksheet.
4. Page 7: the calculated maximum release rate is 3.6-cfs. Please revise the report accordingly.
5. Page 11, offsite basin C: the C value should be 0.38 and 0.68 for 5-yr and 100-yr, respectively, for the basin at 38% imperviousness.
6. Page 12: add a row as "100-yr + WQCV" within the summary table of onsite detention basin.
7. Page 13: the value for 100-year peak inflow is 18.9-cfs per Runoff Calculation sheet (SF-3).
8. Pipe calculation:
   - Need to verify why the elevation for HGL-down is higher than HGL-up.
   - For public pipe system, the minimum velocity is 3-fps as previous commented during the last review. Public system is the system within the ROW and the drainage easement.
   - Verify the velocity - check why V_{100} is less than V_5 for the same pipe with more flow.
9. Forebay Design:
   - Forbay 1 – 100-yr inflow should be 12.5-cfs per SF-3.
   - Forebay 2 – verify the total area for basin B.
10. Detention pond work sheet:
    - Add detention volume calculation as V_{100} + WQCV.
    - Enter the input data for Stage-Storage calculation.

Engineer Cost Estimate

28. Include 'Arapahoe County Case No. P16-001'.
29. Water and sanitation sewer are under the jurisdiction of the Cherry Creek Valley Water and Sanitation District, and should be removed from the County public improvement cost estimate.
30. Please separate the on-site improvements and the off-site Iliff Avenue improvements. The off-site improvements will be built by the County and the contribution to these improvements will be paid by the developer. The County will provide the cost for the Iliff Avenue improvements.
31. The county standard unit cost should be used for the on-site improvements.
32. A 15% contingency shall be added to the total including as "15% non-itemized improvements".
33. Add signature block (Design Engineer, Developer/Owner, and Review Engineer).

O & M Manual

34. Agreement: please change the case No. to P16-001; please fill in the owner information.
35. See construction plan comments for storm water facilities map.

Comments from Transportation Division

1. ¾ movement and emergency access –
   - There does not appear to be enough space at the corners for the widening project (C15-002). Please refer to the attached layout of the ¾ access where simply be mimicked the developer's corner layout north to the future location. It appears that the back of sidewalk encroaches on the proposed wall and building S 61. Please provide a proposed layout with the developer's construction and the future project so County staff can see whether they fit together. The same will apply at the emergency access to the west, and on the upcoming development to the east.
   - The island at the ¾ movement should not be built permanently, but delineated with pavement markings and signs. Then the widening project can build it with the proper grading.
2. The County will like to have directional ADA ramps, not the ones shown in the plan. It is not exactly shown in the County standard details, but is a modified version of SP10. Transportation will find more information and/or photo examples.
3. Sheet 3/18 indicates that the proposed location of undergrounded utilities may be directly below their current location, which would not work because they would end up in the road ultimately. They should be located in the tree lawn area of the public use easement. Related notes should be on the Utility Plan.
4. On the Signing & Striping Plan: need crosswalks.
5. The proposed inlet and Storm Line DP01 & DP01A: It is unclear if the Proposed Grade on the profile is post development project or post widening project.
6. County will need an additional construction easement commitment for the upcoming widening project; 22' at the accesses and storm inlets, if they are to be built by the widening project, 12' everywhere else along Iliff. This is only an area for working in, not to build permanent features in.
7. The Construction Plans have been provided to David Evans & Associates, the design consultant for Iliff, to review and comment. They just came onboard last week.

In addition to the comments listed in this report, Staff has provided redlined plans and/or reports illustrating clarification to comments included within this report and other minor comments to be addressed. Comments within these redlined documents shall be fully addressed. The consultant shall provide a response on the redlines as to how the comment was addressed in a color other than that used by Staff. The redlined documents shall be returned to Staff and must be included with the resubmittal for it to be considered complete.

Engineering Documents Required for Resubmittal
to the County Engineering Services Division

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

Case No. P16-001 002 Case Engineer: Sue Liu

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

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

This sheet must be attached to your resubmittal with the revised documents in the quantities listed above.

ARAPAHOE COUNTY
COLORADO'S FIRST

Public Works and Development

6924 South Lima Street
Centennial, Colorado 80112-3853
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DAVID M. SCHMIT, P.E.
Director

Engineering Staff Report

PHASE II – REFERRAL

Date: March 21, 2016

To: Sherman Feher, Planning Division

From: Sue Liu, Engineering Division

RE: P16-001 002 Iliff Avenue Townhomes FP FDP

Scope/Location:

Alpert Development Inc. and JR Engineering, on behalf of the owner Alpert Development, Inc is requesting approval of the Final Development Plan and Final Plat for the Iliff Avenue Townhomes Development. The purpose of this application is to build 68 units of multi-family residential homes. The project consists of 3.5-ac and is located at the northeast corner of Iliff and Wabash intersection.

The site will access through a ¾ movement access point onto Iliff Ave.

Items included with this referral:

Final Development Plan
Final Plat
Phase III Drainage Study
Construction Plan
O and M Manual
Traffic Impact Study

Cc: Charles V. Haskins, Engineering Services Division, Division Manager
Case File No. P16-001 002
SPL RDR

Findings:

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

1. This site lies within Basin 7 of the Four Square Mile area, and is subject to a storm drainage fee in the amount of $4,827per impervious acre. The payment of said fee shall be guaranteed within the Subdivision Improvement Agreement that is processed with the final plat application.
2. This development requires a Subdivision Improvement Agreement (SIA) to guarantee the on-site improvements and the contribution to the Iliff Avenue roadway improvements related to this development. The SIA will be processed with the final plat application.
3. The applicant agrees to bury utilities and dedicated right-of-way as required by the County with the Final Plat applications.
4. This site lies within the Southeast Metro Stormwater Authority (SEMSWA) service area. This land use application will be referred to SEMSWA for review and comment. SEMSWA jointly reviews and approves the Phase III Drainage Study, Operation & Maintenance Manual, Engineer's Cost Estimate of Public Improvements and Construction Plans for all stormwater facilities. Their comments and concerns must be addressed prior to final County approvals.
5. SEMSWA, through a Memorandum of Understanding (MOU) and associated Standard Operating Procedures (SOPs), administers the GESC Program on behalf of the County. SEMSWA, with concurrence from the County, will approve the GESC plans, issue the GESC permit and provide GESC inspections.
6. Construction activities that disturb 1 acre or more are required by EPA to obtain a construction stormwater permit. The applicant should contact the Colorado Department of Health, Water Quality Control Division for information regarding said permit.
7. A Drainage easement is required and should be provided for the detention and water quality pond. The drainage easement should be provided to the limits of the 100-year detention and water quality capture volumes plus one-foot of freeboard. The drainage easement allows the County the right to enter the property.
8. Landscape and irrigation construction plan is required if landscape is proposed within the County right-of-way. The Plan will be reviewed and approved prior to the construction.
9. The project was presented to the Technical Review Committee (TRC) for an initial review. The following item was discussed: Iliff Ave. frontage improvements – as discussed with the applicant previously, the final roadway design for Iliff Avenue improvements has not been completed. The TRC requests that the proposed access point be designed to the existing pavement and the County will complete the project frontage improvement with the Iliff Ave improvements project. The applicant will be required to pay the contribution of the frontage improvements to the County.

Recommendations:

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

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

STAFF COMMENTS

General

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

Final Development Plan

1. Site Plan –
   - Specify the dimension for the proposed concrete pan.
   - Call out the height for the retaining wall along the site boundary.
   - Show and call out the sight triangles, and ensure nothing above 3' be installed within the triangles.
   - Show the existing sidewalk along Iliff Ave.
   - Permission for the off-site construction (curb return within the access easement) is required from the property owner.
2. Grading Plan –
   - Need to show how proposed grade tie into the existing ground along west boundary of the site where iron fence is proposed.
   - Please include final floor elevation for each building.
   - Explain how the emergency overflow spillway functions when the wall is proposed.
   - The existing elevation along the east boundary of the site is 3' higher compared to the existing elevation shown in single family homes project plans. Please verify if the same vertical datum is used for both projects or correct the elevation difference.
   - More spot elevations should be added on the plan please see the final grading plan within the construction plan set.
   - Utility Plan –Demonstrate how the outfall pipe ties into the existing 60"RCP.
3. Landscape Plan – add a note for the future Iliff Avenue Frontage Landscape Plan as "constructed by the Developer after the completion of the Iliff Avenue Roadway Improvements.

Final Plat

4. Easement Table: public use easement of this project is for sidewalk and streetscape, and not for utility use. Please revise accordingly.

5. Show the sight triangle at both side of access points.
6. All existing easements within the dedicated ROW must be vacated prior to ROW dedication. The vacation reception number must be included in the plat prior to recordation of the final plat.

Phase III Drainage Study

7. Recently approved legislation requires that any detention or infiltration facility that becomes operational after August 5, 2015 shall notify downstream water rights holders prior to operation. Urban Drainage and Flood Control District (UDFCD) has provided assistance to Colorado communities and professionals in implementing this law. They created a spreadsheet form called SDI Design Data for determining compliance with the statute. The Count will require the SDI Design Data spreadsheet form be completed and included in the Phase III Drainage Study. County engineer will review the form for accurate inputs of the design information. Please download the SDI Design Data spreadsheet from the UDFCD website at https://maperture.digitaldataservices.com/gvh/?viewer=cswdif, click on **Download SDI Design Data Sheet**. The form will required to be submitted as a part of as-built process for confirmation.
8. UDFCD has recently updated the UD-Detention_v3. 01 and UD-FSD_v1.11 work sheets, please adjust the design and associated calculations accordingly. The work sheets of UD-FSD_v1.11 include the design data information that SDI requires.
9. Please include the calculation for WQCV.
10. Groundwater Investigation section: include the statement of "will not impact the functionality of the proposed pond since the bottom of the pond is at _____', ___' below the ground level".
11. Please clearly state that HOA will be responsible for the maintenance of the drainage system.
12. The current worksheets show that the pond release rate is 2.99-cfs during the 100-year storm event, however, the narrative states as 3.75-cfs. Please verify.
13. Basin A1, on page 5: need to describe how runoff flows into the sump inlet from the end of the concrete pans. Please also confirm that the gutter has capacity for the proposed flow.
14. The runoff value for each basin does not match with the calculation result. Please verify.
15. Page 8: a) include the text of "up to 75% of the pond circumference" for wall requirement; b) call out the depth of micropool as 2.5 feet; c) the release rate for the forebay should be 2% of the undetained peak 100-year discharge; d) the emergency protection shall be constructed to convey the 100-year developed flow from the upstream watershed without accounting for any flow reduction within the detention basin; and e) specify the maintenance entity for the pond.
16. Appendix B: sheet 3 of 7 - Include the total I% for the area tributary to the pond.
17. Appendix C –
    - Trickle channel: trickle channel should be designed to carry at least 2% of the undetained peak 100-year discharge from forebay.
    - Forebay Volume should be a min. 2% of WQCV. Show how WQCV was calculated.
    - Street capacity section (4' concrete pan): specify the side slope of the concrete pan.
    - Allowable Capacity for one-half street: the value of Tcrown should 15.5' maximum (the total width is 31').
    - Inlet D1: the Q value should be 0.7-cfs for minor storm and 2.1-cfs for major storm. Please revise.

- Inlet D2: the Q value should be 0.3-cfs for minor storm and 0.9-cfs for major storm. Please revise.
- Inlet D3: the Q value should be 0.7-cfs for minor storm and 1.7-cfs for major storm. Please revise.
- Calculation for both forebays should be included in the report.
- Pipe calculation: check the flow rate with the runoff calculation; no negative slope should be allowed; the minimum velocity of 3-fps is required for the public pipe system

Drainage plan

18. Basin Summary Table: Include I% for each basin and the design point information.
19. The existing elevation along the east boundary of the site is 3' higher compared to the existing elevation shown in single family homes project plans. Please verify if the same vertical datum is used for both projects or correct the elevation difference.
20. There is a small off-site basin from single family homes project will drain into the proposed pond. Please include discussion of this off-site basin in the report.
21. Show the proposed grading/contours of the pond.
22. Call out the size and type of pipes.
23. Call out the cross pan with dimension.
24. Provide spot elevation to show how runoff flows into the sump inlet from the end of the concrete pans.
25. Contour must extend beyond property lines so staff can review how proposed grade tie into the existing ground.

Construction Plan

26. Include the County standard engineer certification statement on the cover sheet.
27. Horizontal Control Plan –
    - Show the existing sidewalk location.
    - Call out the perimeter wall and its type, and height.
    - Include a note stated as "the public improvements along Iliff Avenue will be designed and constructed by Arapahoe County".
    - Permission for the off-site construction (curb return within the existing access easement) is required from the property owner.
    - See redlines for signage at the access points from the County traffic operation staff.
28. Grading Plan –
    - Show how proposed grade tie into the existing ground.
    - How will emergency overflow spillway function when the wall proposed?
    - Include the 100-yr plus WQ WSEL of 5444.93 on the plan.
    - Label the elevation of the east side of the pond.
    - Again, please verify the existing grade along the east boundary of the project site.
29. Overall Utility Plan – need to clarify if the pipe between two MHs along Iliff Ave is proposed of existing.
30. Storm Sewer Plan and Profile –
    - Call out the elevation for the existing contours.

- All pipes should be design to carry minimum of 5-year storm runoff. Please verify the 5-year HGL line for DP01 profile.
- Check the runoff value that the pipe was designed for with the drainage report.
- Water surface elevation shown on the profile does not match with the drainage report calculation.
- Show the HGL along the entire pipe profile.

31. Pond Grading Plan –
    - Pond section A1and pond spillway detail: show the wall location and explain how the spillway works.
    - Pond section B1: is rail proposed at the top of wall for safety purpose?
    - 10' type R inlet is proposed and please label correctly.
32. Pond Details –
    - Outlet structure profile - Include 100-year WSE; Call out the bottom elevation; and show the initial surcharge volume and label as such.
    - H section: orifice plate should include 8 rows of holes, not 9 rows. Please revise.
    - Label the elevation for the bottom of hole.

Traffic Impact Study (TIS)

33. This study has included both the townhomes and single homes projects. Since the timing for the construction of the single family homes is unknown, staff recommends individual TIS for townhomes be provided at this time (similar to the previous TIS submittal during the phase I review).

O & M Manual

34. Please use the County logo in lieu of the SEMSWA's logo.
35. Please use the agreement provided to you. This agreement has no background texts.

GESC Plan and Report

36. Please address all comments from SEMSWA.

Engineering Documents Required for Resubmittal
to the County Engineering Services Division

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

Case No. P16-001 002 Case Engineer: Sue Liu

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

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

This sheet must be attached to your resubmittal with the revised documents in the quantities listed above.

April 15, 2016

J·R ENGINEERING
A Westrian Company

Mr. Sherman Feher
Arapahoe County Public Works
and Development - Planning
6924 South Lima Street
Centennial, CO 80112

Re: Response Letter to Phase II External Referral Comments on the Iliff Townhomes Development Plan and Final Plat

Dear Mr. Feher:

This letter is in response to the external referral comments requested on February 26th, 2016 and due March 28th, 2016. Comments are in italicized text and our responses are in bold font.

Tyler Everitt –Deputy Fire Marshal
Cunningham Fire Protection District

1. a. *Hydrants are not shown in the area circled on the plans*
   JR – Hydrants added in areas indicated on the plan.
2. *An autoturn plan shall be submitted to CFP.*
   JR – Will coordinate with the Fire Marshal to prepare plan indicated above.
3. a. *Provide information on how the gate will be operated and secured on the west side for emergency access.*
4. a. *A plan shall be submitted showing distances from the fire lane to all portions of the building being 150 ft from the fire lane.*
   JR – Will coordinate with the Fire Marshal to locate hydrants and to prepare plans indicated above.
5. a. *Distances of the fire lane signs is beyond 200 ft additional signs shall be added.*
   JR – Additional signs added.
   b. *Several signs need to be relocated on the corners to prevent cars from parking on the turns.*
   JR – Signs moved as indicated on plan.
   c. *Fire lane signs are missing on the marked areas of the plans.*
   JR – Signs added in the areas indicated on the plan.
   d. *Proposed trees in the fire lane.*
   JR – This will be coordinated with the landscaper.

Kathy Boyer, REHS – Environmental Specialist II
Tri-County Health Department

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APR 22 2016
ARAPAHOE COU
PLANNING DIVI

7200 South Alton Way, Suite C100, Centennial, CO 80112
303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com

TCHD concurs that no further action is indicated.
JR – Noted.

Ray Winn, Open Spaces Planner
Arapahoe County

Open spaces recommends that at a minimum, the developer include a playground of at least 1,500 sq. ft to sustain the entire development on the SDP.
JR – The playground area is being proposed.

David Strohfus – Director of Planning and Interagency Relations
Cherry Creek Schools

Cherry Creek School District No. 5... will provide educational services to the future residents of this project.

JR – Noted.

Alan Snyder – Community Compliance Officer
Arapahoe County Public Works and Development

Please contact me should you have any questions or concerns regarding this response letter at 303-740-9393.

Sincerely,

JR ENGINEERING, LLC

James P. Fitzmorris P.E.
Colorado Registered Professional Engineer No. 28211

RECEIVED
FEB 24 2016
ARAPAHOE COUNTY
PLANNING DIVISION

February 24, 2016

J·R ENGINEERING
A Westrian Company

Mr. Sherman Feher
Arapahoe County Public Works
and Development - Planning
6924 South Lima Street
Centennial, CO 80112

Re: Response Letter to Planning Comments P16-001 & 002 Iliff Townhomes Final Development Plan and Final Plat redlines

Dear Mr. Feher:

This letter is in response to the comments dated January 15th and 25th, 2016. Your comments are in italicized text and our responses are in bold font.

Final Development Plan
Page 1:

1. *Revise existing PDP according to case number Z14-005.*
   Existing and proposed tables updated to provide accurate information.

2. *Add photometric plan and lighting fixtures with lumens information et. al.*
   Photometric plans have been added to the set.

Page 2:

3. *Revise parking data table.*
   Parking data updated to reflect the site.

Page 5:

4. *If the detention pond is not usable it cannot be counted as open space.*
   The detention pond area has been revised for accessibility and landscaped with turf grass, so as to be able to be counted toward overall site open space.

5. *Add case number P16-002.*
   Case number added to all sheets.

6. *The Plant Legend is not consistent with the plant schedule. Also, correct misspellings.*
   The plant legend now is consistent with the plant schedule. Misspellings have been revised as requested.

7200 South Alton Way, Suite C100, Centennial, CO 80112
303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com

Page 6:

7. *Revise the landscape data table per redlines. Detention/retention ponds do not count if they cannot be used by public or residents, like Valentia Court.*
   The retention pond has been revised for accessibility and can be used by residents. The table has been revised as requested.

8. *Break out Ornamental trees as a separate category in the Plant & Materials Schedule or increase the ornamental trees to 2 in. deciduous requirement.*
   The Plant & Materials Schedule has been revised to break out Deciduous and Ornamental Trees.

9. *Correct misspelling in the Plant & Materials Schedule.*
   Misspellings have been corrected.

10. *All shrubs should be at least 5 gallons in size.*
    Creeping Oregon Grape size revised.

11. *The total shrubs on the Plant & Materials Schedule is 491 which does not match the 479 listed on the landscape data. I do not mind the higher number but the numbers should be consistent.*
    The numbers have been revised to be consistent

12. *Add case number P16-002.*
    Case number added to all sheets.

Page 7:

13. *The plans cannot be in color and need to be more legible with black and white photos.*
    Color photos of site furnishing cut sheets have been revised to B&W as requested.

14. *Is this the only sign for the development except for traffic signs?*
    Yes.

15. *Where is the part of the wall with the name located?*
    The entry monument sign wall is labeled on the plan (west of the east entry).

16. *Which wall is located around the detention pond?*
    A new 42" wrought iron fence elevation has been added an dits location adjacent to the detention pond walls added to the plan.

17. *Add case number P16-002.*
    Case number added to all sheets.

Page 8:

18. *Buildings must be a maximum of 36' in height.*
    Building heights revised to 35'11".

19. *Provide colors, textures and materials on building elevations.*
    Colors, textures and materials added to Sheet 9.

20. *Show the other building elevation with 4 wider units.*
    Building elevations added.

21. *Add a photometric plan and light fixtures with lighting information such as lumens on a separate sheet.*
    Photometric plans have been added to the set.

Final Plat
Page 2:

22. *Show sight triangles.*
    The sight triangles have been added.

23. *Provide the date of survey on all sheets.*
    The date of survey has been added to all sheets.

Please contact me should you have any questions or concerns regarding this response letter at 303-740-9393.

Sincerely,

JR ENGINEERING, LLC
By Robert F. Jorkes
for JPF

James P. Fitzmorris P.E.
Colorado Registered Professional Engineer No. 28211

Arapahoe County
Colorado's First

Public Works and Development
6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611
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Planning Division

Phase II Referral Routing

Case Number / Case Name:	**Iliff Avenue Townhomes / Final Development Plan and Replat**
Planner:	**Sherman Feher**
Engineer:	**Sue Liu**
Date:	**February 26, 2016**
Date to be returned:	**March 28, 2016**

	Arapahoe County Agencies				
☒	**Assessor / Arapahoe County**	**Karen Hart**		**Citizen's Organizations**	
☐	Attorney / Arapahoe County		☐	CCNA-Cherry Creek Neighborhoods Ass.	
☒	**Building / Arapahoe County**	**Steve Byers**	☐	CECON-(Within Centennial)	
☒	**Engineering / Arapahoe County**	**Sue Liu**	☒	**Four Square mile Neighborhood**	**Mark Lampert**
☒	**Mapping / Arapahoe County**	**Pat Hubert**	☐	South Metro Chamber of Commerce	
☐	Oil & Gas / Arapahoe County	Diane Kocis		**Conservation District**	
☐	Open Space / Arapahoe County	Shannon Carter	☐	Deer Trail Conservation District	
☒	**Planning / Arapahoe County**	**Sherman Feher**	☒	**West Arapahoe Conservation District**	**Sammie Molinaro**
☒	**Sheriff / Arapahoe County**	**1 to Brian McKnight** **1 to Glenn Thompson**		**Transportation**	
☐	Weed Control / Arapahoe County	Russell Johnson	☐	CDOT / State Highway Dept- Region 1	
☒	**Zoning / Arapahoe County**	**Tammy King**	☐	CDOT / State Highway Dept- Region 6	
	Referral Agencies		☐	E-470 Authority	
☐	Architectural Review Committee		☒	**RTD**	**Chris Quinn**
☐	Airport or Military Base			**Utilities: Gas, Electric & Phone**	
☐	CGS Colorado Geological Survey-Soils		☒	**Centurylink/Phone**	**Charles Place**
☐	City / Town		☐	Conoco Phillips / Gas Pipeline	
☐	Colorado Parks and Wildlife		☒	**XCEL**	**Donna George**
☐	County		☐	IREA	
☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
☒	**Cunningham Fire District**	**Tim Cox**	☐	ACWWA	
☐	Metro District		☒	**U.S. Army Corp. of Engineers**	**State Program Mgr**
☒	**Post Office Growth Coordinator**	**Erlinda Martinez**	☐	CCBWQA	
☐	Reap I-70 Regional Economic Advancement Partnership		☐	Colorado Division of Water Resources	
☐	Recreation District / Park District (External)		☒	**SEMSWA**	**Paul Danley**
☒	**Cherry Creek School District**	Randy Hawbaker	☒	Cherry Creek Water & Sanitation District	John Warford
X ☐	Arapahoe County Library		☒	**Urban Drainage**	**David Mallory**
☒	**Tri-County Health Department**	**Sheila Lynch**	☐	Other / 6 sets East End Adv. Committee	
☒	**HOA/Homeowners Associations**				
CHERRY CREEK COUNTRY CLUB MASTER ASSOCIATION					

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	
☒	Have the following comments to make related to the case:	Tyler Everitt – Cunningham Fire – See Attached

CUNNINGHAM FIRE PROTECTION DISTRICT

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

External Referral Comment

March 21, 2016

Re: Iliff Ave Townhomes Site Plan

The Fire District has reviewed the plan for the above referenced case for compliance with the *2009 International Fire Code (IFC)* as adopted by Cunningham Fire Protection District. At this time The Fire District needs clarification on the items listed below prior to any approval.

