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, SEPTEMBER 6, 2016 @ 6:30 P.M.

GENERAL BUSINESS ITEMS

APPROVAL OF THE MINUTES FROM AUGUST 16, 2016 *(Click here to view the draft minutes.)*	**VOTE:**

REGULAR ITEMS

ITEM 1: *(Click here to view the packet.)*	**CASE NO. P16-008, INVERNESS #61 / L2 / [63 INVERNESS DR W] / FINAL DEVELOPMENT PLAN (FDP)**		
LOCATION:	163 Inverness Drive West	**VOTE:**	
ACREAGE:	6.32		**IN FAVOR**
EXISTING ZONING:	MU		**OPPOSED**
PROPOSED USE:	MU		**ABSENT**
APPLICANT:	Tramwell Crow Company		**ABSTAIN**
CASE MANAGERS:	Planner: Molly Orkild-Larson; Engineer: Spencer M. Smith		
REQUEST:	Approval of a Final Development Plan for an office building.	☐ **CONTINUED TO:**	
MOTION SUMMARY:		**Date:** _____	

STUDY SESSION AGENDA ITEMS

ITEM 1	**DISCUSSIONS RE: I-25 & Dry Creek Corridor**	**DIRECTION/ACTION**
CASE MANAGER:	Bryan Weimer, Transportation Division Manager	INFORMATIONAL
ITEM 1	**Land Development Code Update**	**DIRECTION/ACTION**
CASE MANAGER:	Jason Reynolds, Current Planning Program Manager	INFORMATIONAL

ANNOUNCEMENTS:

- **The next regular Planning Commission meeting is scheduled for September 20, 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 -		

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MINUTES OF THE REGULAR MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION TUESDAY, AUGUST 16, 2016

ATTENDANCE	A regular meeting of the Arapahoe County Planning Commission was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code. The following Planning Commission members confirmed their continued qualification to serve: Paul Rosenberg, Chair; Brian Weiss, Chair Pro-Tem; Mark Brummel; Richard Rader; Jane Rieck; Richard Sall, and Diane Chaffin. Also present were: Robert Hill, Senior Asst. County Attorney; Chuck Haskins, Engineering Services Division Manager; Sarah White, Engineer; Spencer Smith, Engineer; Sherman Feher, Senior Planner; Bill Skinner, Senior Planner; Jason Reynolds, Current Planning Program Manager; Caitlyn Cahill, Animal Control Supervisor; Jan Yeckes, Planning Division Manager; Jeff Baker, Facilities Operations Manager; and members of the public.
CALL TO ORDER	Chair Rosenberg called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.
DISCLOSURE MATTERS	There were no Planning Commission member conflicts with the matters before them.
GENERAL BUSINESS ITEMS:	
APPROVAL OF THE MINUTES	**It was moved by Ms. Rieck and duly seconded by Mr. Weiss to accept the minutes from the August 2, 2016 Planning Commission meeting, as amended, related to Item 2 – Littleton Valley Villas, to change the list of obstacles stated in opposition of the project to *traffic congestion* being in the #1 position and *overcrowding of schools* moving to the #3 position.** **The motion passed unanimously.**
REGULAR ITEMS:	
Item 1:	**Case No. P16-010, Sky Mark Apartments / Final Development Plan (FDP) – Continued from August 2, 2016 – Sherman Feher, Senior Planner, Public Works and Development (PWD)**

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

	Mr. Feher established jurisdiction for the public hearing, noting the case had been continued from August 2, 2016. He noted the applicant had changed the sign to reflect the new hearing date and location, which exceeded noticing requirements. Mr. Feher introduced the application. He reported three emails, with citizen comment, had been received since the staff report went out. He stated the emails were sent to the Planning Commission (PC) and were part of the public record for today's hearing. Mr. Feher reported Roger Harvey, Open Spaces, was in attendance to respond to any questions related to the High Line Canal bridge. He stated staff recommended conditional approval. Mr. Rader asked about the height established under the Preliminary Development Plan (PDP) and whether there was a subarea plan height. He stated the PC had recommended denial of the PDP; however, it had been approved by the Board of County Commissioners (BOCC). He noted the FDP complied with the PDP and there was no subarea plan established height. Michael Sheldon, representing the applicants, noted the name of the project would change from Sky Mark due to an agreement with neighbors living in the Sky Mark Townhomes. He noted the plan reflected some changes requested by neighbors, but no changes had been made to elements of the PDP. He introduced the project team and stated the team was in agreement with the conditions of approval recommended by staff. Ms. Chaffin asked that the presentation address the High Line Canal bridge and landscaping. Jared Carlin, Norris Design, shared his experience with the community and adjacent developments. He stated they were committed to being involved with the project for a long time. Mr. Carlin presented a PowerPoint, a copy of which was retained for the record. He showed a vicinity map and the project site in context on an aerial, noting the property was split between Arapahoe County and City/County of Denver. He shared details of the project and stated they hoped for a seamless project across both jurisdictions. Mr. Carlin reported each of the two buildings would have 95 units, in five stories of residential, over two stories of parking. He noted access points and stated the project complied with height, setbacks, and density of the PDP. Mr. Carlin noted the amenities in relation to the site and location of the pedestrian bridge planned to the High Line Canal.

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	Chris Grady, Gephardt Architecture, noted the company's award-winning designs. He showed architectural renderings of the proposed buildings. He reported they planned to build one and two bedroom apartments, in a center-hall access design, with elevators. He reported, on addition to the garage, there would be additional resident and guest parking at grade. He noted other elements of the architectural design and materials and said each unit would have a deck/patio. Mr. Grady said there would be a central facility that would host a leasing office and recreational amenities. He stated there was strong connectivity and adjacency to the High Line Canal. He presented visual perspectives, from various locations. He demonstrated how much of the building would show from Parker Road, the High Line Canal, and nearby neighborhoods. Mr. Carlin reported the Ulster access had been approved by the Colorado Department of Transportation (CDOT). He explained how the applicant either met or would meet all 11 conditions of in the proposed plan. He noted the consistency of the Planned Building Group (PBG) plan submitted to the City/County of Denver for approval. He stated Denver approval would be obtained prior to BOCC approval of the FDP application. Mr. Carlin stated the conditions of Cunningham Fire Protection District (CFPD) had been met and that cash-in-lieu would be paid prior to recording the plat. He stated a mosquito control plan was in place. Mr. Carlin provided a summary explanation of three key stakeholders, Denver Water (property owner), Denver Parks, and Arapahoe County Open Spaces. He said they were working to get the bridge approved and conditions of all agencies met. He addressed additional conditions and compliance concerns. He reported a cross-access and cross-parking agreement would be recorded. He stated the applicant would continue to work with Creekside at High Line Canal Owners' Association to resolve the shared access issues on Parker Road. He expected to have that issue resolved prior to going to BOCC. Michael Sheldon noted the project would be high-end, market-rate with rents of $2,000.00 or higher. Discussions ensued related to the evergreen trees, the pool design, the need for a 404 permit, appropriate rental rates for the area, Four Square Mile Neighborhood Association's letter, and the split in water/wastewater service between the two halves of the project.

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	Mr. Rosenberg opened the hearing for public comments. Scott Kipper, Arizona Dr., Arapahoe County – Hughes Mountain View development, just west of this project, said he was taking a position of neutrality. He reported the neighbors had been in contact with the development team and working in good faith with them on issues related to the boundary to the project as it faces their back yards across the canal. He said they came up with some potential solutions, which included the possibility of adding some spruce trees along the property line on the Arapahoe side. He stated the team wasn't sure they could commit, because of SEMSWA requirements, but would try. Mr. Kipper reported the development team also proposed an iron fence coupled with maples and shrubs. He felt they were making a concerted effort to address concerns. He stated the jurisdiction of the bridge was not clear to them, but understood the bridge would likely be open to public access. He reported having discussed construction hours over the 14 to 24 months the project would take and felt the applicant seemed willing to accommodate their requests. Frank Kramer was also neutral on the project. He really wanted the evergreen trees as his first choice, but appreciated the back-up plan with the fence and other trees, if the evergreen trees weren't possible. He was originally interested in the bridge being secured for only the use of Sky Mark residents, but understood that was not allowed by the Denver Water Board. Mr. Kramer said it was beyond his comprehension how it would work out. Lynn Sauve, Arizona Drive, Arapahoe County, Hughes Mountain View resident, agreed with Mr. Kipper's comments made earlier. She was initially very concerned about the trees and the buffer; however, she now felt the development team was committed to working with them, so was acting in good faith. Roger Harvey, Arapahoe County Open Spaces, offered to clarify some of the bridge issues. He noted the Four Square Mile Needs and Opportunities public planning process for open spaces. He said staff looked to this document for guidance in reviewing projects. He said the document called for additional crossings of the canal to provide more public opportunities for access and recreation, so he supported this as a public access point. Mr. Harvey reported there were some private bridges on the canal; however, Denver Water changed its policies due to long-term maintenance and replacement problems. He explained Denver Water allowed a public entity to provide the bridge who must already be a recreation lease-holder with Denver

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	Water to be able to manage the trail and bridge. He stated Arapahoe County could partner with Sky Mark developers on a public bridge. He reported access from Parker Road would be signed as a public trail. He stated Arapahoe County would own and maintain the bridge and the development would maintain the trail and record a public access easement. He stated Sky Mark was providing funding for replacement of the bridge in 20 years. Ms. Rieck asked whether adequate Cash-In-Lieu (CIL) funds were being received. Mr. Harvey noted Arapahoe County would give the applicants credit for the cost of building the bridge, but felt costs had been met. There were no further public comments. Mr. Rosenberg closed the public hearing. **It was moved by Ms. Chaffin and duly seconded by Mr. Brummel, with a friendly amendment made and accepted by Ms. Rieck, to add a 12th condition of approval requiring the applicant to add a landscape buffer at the western edge of the development (preferably evergreen trees), in Case No. P16-002, Sky Mark Apartments / Final Development Plan, that the Planning Commission read the staff report and received testimony at the public hearing and recommended the case favorably to the Board of County Commissioners with the following conditions of approval:** **1. The applicant agrees to abide by all material representations as presented with Case No. P16-010 application at the public hearing, including, but not limited to:** **a. Applicant's representation and portrayal of the overall project that the portion of the project on the adjacent property within the City and County of Denver will be of such configuration, scale and design to result in the appearance of a cohesively planned and designed project across the two jurisdictions, and that in order to achieve this cohesiveness, on the adjacent Denver portion of the project, applicant will restrict the number of dwelling units to 95, with no more than five floors of residential units above a two-floor garage and a maximum building height of 90 feet; and** **b. Evidence of final site plan approval for the Denver portion of the project by the City and County of Denver must be made available to the Arapahoe County Planning Division prior to issuance of building permits by the Arapahoe**

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	County Building Division, subject to approval of a Final Development Plan for the unincorporated property by the Arapahoe County Board of County Commissioners. **2. The applicant will pay cash-in-lieu fees at the Final Plat stage to the Cherry Creek School District using the Appraised Value method of calculation established within the Land Development Code (Section 14-111.05.02).** **3. The applicant will pay other cash-in-lieu fees at the Final Plat stage to the Arapahoe County Library District, as well as Parks using the Appraised Value method. (Land Development Code, Section 14-111.05.02)** **4. The applicant will provide the County with a Mosquito Control Plan per the recommendation of Tri-County Health Department.** **5. The applicant will comply with all conditions and requirements listed in the Cunningham Fire Protection District referral letter.** **6. The applicant will allow the public to use the proposed pedestrian access to the Highline Canal Trail with a public-use easement, if location, design and construction of a pedestrian access are approved by the Denver Water Board or other regulating authority. The trail location and design shall be acceptable to Arapahoe County and the Denver Water Board.** **7. The applicant will address all issues and concerns raised by Public Works and Development staff prior to the signing of mylars** **8. The applicant will meet all of the requirements listed in all of the reports and letters by Arapahoe County Engineering Services Division; this includes a Subdivision Improvement Agreement.** **9. The applicant will need to provide the County with a cross-access/shared parking agreement for both the Denver County and Arapahoe County parcels. The agreement will need to be recorded in both jurisdictions and referenced on the replat and FDP exhibits.**

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	10. The applicant will comply with all SEMSWA conditions and requirements listed in the referral letters of SEMSWA. **11. The applicant shall obtain legal access to the project site from Parker Road that complies with all applicable County and State laws and regulations and shall resolve the claims against the title to the project site asserted by Creekside at Highline Owners Association by letter dated November 6, 2015 from Attorney John H. Licht or provide evidence of a title insurance policy providing title insurance covering the claims against the title asserted by the Creekside at Highline Owners Association.** **12. The applicant shall provide a landscaping buffer with the project on the western property boundary (preferably with evergreen trees).** **The vote was:** **Mr. Weiss, No; Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.**
Item 2:	**Case No. L16-003, SO. Harvest Mile / Location and Extent Plan (L&E) - Sherman Feher, Senior Planner, Public Works and Development (PWD)** Mr. Feher introduced the project and explained the Planning Commission (PC) would be the final decision makers on the case. Daniel May, representing Xcel Energy PSCO, explained that gas was purchased through an existing regulator station. He noted additional residential build-out proposed for the area and the need for additional capacity. He reported the selected site would provide additional capacity – the station was being moved farther south to this location in order to expand. Mr. May reported the existing station would be removed and restored to natural conditions. He noted the distance from Gun Club Road, addressed the visibility of the site (very limited), and the gas provider facilities that the regulator station would tie into. He also explained the access agreement with Colorado Interstate Gas and reported the access road would be graveled, from Alameda to the site, for approximate monthly service. Mr. Rosenberg opened the public hearing. Jesse Baez, Xcel ROW Land Department, reported he had been in contact with land owners in the area. He stated Xcel would be paying

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	a private landowner for access agreement. He stated they would provide a chip-seal finish to the road when the construction of the project was complete. Mr. Baez stated they would also reclaim the old station and fix the fence line to the east of the private owner's property to make it look better. Mr. Rader said he commended Xcel for working with the property owners on these issues. He also noted a weedy, unsightly area on the CIG property and asked about maintaining the site better. Mr. Baez said Xcel would use a yearly herbicide on the Xcel lease site. There were no further public comments. Mr. Rosenberg closed the public hearing. **It was moved by Mr. Brummel and duly seconded by Mr. Weiss, in the case of L16-003, South Harvest Mile Meter Station Location and Extent Amendment No. 1, that the Planning Commission read the staff report and received testimony at the public hearing and found themselves in agreement with staff findings, including all plans and attachments as set forth in the staff report dated August 4, 2016, and approve this case, subject to the following conditions:** **1. The applicant makes any minor modifications to plans, as requested by the Public Works and Development Department.** **2. The applicant agrees to address all Division of Engineering and SEMSWA comments and concerns as identified within the various Engineering reports.** **The vote was:** **Mr. Weiss, Yes; Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.**
Item 3:	**Case No. P15-002, Centennial Corp Ctr #03 / L8 B1 / [JASKO Enterprises Trucking Facility] / Final Development Plan (FDP) – Bill Skinner, Senior Planner, Public Works and Development (PWD)** Mr. Skinner introduced the project and established jurisdiction for the public hearing. He reported the project was a 6,000 sq. ft. office with warehousing, located in one of the few areas outside of the Dove

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	Valley Master Development Plan that remained within the unincorporated county. He stated the project is within the CAEPA Overlay and complied with their requirements. Mr. Skinner noted this would be the fourth structure of ten lots on S. Dillon Ct. He showed photographs of other buildings and noted the uses approved for the lots. He explained two of the buildings were constructed prior to CAEPA requirements being adopted by Arapahoe County. Mr. Weiss asked for clarification on the project location and why a PDP had not come to PC? Mr. Skinner explained the PDP was approved in 1999, with a minor amendment several years later. He reported the building would not look like the older buildings in the area, even though constructed under the same PDP, because the newer building was required to conform to the CAEPA standards. He explained there were newer development standards in place; further, the applicant was committed to a better architectural design. Zeke Freeman, Architect, introduced the two other team members present. He believed the project provided a good face to the area. He explained the materials and color palette proposed. He stated this will be a corporate office, so the glass elements were important. He stated the project would also meet their needs for a trucking operation. Mr. Rosenberg opened the hearing for public comment. There were no public comments. The public hearing was closed. Mr. Rosenberg noted the PC had seen many buildings; some they had not been pleased with. He expressed his appreciation of their efforts to design a better looking building. **It was moved by Mr. Rosenberg and duly seconded by Ms. Chaffin, in Case No. P15-002, Centennial E Corporate Center Filing 3, Lot 8 Final Development Plan, that the Planning Commission read the staff report and received testimony at the public hearing and found themselves in agreement with staff findings 1 through 3, including all plans and attachments as set forth in the staff report dated August 5, 2016 and recommended the case favorably to the Board of County Commissioners, subject to the following condition(s) 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.**

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	The vote was: **Mr. Weiss, Yes; Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.**
ADJOURNMENT	There being no further business to come before the Planning Commission, the meeting was adjourned.

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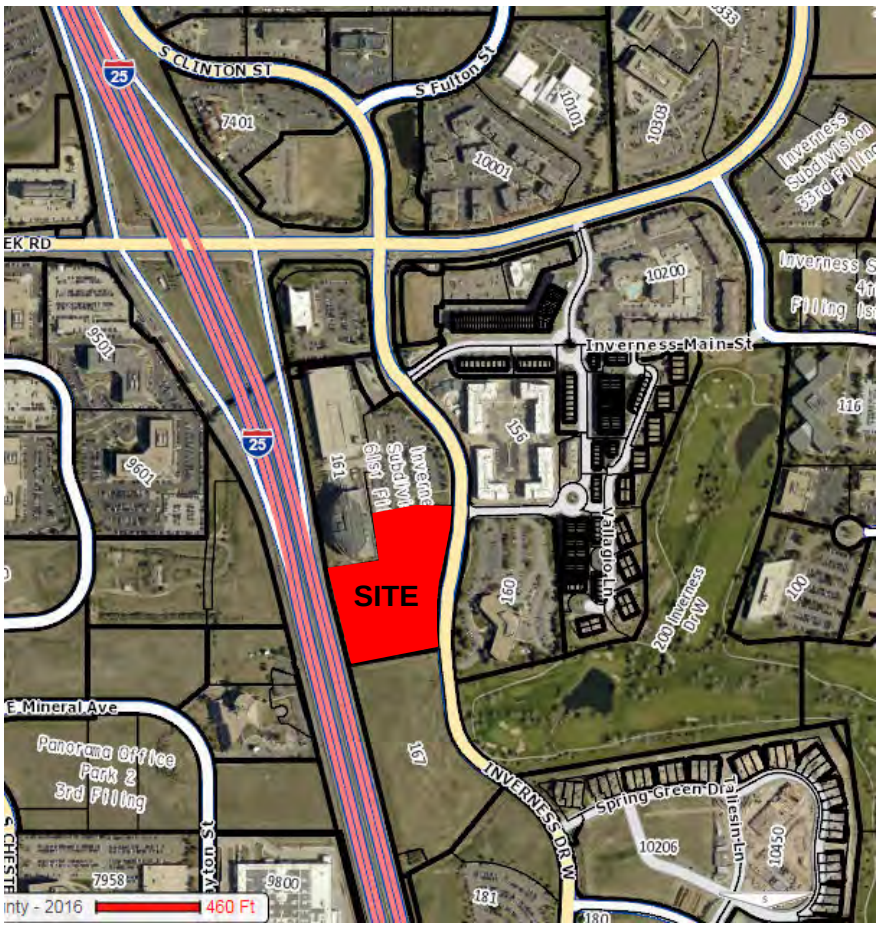
ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
September 6, 2016
6:30 P.M.

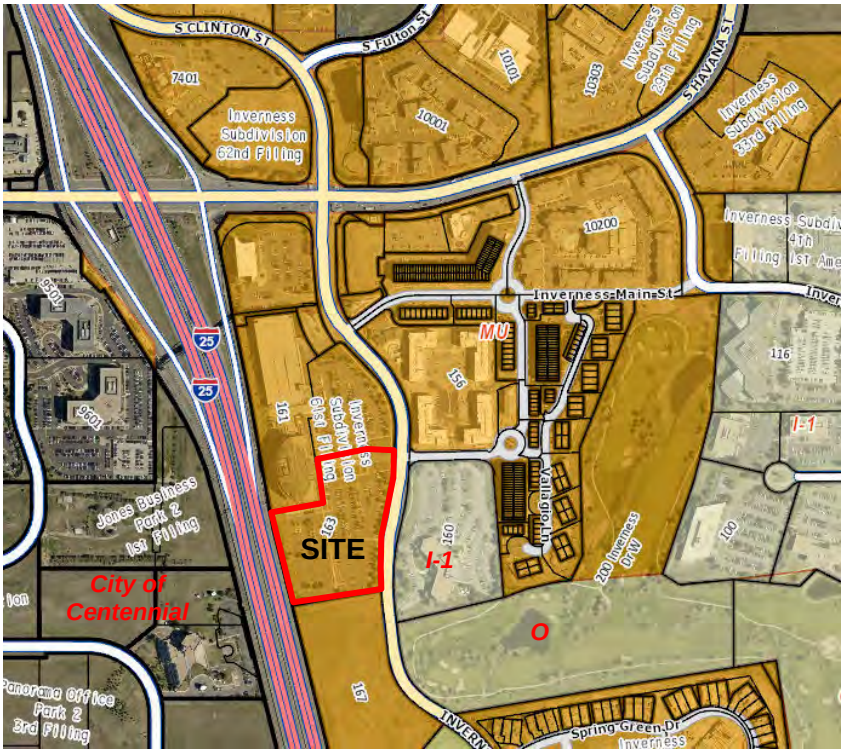
SUBJECT: P16-008 – 163 INVERNESS, LOT 2, FILING 61, FINAL DEVELOPMENT PLAN

MOLLY ORKILD-LARSON, SENIOR PLANNER **August 26, 2016**

LOCATION:
163 Inverness is located off of Inverness Drive West and is south of the intersection of E. Dry Creek Road and Inverness Drive West. It is also situated in Commissioner District No. 2.



