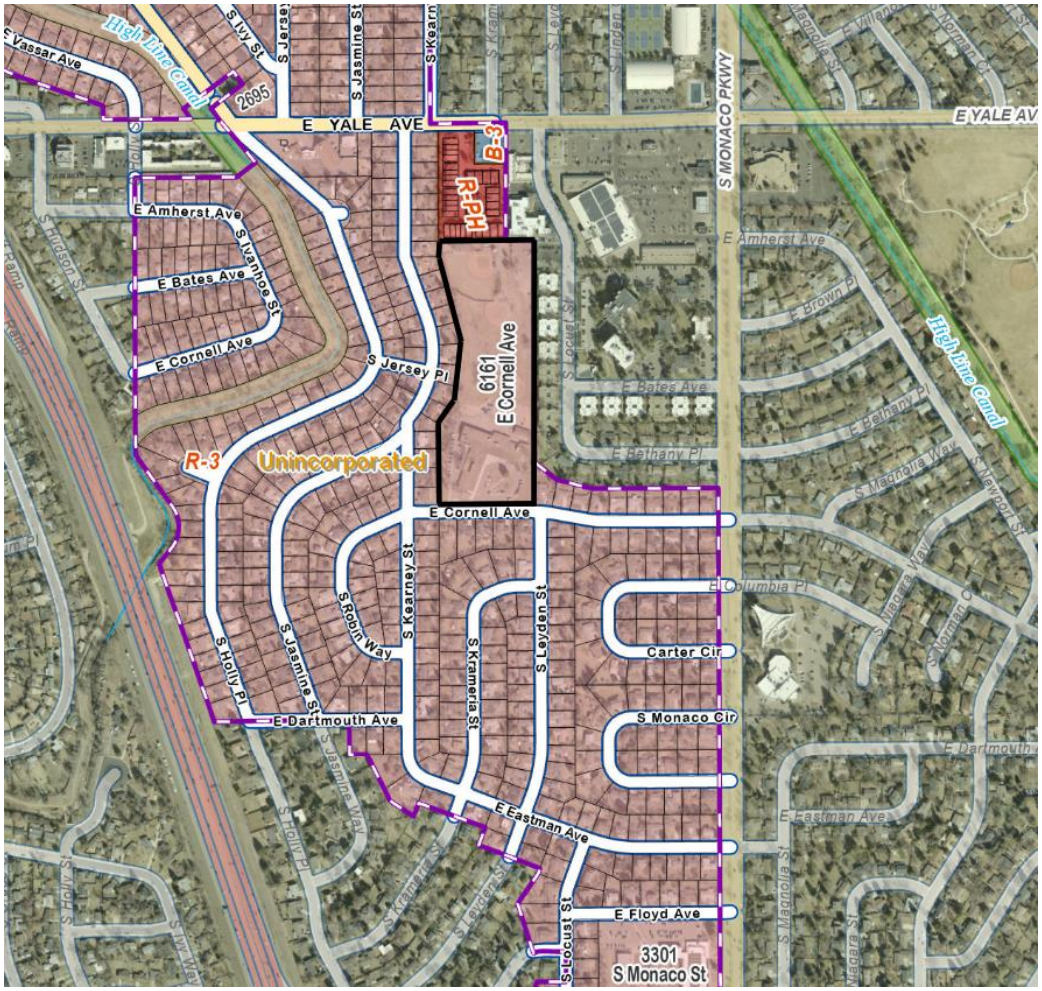
ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
OCTOBER 28, 2025
6:30 PM

SUBJECT: CASE NO. LE25-001 HOLLY HILLS REPLACEMENT ELEMENTARY - LOCATION AND EXTENT

KAT HAMMER, SENIOR PLANNER

LOCATION AND VICINITY MAP

Cherry Creek School District is proposing to replace the existing elementary school located at 6161 E. Cornell Ave. The 10.689 acre site is located west of the intersection of E. Cornell Ave. and S. Monaco St. Pkwy and is currently zoned R-3.



Vicinity and Zoning Map

ADJACENT SUBDIVISIONS, ZONING AND LAND USE

North: Yale Park Subdivision, Residential PUD – High Density (R-PH), condominiums
East: Denver County, residential, condominiums
South: Gaiser Holly Ridge Subdivision, Residential (R-3) single-family
West: Gaiser Holly Ridge Subdivision, Residential (R-3), single-family

PURPOSE AND REQUEST

Cherry Creek School District is requesting approval of a Location and Extent application to replace the existing Holly Hills Elementary School on the same site. The existing school will be demolished if this application is approved. Development includes a new two-story elementary school built to the north of the existing building, two parking lots, access drives, playfields, playgrounds, off-street student drop-off and stormwater infrastructure. The existing Lux Baseball Field is proposed to be improved and remain a neighborhood amenity.

As part of this application the applicant is requesting a parking reduction. Section 4-1.2.B.3 of the Land Development Code (LDC) allows the Planning Division Manager to reduce the required number of parking spaces by 10% ; any additional reduction would require approval by the Planning Commission. The applicant is requesting approval of 131 parking spaces while the LDC requires 220 parking spaces. The applicant developed the parking around the Cherry Creek School District Educational Specifications for a 750-student elementary school (which exceeds the 684 student capacity of the new building). See Attachment A, which includes the applicant's justification for the reduced parking request. Additionally, The Institute of Transportation Engineers Parking Generation Manual, 5th Edition, which is based on actual data while most parking codes, including Arapahoe County's, are not, indicates "the average parking supply ratio for the eight study sites with parking supply information is 12 spaces per 100 students." This would require a total of 103 parking spaces for this facility. Staff is in support of the proposed reduction in parking based on the justification submitted by the applicant based on other schools in the district and the Parking Generation Manual calculations.

This site is constrained, and the applicant requested 14 engineering variances, with 11 variances approved by the Technical Review Committee as part of this approval. The variances include:

1. Alternative Pipe Material & Size – Partially Approved
2. Minimum Flow Velocity in Pipes – Approved
3. Pipe Cover Reduction at Outfall – This is not a variance and no decision is rendered.
4. Retaining Wall Circumference and Height in a Pond – Approved
5. Minimum Vertical Utility Separation – Approved
6. Hydraulic Grade Line Criteria (100-yr flows) – Approved
7. Stormwater Surface Outfall to Street – Partially Approved
8. Structures in Drainage Easements – Approved Subject to Easement Review and Recordation
9. Reduced Easement Width – Not Approved
10. Use of Mile High Flood District (MHFD) Rain Garden Detail Instead of County Detail – Approved

11. Reduced Spillway Freeboard – No decision provided, additional information needed. Is removed from subsequent requests as County criteria could be met with design alterations.
12. Freeboard for Window Well – Not Approved as Proposed, additional analysis and information required.

13. Sidewalk Chase Drains – Approved (follow up to 1-7)
14. Freeboard from Window Well – Approved (Follow up to 1-12).
15. Removal of Impermeable Geomembrane for Rain Garden – Approved
16. Modified Extended Detention Basin Embankment Width – Approved

See the attached Engineering Services Divisions staff report, including variance packages one and two (Attachment B).

BACKGROUND

The property is currently unplatted. The existing elementary school was built in 1958 and serves third, fourth and fifth grade. Holly Ridge, the school south of Holly Hills, serves kindergarten through second grade. This new facility will combine and replace the existing Holly Hills and Holly Ridge schools within Cherry Creek School District to serve as a single consolidated K-5 campus. Holly Hills and Holly Ridge have 633 students enrolled and the school district expects similar enrollment for the new Holly Hills school.

NEIGHBORHOOD OUTREACH

Cherry Creek School District held a community meeting at the existing Holly Hills Elementary School on January 27, 2025. Approximately 40 people attended. The purpose was to present the school design, the construction activity impacts, and answer questions from the public. The applicant indicated the attendees expressed positive reactions to the design and most of the questions pertained to site construction logistics and phasing, as well as construction traffic on E. Cornell Ave. Construction traffic is designated for S. Locust Street to alleviate congestion on E. Cornell Ave. and impact on the single-family residential area.

ANALYSIS OR THE LOCATION AND EXTENT APPLICATION

1. The Comprehensive Plan

   The subject property is identified as "Urban Residential/ Single-Family Detached and Attached" in the Comprehensive Plan. This designation contains primarily residential development with a variety of housing types combined with non-residential secondary land uses that are complementary and supportive, including schools. This proposal is consistent with the following goals and policies of the Comprehensive Plan.

   Policy GM 1.2 - Encourage Infill Development and Redevelopment

   This project is redevelopment and will serve the existing student population of Holly Hills and Holly Ridge schools, in one facility.

Goal PFS 9 - Ensure that the Educational Needs of Existing and New Developments are Met.

The applicant has indicated this improved facility, and site will meet the needs of the students, staff and surrounding community.

Strategy PFS 9.1 (b) – Collaborate with School Districts in New and Expanded Facility Planning.

This facility is planned to serve the existing students of Holly Hills and Holly Ridge schools in one facility.

Strategy PFS 9.1 (e) – Optimize Joint Use of School Facilities for Community Use

The new facility has flexible learning spaces to fit the needs of students as well as better collaboration spaces for teachers, staff, and parents, making the school better suited for conferences, events, and other community gatherings. The applicant has indicated that Holly Hills school currently has a Family Welcome Center that provides assistance to student and families who need additional help whether it be language translating, housing support, and a food/supply pantry.

Strategy NL 3.2 (c) – Encourage School Districts to Allow School Properties to Be Used During Non-School Hours

The Lux baseball field is currently used by not only students but the surrounding community, including Southeast Denver Baseball and Softball league. Lutz field will continue to be an asset to the community in partner with Cherry Creek School District. Additionally, Cherry Creek School District offers before and after care programs which range by schools, students and family needs.

Strategy TM 1.3 (e) – Ensure Safe Routes to Schools

The applicant has indicated the proposed facility will provide safer student drop off. The new facility will have a separate bus loop from the student drop off lot, allowing for more queuing of cars and buses in each separate lot. The design of both the bus loop and student drop off lot allows students to directly walk out onto sidewalks rather than cross the road/traffic. The Holly Hills/Holly Ridge staff will continue to have crossing guards and staff support pick up and drop off. Additionally, families who have children, or students who have siblings at both Holly Hills and Holly Ridge will now be able to have the same route to school, improving safety for students walking and creating time efficiencies for siblings and families.

Strategy NCR 6.4 (a) – Encourage Energy Conservation Countywide

Both Holly Hills and Holly Ridge schools are aging and often require duplicate investments in repairs, compliance updates and systems. One modernized facility

consolidates these two existing schools and will allow for more efficient heating, cooling and security services. Preliminary modeling shows the facility will use 25 percent less energy than the baseline. Additionally, Cherry Creek School District participated in the Xcel Energy Design Assistance Rebate program for the Holly Hills project and is currently awaiting their energy savings report.

2. Land Development Code Review

Section 5-7.3 of the Land Development Code covers the policy and regulatory aspects of a Location and Extent. This includes specific review, general requirements and procedure for Location and Extent applications. A Location and Extent does not have specific approval criteria but may be approved upon the finding that:

5-7.3.B.1.a. No road, park, public way, ground, or space, no public building or structure, and no major facility of a public utility shall be constructed or authorized in the unincorporated areas of Arapahoe County unless and until the proposed location and extent thereof has been submitted to and approved by the Arapahoe County Planning Commission.

The proposed public school building requires approval of a Location and Extent application.

5-7.3.B.1.b. Routine extensions of public utility lines and minor modifications to existing utility lines and/or facilities shall not be subject to this procedure.

The proposed project is more than a routine extension and is not a minor modification to an existing school, and is therefore not exempt from the Location and Extent procedure.

3. Referral Comments

Comments received during the referral process are summarized in Attachment C. There is one outstanding comment that needs to be resolved. Holly Hills Homeowners Association has requested the Traffic Impact Study (TIS) be updated to include the intersection of S. Locust St. and E. Yale Ave. The ESD staff report includes a condition of approval requiring an updated TIS. **(The applicant is supposed to resubmit today with an updated TIS so this may end up being removed).**

One resident emailed staff requesting information regarding recent remodels to the Holly Hills School, uses for the Holly Ridge school building, and the design of the new Holly Hills School (see Attachment E). In recent years there was one minor remodel; Holly Hills School remodeled the innovative learning space as part of the 2016 Bond for all elementary and middle schools in the district. The Holly Ridge site will continue to operate the Cottage Preschool and the applicant has stated security, and site maintenance will continue. Additionally, once the part of the building that operates grades kindergarten to second, the building will be minimally maintained until future use of the facility is determined. The proposed school building was designed to accommodate all the students from Holly Hills and Holly Ridge. The two-story building is in alignment with current building code and is not dissimilar from several other multi-story apartments and buildings in the area.

STAFF FINDINGS

Staff has reviewed the plans, supporting documentation, and referral comments. Based upon review of applicable policies and goals in the Comprehensive Plan, review of the development regulations, and analysis of referral comments, our findings include:

1. The proposed LE25-001, Holly Hills Replacement Elementary - Location and Extent, generally conforms to the Arapahoe County Comprehensive Plan.

2. The proposed LE25-001, Holly Hills Replacement Elementary - Location and Extent, meets the Arapahoe County Land Development Code, zoning regulations, and procedures stated in Section 5-7.3 for consideration and approval of a Location and Extent application under the Land Development Code.

STAFF RECOMMENDATION

Considering the findings and other information provided herein, Staff recommends approval of Case No, LE25-001, Holly Hills Replacement Elementary - Location and Extent, subject to the following conditions of approval:

1. Prior to signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns.

Alternatives

The Planning Commission has alternatives that include the following:

1. Approve the proposed Location and Extent.
2. Continue to a date certain for more information.
3. Deny the proposed Location and Extent.

CONCURRENCE

The Public Works and Development Planning and Engineering Services Divisions have reviewed the application, and the Arapahoe County Public Works Department is recommending conditional approval of this case.

PLANNING COMMISSION DRAFT MOTIONS

Conditional Approval

In the case LE25-001, Holly Hills Replacement Elementary - Location and Extent, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing, and hereby move to approve this application based on the findings in the staff report, subject to the following conditions:

1. Prior to signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns.

Below are Draft Motions that can be used as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:

Denial

In the case of LE25-001, Holly Hills Replacement Elementary - Location and Extent, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to deny this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of LE25-001, Holly Hills Replacement Elementary - Pipeline Location And Extent, I move to continue the hearing to [*date certain*], 6:30 p.m., to obtain additional information and to further consider the information presented.

Kathleen,

As mentioned in our Location and Extents Comment Review Meeting, we are requesting a reduction in the required parking for the Holly Hills Replacement Elementary School site. Our site design aims to balance the requirements for a well-functioning educational environment on a tight site redevelopment while also accommodating utilities, easements, and intensive stormwater systems. A notable item is our goal to minimize impervious area on the site as much as possible to help the stormwater design meet the SEMSWA and Highline Canal requirements. We are also keeping the existing Lutz Baseball Field as a community amenity.

That said, we developed the parking around the Cherry Creek School District Educational Specifications for a 750 student elementary school. This requires 50 staff / faculty parking spaces, 28 parent drop off parking spaces, and 10 visitor parking spaces for a grand total of 88 parking spaces. We vetted this with the school staff and they requested 121 spaces for the new building's 684 student capacity. We are proposing 131 spaces. The combined existing parking for Holly Ridge Elementary and Holly Hills Elementary, which are joining together in the new building, is 119 spaces. This excludes spaces for the Cottage Preschool, which is remaining on the Holly Ridge site.

If we apply the Arapahoe County Land Development Code parking formula for schools, the staff count plus one for every five seats in the assembly area calculates out to 220 spaces. The assembly area used is the gym court striping area calculated at one occupant per seven square feet as required in the 2021 International Building Code and Colorado Division of Fire Prevention and Control guidelines. This is significantly more than the school needs and the site layout can support. For reference, here are the parking counts for other Cherry Creek School District elementary school sites within unincorporated Arapahoe County:

Antelope Ridge ES: 99 Spaces, Student Capacity 643

Aspen Crossing ES: 106 Spaces, Student Capacity 648

Canyon Creek ES: 100 Spaces, Student Capacity 648

Cottonwood Creek ES: 53 Spaces, Student Capacity 674

Dakota Valley ES: 98 Spaces, Student Capacity 643

Fox Hollow ES: 70 Spaces, Student Capacity 648

High Plains ES: 68 Spaces, Student Capacity 643

Mountain Vista ES: 103 Spaces, Student Capacity 704

Rolling Hills ES: 100 Spaces, Student Capacity 643

Since we are exceeding the parking capacity at other comparable school sites, we are exceeding the spaces required by Cherry Creek School District, and we need to meet the stormwater requirements of SEMSWA and the Highline Canal, we respectfully request consideration for the reduction in required parking spaces to 131 at this site. If you need any additional information, please feel free to contact me. Thank you.

Bill Hrinko, Jr., RA, NCARB

ARCHITECT

ARAPAHOE COUNTY

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Arapahoe County Public Works & Development
Engineering Services Division Staff Report
Planning Commission

Date: October 14, 2025

To: Kat Hammer, Planner, Planning Division

From: Emily Gonzalez, Case Engineer, Engineering Services Division
Cc: *Ceila Rethamel, Engineering Services Division, Division Manager*
Case File

Re: Cherry Creek School District No. 5 Elementary School Replacement
Location and Extent
LE25-001

Scope/Location:

RTA Architects, on behalf of the property owner, Cherry Creek School District, is proposing a project within unincorporated Arapahoe County. The project is located at 6161 E. Cornell Ave., Denver, CO 80222-7003, near the intersection of E. Cornell Ave. and S. Monaco St. Pkwy. In the Iliff West Parker neighborhood, Parcel ID number 1973-32-2-00-004. This project includes 10.689 acres and is currently zoned R-3.

This project is a replacement for the existing Holly Hills Elementary School on the same site. Development includes a new two-story elementary school built to the north of the existing building, two parking lots, access drives, playfields, playgrounds, and stormwater infrastructure. The existing school will be demolished after construction of the new building. The proposed zoning would not change from its current designation, and the property use will remain the same. The proposed building's gross floor area is 88,530 SF (total for both stories combined), the FAR is 0.19, and the percentage of open space on the site is 86%.

Items included in the application:

Plan Exhibits – LE
Construction Drawings – Civil
Phase III Drainage Report
GESC Plans & Report
Ownership & Maintenance Plans
Traffic Impact Study

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

1. This development lies within the boundaries of the following jurisdiction:
    - Southeast Metro Stormwater Authority (SEMSWA)
    - Mile High Flood District (MHFD)
    - Holly Hills Water and Sanitation District
    - South Metro Fire Rescue District (SMFR)
    - City and County of Denver (see #2 below)

2. The proposed employee parking lot on the north side of the project is accessed by S. Locust St. which is in the jurisdiction of the City and County of Denver.
    a) The application, including a traffic impact study (TIS), was routed to Denver and no comments were provided.
3. This parcel is in the Harvard Gulch drainage basin.
4. Land development improvements do not directly affect a drainageway or regional stormwater facility, MHFD maintenance eligibility is not required.
5. This Development outfalls through an existing drainage easement over 2840 S. Kearney St., into the S. Kearney St. right-of-way, and then into a County owned stormwater detention facility adjacent to the Highline Canal.
6. SEMSWA, through a Memorandum of Understanding and associated Standard Operating Procedures administers the GESC Program on behalf of the County. SEMSWA, with concurrence from the County, will approve the GESC plans, issue the GESC permit and provide GESC inspections.
7. The Cherry Creek School District holds its own MS4 permit and therefore the County does not review or approve water quality facilities, although the stormwater facilities on site are still reviewed for 100-yr detention.
8. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on-site and off-site public improvements.
9. No offsite or street parking is proposed with the development.
10. All public streets shall be complete with curb, gutter, sidewalk, and pavement that shall be constructed in accordance with the Arapahoe County IDCS.
11. Engineering review and approval fees are paid in full.
12. The building permit will be issued through the Colorado Department of Fire Prevention and Control.

13. This is a constrained site, and a total of 14 variances have been requested, with 11 technical variances approved by TRC. A summary of variance requests and the associated decisions are provided here. Please refer to attached Variance Packages #1 and #2 for details on the location and on and technical justification for each variance request.

Request Memo #1 Response Dated July 23, 2025

1-1. **Alternative Pipe Material & Size** – Partially Approved

Request:

Sections 9.2.1 and 9.2.2 of the Stormwater Management Manual (SMM) require reinforced concrete pipe (RCP) and minimum allowable pipe size of 18-inches. The applicant proposes: (a) Dual 8" PVC pipes at the northwest outfall to Kearney Street, (b) Flush PVC cleanouts in lieu of manholes in the outfall easement, (c) 18" area drain with a 12" PVC pipe west of Lutz Field, (d)Two 12" PVC pipes in the easement on the east side of the site near the service drive, (e) 23" x 14" Horizontal Elliptical Reinforced Concrete Pipe (HERCP) for the northern most downstream sections of the western storm sewer, and (f) A flared end section and 15" RCP as an inlet on the west side adjacent to the retaining wall.

Decision:

(a) TRC approved the 8" PVC at the Kearney outfall; (b) PVC cleanouts in this location are approved; (c) the area drain is approved; (d) the 12" PVC is approved at the location shown; (e) This does not constitute a variance as the size is equivalent to 18" circular pipe, and (f) TRC has no issue with the configuration requested, but additional or alternate design will be required for this location. As shown, the HGL in the storm sewer pipe at this location is higher than the flared end section inlet invert in, and inlet would not function as intended. The revisions were made in subsequent submittals.

1-2. **Minimum Flow Velocity in Pipes** – Approved

Request:

Section 9.8.1 of the SMM requires a minimum velocity of 3 feet per second (fps). Applicant proposes that a minimum slope of 0.5% is met, but due to grade constraints, velocity would be between 1.13 fps and 1.69 fps as shown in the provided documentation.

Decision:

This is approved and a note is to be added to the Location and Extent application referencing the O&M Section of the drainage report for additional maintenance information.

1-3. **Pipe Cover Reduction at Outfall** – As all pipes must come to the surface to outfall eventually, TRC does not consider this to be a variance and no decision is rendered.

1-4. **Retaining Wall Circumference and Height in a Pond** – Approved

Request:

Section 13.3 of the SMM limits retaining walls in ponds to be less than 50% of the pond circumference, and less than 30" in height. The applicant proposed that 53% of the pond circumference will have a retaining wall, and the height will be a maximum of 42" above grade to provide additional freeboard for protection of adjacent homes.

Decision:

TRC approved this request subject to the following information: (a) a building permit and structural design will be required for this retaining wall; (b) on construction drawings, the applicant must list required design information for the wall (e.g. loading); and (c) hydrostatic pressure and all other applicable loading needs to be included in the design of the retaining wall.

1-5. **Minimum Vertical Utility Separation** – Approved

Request:

Section 9.5.3 requires a minimum of 18" vertical separation between storm sewer and sanitary sewer. In the proposed drawings, the separation between the storm sewer (above) and sanitary sewer (below) is 0.96' at the bus loop crossing location due to grade constraints on site as discussed in the variance request letter.

Decision:

TRC approved this request provided all requirements of the sanitary sewer utility owner are met.

1-6. **Hydraulic Grade Line Criteria (100-yr flows)** – Approved

Request:

Section 9.8.3 of the SMM requires that the 100-yrHGL in the pipe be at least 1-foot below grade. Applicant requests that the 100-yr HGL be at grade in the pipe directly west of Lutz Field due to grade and outfall constraints.

Decision:

TRC approved this request with the revision of the plans to provide locking manhole lids where the HGL is less than 1-foot below grade.

1-7. **Stormwater Surface Outfall to Street** – Partially Approved

Request:

Section of 13.3.6 of the SMM requires that ponds have an outlet into storm sewer or drainageway unless it is not reasonably available. Applicant proposes two chase drains for the outfall into Kearney Street, in addition to the two existing chase drains

Decision:

TRC approves the outlet into the gutter of a street as there is no storm sewer available in this area. However, TRC did not approve of the use of four (or two additional) chase drains to outfall under the sidewalk. The applicant was requested to evaluate alternative designs which are more maintenance friendly.

1-8. **Structures in Drainage Easements** – Approved

Request:

Section 9.4.3 of the SMM prohibits structures of any kind to be within storm sewer easements. The applicant proposes several locations where structures would be within the County drainage easements as shown in the documentation provided.

Decision:

This request was approved pending the following: (a) County Legal review of the locations of structures. The applicant must provide an exhibit showing what is proposed to encroach into the easement area, location of storm sewer in easement and distance between the edge of storm sewer to the edge of structure; (b) special conditions may be required in the drainage easement agreement between the County and Cherry Creek School District; (c) the County will not be liable for any damage to a structure within the County easement which occurs due to the County's use of the easement; and (d) the footers of the gate must have sufficient separation from the storm sewer (to be included in easement exhibit) so that the storm sewer will not be damaged by the installation of the gate.

1-9. **Reduced Easement Width** – Denied

Request:

Section 9.4.2 of the SMM requires a minimum of 20-feet of easement width for storm sewers smaller than 36". The applicant proposes that the width of the easement on the east side of the property, in the access drive, be reduced to 14' or a landscape block wall be included within the easement for the length of approximately 185 feet.

Decision:

TRC denied this variance request and directed the applicant to include this length of landscape wall and storm sewer easement within Request #8 exhibit and maintain minimum required easement width.

1-10. **Use of Mile High Flood District (MHFD) Rain Garden Detail** – Approved

Request:

The applicant requested to use the Mile High Flood District (MHFD) construction detail for the rain garden as opposed to the County's rain garden detail.

Decision:

MHFD Rain Garden Detail instead of the County detail for design and construction was approved.

1-11. **Reduced Spillway Freeboard** – Additional Information Needed.

Request:

Section 13.3.8 specifies a minimum freeboard of 1-foot above the computed water surface elevation when the spillway is conveying the maximum design flow. The applicant requests a reduced spillway freeboard as the spillway will not activate unless there are storms in excess of the 500-yr design storm.

Decision:
TRC provided the following comments and requested additional information: (a) the proposal of 0.87' freeboard provided does not seem accurate based on the information provided; (b) while this pond is designed to provide 500-yr detention, per section 13.3.14 the spillway shall be sized to convey the 100-yr developed flow from the upstream water shed, not accounting for flow reduction within the detention basin; (c) please provide a weir calculation to determine the depth of flow over the spillway, using the 100-yr developed flow. Using this depth of flow, calculate the minimum top of berm elevation (100-yr water surface elevation + depth of flow over the spillway + 1 foot of freeboard). If proposed top of berm elevation is higher than minimum top of berm elevation, no variance is required. This request was removed from subsequent request letter as County criteria could be met with design alterations.

1-12. **Freeboard for Window Well** – Not Approved

Request:
Section 2.3 of the SMM specifies a minimum of 1-foot of freeboard between the lowest entrance and the 100-yr WSE for all structures adjacent to drainage facilities. The applicant is requesting that 0.2' of freeboard be provided from the 100-yr WSE in the U-shaped channel to the adjacent window well in the outfall easement to Kearney St.

Decision:
TRC did not approve as proposed and provided the following comments: (a) TRC is concerned about the protection of the adjacent home; (b) provide some kind of additional protection to the adjacent home (e.g. berm, floodproofing, etc.), and coordinate with homeowner, then re-submit variance request to TRC for evaluation.

Request Memo #2 Response Dated September 10, 2025

2-1. **Sidewalk Chase Drains** – Approved (Continuation of 1-7)

Request:
Section of 13.3.6 of the SMM requires that ponds have an outlet into storm sewer or drainageway unless it is not reasonably available. Applicant proposes to use the two existing chase drains which outfall into Kearney Street as the pond outfall.

Decision:
TRC approved this variance as the request for additional information from Variance Letter #1 was completed by the applicant and the new proposal of only two chase drains is acceptable to the TRC.

2-2. **Freeboard from Window Well** – (Continuation of 1-12).

Request:

Section 2.3 of the SMM specifies a minimum of 1-foot of freeboard between the lowest entrance and the 100-yr WSE for all structures adjacent to drainage facilities. The applicant is requesting that 0.59' of freeboard be provided from the 100-yr water surface elevation (WSE) in the U-shaped channel to the adjacent window well in the outfall easement to Kearney Street. The applicant has contacted the homeowner per the previous TRC Response Letter and proposed a drainage swale to capture any overflow from the concrete channel and direct it towards Kearney Street.

Decision: (refer to letter dated 10-08-2025)

TRC approved this request as the technical justification provided by the design team and the addition of the overflow swale adequately addressed the concerns of the TRC committee.

2-3. **Removal of Impermeable Geomembrane for Rain Garden** – Approved

Request:

Section 14.5.3.4e of the Stormwater Management Manual requires that rain gardens constructed within 10 feet of a paved area or within 50 feet of a building, a no-infiltration section is required that includes a perimeter wall and impermeable liner. The applicant is proposing to remove the perimeter wall and impermeable liner so that additional flows from the project can be infiltrated.

Decision:

TRC approved this request with the following comments: (a) there are approximately 425 feet of private curb and gutter and sidewalk pavement within 10' of the rain garden but it is owned and maintained by the School District and no public infrastructure will be affected; (b) applicant will need to consider the water infiltration when designing & constructing the pavement and pond.

2-4. **Modified Extended Detention Basin Embankment Width** – Approved

Request:

Section 13.3.7 of the SMM requires an embankment width of at least 5 feet when using a modified extended detention basin (MEDB). The applicant proposes a 2 foot embankment because the pond is supported by a wall rather than the embankment (as stated in Variance Request Letter #1).

Decision:

TRC approved this request as per previous Variance Request Letter, the retaining wall around the pond will be designed for the weight of the soil and water within the pond, instead of relying on an earthen berm for support.

Recommendations:

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

1. The applicant agrees to address the Division of Engineering Services' comments and concerns as identified within this report.
2. The applicant agrees to address comments issued by the Southeast Metro Stormwater Authority (SEMSWA).
3. The applicant agrees to address all remaining redline comments on the construction documents.
4. The applicant executes a Subdivision Improvement Agreement, Ownership & Maintenance Agreement, and a Drainage Easement & License Agreement.

Staff Comments:

The Arapahoe County Division of Engineering Services has reviewed this application and has the following comments:

1. Pursuant to the Arapahoe County Public Works and Development Fee Schedule and policy, the applicant is provided three (3) resubmittal reviews at no charge. Should items not be addressed by the fourth submittal, the review fee identified in the Fee Schedule may apply to every subsequent submittal.
2. Right-of-way adjacent to this development is controlled by the City and County of Denver. Access permits may be required from this jurisdiction, and it is the responsibility of the Development to determine if permits are required and obtain said permits.
3. The application was referred to SEMSWA for review and comment. SEMSWA jointly reviews and recommends approval of the Drainage Study, Operation & Maintenance Site Plan, and Civil Construction Plans for all stormwater facilities. SEMSWA's recommendation for approval must be obtained prior to final County approvals.
4. This development will be served by Holly Hills Water & Sanitation District for water and sanitation. The water and sanitary sewer plans will need to be approved by HHWS prior to final construction plan approvals by the County. Applicant shall submit either signed construction plans or letter of approval from HHWS.
5. Construction activities that disturb one or more acres are required by the Environmental Protection Agency (EPA) to obtain a Construction Stormwater Permit.
6. Calculations included with the Phase III Drainage Report demonstrate that the total volume and rate at which the school outfalls to the County owned pond have been reduced from existing conditions.