1. 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.
   a) Hydrants are not shown in the area circled on the plans

2. 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.

3. 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.) An auto turn plan shall be submitted to CFPD

4. Fire apparatus access installation
   The installation of all access drives is required prior to commencement of any construction above the foundation.
   a) Provide information on how the gate will be operated and secured on the west side for emergency access.

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.
   a) A plan shall be submitted showing distances from the fire lane to all portions of the building being within 150ft from the fire lane

6. Fire lane designation
   The Fire District declares all private drives within this development as fire apparatus access under *Section 503 of the 2009 IFC.*
   a) Distances of the fire lane signs is beyond 200ft additional signs shall be added
   b) Several signs need to be relocated on the corners to protect a vehicle from parking on the turns
   c) Fire Lane Signs are missing on the marked areas of the plans
   d) Purposed trees in the fire lane

The following comments are for the developer's information only and are not conditions required for 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. Separate Fees will be required

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) Fire lane signage plan. Plans submitted to Identify designated fire lane signage for the site.

d) 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.

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

March 22, 2016

Sherman Feher
Arapahoe County Planning Division
6924 S Lima St
Centennial CO 80112

RE: Iliff Avenue Townhomes
TCHD No. 3814

Dear Mr. Feher:

Tri-County Health Department (TCHD) has reviewed the application for the Final Development Plan and Replat for the Iliff Avenue Townhomes. In our letter of June 4, 2015, Tri-County Health Department (TCHD) recommended the following:

1. That a flammable gas investigation be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to TCHD for review.
2. TCHD shall review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.
3. In lieu of the investigation, a flammable gas control system shall be designed and constructed to protect buildings and subsurface access to utilities, i.e. vaults, manholes, etc. from flammable gas.
4. Health and safety practices shall be followed during construction to protect site workers. I have attached a copy of TCHD guidelines for safe construction in areas on or near former landfills.

Wassenaar, Inc. completed a flammable gas investigation report dated September 17, 2015. The report concludes that: "based on the results of this investigation, it is the opinion of AGW that no further subsurface investigations or engineering controls are warranted at this time. Based on that conclusion, TCHD concurs that no further action is indicated.

Please feel free to contact me at (720) 200-1575 or kboyer@tchd.org if you have any questions on TCHD's comments.

Sincerely,

Kathy Boyer, REHS
Environmental Health Specialist II
Tri-County Health Department

CC: Sheila Lynch, Laura DeGolier, TCHD

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.co.arapahoe.co.us

Planning Division

Phase II Referral Routing

Case Number / Case Name:	**Iliff Avenue Townhomes / Final Development Plan and Replat**
Planner:	**Sherman Feher**
Engineer:	**Sue Liu**
Date:	**February 26, 2016**
Date to be returned:	**March 28, 2016**

	Arapahoe County Agencies				
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☐	Attorney / Arapahoe County		☐	CCNA-Cherry Creek Neighborhoods Ass.	
☒	**Building / Arapahoe County**	**Steve Byers**	☐	CECON-(Within Centennial)	
☒	**Engineering / Arapahoe County**	**Sue Liu**	☒	**Four Square mile Neighborhood**	**Mark Lampert**
☒	**Mapping / Arapahoe County**	**Pat Hubert**	☐	South Metro Chamber of Commerce	
☐	Oil & Gas / Arapahoe County	Diane Kocis		**Conservation District**	
☐	Open Space / Arapahoe County	Shannon Carter	☐	Deer Trail Conservation District	
☒	**Planning / Arapahoe County**	**Sherman Feher**	☒	**West Arapahoe Conservation District**	**Sammie Molinaro**
☒	**Sheriff / Arapahoe County**	**1 to Brian McKnight** **1 to Glenn Thompson**		**Transportation**	
☐	Weed Control / Arapahoe County	Russell Johnson	☐	CDOT / State Highway Dept- Region 1	
☒	**Zoning / Arapahoe County**	**Tammy King**	☐	CDOT / State Highway Dept- Region 6	
	Referral Agencies		☐	E-470 Authority	
☐	Architectural Review Committee		☒	**RTD**	**Chris Quinn**
☐	Airport or Military Base			**Utilities: Gas, Electric & Phone**	
☐	CGS Colorado Geological Survey-Soils		☒	**Centurylink/Phone**	**Charles Place**
☐	City / Town		☐	Conoco Phillips / Gas Pipeline	
☐	Colorado Parks and Wildlife		☒	**XCEL**	**Donna George**
☐	County		☐	IREA	
☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
☒	**Cunningham Fire District**	**Tim Cox**	☐	ACWWA	
☐	Metro District		☒	**U.S. Army Corp. of Engineers**	**State Program Mgr**
☒	**Post Office Growth Coordinator**	**Erlinda Martinez**	☐	CCBWQA	
☐	Reap I-70 Regional Economic Advancement Partnership		☐	Colorado Division of Water Resources	
☐	Recreation District / Park District (External)		☒	**SEMSWA**	**Paul Danley**
☒	**Cherry Creek School District**	Randy Hawbaker	☒	Cherry Creek Water & Sanitation District	John Warford
X ☐	Arapahoe County Library		☒	**Urban Drainage**	**David Mallory**
☒	**Tri-County Health Department**	**Sheila Lynch**	☐	Other / 6 sets East End Adv. Committee	
☒	**HOA/Homeowners Associations**				
CHERRY CREEK COUNTRY CLUB MASTER ASSOCIATION					

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:	Janel Maccarrone
The Arapahoe Library District requests a share of monies that may be required by the County in lieu of land.		

Shannon Carter | Director

ARAPAHOE COUNTY
PROTECT. CONNECT. ENJOY.

Sherman Feher
Public Works and Development
6924 S. Lima Street
Centennial CO, 80112

January 20, 2016

RE: Planning Case # P16-002, Iliff Avenue Townhomes Final Development Plan.

Mr. Feher,

The Arapahoe County Open Spaces Dept. has reviewed the submittal by Alpert Development Inc. for the Final Development Plan (FDP). Open Spaces has the following comments and recommendations for approval:

Open Spaces is actively involved in promoting and providing park and recreation facilities for residents of Arapahoe County. New development creates additional population that desires access to parks and recreation. According to the findings of the 2015 Four Square Mile Recreation Needs and Opportunities Assessment the area this development is located in is identified as being below the acceptable threshold for recreation Level of Service and having low walkable access to recreation. This data is based on the existing population, adding an additional 68 households exacerbates this problem. The lack of land availability and current high market value has hindered Open Spaces ability to purchase and create new parks. We have currently purchased a new 3 acre parcel for a future park and will be undertaking design and development. This park is approximately 1.3 miles away; not a walkable standard.

The submitted Letter of Intent dated December 29, 2015 indicates that the development will have a "playground area". However, the FDP does not designate that any playground area exists, that we can see. Given the low level of service and low walkable access to recreation, it would be unacceptable to magnify this situation by increasing population without including a playground. Open Spaces recommends that at a minimum, the developer include a playground of at least 1,500 sq. ft. to sustain the entire development on the FDP. This will provide recreation for very young, small children. The addition of this private park improvement may be credited against the park dedication requirements set forth in subdivision regulations 14-111.

For the land dedication: cash in lieu of land formula; the Assumed Value method that is commonly used to determine the sum of money will result in an amount that is far less than current fair market value, and far less than the Appraisal Method. Open Spaces requests that the Appraisal Method be considered and utilized for determining fair market value.

Open Spaces Dept. is willing to further discuss this recommendation with applicant and assist in any way we can.

Thank you for the opportunity to comment on this application.

Ray Winn, Open Spaces Planner

6934 South Lima Street Unit A | Centennial, CO 80112 | 720-874-6540 | TDD 720-874-6574 | Fax 720-874-6743 | www.co.arapahoe.co.us

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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:	**Iliff Avenue Townhomes / Final Development Plan and Replat**
Planner:	**Sherman Feher**
Engineer:	**Sue Liu**
Date:	**February 26, 2016**
Date to be returned:	**March 28, 2016**

	Arapahoe County Agencies				
☒	**Assessor / Arapahoe County**	**Karen Hart**		**Citizen's Organizations**	
☐	Attorney / Arapahoe County		☐	CCNA-Cherry Creek Neighborhoods Ass.	
☒	**Building / Arapahoe County**	**Steve Byers**	☐	CECON-(Within Centennial)	
☒	**Engineering / Arapahoe County**	**Sue Liu**	☒	**Four Square mile Neighborhood**	**Mark Lampert**
☒	**Mapping / Arapahoe County**	**Pat Hubert**	☐	South Metro Chamber of Commerce	
☐	Oil & Gas / Arapahoe County	Diane Kocis		**Conservation District**	
☐	Open Space / Arapahoe County	Shannon Carter	☐	Deer Trail Conservation District	
☒	**Planning / Arapahoe County**	**Sherman Feher**	☒	**West Arapahoe Conservation District**	**Sammie Molinaro**
☒	**Sheriff / Arapahoe County**	**1 to Brian McKnight** **1 to Glenn Thompson**		**Transportation**	
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	Referral Agencies		☐	E-470 Authority	
☐	Architectural Review Committee		☒	**RTD**	**Chris Quinn**
☐	Airport or Military Base			**Utilities: Gas, Electric & Phone**	
☐	CGS Colorado Geological Survey-Soils		☒	**Centurylink/Phone**	**Charles Place**
☐	City / Town		☐	Conoco Phillips / Gas Pipeline	
☐	Colorado Parks and Wildlife		☒	**XCEL**	**Donna George**
☐	County		☐	IREA	
☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
☒	**Cunningham Fire District**	**Tim Cox**	☐	ACWWA	
☐	Metro District		☒	**U.S. Army Corp. of Engineers**	**State Program Mgr**
☒	**Post Office Growth Coordinator**	**Erlinda Martinez**	☐	CCBWQA	
☐	Reap I-70 Regional Economic Advancement Partnership		☐	Colorado Division of Water Resources	
☐	Recreation District / Park District (External)		☒	**SEMSWA**	**Paul Danley**
☒	**Cherry Creek School District**	Randy Hawbaker	☒	Cherry Creek Water & Sanitation District	John Warford
X ☐	Arapahoe County Library		☒	**Urban Drainage**	**David Mallory**
☒	**Tri-County Health Department**	**Sheila Lynch**	☐	Other / 6 sets East End Adv. Committee	
☒	**HOA/Homeowners Associations**				
CHERRY CREEK COUNTRY CLUB MASTER ASSOCIATION					

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	*Glenn B. Thompson, Bureau Chief*
☒	Have the following comments to make related to the case:	
There does not seem to be much visitor or otherwise "open" parking in these plans. That could pose a problem for routine public safety response to the complex.		

David Strohfus
Director of Planning &
Interagency Relations

Educational Services Center
4700 S. Yosemite Street
Greenwood Village, CO 80111

720.554.4244

dstrohfus@cherrycreekschools.org

CherryCreek Schools
Dedicated to Excellence

Sherman Feher
Arapahoe County Public Works & Development
6924 South Lima Street
Centennial, CO 80112

Subject: Case No. Z15-005
Iliff Avenue Townhomes – FDP
68 Multi-family Dwellings

To Whom it May Concern:

Cherry Creek School District No. 5 has reviewed the information provided by Arapahoe County regarding the preliminary development plan for the Iliff Avenue Townhome development and will provide educational services to the future residents of this project. Students from this project are within the current boundaries of Eastridge Elementary School, Prairie Middle School, and Overland High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities.

Utilizing the Arapahoe County Land Development Code), the land dedication calculation for the school district would be 0.3448 acres or an appropriate cash-in-lieu fee. The student generation worksheet is included below.

Cherry Creek School District #5
Planning Department
Student Generation Worksheet - Arapahoe County

Project Name:	**Iliff Avenue Townhomes**			
Developer/Contact Person:	Alpert Development & JR Engineering			
Submitted for Review:	Mar 2016			
Total Project Acreage:	**3.5**			
Maximum Dwelling Units:	**68**			
Dwelling Units/Acre	**19.4285714**			
Acres per child	**0.026**			
Residential Density	**#D.U.s**	**Student Generation per DU**	**Students Generated**	**Land Calculation**
0.0 - 7.49 du/ac	0	0.775	0	0.000000
7.5 - 14.99 du/ac		0.364	0	0.000000
15.00 or more du/ac	68	0.195	13	0.344760
Totals			13	0.3448

In this instance, the district believes that the Assumed Value Method that is commonly used to determine cash-in-lieu requirements will result in an amount that is far less than the fair market value of this property. In order to fairly evaluate the cash-in-lieu fee, the district's intent is to utilize the Appraisal

Method for consideration with the Board of County Commissioners to determining fair market value as outlined in 14-111.05.02 B.1. This district will comply with all appropriate timelines and processes outlined in the Arapahoe County Land Development Code in order to complete this process.

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,

David Strohfus,
Director of Planning and Interagency Relations

Cc: Sheila Graham – Assistant Superintendent of Educational Support Services
Angela McCain – Director of Planning and Interagency Relations.

Sherman Feher

From: Alan Snyder
Sent: Friday, February 26, 2016 2:01 PM
To: Sherman Feher
Subject: FW: REFERRAL REQUEST: ILIFF AVENUE TOWNHOMES FINAL DEVELOPMENT PLAN AND REPLAT (P16-001 AND P16-002)
Attachments: P16-001 & P16-002.docx; 2016-02-22 FDP (Compiled).pdf; 1577300FP 2016-02-23.pdf; 2015-12-29-Letter Of Intent.pdf

Sherman – I have no comments on the landscaping and the signage – previous issues resolved. 1 quick comment on the Phase II routing referral sheet – there is no case number on the document

Alan Snyder
Community Compliance Officer
Arapahoe County
Public Works and Development
720-874-6712

From: Tammy King
Sent: Friday, February 26, 2016 11:21 AM
To: Alan Snyder; Michelle Lantz
Subject: FW: REFERRAL REQUEST: ILIFF AVENUE TOWNHOMES FINAL DEVELOPMENT PLAN AND REPLAT (P16-001 AND P16-002)

Tammy King
Zoning Administrator
6924 S Lima Street
Centennial, CO 80112
720-874-6711
(fax) 720-874-6611

A Great Attitude Becomes a Great Mood
Which Becomes A Great Day
Which Becomes A Great Year
Which Becomes A Great Life

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Take A Quick Survey

From: Sherman Feher
Sent: Friday, February 26, 2016 11:06 AM
Subject: REFERRAL REQUEST: ILIFF AVENUE TOWNHOMES FINAL DEVELOPMENT PLAN AND REPLAT (P16-001 AND P16-002)

ILIFF AVENUE TOWNHOMES

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN ARAPAHOE COUNTY, STATE OF COLORADO

FINAL DEVELOPMENT PLAN

COVER SHEET

SHEET 1 OF 12

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE FINAL DEVELOPMENT PLAN KNOWN AS ILIFF AVENUE TOWNHOMES, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWNG NOTES·

1. 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

2. 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.

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

4. 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.

5. 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.

6. 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 JR ENGINEERING, LLC. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF ALPERT DEVELOPMENT, INC. GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE ALPERT DEVELOPMENT, 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 JR ENGINEERING, LLC DRAINAGE DESIGN.

7 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.

8. 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.

9. PUBLIC IMPROVEMENTS NOTE: AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWNG 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.

10. 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.

11. 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:

   A. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.

   B. 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.

   C. 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

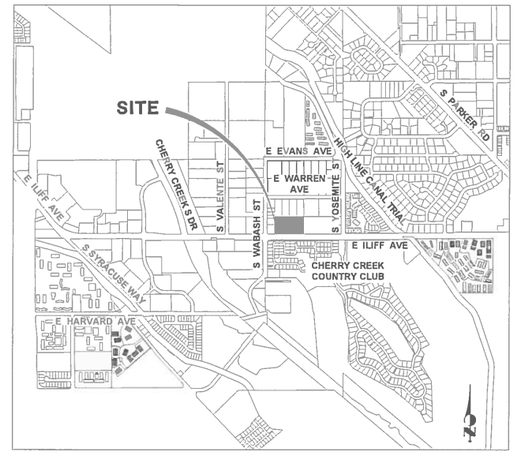
1. FOUR SQUARE MILE AREA NOTE

   A. TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATING IN THE CONSTRUCTION OF NECESSARY OFFSITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.

   B. TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR SPECIAL DISTRICTS IN OFF-SITE ROADWAY AND OPEN SPACE IMPROVEMENTS AS NECESSITATED BY DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.

   C. TO INCLUDE SAID DEVELOPMENT IN A MASTER DRAINAGE IMPROVEMENT DISTRICT IF SUCH A DISTRICT IS FORMED.

CASE NO. P16-002



VICINITY MAP
SCALE: 1"=1000'

SPECIFIC NOTES (CONTINUED)

2 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.

   C WHEN A PROJECT CONSISTS OF ONE LOT, THE PRIVATE PARK SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY.

3 STREET LIGHTING: ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFF'S 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

4 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, THE HOMEOWNERS ASSOCIATION, 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.

5. FIRE DISTRICT NOTES:

   A SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION

   B. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

   C. ALL ROADS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES, WHEN REQUIRED BY THE FIRE DISTRICT, ALL FIRE LANES SHALL BE POSTED "NO PARKING– FIRE LANE." ALL FIRE LANES SHALL BE INCLUDED IN THE ARAPAHOE COUNTY PROGRAM FOR ENFORCEMENT OF PRIVATE PROPERTY PARKING.

   D. COMPLETE SPECIFICATIONS AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION OCCURRING.

   E. ALL FIRE HYDRANTS ARE TO BE INSTALLED IN CONFORMANCE WITH SECTION 507.5.5 OF THE 2009 UNIFORM FIRE CODE. NO LANDSCAPING, FENCING OR ANY OTHER OBSTRUCTION SHALL BE PLACED WITHIN THREE FEET OF A FIRE-HYDRANT.

   F. THE FIRE DISTRICT REQUIRES ALL NEW BUILDINGS OR DEVELOPMENTS ADD OPTICON TRAFFIC SIGNALING EQUIPMENT TO ANY NEW TRAFFIC SIGNALS. THE DEVELOPER SHALL SUBMIT TRAFFIC SIGNAL PLANS TO THE FIRE DISTRICT FOR APPROVAL PRIOR TO INSTALLATION

   G. THE DEVELOPER SHALL SUBMIT APPROPRIATE BUILDING CONSTRUCTION PLANS AND SPECIFICATIONS TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL.

6. ALL REQUIRED MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER UNTIL TURNOVER OF THE PROPERTY HEREIN TO THE HOMEOWNERS ASSOCIATION (HOA) AND THEN THE HOMEOWNERS ASSOCIATION.

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	UTILITY PLAN
5 – 7	LANDSCAPE PLAN
8 – 10	BUILDING ELEVATIONS
11 – 12	PHOTOMETRIC PLANS

BENCHMARK:

PROJECT BENCHMARK:
NGS MONUMENT A 410, BEING A METAL ROD IN RANGE BOX STAMPED "A 410", LOCATED AT THE INTERSECTION OF SOUTH MONACO PARKWAY AND FLOYD AVENUE, 49.9 FEET EAST OF THE CENTERLINE OF NORTH BOUND FLOYD AVENUE, 26.2 FEET SOUTH OF THE CENTERLINE OF FLOYD AVENUE, AND 0.7 FEET SOUTH OF A FENCE CORNER A PUBLISHED ELEVATION OF 5339.45 FEET, NAVD88.

LEGAL DESCRIPTION

PLOTS 32, 33, 34 AND 35, MASON'S GARDEN ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.
RECORDED ON MARCH 19, 1888, BOOK NUMBER A1, PAGE 17 OF THE ARAPAHOE COUNTY RECORDS.