Vicinity Map



Zoning Map

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

North - Immediately north is the office building for DirectTV. The zoning is Mixed Use (MU).

South - The parcel south of the subject site is vacant and is zoned MU.

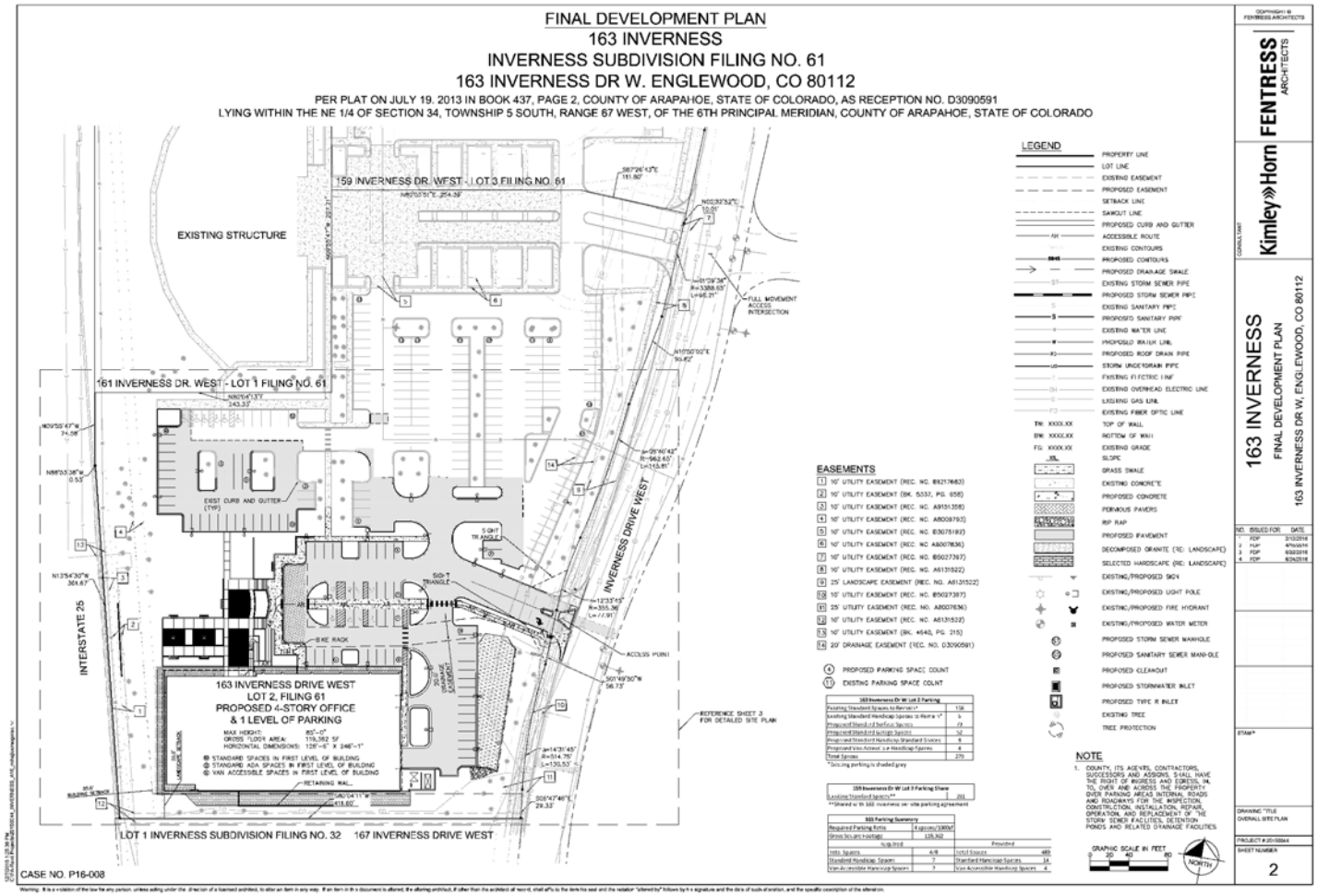
East - Across Inverness Drive West is an office building zoned I-1 and northeast of the subject site is the Vallagio multi-family development. This subdivision is zoned MU.

West - Immediately west is Interstate 25 (I-25) and across I-25 and further west is commercial zoned land within the City of Centennial.

PROPOSAL:

This application proposes to develop Lot 2, Filing 61 of the Inverness Subdivision. The subject parcel is zoned MU.

The property is owned by Ax Inverness West LP, and the Applicant/Representative is Tramwell Crow Company. This application proposes to construct an 119,362 square foot five story office building with four floors of office space and one level of parking on a 6.32 acre lot. The building will be 85 feet in height. The subject lot has access from Inverness Drive West.



Site Plan

RECOMMENDATION:

Staff: Staff recommends the application be approved based on the findings and subject to the conditions of approval outlined herein.

I. BACKGROUND

The proposed office building is to be located on Lot 2 - Inverness Subdivision, Filing No. 61 of the Inverness North Preliminary Development Plan – 7th Amendment (Z14-002). This Preliminary Development Plan allows a wide range of uses including:

office, various retail and service businesses, hotel/motels, storage or warehousing, day care/nursery school, auto sales and repair; manufacture, fabrication, and process or assembling of products, transit facility, research and development, etc. The proposed office use is a permitted land use in the approved Preliminary Development Plan.

The Inverness North Preliminary Development Plan has been amended numerous times including: increase in building height and floor area ratio, further definition of design and signage guidelines, addition of residential uses, clarification of parking, and floor plate restrictions and height restriction.

The Preliminary Development Plan (PDP) also allows a maximum of 320,000 square feet of General Office on Lot 2. This application proposes an office building with a gross square footage of 119,362. Other development requirements of the PDP and how the proposed development complies with these standards can be found on Sheet 1 of the plan set attached.

II. DISCUSSION

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

1. <u>The Comprehensive Plan</u>

   The Arapahoe County Comprehensive Plan designates this site as "Employment". Employment areas are to contain "workplace" uses such as research and development offices, major service and office center complexes, warehousing and light industrial uses and major educational facilities. The applicant's proposal for an office building meets the direction provided by the Comprehensive Plan for Employment.

   This application complies with the following Goals and Policies of the Comprehensive Plan as follows:

   Policy GM 1.2 - Encourage Urban Development to Locate in Designated Growth Areas
   The applicant proposes to develop on a lot that is within the Growth Area.

   Goal GM 4 - Promote Compact Growth in the Urban Service Area
   The applicant is developing on a lot that will be served by existing public facilities.

   Goal EC 1 - Promote Employment and Commercial Development in Growth Areas
   The proposed development will promote more jobs and commercial development in the Growth Area.

Policy T 1.1 – Promote an Efficient and Balanced Transportation System
This development is located within walking distance of a light rail station giving employees an alternative means of traveling to and from their work.

2. Land Development Code (LDC) Review
Chapter 13-100, Planned Unit Development (P.U.D.) of the LDC, 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 existing and proposed infrastructure is adequate to support the proposed uses.

The Dry Creek Light Rail Station is north of the property and provides another mode of transportation for employees and public to travel to and from the site.

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

The proposed land use appears to be compatible with the surrounding commercial uses and zoning.

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.

The proposal can be served by existing 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.

The proposed office use will provide employment opportunities. When taken as a whole, the office development in the area has the potential to provide a substantive benefit to the surrounding commercial development (restaurants, retail stores, etc.).

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 development generally protects against natural and man-made hazards.

Any objects on the property (including cranes used during construction) that penetrates a 100:1 slope from the nearest point of the nearest runway, penetrates the FAA Part 77 airspace surface, impede signals associated with navigational equipment, or any other reason FAA deems necessary, will require the filing and approval of FAA Form 7460-1. It is the opinion of the Arapahoe County Public Airport Authority (Centennial Airport) that the applicant will need to file Form 7460-1 for both the building and associated cranes. Staff will make a condition of approval that the applicant address the requests of this agency as specified in their referral letter.

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 staff, in unison with affected referral agencies, have evaluated the accessibility of the proposal and have determined it provides adequate, on-site circulation. The sidewalks that are part of the local street grid provide pedestrian access.

This development is required to provide 478 parking spaces; 480 are proposed, 279 on-site and 201 off-site. The lot (Lot 3) north and adjacent to the subject site contains 251 parking spaces; 50 of these spaces are allocated to Lot 1 but the remainder are to be used by Lot 2. This parking arrangement is possible since a multi-story parking structure is located on Lot 1, which may be used by their employees and visitors.

The applicant is working on a Cross Parking Agreement to enable Lot 2 to park on Lot 3. Staff proposes as a condition of approval that the applicant provide staff with a Cross Parking Agreement enabling Lot 2 to use the parking spaces on Lot 3. It will be the responsibility of the property owners of Lots 1, 2 and 3, or their management company, to manage parking across all properties long-term to ensure adequacy of parking for the uses on each lot.

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

Some of the existing trees will be removed with the proposed site plan. However, new trees shall be planted to meet the landscape requirement. No other 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.

Impacts to mountain views will be similar to those created by any of the wide variety of structures existing in the area.

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 Final Development Plan meets the underlying Preliminary Development Plan requirement for 35% open space.

The applicant is proposing to substitute three one-gallon containers of plant species Oregon Grape Holly (Mahonia repens) and Purpleleaf Wintercreeper (Euonymous fortunei 'Coloratus') for one five-gallon shrub. This substitution ratio is used for ornamental grasses. Staff is agreeable to this suggested substitution ratio due to the dense growth habit of both species.

III. Referral Comments

Comments received during the referral process are as follows:

Referral Agency	Comments
Arapahoe County Engineering Services Division	Staff is working with the applicant to address all Engineering and SEMSWA comments.
Arapahoe County Building	Comments received indicate applicant will need to adhere to building code. This can be addressed at time of building permit.
Arapahoe County Mapping	Staff is working with the applicant to address all Mapping comments.
Arapahoe County Zoning	No comments.

Arapahoe County Assessor	No response received.
Arapahoe County Sheriff	No comments.
Arapahoe County Library District	No comments.
City of Centennial	No comments.
South Metro Fire Rescue District	Concerns about site access, hydrants and construction type issues. The applicant has addressed these concerns and the district now has no further comments. *Applicant has also discussed the revised entrance design with fire district and they have indicated they had no concerns.*
Inverness Metro Improvement District	Concerns regarding the addressing of the site. This can be addressed prior to the approval of the FDP. Agency indicates that the project will need to adhere to the Inverness Water and Sanitation District's requirements. *Applicant will work with County and district on addressing and acknowledge other district comments.*
Post Office Growth Coordinator	No response received.
Arapahoe County Recreation District	No response received.
Cherry Creek School District	No response received.
Tri-County Health Department	Comments provided include providing bike racks and good sidewalk connections to encourage physical activity. *The applicant is providing these amenities.*
West Arapahoe Conservation District	No response received.
CDOT	No comments.
E-470 Authority	All new development within one and one half of a mile on either side of E-470 centerline is subject to highway expansion fee and collected at building permit. *This property is located within one and one half miles of E-470 and therefore will have to pay this fee. A condition of approval will be made requiring this fee be paid.*
RTD	No response received.
Arapahoe County Public Airport Authority (Centennial Airport)	This agency indicates that an avigation easement has been executed for the property and to forward a copy of the recorded easement to them. Avigation easement needs to be included on the plans. It is this agency's opinion that a Form 7460-1 will be

	required for both the building and associated cranes. *Applicant acknowledges these requirements and filing the form(s) will be made a condition of approval.*
Century Link	No response received.
Xcel Energy	Xcel indicates that they own and operate existing electric Distribution facilities along I-25.
Cherry Creek Basin Water Quality Authority	The Authority takes no exception to this FDP submittal.
Southeast Metro Stormwater Authority (SEMSWA)	See comments under Arapahoe County Engineering.
Urban Drainage	No response received.
Inverness Water and Sanitation District	Will need to comply with this district's regulations and standards. *Applicant acknowledges district's comments.*

IV. STAFF FINDINGS:

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

1. The proposed Final Development Plan appears to conform to the Arapahoe County Comprehensive Plan, with the lot being designated as "Employment."

2. The proposed Final Development Plan complies with the process outlined in Chapter 13-100, PUD of the Land Development Code. It is also consistent with the approved Preliminary Development Plan for the property.

3. The proposed Final Development Plan is consistent with development standards enumerated in the Arapahoe County Land Development Code with the exception of Section 12-1406.B.3. Landscape Requirements. Staff supports the applicant's plan to use the substitution ratio of three one-gallon Oregon Grape Holly (Mahonia repens) and three one-gallon Purpleleaf Wintercreeper (Euonymous fortunei 'Coloratus') for one five-gallon shrub.

4. The proposed Final Development Plan is consistent with development standards enumerated in the Arapahoe County Land Development Code with the exception of Section 12-200 Parking Standards. Staff supports the applicant's plan to

provide 279 parking spaces on Lot 2 and use 201 existing parking spaces on Lot 3, for a total of 480 parking spaces, which exceeds the required parking for this application, with the stipulation that the property owners of Lots 1, 2 and 3, or their management company, will be responsible for managing parking across all properties long-term to ensure adequacy of parking for the uses on each lot.

V. RECOMMENDATION:

Considering the findings and other information provided herein, staff recommends approval of Case No. P16-008, 163 Inverness, Lot 2, Filing 61 – Final Development Plan, subject to the following conditions:

1. Prior to signature of the final mylar copy of these plans, the applicant agrees to address the Planning Division, Mapping Division, Engineering Services Division and Southeast Metro Stormwater Authority comments and concerns, as outlined in their plans and reports.

2. The applicant shall file Form 7460-1 for both the building and associated cranes as required by the Arapahoe County Public Airport Authority (Centennial Airport).

3. The applicant shall provide staff with a Cross Parking Agreement that allows Lot 2 to use 201 existing parking spaces on Lot 3 in order to meet the Land Development Code requirements for a building of the size and use proposed for Lot 2. This agreement shall be recorded with the Arapahoe County Office of the Clerk and Recorder prior to Arapahoe County signing the Final Development Plan. This agreement shall be a permanent agreement that will run with the land and secure the use of the parking rights for Lot 2 for the duration of the office building's operation. Property owners for properties currently shown as Lots 1, 2 and 3, or any management company acting on the owners' behalf, will be responsible for managing parking across all properties long-term to ensure adequacy of parking for the uses on each lot.

4. The applicant shall pay the highway expansion fee for E-470 at the time of building permit as required by the E-470 Authority.

5. All signs shall meet Arapahoe County, Inverness Metro Improvement District, and Colorado Department of Transportation's regulations.

VI. DRAFT MOTIONS:

APPROVAL WITH CONDITIONS: In the case of P16-008, 163 Inverness, Lot 2, Filing 61, Final Development Plan, the Planning Commission have read the staff report and received testimony at the public hearing. We find ourselves in agreement with staff findings including all plans and attachments as set forth in the staff report dated

August 26, 2016, and recommend approval of this application, subject to the following conditions:

1. Prior to signature of the final mylar copy of these plans, the applicant agrees to address the Planning Division, Mapping Division, Engineering Services Division and Southeast Metro Stormwater Authority's comments and concerns, as outlined in their plans and reports.

2. The applicant shall file Form 7460-1 for both the building and associated cranes as required by the Arapahoe County Public Airport Authority (Centennial Airport).

3. The applicant shall provide staff with a Cross Parking Agreement that allows Lot 2 to use 201 existing parking spaces on Lot 3 in order to meet the Land Development Code requirements for a building of the size and use proposed for Lot 2. This agreement shall be recorded with the Arapahoe County Office of the Clerk and Recorder prior to Arapahoe County signing the Final Development Plan. This agreement shall be a permanent agreement that will run with the land and secure the use of the parking rights for Lot 2 for the duration of the office building's operation. Property owners for properties currently shown as Lots 1, 2 and 3, or any management company acting on the owners' behalf, will be responsible for managing parking across all properties long-term to ensure adequacy of parking for the uses on each lot.

4. The applicant shall pay the highway expansion fee for E-470 at the time of building permit as required by the E-470 Authority.

5. All signs shall meet Arapahoe County, Inverness Metro Improvement District, and Colorado Department of Transportation's regulations.

<u>Alternate Motions:</u>
Any alternate motion must include new findings and conditions where those differ from the Staff-recommended findings and conditions.

<u>DENIAL</u>: In the case of P16-008, 163 Inverness, Lot 2, Filing 61, Final Development Plan, we have read the staff report dated August 26, 2016, and received testimony at the public hearing. We recommend denial of this case, based on the following findings:

1. State new or amended findings to support PC recommendation of "Denial."
2. ….

CONTINUE: In the case of P16-008, 163 Inverness, Lot 2, Filing 61, Final Development Plan, I move to continue the decision on this request to [DATE], 2016, date certain, at 6:30 p.m., at this same location [to receive further information] [to further consider information presented during the hearing].

Attachments:
Application & Exhibits
Engineering Staff Report
Referral Comments

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: Tina Lashbrook	ADDRESS: 1225 17th Street, Suite 3050 Denver, CO 80202 PHONE: 303-628-1738 FAX: - EMAIL: tlashbrook@trammellcrow.com	SIGNATURE: NAME: Tina Lashbrook Senior Project Manager TITLE:
OWNER(S) OF RECORD: Artis Reit	ADDRESS: 360 Main Street - Suite 300 Winnipeg, MB R3C 323 PHONE: - FAX: - EMAIL: -	SIGNATURE: NAME: TITLE:
ENGINEERING FIRM: Kimley-Horn	ADDRESS: 4582 S Ulster Street, Suite 1500 Denver, CO 80237 PHONE: (303) 228-2300 FAX: EMAIL: randall.phelps@kimley-horn.com	CONTACT PERSON: Randall Phelps

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

Parcel ID no. (AIN no.)	035066509
Parcel Address or Cross Streets:	163 Inverness Dr W
Subdivision Name & Filing No.:	Inverness Subdivision Filing No. 61
Related Case Numbers: (Preliminary/Final Development Plan, Rezoning, and / or Plat)	PDP: Case No. Z14-002

	EXISTING	PROPOSED
Zoning:	MU	MU
Case/Project/Subdivision Name:	Inverness Subdivision Filing No. 61	Inverness Subdivision Filing No. 61
Site Area (Acres):	6.322	6.322
Floor Area Ratio (FAR):	0	0.437
Density (Dwelling Units/Acre):	0	N/A
Building Square Footage:	0	120,300
Disturbed Area (Acres):		3.40

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 A06-008 (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.

Trammell Crow Company

February 10, 2016

Arapahoe County Public Works & Development
Planning Division
6924 S. Lima Street
Centennial, CO 80112

RE: 163 Inverness, Final Development Plan Concept Review

Dear Public Works & Development

Our firm, Trammell Crow Company, on behalf of the property owner, Artis REIT, is proposing a project within unincorporated Arapahoe County. The project is located at 163 Inverness Drive West, Englewood, Colorado 80112, Lot 2, Inverness subdivision filing No. 61, per Plat on July 19, 2013 in book 437, page 2, county of Arapahoe, State of Colorado, as reception No. D3090591. The parcel number is 035066509 (AIN: 2075-34-1-45-002). This project includes 6.322 acres (275,386 square feet) and is currently zoned MU.

The project is part of a cohesive plan by the owner to develop the entire site surrounding the DirectTV regional headquarters in a holistic manner. This will be accomplished by integrating the existing office building, parking garage and surface parking lot with prospective new development which is market driven.

The proposed development on Lot 2 includes a +/- 120,000 GSF four-story office building with +/- 30,000 GSF floor plates, a single level of below-building parking, an enhanced outdoor amenities area and provisions for a market driven parking ratio of 4 per 1000 SF. The parking is provided by 218 spaces on the adjacent Lot 3, to be covered by a parking agreement, 128 existing spaces to remain and 156 spaces (including 57 under the building) proposed by the project.

We look forward to your review of this project.