7. Provide legal descriptions and graphic representation of the easement areas to be dedicated. Staff will provide the easement agreements once the submitted information is acceptable.

Permits Required

1. Street Cut- Right of Way (ROW) Use Permit
   - Required for access onto the County ROW.
   - Required for any construction and/or lane closures within County ROW.

2. Public Improvement Permit
   - For all public improvement with a County easement or ROW (stormwater facilities, sidewalks etc.)

3. Oversize/Overweight Vehicle Permit
   - This permit governs the use of Arapahoe County Roadways where vehicles exceed size or weight limitations as established by the State of Colorado or by Arapahoe County.

4. Traffic, Signing, Striping and Signalization Permit
   - Arapahoe County requires that a Traffic, Signing, Striping and Signalization Permit be obtained prior to the placement, removal or modification to any traffic signs, striping or signals maintained by Arapahoe County.

ARAPAHOE COUNTY

PUBLIC WORKS & DEVELOPMENT
BRYAN D. WEIMER, PWLF
Director
6924 South Lima Street
Centennial, CO 80112-3853
Phone: 720-874-6500
Relay Colorado: 711
www.arapahoegov.com

July 23, 2025

Attn: Sharon Procopio, Project Manager, JVA Inc. Consulting Engineers

Project Name: CCSD Holly Hills Elementary School
Case Number: LE25-001
Address: 6161 E Cornell Ave.

The Arapahoe County Technical Review Committee (TRC) and Southeast Metro Stormwater Authority (SEMSWA) met on July 23rd, 2025, for a regularly scheduled meeting to discuss the Holly Hills Elementary project and associated variance requests. Variances of the following standards are requested:

1. **Pipe Material and Minimum Pipe Size** – Sections 9.2.1 and 9.2.2 of the Stormwater Management Manual (SMM) require reinforced concrete pipe (RCP) and minimum allowable pipe size of 18-inches. The applicant proposes:
    a. Dual 8” PVC pipes at the northwest outfall to Kearney Street
    b. Flush PVC cleanouts in lieu of manholes in the outfall easement
    c. 18” area drain with a 12” PVC pipe west of Lutz Field
    d. Two 12” PVC pipes in the easement on the east side of the site near the service drive
    e. 23” x 14” Horizontal Elliptical Reinforced Concrete Pipe (HERCP) for the northern most downstream sections of the western storm sewer
    f. A flared end section and 15” RCP as an inlet on the west side adjacent to the retaining wall.

2. **Flow Velocity in Public Storm Pipes** – Section 9.8.1 of the SMM requires a minimum velocity of 3 feet per second (fps). Applicant proposes that a minimum slope of 0.5% is met, but due to grade constraints, velocity would be between 1.13 fps and 1.69 fps as shown in the provided documentation.

3. **Cover Over Storm Pipes** – Section 9.5 of the SMM, cover shall not be less than 12”. The cover at the outfall to Kearney street decreases to 0” to outfall into the street.

4. **Retaining Wall Height & Circumference** – Section 13.3 of the SMM limits retaining walls in ponds to be less than 50% of the pond circumference, and less than 30” in height. The applicant proposes that 53% of the pond circumference will have a retaining wall, and the height will be a maximum of 42” above grade to provide additional freeboard for protection of adjacent homes.

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5. **Vertical Separation Utility Crossing** – Section 9.5.3 requires a minimum of 18" vertical separation between storm sewer and sanitary sewer. In the proposed drawings, the separation between the storm sewer (above) and sanitary sewer (below) is 0.96' at the bus loop crossing location due to grade constraints on site as discussed in the variance request letter.

6. **Hydraulic Grade Line (HGL) Criteria** – Section 9.8.3 of the SMM requires that the 100-yr HGL in the pipe be at least 1-foot below grade. Applicant requests that the 100-yr HGL be at grade in the pipe directly west of Lutz Field due to grade and outfall constraints.

7. **Sidewalk Chase Drains** – Section of 13.3.6 of the SMM requires that ponds have an outlet into storm sewer or drainageway unless it is not reasonably available. Applicant proposes two chase drains for the outfall into Kearney Street, in addition to the two existing chase drains.

8. **Structures in an Easement** – Section 9.4.3 of the SMM prohibits structures of any kind to be within storm sewer easements. The applicant proposes several locations where structures would be within the County drainage easements as shown in the documentation provided.

9. **Reduced Easement Width** – Section 9.4.2 of the SMM requires a minimum of 20-feet of easement width for storm sewers smaller than 36". The applicant proposes that the width of the easement on the east side of the property, in the access drive, be reduced to 14' or a landscape block wall be included within the easement for the length of approximately 185 feet.

10. **MHFD Detail for Rain Garden** – The applicant requests to use the Mile High Flood District (MHFD) construction detail for the rain garden as opposed to the County's rain garden detail.

11. **Bioretention Facility Spillway Freeboard** – Section 13.3.8 specifies a minimum freeboard of 1-foot above the computed water surface elevation when the spillway is conveying the maximum design flow. The applicant requests a reduced spillway freeboard as the spillway will not activate unless there are storms in excess of the 500-yr design storm.

12. **Freeboard from Window Well** – Section 2.3 of the SMM specifies a minimum of 1-foot of freeboard between the lowest entrance and the 100-yr WSE for all structures adjacent to drainage facilities. The applicant is requesting that 0.2' of freeboard be provided from the 100-yr WSE in the U-shaped channel to the adjacent window well in the outfall easement to Kearney St.

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TRC Comments and Response:

TRC has the following comments and recommendations as it relates to said waiver requests:

1. Request #1 for Pipe Material & Size is partially approved.
    a. TRC approves the 8" PVC at the Kearney outfall.
    b. PVC cleanouts in this location are approved.
    c. The area drain is approved
    d. The 12" PVC is approved at the location shown.
    e. This does not constitute a variance as the size is equivalent to 18" circular pipe.
    f. TRC has no issue with the configuration requested, but additional or alternate design will be required for this location. As shown, the HGL in the storm sewer pipe at this location is higher than the flared end section inlet invert in, and inlet would not function as intended.

2. Request #2 for Flow Velocity is approved subject to the following:
    a. A note is to be added to the Location and Extent application referencing the O&M Section of the drainage report for additional maintenance information.

3. Request #3 for Pipe Cover does not constitute a variance in the opinion of TRC as it is an outfall and reaching 0" cover is unavoidable. However, please include the type of PVC on the construction drawings; TRC recommends evaluating C900.

4. Request #4 for Retaining Wall Requirements is approved subject to the following:
    a. A building permit and structural design will be required for this retaining wall. On construction drawings, list required design information for the wall (e.g. loading).
    b. Hydrostatic pressure and all other applicable loading needs to be included in the design of the retaining wall.

5. Request #5 for Utility Clearance is approved provided all requirements of the sanitary sewer utility owner are met.

6. Request #6 for HGL Criteria is approved subject to the following:
    a. Where the HGL is less than 1-foot below grade, locking manhole lids are required.

7. Request #7 for Outlets into Streets is partially approved:
    a. TRC approves the outlet into the gutter of a street as there is no storm sewer available in this area.
    b. TRC does not approve the use of four (or two additional) chase drains to outfall under the sidewalk. Please evaluate alternative designs which are more maintenance friendly.

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8. Request #8 for Structures in Easements is approved pending the following:
   a. County Legal review of the locations of structures. Please provide an exhibit showing what is proposed to encroach into the easement area, location of storm sewer in easement and distance between the edge of storm sewer to the edge of structure.
   b. Special conditions may be required in the drainage easement agreement between the County and Cherry Creek School District.
   c. The County will not be liable for any damage to a structure within the County easement which occurs due to the County's use of the easement.
   d. The footers of the gate must have sufficient separation from the storm sewer (include in easement exhibit) so that the storm sewer will not be damaged by the installation of the gate.

9. Request #9 for Reduced Easement Width is not approved.
   a. Please include this length of landscape wall and storm sewer easement within Request #8 exhibit and maintain minimum required easement width.

10. Request #10 for MHFD Rain Garden Detail instead of the County detail for design and construction is approved.

11. Request #11 for Reduced Spillway Freeboard requires additional information before TRC can provide a response:
   a. The proposal of 0.87' freeboard provided does not seem accurate based on the information provided.
   b. While this pond is designed to provide 500-yr detention, per section 13.3.14 the spillway shall be sized to convey the 100-yr developed flow from the upstream water shed, not accounting for flow reduction within the detention basin.
   c. Please provide a weir calculation to determine the depth of flow over the spillway, using the 100-yr developed flow. Using this depth of flow, calculate the minimum top of berm elevation (100-yr water surface elevation + depth of flow over the spillway + 1 foot of freeboard). If proposed top of berm elevation is higher than minimum top of berm elevation, no variance is required.

12. Request #12 for Freeboard from Window Well is not approved as proposed.
   a. TRC is concerned about the protection of the adjacent home.
   b. Provide some kind of additional protection to the adjacent home (e.g. berm, floodproofing, etc.), and coordinate with homeowner, then re-submit variance request to TRC for evaluation.

ARAPAHOE COUNTY

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Decisions of the TRC may be appealed to the Director of Public Works & Development. If you wish to appeal the decision of the TRC, please submit a request in writing to my attention. Within 6 working days, you will be notified of a date and time for the appeal meeting with the Director of Public Works & Development. This process is further outlined in Arapahoe County's Infrastructure & Design Construction Standards Manual, Section 3.4.

If the development intentions deviate from what was presented within this request, a new request(s) shall be sought from the Engineering Services Division.

If you have any questions, please feel free to contact me at 720-874-6500.

Sincerely,

Emily M. Gonzalez

Emily Gonzalez
Engineering Services Division on Behalf of TRC

cc: Technical Review Committee
Arapahoe County Case File LE25-001

Attachments:
TRC Request Form
Holly Hills Variance Request Letter

Arapahoe County Public Works & Development Department
Technical Review Committee Variance Application – Page 1 of 4

Case No.: **Project Name:** Holly Hills Replacement Elementary

Submitted By: Sharon Procopio Phone: 303-444-1951 Date: 7/14/2025

This application shall be completed for any variance requests that are authorized pursuant to provision of the Arapahoe County Land Development Code; the Stormwater Management Manual; the Grading, Erosion, and Sediment Control Regulations; or the Infrastructure Design and Construction Standards and that will be considered for recommendation of approval or denial by the Technical Review Committee (TRC).

I. IDENTIFY THE OWNER OF PROPERTY FOR WHICH VARIANCE IS REQUESTED AND ANY AGENT AUTHORIZED TO ACT ON BEHALF OF OWNER

Owner's Name:

Cherry Creek School District

David Henderson Deputy Chief of Ops

Owner's address and Contact Information:

6161 E Cornell Ave, Denver CO

SHELLEY THOMPSON-NORTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19934015436
MY COMMISSION EXPIRES JULY 12 2027

Authorized Agent's Name:

Sharon Procopio

Authorized Agent Address and Contact Information:

1319 Spruce St, Boulder CO 80302

303-444-1951
sprocopio@jvajva.com

Basis of Agent's Authority (Power of Attorney or other written authorization from Owner):

Written Authorization from Owner

Has a Written Authorization been submitted to the County? Yes X (attached) No

(If "No" agent must obtain and provide to County an Owner signed and notarized document expressly authorizing the Agent to act on behalf in all matters pertinent to the development application, including variance requests, before the County can act on the variance request or the overall development application)

II. DEADLINES AND SCHEDULES

Variance Applications may be submitted electronically to the Case Engineer of the Engineering Services Division of the Public Works and Development Department (PWD). All TRC variance requests are due at noon on Fridays. Requests will be heard by the TRC the following Wednesday, unless the meeting is canceled. Applicants may attend the TRC meeting. See Sections III and V below.

III. APPLICATION REQUIREMENTS

The following items are to be included with the variance application.

1. Brief description of variance sought,
2. Citation of the written and adopted land use development standard from which the variance is sought,
3. Narrative justifications for granting variance of the four requirements stated in Section IV below, and
4. Any exhibits or supporting documentation.

More than one variance may be applied for in one application for the same case number if the variances are related to the same criteria. Additional applications may be submitted for additional variance requests which may be heard at the same or at a subsequent meeting. Applicants are required to submit individual items 1 through 4 above for each variance sought.

IV. STATEMENT OF JUSTIFICATION FOR VARIANCE

The Arapahoe County Land Development Code; the Stormwater Management Manual; the Grading, Erosion, and Sediment Control Regulations; and the Infrastructure Design and Construction Standards establish and authorize the Technical Review Committee to grant variances from the strict requirements of those codes when justified. In order to determine whether a variance is justified, TRC shall review the request against Section 3.4 of the Infrastructure Design and Construction Standards, Board of County Commissioner's Resolution No. 25-108, except where inconsistent with any specific criteria set forth in the forgoing Development Codes, the Technical Review Committee is authorized to consider the following general criteria set forth below in this for any variance application.

a. The variance or waiver will not compromise or present a risk to the health, safety, and welfare of the public.
b. The proposed variance or waiver will provide a comparable level of safety, level of service, and quality of design to what would otherwise be present through the application of the criteria outlined in the standards.
c. The engineer clearly describes, and demonstrates to the satisfaction of the County, the existence of project-specific constraints, conditions, limitations, restrictions, conflicts, or practical difficulties that are present and that warrant additional consideration and flexibility in the application of these standards.
d. The proposed variance to these standards has considered and seeks to apply other alternative standards, criteria, or practices that will result in an equal or better condition and reflect comparable local and industry standard practices.
e. The resulting variance or waiver will not create a burden for the County with respect to operations, maintenance, or enforcement.
f. The variance or waiver will not transfer or have the effect of transferring ownership, obligations, or liability to the County.
g. The variance will create a benefit to the project that would not otherwise be achievable without the variance.
h. For waivers, reasonable conditions should exist where the strict application of these standards may provide limited practical benefit or use.
i. The information and justification provided for review is thorough and comprehensive.

No variance shall be granted which will conflict with any applicable provision of federal or state law including but not limited to MS4 permit obligations.

The Applicant is to provide a narrative addressing each of the above general criteria, as well as any specific criteria or requirement for a variance that is specified in the regulation(s) from which the variance is sought.

Arapahoe County Public Works & Development Department
Technical Review Committee Variance Application – Page 4 of 4

V. REPRESENTATION AT TECHNICAL REVIEW COMMITTEE MEETING

Please indicate whether the Applicant or other Representative will be present at the TRC meeting where this application will be heard:

☑ The Applicant or other Representative will be present at the TRC meeting.

☐ The Applicant or other Representative will NOT be present at the TRC meeting.

Note: Presentations made by the Applicant or other Representative are limited to 10 minutes per variance request. The TRC will deliberate in a closed-door meeting following any presentations and the Applicant will be notified of TRC decision(s) within three (3) business days.

VI. CERTIFICATION OF COMPLETENESS

BY AFFIXING THE SIGNATURE, THE UNDERSIGNED CERTIFIES THAT THEY ARE DULY AUTHORIZED AS THE PROPERTY OWNER OR AN AUTHORIZED AGENT OF THE PROPERTY OWNER TO SUBMIT THIS VARIANCE REQUEST APPLICATION IN CONNECTION WITH THE PROPOSED DEVELOPMENT OF THE PROPERTY. THE UNDERSIGNED FURTHER ACKNOWLEDGES AND AGREES TO THE DEADLINE FOR SUBMITTING VARIANCE REQUEST(S), THE SCHEDULE FOR ADDRESSING THE REQUEST(S), THE REQUIRED MATERIALS TO BE SUBMITTED WITH THIS APPLICATION, AND THAT THE TRC DECISION ON VARIANCE REQUEST(S) WILL TAKE INTO CONSDERATION THE CRITERIA FOR JUSTIFICATION OF A VARIANCE AS STATED IN SECTION IV ABOVE.

Applicant's Printed Name: Sharon Procopio

Applicant's Signature: Sharon B. Procopio DATE: 7/14/2025

Undersigned is: ☐ Owner ☑ Engineer ☐ Architect ☐ Other, specify: _____

David Henderson
Deputy Chief, Operations
9301 E Union Avenue
Greenwood Village, CO 80111
720-554-4455

Cherry Creek Schools
Dedicated to Excellence

February 6, 2025

Arapahoe County Public Works & Development
Planning Division
6924 S Lima St
Centennial CO 80112

Attn: Planning Division

I, David Henderson of Cherry Creek School District No. 5, property owner, hereby authorize Ken Gregg and Bill Hrinko of RTA Architects and Sharon Procopio of JVA Consulting Engineers to prepare and sign application materials and otherwise represent the owner(s) regarding the Locations and Extent Application (case number Q24-090) for the Holly Hills Elementary School Building Ground Up located at 6161 East Cornell Avenue, Denver, Colorado 80222; Parcel Number: 1973-32-2-00-004

By: David Henderson
Property Owner or Authorized Agent Printed Name

Property Owner or Authorized Agent Signature Date: 2/6/25

State of Colorado

County of Arapahoe

Before me, the undersigned notary public, in and for said state, personally appeared, David Henderson (insert name of owner here), personally known to me or proved to me on the basis of satisfactory evidence to the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged he/she executed the same.

Witness my hand and official seal:

Sharon Sandoval
Notary Public Signature

SHARON SANDOVAL
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20184016553
My Commission Expires 4/16/2026

Notarial Stamp Here

JVA, Incorporated
1319 Spruce Street
Boulder, CO 80302
303.444.1951
info@jvajva.com

www.jvajva.com

July 23, 2025

Ms. Emily Gonzalez
Arapahoe County – Planning and Development Services
6924 S Lima St
Englewood, CO 80112

RE: CCSD Holly Hills ES
Request for Variances for the Holly Hills Elementary School Redevelopment Project
JVA Job No. 241240.CIV

Dear Emily:

The Cherry Creek School District (CCSD) is proposing to replace the existing Holly Hills Elementary School facility located at 6161 E Cornell Avenue, Denver, CO 80222. The 10.70-acre project site is bound on the west by houses fronting South Kearney Street, on the north by the Yale Park condominium complex, on the east by apartments fronting South Locust Street, and on the south by East Cornell Avenue. The site is in the northwest quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, City of Denver, County of Arapahoe, State of Colorado.

The project proposes to introduce extensive new stormwater infrastructure within the property to attenuate flows to two proposed detention and water quality facilities that release to an existing inlet at the northwest corner of the site, which ultimately outfalls through an existing chase to Kearney Street, flowing to the the High Line Canal. Due to several site constraints, there are several variances that are required in order to successfully construct this new Elementary School as part of the proposed development (details provided for each in the following sections of the letter). Variances are listed below and then detailed on the following pages of the letter.

1. Pipe Material and Size
2. Flow velocities In public storm pipes
3. Cover over storm pipes
4. Retaining wall height and circumference
5. Less than 18” clearance at utility crossing
6. Hydraulic Grade Line Criteria
7. Sidewalk Chase Drains at Kearney Street
8. Structures in Easement
9. Reduced easement width to 14’
10. Bioretention Facility Underdrain at 0.5% + Use of the MHFD Detail in Lieu of the Arapahoe County Detail
11. Bioretention Facility Spillway Freeboard
12. Freeboard from Window Well

For the reasons stated below, we request Variance Relief from the following requirements per the Arapahoe County Standard Manuals.

REQUEST: **#1 Pipe Material and Minimum Pipe Size**

CODE SECTION: 9.2.1 - Storm Pipe Material AND 9.2.2 Minimum Pipe Size

REQUIREMENT: From 9.2.1 "All storm sewers located within County rights-of-way, public easements or in private streets shall be constructed with reinforced concrete pipe (RCP)." and 9.2.2 “Minimum allowable pipe size for a lateral is 18-inch

PROPOSAL: We are proposing 1) **Dual 8” PVC Pipes at the NW Outfall to Kearney Street,** in lieu of the code required 18” RCP for storm in an easement. We are also proposing 2) **flush PVC cleanouts** in lieu of the code required structures in easements. We are also proposing an 3) **18” area drain with a 12” PVC connection** west of Lutz field, we are requesting 4) **two 12” PVC pipe** in lieu of the code required 18” RCP for storm in an easement on the east side of the site near the service drive, and 5) we are requesting **23”x14” HERCP** for the three northern most downstream sections of west storm pipe 6) flared end inlet and 15” RCP pipe to (see images below)

JUSTIFICATION: 1) If we used an 18” RCP we could not release at the flow line at Kearney St as the pipe would be sticking out of the ground by 10 inches, thereby conflicting with an existing sidewalk and posing design challenges that are not feasible. To carry the same equivalent capacity required for the minor storm, the dual 8” PVC pipes allow for shallow release to Kearney St at less than historic release rates (due to added onsite detention). This, combined with the channel that conveys the 100 year storm, ensure no impact to the existing historical release point and prevents limitations to the existing attached sidewalk access to the maximum extent practicable. RCP is not available or practical in this smaller size pipe.

2) Flush Cleanouts in the concrete channel have been added in lieu of a bend in the storm pipe, as discussed with staff, thus we request for a variance from using the larger county required structures given the unique nature of the existing constraints to accommodate private property and surface drainage release at Kearney.

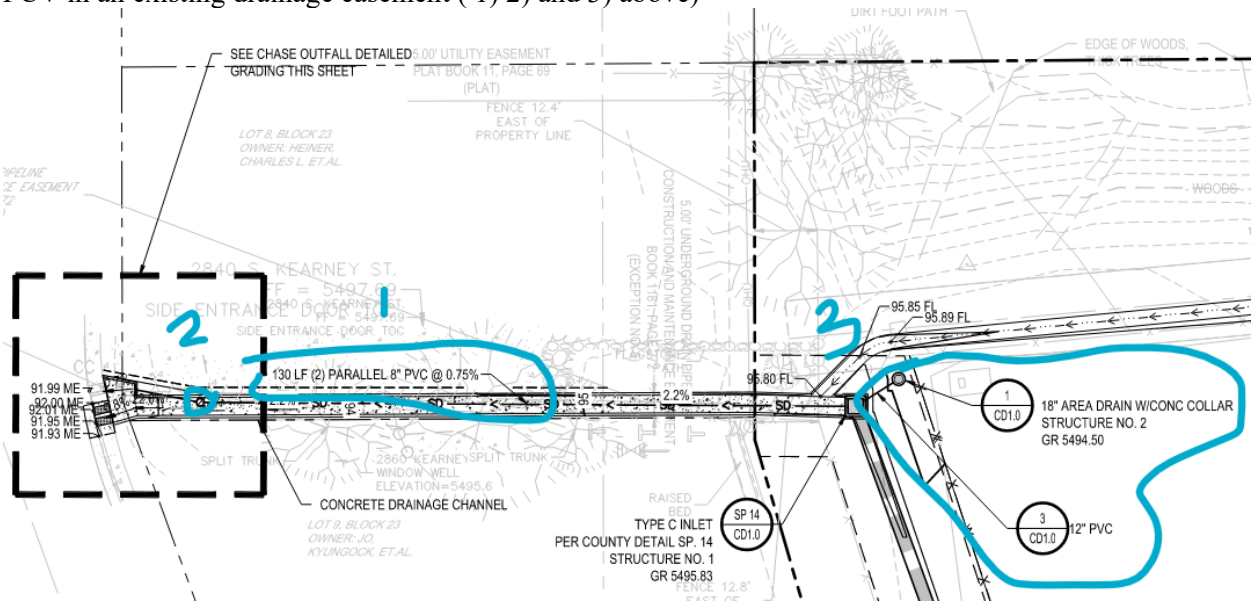
3) The 12” PVC and 18” area drain along the west side of Lutz field was added to accommodate minor nuisance flows that cannot be collected due to existing grading constraints at the field and to the west. The larger county required pipe would have very limited cover (less than 6”) and the larger inlet would not allow adequate clearance from the Type C inlet directly to the west.

4) The 12” PVC pipes and headwalls at the east side of the site are to pick up offsite flows from the adjacent properties to the east. The larger 18” RCP pipes would not have sufficient cover (and in some cases create utility or other drainage conflicts) in these locations. Use of PVC pipes in lieu of RCP pipes is requested to provide cover over storm pipe.

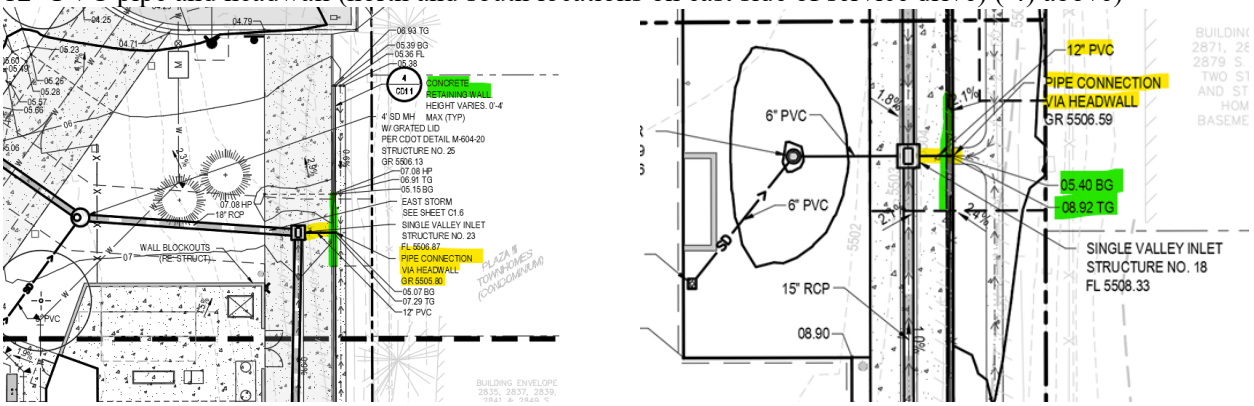
5) Due to cover challenges in the NW portion of the site, HERCP meeting the 18” pipe equivalent diameter, is proposed. We cannot accommodate 18” RCP due to grading and drainage constraints. HERCP meets all requirements and technically has a bit more capacity than an 18” RCP pipe.

6) To capture nuisance flows from the lower concrete channel on the west side of the side, a flared end pipe and small 15” PVC segment are needed to connect to the MH

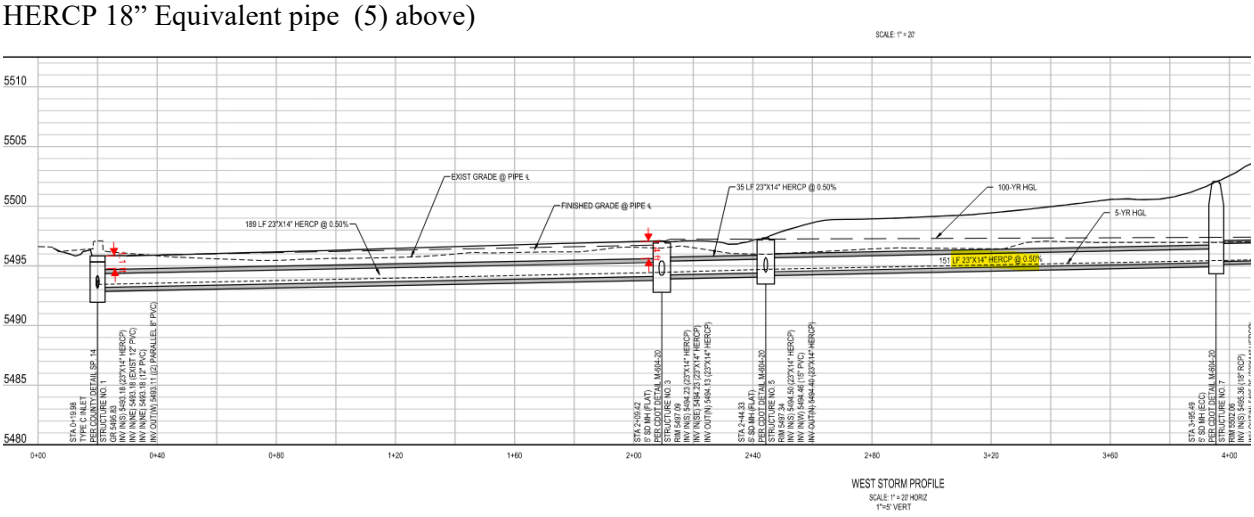
Two Parallel 8" PVC pipes under a concrete channel as well as a flush cleanout and 18" area dran and 12" PCV in an existing drainage easement (1) 2) and 3) above)



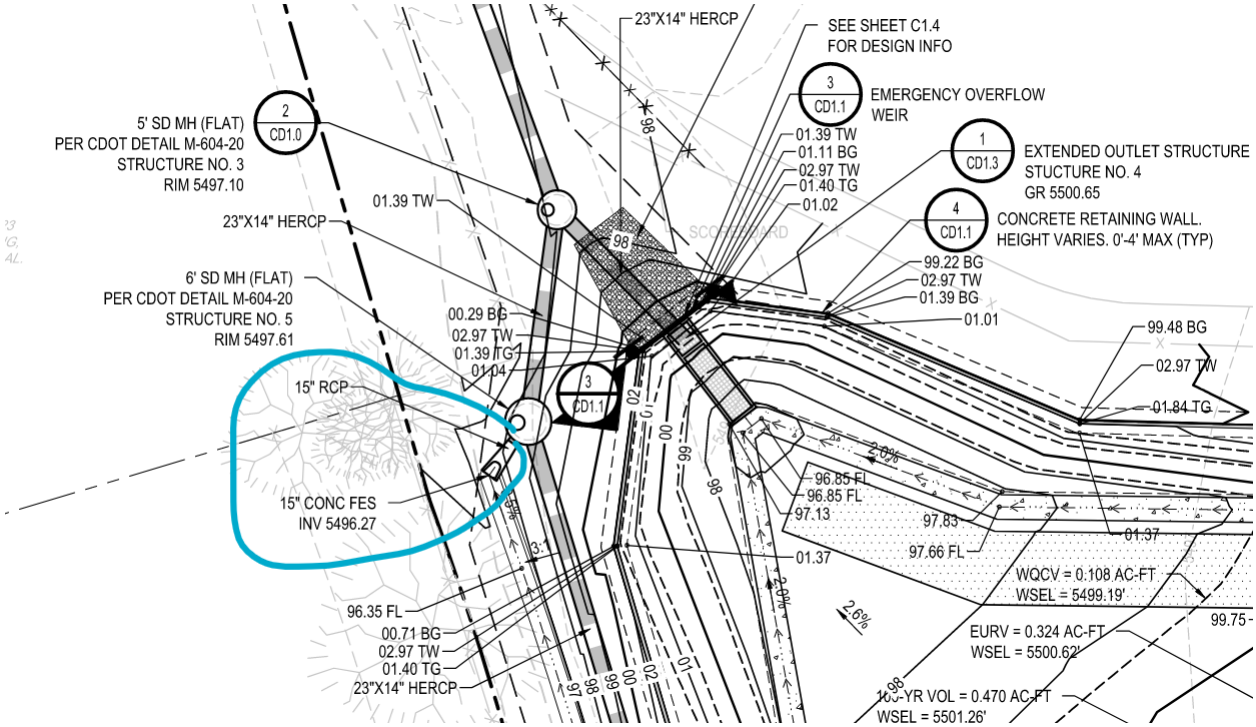
12" PVC pipe and headwall (north and south locations on east side of service drive) (4) above)



HERCP 18" Equivalent pipe (5) above)



15” conc FES and 15” RCP connection to 6” MH, to capture nusiance flows and prevent release to neighboring properties to the west (cannot accommodate a larger inlet or larger pipe)



REQUEST: **#2 Flow velocities and slopes in public storm pipes**

CODE SECTION: 9.8.1.2 – Allowable Storm Sewer Velocity and Slope (Minimum Velocity)

REQUIREMENT: "A minimum velocity of 3-feet per second (fps) is required when the storm sewer conveys runoff from frequently occurring events."