DEVELOPMENT CRITERIA	EXISTING	PROPOSED
CASE NUMBER	Z14-005	P16-002
SITE ZONING	MU-PUD (MULTI FAMILY)	MU-PUD (MULTI FAMILY)
ACRES	3.50	3.50
MAXIMUM UNITS	69	68
MAXIMUM DENSITY	19.71 DU/AC	19.71 DU/AC
MAXIMUM HEIGHT	36' (MAX 3 STORY)	36' (MAX 3 STORY)
MINIMUM SETBACK E. ILIFF AVE.	20'	20'
MINIMUM SETBACK FROM EXTERIOR PROPERTY LINES	10'	10'
MINIMUM SETBACK FROM INTERIOR PROPERTY LINES	0'	0'
MINIMUM DISTANCE BETWEEN BUILDINGS	15'	15'
MINIMUM UNOBSTRUCTED OPEN SPACE	35% *SEE NOTE 8	39%

1. SIGNAGE WILL INCLUDE ONE PROJECT IDENTIFICATION SIGN SIGN DETAILS WILL BE SHOWN ON THE FINAL DEVELOPMENT PLANS AND WILL BE IN ACCORDANCE WITH ARAPAHOE COUNTY CODE.
2. ALL ON-SITE STREETS TO BE PRIVATE DRIVES.
3. ROOF OVERHANGS, PATIOS AND DECKS CAN EXTEND NO MORE THAN 2.0 FEET INTO SETBACKS.
4. PARKING REQUIREMENTS·
   2 BEDROOM UNITS (2 STALLS)
   3 BEDROOM UNITS (2 STALLS)
   PLUS GUESTS (0.25 STALLS/UNIT – BOTH 2 AND 3 BEDROOM UNITS)
5. INTERNAL ALLEYS TO BE A MINIMUM 24' IN WIDTH
6. PRIVATE DRIVES SHOWN ARE CONCEPTUAL ONLY.
7. PERIMETER FENCE/WALL SHALL BE NO MORE THAN 8' IN HEIGHT.
8. MINIMUM UNOBSTRUCTED OPEN SPACE DOES NOT INCLUDE RIGHT OF WAY. IT DOES INCLUDE PUBLIC SIDEWALKS AND LANDSCAPE IN THE PUBLIC USE EASEMENT.
9. MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 35%

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____ A.D., 2016

CHAIR: _____

ATTEST: _____

PLANNING COMMISSION RECOMMENDATIONS

RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS _____ DAY OF _____ A.D., 2016

CHAIR: _____

CERTIFICATE OF OWNERSHIP

I SCOTT ALPERT, AS PRESIDENT OF ALPERT DEVELOPMENT, INC. HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS ILIFF AVENUE TOWNHOMES, CASE NUMBER P16-002

_____
SCOTT ALPERT, AS PRESIDENT OF ALPERT DEVELOPMENT, INC.

STATE OF _____]
S.S
COUNTY OF _____]

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 2016 BY SCOTT ALPERT, AS PRESIDENT OF ALPERT DEVELOPMENT, INC

AN AUTHORIZED SIGNATORY

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ MY COMMISSION EXPIRES _____
ADDRESS

_____
CITY STATE ZIP CODE

COVER SHEET
ILIFF AVENUE TOWNHOMES
JOB NO. 15773.00
4/8/16
SHEET 1 OF 12

J·R ENGINEERING
A Westrian Company

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Fort Collins 970-491-9888 • www.jrengineering.com

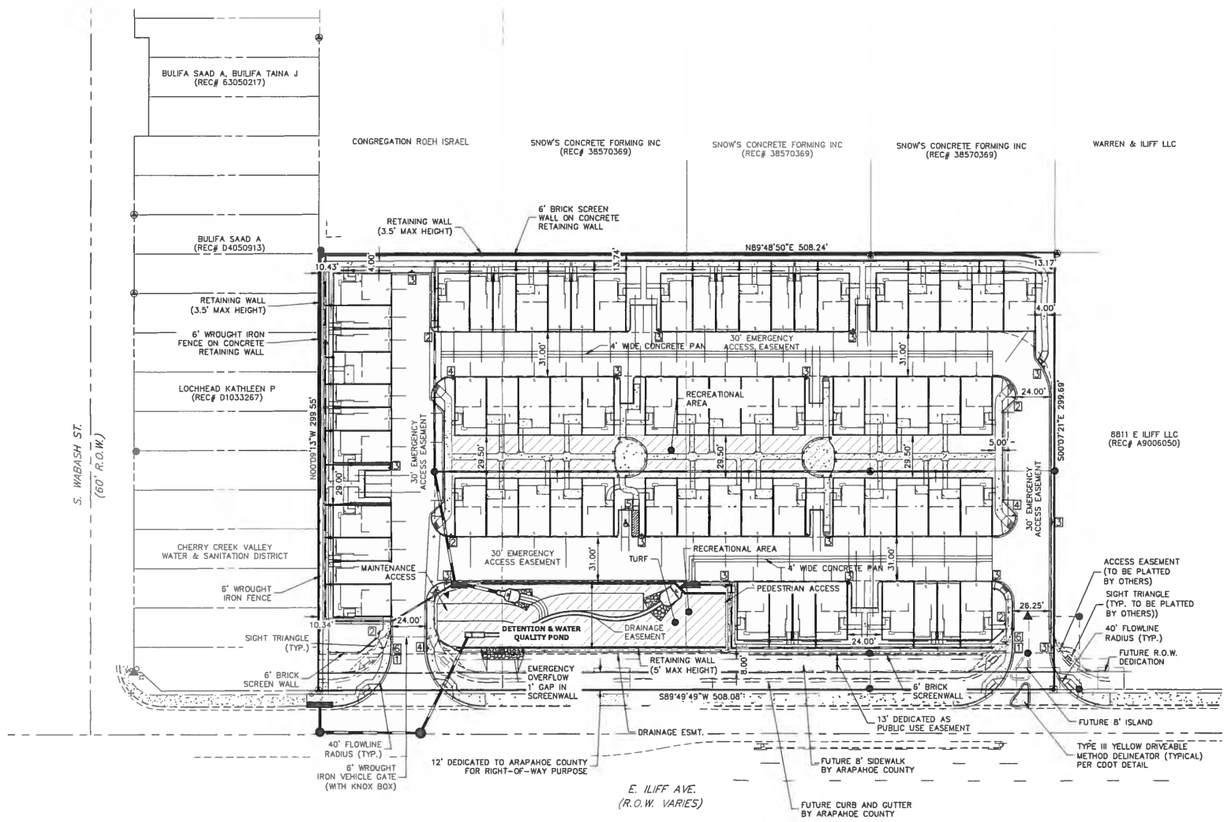
ILIFF AVENUE TOWNHOMES

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN ARAPAHOE COUNTY, STATE OF COLORADO

FINAL DEVELOPMENT PLAN

SITE PLAN

SHEET 2 OF 12



EASEMENT AND TRACT USE, OWNERSHIP, AND MAINTENANCE TABLE

TRACT	USE	OWNERSHIP	MAINTENANCE	BENEFICIARY OF EASEMENT
UTILITY EASEMENTS	PUBLIC UTILITIES AND PRIVATE USE CONSISTENT WITH EASEMENT	PROPERTY OWNER	PROPERTY OWNER	UTILITY PROVIDERS
DRAINAGE EASEMENTS	DETENTION/WATER QUALITY POND	PROPERTY OWNER	PROPERTY OWNER	ARAPAHOE COUNTY
ACCESS EASEMENTS	ACCESS	PROPERTY OWNER	PROPERTY OWNER	ARAPAHOE COUNTY

NOTES

1. ALL WALKS ARE 4' WIDE UNLESS OTHERWISE NOTED.

PARKING DATA

REQUIRED PARKING

68 UNITS 68 X 2.00 = 136
GUEST 68 X 0.25 = 17

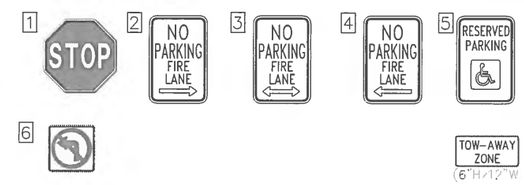
TOTAL PARKING REQUIRED (136 + 17) = 153 SPACES

PARKING PROVIDED

GARAGE SPACES (2 SPACES/UNIT) = 68 X 2.00 = 136 SPACES
SURFACE PARKING = 17 SPACES

TOTAL PARKING PROVIDED (136 + 17) = 153 SPACES

TRAFFIC SIGN LEGEND



LEGEND

- ROAD CENTER LINE
- PROPERTY LINE
- PERIMETER FENCING W/BRICK COLUMNS
- EASEMENT
- EXISTING WALL

NOTES

1. TOTAL OPEN SPACE FOR THE SITE — 57,346 SF
2. POND RECREATIONAL AREA: — 7,979 SF
3. OPEN SPACE (PRIVATE YARD & OTHER LANDSCAPE AREAS NOT INCLUDING RECREATIONAL AREAS) — 38,300 SF
4. RECREATIONAL AREA: (NOT INCLUDING POND RECREATIONAL AREA) — 11,067 SF
5. RECREATIONAL AREAS AND OPEN SPACE LANDSCAPE AREAS ARE COMBINED IN THE TOTAL OPEN SPACE NUMBERS.

N

40 20 0 40

ORIGINAL SCALE: 1" = 40'

SITE PLAN
ILIFF AVENUE TOWNHOMES
JOB NO. 15773.00
4/8/16
SHEET 2 OF 12

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CASE NO. P16-002

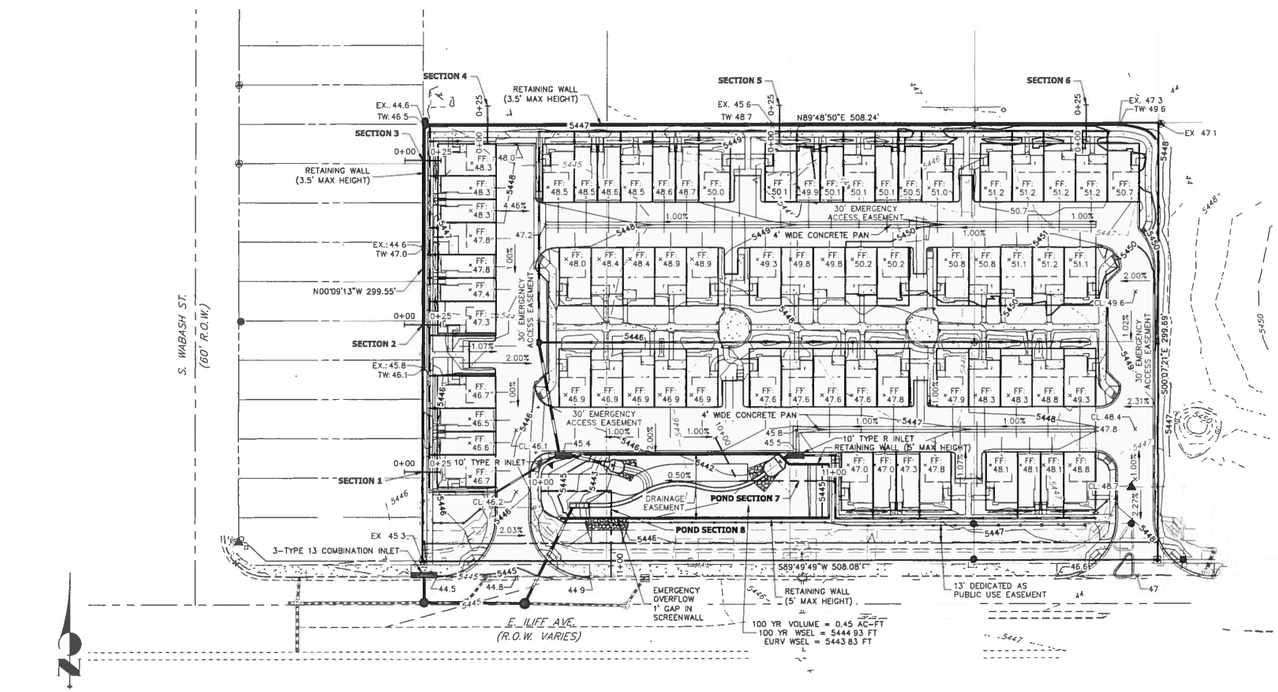
ILIFF AVENUE TOWNHOMES

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN ARAPAHOE COUNTY, STATE OF COLORADO

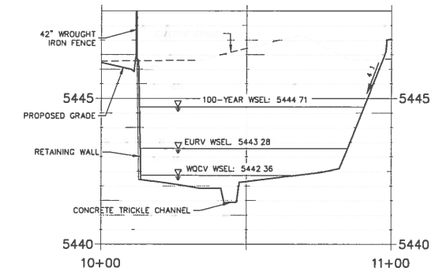
FINAL DEVELOPMENT PLAN

GRADING PLAN

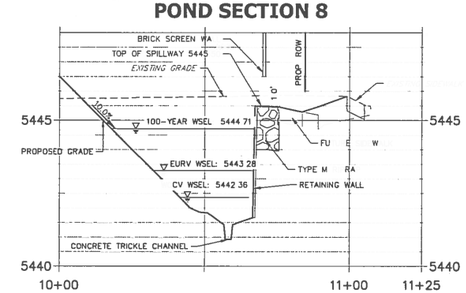
SHEET 3 OF 12



POND SECTION 7

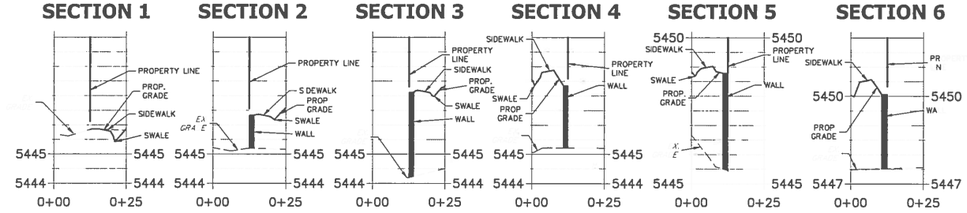


POND SECTION 8



20 10 0 20
HORIZONTAL ORIGINAL SCALE: 1" = 20'
VERTICAL ORIGINAL SCALE 1" = 2'

SECTION 1 · SECTION 2 · SECTION 3 · SECTION 4 · SECTION 5 · SECTION 6



BENCHMARK:

PROJECT BENCHMARK:
NGS MONUMENT A 410, BEING A METAL ROD IN RANGE BOX STAMPED "A 410", LOCATED AT THE INTERSECTION OF SOUTH MONACO PARKWAY AND FLOYD AVENUE, 49.9 FEET EAST OF THE CENTERLINE OF NORTH BOUND FLOYD AVENUE, 26.2 FEET SOUTH OF THE CENTERLINE OF FLOYD AVENUE, AND 0.7 FEET SOUTH OF A FENCE CORNER. A PUBLISHED ELEVATION OF 5339.45 FEET, NAVD88.

LEGEND

— — — 54 0 — —	EXISTING MAJOR CONTOUR
- - - - - -	EXISTING MINOR CONTOUR
5400	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR

NOTES

1. A MINIMUM 1-FOOT OF FREEBOARD IS REQUIRED BETWEEN THE LOWEST ACCESSIBLE SURFACE ENTRANCE (I.E. LOWEST WINDOW WELL/BASEMENT WINDOW OR THE FIRST FLOOR ELEVATION, WHICHEVER IS LOWER) AND 100-YEAR WATER SURFACE ELEVATION FOR ALL STRUCTURES ADJACENT TO THE ON-SITE DETENTION/WATER QUALITY POND
2. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED

GRADING PLAN
ILIFF AVENUE TOWNHOMES
JOB NO. 15773.00
4/8/16
SHEET 3 OF 12

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CASE NO. P16-002

ILIFF AVENUE TOWNHOMES

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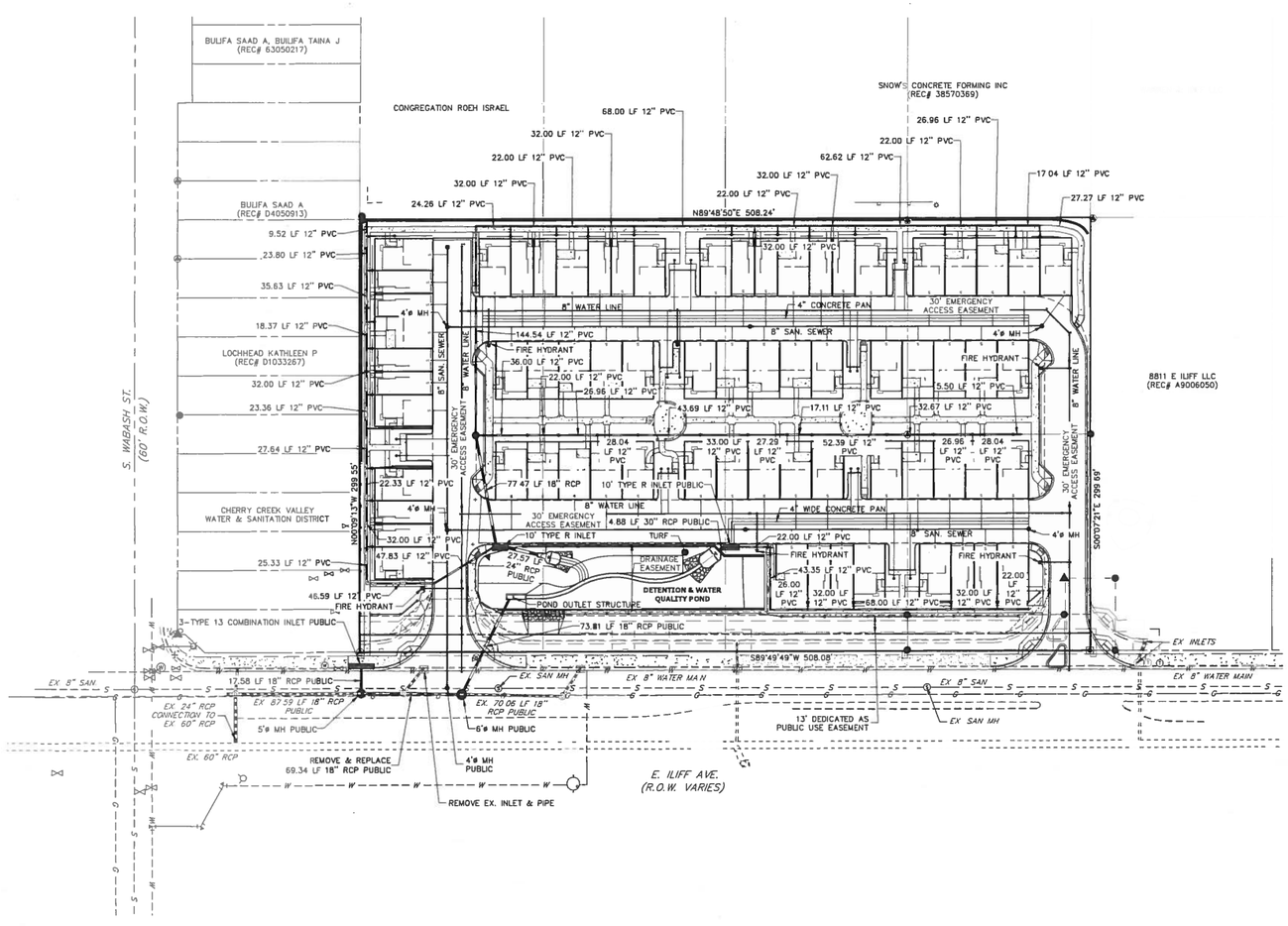
FINAL DEVELOPMENT PLAN

UTILITY PLAN

SHEET 4 OF 12



LEGEND

- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING METER PIT
- PROPOSED METER PIT
- PROPOSED AREA DRAIN /W PVC PIPE

40 20 0 40

ORIGINAL SCALE: 1" = 40'

UTILITY PLAN
ILIFF AVENUE TOWNHOMES
JOB NO. 15773.00
4/8/16
SHEET 4 OF 12

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CASE NO. P16-002

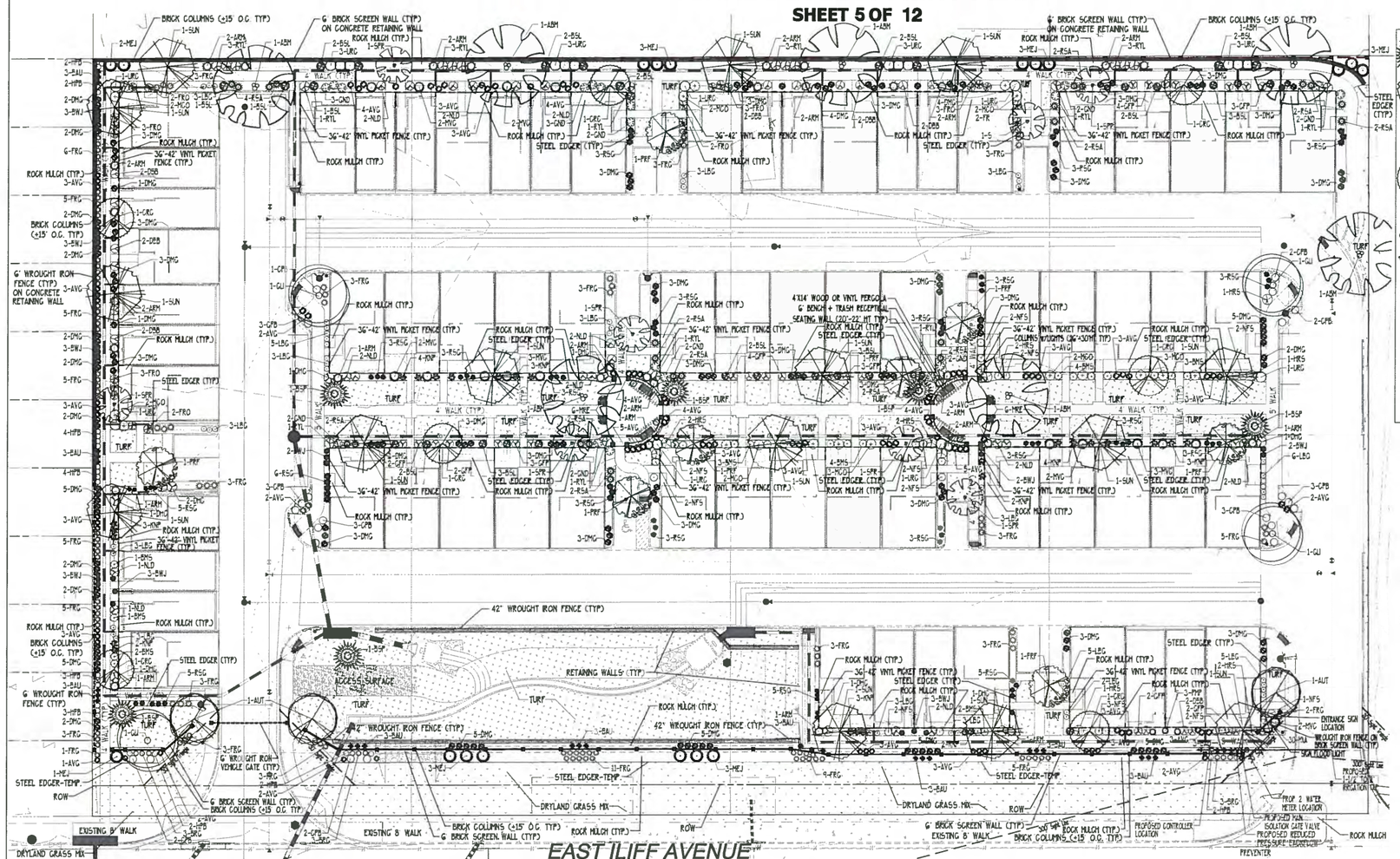
X:\15\15773\00\Drawings\Civil Dwgs\Final Development Plan\15773\00 FDP.dwg, UTIL1, 4/12/2016 1:14:37 PM, Lisa Jack