Sincerely,

Tina M. Lashbrook
Senior Project Manager

Arapahoe County
Colorado's First

Public Works and Development

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

DAVID M. SCHMIT P.E., *Director*

Planning Commission Summary Report

Date: August 8, 2016 SMS

To: Arapahoe County Planning Commission

Through: Molly Orkild-Larson
Planning Division, Case Planner

Through: Chuck Haskins, PE
Engineering Services Division, Manager

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

Case name: P16-008 – Lot 2, Inverness Subdivision Filing No. 61
163 Inverness - Final Development Plan (FDP)

Purpose and Recommendation

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

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

1. Access
    a. Primary access to the site will be via an existing drive access on Inverness Drive West. A full movement access was approved by the County's Technical Review Committee. The site may also be accessed via an existing drive access to the north, across from Inverness Blvd. The traffic impact study for the project indicated several roadway improvements for Inverness Drive West that would be triggered by the development of the 163 Inverness site. These were improvements based on the assumption of a full movement access. The improvements include:
        i. Installation of a traffic signal at the Inverness Boulevard and Inverness Drive West intersection. This intersection was previously studied and identified for signalization. A traffic signal escrow agreement (TSEA) was in place with previous owners. A new TSEA will be executed with the 163 Inverness developer and is currently being drafted by Engineering Services Division staff.
        ii. Incorporating a left turn lane in the existing primary site access for outbound traffic. This is an ultimate condition that will be necessary when full turn lanes are constructed on

Inverness Drive West. The primary site access will be restricted to a right-in, right-out movement as an interim condition, until the Inverness Drive West improvements are completed.

iii. Separate northbound and southbound left turn lanes on Inverness Drive West at the primary site access.

iv. Lengthening of dual northbound left turn lanes at Dry Creek Road and Inverness Drive West intersection. This improvement was identified because the traffic impact study for 163 Inverness evaluated the corridor from this intersection to south of the 163 Inverness site. This improvement is not considered part of the scope of the 163 Inverness project. The study also identified the need for lengthening of the eastbound dual left turns at the Dry Creek Road and Inverness Drive West intersection in 2035. It was recommended that the County monitor these turn lane queues to determine when the lanes should be lengthened.

As mentioned above, the current intersection improvements to the primary site access will be to install a "porkchop" island to restrict access to right-in, right-out. Once the identified left turn lanes are constructed in the future, the island may be removed and the access restriped to incorporate the outbound left turn lane.

2. Drainage
   a. The site is located in the Lower Cottonwood Creek Drainage Basin. The site is tributary to the Inverness Tributary C and Inverness Tributary C Water Quality Pond (Pond C). Pond C discharge is conveyed to Cottonwood Creek via a drainageway. Stormwater detention and Water Quality Control Volume is provided in Pond C.
   b. This site is required to meet the "20/10 Rule for water quality. On-site water quality enhancements are proposed and include: a grass water quality swale and pervious pavers.
   c. Site runoff is discharged to an existing storm sewer stub on site, that conveys flows to Tributary C.

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

1. Applicant addresses all Arapahoe County Engineering Services Division comments.
2. Applicant obtains all necessary approvals and permits.
3. Applicant enters into an SIA and provides collateral to the County for all public improvements associated with the project.
4. Applicant enters into a TSEA and provides the necessary collateral for the traffic signal improvements.
5. Applicant enters into a License Agreement for connection of underdrains to storm sewer system.

Kimley»Horn

August 8, 2016

Molly Orkild-Larson
Arapahoe County
6924 South Lima Street
Centennial, CO 80112

RE: ***163 Inverness***
County Case No. P16-008
SEMSWA Case No. DPR16-00016

Dear Ms. Orkild-Larson:

Thank you for the comments received July 28, 2016 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the utility plans, we have summarized your comments and our responses below.

COMMENT RESPSONSE LETTER: FDP REVIEW

Planning

1. Sheet 4 – Grading and Utility Plan
   1. In reference to the new sound wall on site. "This is new. A detail is needed for the wall
      - *Response: A detail has been provided on sheet 6*

2. Sheet 5 – Landscape Plan
   1. See redlines.
      - Response: *Notes and labels have been revised according to the comments. The plant and parking tabulations have been updated.*

3. Sheet 7 – Lighting Plan
   1. Screen Back Grading contours and turn arrows.
      - *Response: The contours have been removed per Spencer Smith's recommendation. The turn arrows have been updated and screened.*

4. Sheet 8 – Exterior Elevations
   1. Need detail for sound wall.
      - *Response: The detail for the sound wall has been provided on sheet 6.*

Mapping Comments

1. Sheet 1 – Cover Sheet
   1. Remove the note "all other original terms, conditions, and notes of the preliminary development plan approved on 12/09/14 will remain in full force and effect as previously executed by owner and Arapahoe county."
      - *Response: This note has been removed from the plans.*
   2. Under drainage liability, "Neither name is not the owner per title report I have.
      - *Response: The owner according to the title report issued on March 3, 2016 is AX Inverness West L.P., a Delaware limited partnership. This has been added to the cover sheet. A copy of the title report has been provided to the County with this letter. Please note that the Owner/Developer Contact is still Trammell Crow as they are the point of contact for the particular owner.*

2. Sheets 2-4 – In regards to the 20' drainage easement and sight triangles.
   - *Response: These easements and sight triangles are proposed. The lineweight has been darkened to indicate this. Easement exhibits and legal descriptions are being developed and will be available by the Public Hearing date.*

Engineering Comments:

1. Sheet 1 – Cover Sheet
   Prior to final approval of the plans the applicant must:

i. Address all remaining engineering and SEMSWA comments on the FDP and Engineering Plans and Documents
   - *Response: Noted.*

ii. Finalize design of the access configuration, signing, striping, etc. to Inverness Drive West.
   - *Response: Per conversation with Spencer Smith on Wednesday August 5th, 2016, the access configuration is acceptable as proposed per these plans for the FDP. Minor adjustments may be made to the engineering documents.*

iii. Enter into a Traffic Signal Escrow Agreement
   - *Response: Awaiting draft from Arapahoe County*

iv. Enter into an SIA
   - *Response: Awaiting draft from Arapahoe County*

v. Enter into a license agreement for the roof drain storm sewer connections.
   - *Response: Awaiting further action from Arapahoe County.*

2. Sheet 2 - RIRO splitter island configuration may adjust during final design on construction drawings. applicant will have to revise this fdp prior to final approval.
   - *Response: Per conversation with Spencer Smith on Wednesday August 5th, the access configuration is acceptable as proposed per these plans for the FDP. Minor adjustments may be made to the engineering documents.*

3. Sheet 5 - This plan needs to be revised to show most current site plan.
   - *Response: The plan has been updated to reflect.*

4. Sheet 7 - Generally, lighting plans don't include grading and flow arrows. confirm with planning division whether they should be shown on this plan or not.
   - *Response: The contours and flow arrows have been turned off per Engineering's recommendation.*

Thank you for the opportunity to provide comment responses for this submittal Please contact me at (303) 897-6308 or canaan.reeverts@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Canaan Reeverts, EIT
Project Engineer

Kimley»Horn

July 29, 2016

Molly Orkild-Larson
Spencer Smith
Arapahoe County
6924 South Lima Street
Centennial, CO 80112

RE: ***163 Inverness***
County Case No. P16-008
SEMSWA Case No. DPR16-00016

Dear Ms. Orkild-Larson:

Thank you for the comments dated May 23, 2016 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Final Development Plan, we have summarized your comments and our responses below. Please note that this letter is intended to serve as a response to all referral comments.

COMMENT RESPSONSE LETTER: FDP REVIEW

Inverness Water and Sanitation District and Inverness Metropolitan Improvement District

1. IMID recognizes potential addressing issues as buildings are added in this area. 161, to the north, is existing and 167 is the address of the vacant ground to the south. This project is proposed to be 163. That leaves only 165 as an additional address, and it is our understanding that several buildings are proposed in the future. IMID would be happy to work with the Applicant and the County to develop addressing that is consistent with the Inverness Park standards.
    - *Response: Thank you. The working title of the project is 163 Inverness. Kimley-Horn will work with the County and the Inverness Metro District to determine an appropriate address for the project.*

2. The subject area is within the Inverness Water and Sanitation District (IWSD). The developer will be required to comply with all the IWSD Rules and Regulations, including the Water Conservations Plan.
    - Response: *Acknowledged.*

3. For each building seeking a service connection the developer is required to complete an Application for the Water and Sewer Tap on the IWSD standard form, Appendix B, in the Rules and Regulations.
    - *Response: Acknowledged.*

4. Final Construction Plans for the water, sanitary sewer and irrigation facilities proposed will need to be reviewed and approved by the IWSD prior to issuance of Tap Permits.
    - *Response: Acknowledged. These plans are currently under review with the IWSD.*

5. District Tap and Development fees are applicable to the proposed development. Fees are payable to the Inverness Water and Sanitation District in accordance with the current schedule prior to the commencement of any work.
    - *Response: Acknowledged.*

Cherry Creek Basin Water Quality Authority

1. Control Regulation No. 72 requires that all new development provide construction Best Management Practices (BMPs) and post-construction BMPs for any Tier 3 land disturbance greater than one acre which results in more than 5,000 square feet of new or increased imperviousness. From the submitted documents, it appears the Project will increase imperviousness by more than 5,000 square feet and disturb more than 1 acre, such that the Project is classified as a Tier 3 development. Tier 3 development requires construction BMPs and post construction BMPs "*that provide WQCV designed to capture and treat, at a minimum, the 80th percentile runoff event…*" for the increase imperviousness area.

    - An Erosion and Sediment Control Plan describing proposed construction BMPs for land disturbance is required. It is anticipated this will be submitted with the final design project submittal.
    - Post construction BMPs are required for this site. Based on the Phase III Drainage Report, water quality and detention is provided in the Inverness Tributary Pond C, meeting the Authority's requirements for water quality.
    - *Response: The development is <u>not</u> increasing the impervious area by more than 5,000 square feet. The development is <u>decreasing</u> the site's impervious area. Therefore, it is our understanding that "Tier 3" post construction BMPs are not required. However, Kimley-Horn is providing post construction BMPs that satisfy Arapahoe County and SEMSWA's requirements as stated in the Arapahoe County Stormwater Management Manual 14.2.2.1. A Grading, Erosion and Sediment Control Plan is being provided with construction documents.*

E-470 Public Highway Authority

1. All new development within one and one-half mile on either side of the E-470 centerline is subject to highway expansion fees.
    - *Response: Acknowledged.*

Xcel Energy

1. Please be aware PSCo owns and operates existing electric distribution facilities along Interstate 25 and requires that the facilities – and the easement recorded at Rec No. 2618307, Book 4640, Page 215 in Arapahoe County on January 6, 1986 – be shown on the plans.
    - *Response: The easement has been noted on the plans with keynote 13.*

Referral Agency that provided a review with no comments

- Tri County Health Department
- Arapahoe Library District
- CDOT
- City of Centennial
- South Metro Fire Rescue
- Sherriff/Arapahoe County
- Zoning/Arapahoe County
    - *Response: No Action Required.*

Thank you for the opportunity to provide comment responses for this submittal Please contact me at (303) 897-6308 or canaan.reeverts@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Canaan Reeverts, EIT
Project Engineer

CENTENNIAL AIRPORT
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY
7800 South Peoria Street, Unit G1
Englewood, Colorado 80112
main: 303.790.0598
fax: 303.790.2129
www.centennialairport.com

July 28, 2016

Ms. Molly Orkild-Larson
Arapahoe County Public Works and Development
6924 S. Lima Street
Centennial, CO 80112-3853

Re: P16-008; 163 INVERNESS #61

Dear Ms. Orkild-Larson,

Thank you for the opportunity to review the Final Development Plan for 163 Inverness #61. We have the following comments to make on the project:

- The proposed development lies within the Buffer Zone (BZ) of the Airport Influence Area (AIA), and will be subjected to numerous aircraft overflights and their associated effects. These effects include, but are not limited to: noise, smoke, dust, fumes and vibrations. Acknowledged
- It would appear that an avigation easement has been executed for the property. Please forward a copy of the recorded easement to our office. A copy of the easement will be sent to the Centennial Airport office
- Book and page number of the avigation easement must be included on all plats and plans. Acknowledged
- Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway, penetrates the FAA Part 77 airspace surface, impede signals associated with navigational equipment or any other reason the FAA deems necessary will require the filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. Please visit https://oeaaa.faa.gov to utilize the notice criteria tool to confirm filing requirements and to file the FAA Form 7460-1. **Please note that this is a State and Federal regulatory requirement. Our calculations show that a Form 7460-1 will be required for both the building and associated cranes.** In addition, please have crane operators advise the airport prior to erecting any cranes. Acknowledged
- A 7-day noise test is recommended. Acknowledged
- Please include the Airport on the vicinity map. The vicinity map now includes the airport.

Please feel free to call me if you have any questions.

Sincerely,

Mike Fronapfel
Director of Planning and Development

Kimley»Horn

June 23, 2016

Molly Orkild-Larson
Spencer Smith
Arapahoe County
6924 South Lima Street
Centennial, CO 80112

RE: ***163 Inverness***
SEMSWA Case No. DPR16-00016
County Case No. P16-008
Project No. 096453000

Dear Ms. Orkild-Larson:

Thank you for the comments dated May 23, 2016 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the utility plans, we have summarized your comments and our responses below.

COMMENT RESPSONSE LETTER: FDP REVIEW

Planning

1. Sheet 1 – Cover Sheet
   1. Remove "note" from Airport Influence Area.
      - *Response: The word "note" has been removed from the Airport Influence Area*

2. Sheet 2 – Overall Site Plan
   1. See redlines to parking charts.
      - Response: *The parking charts have been updated to reflect the call made with Molly Orkild-Larson on June 2, 2016*

3. Sheet 3 – Site Plan
   1. See comments under "Notes".
      - *Response: The notes have been updated to reflect the comments made*

4. Sheet 4 – Grading and Utility Plan
   1. No comments.
      - *Response: Noted.*

5. Sheet 5 – Landscape Plan
   1. See comments under "Legend" and "Planting Tabulations". Please note, as per the County's regulations that the ground covers can't be counted towards an equivalent to a 5 gallon shrub. If you wish to request a waiver from this requirement please provide me with a letter stating what you wish to do and provide reasoning why this proposal is justified. This letter would be presented to the Planning Commission and Board of County Commissioners.
      - *Response: Drawings have been revised to respond to County Comments.*
        - *Groundcovers have been reclassified as Shrubs and additional notations have been added in response to this.*
        - *Notes regarding sprinkler heads in water quality swale have been added.*
        - *Proposed grading contours have been added per request.*
        - *Sod has been added to the water quality swale to comply with design calcs.*
        - *Shrub planting have been added to the legend.*

6. Sheet 6 – Landscape Details
   1. No comments.
      - *Response: Noted.*

7. Sheet 7 – Lighting Plan
   1. Make sure text that is added is legible.
      - *Response: Text has been enlarged.*

   2. The new lighting doesn't meet the 0.3 foot candles requirement along the ROW. Please revise.
      - *Response: Lighting has been revised at ROW.*

   3. One light doesn't adhere to Section 12-1303.6, please fix.
      - *Response: Light now meets the requirements as discussed with the county.*

8. Sheet 8 – Exterior Elevations
   1. No comments.
      - *Response: Noted.*

9. Sheet 9 – Exterior Elevations
   1. No comments.
      - *Response: Noted.*

Engineering Comments
General Comments

1. Engineering Review Fees for the FDP ($5,000), Ph III Drainage Report ($500) and Traffic Impact Study ($500) were paid with Ph I submittal. Engineering Review Fees for the Construction Documents ($1,500) were paid with Ph II submittal. A $500 SIA fee will be required once the SIA is prepared for this project.
   - *Response: Noted.*

2. Additional coordination is needed between the County, Inverness Metro District, Kimley Horn and the applicant to discuss Inverness Drive West signal location/timing and costs and other roadway improvements, etc.
   - *Response: Per conversation with Spencer Smith on 6/2/16 this comment was made for our informational purposes only. No additional changes are required to our plans reflecting the work to be handled by Inverness Metro District.*

3. A Traffic Signal Escrow Agreement will be necessary if it is determined that the proposed traffic signal will not be installed with this project.
   - *Response: Noted.*

4. Applicant will need to enter into a Subdivision Improvement Agreement (SIA) for all public improvements associated with the project. The County will prepare a draft of the agreement after the Ph II review is completed.
   - *Response: Noted.*

5. A pavement design report will need to be submitted for the proposed improvements to Inverness Drive West, prior to paving those improvements.
   - *Response: Noted.*

6. REPEAT: All plans and reports should be referencing the same (correct) project name as it is shown on the FDP. If applicant wants to use the project common name (163 Inverness) on other plans or reports, they should give the full project name on the cover and put the common name in parentheses along with it.
   - *Response: Per email and phone conversation with Molly Orkild-Larson on June 2, the title used "163 Inverness" is OK.*

Final Development Plan Comments:

7. Striping and symbols need to be shown for the access to Inverness Drive West. Lanes need to be delineated per the Traffic Impact Study. Please add to all plans as applicable.
   - *Response: Roadway striping and symbols have been added to the plans*

8. There are a few utility and landscaping conflicts to correct.
   - *Response: Utility and Landscaping conflicts have been corrected*

9. It's a bit confusing what is being proposed for the existing trees on site. One plan shows tree protection for all of them, but you are proposing to remove quite a few. Don't show trees that are being removed, on proposed site plan sheets.
    - *Response: All trees on the plans are protected. The trees that are being removed are not shown. Refer to the Construction Documents for the demolition plan.*

10. See redlines for any other comments.
    - *Response: All other redlines have been addressed.*

Phase III Drainage Report Comments:

11. See redlines for comments.
    - *Response: All Drainage report redlines have been addressed*

Traffic Impact Study Comments:

12. The Traffic Impact Study is being reviewed by County staff and will be discussed at an upcoming Technical Review Committee meeting. At that time, a decision will be made as to which intersection to signalize. More discussion needs to take place between the County, the applicant and the Inverness Metro District to determine how the Inverness Drive West improvements will be handled.
    - *Response: Noted.*

Thank you for the opportunity to provide comment responses for this submittal Please contact me at (303) 897-6308 or canaan.reeverts@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Canaan Reeverts, EIT
Project Engineer

Dave Schmit, P.E. | Director

ARAPAHOE COUNTY
PROTECT. CONNECT. ENJOY.

Planning Comments
163 Inverness
Final Development Plan – Phase I
May 23, 2016

Sheet 1 – Cover Sheet
1. Remove "note" from Airport Influence Area.

Sheet 2 – Overall Site Plan
1. See redlines to parking charts.

Sheet 3 – Site Plan
1. See comments under "Notes".

Sheet 4 – Grading and Utility Plan
1. No comments.

Sheet 5 – Landscape Plan
1. See comments under "Legend" and "Planting Tabulations". Please note, as per the County's regulations that the ground covers can't be counted towards an equivalent to a 5 gallon shrub. If you wish to request a waiver from this requirement please provide me with a letter stating what you wish to do and provide reasoning why this proposal is justified. This letter would be presented to the Planning Commission and Board of County Commissioners.

Sheet 6 – Landscape Details
1. No comments.

Sheet 7 – Lighting Plan
1. Make sure text that is added is legible.
2. The new lighting doesn't meet the 0.3 foot candles requirement along the ROW. Please revise.
3. One light doesn't adhere to Section 12-1303.6, please fix.

Sheet 8 – Exterior Elevations
1. No comments.

Sheet 9 – Exterior Elevations
1. No comments.