PROPOSAL: We request a variance to allow for a minimum of 1.13 fps velocity in the west storm line, where some 5-year storm velocities and 100 year storm velocities are less than 3 fps. The flatter slopes of the pipes plus the low release rate from the bioretention area at the south results in pipe velocities between 1.23 fps and 1.87 fps for the 5 year storm (for all pipes upstream of the north EDB to the Bioretention outfall) and a range of 1.13 fps to 1.69 fps for a portion of those same pipes for the 100 year storm. (see Storm PNP PDFs and snips from the calcs and plans below).

JUSTIFICATION: We are providing the minimum required 0.5% slopes for all 18" RCP storm pipes due to grading and site constraints at the Kearney St release point. While 9.8.1.3 indicates slopes shall be set to achieve the minimum velocities outlined in Section 9.8.1.2, providing slopes steeper than 0.5% on storm pipes is not achievable due to site topographic constraints. We are requesting this variance in order to release to Kearney street per historic drainage patterns. More frequent maintenance of flat pipes, including inspections, jetting, and removal of debris will be recommended in O&M section of drainage report.

Five year Velocities

Hydraulic Grade Line Computations

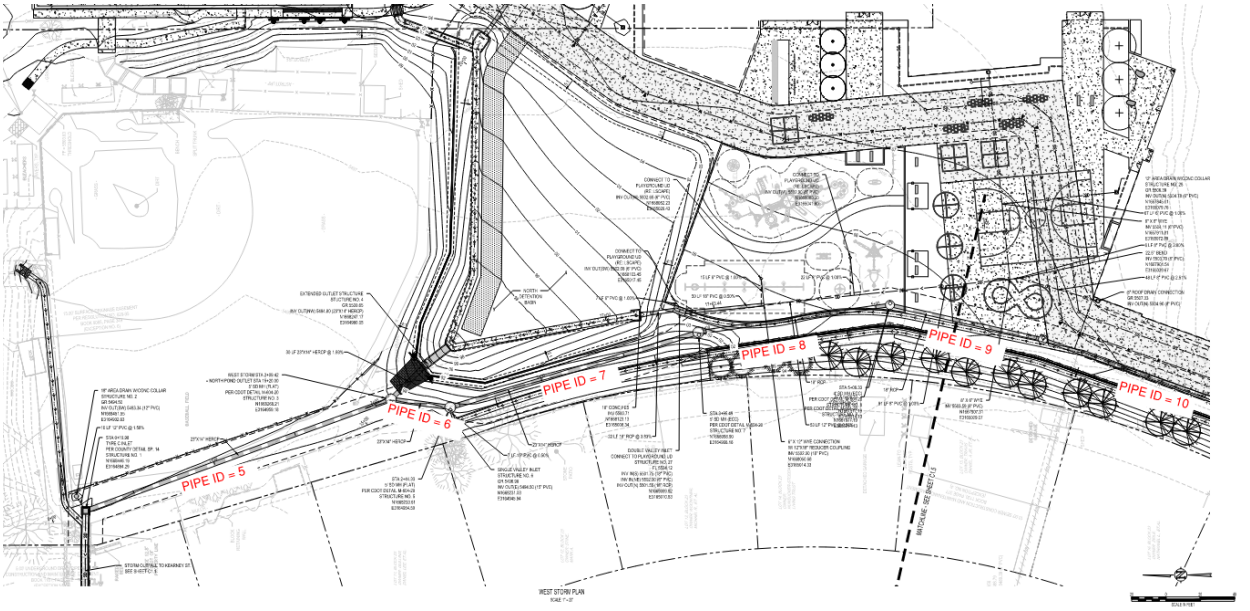
Line	Size	Q	Downstream							
	(in)	(cfs)	Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	S (%
1	18	2.78	5502.40	5503.03	0.63	0.71	3.93	0.24	5503.27	0
2	18	2.74	5502.76	5503.53	0.77	0.70	3.00	0.14	5503.67	0
3	18	2.20	5503.18	5504.07	0.89	0.60	2.01	0.21	5504.28	0
4	18	1.62	5503.93	5504.49	0.56	0.48	2.69	0.17	5504.66	0
5	14 23 e	0.68	5493.18	5493.43	0.25*	0.29	2.35	0.06	5493.49	0
6	14 23 e	0.50	5494.22	5494.51	0.29	0.23	2.19	0.05	5494.56	0
7	14 23 e	0.22	5494.50	5494.73	0.23	0.17	1.32	0.03	5494.75	0
8	18	0.22	5495.35	5495.53	0.18*	0.11	1.87	0.05	5495.58	0
9	18	0.22	5496.02	5496.20	0.18*	0.11	1.87	0.05	5496.25	0
10	18	0.22	5496.58	5496.76	0.18*	0.11	1.87	0.05	5496.81	0
11	18	0.22	5497.31	5497.49	0.18*	0.11	1.87	0.05	5497.54	0
12	18	0.22	5497.75	5497.93	0.18*	0.11	1.87	0.05	5497.98	0
13	18	0.22	5498.18	5498.36	0.18*	0.11	1.87	0.05	5498.41	0
14	18	0.22	5499.03	5499.21	0.18*	0.11	1.87	0.05	5499.26	0
15	14	0.18	5494.23	5494.46	0.23	0.09	1.23	0.06	5494.51	0
16	14	2.48	5500.70	5501.05	0.35*	0.27	9.05	0.26	5501.32	0

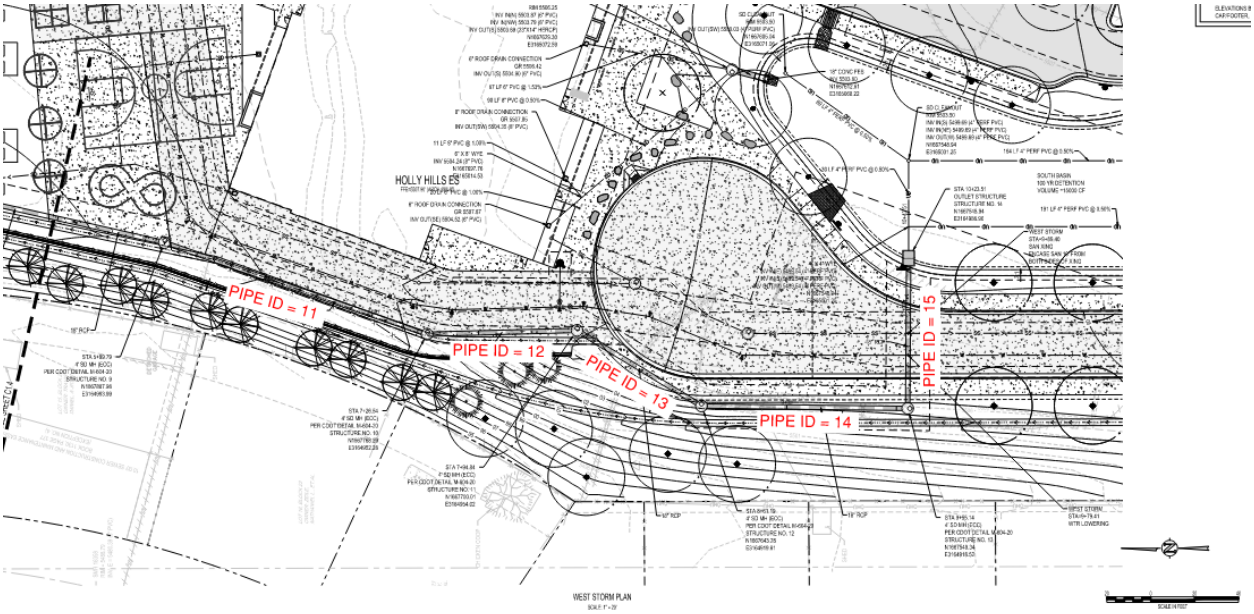
100 year Velocities

Hydraulic Grade Line Computations

Line	Size	Q	Downstream							
	(in)	(cfs)	Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	S (%
1	18	6.96	5502.40	5503.42	1.02	1.28	5.44	0.46	5503.88	0
2	18	6.80	5502.76	5504.17	1.41	1.73	3.94	0.24	5504.41	0
3	18	5.59	5503.18	5504.79	1.50	1.77	3.16	0.16	5504.95	0
4	18	4.25	5503.93	5505.22	1.28	0.94	2.64	0.32	5505.53	0
5	14 23 e	7.76	5493.18	5495.83	1.17	1.76	4.42	0.30	5496.13	0
6	14 23 e	2.96	5494.22	5497.23	1.17	1.76	1.69	0.04	5497.27	0
7	14 23 e	2.00	5494.50	5497.32	1.17	1.76	1.14	0.02	5497.34	0
8	18	2.00	5495.35	5497.37	1.50	1.77	1.13	0.02	5497.39	0
9	18	2.00	5496.02	5497.42	1.40	0.56	1.17	0.20	5497.61	0
10	18	2.00	5496.58	5497.11	0.53*	0.56	3.56	0.20	5497.31	0
11	18	2.00	5497.31	5497.84	0.53*	0.56	3.56	0.20	5498.04	0
12	18	2.00	5497.75	5498.30	0.55	0.56	3.40	0.18	5498.48	0
13	18	2.00	5498.18	5498.73	0.54	0.56	3.45	0.20	5498.92	0
14	18	2.00	5499.03	5499.56	0.53*	0.56	3.57	0.20	5499.76	0
15	14	4.80	5494.23	5496.92	1.17	1.07	4.49	0.31	5497.24	0
16	14	6.46	5500.70	5501.30	0.60*	0.55	11.72	0.66	5501.95	0

See pipe reference map on next page


PIPE ID = 5
PIPE ID = 6
PIPE ID = 7
PIPE ID = 8
PIPE ID = 9
PIPE ID = 10
WEST STORM PLAN


HOLLY HILLS ES
PIPE ID = 11
PIPE ID = 12
PIPE ID = 13
PIPE ID = 14
PIPE ID = 15
WEST STORM PLAN

REQUEST: **#3 Cover over storm pipes**

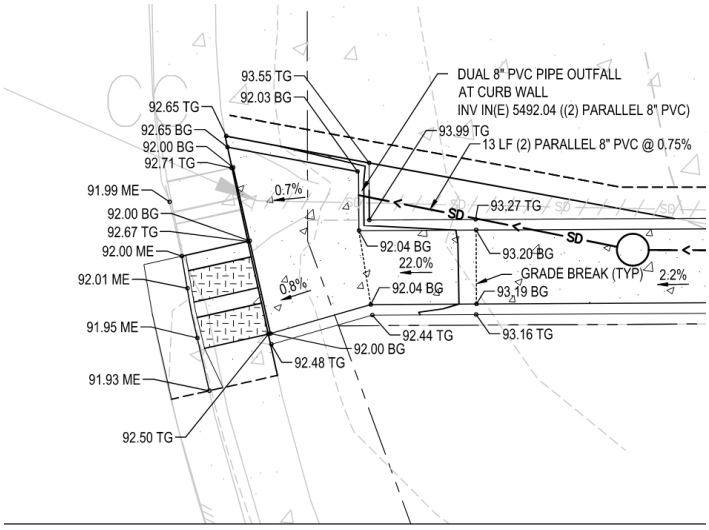
CODE SECTION: 9.5.1 - Minimum Cover

REQUIREMENT: "All storm sewers shall be constructed so that the minimum cover is maintained to withstand AASHTO HS-20 loading on the pipe. The minimum cover depends upon the pipe size, type and class, and soil bedding condition, but shall be not less than 12-inches or below any obstruction, whichever is greater, at any point along the pipe."

PROPOSAL: All pipes meet minimum cover requirements except where the dual 8" PVC pipes to Kearney street transition from buried to surface release to the new proposed chase drains (cover goes to 0")

JUSTIFICATION: This is a unique existing condition constraint, and after exploring all other options this is the only way to accommodate the release from the storm from the site and the overflow of the new channel.





SIDEWALK CHASE OUTFALL DETAILED GRADING

SCALE: 1" = 5'

REQUEST: **#4 Retaining wall height /circumference around North drainage pond**

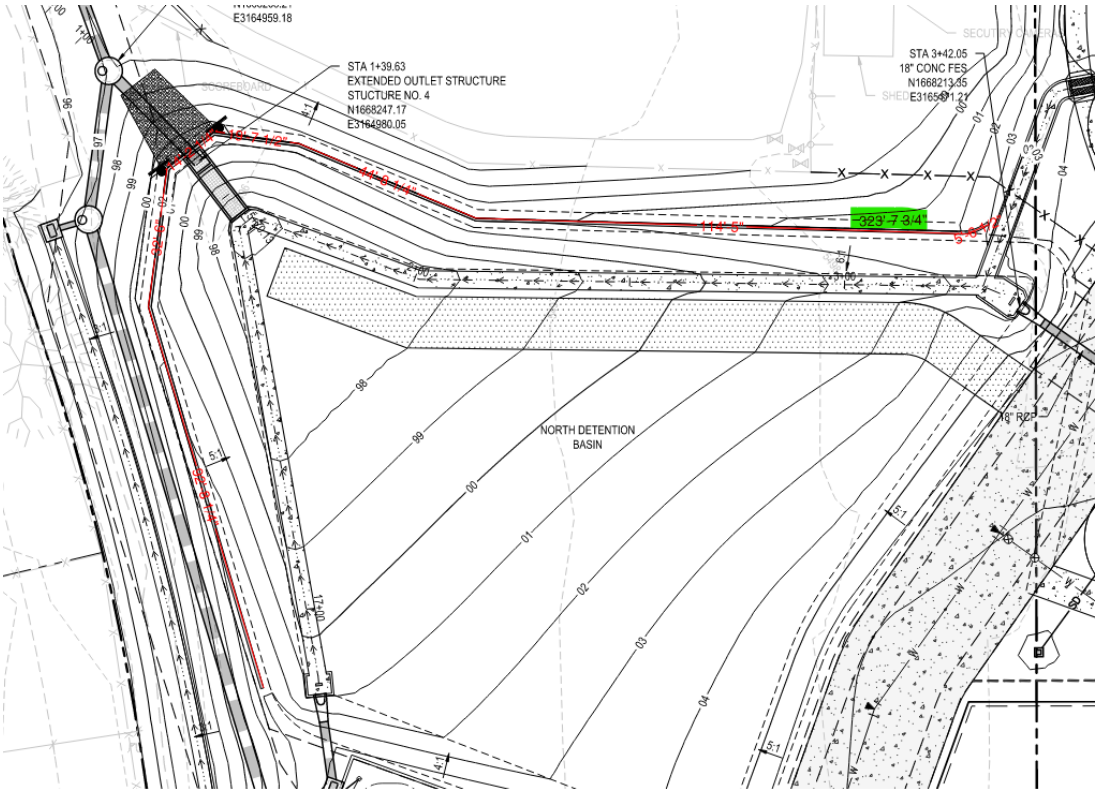
CODE SECTION: 13.3.15 – Stormwater Management Manual – Arapahoe County

REQUIREMENT: "The use of retaining walls within detention basins is generally discouraged due to the potential increase in long-term maintenance costs and concerns regarding the safety of the general public and maintenance personnel. If retaining walls are proposed, footings shall be located above the Excess Urban Runoff Volume. Wall heights shall not exceed 30-inches, and walls shall not be used on more than 50-percent of the pond circumference."

PROPOSAL: 53% of the proposed north EDB will have a retaining wall (~323 LF) so slightly over the maximum allowable per code. Wall heights will exceed 30" (max is 3.5') and while footers are confirmed to be outside of the limits of the EURV WSEL, they are below the EURV WSEL of 5500.62 to accommodate frost depth requirements.

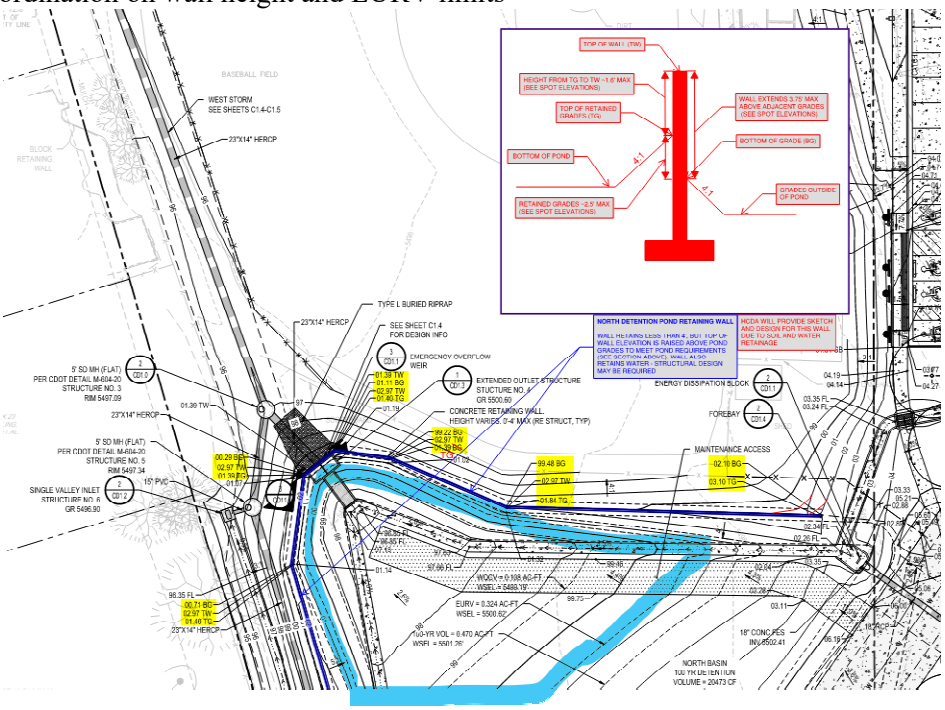
JUSTIFICATION: As discussed with Arapahoe County and SEMSWA Staff - this variance is being requested in lieu of a variance to freeboard requirements. Wall height has been designed at a height of greater than 30" in order to a) provide emergency spillway freeboard conforming to Arapahoe County standards and b) provide additional overflow protection to the neighboring homes west of the pond.

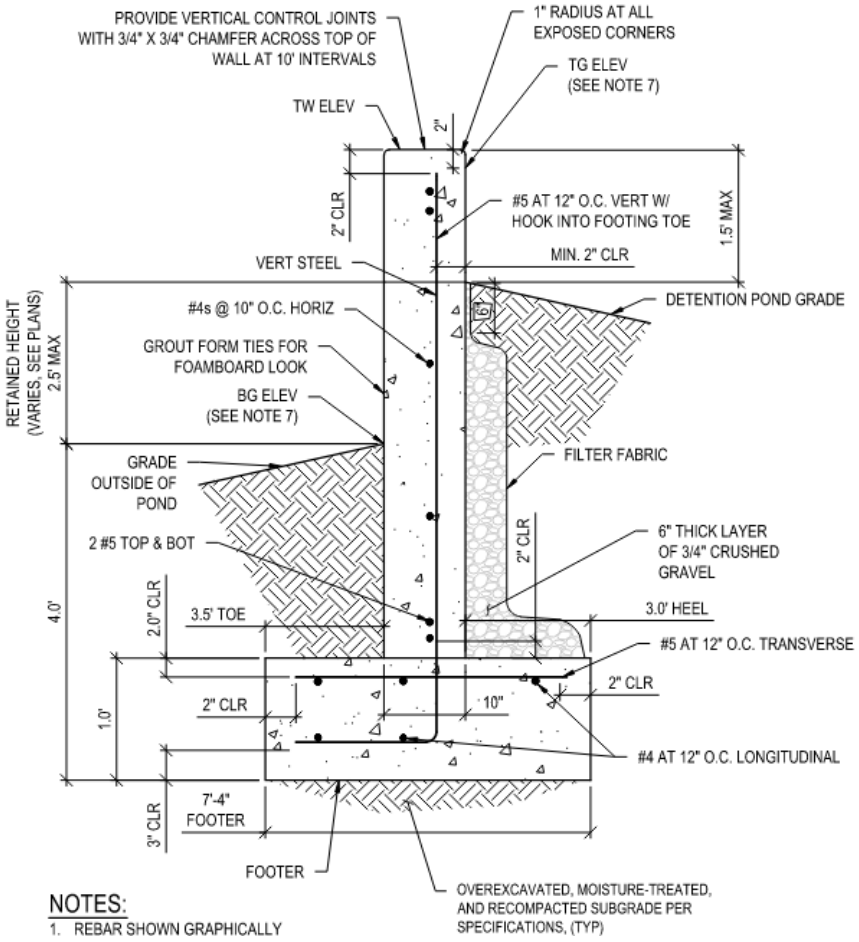
Wall area



NORTH EDB PLAN
SCALE: 1" = 20'

Structural coordination on wall height and EURV limits





NOTES:

1. REBAR SHOWN GRAPHICALLY

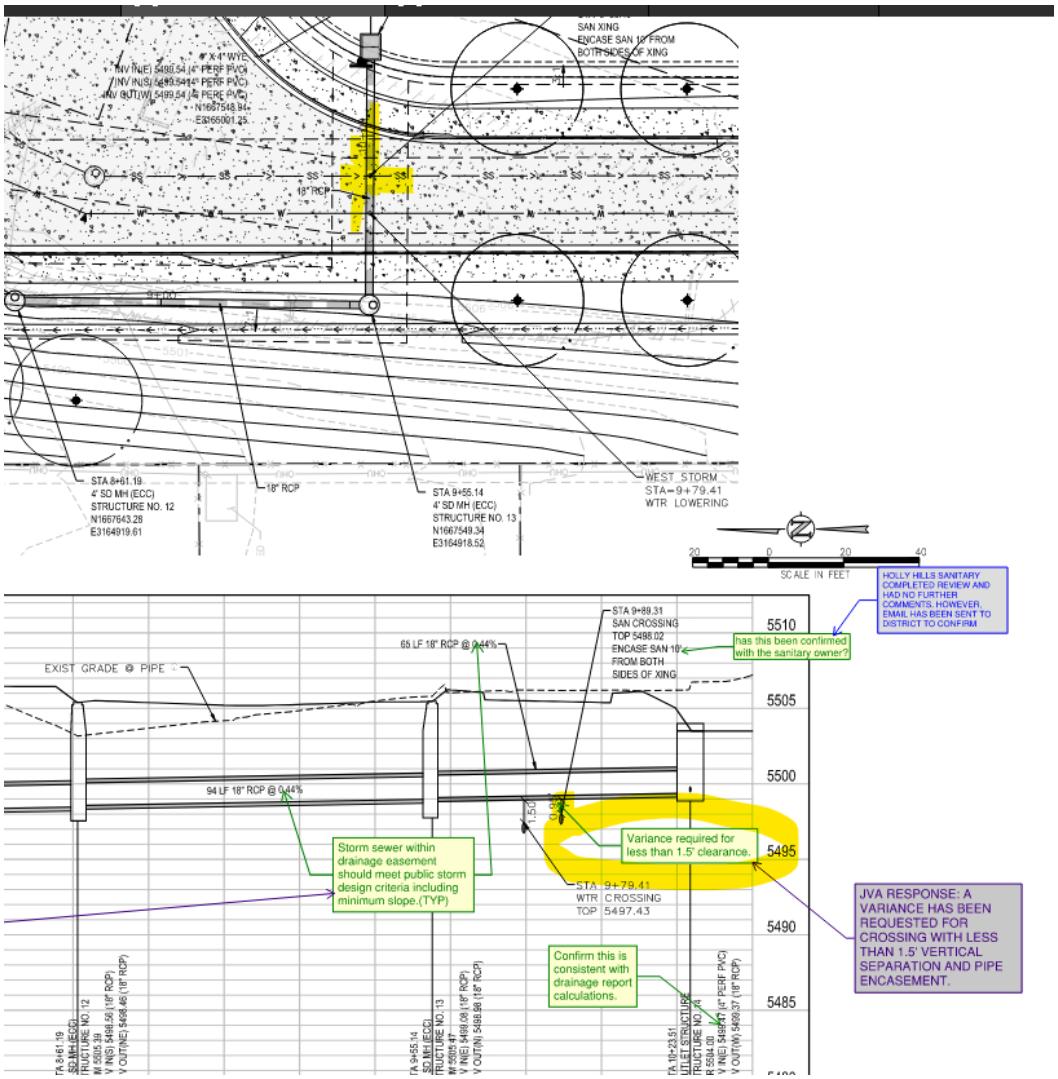
REQUEST: **#5 Less than 18" clearance at utility crossing**

CODE SECTION: 9.5.3 - Utility Clearance

REQUIREMENT: " For all storm sewer crossings at water and/or sanitary sewer lines, the appropriate agency (i.e. water and sanitation district) shall be contacted to determine the agency's requirements for the crossing." AND "The minimum vertical clearance between a storm sewer and a sanitary sewer, above or below, shall also be 18-inches."

PROPOSAL: Separation from top of sanitary pipe to bottom of storm pipe is 0.96' (storm is above sanitary pipe) at the bus loop crossing location

JUSTIFICATION: We are requesting this variance due to the fact that the slope of both the storm and sanitary systems on site have been maximized based on outfall elevations for storm and building/ROW connection elevations for sanitary. Holly Hills Sanitary has reviewed the Construction Documents and has no further comments. However, a confirming email was been sent to the district and they responded with no concerns (email included as a PDF)



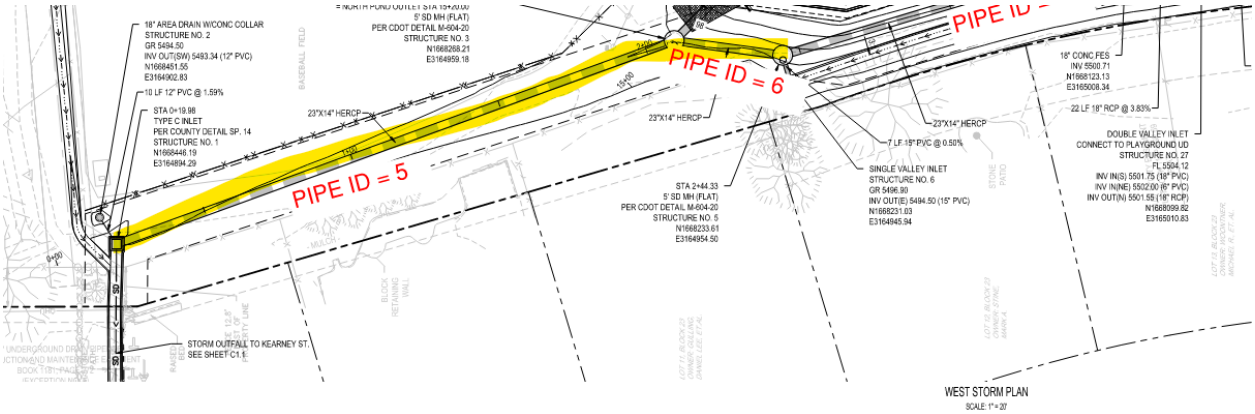
REQUEST: **#6 Hydraulic Grade Line Criteria**

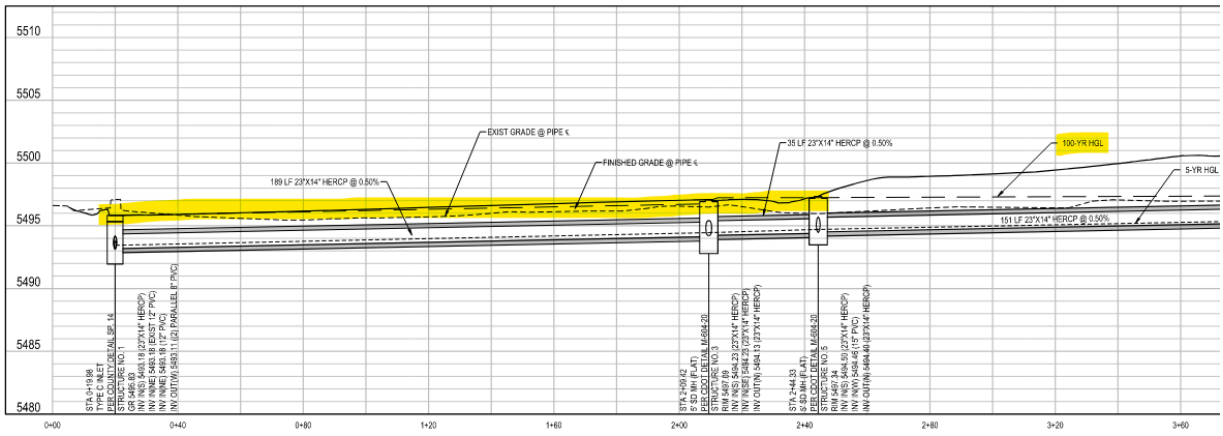
CODE SECTION: 9.8.3.3 - Hydraulic and Energy Grade Lines

REQUIREMENT: "The major storm hydraulic grade line must be a minimum of 1-foot below the final grade along the storm sewer system."

PROPOSAL: HGL is less than 1.0' below the finished grade in the pipes directly west of Lutz Field.

JUSTIFICATION: Due to shallow cover at the northwest portion of the site and constraints for release at Kearny St, this resulted in shallow slopes and thus an HGL less than 1.0' below the finished grade west of Lutz Field. Grades are constrained by existing ballfield grades to the east and existing neighboring property grades to the west, as well as the need for a conveyance swale above the pipe that release to the new concrete channel proposed in the existing 5' drainage easement to Kearney St. The HGL is still contained on site, within designed parameters, it is just not possible to adjust the HGL given the slope and grade constraints at the release point of the site.