ILIFF AVENUE TOWNHOMES

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN ARAPAHOE COUNTY, STATE OF COLORADO

FINAL DEVELOPMENT PLAN

SHEET 5 OF 12



PLANT LEGEND - PROPOSED

- BSP BAKERI SPRUCE - 6 Ht 30X10
- SUN SUNBURST LOCUST - 2.0" GAL 30X25
- ASM AUTUMN BLAZE MAPLE - 2.0" GAL 50X40
- GLI GREENSPIRE LINDEN 2.0" GAL 40X30
- AUT AUTUMN BLAZE PEAR - 1.75" GAL 30X25
- CRG CANADA RED CHOKECHERRY- 1.75" GAL B&B 25X20
- PRF PRAIREFIRE CRAB 1.75" GAL 20X20
- SPR SPRING SNOW CRAB 1.75" GAL 20X15
- BWJ BOXWOOD JULIA JANE 4X2
- BSL SCOTCH LENA BROOM 3X4
- BAU BLUE ARROW JUNIPER - 3 Ht 15X2
- MEJ MEDORA JUNIPER - 4 Ht 10X5
- ARM ARMSTRONG JUNIPER 4X4
- GPB GRIMSON PYGMY BARBERRY 2X3
- HFB HELMOND PILLAR BARBERRY 5X2
- BRG GOLDEN ROCKET BARBERRY 5X2
- DBB DWARF BURNING BUSH 5X4
- URG UPRIGHT RED CHOKECBERRY 7 X 4
- DMG GLAVEY'S DWARF HONEYSUCKLE 6X4
- RTL ROYALTY LILAC 8X4
- GND DARTS GOLD NINEBARK 4X4
- AVG BLUE AVENA GRASS 2X2-3
- FRG FEATHER REED GRASS 5-6 X24"
- LBG LITTLE BLUESTEM 3-3.5X2
- MRE MAHONA REPENS 15X2
- MGO COMPACT OREGON GRAPE 3X4-5
- PHP PALOUSE MUGO PINE 3 X 3
- MVG VALLEY CUSHION MUGO PINE 2-3X4
- NLD LITTLE DEVIL NINEBARK 4X4
- GFP GOLDFINGER POTENTILLA 3X4
- RSA RUSSIAN SAGE 4X3
- BMS BLUE MIST SPIREA 3X3
- FRO FROBEL PINK SPIREA 4 X 4
- NFS NEON FLASH SPIREA 3X3
- HRS ROCK SPIREA 6 X 4
- KNP KNOCKOUT PINK ROSE 3X3
- DMG DWARF MAIDEN GRASS 3-4X2-3
- KSG RED SWITCH GRASS 3-4X24"-30"
- MIX ANNUAL FLOWER MIX 12"-15X6"-10" -3"-4" POTS

SCALE: 1" = 20'

0' 10' 20' 30'

NORTH

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Prepared By:

Kirby Smith & Associates, Inc
Land Planning•Site Design•Landscape Architecture
8201 So. Hudson Ct. Centennial, CO 80122
(303) 694-0454 FAX (303) 694-9272
KSA Job # 420.0

Date: 12/30/15
Revisions: 2/18/16
4/8/16

LANDSCAPE PLAN L-1
ILIFF AVENUE TOWNHOMES
JOB NO. 15773.00
12/30/15
SHEET 5 OF 12

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ILIFF AVENUE TOWNHOMES

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FINAL DEVELOPMENT PLAN

SHEET 6 OF 12

IRRIGATION LEGEND

Qty	Symbol	Description
1		FEBCO 825YA - 2" REDUCED PRESSURE BACKFLOW PREVENTION DEVICE
1		SIGNATURE CONSTELLATION CONSPEBNDPI25H4 125 STATION ET BASED 2-WIRE CONTROLLER
8		MATCO WR5 2" THREADED RESILIENT WEDGE GATE VALVE ASSEMBLY
7		MATCO WRT 3" RING TITE RESILIENT WEDGE GATE VALVE ASSEMBLY
300 LF		6" CL200 PVC SLEEVE PIPE WITH SEPARATE 3" CL200 PVC WIRE SLEEVE
1		2" IRRIGATION WATER METER
2,100 LF		2" CL200 PVC SOLVENT WELD MAINLINE PIPE - 24" BURY
2,500 LF		3" CL200 PVC RING TITE GASKETED MAINLINE PIPE

NOTE:
THE PROPOSED IRRIGATION TYPE FOR THIS IRRIGATION SYSTEM INCLUDES THE FOLLOWING:
1. 6" POP UP SPRAY BODIES WITH INTERNAL PRESSURE REGULATION AND CHECK VALVES.
2. ROTARY STREAM OR PRECISION SERIES HIGH EFFICIENCY NOZZLES.
3. 6" POP UP SINGLE STREAM ROTARY SPRINKLERS WITH INTERNAL CHECK VALVES.
4. POINT SOURCE 10/32" THREADED DRIP EMITTERS WITH 12" POLY-FLEX RISERS FOR SHRUB BEDS.
5. ET BASED TWO WIRE "SMART" CONTROLLER WITH WEB ACCESS AND FLOW SENSOR.

ILIFF AVENUE TOWNHOMES FDP – LANDSCAPE DATA

TOTAL PROPERTY AREA: 146,159 SQ. FT.
OVERALL SITE REQUIRED OPEN SPACE/LANDSCAPE AREA: 51,156 SQ. FT. = 35% OF TOTAL PROPERTY

OVERALL SITE PROVIDED OPEN SPACE/LANDSCAPE AREA: 57,346 SQ. FT. = 39.2% OF OVERALL PROPERTY
(LANDSCAPING/OS 49,367 SF + DETENTION/ RETENTION PONDS 7,979 SF = 57,346 SF) (146,159 SF)

OVERALL SITE PLANT REQUIREMENTS:
OVERALL PROPERTY LANDSCAPE AREA 57,346 SF (@ 1 TREE ÷ 10 SHRUBS/1000 SF)
= 58 TREES & 574 SHRUBS REQUIRED
TREES & SHRUBS PROVIDED = 58 TREES & 477 SHRUBS + 487 GRASSES (=162 SHRUBS) = 639 SHRUB EQUIV. EVERGREENS

RIGHT-OF-WAY FRONTAGE PLANT REQUIREMENTS (WITH E. ILIFF AVE. FUTURE IMPROVEMENTS):
OVERALL ROW FRONTAGE LANDSCAPE AREA 1,966 SF (@ 1 TREE /1000 SF) – (NOT PART OF TOTAL PROPERTY AREA)
= 2 TREES REQUIRED
TREES & SHRUBS PROVIDED = 10 TREES & 7 SHRUBS ÷ 4 GRASSES (=1 SHRUB) = 8 SHRUB EQUIV.

WB 24
DeepRoot Water Barriers

Specified water barriers are an impervious barrier to prevent subterranean water movement. Also used as a root block to prevent tree roots and shrubs from damaging hardscapes and other areas. Installed in varying lengths for linear applications directly beside a hardscape.

A. Materials

1. The contractor shall furnish and install water barriers as specified. The water barriers shall be either product # WB 24 or WB 36 as manufactured by Deep Root Partners, L.P., 81 Langton Street, Suite 4, San Francisco, CA 94103 (800-458-7668), or approved equal. The barrier shall be recyclable black high density polyethylene sheet material, depending on model selected the dimensions shall be as follows:

   WB 24: 0.30" (0.76 mm) wall thickness, 24" (61 cm) deep

The properties of the material shall be:

Specifications
High Density Polyethylene (HDPE) Geomembrane Properties:

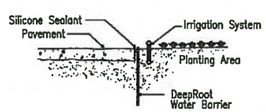
Parameter	ASTM Test Method	Mean Value
MD Break Strength (psi)	D 638	2533 psi
TD Break Strength (psi)	D 638	3594 psi
MD Break Elongation (%)	D 638	211 %
TD Break Elongation (%)	D 638	328 %
Puncture Strength (lbs)	D 4833	93 lbs.
MD Tear Strength (lbs)	D 1004	29 lbs
TD Tear Strength (lbs)	D 1004	36 lbs
Hydrostatic Resistance (psi)	D 751, Procedure A	328 psi
Multi-Axial Tensile Properties		
Maximum Stress (psi)	D 5617, Test Method A: Centerpoint Deflection Versus Pressure	2361 psi
% Elongation @ Rupture	D 5617, Test Method A: Centerpoint Deflection Versus Pressure	20.8 %

MD= Machine Direction TD= Transverse Direction

B. Construction and Installation

1. The contractor shall install the water barriers with appropriate length and in the manner shown on the drawings.
2. Excavation and preparation shall conform to the drawings.

Typical DeepRoot Water Barrier Applications
Irrigated Median Planting Detail



CASE NUMBER: P18-002

LANDSCAPE NOTES

1. THIS LANDSAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, MECHANICAL AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE. SEE ARCHITECTURAL & ENGINEERING PLANS FOR INFORMATION REGARDING BUILDINGS, DRAINAGE, SIDEWALKS, FENCES AND WALLS.
2. ALL LANDSCAPE AREAS SHALL BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. ALL TURF AREAS LESS THAN 25' IN WIDTH SHALL HAVE POP-UP SPRAY SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS SHALL HAVE FULL COVERAGE WITH EITHER A DRIP SYSTEM OR SHRUB POP-UP MICRO-SPRAY HEADS. ALL TURF AND SHRUB BEDS SHALL BE ZONED SEPARATELY.
3. ALL TREES IN TURF OR DRYLAND GRASS AREAS MUST HAVE 48" DIAMETER MULCHED TREE RINGS. ALL TREES TO BE STAKED OR GUYED AS PER PLANT LIST AND DETAILS.
4. ALL SHRUB BEDS SHALL BE MULCHED WITH 4" LAYER OF SPECIFIED CEDAR/WOOD MULCH, OR 3" LAYER OF SPECIFED ROCK MULCH, OVER DUPONT 'TYPAR' WEED BARRIER, OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL NOT BE USED IN GROUNDCOVER AREAS OR IN TREE RING AREAS.
5. ALL DECIDUOUS AND EVERGREEN TREE RINGS (WITHIN TURF AREAS) SHALL BE MULCHED WITH 4" SPECIFIED CEDAR/WOOD MULCH.
6. ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH SPECIFIED STEEL EDGER (NOT REQUIRED AT CURB, WALS, OR BUILDING.
7. ALL SHRUB BEDS AND TURF AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 3 CUBIC YARDS "SUPREME ORGANICS" COMPOST (50% COW MANURE, 50% WOOD FINES, SUPPLIED BY JENSEN SALES, INC., DENVER) OR EQUIVALENT, PLUS 15 LBS OF 20-10-5 COMMERCIAL FERTILIZER. ROTOTILL TO A MINIMUM DEPTH OF 6 INCHES. SOIL AMENDMENTS FOR DRYLAND GRASS AREAS SHALL BE AS ABOVE, WITH 1.5 CUBIC YARDS "SUPREME ORGANICS" COMPOST PLUS 7 LBS OF 20-10-5 COMMERCIAL FERTILIZER PER 1000 S.F.
8. PLANT BACKFILL MIX SHALL BE: 1/3 "SUPREME ORGANICS", OR APPROVED EQUAL; 2/3 ON SITE SOIL.
9. IRRIGATED TURF AREAS SHALL BE SEEDED OR SODDED (COLORADO GROWN SOD) WITH A BLEND OF 90% CERTIFIED IMPROVED TURF TYPE TALL FESCUE (2 VARIETIES MINIMUM), AND IMPROVED KENTUCKY BLUEGRASS VARIETIES.
10. WATER QUALITY POND BOTTOM GRASS SEED WITH WILDFLOWERS BLEND (DRILL RATE: 12.4 LBS., P.L.S. PER ACRE OF GRASS MIX, PLUS 0.4 LBS., PLS, PER ACRE OF WILDFLOWER MIX BELOW. DOUBLE RATES IF PLANTED BY ANY OTHER METHODS).
    URBAN DRAINAGE & FLOOD CONTROL DISTRICT RECOMMENDED SEED MIX FOR HIGH WATER TABLE CONDITIONS:

GRASS SEED	LBS. P.L.S./ACRE	GRASS SEED	LBS. P.L.S./ACRE
REDTOP	0.1	INLAND SALTGRASS	1.0
SWITCHGRASS (PATHFINDER)	2.2	WOOLY SEDGE	0.1
WESTERN WHEATGRASS (ARRIBA)	7.9	BALTIC RUSH	0.1
PRAIRIE CORDGRASS	1.0		
WILDFLOWER SEED	**LBS. P.L.S./ACRE**	**WILDFLOWER SEED**	**LBS. P.L.S./ACRE**
NUTTALL'S SUNFLOWER	0.1	YARROW	0.06
WILD BERGAMOT	0.12	BLUE VERVAIN	0.12

11. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN, AND HEALTHY CONDITION BY THE OWNER. THIS SHALL INCLUDE PROPER PRUNING, MOWING, AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE REGULAR WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED TO MAXIMIZE WATER CONSERVATION. THE OWNER, SUCCESSOR, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF THE PLANT(S) WITHIN ONE PLANTING SEASON. PLANT MATERIAL REPLACEMENT SHOULD BE AN APPROPRIATE SPECIES FOR THE HYDROZONE LOCATION.
12. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES, AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES, LINES, AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR THE LANDSCAPE ARCHITECT.
13. ANY OBJECT WITHIN SIGHT DISTANCE LINES MORE THAN THIRTY-SIX INCHES ABOVE THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT LINE OBSTRUCTION, AND MAY BE REMOVED OR LOWERED AS NEEDED. ALL TREES WITHIN SIGHT DISTANCES SHALL BE LIMBED UP 8 FEET; ONLY AS NEEDED AFTER A TWO YEAR GROW-IN PERIOD.
14. TREES AND SHRUBS WILL NOT BE PLANTED SUCH THAT AT MATURITY THEY WILL IMPEDE WITHIN A 3 FOOT CLEAR ZONE AROUND ALL FIRE HYDRANTS.
15. DEEP ROOT WATER BARRIER (24") SHALL BE INSTALLED AT ALL CURB AND SIDEWALK LOCATED ADJACENT TO STREETS WHERE SPRAY, ROTOR HEADS, AND/OR DRIP IRRIGATION ARE LOCATED NEXT TO THE CURB OR SIDEWALK. SEE INSET PLAN FOR GENERAL LOCATIONS. INSTALL PER MANUFACTURER RECOMMENDATIONS. CONTACT DEEP ROOT PARTNERS, LP, 330 WASHINGTON STREET, SAN FRANCISCO, CA 94111, INFO@DEEPROOT.COM, TEL.: 1-800-458-7668.
16. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPING SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE. DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE APPROVAL BY ARAPAHOE COUNTY.
17. ALL RIGHT-OF-WAY LANSDSCAPING WILL ABIDE BY THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE, CHAPTER 12, SECTION 1800, STREETSCAPE GUIDELINES.

FUTURE ROW - PLANT & MATERAILS SCHEDULE

QTY.	ITEM	COMMON NAME	SCIENTIFIC NAME	SIZE	Comments
		ORNAMENTAL TREES			
3	AUT	AUTUMN BLAZE PEAR	PYRUS CALLERYANA 'AUTUMN BLAZE'	1.75" CAL	B&B
3	SUB-TOTAL				
		DECIDUOUS TREES			
7	GLI	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL.	B&B
7	SUB-TOTAL				
		EVERGREEN SHRUBS			
4	MVC	MUGO PINE, VALLEY CUSHION	PINUS MUGO 'VALLEY CUSHION'	6 GAL.	12" Min Ht.
4	SUB-TOTAL				
		DECIDUOUS SHRUBS			
3	CPB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'AUTROPURPUREA NANA'	5 GAL.	15" Min. Ht.
3	SUB-TOTAL				
		GRASSES			
4	AVG	BLUE AVENA /OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL.	12" Min Spread
4	SUB-TOTAL				

TURF AREAS: APPROX. 1,872 SQUARE FEET (+ 15,528 SF INITIAL PLAN = 17,400 SF = 29.3% OF TOTAL LANDSCAPE AREA) - TO BE SEEDED – OR - SODDED WITH TURF TYPE TALL FESCUE (DWARF HYBRIDS MIX), OR APPROVED EQUAL.
CEDAR MULCH BEDS: APPROX. 70 SQ. FT. TOTAL – CASCADE CEDAR, OR OWNER APPROVED EQUAL. MINIMUN 4" DEPTH FOR ALL TREE RINGS IN TURF AREAS.
ROCK MULCH BEDS: APPROX. 94 SQ. FT. TOTAL – TAN RIVER ROCK 3/4" TO 1-1/2", OR OWNER APPROVED EQUAL.
TOTAL COMMON OS AREA (SITE 57,346 SF & ROW FRONTAGE AREA 1,966 SF): 59,312 SF
=38.9% OF TOTAL AREA (TOTAL SITE AREA
146,159 SF + ROW AREA 6,097 SF) = 152,256 SF

INITIAL PLAN - PLANT & MATERAILS SCHEDULE

QTY.	ITEM	COMMON NAME	SCIENTIFIC NAME	SIZE	Comments
		EVERGREEN TREES			
6	BSP	BAKERI SPRUCE	PICEA PUNGENS 'BAKERI'	6" HT	B&B
6	SUB-TOTAL				
		ORNAMENTAL TREES			
7	CRC	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	1.75" CAL	B&B
8	PRF	PRAIRIEFIRE CRAB	MALUS SSP. "PRAIRIEFIRE"	1.75" CAL	B&B
8	SPR	SPRING SNOW CRAB	MALUS X 'SPRING SNOW'	1.75" CAL	B&B
3	AUT	AUTUMN BLAZE PEAR	PYRUS CALLERYANA 'AUTUMN BLAZE'	1.75" CAL	B&B
26	SUB-TOTAL				
		DECIDUOUS TREES			
4	GLI	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL.	B&B
15	SUN	SUNBURST HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST'	2" CAL.	B&B
7	ABM	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2" CAL.	B&B
26	SUB-TOTAL				
		BROADLEAF EVERGREEN SHRUBS			
24	BAU	JULIA JANE BOXWOOD	BUXUS JAPONICA 'JULIA JANE'	5 GAL.	12"-15" Min. Ht.
29	BSL	BROOM SCOTCH LENA	CYTISUS DALLIMORE 'LENA'	5 GAL.	20"-24" Min Ht.
18	MCO	COMPACT MAHONIA/OREGON GRAPE	MAHONIA AQUIFOLIUM 'COMPACTA'	5 GAL.	20" Min Ht.
71	SUB-TOTAL				
		EVERGREEN SHRUBS			
30	BAU	BLUE ARROW JUNIPER	JUNIPERUS VIRGINIANA 'BLUE ARROW'	5 - 7 GAL.	3'-4' Min. Ht.
18	MEJ	MEDORA JUNIPER	JUNIPERUS 'SCOPULORUM 'MEDORA'	5 - 7 GAL.	3'-4' Min. Ht.
31	ARM	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONGII'	5 GAL.	18" Min. Sprd
3	PMP	MUGO PINE, PALOUSE	PINUS MUGO PALOUSE	8 GAL.	12" Min Ht.
16	MVC	MUGO PINE, VALLEY CUSHION	PINUS MUGO 'VALLEY CUSHION'	8 GAL.	12" Min Ht.
98	SUB-TOTAL				
		DECIDUOUS SHRUBS			
24	CPB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'AUTROPURPUREA NANA'	5 GAL.	15" Min Ht.
24	HPB	HELMOND PILLAR BARBERRY	BERBERIS THUNBERGII 'HELMOND PILLAR'	5 GAL.	35" Min Ht.
9	BRG	ROCKET GOLDEN BARBERRY	BERBERIS THUNBERGII 'GOLDEN ROCKET'	5 GAL.	35" Min Ht.
14	DBB	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	5 GAL.	18" multi-stalked
19	URC	CHOKEBERRY, UPRIGHT RED	ARONIA ARBUTIFOLIA 'ERECTA'	5 GAL.	24" multi-stalked
9	DHC	CLAVEY'S DWARF HONEYSUCKLE	LONICERA x XYLOSTEOIDES 'CLAVEY'S DWARF'	5 GAL.	24" multi-stalked
20	RLY	ROYALTY LILAC	SYRINGA X PRESTONIAE 'ROYALTY'	5 GAL.	24" multi-stalked
19	GND	DART'S GOLD NINEBARK	PHYSOCARPUS OPULFOLIUS 'DART'S GOLD'	5 GAL.	24" multi-stalked
20	NLD	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULFOLIUS 'DONNA MAY'	5 GAL.	24" multi-stalked
25	GFP	GOLDFINGER POTENTILLA	POTENTILLA FRUTICOSA 'GOLDFINGER'	5 GAL.	24" multi-stalked
26	RSA	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	24" multi-stalked
20	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	24" multi-stalked
20	FRO	FROBEL SPIREA	SPIREA JAPONICA 'FROBELII'	5 GAL.	24" multi-stalked
22	NFS	NEON FLASH SPIREA	SPIREA JAPONICA 'NEON FLASH'	5 GAL.	24" multi-stalked
11	HRS	ROCK SPIREA	HOLODISCUS DUMOSUS	5 GAL.	24" multi-stalked
26	KNP	KNOCKOUT PINK ROSE	ROSA 'RADCON'	5 GAL.	24" multi-stalked
308	SUB-TOTAL				
		GRASSES			
100	AVG	BLUE AVENA /OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL.	12" Min Spread
109	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	1 GAL.	24"-30" o.c.
56	LBG	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPULORUM 'BLUES'	1 GAL.	Min. 24" o.c.
148	DGM	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'YAKU JIMA'	1 GAL.	36"-42" o.c.
74	RSG	RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	1 GAL.	24"-30" o.c.
487	SUB-TOTAL				
		PERENNIALS/GROUNDCOVERS			
12	MRE	CREEPING OREGON GRAPE	MAHONIA REPENS	1 GAL.	12" Min Ht.
30	MXA	Mixed Annuals / Winter Pansies		2"-4" pots	8"-9" o.c.

INITIAL LANDSCAPE PLAN:
TURF AREAS: APPROX. 15,528 SQUARE FEET (27.08% OF TOTAL LANDSCAPE AREA) - TO BE SEEDED – OR - SODDED WITH TURF TYPE TALL FESCUE (DWARF HYBRIDS MIX), OR APPROVED EQUAL.
DRYLAND GRASS (TEMP.): APPROX. 9,994 SQUARE FEET TOTAL - TO BE SEEDED WITH LOW GROW SEED MIX (AVAILABLE FROM ARKANSAS VALLEY SEED CO.), OR OWNER APPROVED EQUAL.
ROCK MULCH BEDS: APPROX. 37,184 SQUARE FEET TOTAL – TAN RIVER ROCK 3/4" TO 1-1/2", OR OWNER APPROVED EQUAL.
CEDAR MULCH BEDS: APPROX. 70 SQUARE FEET TOTAL – CASCADE CEDAR, OR OWNER APPROVED EQUAL. MINIMUN 4" DEPTH FOR ALL TREE RINGS IN TURF AREAS.
STEEL EDGER: APPROX. 1503 LINEAR FEET – ROLLED TOP,14 GAGE, RYERSONS, OR OWNER APPROVED EQUAL.