Arapahoe County
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www.co.arapahoe.co.us
Planning Division

Referral Routing

Case Number / Case Name:	**P16-008, 163 Inverness #61, 163 Inverness Dr. W / FDP**
Planner:	**Molly Orkild-Larson**
Engineer:	**Spencer Smith**
Date sent:	**April 21, 2016**
Date to be returned:	**May 23, 2016**

	Arapahoe County Agencies				
☐	Assessor / Arapahoe County (Residential)	Beverly Reynolds		**Citizen's Organizations**	
☐	Attorney / Arapahoe County	Robert Hill	☐	CCNA-Cherry Creek Neighborhoods Ass.	
☒	Building / Arapahoe County	Steve Byer	☐	CECON-(Within Centennial)	
☒	Engineering / Arapahoe County	Spencer Smith	☐	Four Square Mile Neighborhood	
☒	Mapping / Arapahoe County	Pat Hubert	☐	South Metro Chamber of Commerce	
☐	Oil & Gas / Arapahoe County	Diane Kocis		**Conservation District**	
☐	Open Space / Arapahoe County	Raymond Winn	☐	Deer Trail Conservation District	
☒	Planning / Arapahoe County	Molly Orkild-Larson	☒	West Arapahoe Conservation District	Tasha Chevarria
☒	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson		**Transportation**	
☐	Weed Control / Arapahoe County	Russell Johnson	☒	CDOT / State Highway Dept- Region 1	Rick Solomon
☒	Zoning / Arapahoe County	Tammy King	☒	E-470 Authority	Peggy Davenport
	Referral Agencies		☒	RTD	Chris Quinn
☐	Architectural Review Committee		☒	Arapahoe County Public Airport Authority	Michael Fronapfel
☒	Arapahoe Library District	Janel Maccarrone		**Utilities: Gas, Electric & Phone**	
☐	CGS Colorado Geological Survey-Soils		☒	Centurylink/Phone	Charles Place
☒	City / Town – City of Centennial		☐	Conoco Phillips / Gas Pipeline	
☐	Colorado Parks and Wildlife	Travis Harris	☒	XCEL	Donna George
☐	County - Douglas	Chris Boyd	☐	IREA	Brooks Kaufman
☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
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☒	Post Office Growth Coordinator	J. Hernandez	☒	Cherry Creek Basin Water Quality Authority	Chuck Reid
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☒	School District – Cherry Creek	Dave Strohfus	☐	ECCVW&S	Chris Douglass
☐	Special District		☒	Urban Drainage & Flood	David Mallory
☒	Tri-County Health Department	Sheila Lynch	☒	Inverness Water and Sanitation District	Pat Mulhern
			☐	Other / 5 Sets East End Adv. Committee	
☐	HOMEOWNER'S ASSOCIATIONS				

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	COMMENTS:	SIGNATURE
☒	Have NO Comments to make on the case as submitted	AJB 5·23·16
☐	Have the following comments to make related to the case:	

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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			☐	Other / 5 Sets East End Adv. Committee	
☐	HOMEOWNER'S ASSOCIATIONS				

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	COMMENTS:	SIGNATURE
☐	Have NO Comments to make on the case as submitted	Steve Byer
☐	Have the following comments to make related to the case:	
	See my email dated 5/18/16	

Molly Orkild-Larson

From: Steve Byer
Sent: Wednesday, May 18, 2016 5:19 PM
To: Molly Orkild-Larson
Cc: Jason Reynolds
Subject: RE: P16-008, 163 Inverness #61, 163 Inverness Dr. W/FDP

Molly,

I kept missing you to be able to discuss this project and workflow with you, but I had a brief conversation with Jason today. I did not see where the Kimley Horn response referenced any Phase 1 Building comments, though I wouldn't necessarily expect them to, due to our comments being somewhat general in nature. Nor did I locate any additional plans or submittals to review, beyond what I originally reviewed. If I missed them, just let me know where.

My question to Jason, to which he provided clarification, was the difference in the Phase 1 to Phase 2 review, as it would relate to Building.

With that being said, I do not have any additional comments for this Phase 2 review.

One question that I had, was the Phase 2 workflow (screen shot shown below) does not include Building to be able to enter anything. Not sure is this would be standard for any Phase 2 review, but when you get a minute, maybe you could let me know, so that I am not asking this same question on the next one.

Thanks for your help

Steven Byer
Arapahoe County
Building Division Manager
6924 S Lima St
Centennial CO 80112
720-874-6600

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Planning Division

Referral Routing

Case Number / Case Name:	**P16-008, 163 Inverness #61, 163 Inverness Dr. W / FDP**
Planner:	**Molly Orkild-Larson**
Engineer:	**Spencer Smith**
Date sent:	**April 21, 2016**
Date to be returned:	**May 23, 2016**

	Arapahoe County Agencies				
☐	Assessor / Arapahoe County (Residential)	Beverly Reynolds		**Citizen's Organizations**	
☐	Attorney / Arapahoe County	Robert Hill	☐	CCNA-Cherry Creek Neighborhoods Ass.	
☒	Building / Arapahoe County	Steve Byer	☐	CECON-(Within Centennial)	
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☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
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	COMMENTS:	SIGNATURE
☒	Have NO Comments to make on the case as submitted	Glenn Thompson 4/21/16
☐	Have the following comments to make related to the case:	

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☒	City / Town – City of Centennial		☐	Conoco Phillips / Gas Pipeline	
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☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
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	COMMENTS:	SIGNATURE
☒	Have NO Comments to make on the case as submitted	M. Janel Maccarrone
☐	Have the following comments to make related to the case:	

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PLANNING DIVISION

May 20, 2016

Molly Orkild-Larson
Arapahoe County Public Works and Development
6924 S Lima Street
Centennial, CO 80112

Re: Inverness #61, 163 Inverness Drive West– P16-008 (RF-16-00095)

Dear Ms. Orkild-Larson,

The City of Centennial appreciates the opportunity to comment on the outside referral of the Inverness #61, 163 Inverness Drive West – Project File No. P16-008. After reviewing the documents, the City has no comments on the referral.

Should you have any questions on this response letter please contact me at jhoulne@centennialco.gov, or at 303-754-3357.

Regards,

Jenny Houlne

Jenny Houlne
Senior Planner
City of Centennial

Cc: Andy Firestine, AICP, Assistant City Manager
Derek Holcomb, AICP, Planning and Engineering Manager

Molly Orkild-Larson

From:	amanda.silva@southmetro.org
Sent:	Thursday, June 30, 2016 10:33 AM
To:	Canaan.Reeverts@kimley-horn.com
Cc:	Chip Kerkhove; randall.phelps@kimley-horn.com; Mike.Sasarak@kimley-horn.com
Subject:	RE: Revision to site plan - 163 Inverness

Looks good – thanks!

Amanda Silva
Plan Reviewer/Investigator

amanda.silva@southmetro.org
Cell: 720-822-6953
Office: 720-989-2241
LSB: 720-989-2230

Life Safety Bureau
South Metro Fire Rescue
9195 East Mineral Avenue
Centennial, CO 80112
www.southmetro.org

Commission on Fire Accreditation International

From: Canaan.Reeverts@kimley-horn.com [mailto:Canaan.Reeverts@kimley-horn.com]
Sent: Thursday, June 30, 2016 9:51 AM
To: Amanda Silva <amanda.silva@southmetro.org>
Cc: Chip Kerkhove <Chip.Kerkhove@southmetro.org>; randall.phelps@kimley-horn.com; Mike.Sasarak@kimley-horn.com
Subject: RE: Revision to site plan - 163 Inverness

Amanda,

Please see the attached autoturn exhibit using the updated fire truck numbers. Let me know if you need anything else to sign off.

Thanks!

Canaan Reeverts
Kimley-Horn | 4582 South Ulster Street, Suite 1500, Denver, CO 80237
Direct: 720-897-6308 | www.kimley-horn.com

From: Reeverts, Canaan
Sent: Thursday, June 30, 2016 9:01 AM
To: 'Amanda Silva' <amanda.silva@southmetro.org>
Cc: Chip Kerkhove <Chip.Kerkhove@southmetro.org>; Phelps, Randall <randall.phelps@kimley-horn.com>; Sasarak, Mike <Mike.Sasarak@kimley-horn.com>
Subject: RE: Revision to site plan - 163 Inverness

Hi Amanda,

The curb to curb width of the right-in/right-out is 16' wide. We'll get an updated autoturn exhibit to you today.

Thanks!

Canaan Reeverts
Kimley-Horn | 4582 South Ulster Street, Suite 1500, Denver, CO 80237
Direct: 720-897-6308 | www.kimley-horn.com

From: Amanda Silva [mailto:amanda.silva@southmetro.org]
Sent: Thursday, June 30, 2016 8:01 AM
To: Reeverts, Canaan <Canaan.Reeverts@kimley-horn.com>
Cc: Chip Kerkhove <Chip.Kerkhove@southmetro.org>; Phelps, Randall <randall.phelps@kimley-horn.com>; Sasarak, Mike <Mike.Sasarak@kimley-horn.com>
Subject: RE: Revision to site plan - 163 Inverness

Hi Canaan,

Can you confirm that the curb to curb width of the right-in/right-out is at least 15 ft? It looks close to that when I took a rough measurement on the PDF. I have attached the most recent specs for our Tower. Please provide us with an updated autoturn exhibit using these numbers.

Thanks!

Amanda Silva
Plan Reviewer/Investigator

amanda.silva@southmetro.org
Cell: ***720-822-6953***
Office: ***720-989-2241***
LSB: ***720-989-2230***

Life Safety Bureau
South Metro Fire Rescue
9195 East Mineral Avenue
Centennial, CO 80112
www.southmetro.org

Commission on Fire Accreditation International

From: Canaan.Reeverts@kimley-horn.com [mailto:Canaan.Reeverts@kimley-horn.com]
Sent: Wednesday, June 29, 2016 4:02 PM
To: Amanda Silva <amanda.silva@southmetro.org>
Cc: Chip Kerkhove <Chip.Kerkhove@southmetro.org>; randall.phelps@kimley-horn.com; Mike.Sasarak@kimley-horn.com
Subject: RE: Revision to site plan - 163 Inverness

Amanda,

Arapahoe County has required us to restrict the left turn on the 163 Inverness site by utilizing a pork chop design. Please see attached for an updated autoturn exhibit with the movement through that access shown. Please note that no other modifications have been made to the site since your last review and approval.

Could you please give this a quick review? We'd like to get your sign-off before resubmitting the FDP to the County.

Thanks!

Canaan Reeverts
Kimley-Horn | 4582 South Ulster Street, Suite 1500, Denver, CO 80237
Direct: 720-897-6308 | www.kimley-horn.com

From: Molly Orkild-Larson [mailto:MOrkild-Larson@arapahoegov.com]
Sent: Wednesday, June 29, 2016 3:23 PM
To: Reeverts, Canaan <Canaan.Reeverts@kimley-horn.com>
Subject: Revision to site plan - 163 Inverness

Touch base with the fire district on your revisions to the site plan, especially the access point to the property.

Molly Orkild-Larson, Senior Planner
Arapahoe County Public Works and Development
Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO 80112
720-874-6650 Planning / 720-874-6574 TDD / 720-874-6611 Fax
morkild-larson@arapahoegov.com
www.arapahoegov.com

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Previous issues resolved. 5/18/16

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Public Works and Development
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☐	Open Space / Arapahoe County	Raymond Winn
☒	Planning / Arapahoe County	Molly Orkild-Larson
☒	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson
☐	Weed Control / Arapahoe County	Russell Johnson
☒	Zoning / Arapahoe County	Tammy King
	Referral Agencies	
☐	Architectural Review Committee	
☒	Arapahoe Library District	Janel Maccarrone
☐	CGS Colorado Geological Survey-Soils	
☒	City / Town – City of Centennial	
☐	Colorado Parks and Wildlife	Travis Harris
☐	County - Douglas	Chris Boyd
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☒	South Metro Fire Rescue District	Amanda Silva
☒	Metro District – Inverness Metro Improvement District	Pat Mulhern
☒	Post Office Growth Coordinator	J. Hernandez
☐	Reap I-70 Regional Economic Advancement Partnership	Matt Reay and Jack Keever
☒	Arapahoe County Recreation District	Lynn Cornell
☒	School District – Cherry Creek	Dave Strohfus
☐	Special District	
☒	Tri-County Health Department	Sheila Lynch
☐	HOMEOWNER'S ASSOCIATIONS	

	Citizen's Organizations	
☐	CCNA-Cherry Creek Neighborhoods Ass.	
☐	CECON-(Within Centennial)	
☐	Four Square Mile Neighborhood	
☐	South Metro Chamber of Commerce	
	Conservation District	
☐	Deer Trail Conservation District	
☒	West Arapahoe Conservation District	Tasha Chevarria
	Transportation	
☒	CDOT / State Highway Dept- Region 1	Rick Solomon
☒	E-470 Authority	Peggy Davenport
☒	RTD	Chris Quinn
☒	Arapahoe County Public Airport Authority	Michael Fronapfel
	Utilities: Gas, Electric & Phone	
☒	Centurylink/Phone	Charles Place
☐	Conoco Phillips / Gas Pipeline	
☒	XCEL	Donna George
☐	IREA	Brooks Kaufman
	Water / Sanitation / Stormwater / Wetlands	
☐	ACWWA	
☐	U.S. Army Corp. of Engineer	Kiel Downing
☒	Cherry Creek Basin Water Quality Authority	Chuck Reid
☐	Colorado Division of Water Resources	Joanne Williams
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☐	ECCVW&S	Chris Douglass
☒	Urban Drainage & Flood	David Mallory
☒	Inverness Water and Sanitation District	Pat Mulhern
☐	Other / 5 Sets East End Adv. Committee	

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	Amanda Silva
☐	Have the following comments to make related to the case:	

RECEIVED

MAY 0 2 2016

ARAPAHOE COUNTY PLANNING DIVISION

REFFDP16-00045

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

Referral Routing

Case Number / Case Name:	**P16-008, 163 Inverness #61, 163 Inverness Dr. W / FDP**
Planner:	**Molly Orkild-Larson** morkild-larson@arapahoegov.com
Engineer:	**Spencer Smith**
Date sent:	**April 21, 2016**
Date to be returned:	**May 23, 2016**

	Arapahoe County Agencies				
☐	Assessor / Arapahoe County (Residential)	Beverly Reynolds		**Citizen's Organizations**	
☐	Attorney / Arapahoe County	Robert Hill	☐	CCNA-Cherry Creek Neighborhoods Ass.	
☒	Building / Arapahoe County	Steve Byer	☐	CECON-(Within Centennial)	
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			☐	Other / 5 Sets East End Adv. Committee	
☐	HOMEOWNER'S ASSOCIATIONS				

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	COMMENTS:	SIGNATURE
☐	Have NO Comments to make on the case as submitted	
☒	Have the following comments to make related to the case:	

Site Access, Hydrants, Construction Type Issues – NOT APPROVED

SOUTH METRO FIRE RESCUE

LIFE SAFETY BUREAU

9195 E Mineral Ave, Centennial, CO 80112

PHONE: 720.989.2230 www.southmetro.org FAX: 720.989.2130

RECEIVED

MAY 0 2 2016

ARAPAHOE COUNTY
PLANNING DIVISION

Molly Orkild-Larson
Senior Planner
Arapahoe County
6924 S. Lima St
Centennial, CO 80112
720-874-6650
720-874-6611 Fax

File #/Name:	P16-008, 163 Inverness #61, 163 Inverness Dr. W / FDP
Project Type:	**Final Development Plan**
Referral Received:	April 21, 2016
Comments Due:	May 23, 2016
S Metro Review #	REFFDP16-00045
Plan reviewer:	Amanda Silva
Review date:	May 2, 2016

Narrative:

Code Reference: 2009 International Fire Code, 2009 International Building Code

South Metro Fire Rescue's Life Safety Division has reviewed the above project and has DISAPPROVED the plans with the following unresolved issues:

UNRESOLVED ISSUES:

1. Site Access concerns. Autoturn exhibit should be submitted to South Metro to prove adequate turn radius and access for fire department apparatus. Access due to phasing is also a concern as no exhibit has been provided to show the complete intended site layout.
2. Hydrant locations and number of hydrants have not been approved by South Metro. Number of hydrants is determined by the required fire flow for the building, which has not been provided at this time.
3. Construction type of building – this information has not been provided and fire flow requirements for this site could not be verified.
4. Second phase has not been detailed in this submittal. A discussion of intended final site layout, as well as interim conditions needs to occur.

Please schedule a meeting with Plan Reviewer Amanda Silva to discuss these issues.
Amanda.silva@southmetro.org
720-989-2241

Xcel Energy[SM]
PUBLIC SERVICE COMPANY

Right of Way & Permits

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

July 29, 2016

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

Attn: Molly Orkild-Larson

Re: * AMENDED RESPONSE *
163 Inverness Drive West – Inverness Subdivision Filing No. 61
Case # P16-008

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the final development plan for **163 Inverness Drive West – Inverness Subdivision Filing No. 61**. Please be aware PSCo owns and operates existing electric distribution facilities along Interstate 25 and natural gas distribution facilities along Inverness Drive West. 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) to complete the application process for any new gas or electric service, or modification to existing facilities. 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

Molly Orkild-Larson

From:	Peggy Davenport <pdavenp@e-470.com>
Sent:	Wednesday, April 27, 2016 8:04 AM
To:	Molly Orkild-Larson
Cc:	Helpdesk Admin
Subject:	DR: ##101404## P16-008 163 Inverness Drive
Follow Up Flag:	Follow up
Flag Status:	Flagged

Molly,

Thank you for allowing E-470 Public Highway Authority to review the P16-008 163 Inverness Drive Referral.

All new development within one and one-half mile on either side of the E-470 centerline is subject to highway expansion fees.

This is the only comment that E-470 Public Highway Authority has at this time.

Regards,

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

CONFIDENTIALITY NOTICE
This message and any accompanying documents are intended only for the use of the intended addressee, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited. If you have received this communication in error, please notify the author immediately. Thank you.

RECEIVED

MAY 1 1 2016

ARAPAHOE COUNTY
PLANNING DIVISION

Molly Orkild-Larson

From: bradley.sheehan@state.co.us
Sent: Wednesday, May 11, 2016 4:04 PM
To: Molly Orkild-Larson
Subject: Re: 163 INVERNESS DR PROPOSED 4-STORY OFFICE BUILDING

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for referring the development proposal for our review. It appears from the plans that no site drainage or grading will require work in the I-25 right of way. As a result, CDOT has no comments or concerns on the development proposal. If there is a request to work in state right of way, to obtain permission to place utilities and Landscaping a Utility/Special Use Permit is required. Please visit our website athttps://www.codot.gov/business/permits/accesspermits/documents or obtain the application through this office.

Brad Sheehan P.E.
Colorado Department of Transportation
Access Engineer Region 1
2000 So. Holly Street
Denver Colorado 80222
303-512-4271

Southeast Metro Stormwater Authority

7437 South Fairplay Street
Centennial, CO 80112-4486

May 20, 2016
Mr. Spencer Smith
Arapahoe County Land Development Services
Public Works and Development
6924 S Lima Street
Centennial, Colorado 80112

RE: 163 Inverness
SEMSWA No. DPR16-00016, County Case No. P16-008

Dear Mr. Smith,

Thank you for your referral request to the Southeast Metro Stormwater Authority (SEMSWA) regarding the proposed 163 Inverness Project. SEMSWA appreciates the opportunity to review the Phase III Drainage Report, Final Development Plan, Construction Documents, GESC Plan & Report, and O&M Manual and offers the following comments:

General Comments:

1. This project is located within the Cottonwood Creek drainage basin. System Development Fees (SDFs) have been established for development in this drainage basin. Please note SDFs will be assessed at the time of approval and are based on added impervious area. The SDF fee for this basin is $4,677 per added impervious acre. These fees shall be paid prior to any permits being issued by SEMSWA.
2. Please note that permits are required prior to construction commencing on this site. Permits necessary for construction may include the Grading, Erosion and Sediment Control (GESC) Permit. There are permit fees and collateral required for these permits which are assessed at the time of approval. All fees and collateral shall be paid prior to any permits being issued by SEMSWA.
3. Please note: if it is necessary for SEMSWA to review the submittal documents more than three times, additional review fees will be required and assessed at half of the original review fees paid. The additional review fees shall be paid prior to any subsequent review.
4. Please submit a response letter to the comments with the re-submittal. Response letter is required for further review.

Phase III Drainage Report Comments:

1. The comment response letter indicated that variance requests for the types of proposed inlets and required drainage easements were submitted, but SEMSWA did not receive a copy of the variance requests. Please revise design to meet Arapahoe County standards or submit variance request letters.
2. SEMSWA will not support a variance from providing easements for water quality enhancements and downstream infrastructure. Please show a proposed drainage easement over the required areas and structures, and ensure these structures meet Arapahoe County standards.
3. Please be consistent with terminology for water quality enhancement. Per the current drainage report, a grass buffer is not provided; only a grass swale and pervious pavers are provided.
4. Please revise water quality swale contours to reflect proposed trapezoidal design, and be consistent with swale bottom width between documents.
5. Underdrain below water quality swale is not consistently shown in the bottom of the swale. An alternate material for the swale bottom may need to be proposed. Please coordinate with SEMSWA & County engineer.
6. Water quality calculations show basin B3 being treated by the pervious pavers but that doesn't match report narrative. Please clarify.
7. The water quality swale treatment area is calculated as the wetted perimeter of the 2-year storm multiplied by the swale length in the direction of flow. Please revise calculations accordingly.
8. Please see redlines for additional comments and make necessary revisions.

Construction Documents Comments:

9. SEMSWA will not support a variance from providing easements for water quality enhancements and downstream infrastructure. Please show a proposed drainage easement over the required areas and structures, and ensure these structures meet Arapahoe County standards.
10. Underdrain below water quality swale is not consistently shown in the bottom of the swale. An alternate material for the swale bottom may need to be proposed. Please coordinate with SEMSWA & County engineer.
11. Please call out minimum 18" separate from wet utilities on storm sewer profiles.
12. Please provide construction details for water quality enhancements. See SEMSWA BMP standard details for examples.
13. Please revise pervious paver design to match detail UDFCD Volume 3 Figure PPS-1.
14. Please see redlines for additional comments and make necessary revisions.