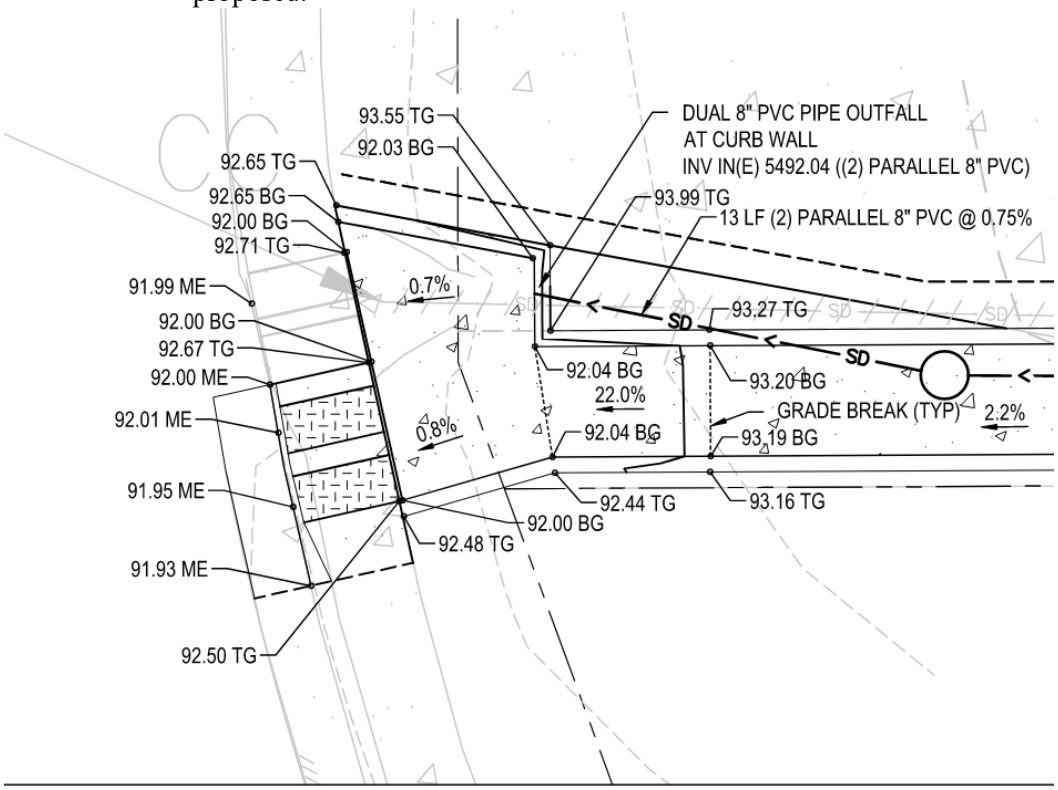
REQUEST: **#7 Sidewalk Chase Drains at Kearney Street**

CODE SECTION: 13.3.6 - Outlets into Streets

REQUIREMENT: "Detention ponds that have an outlet pipe terminating in the gutter of a street, such as through a chase section, present potential ponding and icing problems in the gutter, and create hazards to the traveling public during periods in which the pond is emptying rapidly. Therefore, detention ponds shall be designed to outlet into a storm sewer, drainageway, or other designated drainage system that is reasonably available, as determined by the County."

PROPOSAL: Per Manual, "The County may allow an outlet to discharge into the gutter in cases where the minor storm (5-year) peak flow for the tributary area is less than 3.5-cubic feet per second and a storm sewer **or other drainage system is not reasonably available.**" More frequent maintenance of sidewalk chase outfalls and guidance for outfalls with low flow releases will be included in O&M section of drainage report.

JUSTIFICATION: Existing conditions constrain site drainage to surface release at Kearney street as there is no existing public storm sewer reasonably available to accept discharge nearby. The proposed addition of a concrete channel along the existing drive, along with increased capacity but adding two dual 8"PVC pipes, will address the runoff that currently flows uncontrolled through this area, providing water quality treatment, slower release times, and a decreased release rate. The overall condition will be improved from the existing condition with the updates proposed.



SIDEWALK CHASE OUTFALL DETAILED GRADING

SCALE: 1" = 5'

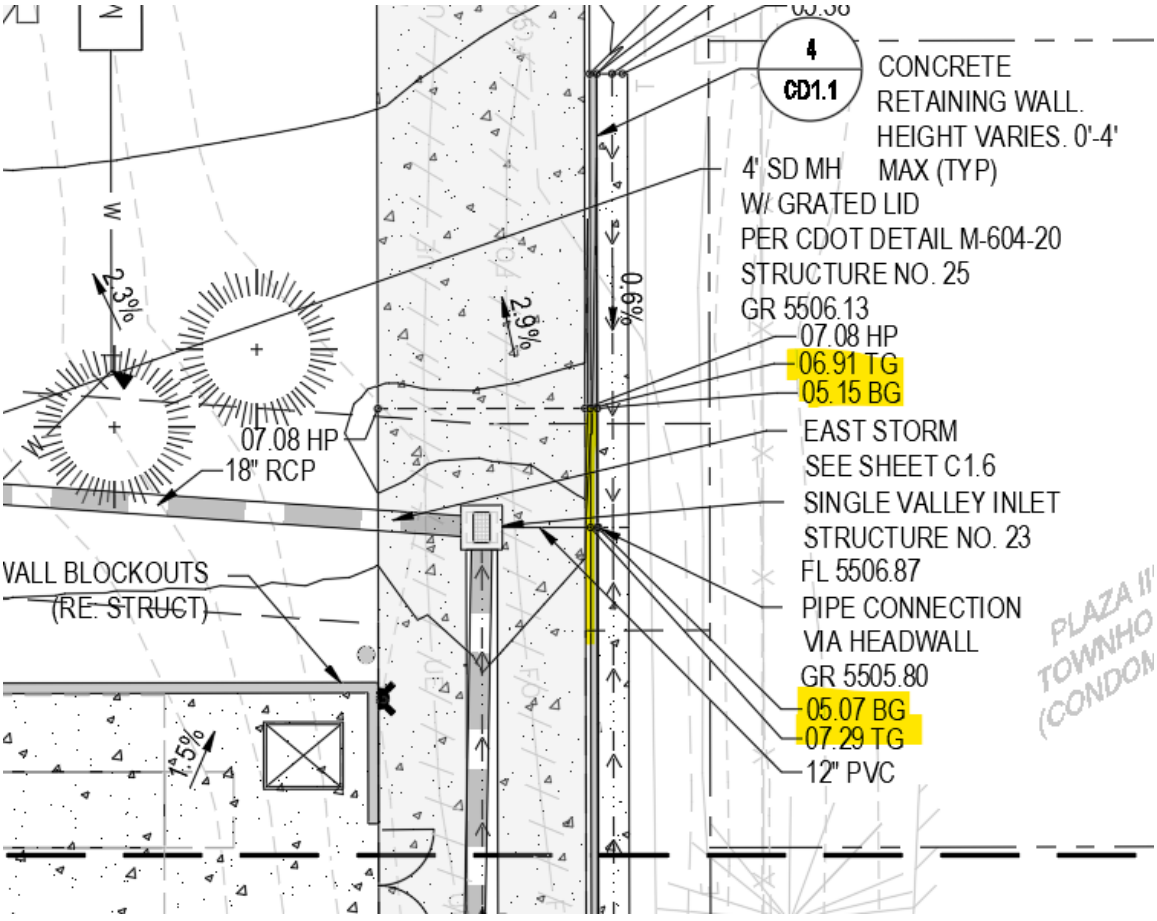
REQUEST: **#8 Structures in Easement**

CODE SECTION: 9.4.3 - Allowable Landsacping and Surface Treatment in Storm Sewer Easements

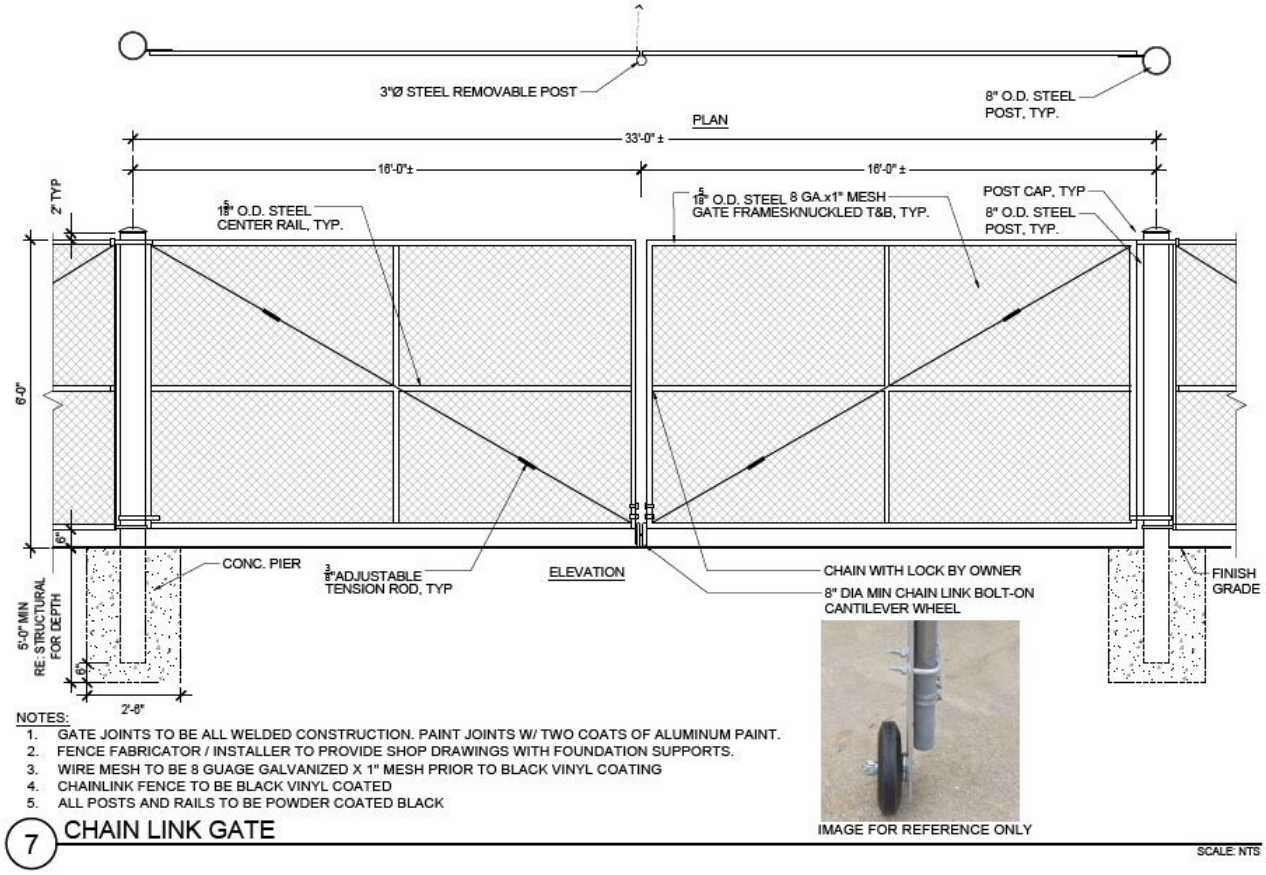
REQUIREMENT: "Improvements that are not allowed on storm sewer easements include structures of any kind, retaining walls, permanent fencing, trees, and others if determined by the County to be a problem and/or costly to replace."

PROPOSAL: We are requesting a variance to allow a section of short (1.8' to 2.2' tall) modular block landscape wall and 12" PVC pipe (noted in Request#1) and headwall within the drainage easement at NE corner of building utility yard.
We are also requesting a variance to allow a fire access gate footer in the storm easement on the west side of the school, there is no vertical conflict as the storm is 9' below grade and it footer is only 5' deep. Sleeving of the pipe in the area near the footer can be recommended if acceptable to the County (this was SEMSWA's suggestion) See image of gate section included below.

JUSTIFICATION: The modular block wall is a landscape style wall with limited structural components, but it is necessary for the service drive grading and to prevent site flows to neighboring properties to the east, as well as to ensure those flows properly reach the north detention basin. The max height is 2.2' (less than 30") The small PVC pipe with headwall is necessary to capture flows from the pan at bottom of wall. The Fire access gate is a requirement for the school and security purposes, we have moved it as much as possible but it still remains in the easement



Gate detail (only west footer is in the easement, center footers swapped for cantilever wheel gate)



NOTES:
1. GATE JOINTS TO BE ALL WELDED CONSTRUCTION. PAINT JOINTS W/ TWO COATS OF ALUMINUM PAINT.
2. FENCE FABRICATOR / INSTALLER TO PROVIDE SHOP DRAWINGS WITH FOUNDATION SUPPORTS.
3. WIRE MESH TO BE 8 GUAGE GALVANIZED X 1" MESH PRIOR TO BLACK VINYL COATING
4. CHAINLINK FENCE TO BE BLACK VINYL COATED
5. ALL POSTS AND RAILS TO BE POWDER COATED BLACK

IMAGE FOR REFERENCE ONLY

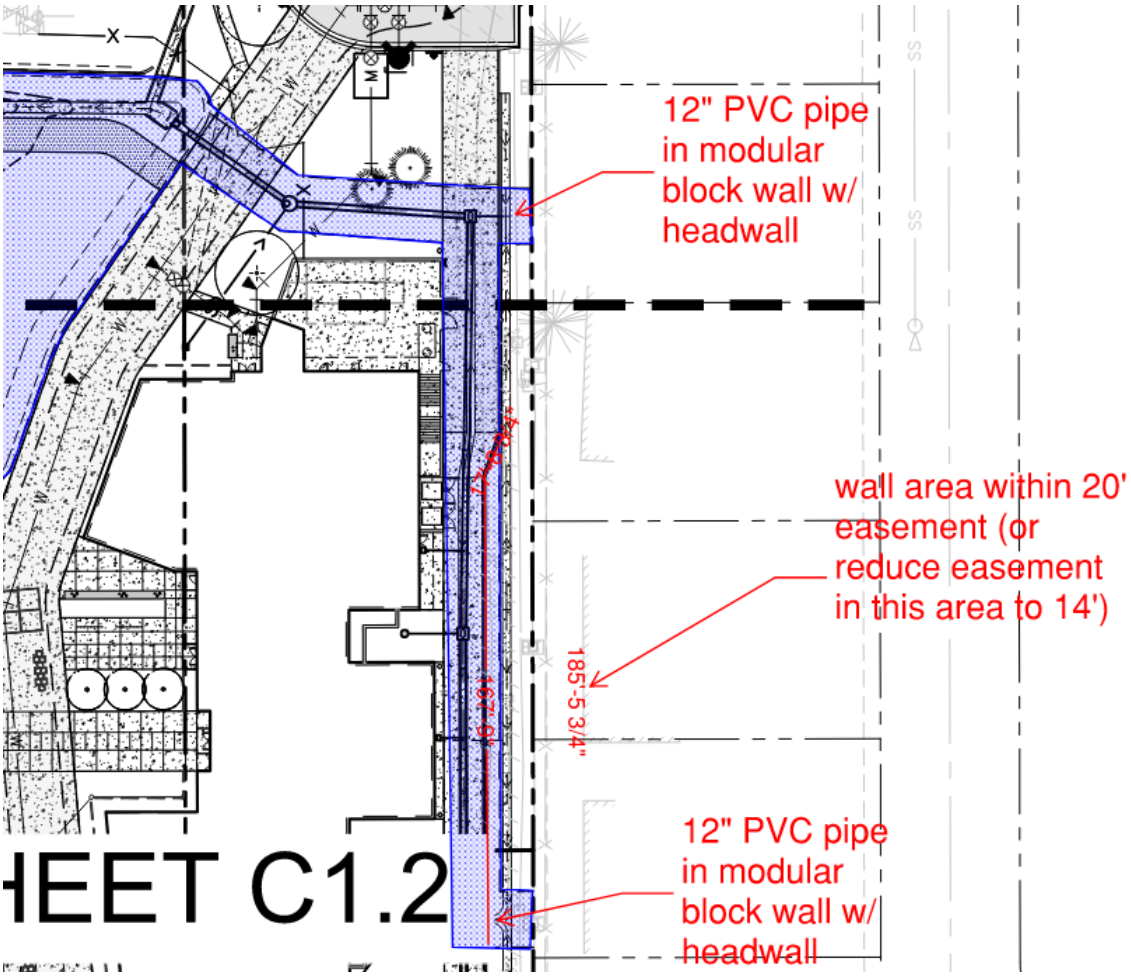
7 CHAIN LINK GATE

SCALE: NTS

REQUEST: **#9 Reduced Easement Width**
CODE SECTION: 9.4.2 Minimum Acceptable Storm Sewer Easements
REQUIREMENT: 20' Wide Easements for pipes smaller than 36" per Table 9-2

PROPOSAL: We are requesting to allow a variance for a 14' wide storm easement along the east side of the school access area where storm from the adjacent southern pipe and headwall from the west properties passes through the site. If this is not preferred, we can alternatively ask for additional modular block landscape wall (185' long ranging from 2' tall to 3.5' tall with a fence on top of the wall for ~100' where wall is higher than 30") via the **Request #8 Structures in Easement** variance to allow for this additional landscape wall structure to be located within the standard 20' easement (with property owner assuming all responsibilities for replacement should work in easement be required). Please confirm which route is preferred.

JUSTIFICATION: We are constrained on the east side of the site due to utility easements, grading and drainage challenges, and require this small modular block wall to be placed where located for drainage to function as intended. Critter guards will be included on the 12" PVC pipe at headwalls to prevent clogging with debris, and a routine maintenance and inspection plan will be included in the O&M Manual.



REQUEST: **#10 Request variance to use MHFD detail in lieu of Arapahoe county rain garden detail and thus allow Bioretention Facility Underdrain at 0.5%**

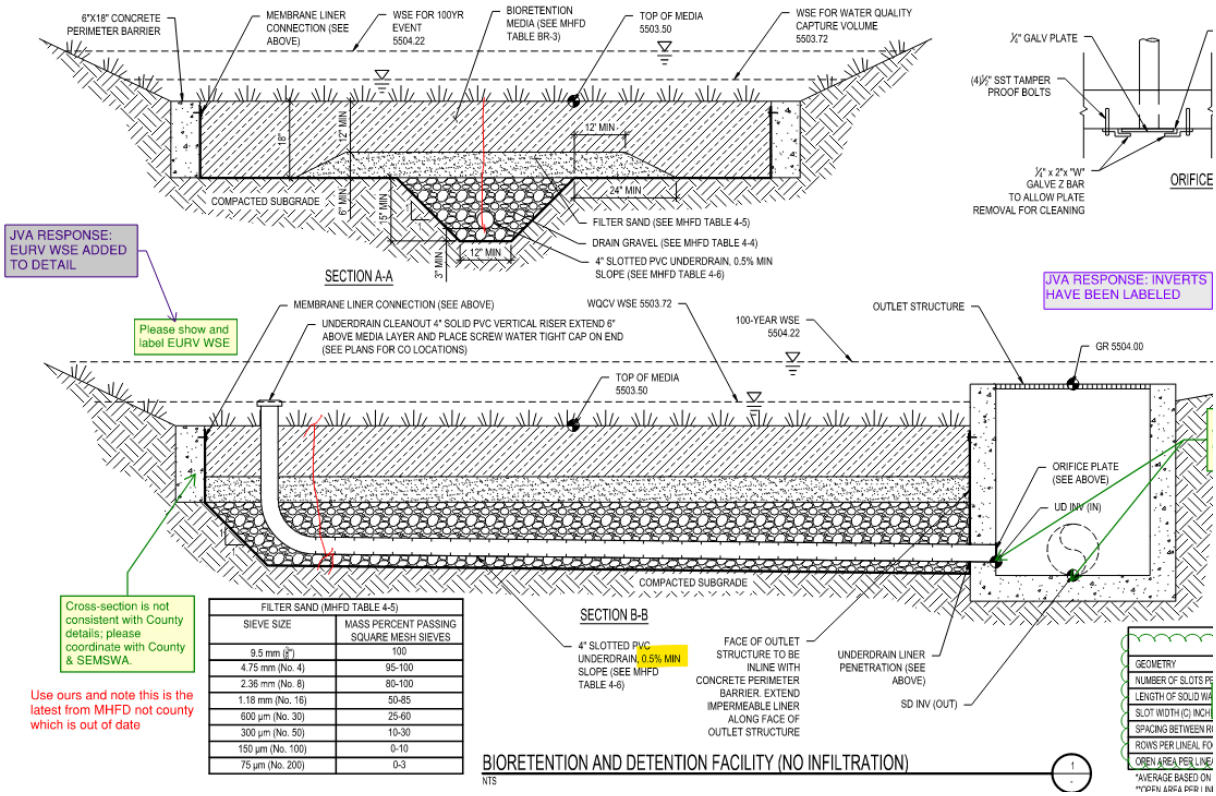
CODE SECTION: Bioretention (RG) Detail within the Standards

REQUIREMENT: Slope Underdrain a minimum of 1.0%

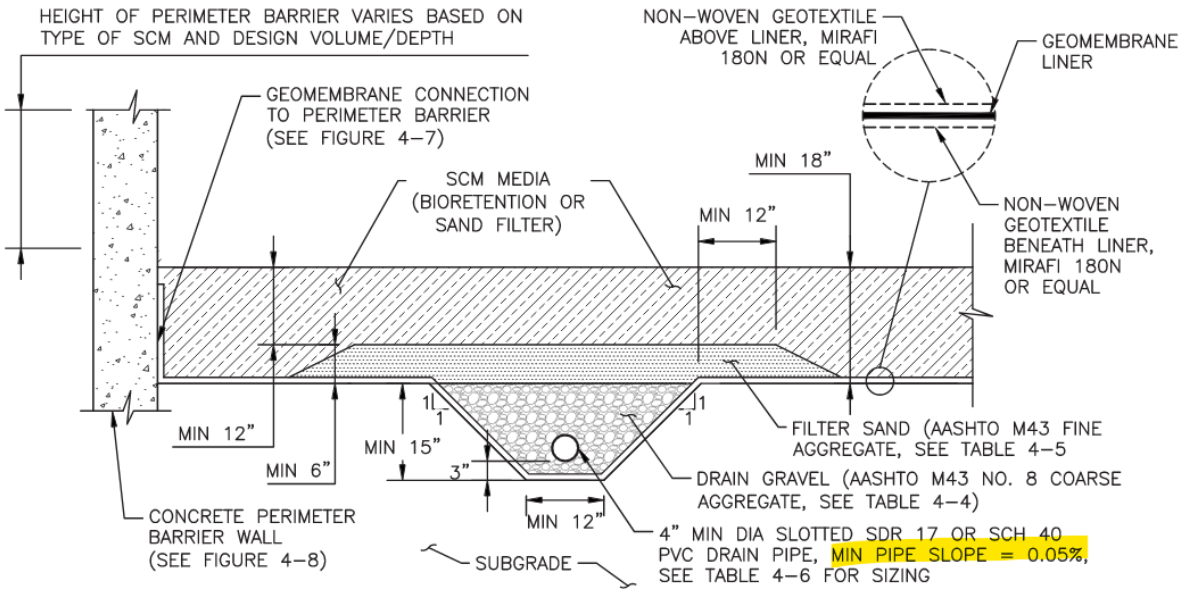
PROPOSAL: We are requesting to use the MHFD detail, including underdrains sloped at a minimum of 0.5%.

JUSTIFICATION: The MHFD detail provides the latest in best practice design for the rain garden section and design and also allows 0.5% slope in underdrains as compared to the Arapahoe County Detail. We are grade constrained on this site due to the surface release at Kearney St to the NW, thus to make the site drainage function and ensure full capture of the site to the maximum extent practicable, this detail ensure we are meeting the latest best practices and allowing for the minimum allowable slope per that standard.

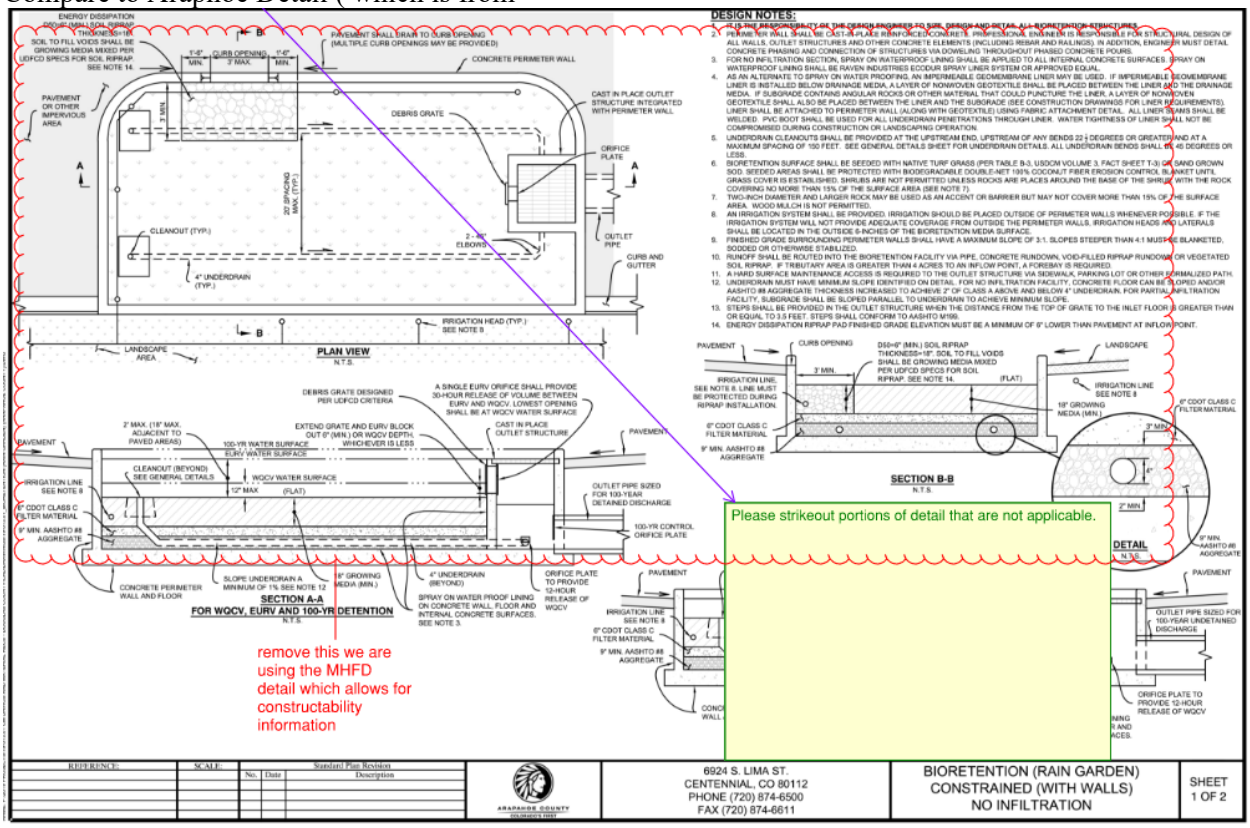
Our detail (using MHFD latest detail criteria):



MHFD Detail from latest Volume 4 Criteria Manual



Compare to Araphoe Detail (which is from



REQUEST: **#11 Bioretention Facility Spillway Freeboard**

CODE SECTION: 13.3.8 - Freeboard Requirements

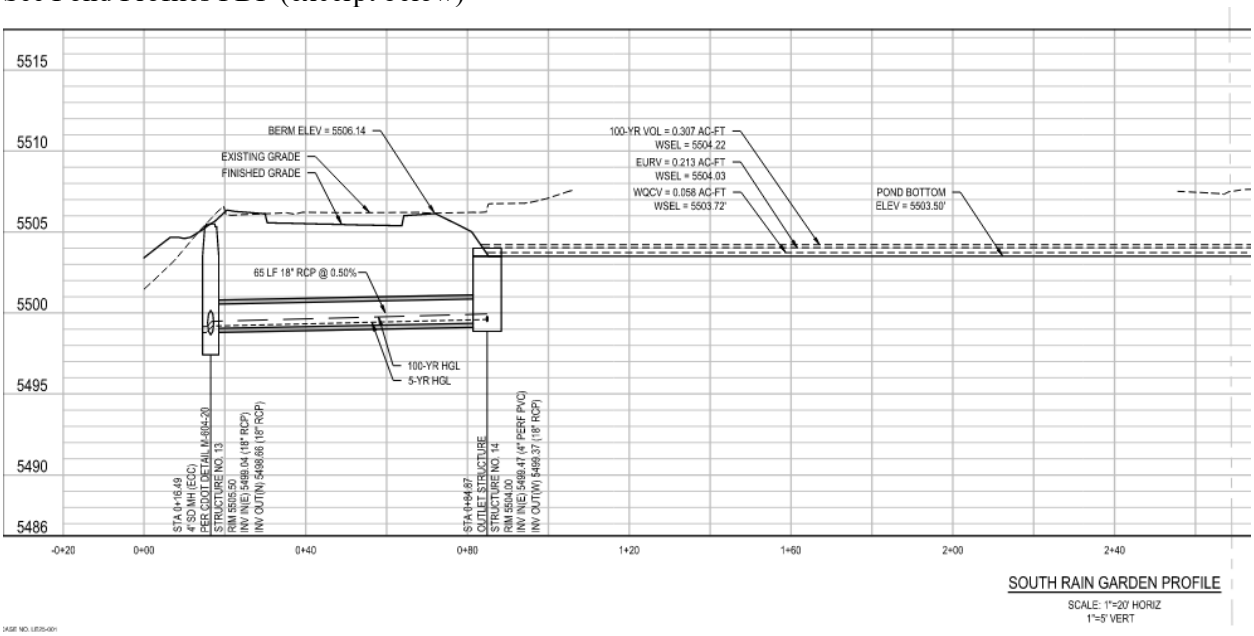
REQUIREMENT: The minimum required freeboard for detention facilities is 1.0-foot above the computed water surface elevation when the emergency spillway is conveying the maximum design flow.

PROPOSAL: The spillway freeboard is limited 0.87' due to the height of the curb at the concrete walk at the bus loop (per ADA and other grading and drainage constraints on the site). This facility is sized such that flows will not enter the spillway until the 500-year storm event.

Rain garden 100 year WSE = 5504.22
Spillway Elev = 5505.09
Top of Berm Elev = 5505.72

JUSTIFICATION: Spillway for Bioretention Facility is a depressed portion of the adjacent concrete sidewalk on the east side of the bus loop near the outlet structure. Given that detention beyond the typical 100-year volume is provided (500 year is fully detained and released through the outlet structure with no spill) and due to spillway height limitations relative to the curb heights at the building, to ensure we are capturing the maximum area of flow, we are requesting a variance from 1.0' freeboard requirements. If the spillway was higher, we would not be able to capture as much area due to grading, drainage and ADA constraints.