TOTAL COMMON OS AREA (SITE 57,346 SF & ROW AREA 5,775 SF): 63,121 SF
=41.4% OF TOTAL AREA (TOTAL SITE AREA
146,159 SF + ROW AREA 6,097 SF) = 152,256 SF

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Prepared By: Date: 12/30/15 Revisions: 2/18/16 4/8/16

Kirby Smith & Associates, Inc.
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(303) 694-9454 FAX (303) 694-9272

K&A Job # 420.0

LANDSCAPE NOTES & PLANT LIST L-2
ILIFF AVENUE TOWNHOMES
JOB NO. 15773.00
12/30/15
SHEET 6 OF 12

J·R ENGINEERING
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719-593-2593 Fort Collins 970-491-9888
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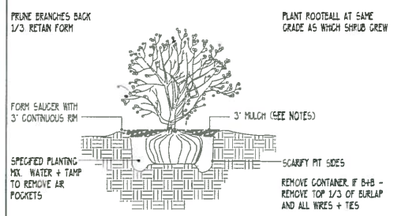
ILIFF AVENUE TOWNHOMES

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN ARAPAHOE COUNTY, STATE OF COLORADO

FINAL DEVELOPMENT PLAN

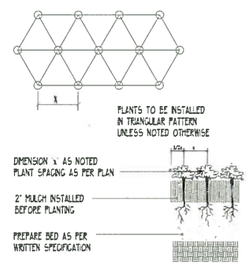
SHEET 7 OF 12

Landscape Planting Details:



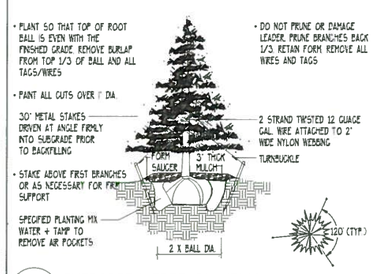
SHRUB PLANTING

SCALE: NOT TO SCALE



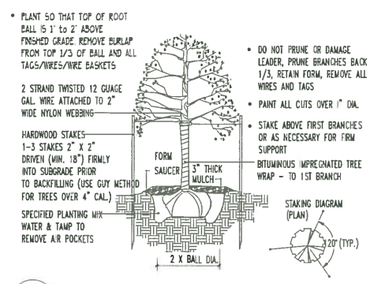
GROUNDCOVER PLANTING DETAIL

SCALE: NOT TO SCALE



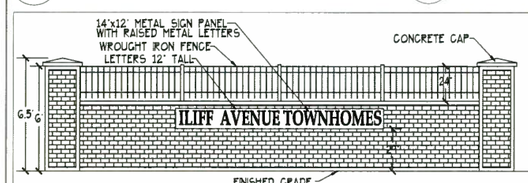
EVERGREEN TREE PLANTING

SCALE: NOT TO SCALE



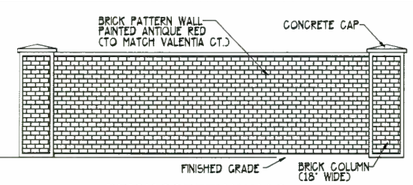
DECIDOUS TREE PLANTING

SCALE: NOT TO SCALE



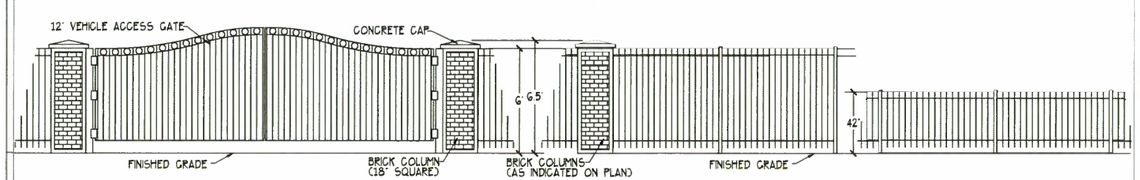
ENTRANCE SIGN

NOT TO SCALE



BRICK SCREEN WALLS

NOT TO SCALE



WROUGHT IRON FENCE EMERGENCY ACCESS GATES

NOT TO SCALE

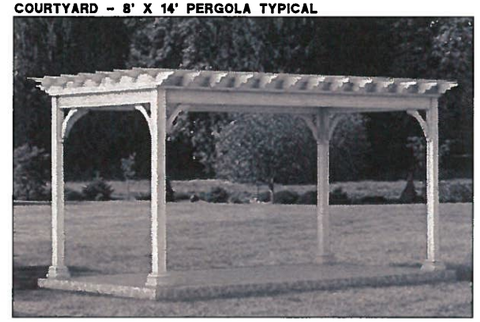
6' WROUGHT IRON FENCE w/COLUMNS

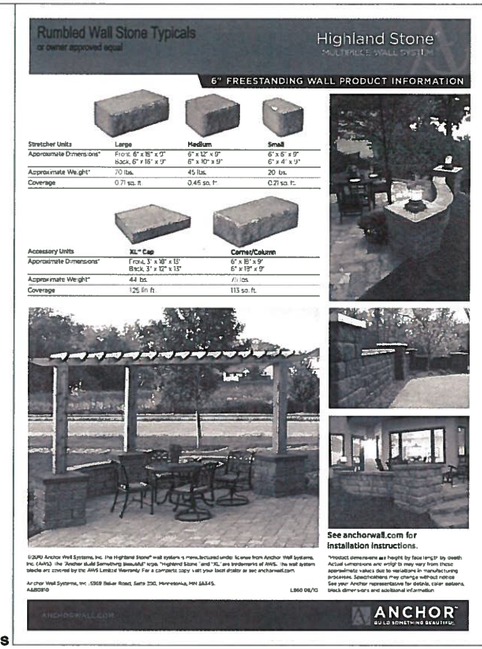
NOT TO SCALE

42" WROUGHT IRON FENCE

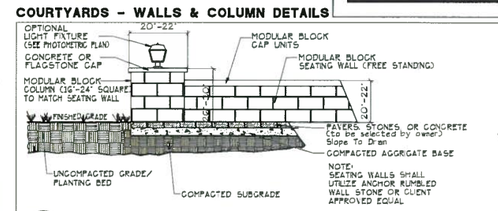
NOT TO SCALE

COURTYARD - 8' X 14' PERGOLA TYPICAL



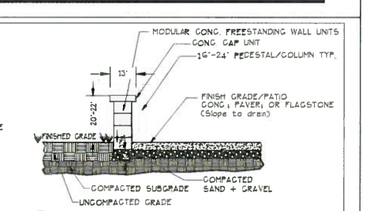


COURTYARDS - WALLS & COLUMN DETAILS



PATIO AREA FREESTANDING SEATING WALL & COLUMN

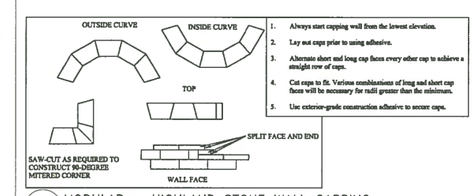
TYPICAL EVEVATION



MODULAR BLOCK FREESTANDING WALLS

TYPICAL SECTION

SCALE: NOT TO SCALE



MODULAR - HIGHLAND STONE WALL CAPPING

TYPICAL SECTION & PLAN

CALL UTILITY NOTIFICATION CENTER OF COLORADO
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Prepared By:

Kirby Smith & Associates, Inc.
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KSA Job # 420.0

Date: 12/30/15
Revisions: 2/18/16
4/8/16

LANDSCAPE DETAILS L-3
ILIFF AVENUE TOWNHOMES
JOB NO. 15773.00
12/30/15
SHEET 7 OF 12

J·R ENGINEERING
A Westrian Company

Centennial 303-740-9393 Colorado Springs 719-593-2593 Fort Collins 970-491-9888
www.jrengineering.com

CASE NUMBER: P16-002

ILIFF AVENUE TOWNHOMES

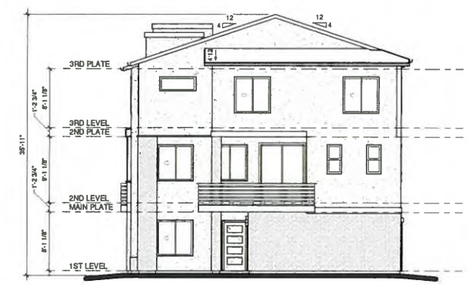
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN ARAPAHOE COUNTY, STATE OF COLORADO

FINAL DEVELOPMENT PLAN

COLOR SCHEME*	
1	**BODY 1:** MANUF: SHERWIN WILLIAMS, OR SIM. COLOR: SW7511 BUNGALOW BEIGE
2	**BODY 2:** MANUF: SHERWIN WILLIAMS, OR SIM. COLOR: SW6101 SANDS OF TIME
3	**ACCENT:** MANUF: SHERWIN WILLIAMS, OR SIM. COLOR: SW9141 WATERLOO
4	**SHINGLE ROOF** MANUF.: TAMKO, OR SIM. COLOR: WEATHERED WOOD
5	**METAL FASCIA** MANUF.: BERRIDGE, OR SIM. COLOR: CHARCOAL GREY
6	**MASONRY VENEER** MANUF.: GENERAL SHALE, OR SIM. COLOR: ROCKFACE BLEND #2

*ALL COLOR & MANUFACTURER INFO IS PROVIDED AS REFERENCE FOR GENERAL INFORMATION AND IS SUBJECT TO CHANGE.

1 FRONT ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"

3 LEFT ELEVATION
1/8" = 1'-0"

4 REAR ELEVATION
1/8" = 1'-0"

4-PLEX CONCEPTUAL ELEVATIONS
ILIFF AVENUE TOWNHOMES
JOB NO. 15773.00
04/08/16
SHEET 8 OF 12

*BUILDING HEIGHTS SHOW FROM GRADE TO PEAK OF ROOF. ACTUAL MAX HEIGHT WILL BE CALCULATED PER ARAPAHOE COUNTY STANDARDS. MAXIMUM AVERAGE HEIGHT SHALL BE 35'-0" MAX.

Godden|Sudik ARCHITECTS

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ILIFF AVENUE TOWNHOMES

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FINAL DEVELOPMENT PLAN

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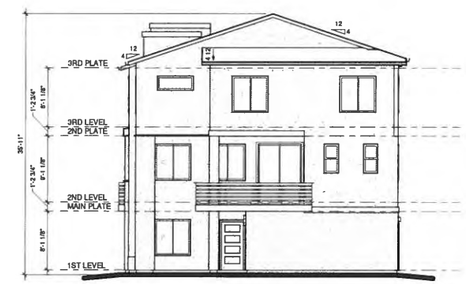

2 RIGHT ELEVATION
1/8" = 1'-0"

3 LEFT ELEVATION
1/8" = 1'-0"

4 REAR ELEVATION
1/8" = 1'-0"

COLOR SCHEME*

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6	**MASONRY VENEER** MANUF.: GENERAL SHALE, OR SIM. COLOR: ROCKFACE BLEND #2

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*BUILDING HEIGHTS SHOW FROM GRADE TO PEAK OF ROOF. ACTUAL MAX HEIGHT WILL BE CALCULATED PER ARAPAHOE COUNTY STANDARDS MAXIMUM AVERAGE HEIGHT SHALL BE 36'-0" MAX.

5-PLEX CONCEPTUAL ELEVATIONS
ILIFF AVENUE TOWNHOMES
JOB NO. 15773.00
04/08/16
SHEET 9 OF 12

Godden|Sudik ARCHITECTS

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FINAL DEVELOPMENT PLAN

COLOR SCHEME*	
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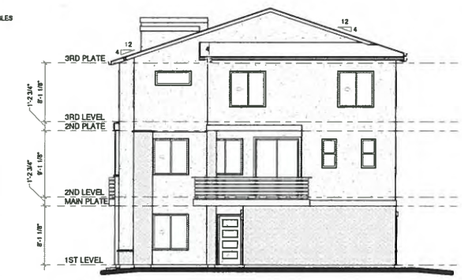

2 RIGHT ELEVATION
1/8" = 1'-0"

3 LEFT ELEVATION
1/8" = 1'-0"

4 REAR ELEVATION
1/8" = 1'-0"

7-PLEX CONCEPTUAL ELEVATIONS
ILIFF AVENUE TOWNHOMES
JOB NO. 15773.00
04/08/16
SHEET 10 OF 12

*BUILDING HEIGHTS SHOW FROM GRADE TO PEAK OF ROOF. ACTUAL MAX HEIGHT WILL BE CALCULATED PER ARAPAHOE COUNTY STANDARDS MAXIMUM AVERAGE HEIGHT SHALL BE 38'-0" MAX.

Godden|Sudik ARCHITECTS

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ILIFF AVENUE TOWNHOMES

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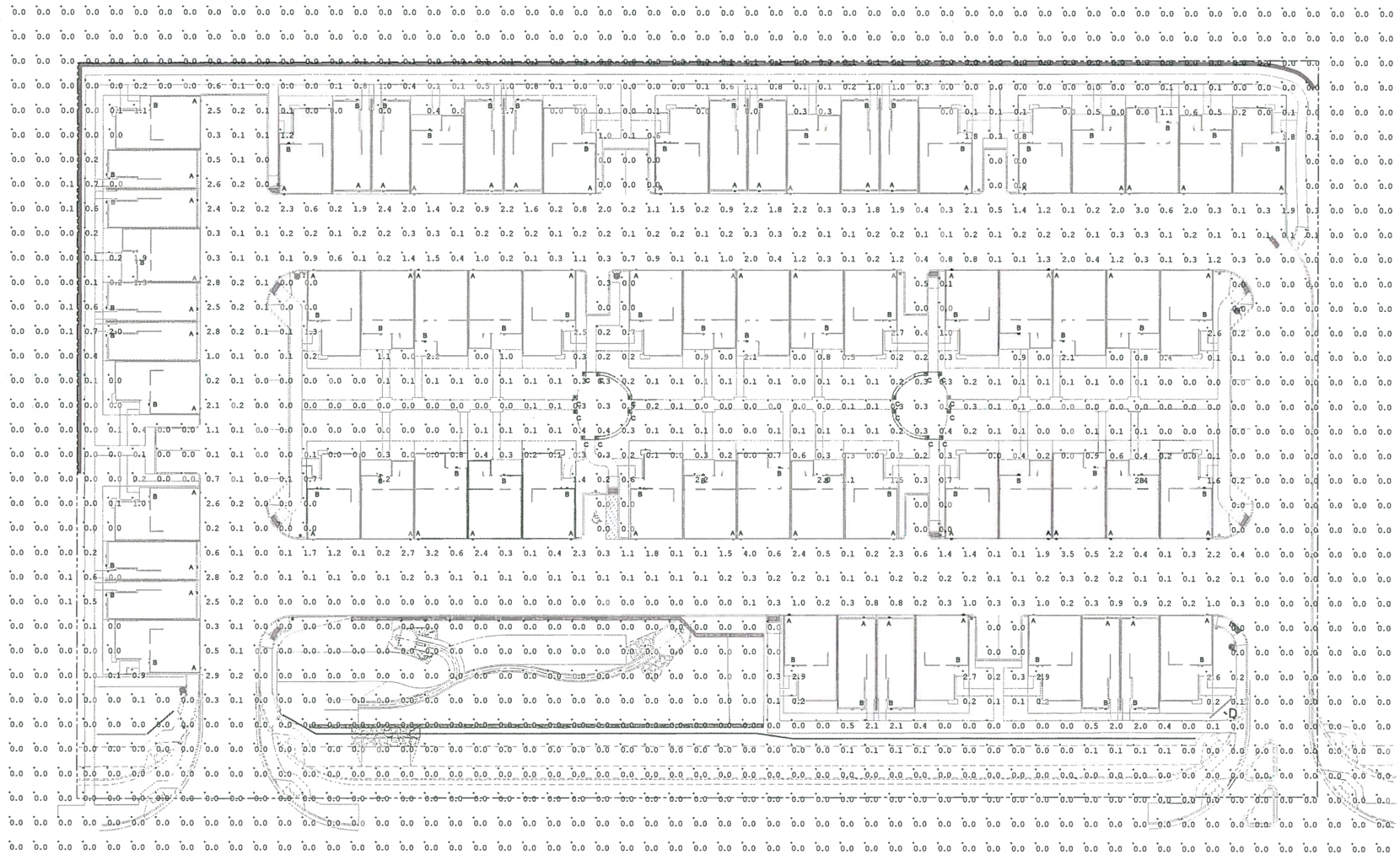
FINAL DEVELOPMENT PLAN

SHEET 11 OF 12



1 PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

NORTH

FOR REVIEW
NOT FOR CONSTRUCTION

PHOTOMETRIC
JOB NO. 16049
APRIL 8, 2016
SHEET 11 OF 12

Kazin & Associates, Inc.
Consulting Electrical Engineers
Est. 1984
Village Square at Lone Tree
9364 Teddy Lane, Ste #101
Lone Tree, CO 80124
Phone: 720-488-1608
Fax: 720-488-1611

Project #: 16049 © 2016

ILIFF AVENUE TOWNHOMES

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN ARAPAHOE COUNTY, STATE OF COLORADO

FINAL DEVELOPMENT PLAN

SHEET 12 OF 12

KICHLER
Style to Live by.

Wesley Collection
Wesly 1 Light LED Outdoor Wall Light in TZT AZT
4878AZTLED (Textured Architectural Bronze)

Product Description: Wesly 1 Light LED Outdoor Wall Light mirrors the lines and shapes found on your contemporary home. The half-moon silhouette at top and bottom is lined with etched glass to shed brilliant light. To finish this a wall look our Wall Light is brushed with Textured Architectural Bronze.

Available Finishes
Textured Architectural Bronze
PL

ADD TO PROJECT

Technical Information

Weight:	2.87 LBS
Safety Rated:	Wet
HOWO:	3.75"
Base Backplate:	5.25"
Color Rendering Index:	80
Color Temperature Range:	3000
Dark Sky:	Yes
Expected Life Span:	35000 Hours
Operating Voltage Range:	100-120Vac
Light Source:	LED
Collection:	Wesley Collection
Width:	7.00"
Height:	7.50"
Extension:	4.00"
Voltage:	120V
Energy Efficient:	Yes
Kelvin Temperature:	3000K
Finish:	Textured Architectural Bronze

Project	
Type	
Ordering #	
Comments	

1 TYPE "A" FIXTURE (OR EQUAL)

PROGRESS LIGHTING

Project:
Fixture Type:
Location:
Contact:

BELL — Wall mounted · Wet location listed — PROGRESS LED

Specifications:

Description:

The one-light wall lantern from the Belle LED Collection features nautical undertones and a cage reminiscent of industrial spaces. Ideal for both interior and exterior settings. 3000K, 90+ CRI, 623 lumens.

Construction:

- Antique Bronze (20) (painted)
- Aluminum construction
- Glass: Etched glass diffuser
- LED Module is replaceable (Part # 9326-40rft)
- Flicker free dimming up to 10% brightness with most ELV type dimmers (See Dimming Notes)
- CA Title 24 compliant
- Back plate covers a standard 4" hexagonal recessed outlet box
- Mounting strap for outlet box included
- 6" of wire supplied

P5676-2030K9

Images:

Performance:

Number of Modules	1
Input Power	9W
Input Voltage	120V
Input Frequency	60Hz
Lumens/LPW	623/(23.2 (LM 79) per module
CCT	3000K
CRI	90
Life	60000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Min. Ste-t Temp	-30
Max. Operating Temp	30
Warranty	5 year warranty
Labels	cCSAus Wet location listed ENERGY STAR® qualified

Dimensions:

Width: 5 1/8"
Height: 10 1/8"
Depth: 7 1/8"
H/CTR: 5"

Catalog number:

Base		Finish		Color Temp		CRI
P5676	-	20 - Antique Bronze	-	30K - 3000K	-	9 - 90 CRI

For more information visit our website: www.progresslighting.com

Progress Lighting • 701 Millennium Boulevard • Greenville, SC 29607

2 TYPE "B" FIXTURE (OR EQUAL)

BUY ONLINE | FIND A DEALER

Features

Product SKU	P5674-3130K9
Family ?	Wishlist
Category	Outdoor
Description	LED one lantern with accented white finish. Uses 1 (1) 9.2" pedestal or wall mount. 120V AC replaceable LED module, 623 lumens, 3000K color temperature and 90+ CRI.
Finish	Black
Bulb Type ?	Uses LED
Bulb Wattage ?	9
Bulb Quantity ?	1
Listed ?	Wet location listed
Mount Type ?	Post Top - Fitter Fits 3" Post Or Recessed
Style ?	Traditional/Classic
Features	• LED post lantern with richly textured finish and glass. • 120V AC replaceable LED module, 623 lumens, 3000K color temperature and 90+ CRI. • 3000K color temperature, 90+ CRI and ENERGY STAR.
Room Type ?	Outdoor Lighting and/or
Dimensions ?	Width/Diameter: 9 Height: 14-13.5"

You Might Also Like

http://progresslighting.com/product/?sku=P6424-3130K9 2/9/2016

3 TYPE "C" FIXTURE (OR EQUAL)

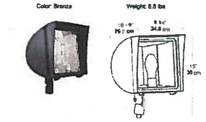
Created 4/4/2013

FXF42QT/PC

Medium base HPS, MH or CFL specification grade flood with integral flood glare shield and 1/2" heavy duty swivel arm. Lamp supplied.

Color: Bronze

Weight: 8.8 lbs



Technical Specifications

UL Listing:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

Photocell:
120 Button Photocell Included. Photocell is only compatible with 120V.

Housing:
Precision die cast aluminum. 1/2" NPS locking Swivel Arm, Wall Bracket Trunnion or Slip Fitter.

Reflector:
Anodized aluminum. Field adjustable beam spread. Rotates 90° for horizontal or vertical lamp position.

Lens Frame & Glare Shield:
Precision die cast aluminum. Hinged for easy access. Phillips head screws for added security.

Socket:
HID Porcelain 4kv Pulse Rated socket with nickel plated screw shell CFL Plug In type, GX24q-4 base.

Finish:
Chip and fade resistant polyester powder coating.

Lens:
Thermal tempered shock resistant glass, 3/16" thick.