GESC Plan and Report Comments:

15. Please add SEMSWA Case Nos. D16-00016 & DPR16-00016 and Arapahoe County Case No. P16-008 to the GESC Report cover sheet and to the lower left corner of the GESC Plan sheets.
16. On the GESC Plan cover sheet please remove the duplicate text from the plan title.

17. On the GESC Plan cover sheet please revise the Sheet index to show the 3 sheets of Arapahoe County Standard Notes and details. Remove and replace the SEMSWA details with Arapahoe County details in the plan set.
18. On the GESC Plan cover sheet please revise the project name in the Engineer's Certification Statement.
19. On the Initial GESC Plan please add the following note: Refer to the approved Construction Documents for the proposed site Demolition Plan.
20. Temporary sediment basins are required for all sites that disturb more than 1 acre. The sediment basin design requirements are described in the GESC manual (Sections 4.15.10 and 6.2.12 of the GESC Manual). Please include the sediment basin and sediment basin maintenance in the engineer's cost estimates for the area tributary to the pond. On the Initial GESC Plan please show a Sediment Basin (SB) to be installed immediately following removal of existing pavement and curb in the proposed Water Quality Swale location. The (SB) outlet pipe shall connect to the existing inlet. Provide a detail for this connection.
21. On the Initial, Interim and Final GESC Plan sheets please ensure the required notes as shown in the GESC Drawing and Report Checklist, Appendix E of the County GESC Manual are provided.
22. On the Initial GESC Plan please provide the BMP identifier, (SCL), at the proposed Sediment Control Logs.
23. On all GESC Plan sheets please label at a minimum all dimensions of the linear BMPs.
24. On the Initial GESC plan please show and label a stockpile area for excess material.
25. On the Interim GESC Plan please show Diversion Ditches (DD) to convey site runoff to the Sediment Basin (SB). Provide design parameters per Section 4.15.6 of the County GESC Manual. Show any culverts that might be needed in the ditches.
26. On the Interim and Final GESC Plans please label the proposed Water Quality Grass Swale.
27. On the interim GESC Plan please provide the (ECB) design parameters per Section 4.15.7 of the County GESC Manual.
28. On the Interim GESC Plan please show the proposed improvements per the Drawing and Report Checklist.
29. Please include a back of curb BMP on the Interim and Final GESC plans (Sediment Control Log (SCL)) and include the quantity in both of the engineer's cost estimates. The back of curb/sidewalk BMP shall include all areas around buildings, parking lots, islands, streets, etc. Please note on the Interim and Final GESC Plans that the Sediment Control Logs (SCL) shall be installed immediately following placement of the curb and/or sidewalk and shall be maintained in good working order until the final vegetation is established.
30. On the Interim GESC Plan please provide and Earthworks Summary Table.
31. On the Interim GESC Plan please add the following notes to the plan:

    - Prior to the export of material the contractor must coordinate with the SEMSWA Stormwater Inspector. The fill site, if within SEMSWA boundaries, may require approved GESC permit and plans/report. Additionally, the haul route, amount of trucks, etc. will need to be coordinated with the SEMSWA Inspector per sections 3.4, 4.1.5 and 4.7 of the GESC Manual.

    - During hauling operations sweeping shall occur throughout the day and at the end of each day.

32. In the GESC Report please provide calculations for the Sediment Basin, Diversion Ditch linings and Erosion Control Blankets.
33. In the GESC Report please replace the SEMSWA GESC Cost Estimates with the required Arapahoe County GESC Cost estimates (two pages each estimate). Please include Diversion Ditch, Sediment Basin, Seeding & Mulching for the entire area of disturbance and Pond Maintenance on the Initial/ Interim Estimate. Please include Silt Fence and Sediment Control Logs on the Final Cost Estimate.
34. Please include in the GESC Report a signed and completed copy of the County GESC Drawing and Report Checklist.

Operation & Maintenance Comments:

35. Please include SEMSWA case number DPR16-00016 and Arapahoe County case number P16-008 on the cover of the Operation and Maintenance Manual.
36. Please include an owner contact name and email on the cover of the Operation and Maintenance Manual.
37. Please include the Arapahoe County Operation and Maintenance Agreement. Additionally, please execute the agreement prior to final submittal.
38. Appendix B mentions a sub-surface drainage system; please note a License Agreement will be required. Please provide a License Agreement with the subsequent review.
39. Under Appendix B, heading B. General Stormwater Management Description, please state where detention and water quality capture volume is provided for this site.
40. Under Appendix B, heading D. On-Site Stormwater Management Facilities please expand the Volume Reduction Facilities section as redlined.
41. Appendix B, heading D. On-Site Stormwater Management Facilities under the Water Quality Facilities section, please discuss the water quality enhancement requirement for this site and provide a brief description of the pervious pavers.
42. Appendix B, heading D. On-Site Stormwater Management Facilities, please provide a Source Control Best Management Practices section.
43. Please include the Pervious Paver SOP, Inspection Form and Maintenance Form once available.
44. Please include the Annual Inspection and Maintenances Submittal form (Appendix F). This form can be found at: http://www.semswa.org/uploads/FileLinks/26d205ea2de745e1a3b1938f56783633/Appendix_F_Annual_Inspection_and_Maintenance_Reporting_Form.doc.
45. Please include A Stormwater Facilities Map and details sheets (Appendix G). Checklist for these plan sheets can be found at http://www.semswa.org/uploads/FileLinks/26d205ea2de745e1a3b1938f56783633/OM_Facilities_Map_checklist.doc and http://www.semswa.org/uploads/FileLinks/26d205ea2de745e1a3b1938f56783633/OM_Swale_Checklist.doc. Please note, as these sheets are missing there may be several comments on the subsequent review.
46. Please see redlines for additional comments and make necessary revisions.

Final Development Plan Comments:

47. SEMSWA will not support a variance from providing easements for water quality enhancements and downstream infrastructure. Please show a proposed drainage easement over the required areas and structures, and ensure these structures meet Arapahoe County standards.
48. Underdrain below water quality swale is not consistently shown in the bottom of the swale. An alternate material for the swale bottom may need to be proposed. Please coordinate with SEMSWA & County engineer.
49. Please see redlines for additional comments and make necessary revisions.

Thank you for the opportunity to review and comment on this application. We look forward to continued coordination on this project. Please feel free to contact me if you have any questions.

Sincerely,

Angela Howard

Angela Howard, PE, CFM
Land Development Engineer

cc: John McCarty, P.E., PWLF, Executive Director, SEMSWA
Paul Danley, P.E., Director, Engineering & Construction Division, SEMSWA
Dan Olsen, Stormwater Inspector Manager, SEMSWA
Carrie Mugglestone, Business Support Specialist, SEMSWA
Case File

SEMSWA RESUBMITTAL PROCEDURE
THIS SHEET MUST BE ATTACHED TO THE RESUBMITTAL
TO THE CASE ENGINEER

SEMSWA No: DPR16-00016
Case No: P16-008

Case Engineer: Angela Howard

In order to expedite this case in an efficient manner, the following procedure for resubmitting information to Arapahoe County be followed.

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

RESUBMITTAL CHECKLIST

The items checked below have been identified in the SEMSWA referral letter as requiring revision and or resubmittal.

	SEMSWA Documents Required with Resubmittal	# of
☒	**A copy of this Resubmittal Checklist**	**1**
☒	Construction Plans	X
☒	GESC Plan and Report	X
☐	Phase I Drainage Study	
☐	Phase II Drainage Study	
☒	Phase III Drainage Study /Letter of no impacts	X
☐	Drainage Letter of Compliance/Technical Letter	
☐	Engineering Cost Estimate for Public Improvements	
☐	SIA	
☐	Redline(s) for: GESC	
☒	Letter of point by point response	X
☒	O/M Manual	X
☐	Maintenance Agreement	
☐	Floodplain Documents	
☒	Final Development Plan	X
☐		
☐		

7437 South Fairplay Street, Centennial, CO 80112-4486
Phone: 303-858-8844 Fax: 303-649-2149 www.semswa.org

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

Referral Routing

Case Number / Case Name:	**P16-008, 163 Inverness #61, 163 Inverness Dr. W / FDP**
Planner:	**Molly Orkild-Larson**
Engineer:	**Spencer Smith**
Date sent:	**April 21, 2016**
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	Arapahoe County Agencies				
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			☐	Other / 5 Sets East End Adv. Committee	
☐	HOMEOWNER'S ASSOCIATIONS				

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	COMMENTS:	SIGNATURE
☐	Have NO Comments to make on the case as submitted	
☒	Have the following comments to make related to the case:	Ronald R. Rand
	Letter attached	

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 23, 2016

Molly Orkild-Larson
Arapahoe County Public Works and Development
6924 S. Lima St.
Centennial, Co 80112

Re: P16-008 Inverness Subdivision Filing No. 61,
163 Inverness Drive West Final Development Plan

Dear Molly:

The Inverness Metropolitan Improvement District ("IMID") and Inverness Water and Sanitation District ("IWSD") the appreciate the opportunity to provide comments on the above referenced submittal. The Inverness Planning and Architectural Control Committee may have additional comments. The following comments are applicable to the development on the lots.

1. IMID recognizes potential addressing issues as buildings are added in this area. 161, to the north, is existing and 167 is the address of the vacant ground to the south. This project is proposed to be 163. That leaves only 165 as an additional address, and it is our understanding that several buildings are proposed in the future. IMID would be happy to work with the Applicant and the County to develop addressing that is consistent with the Inverness Park standards.

2. The subject area is within the Inverness Water and Sanitation District (IWSD). The developer will be required to comply with all the IWSD Rules and Regulations, including the Water Conservation Plan.

3. For each building seeking a service connection the developer is required to complete an Application for Water and Sewer Tap on the IWSD standard form, Appendix B, in the Rules and Regulations.

4. Final Construction Plans for the water, sanitary sewer and irrigation facilities proposed will need to be reviewed and approved by the IWSD prior to issuance of Tap Permits.

5. District Tap and Development fees are applicable to the proposed development. Fees are payable to the Inverness Water and Sanitation District in accordance with the current schedule prior to the commencement of any work.

Thank you again for the opportunity to provide comments to Arapahoe County. Please contact our office with any questions.

Sincerely,
For INVERNESS WATER & SANITATION DISTRICT
And INVENESS METROPOLITAN IMPROVEMENT DISTRICT

Ronald L. Lambert

Ronald L. Lambert, P.E.

Cc: Pat Mulhern, IWSD
Randy Warren, IMID

RECEIVED
MAY 1 1 2016
ARAPAHOE COUNTY
PLANNING DIVISION

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

Referral Routing

Case Number / Case Name:	**P16-008, 163 Inverness #61, 163 Inverness Dr. W / FDP**
Planner:	**Molly Orkild-Larson**
Engineer:	**Spencer Smith**
Date sent:	**April 21, 2016**
Date to be returned:	**May 23, 2016**

	Arapahoe County Agencies				
☐	Assessor / Arapahoe County (Residential)	Beverly Reynolds		**Citizen's Organizations**	
☐	Attorney / Arapahoe County	Robert Hill	☐	CCNA-Cherry Creek Neighborhoods Ass.	
☒	Building / Arapahoe County	Steve Byer	☐	CECON-(Within Centennial)	
☒	Engineering / Arapahoe County	Spencer Smith	☐	Four Square Mile Neighborhood	
☒	Mapping / Arapahoe County	Pat Hubert	☐	South Metro Chamber of Commerce	
☐	Oil & Gas / Arapahoe County	Diane Kocis		**Conservation District**	
☐	Open Space / Arapahoe County	Raymond Winn	☐	Deer Trail Conservation District	
☒	Planning / Arapahoe County	Molly Orkild-Larson	☒	West Arapahoe Conservation District	Tasha Chevarria
☒	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson		**Transportation**	
☐	Weed Control / Arapahoe County	Russell Johnson	☒	CDOT / State Highway Dept- Region 1	Rick Solomon
☒	Zoning / Arapahoe County	Tammy King	☒	E-470 Authority	Peggy Davenport
	Referral Agencies		☒	RTD	Chris Quinn
☐	Architectural Review Committee		☒	Arapahoe County Public Airport Authority	Michael Fronapfel
☒	Arapahoe Library District	Janel Maccarrone		**Utilities: Gas, Electric & Phone**	
☐	CGS Colorado Geological Survey-Soils		☒	Centurylink/Phone	Charles Place
☒	City / Town – City of Centennial		☐	Conoco Phillips / Gas Pipeline	
☐	Colorado Parks and Wildlife	Travis Harris	☒	XCEL	Donna George
☐	County - Douglas	Chris Boyd	☐	IREA	Brooks Kaufman
☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
☒	South Metro Fire Rescue District	Amanda Silva	☐	ACWWA	
☒	Metro District – Inverness Metro Improvement District	Pat Mulhern	☐	U.S. Army Corp. of Engineer	Kiel Downing
☒	Post Office Growth Coordinator	J. Hernandez	☒	Cherry Creek Basin Water Quality Authority	Chuck Reid
☐	Reap I-70 Regional Economic Advancement Partnership	Matt Reay and Jack Keever	☐	Colorado Division of Water Resources	Joanne Williams
☒	Arapahoe County Recreation District	Lynn Cornell	☒	SEMSWA	Paul Danley
☒	School District – Cherry Creek	Dave Strohfus	☐	ECCVW&S	Chris Douglass
☐	Special District		☒	Urban Drainage & Flood	David Mallory
☒	Tri-County Health Department	Sheila Lynch	☒	Inverness Water and Sanitation District	Pat Mulhern
			☐	Other / 5 Sets East End Adv. Committee	
☐	HOMEOWNER'S ASSOCIATIONS				

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	James R. "Jim" Swanson
☒	Have the following comments to make related to the case:	

See Attached Cherry Creek Basin Water Quality Authority Letter, dated 5/11/16.

Cherry Creek Basin Water Quality Authority
8390 East Crescent Parkway, Suite 500
Greenwood Village, Colorado 80111
(P) 303.779.4525 (F) 303.773.2050

May 11, 2016

RECEIVED
MAY 1 1 2016
ARAPAHOE COUNTY
PLANNING DIVISION

Ms. Molly Orkild-Larson, Senior Planner
Arapahoe County
6924 S. Lima Street
Centennial, Colorado 80112

Subject: 163 Inverness FDP. (Case Number: P16-008)

Dear Ms. Molly Orkild-Larson:

The Cherry Creek Basin Water Quality Authority (Authority) has reviewed the subject project for point and non-point source pollutant impacts and water quality considerations in the Cherry Creek watershed. The Authority reviews land disturbance referrals for compliance with Control Regulation No. 72[1] and the Authority's CR-72.7 Guidance Document[2].

Project Description:
The 163 Inverness FDP (Project) is identified as a 6.32-acre commercial development located at the above subject address.

Considerations:
The proposed project warrants review by the Authority because of its location within the Cherry Creek basin and the proposed change in land use that can impact runoff quantity and quality.

Control Regulation No. 72 requires that all new development provide construction Best Management Practices (BMPs) and post-construction BMPs for any Tier 3 land disturbance greater than one acre and which results in more than 5,000 square feet, of new or increased imperviousness. From the submitted documents, it appears the Project will increase imperviousness by more than 5,000 square feet and disturb more than 1 acre, such that the Project is classified as a Tier 3 development. Tier 3 development requires construction BMPs[3] and post construction BMPs[4] "*...that provide WQCV designed to capture and treat, at a minimum, the 80th percentile runoff event...*" *for the increased imperviousness area.*

1. An Erosion and Sediment Control Plan describing proposed construction BMPs for land disturbance is required. It is anticipated this will be submitted with the final design project submittal.
2. Post construction BMPs are required for the site. Based on the Phase III Drainage Report, water quality and detention is provided in the Inverness Tributary Pond C, meeting the Authority's requirements for water quality.

---

[1] Colorado Department of Public Health and Environment, Water Quality Control Commission November 30, 2012. *Cherry Creek Reservoir Control Regulation 5 CCR 1002-72.*
[2] Cherry Creek Basin Water Quality Authority. April 27, 2011. *Control Regulation 5 CCR 1002-72 Stormwater Permit Requirements Guidance Document.*
[3] *CR 5CCR 1002-72, specifically 72.7.2(b)(5)(i)*
[4] *CR 5CCR 1002-72; specifically, 72.7.2(c)(6)(i)(A)*

Review Comments
The Authority takes no exception to this Final Development Plan submittal; however, reserves the right to comment on all subsequent / future project referrals.

If you have any questions, please contact me at (303) 726-5577.

Respectfully submitted,

James R. "Jim" Swanson, PE
For the Cherry Creek Basin Water Quality Authority

cc: Chuck Reid, Manager, CCBWQA

CENTENNIAL AIRPORT
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY
7800 South Peoria Street, Unit G1
Englewood, Colorado 80112
main: 303.790.0598
fax: 303.790.2129
www.centennialairport.com

July 28, 2016

Ms. Molly Orkild-Larson
Arapahoe County Public Works and Development
6924 S. Lima Street
Centennial, CO 80112-3853

Re: P16-008; 163 INVERNESS #61

Dear Ms. Orkild-Larson,

Thank you for the opportunity to review the Final Development Plan for 163 Inverness #61. We have the following comments to make on the project:

- The proposed development lies within the Buffer Zone (BZ) of the Airport Influence Area (AIA), and will be subjected to numerous aircraft overflights and their associated effects. These effects include, but are not limited to: noise, smoke, dust, fumes and vibrations.

- It would appear that an avigation easement has been executed for the property. Please forward a copy of the recorded easement to our office.

- Book and page number of the avigation easement must be included on all plats and plans.

- Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway, penetrates the FAA Part 77 airspace surface, impede signals associated with navigational equipment or any other reason the FAA deems necessary will require the filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. Please visit https://oeaaa.faa.gov to utilize the notice criteria tool to confirm filing requirements and to file the FAA Form 7460-1. **Please note that this is a State and Federal regulatory requirement. Our calculations show that a Form 7460-1 <u>will</u> be required for both the building and associated cranes.** In addition, please have crane operators advise the airport prior to erecting any cranes.

- A 7-day noise test is recommended.

- Please include the Airport on the vicinity map.

Please feel free to call me if you have any questions.

Sincerely,

Mike Fronapfel
Director of Planning and Development

Tri-County Health Department

May 25, 2016
Molly Orkild-Larson
Arapahoe County Public Works
6924 S. Lima Street
Centennial, CO 80112

RE: 163 Inverness Drive, P16-008
TCHD Case No. 3896

Dear Ms. Orkild-Larson:

Thank you for the opportunity to review and comment on the Final Development Plan for a building located at 163 Inverness Drive. Tri-County Health Department (TCHD) staff reviewed the application for compliance with applicable environmental and public health regulations and has the following comment.

Community Planning for Healthy Behaviors

Chronic diseases related to physical inactivity and obesity now rank among the nation's greatest public health risks. Because a growing body of research shows that thoughtful community design can promote people walking or biking as part of their daily routines, TCHD strongly supports such "active community" designs. We also support transit because each transit trip also includes a walking segment. Finally, we encourage site plans that facilitate bicycling, walking and transit as a means of transportation because reduced vehicle miles benefit air quality. TCHD would like to commend the applicant for incorporating bike racks in their design as well as providing a strong sidewalk connection from the building entrance to the site exit.

Please feel free to contact me at 720-200-1580 or vrichard@tchd.org if you have any questions.

Sincerely,

Vanessa Richardson
Environmental Health Specialist II

CC: Sheila Lynch, Laura DeGolier, TCHD

FINAL DEVELOPMENT PLAN
163 INVERNESS
INVERNESS SUBDIVISION FILING NO. 61
163 INVERNESS DR W. ENGLEWOOD, CO 80112

PER PLAT ON JULY 19. 2013 IN BOOK 437, PAGE 2, COUNTY OF ARAPAHOE, STATE OF COLORADO, AS RECEPTION NO. D3090591
LYING WITHIN THE NE 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH 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 LOT 2 INVERNESS SUBDIVISION FILING NO. 61, 163 INVERNESS DRIVE WEST, 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

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

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE

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

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 KIMLEY-HORN AND ASSOCIATES, INC, ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF AX INVERNESS WEST L.P., (A DELAWARE LIMITED PARTNERSHIP) GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE AX INVERNESS WEST L.P., (A DELAWARE LIMITED PARTNERSHIP) 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 KIMLEY-HORN AND ASSOCIATES, INC DRAINAGE DESIGN.

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE MAINTENANCE

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

PUBLIC IMPROVEMENT

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.

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.

AIRPORT INFLUENCE AREA (EASEMENT/HAZARD EASEMENTS)

1. 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.
2. 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.
3. ALL LANDS CONTAINED WITHIN THIS FINAL DEVELOPMENT PLAN SHALL COMPLY WITH F.A.R. PART 77, "HEIGHT AND OBSTRUCTIONS CRITERIA".