See Pond Profiles PDF (excerpt below)



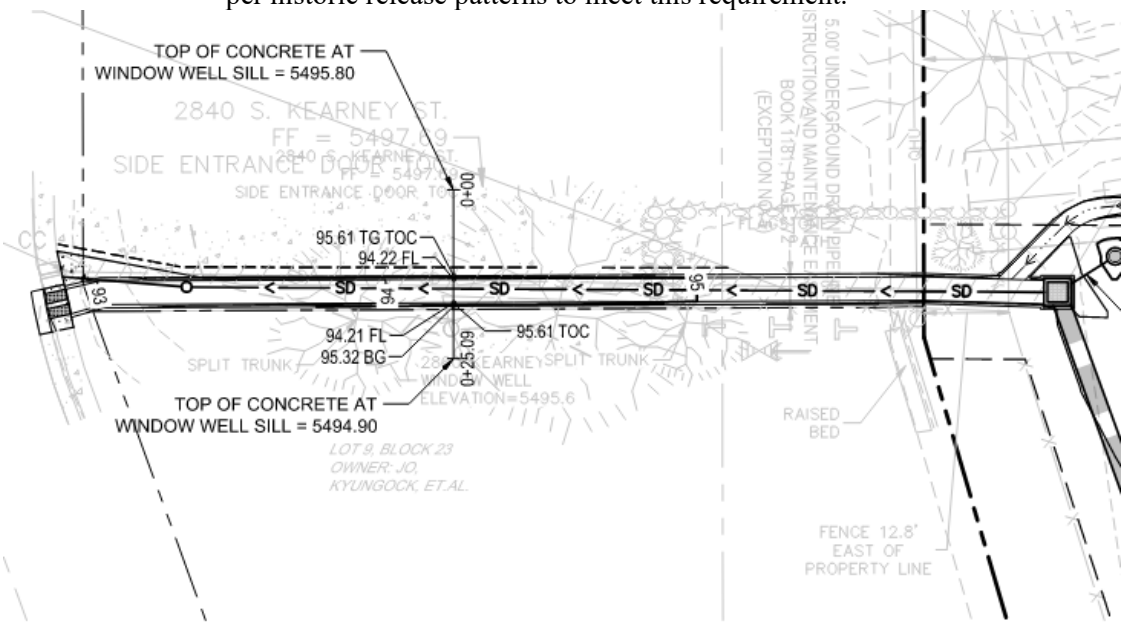
REQUEST: **#12 Freeboard from Window Well**

CODE SECTION: 2.3.16 Design Policy in the Stormwater Management Manual

REQUIREMENT: "The County requires a minimum 1-foot of freeboard between the lowest accessible surface entrance (i.e. lowest window well/basement window or the first floor elevation, whichever is lower) and 100-year water surface elevation for all structures adjacent to the on-site drainage facilities."

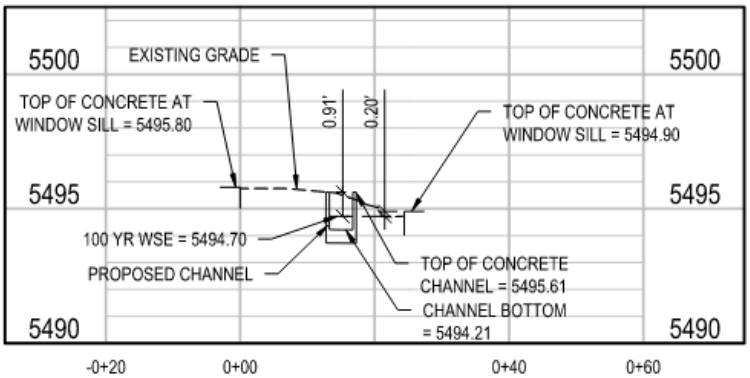
PROPOSAL: We are requesting a variance to allow 0.2' of freeboard from the 100 year WSEL in the new concrete U shaped drainage channel.

JUSTIFICATION: We have 0.91' of freeboard inside the U channel from the 100 year WSEL before there is a concern about overflow. Due to the surface and topographic constraints to get water to drain to Kearney St, we cannot lower the channel and have it drain per historic release patterns to meet this requirement.



OVERFLOW CHANNEL PLAN

SCALE: 1" = 20'



OVERFLOW CHANNEL CROSS SECTION

SCALE: 1"=20' HORIZ
1"=5' VERT



STATEMENT OF JUSTIFICATION FOR VARIANCES

The Arapahoe County Land Development Code; the Stormwater Management Manual; the Grading, Erosion, and Sediment Control Regulations; and the Infrastructure Design and Construction Standards establish and authorize the Technical Review Committee to grant variances from the strict requirements of those codes when justified. In order to determine whether a variance is justified, TRC shall review the request against Section 3.4 of the Infrastructure Design and Construction Standards, Board of County Commissioner's Resolution No. 25-108, except where inconsistent with any specific criteria set forth in the forgoing Development Codes, the Technical Review Committee is authorized to consider the following general criteria set forth below in this for any variance application.

a. The variances will not compromise or present a risk to the health, safety, and welfare of the public.

   Response: The variances listed will not compromise or present a risk to the health, safety, and welfare of the public.

b. The proposed variances will provide a comparable level of safety, level of service, and quality of design to what would otherwise be present through the application of the criteria outlined in the standards.

   Response: The proposed variances will provide a comparable level of safety, level of service, and quality of design to what would otherwise be present through the application of the criteria outlined in the standards.

c. The engineer clearly describes, and demonstrates to the satisfaction of the County, the existence of project-specific constraints, conditions, limitations, restrictions, conflicts, or practical difficulties that are present and that warrant additional consideration and flexibility in the application of these standards.

   Response: Per the Justifications provided for each Request in the preceding sections of this letter, the surface release point of the site to Kearney St, the width and topography of the site, the presence of Lutz ballfield which is to remain unchanged are some of the key project-specific constraints present that created practical difficulties meeting the aforementioned criteria, and that warrant additional consideration and flexibility in the application of these standards.

d. The proposed variances to these standards have considered and seek to apply other alternative standards, criteria, or practices that will result in an equal or better condition and reflect comparable local and industry standard practices.

   Response: The proposed variances to these standards have considered and seek to apply other alternative standards, criteria, or practices that will result in an equal or better condition and reflect comparable local and industry standard practices.

e. The resulting variances will not create a burden for the County with respect to operations, maintenance, or enforcement.

   Response: The proposed variances will not create a burden for the County with respect to operations, maintenance, or enforcement.

f. The variances will not transfer or have the effect of transferring ownership, obligations, or liability to the County.

Response: The proposed variances will not transfer or have the effect of transferring ownership, obligations, or liability to the County.

g. The variances will create a benefit to the project that would not otherwise be achievable without the variance.

Response: The proposed variances create a benefit to the project that would not otherwise be achievable without the variance. Without these variances it would not be possible to replace the existing school while allowing the current school to remain open, a critical requirement to timing of construction and requirement to meet service requirements for Cherry Creek School District. The net benefit of allowing these variances is that the community will benefit from the new school that meets the latest drainage requirements to the maximum extent practicable, versus the existing school which has no water quality or detention facilities in place.

h. For waivers, reasonable conditions should exist where the strict application of these standards may provide limited practical benefit or use.

Response: No waivers are requested only the variances listed in the proceeding section.

i. The information and justification provided for review is thorough and comprehensive.

Response: The engineering team has provided thorough and comprehensive information for review as part of this letter and in the intentionality and evaluation of the final design of this school project.

These Variance Requests from the Arapahoe County Stormwater Management Manual (Sections 2.3.16, 9.2.1, 9.4.3, 9.4.2, 9.5.1 , 9.5.3 , 9.8.1.2 , 9.8.3.3 , 13.3.15 , 13.3.6, 13.3.8 as detailed in this letter) were prepared for Holly Hills Elementary School by me or under my direct supervision and are based on sound engineering judgement and practices.

Please contact JVA, Inc. if additional information is needed. If all is in order, please notify the applicant of approval of these variance requests.

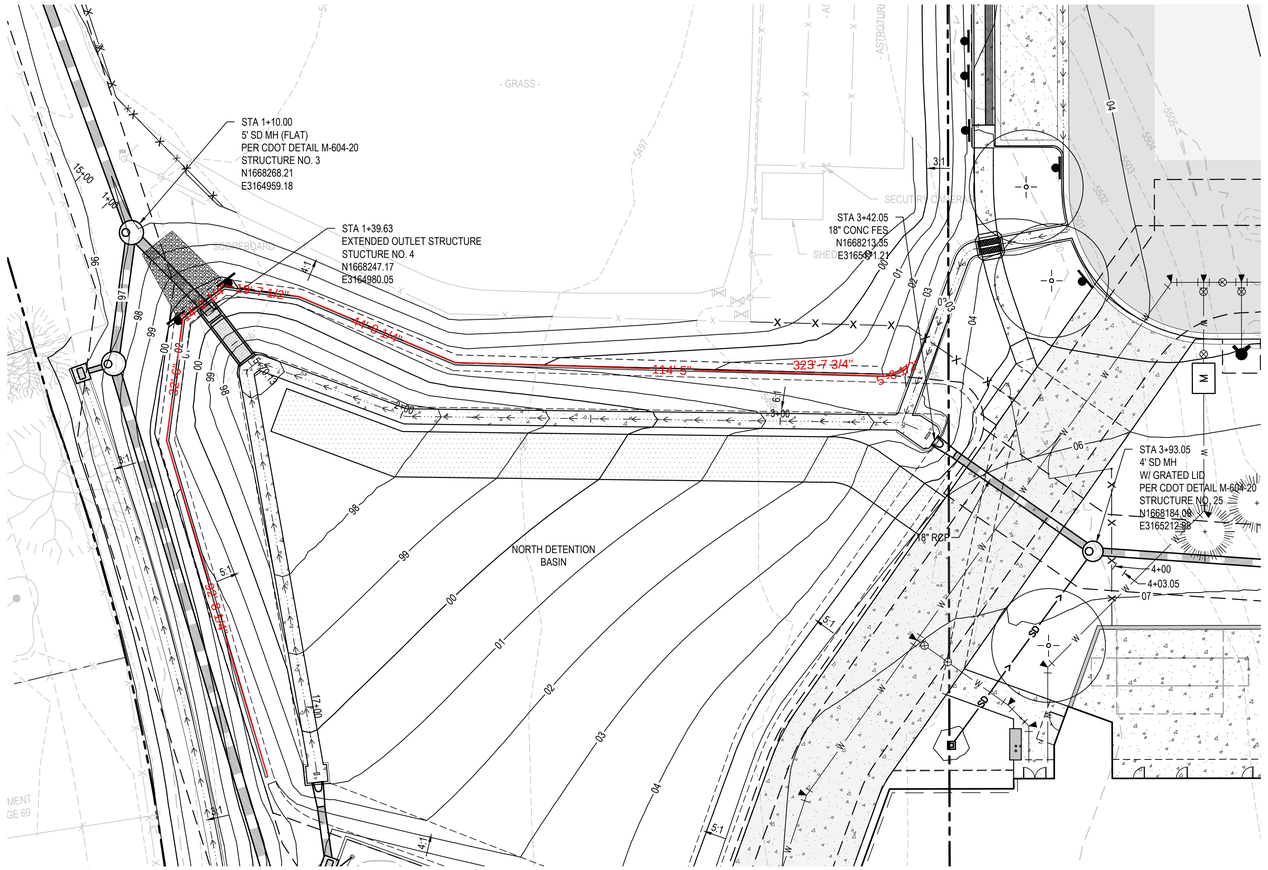
Sincerely,
JVA, INCORPORATED

By: _____
Sharon Procopio, PE
Project Manager

By: _____
Cody F. Gratny, I
Engineer of Reco

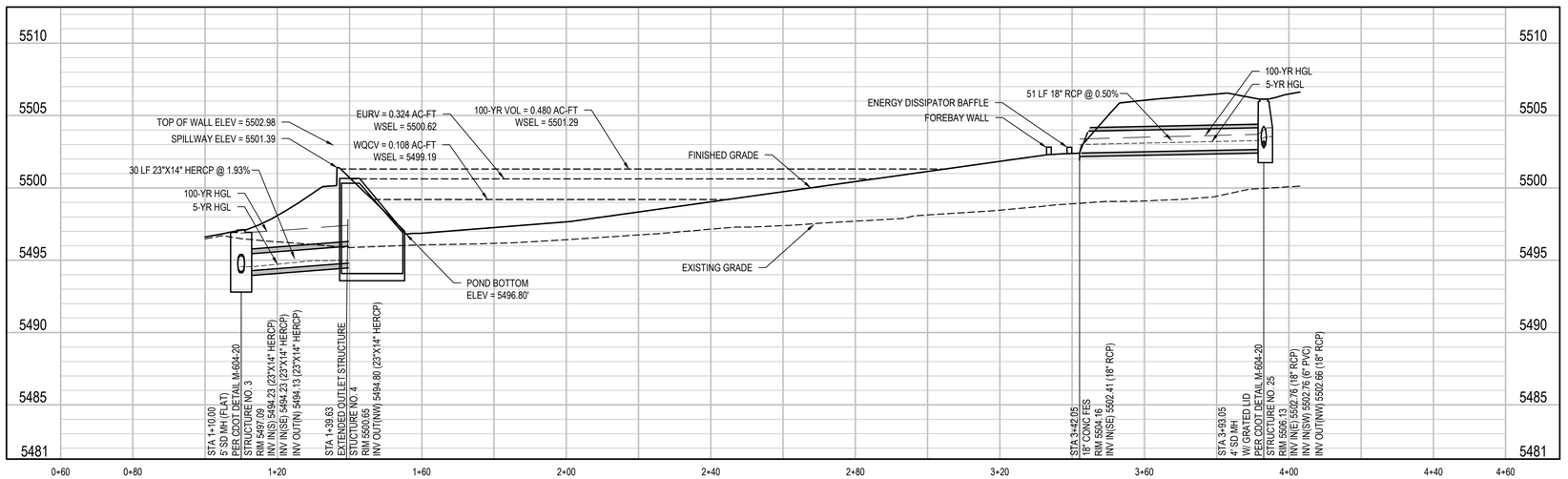
COLORADO LICENSED
CODY F. GRATNY
45353
July 30, 2025
PROFESSIONAL ENGINEER

ALL PDF REFERENCES



NORTH EDB PLAN
SCALE: 1" = 20'

20 0 20 40
SCALE IN FEET



NORTH EDB PROFILE
SCALE: 1" = 20' HORIZ
1"=5' VERT

GRADING AND DRAINAGE NOTES:

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DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT APPROVAL BLOCK

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FAX: 719-471-1174
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HOLLY HILLS RES REPLACEMENT ELEMENTARY
CHERRY CREEK SCHOOL DISTRICT
6161 E CORNELL AVE
DENVER, COLORADO 80222

SHEET TITLE
NORTH EDB PLAN & PROFILE

RTA PROJECT NUMBER
2024-059.00

DATE
05/13/2025

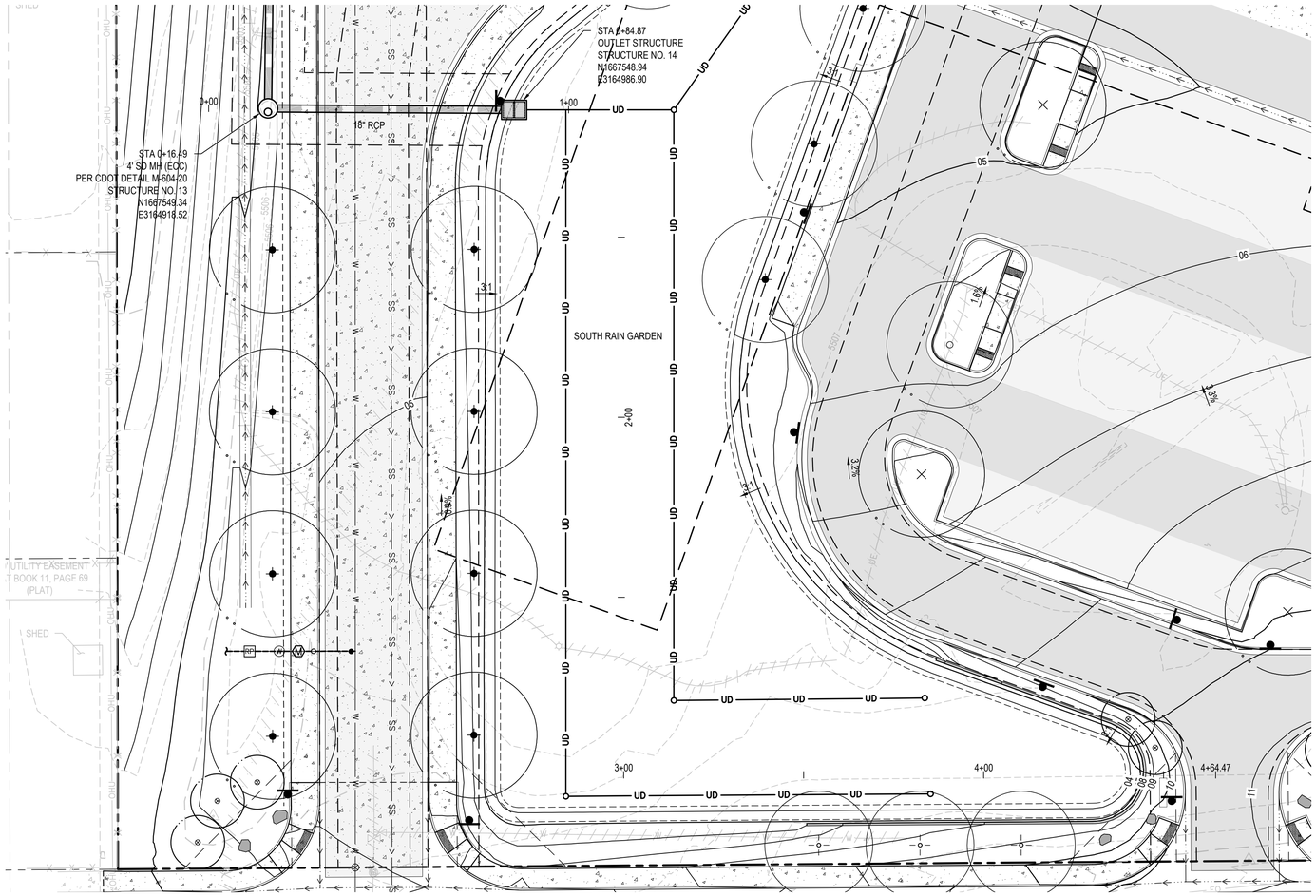
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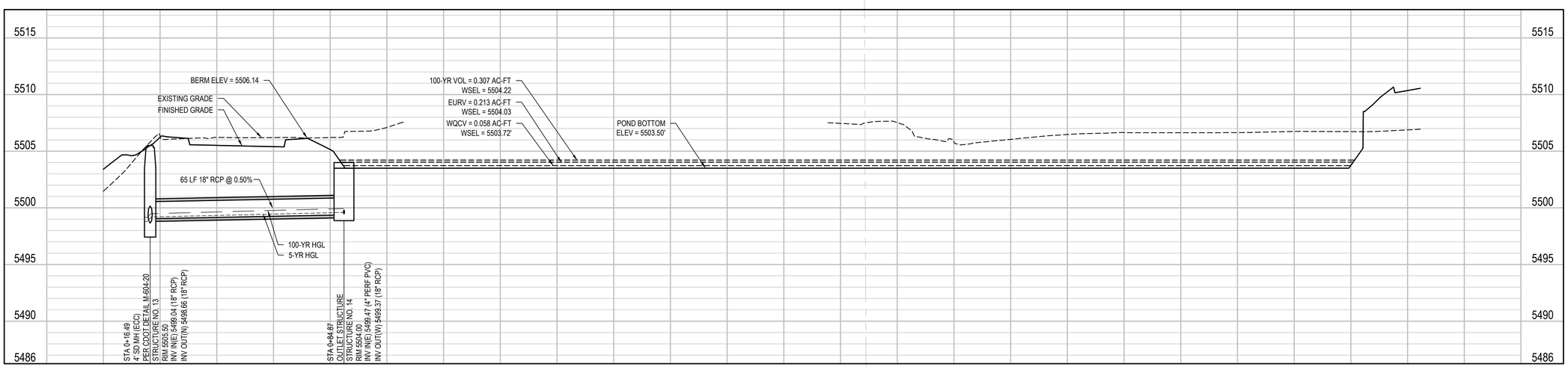
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CONSTRUCTION DOCUMENTS

OM-4



SOUTH RAIN GARDEN PLAN

SCALE: 1" = 20'



SOUTH RAIN GARDEN PROFILE

SCALE: 1"=20' HORIZ
1"=5' VERT

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20 0 20 40
SCALE IN FEET

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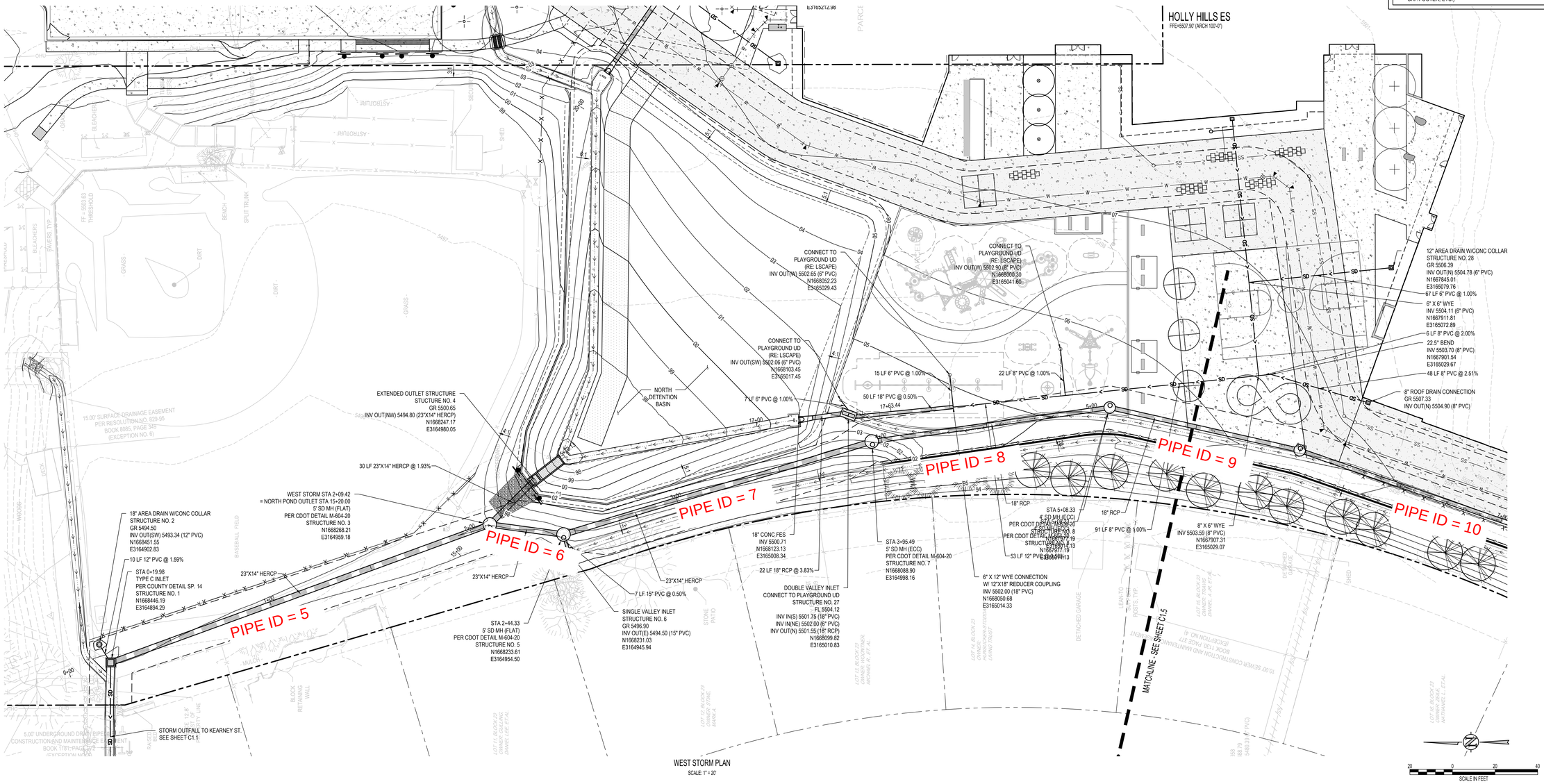
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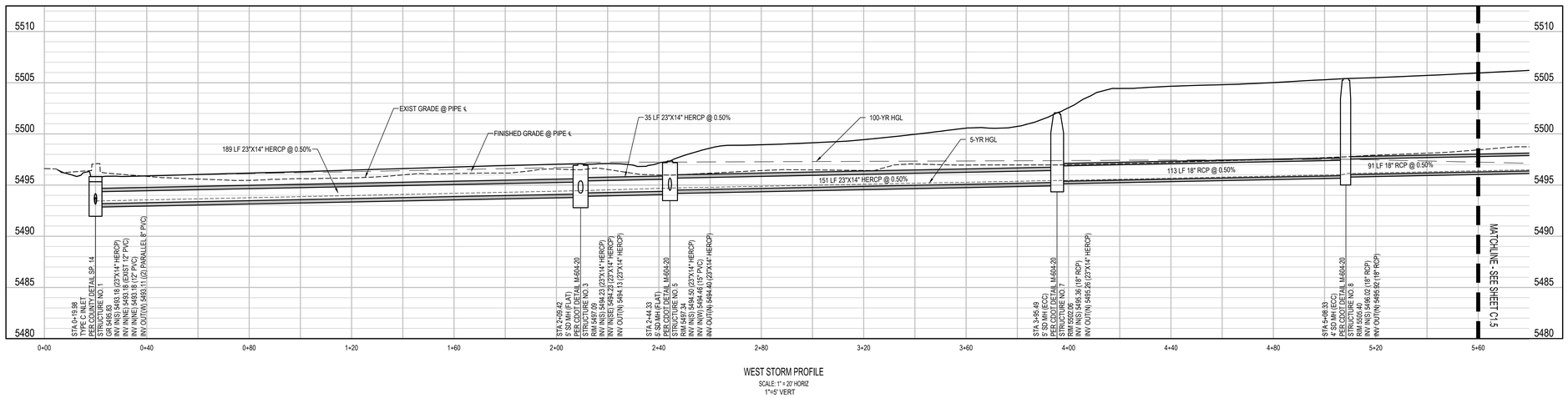
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CONSTRUCTION DOCUMENTS

OM-5

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WEST STORM PROFILE
SCALE: 1" = 20' HORIZ
1"=5' VERT

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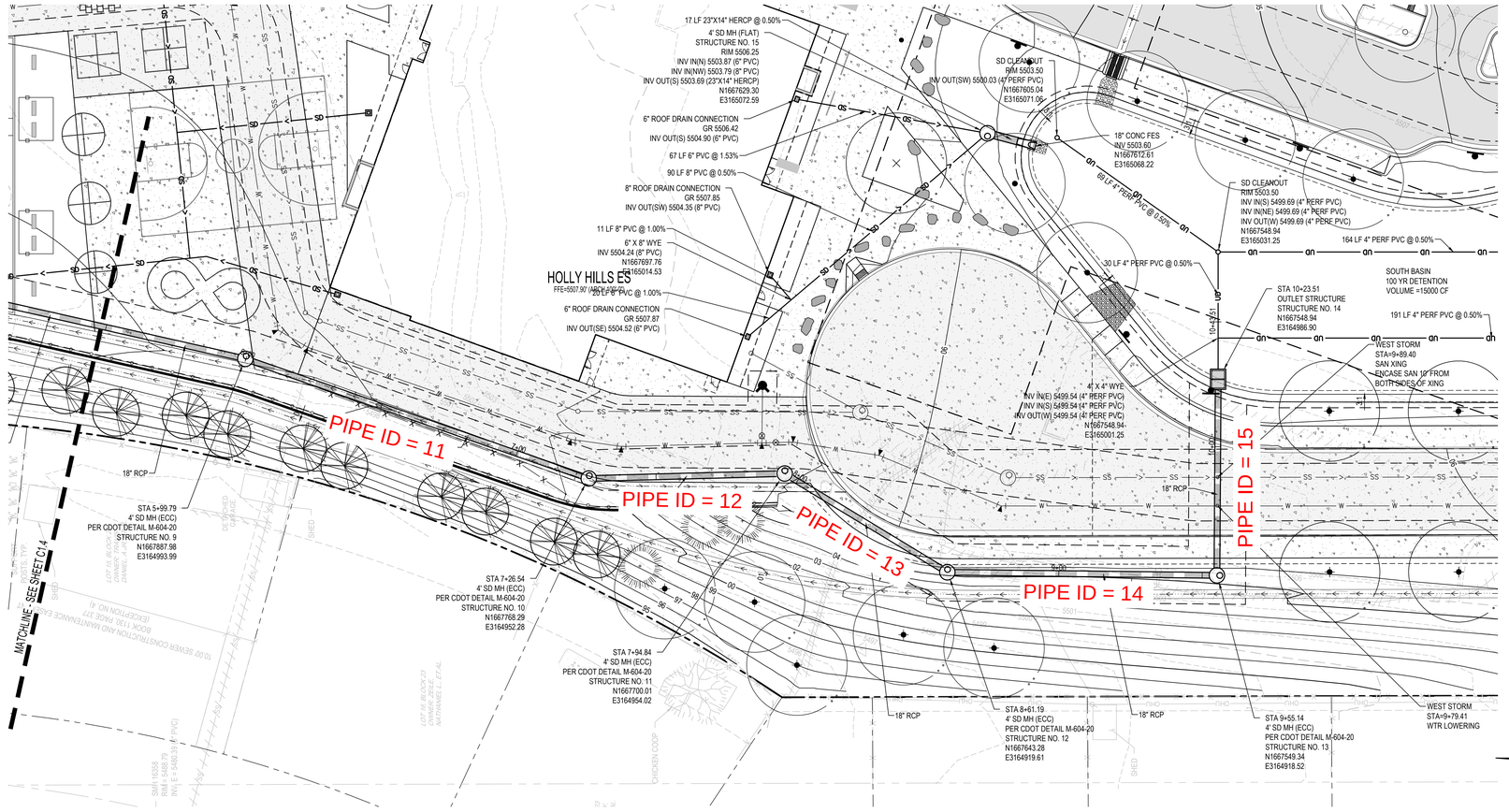
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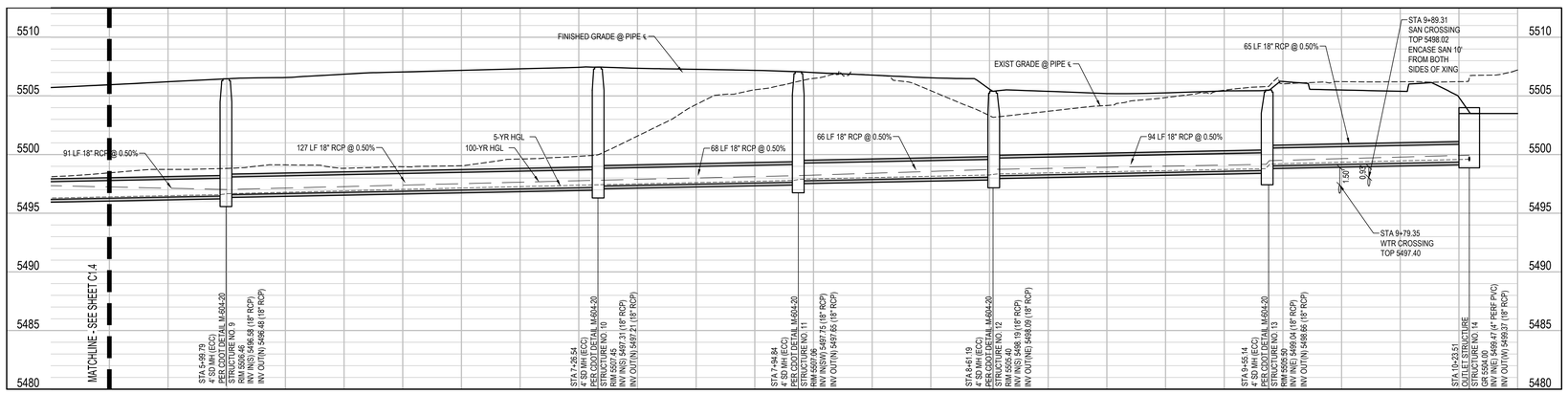
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WEST STORM PLAN
SCALE: 1" = 20'