Lens Gasket:
High temperature one piece molded silicone set in die cast retaining groove. Remains in place during relamping.

Ground Mounting:
Use the new MPM19 PVC Mighty Post with aluminum cap for sturdy installation.

Patents:
Pat. D545,472.

Ballast Minimum Starting Temperature:
0°F.

Country of Origin:
Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:
This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:
This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods--Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:
This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:
Suitable in accordance with FAR Subpart 26.4.

RAB LIGHTING
Tech Help Line: 866 RAB-1800 Email: sales@rabweb.com On the web at: www.rabweb.com
Note: Specifications are subject to change without notice
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Page 1 of 1

4 TYPE "D" FIXTURE (OR EQUAL)

FOR REVIEW
NOT FOR CONSTRUCTION

PHOTOMETRIC DETAILS
JOB NO. 16049
APRIL 8, 2016
SHEET 12 OF 12

Kazin & Associates, Inc.
Consulting Electrical Engineers
Est. 1984
Village Square at Lone Tree
9064 Teddy Lane, Ste #101
Lone Tree, CO 80124
Phone: 720-489-1609
Fax: 720-488-1611
Project #: 16049 © 2016

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

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

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

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

Vicinity Map

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

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

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

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

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

PROPOSAL:

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

Architecture

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

Parking

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

Neighborhood Concerns

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

BACKGROUND:

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

FDP.

DISCUSSION AND FINDINGS:

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

1. The Comprehensive Plan

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

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

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

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

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

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

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

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

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

2. Ordinance Review and Additional Background Information

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

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

The Arapahoe County Development Services Engineering Division, Southeast Metro Strom Water Association, and the Inverness Water and Sanitation District have evaluated the proposal in light of the existing and proposed infrastructure, and have determined that the existing infrastructure is adequate to support the proposed uses.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. Referral Comments from outside agencies
Comments received during the referral process are as follows:

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

III. ADDITIONAL STAFF FINDINGS:

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

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

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

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

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

RECOMMENDATION:

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

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

(draft motions are provided on the following page)

DRAFT MOTIONS:

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

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

Recommend Denial:
(This motion is not consistent with the staff recommendation): In the case of P16-006, Inverness No. 57, Lot 3, Vallagio Medical Offices FDP, the Planning Commission have read the staff report dated May 25, 2016 and received testimony at the public hearing. Based on the information presented and considered during a public hearing, recommend denial to the Board of County Commissioners based on the following findings:

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

b. …

Continue to Date Certain:
In the case of P16-006, Inverness No. 57, Lot 3, Vallagio Medical Offices FDP, I move to continue the hearing to [*date*], 6:30 p.m., to obtain additional information and to further consider the information presented.

Attachments
Application
Engineering Staff Report
Referral Comments
Exhibits

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

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

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

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

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

CASE TYPE (Administrative Case types are shaded in Gray)

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

THIS SECTION FOR OFFICE USE ONLY

Case No:		**Planning Manager:**		**Engineering Manager:**	

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

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

HORVATARCHITECTS

January 29, 2016

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

RE: Vallagio Professional Building

Dear Public Works & Development:

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

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

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

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

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

Sincerely,

Daniel J. Horvat
Horvat Architects

CC Jim Lessig, Tom Michalik

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

ARAPAHOE COUNTY
COLORADO'S FIRST

Public Works and Development

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

DAVID M. SCHMIT, P.E.
Director

Engineering Staff Report

PHASE II – REFERRAL

Date: May 19, 2016

To: Bill Skinner, Planning Division

From: Sue Liu, Engineering Division

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

Scope/Location:

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

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

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

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

Items included with this referral:

Final Development Plan
Drainage Letter
Traffic Impact Study

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

Findings:

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

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

Recommendations:

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

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

STAFF COMMENTS

General

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

Final Development Plan

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

Drainage Comformance Report

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

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

Drainage Plan

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

Traffic Impact Study (TIS)

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

GESC Plan and Report

18. Please address all comments from SEMSWA.

Engineering Documents Required for Resubmittal
to the County Engineering Services Division

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

Case No. P16-006 Case Engineer: Sue Liu

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

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

INVERNESS WATER & SANITATION DISTRICT
INVERNESS METROPOLITAN IMPROVEMENT DISTRICT

2 Inverness Drive East, Suite 200
Englewood, CO 80112

Phone 303.799.9595
Fax 303.414.0671

May 24, 2016

Arapahoe County
Public Works and Development
Building Department

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

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

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

Sincerely,
INVERNESS WATER AND
SANITATION DISTRICT

Patrick F. Mulhern, P.E,
District Manager

Right of Way & Permits

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

May 27, 2016

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

Attn: Bill Skinner

Re: Vallagio Medical Offices, Case # P16-006

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

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

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

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

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

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

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

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER (S) OF THE FINAL DEVELOPMENT PLAN KNOWN AS INVERNESS SUBDIVISION FILING NO. 57, LOT 3 - VALLAGIO MEDICAL, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE

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

DRAINAGE MAINTENANCE

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

EMERGENCY ACCESS NOTE

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

DRIVES, PARKING AREAS, AND UTILITY EASEMENT MAINTENANCE

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

PRIVATE STREET MAINTENANCE

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

DRAINAGE LIABILITY

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY JANSEN STRAWN CONSULTING ENGINEERS. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF VS VALLAGIO HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE VS VALLAGIO HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF JANSEN STRAWN CONSULTING ENGINEERS DRAINAGE DESIGN.

LANDSCAPE MAINTENANCE

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

SIGHT TRIANGLE MAINTENANCE

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

PUBLIC IMPROVEMENTS NOTE

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

DRAINAGE MASTER PLAN NOTE

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

1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.

2. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.

3. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

SPECIFIC NOTES

AIRPORT INFLUENCE AREA NOTE

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

1. TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.

2. TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR OTHER SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS NECESSITATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.

3. TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.

4. TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY, IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

AIRPORT INFLUENCE AREA NOTE

(EASEMENT/HAZARD EASEMENT)

AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS FINAL DEVELOPMENT PLAN HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND IN BOOK 5096, PAGE 399 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

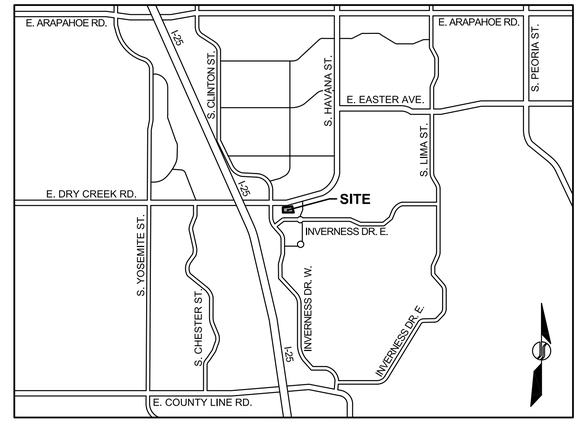
THE LANDS CONTAINED WITHIN THIS FINAL DEVELOPMENT PLAN LIE WITHIN THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THE INFLUENCE AREA.

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

STREET LIGHTING

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

CASE NO. P16-006



VICINITY MAP
SCALE 1"=2000'

SPECIFIC NOTES CONTINUED

STORMWATER MAINTENANCE

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

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

LAND USE CRITERIA COMPARISON CHART

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

SHEET INDEX

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

LEGAL DESCRIPTION

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

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

BENCHMARK

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

BASIS OF BEARINGS

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

BOARD OF COUNTY COMMISSIONERS APPROVAL

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

CHAIR:_____

ATTEST:_____

PLANNING COMMISSION RECOMMENDATION

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS _____ DAY OF _____ A.D., 20___.

CHAIR:_____

CERTIFICATE OF OWNERSHIP

I_____HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS INVERNESS SUBDIVISION FILING NO. 57, LOT 3 - VALLAGIO MEDICAL AND CASE NUMBER P16-006.

_____
OWNER OF RECORD OR AUTHORIZED AGENT

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

_____
NAME

AS _____ OF _____ AN AUTHORIZED SIGNATORY.
TITLE

BY _____WITNESS MY HAND AND SEAL
(NOTARY PUBLIC)

_____ MY COMMISSION EXPIRES _____
(ADDRESS)

_____
(CITY) (STATE) (ZIP CODE)

OWNER

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

ENGINEER / SURVEYOR

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

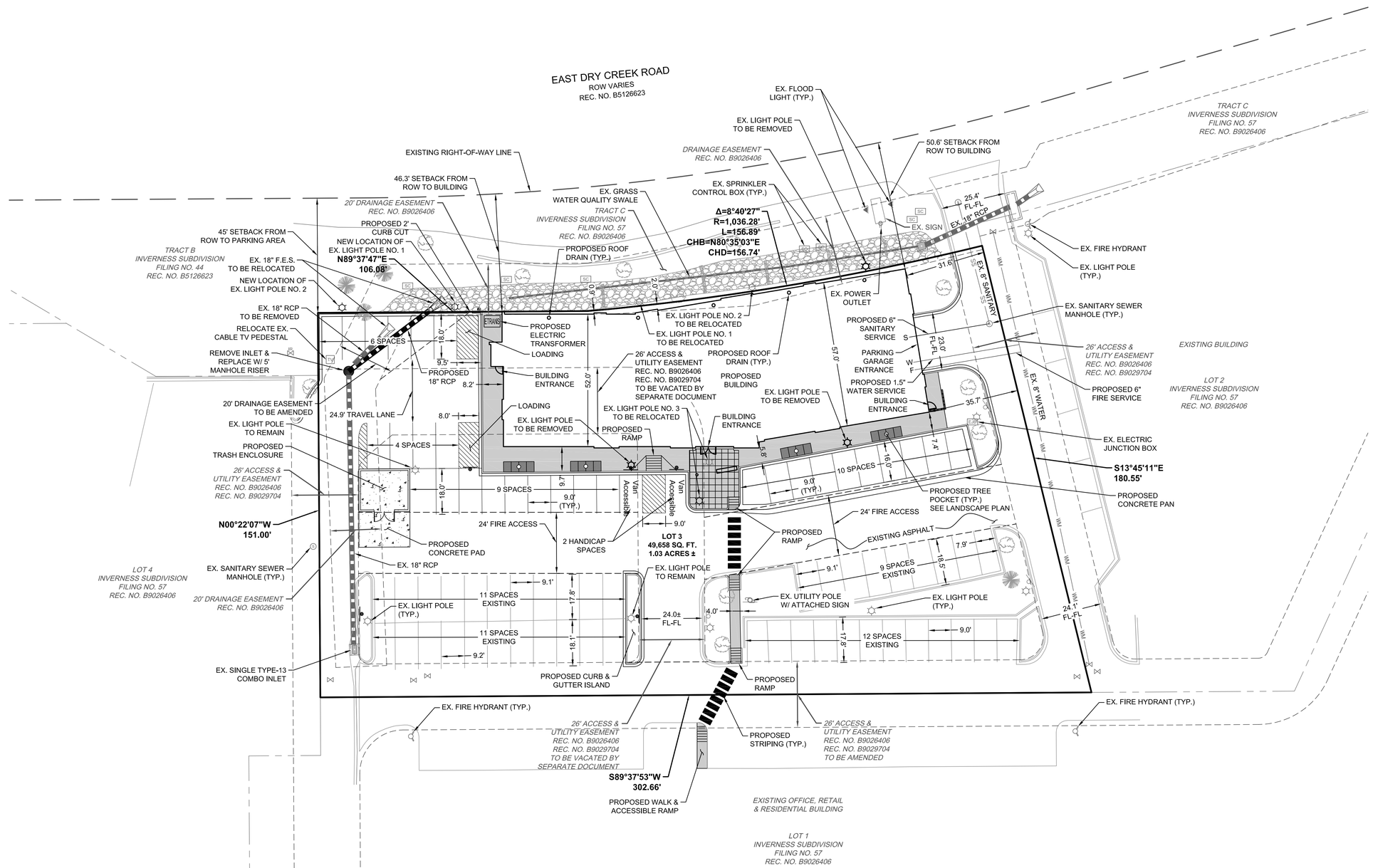
COVER SHEET
Scale: N/A
Date: FEBRUARY 26, 2016
Job No.: 15117
Sheet 1 of 6

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

Designed By: JL Checked By: MU

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

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



LEGEND

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

BENCHMARK

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

BASIS OF BEARINGS

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

NOTES

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

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

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

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

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

ENGINEER / SURVEYOR

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

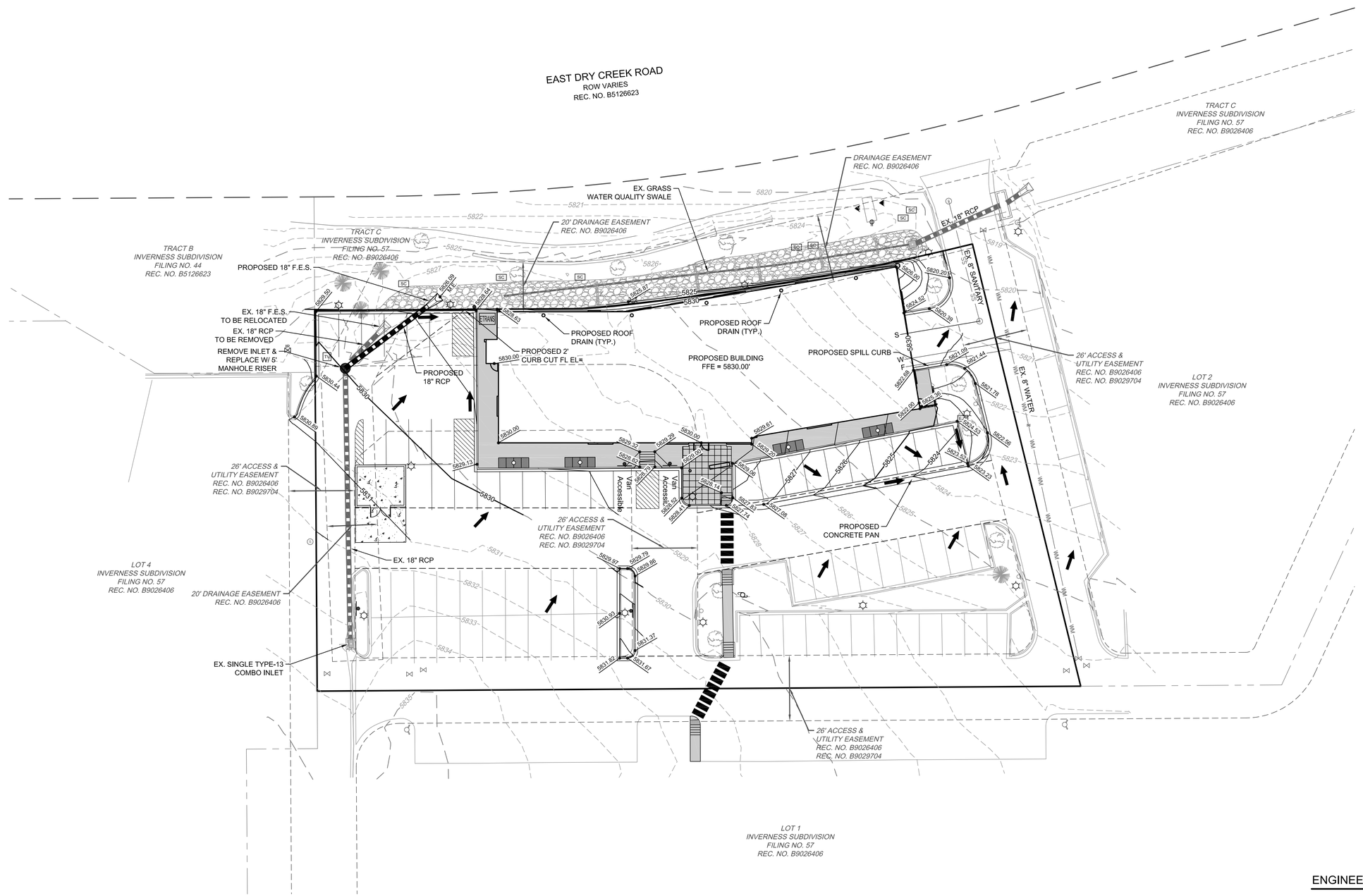
No.	Revisions	Date	By
1	COUNTY COMMENTS	02/26/16	IMH

Designed By: JL | Checked By: MU

CASE NO. P16-006

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

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



LEGEND

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

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

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

ENGINEER / SURVEYOR

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

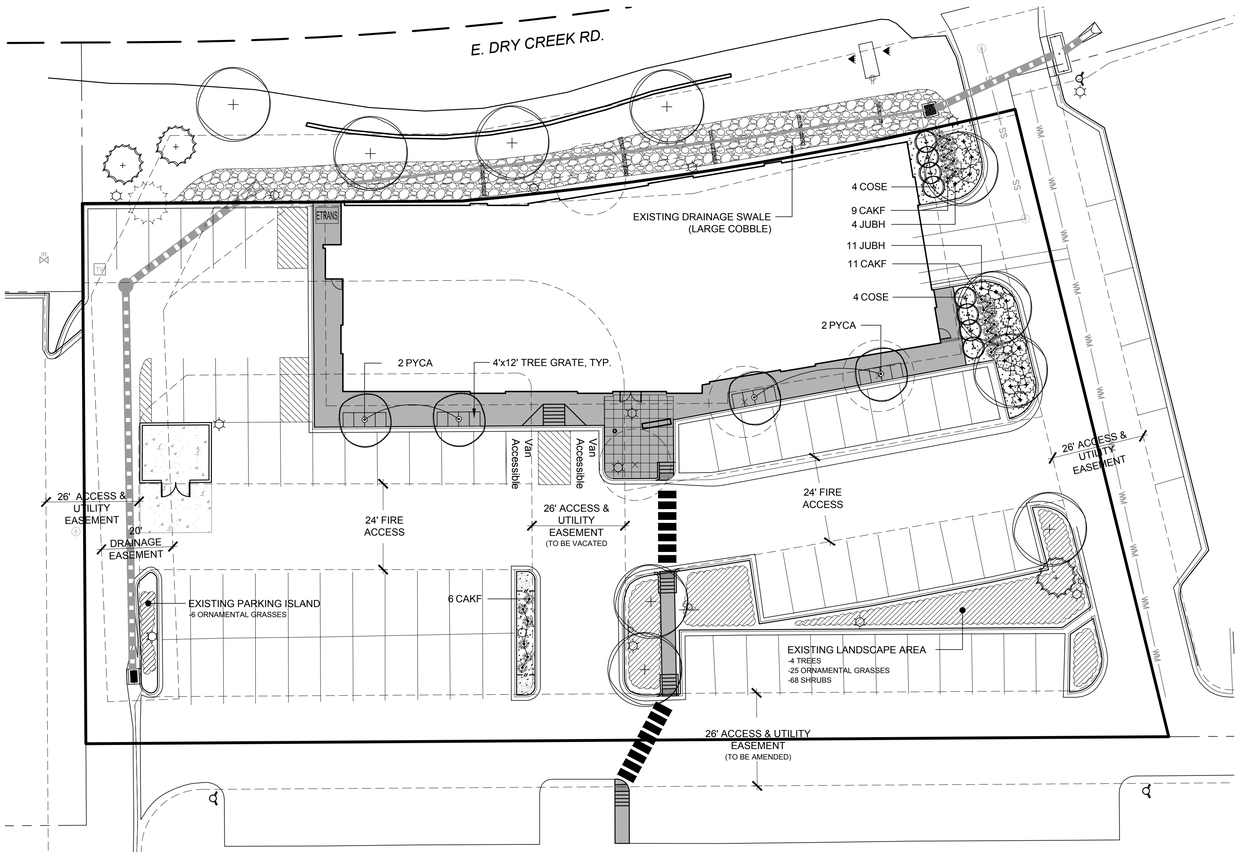
No.	Revisions	Date	By
1	COUNTY COMMENTS	02/26/16	IMH

Designed By: JL | Checked By: MU

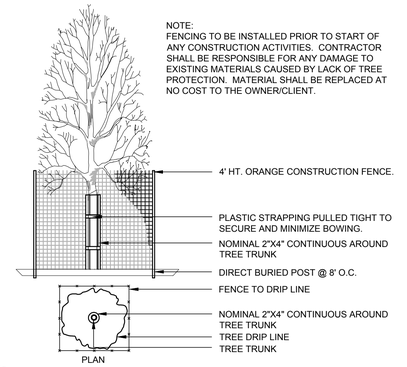
CASE NO. P16-006

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

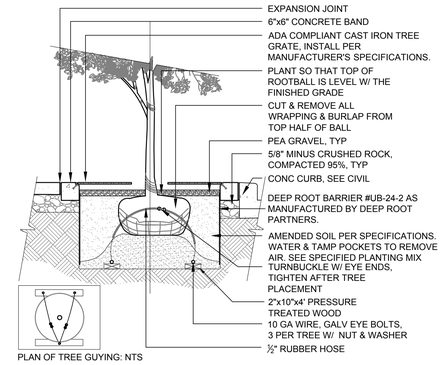
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 5 OF 7



LANDSCAPE PLAN

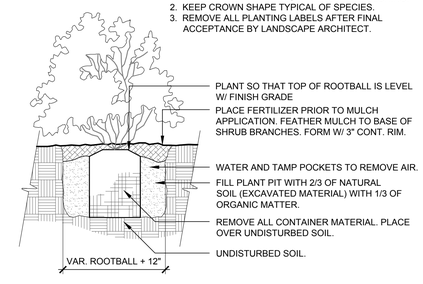


1 TREE PROTECTION
3/8" = 1'-0" 32 9343.90-10



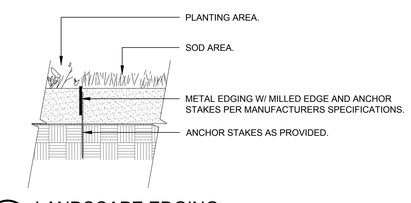
3 DECIDUOUS TREE PLANTING W/ GRATE
1/2" = 1'-0" P-VA-02