AIRPORT INFLUENCE AREA (OFF-SITE IMPROVEMENTS)

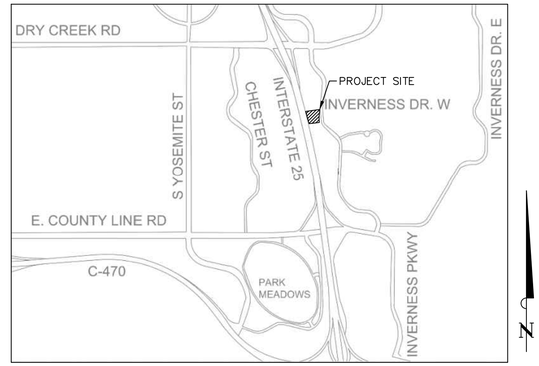
TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE BOARD OF COUNTY COMMISSIONERS:

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.

ROADWAY IMPROVEMENTS

THE ENTRANCE DRIVE FOR THE SITE HAS BEEN WIDENED IN ANTICIPATION OF THE WIDENING OF INVERNESS DRIVE WEST SHOULD THE INVERNESS METRO DISTRICT CHOOSE TO PURSUE THAT IMPROVEMENT. THE PROPOSED USE OF A RIGHT-IN/RIGHT-OUT TRAFFIC MOVEMENT IS IN COMPLIANCE WITH THE TRAFFIC IMPACT STUDY ASSOCIATED WITH THIS PROJECT.

CASE NO. P16-008



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

NO.	SHEET TITLE
1	COVER SHEET
2	OVERALL SITE PLAN
3	SITE PLAN
4	GRADING AND UTILITY PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE DETAILS
7	LIGHTING PLAN
8	EXTERIOR ELEVATIONS
9	EXTERIOR ELEVATIONS

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND BEING LOT 2, INVERNESS SUBDIVISION FILING NO. 61, IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO, PER PLAT RECORDED JULY 19, 2013 AT RECEPTION NO. D3090591 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN SAID COUNTY AND STATE.

BENCHMARK AND DATUM

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF LOT 2, INVERNESS SUBDIVISION FILING NO.61 AS RECORDED IN THE RECORDS OF ARAPAHOE COUNTY, STATE OF COLORADO, SAID LINE BEARING S80°04'11"W

BENCHMARK "UAP2 23" IS A 3¼ INCH ALUMINUM CAP ON THE ARAPAHOE COUNTY URBAN AREA VERTICAL CONTROL NETWORK, LOCATED AT THE NORTHWEST QUADRANT OF I-25 AND EAST DRY CREEK ROAD, 5 FEET SOUTH OF THE SOUTHWEST CORNER OF LIGHT RAIL BRIDGE ABUTMENT. ELEVATION = 5818.51' (NAVD 88)

OWNER REPRESENTATIVE
TRAMMELL CROW COMPANY
TINA LASHBROOK
1225 17TH STREET
SUITE 3050
DENVER, CO 80202
(303) 628-1738

ARCHITECT
FENTRESS ARCHITECTS
ERIC ZENONI
421 BROADWAY
DENVER, CO 80203
(303) 722-5000

LANDSCAPE ARCHITECT
DUNN + KILEY
TOM GARDNER
421 BROADWAY
DENVER, CO 80203
(303) 355-1970

SURVEYOR
ALTURA LAND CONSULTANTS, INC.
JESSE A. LUGO, PLS
6551 SOUTH REVERE PARKWAY
SUITE 165
CENTENNIAL, CO 80111
(720) 488-1303

MEP
ME ENGINEERS
KOREY KIRSCHERMANN
14143 DENVER WEST PKWY
SUITE 300
GOLDEN, CO 80401
(303) 421-6655

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
RANDALL J. PHELPS, P.E.
4582 SOUTH ULSTER STREET
SUITE 1500
DENVER, CO 80237
(303) 228-2300

DEVELOPMENT CRITERIA COMPARISON CHART

CRITERIA	PDP (Z14-002)	FDP (P16-008)
LAND AREA	34.97 (PARCEL 2)	6.32 AC (LOT 2, FILING NO 61)
F.A.R.	1:1 MAXIMUM	1:1 MAXIMUM
ZONING	MU	MU
PERMITTED USE	VARIOUS (PRIMARILY OFFICE)	OFFICE
BUILDING HEIGHT:	120' MAXIMUM	85' MAXIMUM
MAXIMUM BUILDING FLOORPLATES	BUILDINGS UP TO 120' = NO MAX	BUILDINGS UP TO 85' = NO MAX
% BUILDING COVERAGE:	40% MAXIMUM (EXCLUDING PARKING STRUCTURES)	40% MAXIMUM (EXCLUDING PARKING STRUCTURES)
% OPEN (LANDSCAPE) COVERAGE:	35% MINIMUM	35% MINIMUM
MINIMUM SETBACKS		
BUILDINGS:		
INVERNESS DRIVE WEST:	35' MINIMUM	35' MINIMUM
I-25 ROW:	35' MINIMUM	35' MINIMUM
INTERNAL LOT LINE:	25' MINIMUM	25' MINIMUM
PARKING:		
INVERNESS DRIVE WEST:	35' MINIMUM	35' MINIMUM
I-25 ROW:	35' MINIMUM	35' MINIMUM
INTERNAL LOT LINE:	15' MINIMUM	15' MINIMUM
DISTANCE BETWEEN BUILDINGS:	30' MINIMUM	30' MINIMUM
PARKING:		
OFFICE:	4 PER 1000 SF OF FLOOR AREA	4 PER 1000 SF OF FLOOR AREA

DRAINAGE MASTER PLAN

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.

STORMWATER MAINTENANCE

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

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

PLANNING COMMISSION RECOMMENDATION

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

CHAIR: _____

BOARD OF COUNTY COMMISSIONERS APPROVAL

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

CHAIR: _____

ATTEST: _____

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 2 INVERNESS SUBDIVISION FILING NO. 61, 163 INVERNESS DRIVE WEST, CASE NO. P16-008.

_____
OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF_____}
S.S
COUNTY OF _____}

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016

BY _____
(NAME)

AS _____ OF _____ AN AUTHORIZED SIGNATORY.
(TITLE)

BY_____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ _____ MY COMMISSION EXPIRES _____
ADDRESS

_____
CITY STATE ZIP CODE

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CONSULTANT
Kimley»Horn

163 INVERNESS
FINAL DEVELOPMENT PLAN
163 INVERNESS DR W, ENGLEWOOD, CO 80112

NO.	ISSUED FOR	DATE
1	FDP	2/12/2016
2	FDP	4/15/2016
3	FDP	6/22/2016
4	FDP	8/24/2016

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DRAWING TITLE
COVER SHEET

PROJECT #:20150044

SHEET NUMBER
1

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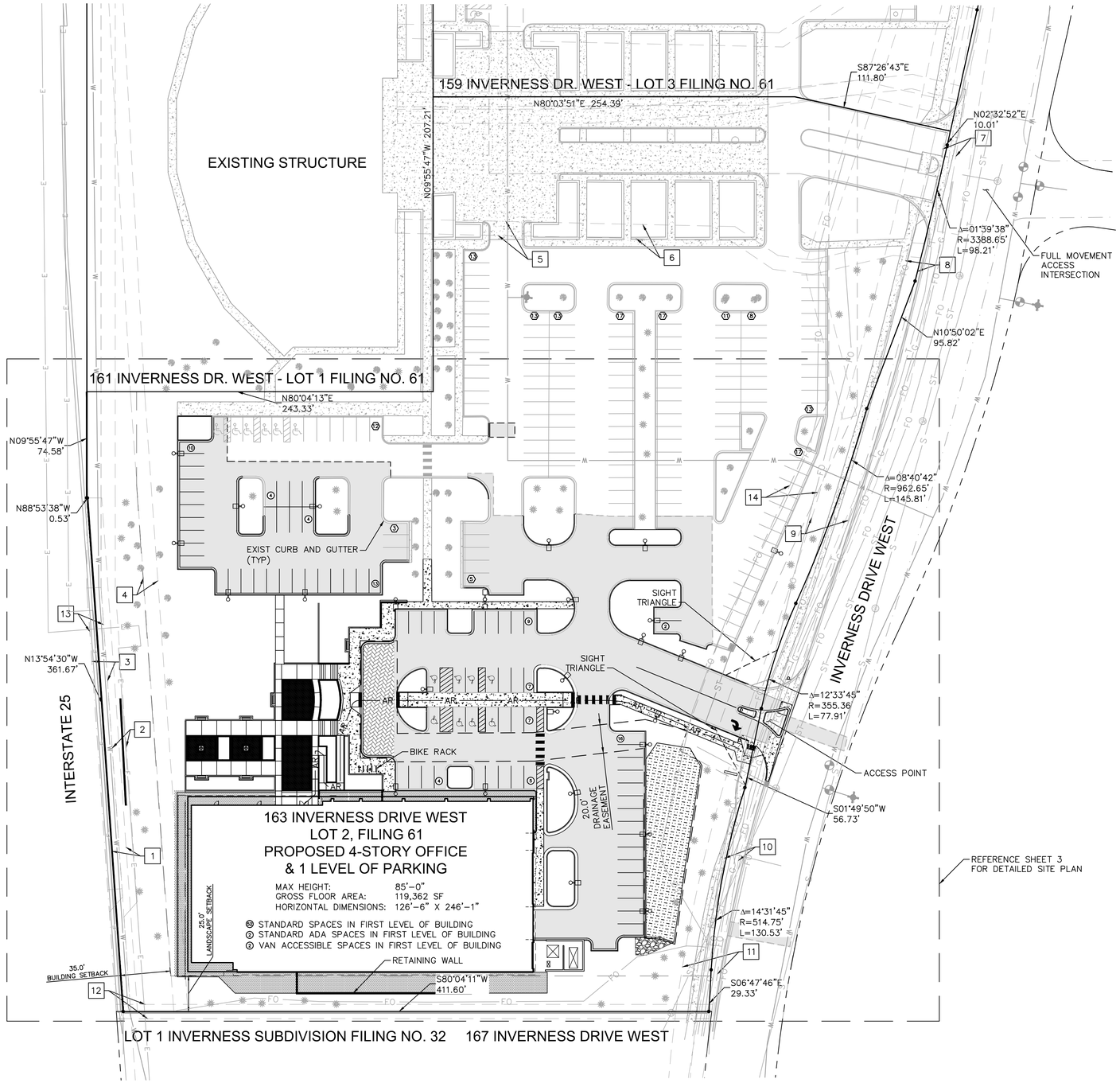
FINAL DEVELOPMENT PLAN
163 INVERNESS
INVERNESS SUBDIVISION FILING NO. 61
163 INVERNESS DR W. ENGLEWOOD, CO 80112

PER PLAT ON JULY 19. 2013 IN BOOK 437, PAGE 2, COUNTY OF ARAPAHOE, STATE OF COLORADO, AS RECEPTION NO. D3090591
LYING WITHIN THE NE 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO



CASE NO. P16-008

LEGEND

	PROPERTY LINE
	LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	SETBACK LINE
	SAWCUT LINE
	PROPOSED CURB AND GUTTER
AR	ACCESSIBLE ROUTE
(5845)	EXISTING CONTOURS
5845	PROPOSED CONTOURS
	PROPOSED DRAINAGE SWALE
ST	EXISTING STORM SEWER PIPE
	PROPOSED STORM SEWER PIPE
S	EXISTING SANITARY PIPE
S	PROPOSED SANITARY PIPE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
RD	PROPOSED ROOF DRAIN PIPE
UD	STORM UNDERDRAIN PIPE
E	EXISTING ELECTRIC LINE
OH	EXISTING OVERHEAD ELECTRIC LINE
G	EXISTING GAS LINE
FO	EXISTING FIBER OPTIC LINE
TW: XXXX.XX	TOP OF WALL
BW: XXXX.XX	BOTTOM OF WALL
EG: XXXX.XX	EXISTING GRADE
X%	SLOPE
	GRASS SWALE
	EXISTING CONCRETE
	PROPOSED CONCRETE
	PERVIOUS PAVERS
	RIP RAP
	PROPOSED PAVEMENT
	DECOMPOSED GRANITE (RE: LANDSCAPE)
	SELECTED HARDSCAPE (RE: LANDSCAPE)
	EXISTING/PROPOSED SIGN
	EXISTING/PROPOSED LIGHT POLE
	EXISTING/PROPOSED FIRE HYDRANT
	EXISTING/PROPOSED WATER METER
ST	PROPOSED STORM SEWER MANHOLE
SS	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED CLEANOUT
	PROPOSED STORMWATER INLET
	PROPOSED TYPE R INLET
	EXISTING TREE
TP	TREE PROTECTION

EASEMENTS

1. 10' UTILITY EASEMENT (REC. NO. B1217683)
2. 10' UTILITY EASEMENT (BK. 5337, PG. 658)
3. 10' UTILITY EASEMENT (REC. NO. A9151358)
4. 10' UTILITY EASEMENT (REC. NO. A8009793)
5. 10' UTILITY EASEMENT (REC. NO. D3075192)
6. 10' UTILITY EASEMENT (REC. NO A8007836)
7. 10' UTILITY EASEMENT (REC. NO. B5027397)
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9. 25' LANDSCAPE EASEMENT (REC. NO. A6131522)
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12. 10' UTILITY EASEMENT (REC. NO. A6131522)
13. 10' UTILITY EASEMENT (BK. 4640, PG. 215)
14. 20' DRAINAGE EASEMENT (REC. NO. D3090591)

(4) PROPOSED PARKING SPACE COUNT
(11) EXISTING PARKING SPACE COUNT

163 Inverness Dr W Lot 2 Parking	
Existing Standard Spaces to Remain*	136
Existing Standard Handicap Spaces to Remain*	6
Proposed Standard Surface Spaces	73
Proposed Standard Garage Spaces	52
Proposed Standard Handicap Standard Spaces	8
Proposed Van Accessible Handicap Spaces	4
Total Spaces	279

*Existing parking is shaded grey

159 Inverness Dr W Lot 3 Parking Share	
Existing Standard Spaces**	201

**Shared with 163 Inverness per site parking agreement

163 Parking Summary			
Required Parking Ratio	4 spaces/1000sf		
Gross Square Footage	119,362		
Required		Provided	
Total Spaces	478	Total Spaces	480
Standard Handicap Spaces	7	Standard Handicap Spaces	14
Van Accessible Handicap Spaces	2	Van Accessible Handicap Spaces	4

NOTE

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OVERALL SITE PLAN

PROJECT #:20150044

SHEET NUMBER
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INVERNESS SUBDIVISION FILING NO. 61
163 INVERNESS DR W. ENGLEWOOD, CO 80112

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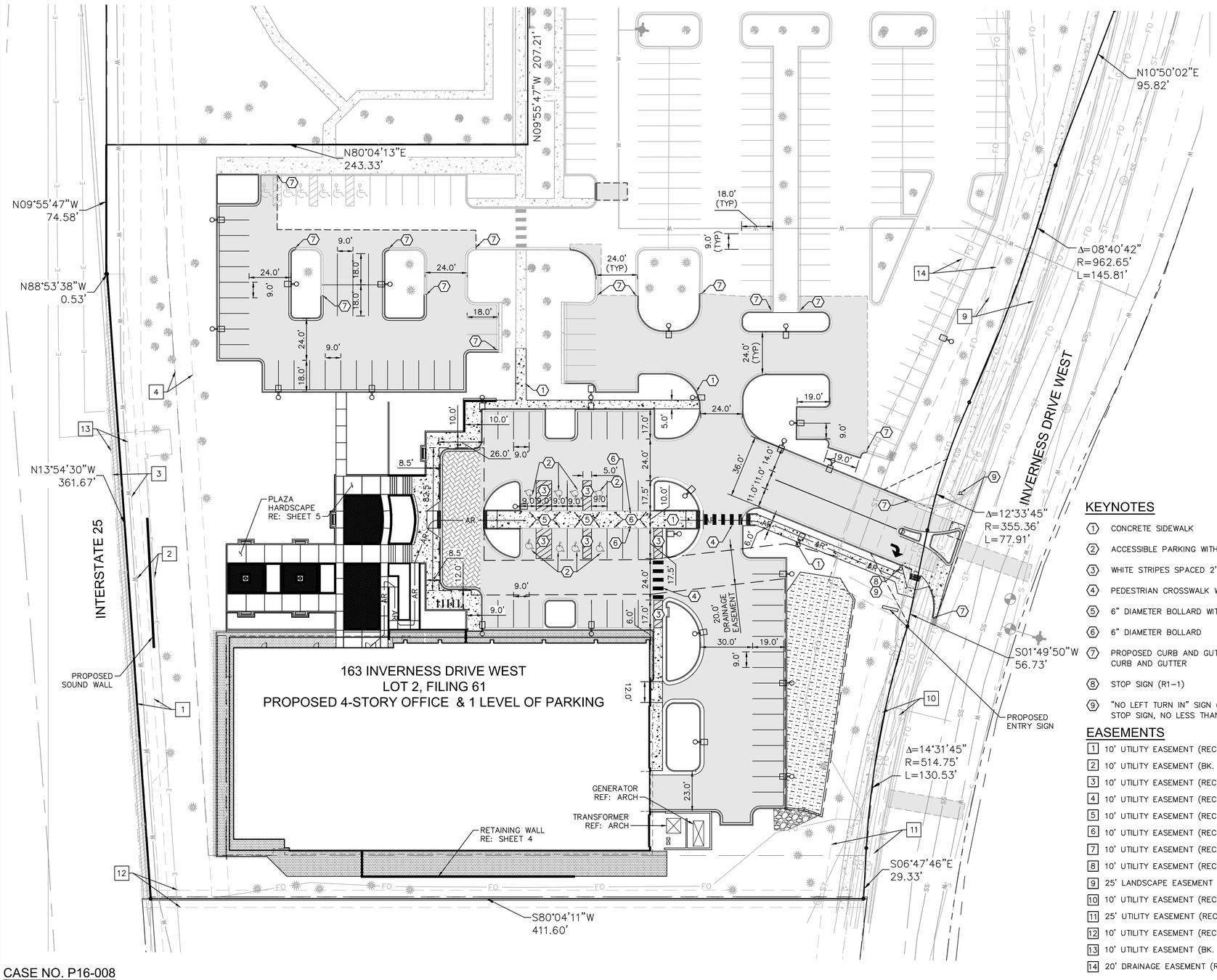

CASE NO. P16-008

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	PROPOSED STORMWATER INLET
	PROPOSED TYPE R INLET
	EXISTING TREE
TP	TREE PROTECTION

KEYNOTES

1. CONCRETE SIDEWALK
2. ACCESSIBLE PARKING WITH SIGN AND MARKING
3. WHITE STRIPES SPACED 2' O.C. AT 45°
4. PEDESTRIAN CROSSWALK WITH 2'X5' WHITE STRIPES
5. 6" DIAMETER BOLLARD WITH ADA PARKING SIGN
6. 6" DIAMETER BOLLARD
7. PROPOSED CURB AND GUTTER TO MATCH EXISTING CURB AND GUTTER
8. STOP SIGN (R1-1)
9. "NO LEFT TURN IN" SIGN (R3-2) PLACED BELOW STOP SIGN, NO LESS THAN 6' ABOVE GRADE

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2. DUMPSTER IS LOCATED INSIDE THE BUILDING.