WEST STORM PROFILE
SCALE: 1" = 20' HORIZ
1"=5' VERT

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SHEET TITLE
WEST STORM
PLAN & PROFILE

RTA PROJECT NUMBER:
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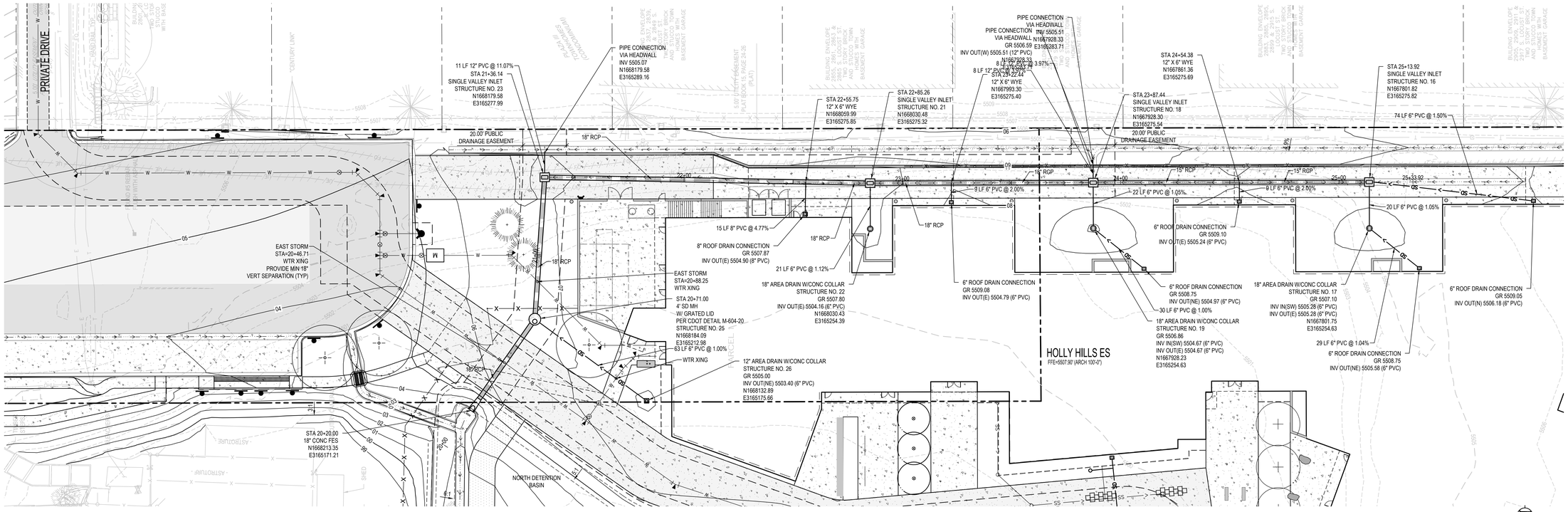
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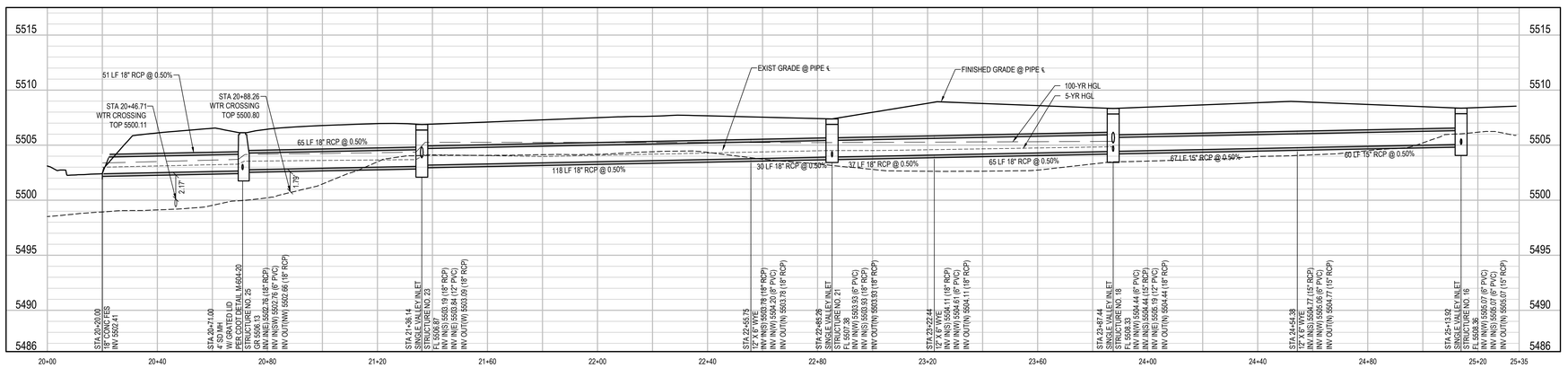
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GRADING AND DRAINAGE NOTES:

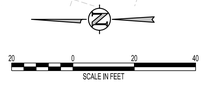
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EAST STORM PLAN
SCALE: 1" = 20'



EAST STORM PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT



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SHEET TITLE
EAST STORM
PLAN & PROFILE

RTA PROJECT NUMBER:
2024-059.00
DATE:
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REVISIONS

#	DATE	DESCRIPTION

REVISIONS

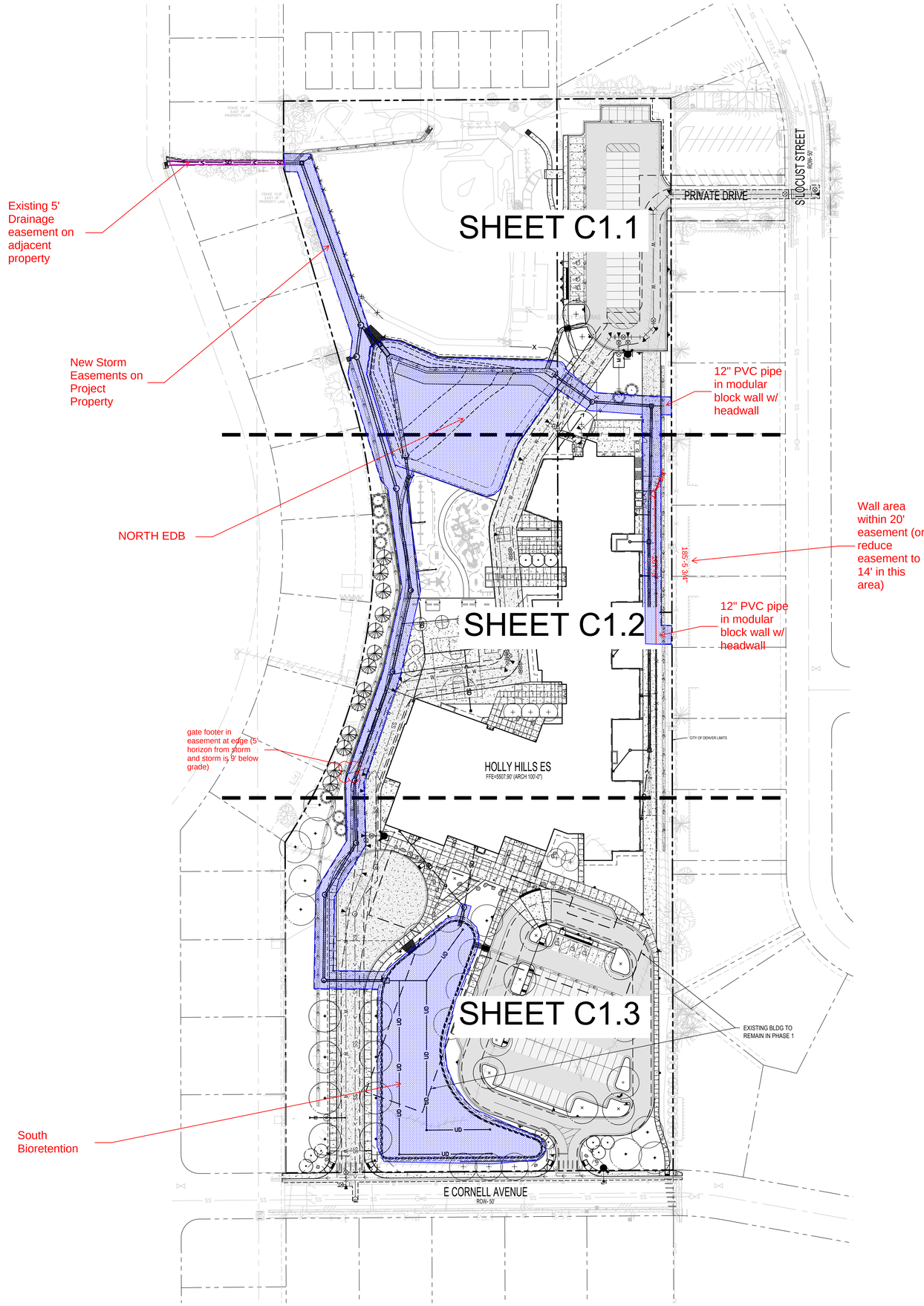
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CONSTRUCTION DOCUMENTS
SHEET NO.
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SHEET TITLE
OVERALL GRADING AND DRAINAGE PLAN

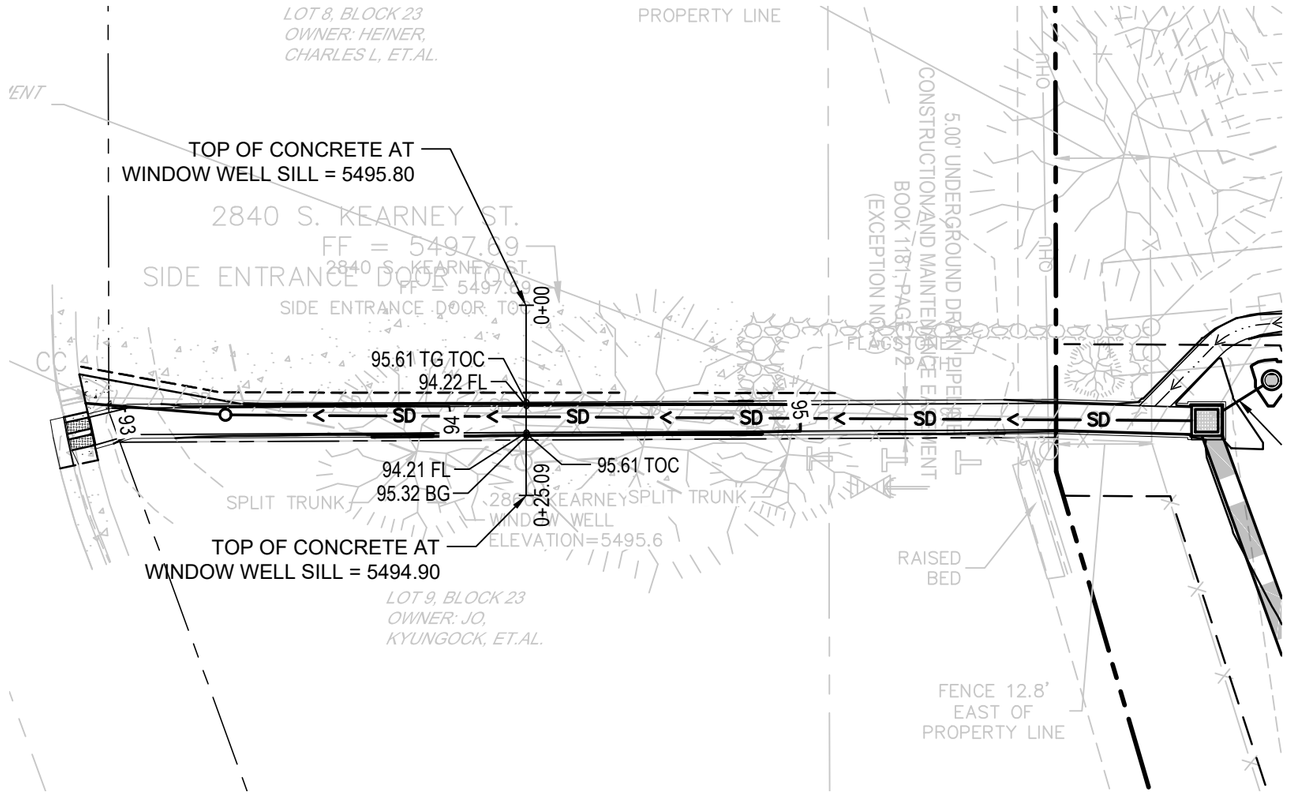
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DATE
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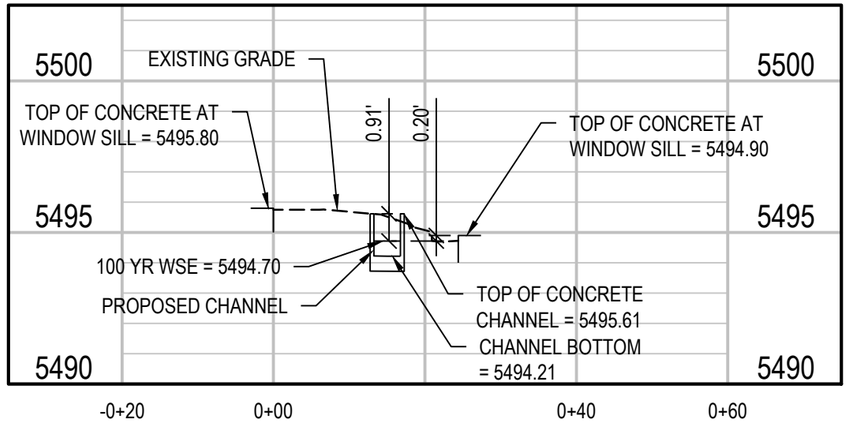
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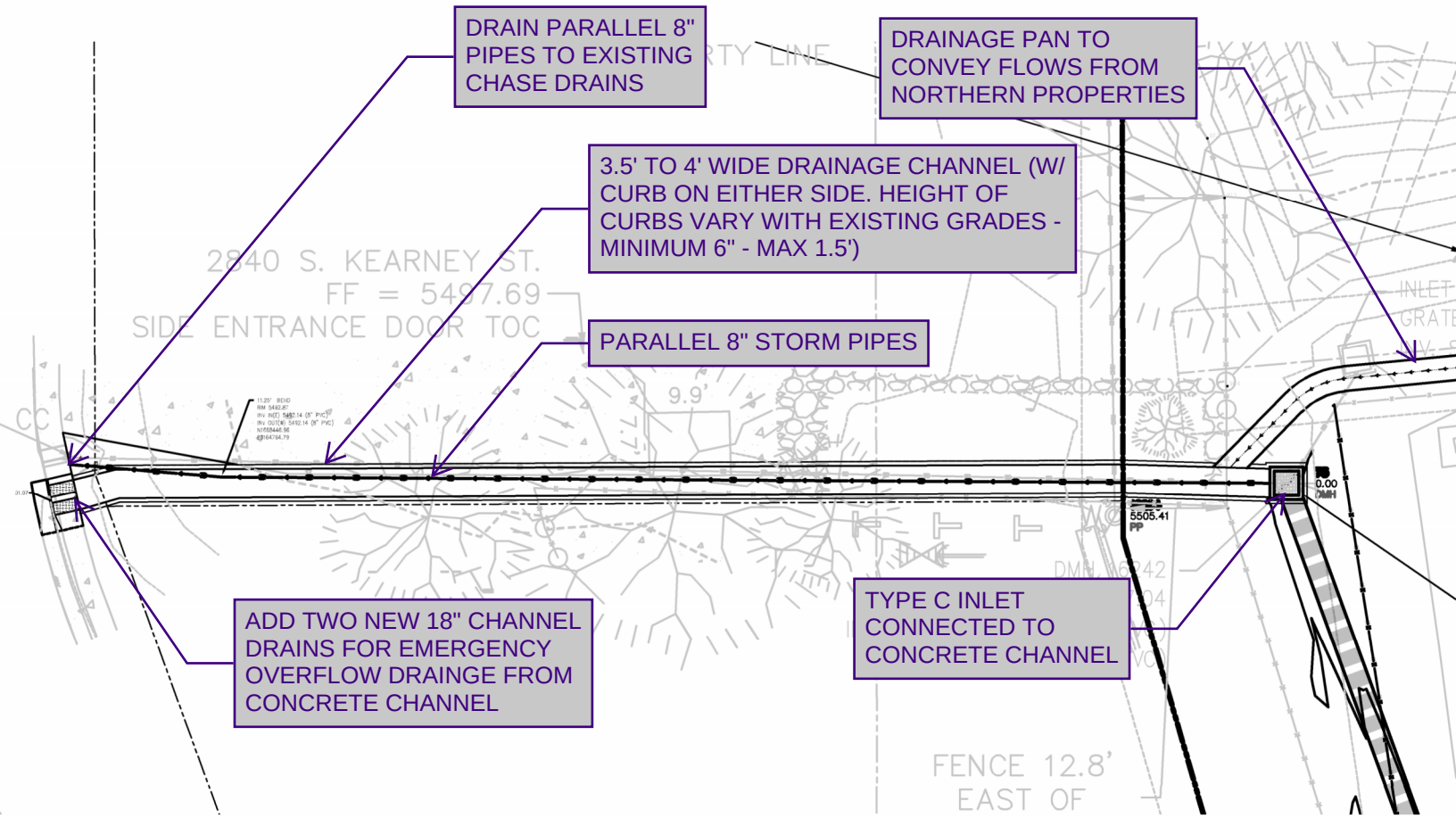
OVERFLOW CHANNEL PLAN

SCALE: 1" = 20'



OVERFLOW CHANNEL CROSS SECTION

SCALE: 1"=20' HORIZ
1"=5' VERT


DRAIN PARALLEL 8" PIPES TO EXISTING CHASE DRAINS
DRAINAGE PAN TO CONVEY FLOWS FROM NORTHERN PROPERTIES
3.5' TO 4' WIDE DRAINAGE CHANNEL (W/ CURB ON EITHER SIDE. HEIGHT OF CURBS VARY WITH EXISTING GRADES - MINIMUM 6" - MAX 1.5')
PARALLEL 8" STORM PIPES
ADD TWO NEW 18" CHANNEL DRAINS FOR EMERGENCY OVERFLOW DRAINGE FROM CONCRETE CHANNEL
TYPE C INLET CONNECTED TO CONCRETE CHANNEL
2840 S. KEARNEY ST.
FF = 5497.69
SIDE ENTRANCE DOOR TOC
9.9'
5505.41
PP
FENCE 12.8' EAST OF

Sharon B. Procopio

From: Will Raatz <will.raatz@w2eng.com>
Sent: Monday, June 23, 2025 3:37 PM
To: Tony M. Perez
Cc: Sharon B. Procopio; Michael J. Santos; Nathaniel Dixon; Yousef Hamzeh
Subject: RE: Holly Hills ES - Confirmation of Utility Crossing
Attachments: Tap Disconnection Form - HHES.doc.pdf; Tap Permit Application Form - HHES.doc.pdf

Tony,

The District is OK with the crossing as shown in the drawings.

I have attached a disconnect permit and new connection permit specific to the school. My apologies for the long delay.

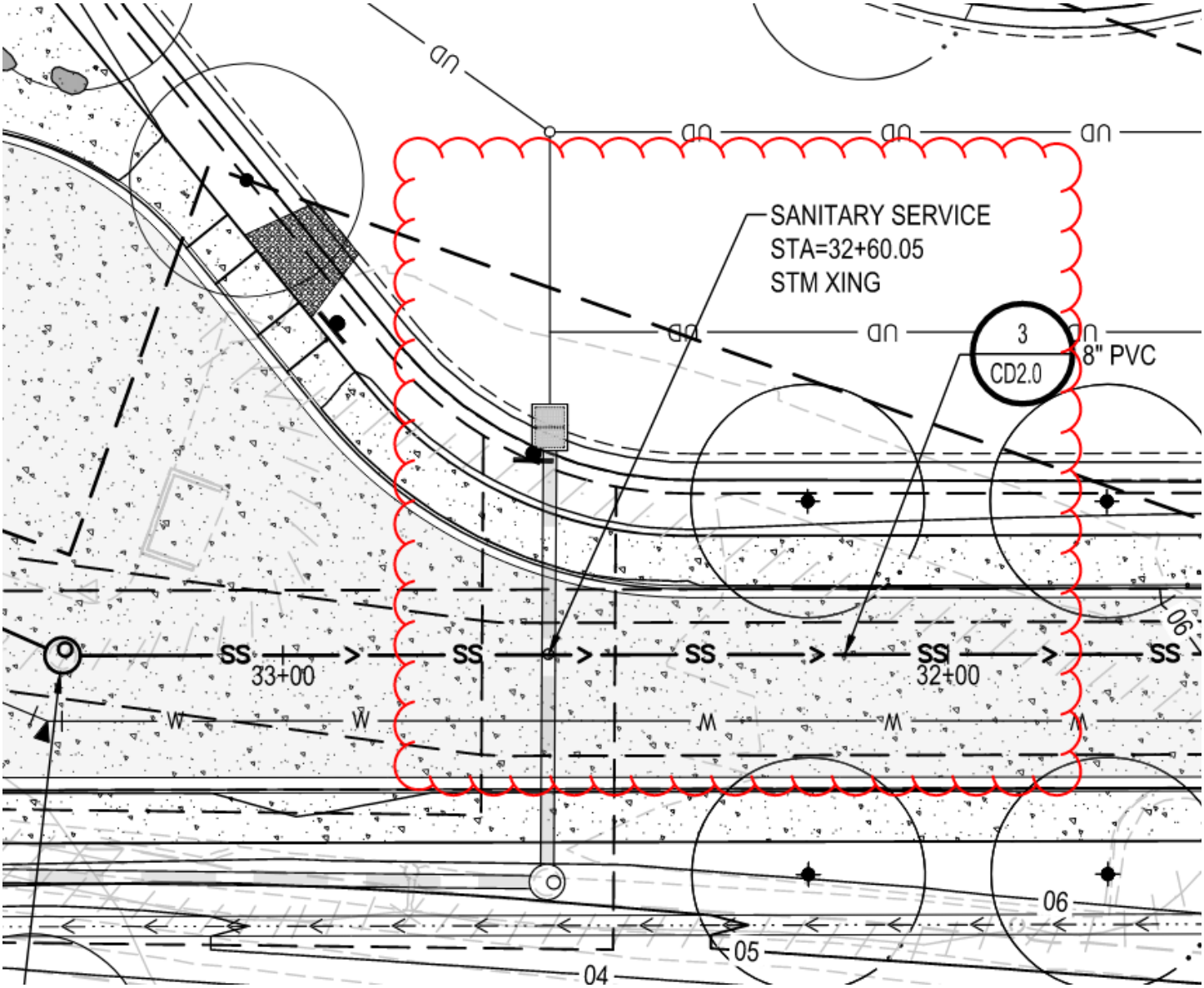
Will

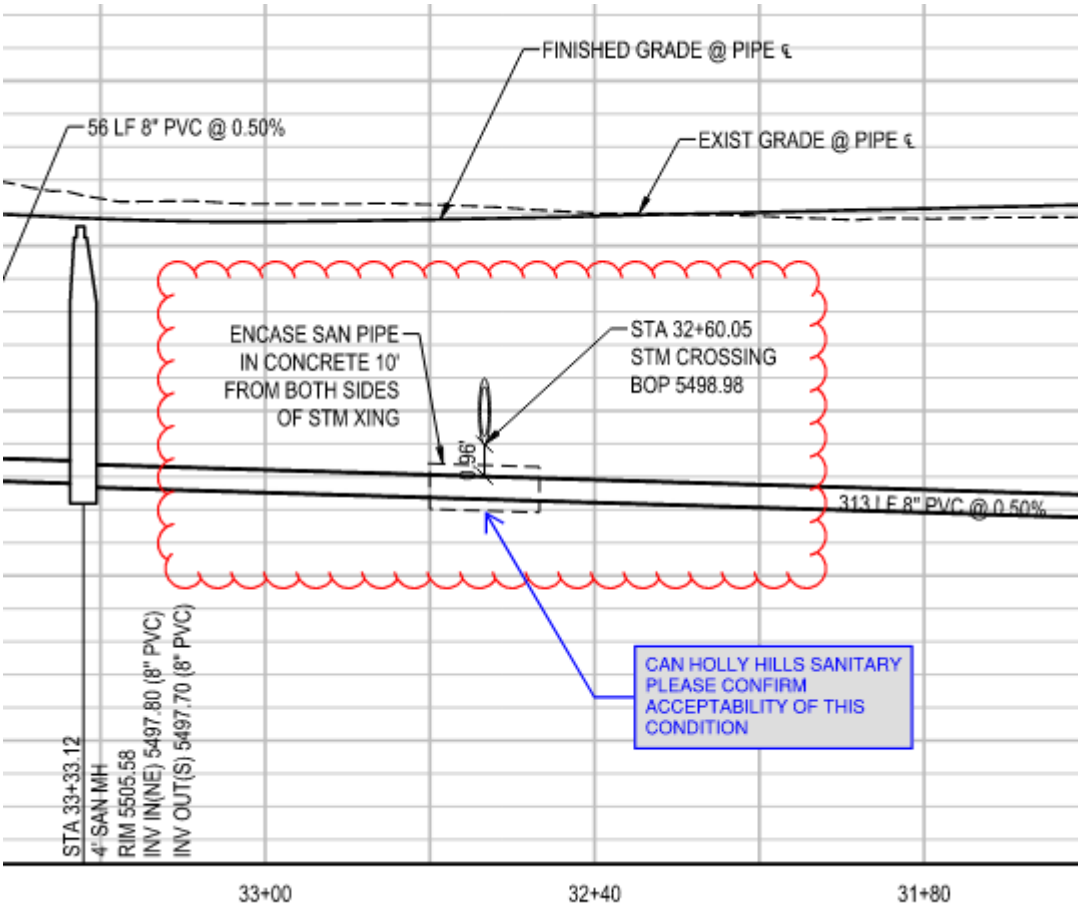
Will Raatz – W2E
720.331.2332

From: Tony M. Perez <aperez@jvajva.com>
Sent: Friday, June 20, 2025 9:48 AM
To: will.raatz@w2eng.com
Cc: Sharon B. Procopio <sprocopio@jvajva.com>; Michael J. Santos <msantos@jvajva.com>; Nathaniel Dixon <ndixon@jvajva.com>; Yousef Hamzeh <yhamzeh@jvajva.com>
Subject: Holly Hills ES - Confirmation of Utility Crossing

Hi Will,

The County has asked that we reach out to confirm that Holly Hills Sanitary is ok with the sanitary/storm crossing shown below (sheet attached for reference). I don't believe you had any comments on this encasement condition after your final review of the plans, but would you mind just confirming for us that the district is ok with this condition?