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



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

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



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

LANDSCAPE CALCULATIONS

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

PARKING ISLAND CALCULATIONS

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

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

LEGEND

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

PLANT SCHEDULE

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

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

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

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

LANDSCAPE ARCHITECT

TCK
DESIGN • PLANNING
LANDSCAPE ARCHITECTURE
2809 LARIMER ST
DENVER, CO 80205
P.303.883.3278

ENGINEER / SURVEYOR

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

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

Designed By: CM | Checked By: TK

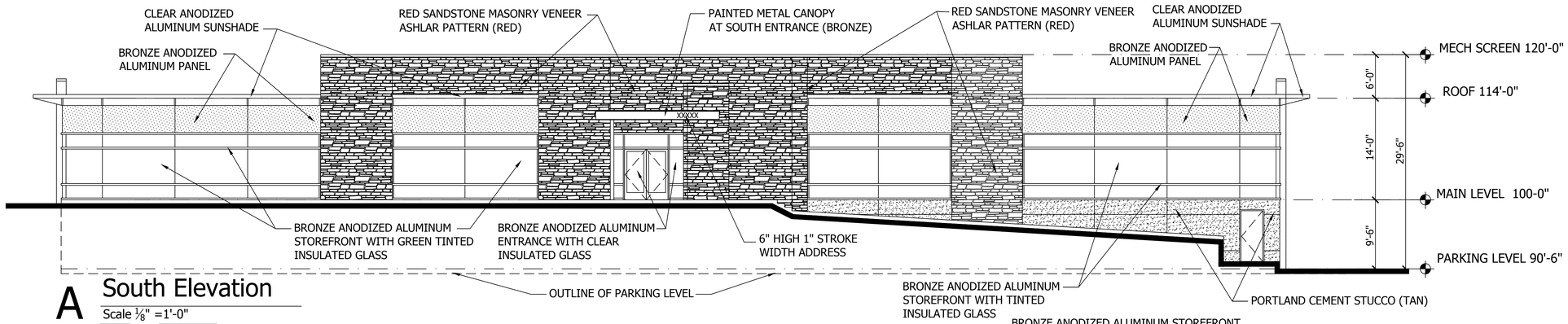
Scale: As Shown
Date: 1/6/16
Job No.: 1601
Sheet 5 of 7

CASE NO. P16-006

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

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

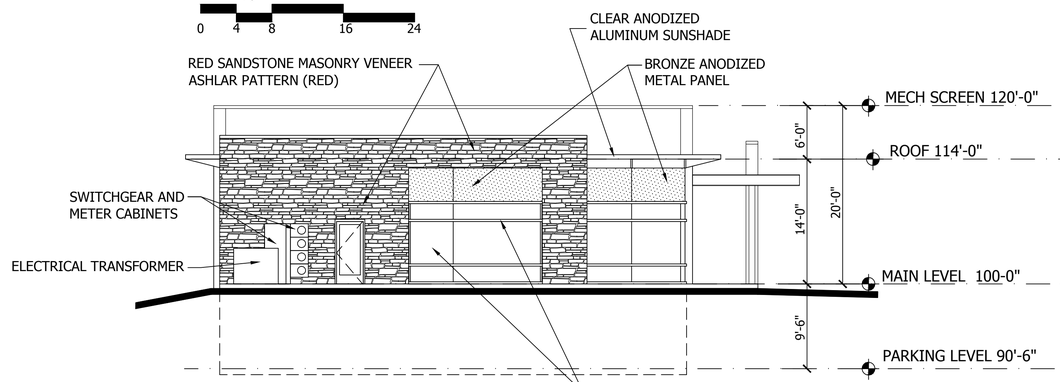
SHEET 5 OF 6



A South Elevation

Scale 1/8" =1'-0"

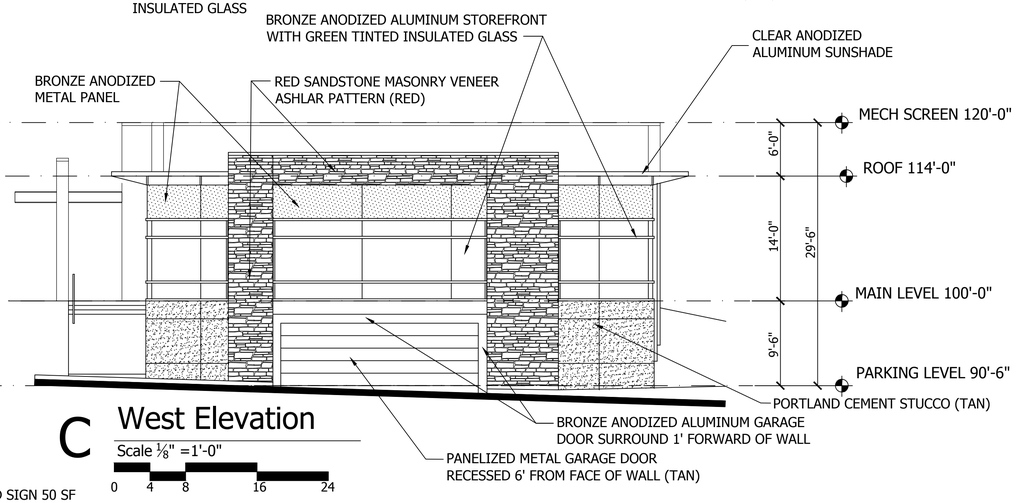
0 4 8 16 24



B West Elevation

Scale 1/8" =1'-0"

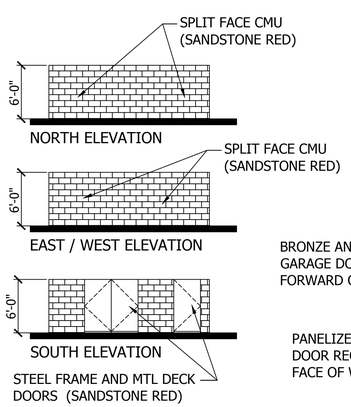
0 4 8 16 24



C West Elevation

Scale 1/8" =1'-0"

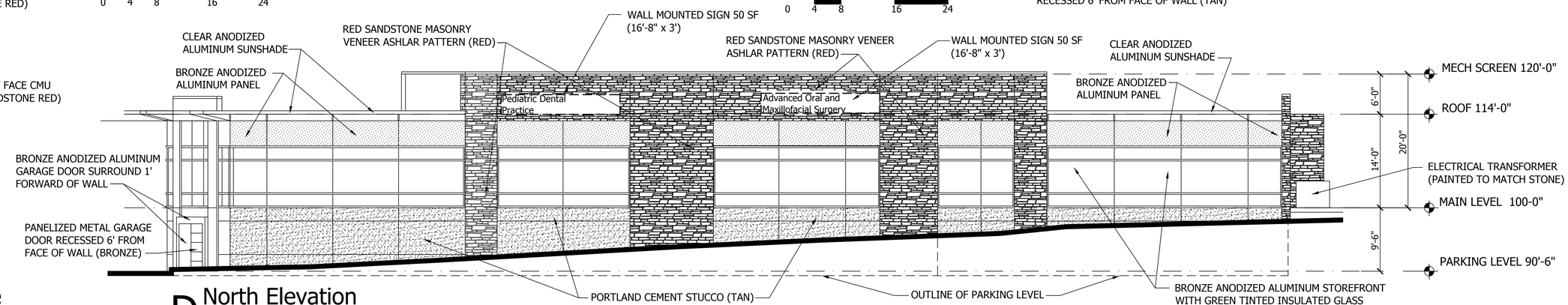
0 4 8 16 24



E Trash Enclosure

Scale 1/8" =1'-0"

0 4 8 16 24



D North Elevation

Scale 1/8" =1'-0"

0 4 8 16 24

ARCHITECT

HORVAT ARCHITECTS
4042 SOUTH QUEBEC ST.
DENVER, COLORADO
80237

303.523.3030
dan@horvatarch.com

LANDSCAPE ARCHITECT

TCK
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LANDSCAPE ARCHITECTURE

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ENGINEER / SURVEYOR

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

Scale: 1"=8'-0"

Date: January 29, 2016

Job No.:

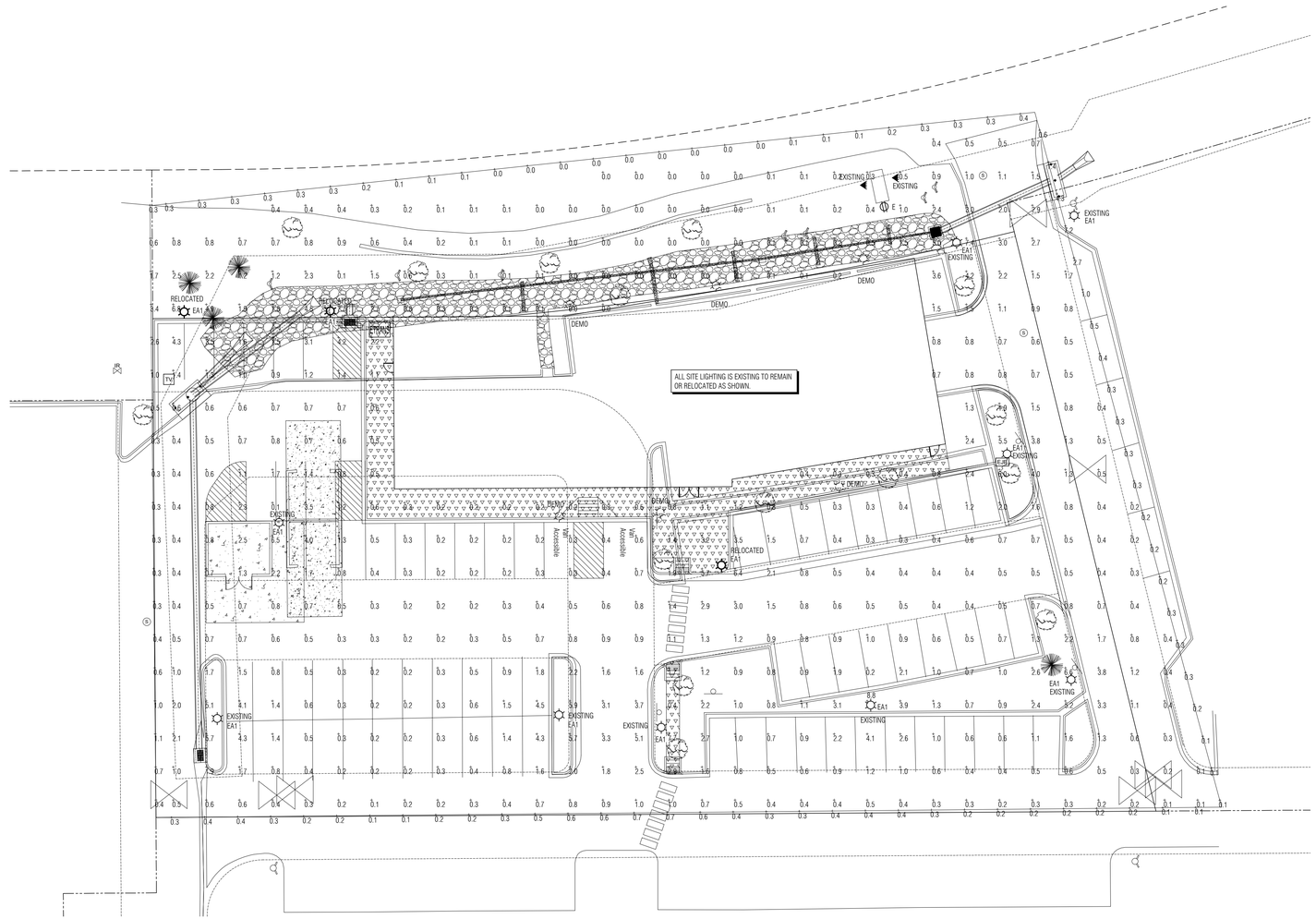
Designed By: DJH | Checked By: DJH

Sheet 5 of 6

Case # P16-006

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

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



1 PHOTOMETRIC PLAN

SCALE: 1" = 20'

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

N

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

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

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

C3S Incorporated
The Formula for our Future
Consulting Electrical Engineers
1737 Central Street | Denver, CO 80211
(p) 303.480.5144 | (f) 303.458.8616
www.c3sengineeringinc.com

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

No.	Revisions	Date	By

Designed By: C3S
Checked By: MDC / JMM

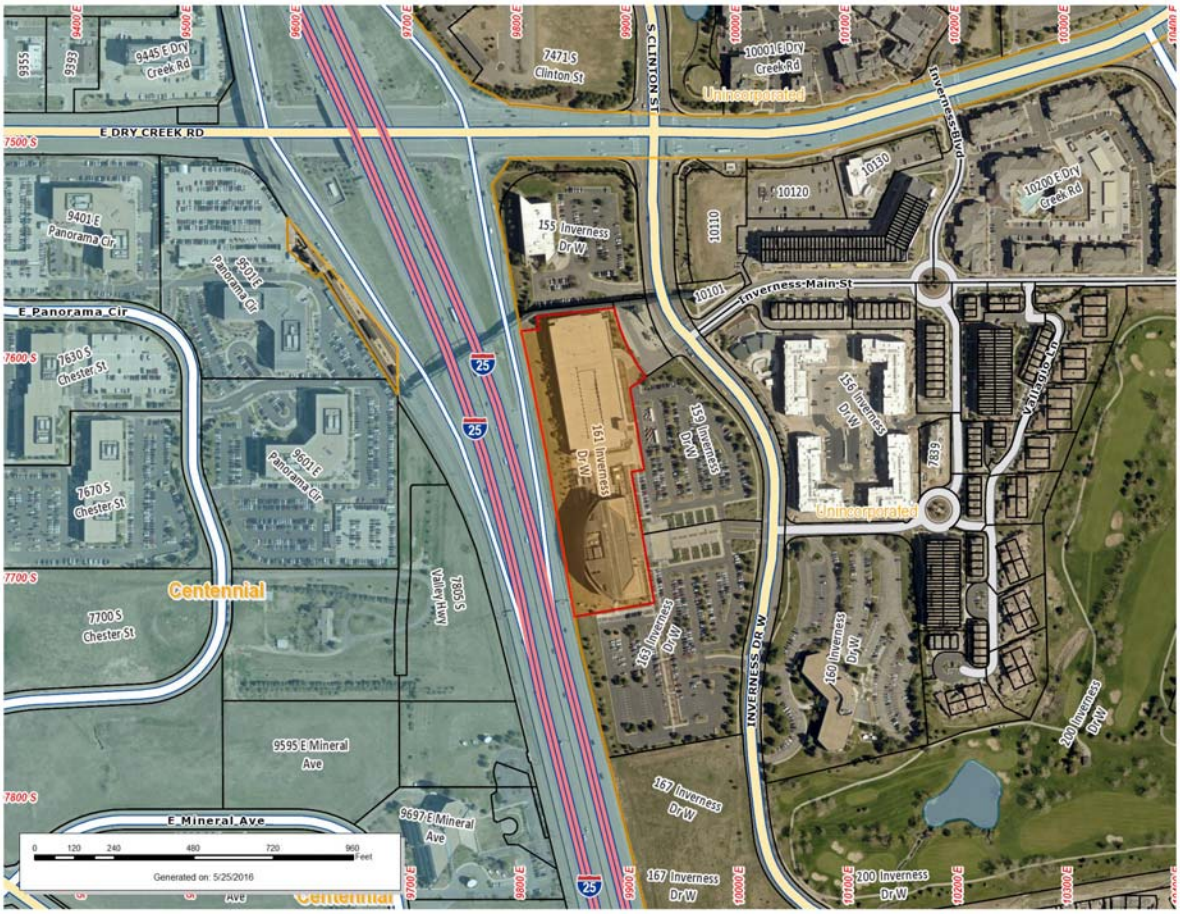
CASE NO. P16-006

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

Case No. P16-003, Inverness No. 61, Lot 1, Final Development Plan
4th Amendment – AT&T Logo Sign

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

LOCATION: This proposal is for Lot 1 of Inverness Subdivision Filing No. 61 which is located west of the intersection of Inverness Drive West and Inverness Main Street, adjacent to Interstate 25 in Commissioner District No. 2.



Vicinity Photo

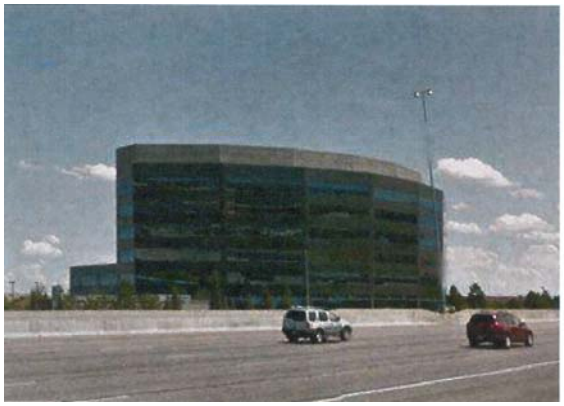
ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:
North of the site is a parking structure that serves the subject property. The zoning is Mixed Use Planned Unit Development (MU PUD)

South of the subject property is a lot known as Inverness Subdivision No. 61 Lot 2. Lot 2 is currently undergoing a final development plan process that requests approval of a new office building. This site will have no line of site to the proposed sign installation. The zoning is Mixed Use Planned Unit Development (MU PUD)

West of the site is Interstate 25 and the RTD light rail right of way, including the Dry Creek light rail station. Beyond the Interstate and light rail are lots in various stages of development existing in the City of Centennial. The zoning is determined by the City of Centennial, and these lots are zoned Business Park 100 (BP100) which allows for the development of offices and enclosed light industrial uses in a campus-like setting, and Urban Center (UC) which implements the Arapahoe Urban Center (AUC) sub-area plan allowing for urban redevelopment in the AUC area, and provides standards for other future transit influenced planning areas.

East of the site is are parking lots that serve this building and the site of the building being considered for the lot south of the subject property. The zoning is Mixed Use Planned Unit Development (MU PUD). Vallagio residential units located farther east, across Inverness Drive West will have no line of sight to the proposed sign, which would face I-25.

PROPOSAL:
The applicant, Persona, on behalf of the property owner, Ax Inverness LP, has submitted final development plan amendment application P16-003. This application proposes the installation of a 7' diameter AT&T logo sign on the office building located at 161 Inverness Drive West. This application seeks to amend FDP Case No. P96-023 which did not include provisions for building mounted signs.


Before (no sign)

After (with sign)

Sign scale and appearance

The proposed building mounted sign appears to be of an appropriate scale for a building of this size, and does not overwhelm the facade of the building.

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

Process determination
It was determined that the absence of accommodations for building mounted signs in the underlying approved FDP, and the size of the proposed sign exceeded the staff's authority to process this request as an administrative amendment.

It was also determined that the Board does have the authority to amend approved signage provisions for PUDs, per the following Land Development Code regulation:

> Section 12-203(F) Planned Unit Developments (P.U.D.'s): Signs within P.U.D.'s shall comply with the provisions set forth within the Preliminary and/or Final Development Plan for the parcel, as approved and/or amended by the Board of County Commissioners.

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

1. The Comprehensive Plan
The Arapahoe County Comprehensive Plan categorizes this site as an "Employment Center." The Comprehensive Plan recommends primary uses be "Workplace uses such as research and development offices, major service and office center complexes, etc." As a corporate office owner identification sign, the proposed sign appears to be appropriate in an area designated as an Employment Center by the County's Comprehensive Plan.

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

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

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

2. Ordinance Review and Additional Background Information

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

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

This proposal does not impact the local infrastructure.

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

This proposal does not impact the adjacent uses, with the exception that it can be seen from some other properties. The sign's location on the northwest facing corner of the building limits sightlines to properties north and west of the property. The building's position adjacent to the east side of Interstate 25 means that properties with a light line to this sign will largely be those located across the interstate. The physical width and dominating presence of the interstate right of way, the combined distraction of vehicles using the interstate, and light generated by those vehicles and roadway lighting on the interstate all blend together to create an intensely active environment in front of and below the proposed sign. Given that condition, the addition of this logo sign overlooking the interstate does not appear to be excessive, and should not create undue impacts to the natural environment.

Staff would also call attention to signs existing on the west side of the interstate in this area, including the very large Jones University sign, and the existing IKEA sign, both of which are significantly larger than the sing proposed with this FDP Amendment.

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

This proposal does not require public services.

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.

This requirement is not applicable to this proposal.

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.**

This proposal will not generate hazards, beyond the possibility of the sign falling from the building and landing on something. This possibility is minimized by the Building Permitting Division's review of construction details during the building permit review process.

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.**

This requirement is not applicable to this proposal.

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

This requirement is not applicable to this proposal.

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 proposed sign is located on the west side of the building, and is not visible from properties east of the building, and so should not impact mountain views. People who could see the sign would be looking east at the sign, and would be looking away from the mountains. In either event, the sign is mounted on an existing building, and does not increase the surface area of the obstruction to views from any direction.

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.**

This requirement is not applicable to this proposal

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

3. Referral Comments from outside agencies

Comments received during the referral process are as follows:

Arapahoe County Engineering	No comment (the proposal does not have any engineering impacts or requirements)
Arapahoe County Zoning	No comment
Arapahoe County Planning	Comments have been addressed
Arapahoe County Building Dept.	Building permits are required
Arapahoe County Mapping	No comment (the proposal does not have any mapping impacts or requirements)
Architectural Review - IPACC	No comments
Centennial Airport	No response
City of Centennial	No response
CDOT	Comments indicate that the sign complies with CDOT regulations governing such. Additional information regarding the necessity of a CDOT permit is being sought, and is the responsibility of the applicant.
Fire District - South Metro	No response
Vallagio HOA	No response

III. ADDITIONAL STAFF FINDINGS:

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

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

2. The PDP directs an applicant to the LDC for direction regarding signage. The FDP Amendment is not consistent with signage size standards enumerated in the LDC. However, The LDC provides a provision for the Board to further amend the signage allowed in an FDP. As such, this FDP application does comply with the LDC guidance provided regarding signage as amended by the Board within the confines on an approved PUD.

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

RECOMMENDATION:

Considering the findings and other information provided herein, staff recommends APPROVAL of case number P16-003, Inverness No. 61, Lot 1, Final Development Plan 4th Amendment – AT&T Logo Sign subject to the following condition of approval.

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

(draft motions are provided on the following page)

DRAFT MOTIONS:

Recommend Conditional Approval:
(This motion is consistent with the staff recommendation): In the case of P16-003, Inverness No. 61, Lot 1, Final Development Plan 4th Amendment – AT&T Logo Sign, we have read the staff report and received testimony at the public hearing. We find ourselves in agreement with staff findings 1 through 3, including all plans and attachments as set forth in the staff report dated May 25, 2016 and recommend this case favorably to the Board of County Commissioners subject to the following condition of approval:

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

Recommend Denial:
(This motion is not consistent with the staff recommendation): In the case of P16-003, Inverness No. 61, Lot 1, Final Development Plan 4th Amendment – AT&T Logo Sign, the Planning Commission have read the staff report dated May 25, 2016 and received testimony at the public hearing. Based on the information presented and considered during a public hearing, recommend denial to the Board of County Commissioners based on the following findings:

a. State new findings as part of the motion.

b. …

Continue to Date Certain:
In the case of P16-003, Inverness No. 61, Lot 1, Final Development Plan 4th Amendment – AT&T Logo Sign, I move to continue the hearing to [date], 6:30 p.m., to obtain additional information and to further consider the information presented.