GRAPHIC SCALE IN FEET
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SITE PLAN

PROJECT #:20150044

SHEET NUMBER
3

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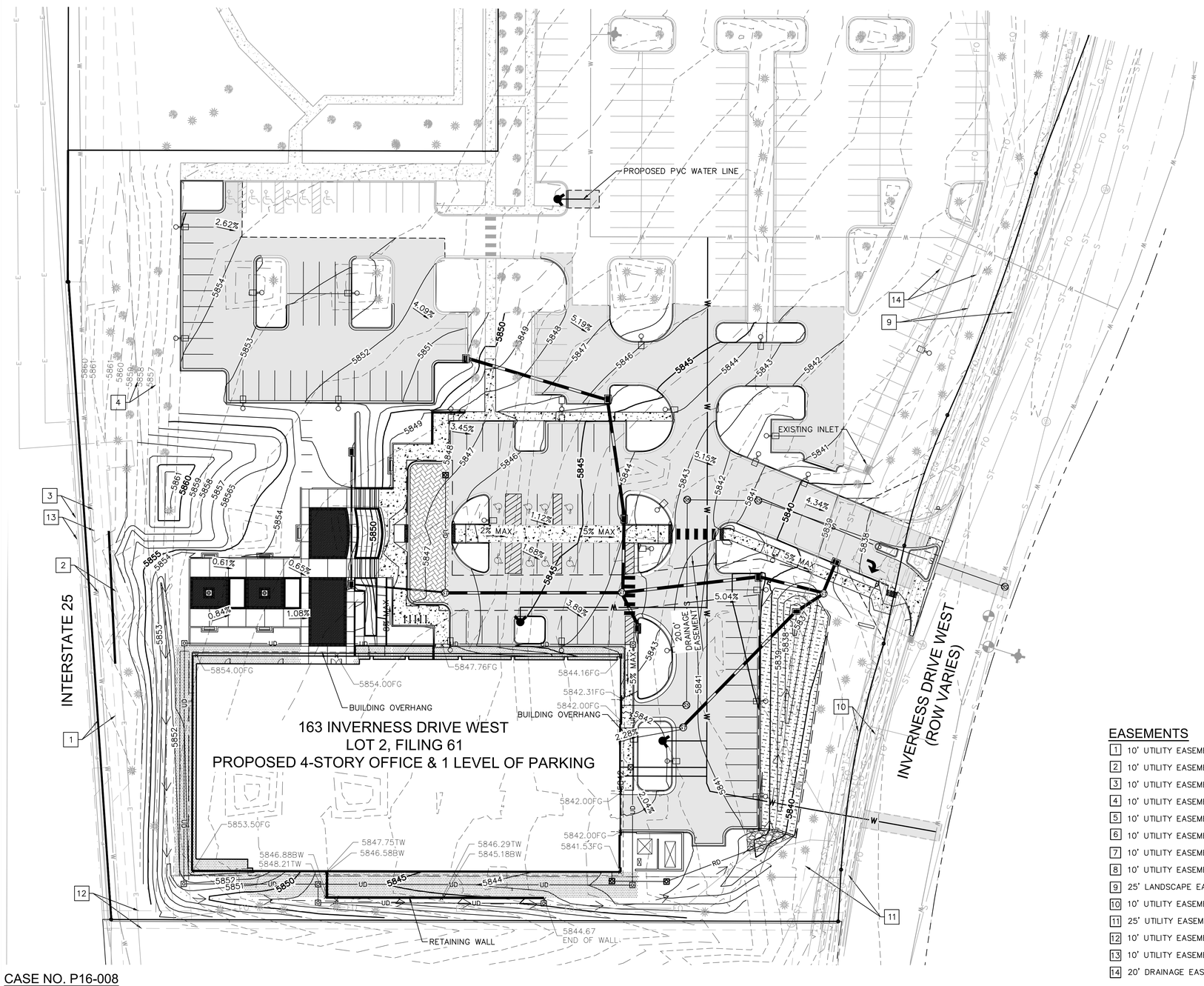

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GRADING AND UTILITY PLAN

PROJECT #:20150044

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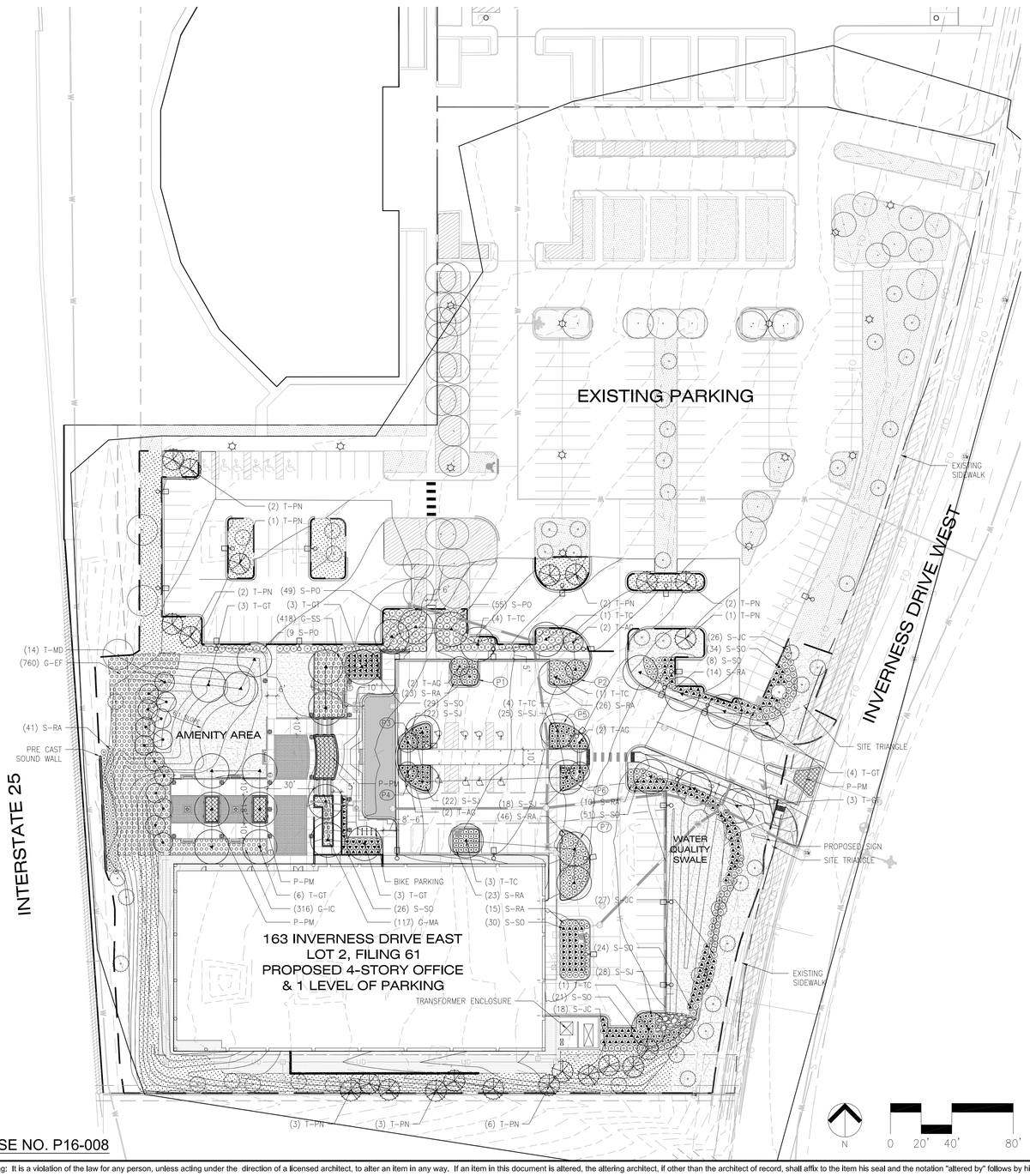

CASE NO. P16-008

LANDSCAPE MATERIALS LEGEND

- ANNUAL PLANTINGS
- TURF GRASS, TOUGH STUFF SOD (90% Turf Type Tall Fescue, 10% Kentucky Bluegrass)
- XERIC SEED MIX, LOW GROW SEED MIX by Arkansas Valley Seed Co (100% Turf Type Tall Fescue)
- ORNAMENTAL GRASSES, GROUND COVERS, PERENNIAL PLANTINGS
- EXISTING TREES
- EXISTING SHRUBS
- EXISTING TURF
- INTEGRAL COLORED CONCRETE PAVING WITH SAND FINISH AND SAW CUT JOINTS
- CLAY PAVERS ON SAND SETTING BED WITH COMPACTED SUB-BASE
- CRUSHER FINES
- 12" LANDSCAPE CURB
- LANDSCAPE EDGER
- BIKE RACK
- LITTER RECEPTACLE
- FIRE PIT
- PEDESTRIAN LIGHT POLE
- WALL MOUNTED LIGHT
- PROPOSED PARKING LOT LIGHT POLE
- EXISTING PARKING LOT LIGHT POLE
- FIRE HYDRANT

SITE AREA SCHEDULE

OPEN SPACE AREA	108,228 SF
LANDSCAPED AREA	81,763 SF
AMENITY PLAZA AREA	15,449 SF
PEDESTRIAN WALKS	11,016 SF
PARKING LOT ISLANDS (PLANTED)	16,928 SF
BUILDING FOOTPRINT	27,869 SF
PARKING AND CIRCULATION	122,345 SF
OVERALL SITE AREA	275,370 SF

PARKING TABULATIONS

TOTAL PARKING 223 SPACES

223(10 SF) = 2,230 SF LANDSCAPING

TOTAL AREA OF PARKING ISLANDS = 2,372 SF

PARKING ISLAND	AREA	TREES REQ'D/PROVIDED	SHRUBS REQ'D/PROVIDED	NOTE
PROPOSED ISLAND 1	250	2/2	16/23	
PROPOSED ISLAND 2	392	2/2	26/26	
PROPOSED ISLAND 3	253	2/2	17/22	LIGHT POLE CONFLICT
PROPOSED ISLAND 4	253	2/2	17/22	UTILITY CONFLICT
PROPOSED ISLAND 5	330	2/2	22/25	LIGHT POLE CONFLICT
PROPOSED ISLAND 6	215	2/2	14/18	
PROPOSED ISLAND 7	679	2/2	45/46	LIGHT POLE CONFLICT
TOTAL AREA	2,372 SF	14/14	157/182	

PLANTING TABULATIONS

REQ'D OPEN SPACE (35% OF LOT AREA) = 96,380 SF

REQUIRED TREE PLANTINGS = 96,380/1000 = 97
EXISTING TREES = 87*
PROPOSED TREES = 66
TOTAL OPEN SPACE TREES = 153

REQUIRED SHRUB PLANTINGS = 96,380*10/1000 = 964 SHRUBS
EXISTING SHRUBS = 150*
PROPOSED SHRUBS (5 gal) = 542 (Excluding 182 shrubs in PARKING LOT islands)
PROPOSED GROUNDCOVERS (G-MA AND G-EF)** (1 gal) = 877/3 = 292
TOTAL PROPOSED SHRUBS: 530 + 292 = 822
*Note: Existing quantities based upon survey data.
** See Note 1.

PLANT SCHEDULE

DECIDUOUS TREES

Abbr.	No.	Genus	Species	Common Name	Size	Spacing	Notes
T-AG	8	Acer	ginnala	Amur Maple	2" cal. B&B	per plan	
T-GT	22	Gleditsia	triacanthos var. enermis	Thornless Honeylocust	3" cal. B&B	per plan	6' Branching Ht. Min.
T-MD	14	Malus	'Dolgo'	Crabapple Dolgo	2" Cal. B&B	per plan	
T-TC	14	Tilia	cordata 'Greenspire'	Greenspire Linden	3" Cal B&B	per plan	6' Branching Ht. Min

CONIFEROUS TREES

Abbr.	No.	Genus	Species	Common Name	Size	Spacing	Notes
T-PN	22	Pinus	nigra	Austrian Pine	10-12' ht.	per plan	

SHRUBS

Abbr.	No.	Genus	Species	Common Name	Size	Spacing	Notes
S-JC	71	Juniperus	communis Depressa "effusa"	Effusa Juniper	5 gal. 2-3' HT	48" Diagonal	
S-PO	113	Physocarpus	opulifolius	Dwarf ninebark	5 gal. 4' HT	48" Diagonal	
S-RA	198	Ribes	alpinum	Alpine Currant	5 gal. 4' HT	48" Diagonal	
S-SJ	115	Spirea	japonica	Spirea "Anthony Waterer"	5 gal. 4' HT	48" Diagonal	
S-SO	215	Symphoricaropos	occidentalis	Snowberry	5 gal. 4' HT	48" Diagonal	

ORNAMENTAL GRASSES, GROUND COVERS AND PERENNIALS

Abbr.	No.	Genus	Species	Common Name	Size	Spacing	Notes
G-EF	760	Euonymus	fortunei 'Coloratus'	Purpleleaf Wintercreeper	1 gal.12" HT	30" Diagonal	
G-IC	316	Imperata	cylindrica	Japanese Blood Grass	1 gal.12" HT	18" Diagonal	
G-MA	117	Mahonia	aquifolium	Oregon Grape Holly	1 gal.12" HT	18" Diagonal	
G-SS	418	Sedum	spurium	'Dragons Blood' Sedum	1gal. 12" HT	18" Diagonal	
P-PM	350	Hemerocalis		Stella D'oro Daylily	1 gal.	12" O.C	PERENNIAL MIX
P-PM	350	Iris		Caesar's Brother Iris	1 gal.	12" O.C	PERENNIAL MIX
P-PM	350	Astilbe		Inshriach Astilbe	1 gal.	12" O.C	PERENNIAL MIX

NOTE:
1. THE SUBSTITUTION OF THREE (3) 1 GALLON CONTAINERS FOR ONE (1) SHRUB CAN BE USED FOR MAHONIA AQUIFOLIUM AND EUONYMUS FORTUNEI 'COLORATUS'. THIS DECISION IS BASED ON THE QUANTITY AND PROPOSED GROWTH CHARACTERISTIC OF THE PLANT SPECIES WHICH MAKES THEM A BETTER CHOICE THAN AN ORNAMENTAL GRASS.
2. NUMBERS IN PLANT SCHEDULE TAKE PRECEDENCE OVER SYMBOLS ON PLAN.
3. SPRINKLER HEADS LOCATED IN WATER QUALITY SWALE SHALL BE PLACED ABOVE THE 2-YEAR WATER SURFACE ELEVATION.
4. ALL LANDSCAPE MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. LOW AND MODERATE WATER USE AREAS ARE REQUIRED TO HAVE DRIP IRRIGATION. HIGH WATER USE AREAS MAY SUCH AS TURF MAY USE SPRAY HEADS OR DRIP IRRIGATION. TREES AND SHRUBS SHALL BE DRIP IRRIGATED ON A SEPARATE ZONE.

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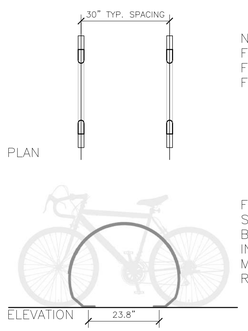
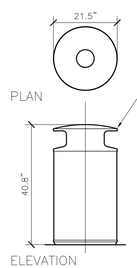
LYING WITHIN THE NE 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO



NOTE: ALL METAL SITE FURNISHINGS TO BE FACTORY FINISHED OR POWDER COAT FINISHED.

FREMONT BIKE RACK– SOLID CAST ALUMINUM BY FORMS+SURFACES INSTALL PER MANUFACTURERS RECOMENDATION

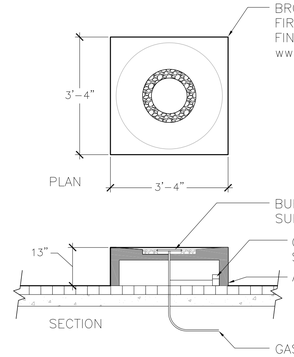
1 BIKE RACK
SCALE: 1/2" = 1'–0"



NOTE: ALL METAL SITE FURNISHINGS TO BE FACTORY FINISHED OR POWDER COAT FINISHED.

36 GALLON SIDE OPENING UNIVERAL LITTER RECEPTACLE STAINLESS STEEL FINISH BY FORMS+SURFACES INSTALL PER MANUFACTURERS RECOMENDATION

2 LITTER RECEPTACLE
SCALE: 1/2" = 1'–0"



BROWNJORDAN SOLSTICE FIRE PIT, NATURAL CONCRETE FINISH. NATURAL GAS FUEL www.brownjordan.com

BURNER WITH CRUSHED GLASS SURROUND

CONTROL PANEL W/TIMER, ON/OFF SWITCH+EMERGENCY SHUT–OFF VALUE

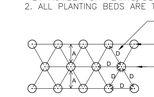
ACCESS DOOR

GAS LINE IN

3 FIRE PIT
SCALE: 1/2" = 1'–0"

SPACING "D"	ROW "A"	NUMBER OF PLANTS/SQ. FT.
36" O.C.	31.20"	.12
30" O.C.	26.00"	.18
24" O.C.	20.76"	.28
12" O.C.	10.44"	1.15
10" O.C.	8.64"	1.66
8" O.C.	6.96"	2.60
6" O.C.	5.16"	4.61

NOTE:
1. PLANT QUANTITIES DETERMINED BY MULTIPLYING AREA (SQ. FT.) BY NUMBER OF PLANTS/SQ. FT. FOR REQUIRED SPACING.
2. ALL PLANTING BEDS ARE TO BE CONTINUOUS.

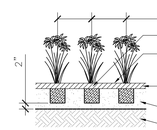


PLANT SPACING

PLANT CENTER

PLANT ROW

SEE PLANTING PLAN FOR SPACING AND QUANTITIES



SEE PLANTING LIST FOR PLANT SPACING

SET AT ORIGINAL PLANTING DEPTH

FINISH GRADE

MULCH AS SPECIFIED

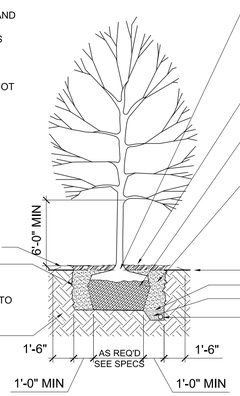
PLANTING MIX AS SPECIFIED

SUB GRADE

4 GROUNDCOVER/GRASS & PERENNIAL PLTG
SCALE: 1/2" = 1'–0"

NOTE: EXAMINE ENTIRE TREE AND REMOVE ALL NURSERY TAGS, ROPE, STRING, OR SURVEYORS TAPE TO PREVENT FUTURE GIRDLING.

SURROUNDING SOIL SHOULD NOT EXCEED 30% COMPACTION



TOP OF ROOTBALL TO BE PLACED AT SAME LEVEL THAT IT WAS GROWN IN IN NURSERY. SLIGHT ROOT FLARE SHOULD BE EVIDENT.

2" WELL COMPOSTED BARK MULCH

CUT AND REMOVE BURLAP AND WIRE BASKET FROM ROOTBALL

PLANT MIX
3 PARTS NATIVE SOIL
1 PART WELL COMPOSTED MANURE OR INTERVALE COMPOST

TEMPORARY WATERING BASIN

BREAK APART EDGE OF EXCAVATION W/ SHOVEL AND BLEND PLANT MIX W/ EXISTING SOIL TO PROVIDE TRANSITION TO UNDISTURBED GRADE

FINISH GRADE

FILTER FABRIC

GRAVEL

4" PERFORATED PIPE WHERE APPLICABLE. PERFORATIONS LAID DOWN UNDER DRAIN

UNDISTURBED GRADE - EXCAVATE ONLY TO SPECIFIED PLANTINGDEPTH TO ENSURE STABLE BASE.

5 DECIDUOUS TREE PLANTING
SCALE: NTS

NOTE:
EXAMINE ENTIRE TREE AND REMOVE ALL NURSERY TAGS, ROPE, STRING, OR SURVEYORS TAPE TO PREVENT FUTURE GIRDLING.

SURROUNDING SOIL SHOULD NOT EXCEED 80% COMPACTION, DRAINAGE WILL BE REQUIRED IF COMPACTED SOILS ARE PRESENT

12" X 1 1/2" NYLON/COTTON WEAVE TIES WITH 3/4" GROMMETS

1/8" 7 X 7 STEEL CABLE FASTENED W/ (2) ZINC PLATED CABLE CLAMPS. COVER GUYS W/3' OF 3/8" DIA. SLIP PLASTIC TUBING.

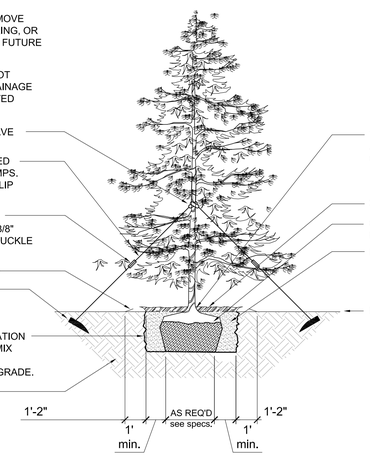
TURNBUCKLE, EYE & EYE, ZINC PLATED, 10 5/8" OPEN LENGTH, 3/8" THREAD DIA. INSTALL W/ TURNBUCKLE IN OPEN POSITION.

TEMPORARY WATERING BASIN

(3) DUCKBILL TYPE ANCHORS

BREAK APART EDGE OF EXCAVATION W/ SHOVEL AND BLEND PLANT MIX W/ EXISTING SOIL TO PROVIDE TRANSITION TO UNDISTURBED GRADE.

UNDISTURBED GRADE: ESCAVATE ONLY TO SPECIFIED PLANTING DEPTH TO ENSURE STABLE BASE



TOP OF ROOTBALL TO BE PLACED AT SAME LEVEL THAT IT WAS GROWN IN NURSERY
- SLIGHT ROOT FLARE SHOULD BE EVIDENT

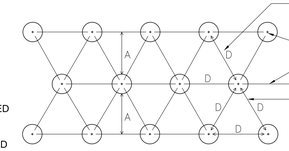
2" WELL COMPOSTED BARK MULCH

CUT AND REMOVE BURLAP FROM ROOTBALL

PLANT MIX
- 3 PARTS NATIVE SOIL
- 1 PART COMPOSTED ORGANIC MATERIAL

FINISH GRADE

6 EVERGREEN PLANTING
NTS



PLANT SPACING

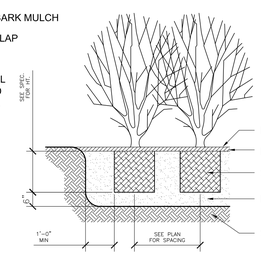
PLANT CENTER

PLANT ROW

ALL EQUAL OR AS SHOWN ON PLANTING PLAN

SPACING "D"	ROW "A"	NUMBER OF PLANTS/SQ. FT.
5' O.C.	51.96"	0.04
4' O.C.	41.52"	0.07
36" O.C.	31.20"	0.12
30" O.C.	26.00"	0.18
24" O.C.	20.76"	0.28

NOTE:
1. QUANTITY OF SHRUBS AND SPACING AS NOTED IN PLANTING SCHEDULE.
2. ALL PLANTING BEDS ARE TO BE CONTINUOUS.