SANITARY SERVICE
STA=32+60.05
STM XING
3
CD2.0
8" PVC
SS
33+00
32+00
W
06
05
04



Thank you,

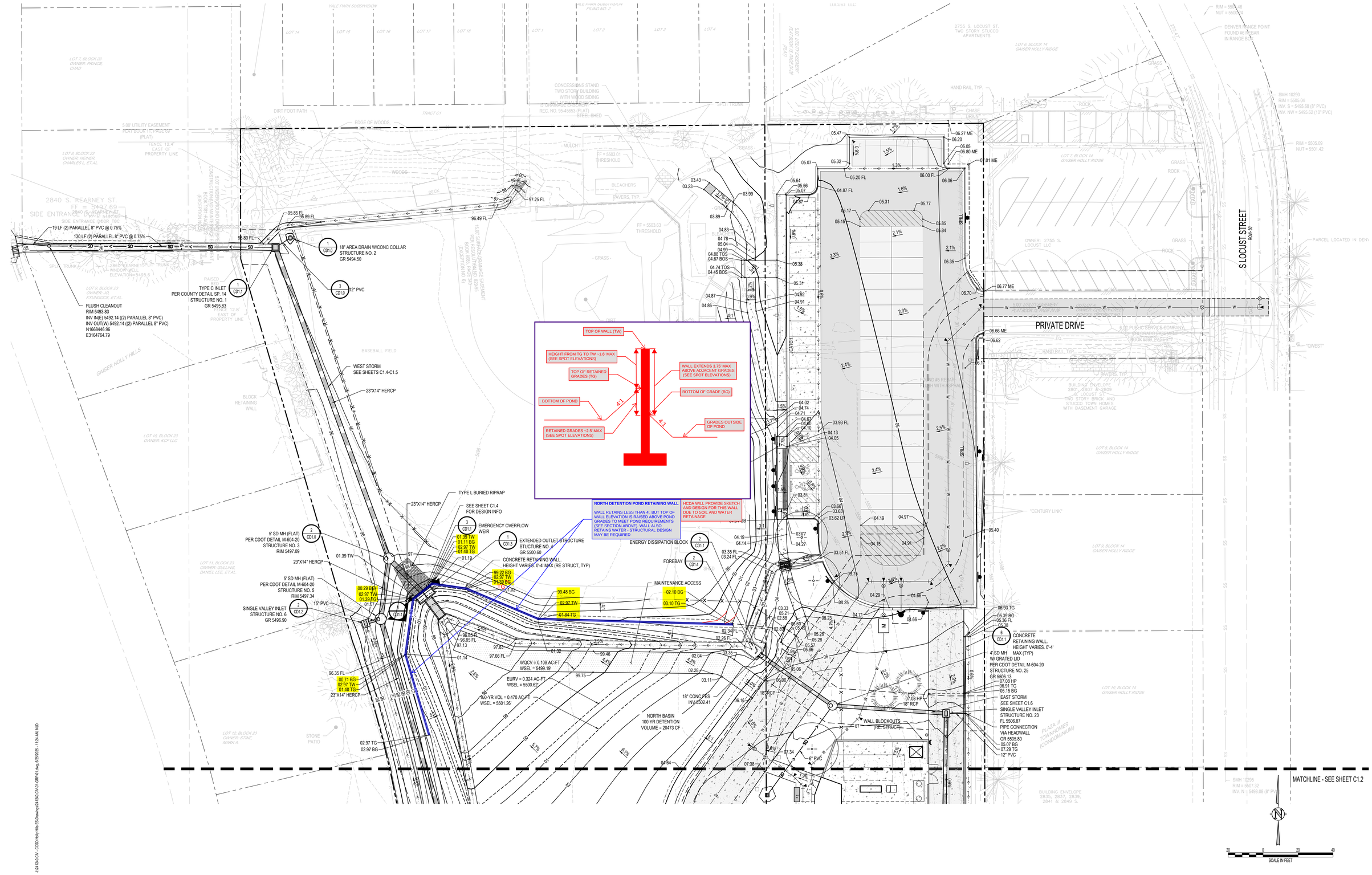
TONY M. PEREZ, P.E. | Senior Project Engineer

JVA, Incorporated
1675 Larimer Street, Suite 550, Denver, CO 80202
Direct: 720.975.1438 | Office: 303.444.1951
www.jvajva.com | LinkedIn | Instagram

Boulder | Fort Collins | Winter Park | Glenwood Springs | Denver

GRADING AND DRAINAGE NOTES:

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CHERRY CREEK SCHOOL DISTRICT

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SHEET TITLE
DETAILED GRADING AND DRAINAGE PLAN

RTA PROJECT NUMBER
2024-059.00
DATE
05/15/2025
REVISIONS

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DRAWN BY: **MJS/NJD**
CHECKED BY: **SBP/CFG**

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ARAPAHOE COUNTY

PUBLIC WORKS & DEVELOPMENT
BRYAN D. WEIMER, PWLF
Director
6924 South Lima Street
Centennial, CO 80112-3853
Phone: 720-874-6500
Relay Colorado: 711
www.arapahoegov.com

October 8th, 2025

Attn: Sharon Procopio, Project Manager, JVA Inc. Consulting Engineers

Project Name:	CCSD Holly Hills Elementary School
Case Number:	LE25-001
Address:	6161 E Cornell Ave.
Variance Letter:	#2 – Follow Up

The Arapahoe County Technical Review Committee (TRC) and Southeast Metro Stormwater Authority (SEMSWA) met on October 8th, 2025, for a regularly scheduled meeting to discuss the CCSD Holly Hills Elementary School project and reassess Request Number #2 from Variance Request Memo #2. The request and justification are further described in the attached Variance Request Memo #2 provided by JVA Inc. Consulting Engineers.

TRC Response and Comment:

Request #2 for Freeboard from Window Well is approved.

a. It was determined that the condition requiring the letter from the residential property owner is not necessary given that the technical justification provided by the design team adequately addresses the concerns of the TRC committee.

If you have any questions, please feel free to contact me at 720-874-6500.

Sincerely,

Emily M. Gonzalez

Emily Gonzalez
Engineering Services Division on Behalf of TRC

Attachments: TRC Response to Variance Request Memo #2
CCSD Holly Hills ES Variance Request Memo #2
TRC Variance Application Form #2
Owner Authorization

cc: Technical Review Committee
Arapahoe County Case File LE25-001

ARAPAHOE COUNTY

PUBLIC WORKS & DEVELOPMENT
BRYAN D. WEIMER, PWLF
Director
6924 South Lima Street
Centennial, CO 80112-3853
Phone: 720-874-6500
Relay Colorado: 711
www.arapahoegov.com

September 10th, 2025

Attn: Sharon Procopio, Project Manager, JVA Inc. Consulting Engineers

Project Name:	CCSD Holly Hills Elementary School
Case Number:	LE25-001
Address:	6161 E Cornell Ave.
Variance Letter:	#2

The Arapahoe County Technical Review Committee (TRC) and Southeast Metro Stormwater Authority (SEMSWA) met on September 10th, 2025, for a regularly scheduled meeting to discuss the CCSD Holly Hills Elementary School project and associated variance requests. Variances of the following standards are requested:

1. **Sidewalk Chase Drains at Kearney Street** – Section of 13.3.6 of the SMM requires that ponds have an outlet into storm sewer or drainageway unless it is not reasonably available. Applicant proposes to use the two existing chase drains which outfall into Kearney Street as the pond outfall.

2. **Freeboard from Window Well** – Section 2.3 of the SMM specifies a minimum of 1-foot of freeboard between the lowest entrance and the 100-yr WSE for all structures adjacent to drainage facilities. The applicant is requesting that 0.59' of freeboard be provided from the 100-yr WSE in the U-shaped channel to the adjacent window well in the outfall easement to Kearney Street. The applicant has contacted the homeowner per the previous TRC Response Letter and is proposing a drainage swale to capture any overflow from the concrete channel and direct it towards Kearney Street.

3. **Impermeable Geomembrane Liner for Rain Garden** – Section 14.5.3.4e of the Stormwater Management Manual requires that rain gardens constructed within 10 feet of a paved area or within 50 feet of a building, a no-infiltration section is required that includes a perimeter wall and impermeable liner. The applicant is proposing to remove the perimeter wall and impermeable liner so that additional flows from the project can be infiltrated.

4. **MEDB Embankment Width** – Section 13.3.7 of the SMM requires an embankment width of at least 5 feet when using a modified extended detention basin (MEDB). The applicant proposes a 2 foot embankment because the pond is supported by a wall rather than the embankment (as stated in Variance Request Letter #1).

TRC Comments and Response:

TRC has the following comments and recommendations as it relates to said variance requests:

ARAPAHOE COUNTY

PUBLIC WORKS & DEVELOPMENT
BRYAN D. WEIMER, PWLF
Director
6924 South Lima Street
Centennial, CO 80112-3853
Phone: 720-874-6500
Relay Colorado: 711
www.arapahoegov.com

1. Request #1 for Sidewalk Chase Drains is approved.
    a. There is no alternative outfall location.
    b. The request for additional information from Variance Letter #1 was completed by the applicant and the new proposal is acceptable to the TRC.

2. Request #2 for Freeboard from Window Well is approved subject to the following:
    a. TRC acknowledges that there is a lack of alternatives but are concerned about the possible impacts on the adjacent home.
    b. An acknowledgement letter is required from the homeowner absolving the County of liability for approval of the variance request.

3. Request #3 for Impermeable Geomembrane for Rain Garden is approved.
    a. There are approximately 425 feet of private curb and gutter and sidewalk pavement within 10' of the rain garden. No public infrastructure will be affected.
    b. Applicant will need to consider the water infiltration when designing & constructing the pavement and pond.

4. Request #4 for MEDB Embankment width is approved:
    a. Per previous Variance Request Letter, the retaining wall around the pond will be designed for the weight of the soil and water within the pond, instead of relying on an earthen berm for support.

Decisions of the TRC may be appealed to the Director of Public Works & Development. If you wish to appeal the decision of the TRC, please submit a request in writing to my attention. Within 6 working days, you will be notified of a date and time for the appeal meeting with the

Director of Public Works & Development. This process is further outlined in Arapahoe County's Infrastructure & Design Construction Standards Manual, Section 3.4.

If the development intentions deviate from what was presented within this request, a new request(s) shall be sought from the Engineering Services Division.

If you have any questions, please feel free to contact me at 720-874-6500.

Sincerely,

Emily M. Gonzalez

Emily Gonzalez
Engineering Services Division on Behalf of TRC

cc: Technical Review Committee
Arapahoe County Case File LE25-001

JVA, Incorporated
1319 Spruce Street
Boulder, CO 80302
303.444.1951
info@jvajva.com

www.jvajva.com

August 28, 2025

Ms. Emily Gonzalez
Arapahoe County – Planning and Development Services
6924 S Lima St
Englewood, CO 80112

RE: CCSD Holly Hills ES
Memo #2 Request for Variances for the Holly Hills Elementary School Redevelopment Project
JVA Job No. 241240.CIV

Dear Emily:

The Cherry Creek School District (CCSD) is proposing to replace the existing Holly Hills Elementary School facility located at 6161 E Cornell Avenue, Denver, CO 80222. The 10.70-acre project site is bound on the west by houses fronting South Kearney Street, on the north by the Yale Park condominium complex, on the east by apartments fronting South Locust Street, and on the south by East Cornell Avenue. The site is in the northwest quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, City of Denver, County of Arapahoe, State of Colorado.

The project proposes to introduce extensive new stormwater infrastructure within the property to attenuate flows to two proposed detention and water quality facilities that release to an existing inlet at the northwest corner of the site, which ultimately outfalls through an existing chase to Kearney Street, flowing to the the High Line Canal. Due to several site constraints, there are several variances that are required in order to successfully construct this new Elementary School as part of the proposed development (details provided for each in the following sections of the letter). Variances are listed below and then detailed on the following pages of the letter.

1. Sidewalk Chase Drains at Kearney Street
2. Freeboard from Window Well
3. Impermeable Geomembrane Liner and Perimeter Walls
4. MEDB Embankment Width

For the reasons stated below, we request Variance Relief from the following requirements per the Arapahoe County Standard Manuals. See the following pages for the details on these four variance requests.

REQUEST: **#1 Sidewalk Chase Drains at Kearney Street**

CODE SECTION: 13.3.6 - Outlets into Streets

REQUIREMENT: "Detention ponds that have an outlet pipe terminating in the gutter of a street, such as through a chase section, present potential ponding and icing problems in the gutter, and create hazards to the traveling public during periods in which the pond is emptying rapidly. Therefore, detention ponds shall be designed to outlet into a storm sewer, drainageway, or other designated drainage system that is reasonably available, as determined by the County."

PROPOSAL: Per Manual, "The County may allow an outlet to discharge into the gutter in cases where the minor storm (5-year) peak flow for the tributary area is less than 3.5-cubic feet per second and a storm sewer **or other drainage system is not reasonably available.**" More frequent maintenance of sidewalk chase outfalls and guidance for outfalls with low flow releases will be included in O&M section of drainage report and on the cover of the O&M plans as discussed with SEMSWA staff.

JUSTIFICATION: Existing conditions constrain site drainage to surface release at Kearney street as there is no existing public storm sewer reasonably available to accept discharge nearby. The proposed addition of a concrete channel along the existing drive, along with increased capacity but adding two dual 8”PVC pipes, will address the runoff that currently flows uncontrolled through this area, providing water quality treatment, slower release times, and a decreased release rate. The overall condition will be improved from the existing condition with the updates proposed.

Additional evaluation (per County Request) of the two existing chase drains demonstrates that the proposed 100-year flow from the Holly Hills property can be accommodated without requiring further modification. Peak 100-year release to the proposed channel is 15.11 cfs, The two chases can accommodate 16.16 cfs. See attached chase drain calculations. A note that in the existing conditions this area sees around 20.86 cfs of flow for the 100-year event, so the flow rate is being reduced in the proposed conditions. See rational calculation excerpts and drainage maps at end of memo for reference.

Response letter excerpt from previous TRC memo:

7. Request #7 for Outlets into Streets is partially approved:
   a. TRC approves the outlet into the gutter of a street as there is no storm sewer available in this area.
   b. TRC does not approve the use of four (or two additional) chase drains to outfall under the sidewalk. Please evaluate alternative designs which are more maintenance friendly.

REQUEST: **#2 Freeboard from Window Well**

CODE SECTION: 2.3.16 Design Policy in the Stormwater Management Manual

REQUIREMENT: "The County requires a minimum 1-foot of freeboard between the lowest accessible surface entrance (i.e. lowest window well/basement window or the first floor elevation, whichever is lower) and 100-year water surface elevation for all structures adjacent to the on-site drainage facilities."

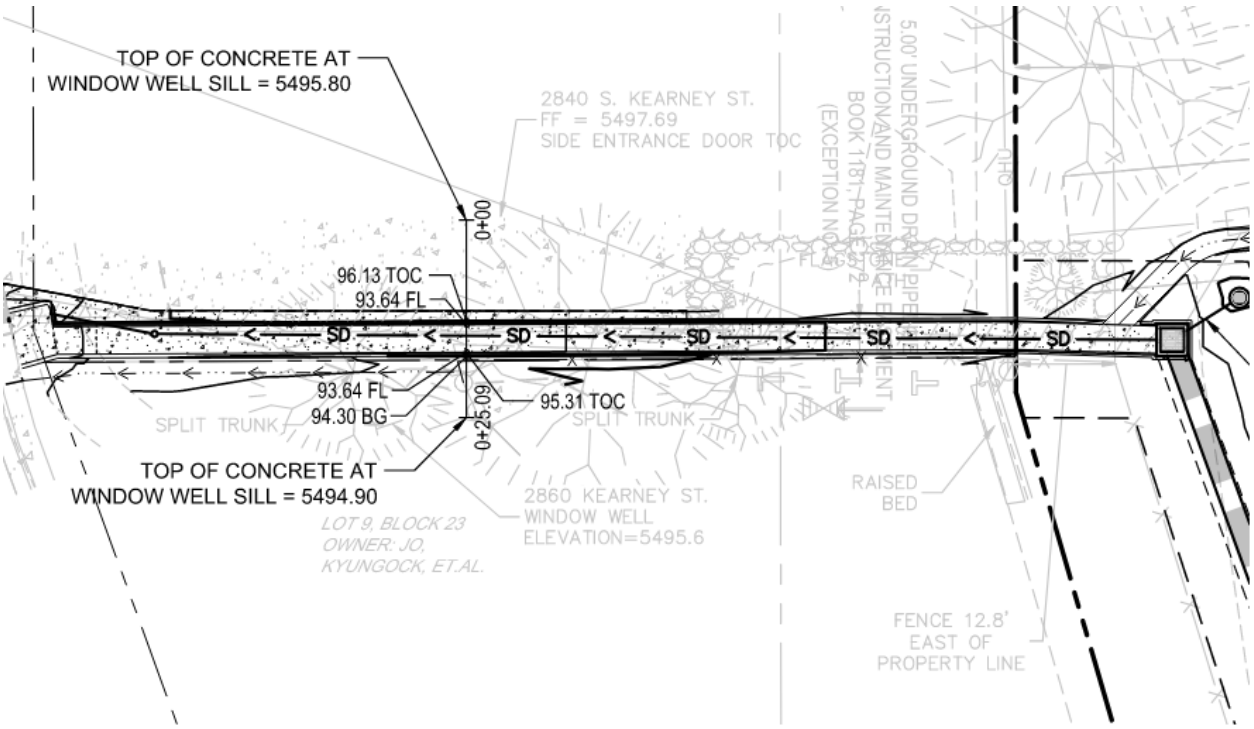
PROPOSAL: We are requesting a variance to allow 0.59' of freeboard from the 100 year WSEL to the south basement window sill elevations for the new concrete drainage channel.

JUSTIFICATION: Due to the surface and topographic constraints to get water to drain to Kearney St, we cannot lower the channel and have it drain per historic release patterns to meet the full 1' freeboard requirement. We have adjusted the design and now have 1' of freeboard inside the channel from the 100-year WSEL to the top of channel wall, allowing for factor of safety in the channel to address concerns about potential overflow. Additionally, per previous TRC response on this variance request we have contacted the neighbor and are proposing a drainage swale that is lower than the window well/sills adjacent to the channel (on the south) to allow any overflow should the channel spill to convey to Kearney per historic drainage patterns. This is unlikely to occur, or be needed, but has been provided to address the need for additional protection to the neighboring property.

Looking East at proposed drainage channel location, window wells and two basement window sills shown

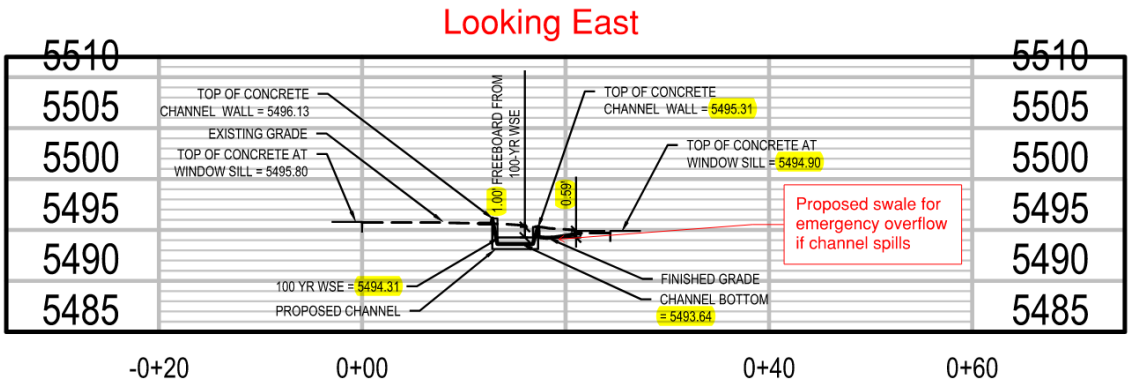


See full figure at the end of this memo in addition to the excerpt below.



OVERFLOW CHANNEL PLAN

SCALE: 1" = 20'



OVERFLOW CHANNEL CROSS SECTION PROFILE

SCALE: 1"=20' HORIZ
1"=20' VERT

REQUEST: **#3 Impermeable Geomembrane Liner and Perimeter Walls**

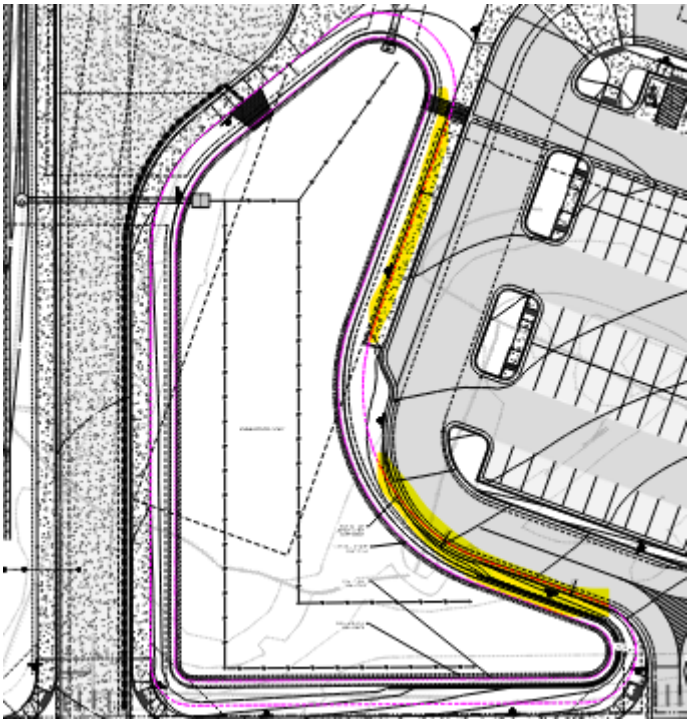
CODE SECTION: 14.5.3.4e Design Policy in the Stormwater Management Manual

REQUIREMENT: "If an RG is constructed within 10 feet of a paved area or within 50 feet of a building, a no-infiltration section is required that includes a perimeter wall and impermeable liner."

PROPOSAL: We are requesting a variance to allow partial infiltration bioretention in an area where we have between ~425' LF of private curb and ~425 LF of private sidewalk pavement within 10' of the rain garden 100 year WSEL.

JUSTIFICATION: The areas are only between 1.5' and 3.5' within the 10' distance and are all private walks on school property that the District will maintain and monitor.

See full figure at the end of this memo in addition to the excerpt below.



REQUEST: **#4 MEDB Embankment Width**

CODE SECTION: 13.3.7 Design Policy in the Stormwater Management Manual

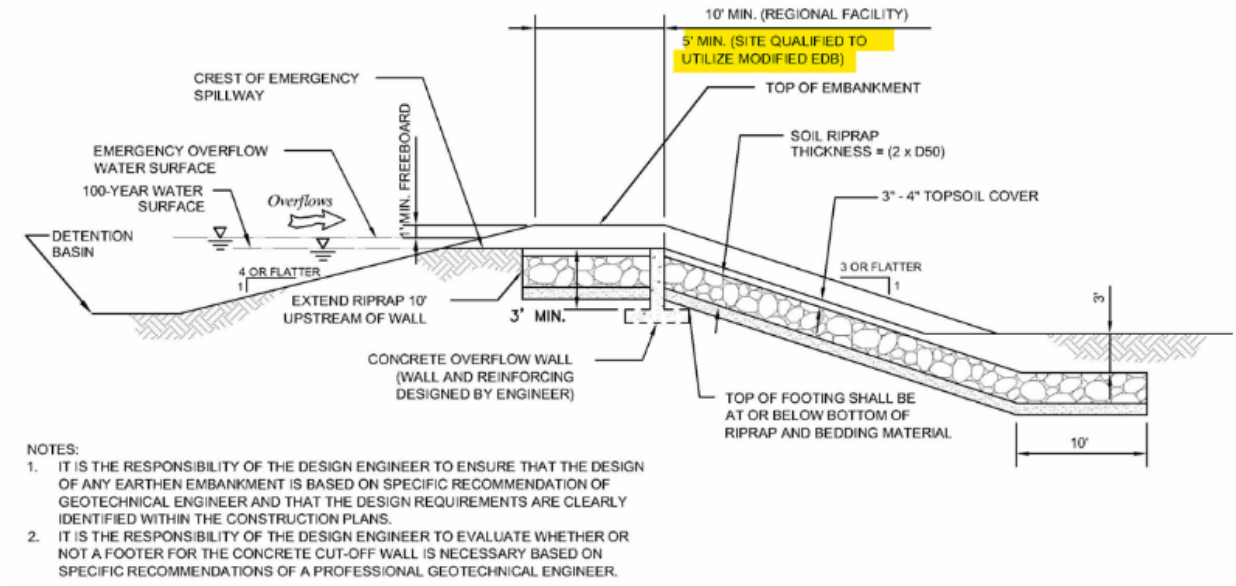
REQUIREMENT: "Embankments shall be provided with a top width of at least 10 feet for regional facilities, and at least 5-feet for the sites qualified to utilize the modified extended detention basin."

PROPOSAL: We are requesting a variance to allow for a 2'embankment width along the retaining wall portion of the detention pond, which is an MEDB per defined criteria.

JUSTIFICATION: While the width is is 3' less width than the 5' width stipulated for earthen embankment, this is a walled detention pond, so the wall provides stabilization and we have a variance for the area of the pond that is walled already approved.

Chapter 13. Storage

FIGURE 13-7
EMBANKMENT PROTECTION DETAILS



NOTES:
1. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER TO ENSURE THAT THE DESIGN OF ANY EARTHEN EMBANKMENT IS BASED ON SPECIFIC RECOMMENDATION OF GEOTECHNICAL ENGINEER AND THAT THE DESIGN REQUIREMENTS ARE CLEARLY IDENTIFIED WITHIN THE CONSTRUCTION PLANS.
2. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER TO EVALUATE WHETHER OR NOT A FOOTER FOR THE CONCRETE CUT-OFF WALL IS NECESSARY BASED ON SPECIFIC RECOMMENDATIONS OF A PROFESSIONAL GEOTECHNICAL ENGINEER.

STATEMENT OF JUSTIFICATION FOR VARIANCES

The Arapahoe County Land Development Code; the Stormwater Management Manual; the Grading, Erosion, and Sediment Control Regulations; and the Infrastructure Design and Construction Standards establish and authorize the Technical Review Committee to grant variances from the strict requirements of those codes when justified. In order to determine whether a variance is justified, TRC shall review the request against Section 3.4 of the Infrastructure Design and Construction Standards, Board of County Commissioner's Resolution No. 25-108, except where inconsistent with any specific criteria set forth in the forgoing Development Codes, the Technical Review Committee is authorized to consider the following general criteria set forth below in this for any variance application.

a. The variances will not compromise or present a risk to the health, safety, and welfare of the public.

   Response: The variances listed will not compromise or present a risk to the health, safety, and welfare of the public.

b. The proposed variances will provide a comparable level of safety, level of service, and quality of design to what would otherwise be present through the application of the criteria outlined in the standards.

   Response: The proposed variances will provide a comparable level of safety, level of service, and quality of design to what would otherwise be present through the application of the criteria outlined in the standards.

c. The engineer clearly describes, and demonstrates to the satisfaction of the County, the existence of project-specific constraints, conditions, limitations, restrictions, conflicts, or practical difficulties that are present and that warrant additional consideration and flexibility in the application of these standards.

   Response: Per the Justifications provided for each Request in the preceding sections of this letter, the surface release point of the site to Kearney St, the width and topography of the site, the presence of Lutz ballfield which is to remain unchanged are some of the key project-specific constraints present that created practical difficulties meeting the aforementioned criteria, and that warrant additional consideration and flexibility in the application of these standards.

d. The proposed variances to these standards have considered and seek to apply other alternative standards, criteria, or practices that will result in an equal or better condition and reflect comparable local and industry standard practices.

   Response: The proposed variances to these standards have considered and seek to apply other alternative standards, criteria, or practices that will result in an equal or better condition and reflect comparable local and industry standard practices.

e. The resulting variances will not create a burden for the County with respect to operations, maintenance, or enforcement.

   Response: The proposed variances will not create a burden for the County with respect to operations, maintenance, or enforcement.

f. The variances will not transfer or have the effect of transferring ownership, obligations, or liability to the County.

Response: The proposed variances will not transfer or have the effect of transferring ownership, obligations, or liability to the County.

g. The variances will create a benefit to the project that would not otherwise be achievable without the variance.

Response: The proposed variances create a benefit to the project that would not otherwise be achievable without the variance. Without these variances it would not be possible to replace the existing school while allowing the current school to remain open, a critical requirement to timing of construction and requirement to meet service requirements for Cherry Creek School District. The net benefit of allowing these variances is that the community will benefit from the new school that meets all the latest drainage requirements, versus the existing school which has no water quality or detention facilities in place.

h. For waivers, reasonable conditions should exist where the strict application of these standards may provide limited practical benefit or use.

Response: No waivers are requested only the variances listed in the proceeding section.

i. The information and justification provided for review is thorough and comprehensive.

Response: The engineering team has provided thorough and comprehensive information for review as part of this letter and in the intentionality and evaluation of the final design of this school project.

These Variance Requests from the Arapahoe County Stormwater Management Manual were prepared for Holly Hills Elementary School by me or under my direct supervision and are based on sound engineering judgement and practices.

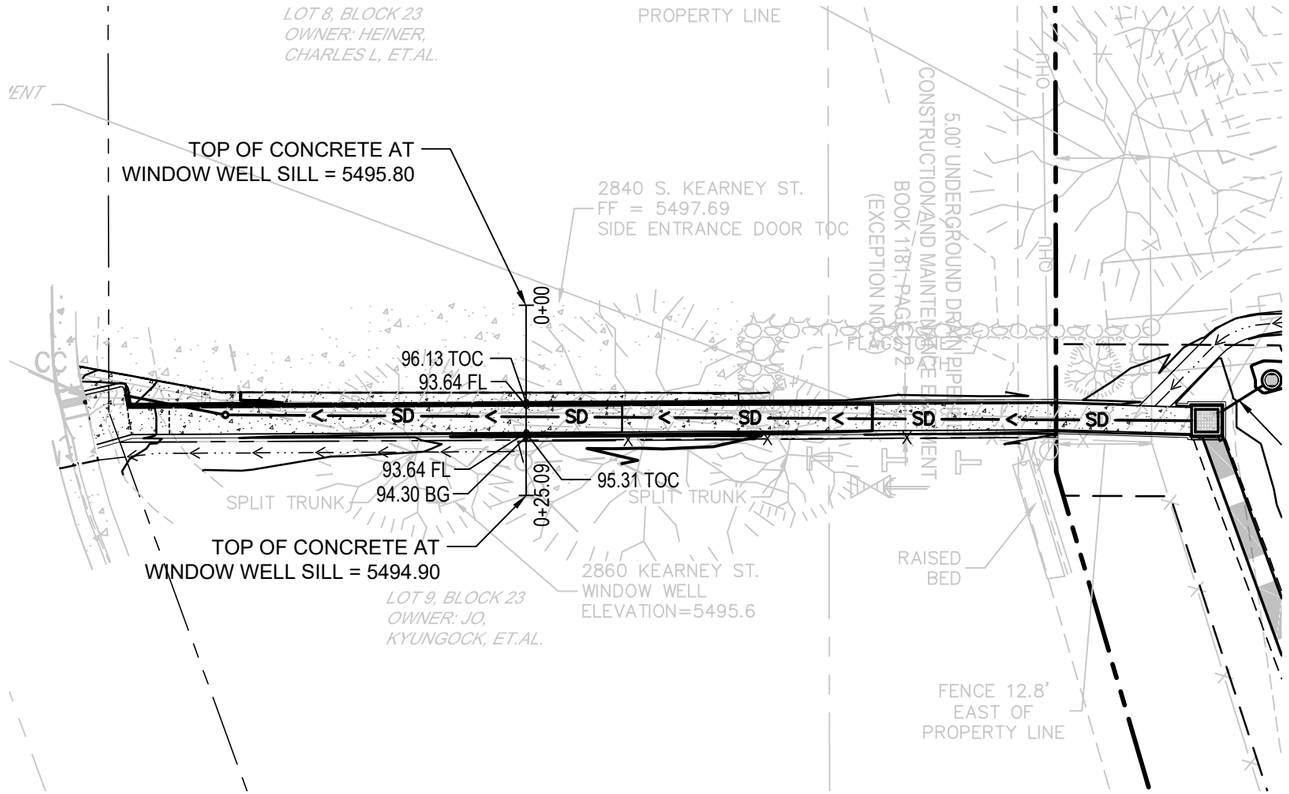
Please contact JVA, Inc. if additional information is needed. If all is in order, please notify the applicant of approval of these variance requests.