Attachments
Application, Engineering Staff Report, Referral Comments, Exhibits

01/06/2016

Arapahoe County Public Works & Development

Planning Division

6924 S Lima St

Centennial, CO 80112

RE: AT&T Sign @ Inverness 22/ 3rd Amendment

Dear Public Works and Development:

Our company, Persona, on behalf of the property owner, Ax Inverness LP, is proposing a project within the unincorporated Arapahoe County. The project is located at: Township 5 Mapplatb 437 2 Subdivision cd 036128 Subdivisionname Inverness Sub 61st Flg Lot 001. The project includes 5.57 acres, 239,910 building square footage, and 1.085 floor area ratio. The location is currently zoned MU.

We are proposing the following amendment to the final development plan at this location. All of the signage will conform to the signage regulations set forth by the Inverness Metropolitan District guidelines. The guidelines are different than what is currently allowed by Arapahoe County and since this property does need approvals from both the Inverness Metropolitan District and Arapahoe County to install signage, it would be in the best interest of this property to amend the final development plan so that all signage that follows the Inverness Metropolitan District guidelines would be permitted by the county. Currently, AT&T is proposing a 7' Globe Logo to be installed on the parapet of the North East corner of the building facing I-25. This sign conforms to the requirements of the Inverness Metropolitan District as they allow a logo sign to be installed on the parapet wall that can be up to 80% of the height of that parapet wall. This sign has already been approved by both the Inverness Metropolitan District and the owners of the building.

AT&T has hired Persona Inc. from Watertown, South Dakota to manufacture and coordinate the installation of the sign on this property. Dan Pickering is our point of contact at Persona. Persona has contracted with a local sign company, Eclipse Sign to secure the actual sign permit and to install the sign. Mike Johnson is the point of contact at Eclipse Sign.

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: **Eclipse Sign Co** **Mike Johnson**	ADDRESS: **15866 W 7th Ave Unit A** **Golden, CO 80401** PHONE: **303-888-9323** FAX: EMAIL: **mike@eclipsesign.com**	SIGNATURE: NAME: TITLE:
OWNER(S) OF RECORD: **Ax Inverness LP** **c/o Hannay Realty Advisors**	ADDRESS: **1700 Broadway, Suite 650** **Denver, CO 80290** PHONE: **720-399 1461** FAX: EMAIL: **jbackstrom@hannayra.com**	SIGNATURE: NAME: TITLE:
ENGINEERING FIRM: **LINK Engineering L.L.C**	ADDRESS: **135 South David Lane** **Knoxville, TN 37922** PHONE:**865-539-4001** FAX: EMAIL:	CONTACT PERSON: **Imad N. Kashif**

Pre-Submittal Case Number: **15-099** Pre-Submittal Planner: **Bill Skinner** Pre-Submittal Engineer: **Spencer M Smith**

Parcel ID no. (AIN no.)	**2075-34-1-09-006**	
Address:	**161 Inverness Dr West, Englewood, CO 80112**	
Subdivision Name & Filing:		
	EXISTING	PROPOSED
Zoning:		
Case/Project/Subdivision Name:	**Inverness 22/L1 Icg @ Inverness Dr W/ 2nd FDP**	**AT&T sign @ Inverness 22/ Third Amendment**
Site Area (Acres):	**5.557**	
Floor Area Ratio (FAR):	**1.085**	
Density (Dwelling Units/Acre):		
Building Square Footage:	**239,910 sf**	
Disturbed Area (Acres):	N/A	
Related Case Numbers: (Final/Preliminary Development Plan, Rezoning, and/or Plat)	**286-032** **A06-008** **P99-118** **P96-023**	

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
	Final Development Plan		Master Development Plan – Major Amendment		Replat - Major		Use by Special Review
X	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:		Planning Manager:		Engineering Manager:	
Planning Fee:	Y N $	Engineering Fee:	Y N $		

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.

Bill,

Below are my comments pertaining to the AT&T logo on the building located at Township 5 Map plat b 437 2 Subdivision
cd 036128 Subdivision name Inverness Sub 61st Flg Lot 001.

All signing visible to Interstate 25 or any other State Highway must be in compliance with the State of Colorado Rules pertaining to Roadside Advertising, signing must be On-Premise in nature. Please see our RULES GOVERNING OUTDOOR ADVERTISING IN COLORADO 2 CCR 601-3(6.02).

Below are some key points to take into consideration.

Rules Governing Outdoor Advertising in Colorado
2 CCR 601-3

The purpose of an "on premise sign" is to advertise the principal or primary activities, goods or services available upon the premises, or to identify the property upon which the sign is located and may direct the traveling public to the closest entrance to the premises located upon that property, or to advertise the property upon which the sign is located for sale or lease. An on-premise sign must be located upon the same property as the premise activity advertised.

Premises as defined in the rules are as follows 2 CCR 601-3(1.00)(1.25): "Premises" means the central, actual physical location where an activity is routinely conducted. The premises includes the primary structures, parking facilities and private roadways if they are necessary to the principal activity.

On-Premise Signs that Identify the Property upon which They Are Located.
1. An On-Premise Sign identifying the property upon which it is located shall contain only the:
a. Name of the property,
b. Type of property,
c. Logo, and/or
d. Name of the owner of the property

D. An On-Premise Sign does not include:
1. A Sign that advertises activities, goods, or services not available upon the property.
2. A Sign that consists principally of brand name or trade name advertising of a product or service which is only incidental to the principal activity conducted upon the premises.
3. A Sign which brings in rental income to the premise/property and /or Sign owner. [23 C.F.R. 750.709]

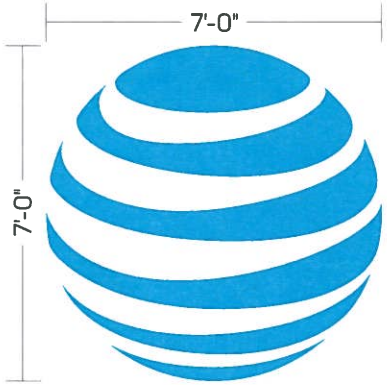
I am attaching a full version of the above cited rules. Please let me know if you have any questions.

Thank You,

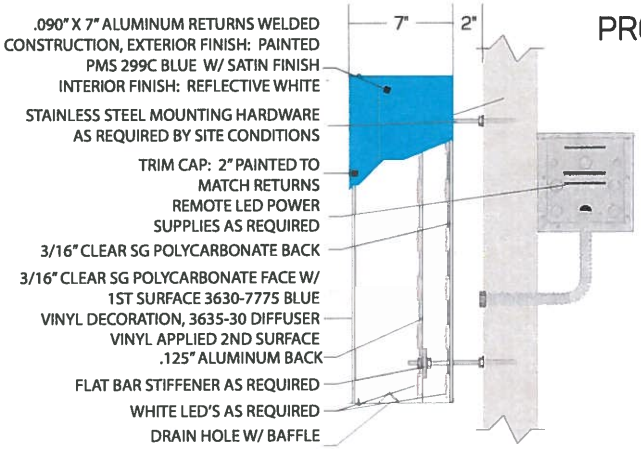
Brandi Kemper
Outdoor Advertising Control Inspector
Region 1 Permits Unit

EXISTING

PROPOSED



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"



LOGO PROFILE
SCALE: NTS

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:	Date:	Prepared By:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
AT&T	10/30/15	RM	
Location: ENGLEWOOD, CO	File Name: 138959 - R2 - ENGLEWOOD, CO - SIGN PACKAGE		Eng: -

persona
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

LOT 1, INVERNESS SUBDIVISION FILING NO. 61

FOURTH AMENDED FINAL DEVELOPMENT PLAN

PART OF THE NORTHEAST ONE-QUARTER OF SECTION 34
TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO
(FORMERLY LOT 1, INVERNESS SUBDIVISION FILING NO. 22)

LEGAL DESCRIPTION

LOT 1, INVERNESS SUBDIVISION FILING NO. 61,
CONTAINING 242,626 SQUARE FEET OR 5.570 ACRES MORE OR LESS.

AMENDMENT HISTORY

FIRST AMENDED

INVERNESS NORTH PRELIMINARY DEVELOPMENT PLAN INCORPORATES THE INVERNESS NORTH BUSINESS PARK AND SOUTH VALLEY INDUSTRIAL PARK PRELIMINARY DEVELOPMENT PLANS. THE ORIGINAL PDP FOR INVERNESS BUSINESS PARK WAS APPROVED ON MAY 18, 1982. THE ORIGINAL PDP FOR SOUTH VALLEY INDUSTRIAL PARK WAS APPROVED ON JUNE 7, 1977.

THE FIRST AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR INVERNESS BUSINESS PARK SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED:

1. INCREASE IN F.A.R. FROM 0.6:1.0 TO 1.0:1.0.
2. INCREASE IN BUILDING HEIGHT FROM 100' TO 120'.
3. REDISTRIBUTION OF ALLOWED USES.
4. ADDED DEFINITION OF SETBACKS AND PARKING STANDARDS.

THE FIRST AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR SOUTH VALLEY INDUSTRIAL PARK SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED:

1. DEFINITION OF F.A.R. AS 1.0:1.0.
2. INCREASE IN BUILDING HEIGHT FROM 50' TO 120'.
3. ADDED DEFINITION OF SETBACKS, PARKING, AND OPEN SPACE STANDARDS.

THE ZONED PARCEL UNDER CONSIDERATION IS MIXED USE-PLANNED UNIT DEVELOPMENT (M.U.-P.U.D.) THE PROPERTY CHANGED ZONING FROM MIXED USE, LIGHT INDUSTRIAL, AND OPEN TO MIXED USE, CASE NO. Z86-32.

PRELIMINARY AND FINAL PLAT
THE PLANNING COMMISSION MET ON THE EVENING OF APRIL 30, 1996 AT A SPECIAL MEETING HEARD AND RECOMMENDED APPROVAL OF P96-021, INVERNESS SUBDIVISION FILING NO. 22, PRELIMINARY PLAT TO THE BOARD OF COUNTY COMMISSIONERS . AT THE BOARD OF COUNTY COMMISSION'S MEETING OF JULY 7, 1996, THE BOARD APPROVED THE FINAL PLAT FOR INVERNESS SUBDIVISION FILING NO. 22.

FINAL DEVELOPMENT PLAN - CASE NO. P96-023
THE PLANNING COMMISSION MET ON THE EVENING OF JUNE 4, 1996 AT A PUBLIC HEARING TO HEAR THIS PROPOSAL. THE PLANNING COMMISSION RECOMMENDED FAVORABLY WITH CONDITIONS. THE BOARD OF COUNTY COMMISSIONERS APPROVED THE FINAL DEVELOPMENT PLAN ON JUNE 10, 1996 FOR INVERNESS SUBDIVISION FILING NO. 22

THE SECOND AMENDMENT TO THE FINAL DEVELOPMENT PLAN CASE NO. P99-118 FOR INVERNESS BUSINESS PARK SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED:

1. INCREASE OF ACTUAL F.A.R.
2. BUILDING SETBACKS AND DISTANCE BETWEEN BUILDINGS.
3. INCREASE OF OFF STREET PARKING.
4. INCREASE OF BUILDING COVERAGE.
5. INCREASE OF OPEN (LANDSCAPE) COVERAGE.
6. 2 ADDITIONAL OFFICE BUILDINGS AND 2 ADDITIONAL PARKING STRUCTURES.

THE THIRD AMENDMENT TO THE FINAL DEVELOPMENT PLAN CASE NO. A06-008 FOR LOT 1, INVERNESS SUBDIVISION FILING NO. 22 SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED:

1. BUILDING SETBACKS HAVE BEEN REDUCED FROM 15' TO 6' AT THE NORTH PROPERTY LINE ONLY AND DISTANCE BETWEEN BUILDINGS HAS BEEN REDUCED FROM 30' TO 8' AT THE NORTH PROPERTY LINE FOR THE PEDESTRIAN BRIDGE.

THIS FOURTH AMENDMENT TO THE FINAL DEVELOPMENT PLAN CASE NO. P16-003 FOR LOT 1, INVERNESS SUBDIVISION FILING NO. 61 (FORMERLY LOT 1, INVERNESS SUBDIVISION FILING NO. 22) SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED:

1. ALLOW FOR AN ON-BUILDING LOGO/SIGN

CASE No. P16-003

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 LOT 1, INVERNESS SUBDIVISION FILING NO. 61 (CASE NO. P16-003).

_____
OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF _____}
S.S.
COUNTY OF _____}

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

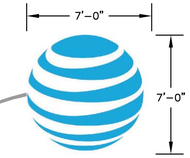
OF_____, 20_____ BY _____

AS _____ OF _____ AN AUTHORIZED SIGNATORY.

BY_____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ MY COMMISSION EXPIRES _____
ADDRESS

_____
CITY STATE ZIP CODE

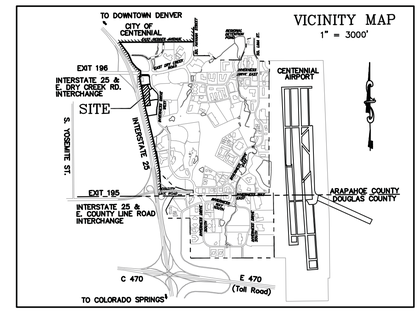


GRAPHIC DETAIL
NTS

NOTE: SIGN NOT TO PROTRUDE MORE THAN 9 INCHES FROM WALL UPON WHICH IT IS MOUNTED.

EXISTING
(I-25 SOUTHBOUND VIEW)

PROPOSED
(I-25 SOUTHBOUND VIEW)



DEVELOPMENT CRITERIA COMPARISON CHART

	PDP (Z86 032)	PARCEL 2 FDP (P96-023)	FIRST AMENDMENT FDP (A96-021)	SECOND AMENDMENT FDP (P99-118)	THIRD AMENDMENT FDP (A06-008)	FOURTH AMENDMENT FDP (P16-003)
LAND AREA	34.97 AC	16.1 AC	15.859 AC	15.859 AC	15.634 AC	5.570 AC
ZONING	MU	MU	MU	MU	MU	MU
PERMITTED USE	GENERAL OFFICE & AUTO PARKING	GENERAL OFFICE & AUTO PARKING	GENERAL OFFICE & AUTO PARKING	GENERAL OFFICE & AUTO PARKING	GENERAL OFFICE & AUTO PARKING	GENERAL OFFICE & AUTO PARKING
BUILDING SETBACKS:						
FRONT:	25' MINIMUM	50'	50'	25' MINIMUM (38' ACTUAL-DUE TO DECELERATION LANE)	25' MINIMUM (38' ACTUAL-DUE TO DECELERATION LANE)	25' MINIMUM (38' ACTUAL-DUE TO DECELERATION LANE)
SIDE:	15' MINIMUM	15'	15'	15' MINIMUM (25' ACTUAL)	15' MINIMUM (6' MINIMUM AT NORTH SIDE)	15' MINIMUM (6' MINIMUM AT NORTH SIDE)
REAR:	15' MINIMUM	50'	50'	15' MINIMUM (50' ACTUAL)	15' MINIMUM (50' ACTUAL)	15' MINIMUM (50' ACTUAL)
I-25 R.O.W.:	35' MINIMUM			35' MINIMUM	35' MINIMUM	35' MINIMUM
FRONT:	25' MINIMUM			25' MINIMUM	25' MINIMUM	25' MINIMUM
BUILDING HEIGHT:	120' MAXIMUM	120' MAXIMUM	120' MAXIMUM	120' MAXIMUM	120' MAXIMUM	120' MAXIMUM
DISTANCE BETWEEN BUILDINGS:	30' MINIMUM	10' MINIMUM	10' MINIMUM	30' MINIMUM AS PER PDP	8' MINIMUM	8' MINIMUM
OFFSTREET PARKING:	OFFICE-1/330 S.F. GLA (734 REQUIRED)	OFFICE-1/195 S.F. GLA (1229 PROVIDED)	OFFICE-1/250 S.F. GLA (950 PROVIDED)	OFFICE-1/250 S.F. GLA (2173 REQUIRED)	OFFICE-1/250 S.F. GLA (2173 REQUIRED)	OFFICE-1/250 S.F. GLA (2173 REQUIRED)
% BUILDING COVERAGE:	40% MAXIMUM	40% MAXIMUM (5.5% ACTUAL)	40% MAXIMUM (5.5% ACTUAL)	40% MAXIMUM (34.7% ACTUAL)	40% MAXIMUM (35.2% ACTUAL)	40% MAXIMUM (35.2% ACTUAL)
% OPEN (LANDSCAPE) COVERAGE:	35% MINIMUM	35% MINIMUM (41.5% ACTUAL)	35% MINIMUM (41.5% ACTUAL)	35% MINIMUM (52.3% ACTUAL)	35% MINIMUM (53.1% ACTUAL)	35% MINIMUM (53.1% ACTUAL)
% ROAD COVERAGE:				(11.03% ACTUAL)	(11.20% ACTUAL)	(11.20% ACTUAL)
F.A.R.	1:1 MAXIMUM	1:1 MAXIMUM (1:0.4 ACTUAL)	1:1 MAXIMUM (1:0.37 ACTUAL)	1:1 MAXIMUM (1:0.85 ACTUAL)	1:1 MAXIMUM (1:0.85 ACTUAL)	1:1 MAXIMUM (1:0.85 ACTUAL)

ACTUAL SITE COVERAGE

	ACTUAL	% OF LAND AREA	1ST AMENDMENT ACTUAL	1ST AMENDMENT % OF LAND AREA	2ND AMENDMENT ACTUAL	2ND AMENDMENT % OF LAND AREA	3RD AMENDMENT ACTUAL	3RD AMENDMENT % OF LAND AREA	4TH AMENDMENT ACTUAL	4TH AMENDMENT % OF LAND AREA
BUILDING COVERAGE:	38,823 S.F.	5.5%	38,823 S.F.	5.5%	103,360 S.F.	14.96%	103,360 S.F.	15.14%	103,360 S.F.	15.14%
PARKING GARAGE COVERAGE:	84,764 S.F.	12.1%	0 S.F.	0.0%	140,556 S.F.	20.35%	140,556 S.F.	20.59%	140,556 S.F.	20.59%
PARKING (PAVEMENT) COVERAGE:	286,615 S.F.	40.9%	371,379 S.F.	53.0%	13,668 S.F.	1.98%	13,668 S.F.	2.00%	13,668 S.F.	2.00%
OPEN (LANDSCAPE & ROAD) COVERAGE:	291,110 S.F.	41.5%	291,110 S.F.	41.5%	433,234 S.F.	62.71%	425,054 S.F.	62.27%	425,054 S.F.	62.27%
TOTAL LAND AREA	701,316 S.F. (16.1 AC)	100.0%	701,316 S.F. (16.1 AC)	100.0%	690,818 S.F. (15.859 AC)	100.00%	682,638 S.F. (15.634 AC)	100.00%	682,638 S.F. (15.634 AC)	100.00%
GROSS BUILDING AREA	270,000 S.F.±		259,000 S.F.±		589,151 S.F.±		589,151 S.F.±		589,151 S.F.±	
GROSS LEASABLE AREA (GLA)	250,000 S.F.		239,910 S.F.		548,213 S.F.±		548,213 S.F.±		548,213 S.F.±	
PARKING SPACES										
STANDARD GARAGE PARKING	.		.		1977 = 90.9%		1977 = 90.9%		1977 = 90.9%	
COMPACT GARAGE PARKING	.		.		385 = 17.9%		385 = 17.9%		385 = 17.9%	
HANDICAP GARAGE PARKING	.		.		29		29		29	
STANDARD SURFACE PARKING	.		.		25		25		25	
COMPACT SURFACE PARKING	.		.		0		0		0	
HANDICAP SURFACE PARKING	.		.		6		6		6	
TOTAL PARKING	1,181		942		2,422 (PROVIDED)		2,422 (PROVIDED)		2,422 (PROVIDED)	
PARKING RATIO	1/210		1/250		1/222		1/222		1/222	
F.A.R.	1:0.4		1:0.37		1:0.85		1:0.85		1:0.85	

BUILDING STATISTICS

FLOOR	GLA
B	33,029 S.F.
1	31,044 S.F.
2	35,255 S.F.
3	30,279 S.F.
4	31,016 S.F.
5	31,406 S.F.
6	31,760 S.F.
7	18,453 S.F.
TOTAL GLA:	242,242 S.F.

1ST AMENDMENT FLOOR	1ST AMENDMENT GLA
B	37,823 S.F.
1	34,739 S.F.
2	36,096 S.F.
3	31,570 S.F.
4	33,141 S.F.
5	32,533 S.F.
6	34,008 S.F.
TOTAL GLA:	239,910 S.F.

BLDG C. 2ND AMENDMENT FLOOR	GLA
B	26,955 S.F.
1	30,091 S.F.
2	26,457 S.F.
3	23,319 S.F.
4	23,319 S.F.
5	23,319 S.F.
6	0 S.F.
TOTAL GLA:	153,460 S.F.

BLDG D. 2ND AMENDMENT FLOOR	GLA
B	30,371 S.F.
1	28,058 S.F.
2	26,457 S.F.
3	23,319 S.F.
4	23,319 S.F.
5	23,319 S.F.
6	0 S.F.
TOTAL GLA:	154,843 S.F.

BOARD OF COUNTY COMMISSIONERS APPROVAL

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

CHAIR: _____

ATTEST: _____

PLANNING COMMISSION RECOMMENDATION

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS_____ DAY OF _____ A.D., 20___ .

CHAIR: _____

TERMS AND CONDITIONS

ALL OTHER ORIGINAL TERMS AND CONDITIONS, AND NOTES OF THE FINAL DEVELOPMENT PLAN, ORIGINAL DOCUMENT CASE NUMBER P96-023, APPROVED JUNE 10, 1996, AND AMENDMENTS WILL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY EXECUTED BY OWNER AND ARAPAHOE COUNTY.

NO	DATE	BY	CHK'D	DESCRIPTION
1	2/11/2016	KB	LT	ORIGINAL DRAWING
2	3/7/2016	JN	LT	ARAPAHOE COUNTY DPT. REV.

AT&T ON BUILDING LOGO/SIGN

SIGN PLAN

AT&T

Mulhern MRE, Inc.
2 Inverness Drive East, Suite 200
Englewood, CO 80112
(303) 649-9857

DESIGNED	L.T.	DATE	3/7/2016
DRAWN	K.B.	DWG. NAME	16101-FDP.DWG
CHECKED	L.T.	PROJECT NAME	16101 - ON BLDG SIGN
SCALE	AS SHOWN	SHEET 1 OF 1	