FINISH GRADE

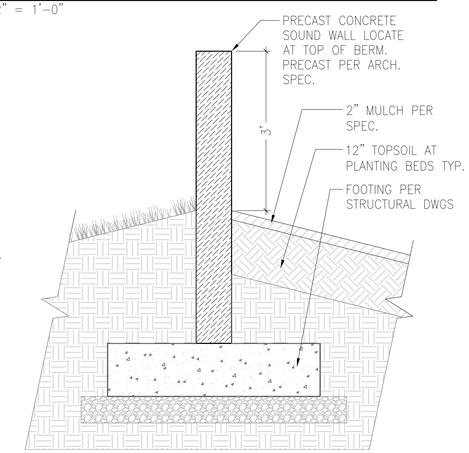
MULCH, AS SPECIFIED, 2" MIN.

SHRUB ROOTBALL

PLANTING MIX AS SPECIFIED

SUB GRADE

7 SHRUB AND GROUNDCOVER PLANTING
SCALE: 1/2" = 1'–0"



PRECAST CONCRETE SOUND WALL LOCATE AT TOP OF BERM. PRECAST PER ARCH. SPEC.

2" MULCH PER SPEC.

12" TOPSOIL AT PLANTING BEDS TYP.

FOOTING PER STRUCTURAL DWGS

SECTION

8 PRE CAST SOUND WALL
NTS

CASE NO. P16-008

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CONSULTANT
Kimley»Horn

163 INVERNESS
FINAL DEVELOPMENT PLAN
163 INVERNESS DR W, ENGLEWOOD, CO 80112

NO.	ISSUED FOR	DATE
1	FDP	2/12/2016
2	FDP	4/15/2016
3	FDP	6/22/2016
4	FDP	8/5/2016
5	FDP	8/24/2016

STAMP

DRAWING TITLE
LANDSCAPE DETAILS

PROJECT #:20150044

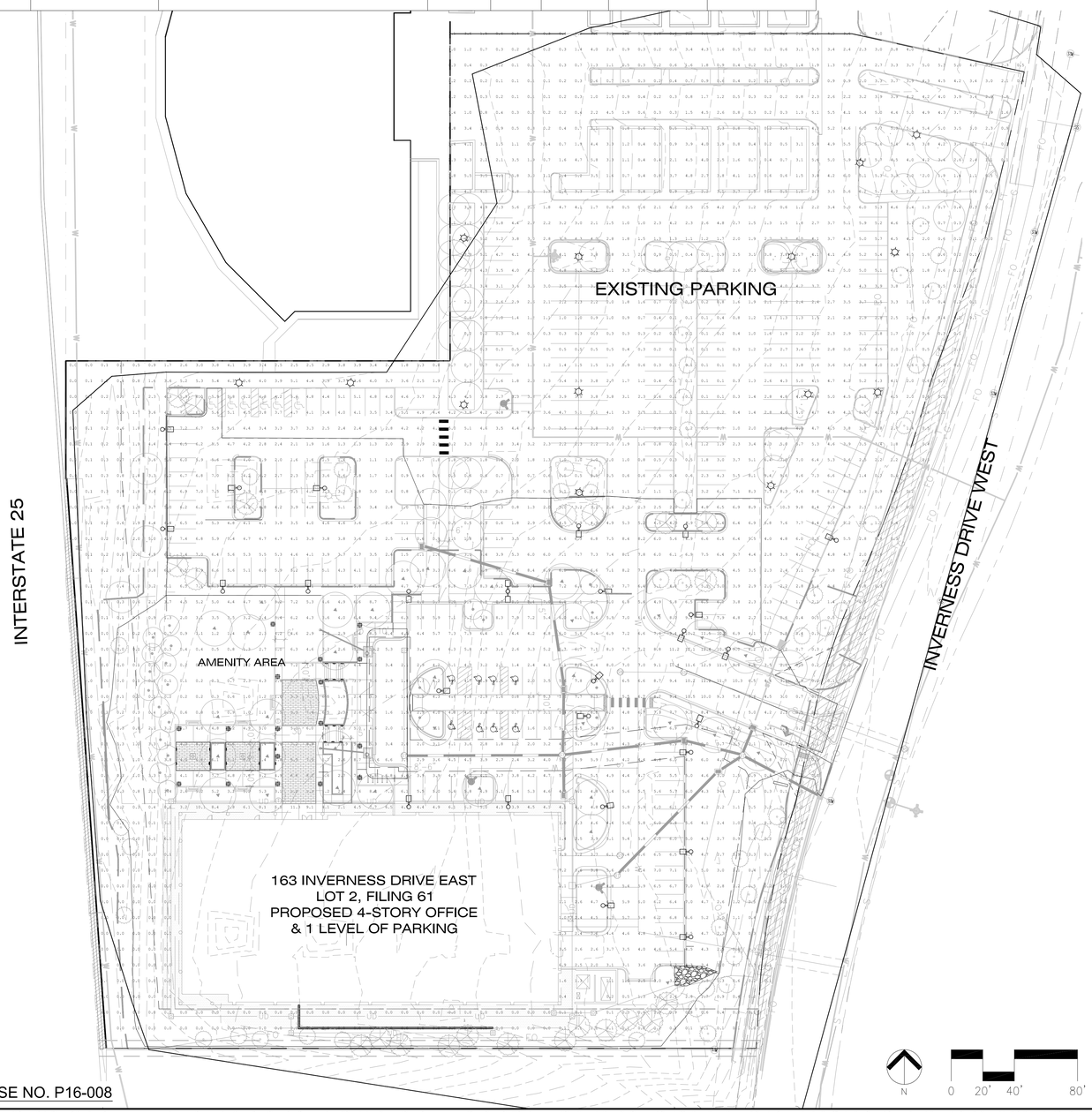
SHEET NUMBER
6

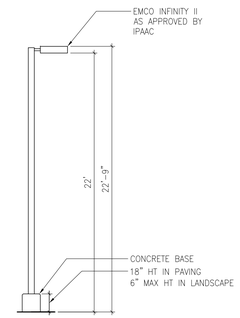
FINAL DEVELOPMENT PLAN
163 INVERNESS
INVERNESS SUBDIVISION FILING NO. 61
163 INVERNESS DR W. ENGLEWOOD, CO 80112

PER PLAT ON JULY 19. 2013 IN BOOK 437, PAGE 2, COUNTY OF ARAPAHOE, STATE OF COLORADO, AS RECEPTION NO. D3090591
LYING WITHIN THE NE 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

LIGHTING LEGEND

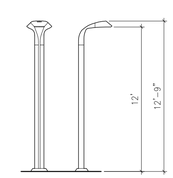
Quantity	Lamp	Description	Finish	Voltage	Mounting	Manufacturer	Catalog Number
15	84W LED, 4329 LUMEN, 4000K, 60,000HOURS	LED PEDESTRIAN LIGHT, 12FT WITH FULL CUT OFF	PER ARCH	UNV	POLE	ARCHITECTURAL AREA LIGHTING	FH-T2-56LED-4K-450
31	14.5W LED, 342 LUMEN, 3500K, 160W LED, 15252 LUMEN, 70 CRI	RECTANGULAR DIE-CAST ALUMINUM RECESSED STEP LIGHT.	PER ARCH	120/277	RECESSED	BEGA	2384LED-35K-UNV
25	160W LED, 15252 LUMEN, 70 CRI 70,000+ HOUR	SQUARE ARM MOUNT CUT OFF AREA LUMINAIRE WITH LED ARRAYS. PROVIDE 2 HEAD MODEL WHERE INDICATED IN THE PLANS.	PER ARCH	277	22' POLE	GARDCO	EH19L-1-3-160LA-NW-277



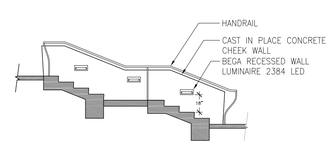


NOTE: PROPOSED FIXTURES TO MATCH EXISTING PARKING LOT LIGHT FIXTURES FOOTING + FINISH FOUNDATIONS+WIRING TO BE INCLUDED

1 PARKING LOT LIGHT FIXTURE
SCALE: NTS



2 PEDESTRIAN LIGHT FIXTURE
SCALE: NTS



3 DETAIL STEP LIGHT FIXTURE
SCALE: NTS

BEGA

Photometric Filename: 3065LED.IES

TEST:	N/A
TEST LAB:	BEGA
DATE:	9/8/2014
LUMINAIRE:	3065LED
LAMP:	8.4W LED

CASE NO. P16-008

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163 INVERNESS
FINAL DEVELOPMENT PLAN
163 INVERNESS DR W, ENGLEWOOD, CO 80112

NO.	ISSUED FOR	DATE
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3	FDP	6/22/2016
4	FDP	8/5/2016
5	FDP	8/24/2016

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DRAWING TITLE
LIGHTING PLAN

PROJECT #:20150044

SHEET NUMBER
7

FINAL DEVELOPMENT PLAN
163 INVERNESS
INVERNESS SUBDIVISION FILING NO. 61
163 INVERNESS DR W. ENGLEWOOD, CO 80112

PER PLAT ON JULY 19. 2013 IN BOOK 437, PAGE 2, COUNTY OF ARAPAHOE, STATE OF COLORADO, AS RECEPTION NO. D3090591
LYING WITHIN THE NE 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

4 / 8.1 EXTERIOR WEST ELEVATION
SCALE: 3/32" = 1'-0"

GLASS

- VISION : HIGH PERFORMACE LOW E, TINT(GRAY) SEMI REFLECTIVE VISION GLASS
- SPANDREL: TINT (GRAY) SEMI REFLECTIVE INSULATED SPANDREL GLASS

SUNSHADES

- 3 COAT KYNAR SUNSTAR BRIGHT SILVER TO MATCH MULLIONS

PRECAST

- 90% LIGHT WHITE CEMENT ARCHITECTURAL FINISH PRECAST CONCRETE
- 80% LIGHT WHITE CEMENT ARCHITECTURAL FINISH PRECAST CONCRETE

METAL SCREEN

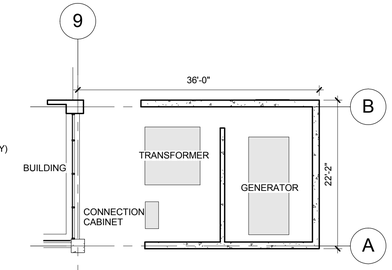
- SUNSTAR SILVER PREFORMED ALUMINUM PANEL TO MATCH MULLIONS

CANOPIES

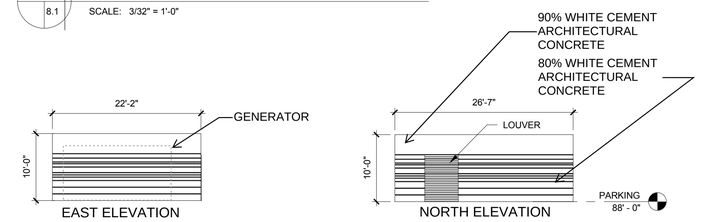
- SUNSTAR SILVER PREFORMED ALUMINUM PANEL TO MATCH MULLIONS

CABLE GUARD

- 1/8" DIAMETER STAINLESS STEEL



3 / 8.1 ELEC ENCLOSURE PLAN
SCALE: 3/32" = 1'-0"



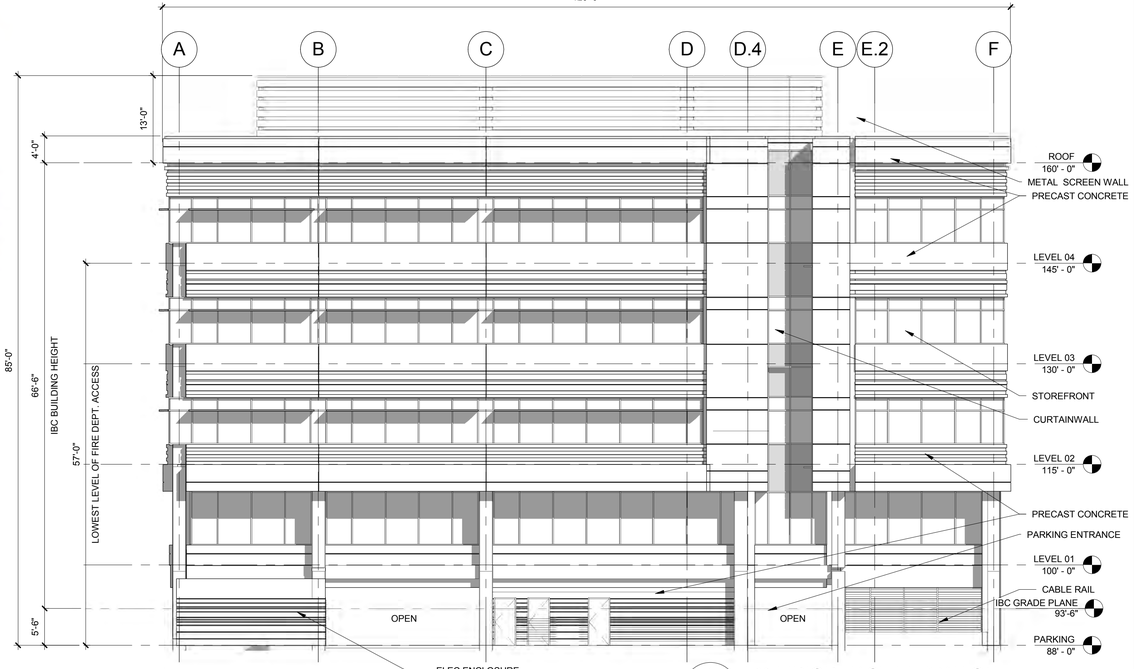
2 / 8.1 ELEC ENCLOSURE ELEVATIONS
SCALE: 3/32" = 1'-0"

90% LIGHT WHITE CEMENT ARCHITECTURAL FINISH PRECAST CONCRETE

80% LIGHT WHITE CEMENT ARCHITECTURAL FINISH PRECAST CONCRETE

LIGHT ACID WASH TEXTURE

PRECAST SAMPLES FOR COLOR AND TEXTURE CLARIFICATION



1 / 8.1 EXTERIOR EAST ELEVATION
SCALE: 3/32" = 1'-0"

CASE NO. P16-008

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163 INVERNESS
FINAL DEVELOPMENT PLAN
163 INVERNESS DR W, ENGLEWOOD, CO 80112

NO.	ISSUED FOR	DATE
1	FDP	2/12/2016
2	FDP	4/15/2016
3	FDP	6/22/2016
4	FDP	8/5/2016
5	FDP	8/24/2016

STAMP

DRAWING TITLE
FDP - EXTERIOR ELEVATIONS

PROJECT #:20150044

SHEET NUMBER
8

FINAL DEVELOPMENT PLAN
163 INVERNESS
INVERNESS SUBDIVISION FILING NO. 61
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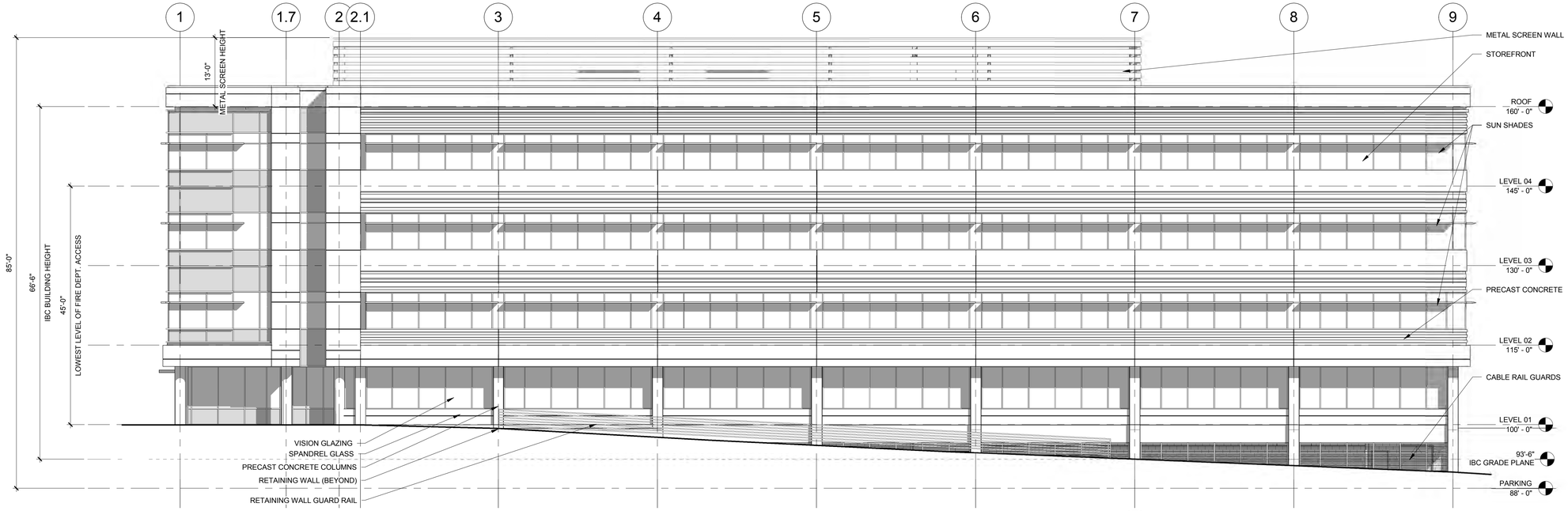
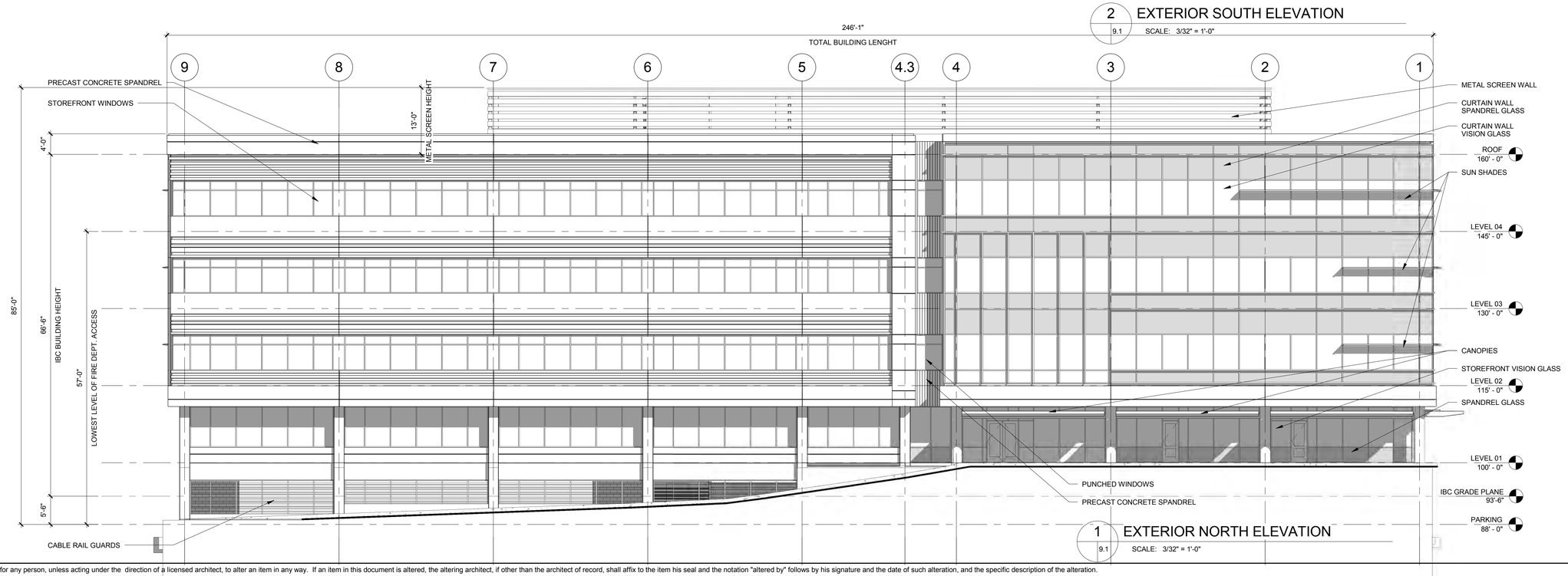


2 9.1 EXTERIOR SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



1 9.1 EXTERIOR NORTH ELEVATION
SCALE: 3/32" = 1'-0"

CASE NO. P16-008

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163 INVERNESS DR W, ENGLEWOOD, CO 80112

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STAMP

DRAWING TITLE
EXTERIOR ELEVATIONS

PROJECT #:20150044

SHEET NUMBER
9