Sincerely,
JVA, INCORPORATED

By: _____
Sharon Procopio, PE
Project Manager

By: _____
Cody F. Gratny, PE
Engineer of Record

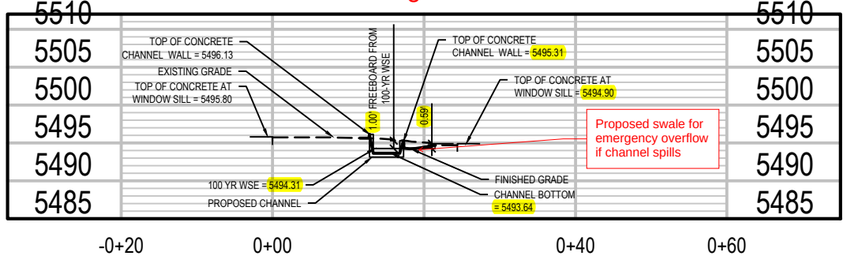
ESD Staff Report Attachment - Variance Package #2



OVERFLOW CHANNEL PLAN

SCALE: 1" = 20'

Looking East



OVERFLOW CHANNEL CROSS SECTION PROFILE

SCALE: 1"=20' HORIZ
1"=20' VERT

SOUTH BIORETENTION FACILITY

10' OFFSET FROM LIMITS OF 100 YEAR WATER SURFACE

100-YR VOL = 0.312 AC-FT
WSEL = 5504.21'

EURV = 0.213 AC-FT
WSEL = 5504.02'

WQCV = 0.058 AC-FT
WSEL = 5503.72'

SCALE IN FEET

JVA, Inc. 1319 Spruce Street
Boulder, CO 80302 303.444.1951
www.jvajva.com
Boulder ● Fort Collins ● Winter Park
Glenwood Springs ● Denver

NO.	DATE	DES'D	DWN	REVISION DESCRIPTION

DESIGNED BY:	AMP/YH
DRAWN BY:	MJS/NJD
CHECKED BY:	CFG/SBP
JOB #:	241240c
DATE:	AUGUST 27, 2025

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CCSD HOLLY HILLES ELEMENTARY SCHOOL

UNLINED BIORETENTION VARIANCE EXHIBIT

SHEET NO.

EXH 1

J:\241240\CIV - CCSD Holly Hills ESD\Drawings\Exhibits-Figures\241240 CIV-Pond 10' Offset.dwg, 8/25/2025 - 5:02 PM, NJD

Worksheet for Existing Chase 1' Width

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data		
Roughness Coefficient	0.013	
Channel Slope	0.070	ft/ft
Normal Depth	6.0	in
Bottom Width	1.00	ft

Results		
Discharge	6.00	cfs
Flow Area	0.5	ft²
Wetted Perimeter	2.0	ft
Hydraulic Radius	3.0	in
Top Width	1.00	ft
Critical Depth	12.5	in
Critical Slope	0.011	ft/ft
Velocity	12.00	ft/s
Velocity Head	2.24	ft
Specific Energy	2.74	ft
Froude Number	2.992	
Flow Type	Supercritical	

GVF Input Data		
Downstream Depth	0.0	in
Length	0.0	ft
Number Of Steps	0	

GVF Output Data		
Upstream Depth	0.0	in
Profile Description	N/A	
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	6.0	in
Critical Depth	12.5	in
Channel Slope	0.070	ft/ft
Critical Slope	0.011	ft/ft

Worksheet for Existing Chase 1.5' Width

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Roughness Coefficient	0.013
Channel Slope	0.070 ft/ft
Normal Depth	6.0 in
Bottom Width	1.50 ft

Results	
Discharge	10.16 cfs
Flow Area	0.8 ft²
Wetted Perimeter	2.5 ft
Hydraulic Radius	3.6 in
Top Width	1.50 ft
Critical Depth	13.5 in
Critical Slope	0.008 ft/ft
Velocity	13.55 ft/s
Velocity Head	2.85 ft
Specific Energy	3.35 ft
Froude Number	3.379
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	6.0 in
Critical Depth	13.5 in
Channel Slope	0.070 ft/ft
Critical Slope	0.008 ft/ft

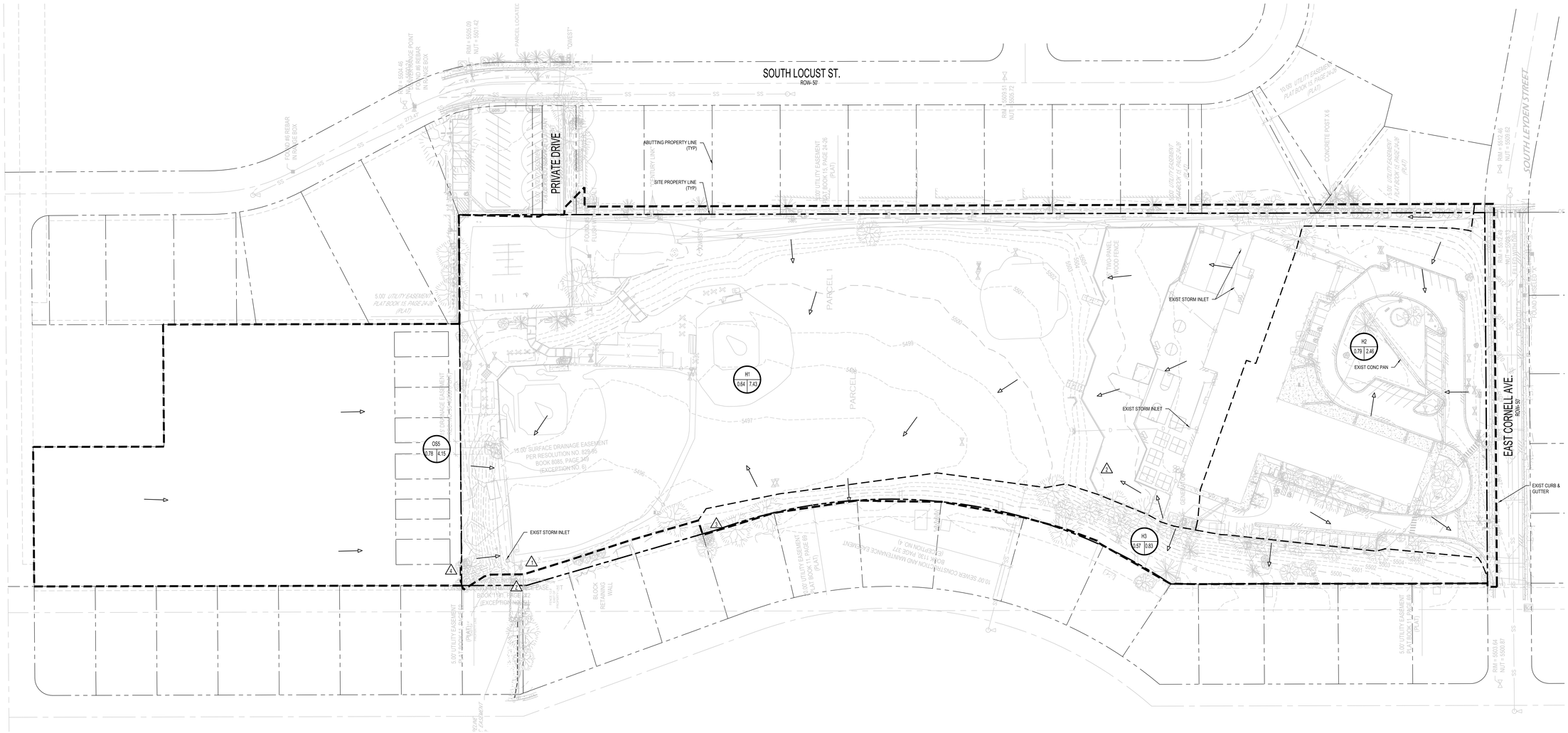
UTILITY LEGEND

	BENCHMARK	SD	STORM - 12" AND SMALLER
	MANHOLE		STORM - LARGER THAN 12"
	AREA DRAIN	RD	ROOF DRAIN
	COMBINATION INLET	TD	TRENCH DRAIN
	TYPE R INLET	UD	UNDERDRAIN
	TYPE 13 FIELD INLET	SS	SANITARY SEWER
	FLARED END SECTION W/ RIPRAP		

DRAINAGE MAP LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- + 03.3 — EXISTING SPOT ELEVATION
- T 03.54 — PROPOSED SPOT ELEVATION
- HISTORIC DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
- HISTORIC DRAINAGE BASIN BOUNDARY (SUB BASIN)
- DEVELOPED DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
- DEVELOPED DRAINAGE BASIN BOUNDARY (SUB BASIN)
- DIRECTION OF FLOW (HISTORIC)
- DIRECTION OF FLOW (DEVELOPED)
- OVERFLOW PATH
- BASIN DESIGN POINT
- DRAINAGE BASIN IDENTIFICATION BUBBLE

A = DEVELOPED BASIN DESIGNATION
.50 = 100-YR RUNOFF COEFFICIENT
1.0 = AREA ACRES



HISTORIC RUNOFF SUMMARY TABLE

BASIN	DESIGN POINT	AREA (ACRES)	IMP (%)	RUNOFF COEFF (C5)	RUNOFF COEFF (C100)	5-YR RUNOFF (CFS)	100-YR RUNOFF (Cfs)
H1	1	7.43	0.38	0.34	0.64	4.58	17.96
H2	2	2.46	0.74	0.64	0.79	3.68	9.53
H3	3	0.81	0.20	0.20	0.57	0.59	3.56
OS5 (FROM HISTORIC REPORT)	4	NA	NA	NA	NA	0.88 (10-yr)	2.9

BENCHMARK
TOPOGRAPHIC INFORMATION WAS PROVIDED BY MAJESTIC SURVEYING SEE TOPOGRAPHIC SURVEY HOLLY HILLS ELEMENTARY SCHOOL DATED 11/11/24. PROJECT BENCHMARK ELEVATION: 5510.89 FEET. COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL DATA SHOWN IN SURVEY AND REPORT ANY IRREGULARITIES OR DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.

FLOODPLAIN NOTE
THE SITE IS DEFINED AS 'ZONE X' AREA OF MINIMAL FLOOD HAZARD AS MAPPED ON THE FEMA FIRMette PANEL NUMBER 08005C0166K EFFECTIVE 12/23/2024.

SCALE IN FEET: 50 0 50 100

JVA, Inc. 1319 Spruce Street
Boulder, CO 80302 303.444.1951
www.jvajva.com
Boulder ● Fort Collins ● Winter Park
Glenwood Springs ● Denver

NO.	DATE	DESD	DWN

REVISION DESCRIPTION

DESIGNED BY:	AMP/YH
DRAWN BY:	MJS/NJD
CHECKED BY:	CFG/SBP
JOB #:	241240c
DATE:	AUGUST 27, 2025

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CCSD HOLLY HILLS ELEMENTARY SCHOOL

HISTORIC DRAINAGE MAP

SHEET NO.
FIG 1

J:\241240.Civ - CCSD Holly Hills ES\Drawings\241240.CIV.04.DDE.01.dwg, 8/27/2025 - 5:36 PM, NJD

SUMMARY DEVELOPED RUNOFF TABLE

BASIN	DESIGN POINT	AREA (AC)	IMP (%)	RUNOFF COEFF (C5)	RUNOFF COEEF (C100)	Q5 (CFS)	Q (100) CFS
N1	N1	0.96	82.6%	0.71	0.82	2.29	5.60
N2	N2	1.73	27.7%	0.26	0.60	0.94	4.52
N3	N3	0.13	76.6%	0.66	0.80	0.32	0.82
N4	N4	0.01	20.0%	0.20	0.57	0.01	0.06
N5	N5	1.03	66.2%	0.57	0.75	1.65	4.56
N6	N6	0.02	20.0%	0.20	0.57	0.01	0.06
N7	N7	0.34	46.6%	0.42	0.67	0.28	0.96
N8	N8	0.04	38.5%	0.35	0.64	0.04	0.14
E1	E1	0.06	95.0%	0.81	0.87	0.18	0.40
E1w	E1w	0.05	37.5%	0.34	0.64	0.07	0.27
E2	E2	0.04	95.0%	0.81	0.87	0.13	0.30
E3	E3	0.01	60.0%	0.52	0.73	0.03	0.08
E4	E4	0.05	95.0%	0.81	0.87	0.15	0.34
E4w	E4w	0.13	33.2%	0.31	0.62	0.14	0.58
E5	E5	0.06	60.0%	0.52	0.73	0.11	0.32
E6	E6	0.07	95.0%	0.81	0.87	0.21	0.47
E7	E7	0.05	60.0%	0.52	0.73	0.10	0.30
S1	S1	1.70	69.9%	0.60	0.77	3.18	8.51
S2	S2	0.87	73.1%	0.63	0.78	1.47	3.83
R1	R1	0.20	95.0%	0.81	0.87	0.60	1.36
R2	R2	0.16	95.0%	0.81	0.87	0.49	1.11
R3	R3	0.05	95.0%	0.81	0.87	0.14	0.31
R4	R4	0.06	95.0%	0.81	0.87	0.18	0.40
R5	R5	0.14	95.0%	0.81	0.87	0.44	0.98
R6	R6	0.02	95.0%	0.81	0.87	0.07	0.16
R7	R7	0.13	95.0%	0.81	0.87	0.39	0.88
R8	R8	0.08	95.0%	0.81	0.87	0.24	0.55
R9	R9	0.12	95.0%	0.81	0.87	0.36	0.80
R10	R10	0.11	95.0%	0.81	0.87	0.32	0.72
R11	R11	0.32	95.0%	0.81	0.87	0.97	2.20
D1	D1	0.53	25.0%	0.24	0.59	0.33	1.70
D2	D2	0.57	10.0%	0.12	0.52	0.19	1.77
OS1	OS1	0.04	20.0%	0.20	0.57	0.03	0.19
OS2	OS2	0.04	20.0%	0.20	0.57	0.03	0.17
OS3	OS3	0.08	20.0%	0.20	0.57	0.06	0.34
OS4	OS4	0.08	20.0%	0.20	0.57	0.06	0.35
Z1	Z1	0.17	88.7%	0.76	0.85	0.34	0.80
Z2	Z2	0.55	20.0%	0.20	0.57	0.40	2.40
OS5 (FROM HISTORIC REPORT)	OS5	NA	NA	NA	NA	0.88 (10-yr)	2.90

UTILITY LEGEND

- BENCHMARK
- MANHOLE
- AREA DRAIN
- COMBINATION INLET
- TYPE R INLET
- TYPE 13 FIELD INLET
- FLARED END SECTION W/ RIPRAP
- SD — STORM - 12" AND SMALLER
- STORM - LARGER THAN 12"
- RD — ROOF DRAIN
- TD — TRENCH DRAIN
- UD — UNDERDRAIN
- SS — SANITARY SEWER

DRAINAGE MAP LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- + 03.3 — EXISTING SPOT ELEVATION
- + 03.54 — PROPOSED SPOT ELEVATION
- HISTORIC DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
- HISTORIC DRAINAGE BASIN BOUNDARY (SUB BASIN)
- DEVELOPED DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
- DEVELOPED DRAINAGE BASIN BOUNDARY (SUB BASIN)
- DIRECTION OF FLOW (HISTORIC)
- DIRECTION OF FLOW (DEVELOPED)
- OVERFLOW PATH
- BASIN DESIGN POINT
- DRAINAGE BASIN IDENTIFICATION BUBBLE

A = DEVELOPED BASIN DESIGNATION
.50 = 100-YR RUNOFF COEFFICIENT
1.0 = AREA ACRES

SOUTH LOCUST ST.
ROW= 50'

PRIVATE DRIVE

EAST CORNELL AVE.
ROW=50'

SOUTH HYDEN STREET

PROPERTY LINE (TYP)

4' SD MH W/ GRATED LID PER CDOT DETAIL M-604-20 STRUCTURE NO. 25 (MH 1)

SINGLE VALLEY INLET STRUCTURE NO. 23

PIPE CONNECTION VIA HEADWALL 12" PVC

SINGLE VALLEY INLET STRUCTURE NO. 21

18" AREA DRAIN W/CONC COLLAR STRUCTURE NO. 22

6" ROOF DRAIN CONNECTION

PIPE CONNECTION VIA HEADWALL

SINGLE VALLEY INLET STRUCTURE NO. 18

18" AREA DRAIN W/CONC COLLAR STRUCTURE NO. 19

6" ROOF DRAIN CONNECTION

SINGLE VALLEY INLET STRUCTURE NO. 16

18" AREA DRAIN W/CONC COLLAR STRUCTURE NO. 17

6" ROOF DRAIN CONNECTION

12" AREA DRAIN W/CONC COLLAR STRUCTURE NO. 26

12" AREA DRAIN W/CONC COLLAR STRUCTURE NO. 28

SD CLEANOUT

5' SD MH (FLAT) STRUCTURE NO. 15 (MH 2)

18" CONC FES 2
NORTH FOREBAY 1
100-YR VOL = 0.480 AC-FT
WSEL = 5501.29'

EURV = 0.320 AC-FT
WSEL = 5500.60'
WQCV = 0.108 AC-FT
WSEL = 5499.19'

NORTH FOREBAY 2

15" CONC FES 3

ARAPAHOE COUNTY OUTLET MODIFICATION SIGN (MOUNTED ON STRUCTURE)

EMERGENCY SPILLWAY W/ BURIED RIPRAP

EXTENDED OUTLET STRUCTURE STUCTURE NO. 4

ARAPAHOE COUNTY FLOOD HAZARD WARNING SIGN

3' CONCRETE PAN

18" AREA DRAIN W/CONC COLLAR STRUCTURE NO. 2

23"X14" HERCP

12" PVC

NORTH EDB EMERGENCY OVERFLOW PATH

TYPE C INLET PER COUNTY DETAIL SP. 14 STRUCTURE NO. 1

(2) PARALLEL 8" PVC

3.5' CONCRETE CHANNEL

6' SD MH (FLAT) W/ LOCKING LID PER CDOT DETAIL M-604-20 STRUCTURE NO. 5

18" AREA DRAIN

15" PVC

DOUBLE VALLEY INLET CONNECT TO PLAYGROUND UD STRUCTURE NO. 27

5' SD MH (ECC) PER CDOT DETAIL M-604-20 STRUCTURE NO. 7

3' CONCRETE PAN

4' SD MH (ECC) PER CDOT DETAIL M-604-20 STRUCTURE NO. 8

4' SD MH (ECC) PER CDOT DETAIL M-604-20 STRUCTURE NO. 9

DRAINAGE EASEMENT (TYP)

4' SD MH (ECC) PER CDOT DETAIL M-604-20 STRUCTURE NO. 10

4' SD MH (ECC) PER CDOT DETAIL M-604-20 STRUCTURE NO. 11

4' SD MH (ECC) PER CDOT DETAIL M-604-20 STRUCTURE NO. 12

4' SD MH (ECC) PER CDOT DETAIL M-604-20 STRUCTURE NO. 13

24" CONC FES

23"X14" HERCP

EMERGENCY SPILLWAY W/ BURIED RIPRAP

ARAPAHOE COUNTY FLOOD HAZARD WARNING SIGN

4" PERF PVC (TYP)

OUTLET STRUCTURE STRUCTURE NO. 14

ARAPAHOE COUNTY OUTLET MODIFICATION SIGN (MOUNTED ON STRUCTURE)

100-YR VOL = 0.312 AC-FT
WSEL = 5504.01'
EURV = 0.213 AC-FT
WSEL = 5504.02'
WQCV = 0.058 AC-FT
WSEL = 5503.72'

BIORETENTION EMERGENCY OVERFLOW PATH

BENCHMARK

TOPOGRAPHIC INFORMATION WAS PROVIDED BY MAJESTIC SURVEYING SEE TOPOGRAPHIC SURVEY HOLLY HILLS ELEMENTARY SCHOOL DATED 11/11/24. PROJECT BENCHMARK ELEVATION: 5510.89 FEET. COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL DATA SHOWN IN SURVEY AND REPORT ANY IRREGULARITIES OR DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.

FLOODPLAIN NOTE

THE SITE IS DEFINED AS 'ZONE X' AREA OF MINIMAL FLOOD HAZARD AS MAPPED ON THE FEMA FIRMette PANEL NUMBER 08005C0168K EFFECTIVE 12/23/2024.

40 0 40 80
SCALE IN FEET

JVA, Inc. 1319 Spruce Street
Boulder, CO 80302 303.444.1951
www.jvajva.com
Boulder ● Fort Collins ● Winter Park
Glenwood Springs ● Denver

REVISION DESCRIPTION

NO.	DATE	DES'D	DWN

DESIGNED BY:	AMP/YH
DRAWN BY:	MJS/NJD
CHECKED BY:	CFG/SBP
JOB #:	241240c
DATE:	AUGUST 27, 2025

© JVA, INC.

CCSD HOLLY HILLES ELEMENTARY SCHOOL

DEVELOPED DRAINAGE MAP

SHEET NO.
FIG 2

J:\241240.CIV - CCSD Holly Hills ES\Drawings\241240.CIV.04.DDP-01.dwg, 8/27/2025 - 5:43 PM, NJD

JVA Incorporated
1319 Spruce Street
Boulder, CO 80302
Ph: (303) 444 1951

Job Name: Holly Hills Elementary School
Job Number: 241240c
Date: 8/28/25
By: NJD

Municipality: Arapahoe_County

Holly Hills Elementary School

Historic Runoff Coefficient & Time of Concentration Calculations

Municipality: Arapahoe_County
Impervious Values: MHFD
Runoff Coefficients: MHFD Formulae
Major Design Storm: 100
Minor Design Storm: 5

Basin Design Data

		I (%) =	95%	95%	95%	20%	40%	60%	25%			I (%)	Runoff Coefficients (MHFD Forumulae Table 6-5)				Initial Overland Time (t_i) MHFD Eq 6-3			Channelized Travel Time (t_t) MHFD Eq 6-4						t_c Comp	Regional Check ($t_{regional}$) MHFD Eq 6-5			t_c Final
Basin Name	Soil Type	Design Point	Area (sf) Streets Paved	Area (sf) Concrete Drives/Walks	Area (sf) Roof	Area (sf) Landscaping	Area (sf) Gravel (Pedestrian)	Area (sf) Artificial Turf (Sports Fields)	Playground	A_{Total} (sf)	A_{Total} (ac)	Imp (%)	C2	C5	C10	C100	Length (ft)	Slope (%)	t_i (min)	Length (ft)	Slope (%)	Type of Land Surface	K	Velocity (fps)	t_t (min)	Time of Conc $t_i + t_t = t_c$	Channelized Length (ft)	Channelized Slope (ft/ft)	$t_{regional}$	t_c or $t_{regional}$
H1	C/D	1	54,970	780	14,946	219,455	9,231	2,515	21,757	323,654	7.43	37.6%	0.28	0.34	0.41	0.64	500	1.4%	27.8	0	0.0%	Short Pasture and lawns	7	0.0	0.0	27.8	0	0.000	N/A	27.8
H2	C/D	2	29,788	21,597	25,571	29,229	923	0	0	107,108	2.46	74.1%	0.60	0.64	0.68	0.79	175	0.5%	14.1	300	0.5%	Paved areas & shallow paved swales	20	1.4	3.5	17.6	300	0.005	17.1	17.1
H3	C/D	3	0	0	0	35,289	0	0	0	35,289	0.81	20.0%	0.14	0.20	0.28	0.57	67	18.0%	5.2	0	0.0%	Short Pasture and lawns	7	0.0	0.0	5.2	0	0.000	N/A	5.2
OS5	C/D	4	49503	5000	54503	17000				126,006	2.89	84.9%	0.69	0.73	0.76	0.83	30	2.0%	3.0	400	2.0%	Paved areas & shallow paved swales	20	2.8	2.4	5.3	400	0.020	13.8	5.3
	TOTAL SITE		84,758	22,377	40,517	283,973	10,154	2,515	21,757	466,051	10.70	44.6%	0.34	0.40	0.46	0.67														
	TOTAL W/ OS5		134,261	27,377	95,020	300,973	10,154	2,515	21,757	592,057	13.59	53.2%	0.42	0.47	0.52	0.70														

$I = (28.5\ P1) / ((10 + TC)\ 0.786)$

			Runoff Coeff's				Rainfall Intensities (in/hr)				Area		Flow Rates (cfs)			
Basin Name	Design Point	Time of Conc (tc)	C2	C5	C10	C100	2	5	10	100	A_{Total} (sf)	A_{Total} (ac)	Q2	Q5	Q10	Q100
H1	1	27.8	0.28	0.34	0.41	0.64	1.38	1.80	2.20	3.79	323,654	7.43	2.86	4.58	6.67	17.96
H2	2	17.1	0.60	0.64	0.68	0.79	1.80	2.35	2.86	4.93	107,108	2.46	2.63	3.68	4.75	9.53
H3	3	5.2	0.14	0.20	0.28	0.57	2.83	3.70	4.51	7.77	35,289	0.81	0.31	0.59	1.02	3.56
OS5	4	5.3	0.69	0.73	0.76	0.83	2.81	3.67	4.47	7.70	126,006	2.89	5.64	7.71	9.77	18.52
												OS5 Release from Ponds (Yale Park Drainage Report)	0.88	0.88	0.88	2.90
											466,051	10.70	5.81	8.86	12.44	31.05
											592,057	13.59	8.45	11.50	15.08	33.95
											449,660	10.32	3.74	5.46	7.55	20.86
											107,108	2.46	2.63	3.68	4.75	9.53

TOTAL SITE (SCHOOL PROPERTY)
TOTAL SITE W/ OS5 RELEASE FROM PONDS
TOTAL TO DP Z (H1 + OS5 Release from Ponds)
TOTAL TO E CORNELL

total property release to HLC= 33.95

Only Q10 and Q100 release rates were given in Yale Park Subdivision drainage report. Q10 values are being used for the Q2 and Q5 as well to be conservative

release to NW of site

JVA Incorporated
1319 Spruce Street
Boulder, CO 80302
Ph: (303) 444 1951

Job Name: Holly Hills Elementary School
Job Number: 241240c
Date: 8/28/25
By: NJD

Holly Hills Elementary School

Developed Storm Runoff Calculations

Design Storm : **100 Year**

Point Hour Rainfall (P_1) : **2.31**

	Direct Runoff							Total Runoff				Pipe					Pipe/Swale Travel Time			
Basin Name	Design Point	Area (ac)	C100	tc (min)	C*A (ac)	I (in/hr)	Q (cfs)	Total tc (min)	ΣC*A (ac)	I (in/hr)	Q (cfs)	Pipe Size (in) or equivalent	Pipe Material	Slope (%)	Pipe Flow (cfs)	Max Pipe Capacity (cfs)	Velocity (fps)	tt (min)	Total Time (min)	Notes
	TOTAL RELEASE FROM SCHOOL PROPERTY TO DESIGN POINT N2										**12.21**	8 in	PVC	0.75%	12.2	1.46	3.9	0.00	0.00	
	TOWNHOME AREA RELEASE (FROM HISTORIC REPORT)										**2.90**									
	TOTAL RELEASE TO DESIGN POINT Z (POND RELEASE RATES + N2 + N7 + TOWNHOMES)							5.00			**15.11**									
OS3	OS3	0.08	0.57	5.00	0.04	7.83	0.34	5.00	0.04	7.84	0.34									
	UNTREATED RELEASE RATE TO CORNELL (OS3)							5.00			**0.34**									
	OVERALL UNTREATED RELEASE RATE FROM SITE (N2, OS3, OS4)										**5.85**									

release to NW drainage channel

total property release to HLC= 15.45

Arapahoe County Public Works & Development Department
Technical Review Committee Variance Application – Page 1 of 4

Case No.: **Project Name:** Holly Hills Replacement Elementary

Submitted By: Sharon Procopio Phone: 303-444-1951 Date: 8/28/2025

This application shall be completed for any variance requests that are authorized pursuant to provision of the Arapahoe County Land Development Code; the Stormwater Management Manual; the Grading, Erosion, and Sediment Control Regulations; or the Infrastructure Design and Construction Standards and that will be considered for recommendation of approval or denial by the Technical Review Committee (TRC).

I. IDENTIFY THE OWNER OF PROPERTY FOR WHICH VARIANCE IS REQUESTED AND ANY AGENT AUTHORIZED TO ACT ON BEHALF OF OWNER

Owner's Name:

Cherry Creek School District

Owner's address and Contact Information:

6161 E Cornell Ave, Denver CO

Authorized Agent's Name:

Sharon Procopio

Authorized Agent Address and Contact Information:

1319 Spruce St, Boulder CO 80302

303-444-1951
sprocopio@jvajva.com

Basis of Agent's Authority (Power of Attorney or other written authorization from Owner):

Written Authorization from Owner

Has a Written Authorization been submitted to the County? Yes X No

(If "No" agent must obtain and provide to County an Owner signed and notarized document expressly authorizing the Agent to act on behalf in all matters pertinent to the development application, including variance requests, before the County can act on the variance request or the overall development application)

II. DEADLINES AND SCHEDULES

Variance Applications may be submitted electronically to the Case Engineer of the Engineering Services Division of the Public Works and Development Department (PWD). All TRC variance requests are due at noon on Fridays. Requests will be heard by the TRC the following Wednesday, unless the meeting is canceled. Applicants may attend the TRC meeting. See Sections III and V below.

III. APPLICATION REQUIREMENTS

The following items are to be included with the variance application.

1. Brief description of variance sought,
2. Citation of the written and adopted land use development standard from which the variance is sought,
3. Narrative justifications for granting variance of the four requirements stated in Section IV below, and
4. Any exhibits or supporting documentation.

More than one variance may be applied for in one application for the same case number if the variances are related to the same criteria. Additional applications may be submitted for additional variance requests which may be heard at the same or at a subsequent meeting. Applicants are required to submit individual items 1 through 4 above for each variance sought.

Arapahoe County Public Works & Development Department
Technical Review Committee Variance Application – Page 3 of 4

IV. STATEMENT OF JUSTIFICATION FOR VARIANCE

The Arapahoe County Land Development Code; the Stormwater Management Manual; the Grading, Erosion, and Sediment Control Regulations; and the Infrastructure Design and Construction Standards establish and authorize the Technical Review Committee to grant variances from the strict requirements of those codes when justified. In order to determine whether a variance is justified, TRC shall review the request against Section 3.4 of the Infrastructure Design and Construction Standards, Board of County Commissioner's Resolution No. 25-108, except where inconsistent with any specific criteria set forth in the forgoing Development Codes, the Technical Review Committee is authorized to consider the following general criteria set forth below in this for any variance application.

a. The variance or waiver will not compromise or present a risk to the health, safety, and welfare of the public.
b. The proposed variance or waiver will provide a comparable level of safety, level of service, and quality of design to what would otherwise be present through the application of the criteria outlined in the standards.
c. The engineer clearly describes, and demonstrates to the satisfaction of the County, the existence of project-specific constraints, conditions, limitations, restrictions, conflicts, or practical difficulties that are present and that warrant additional consideration and flexibility in the application of these standards.
d. The proposed variance to these standards has considered and seeks to apply other alternative standards, criteria, or practices that will result in an equal or better condition and reflect comparable local and industry standard practices.
e. The resulting variance or waiver will not create a burden for the County with respect to operations, maintenance, or enforcement.
f. The variance or waiver will not transfer or have the effect of transferring ownership, obligations, or liability to the County.
g. The variance will create a benefit to the project that would not otherwise be achievable without the variance.
h. For waivers, reasonable conditions should exist where the strict application of these standards may provide limited practical benefit or use.
i. The information and justification provided for review is thorough and comprehensive.

No variance shall be granted which will conflict with any applicable provision of federal or state law including but not limited to MS4 permit obligations.

The Applicant is to provide a narrative addressing each of the above general criteria, as well as any specific criteria or requirement for a variance that is specified in the regulation(s) from which the variance is sought.

Arapahoe County Public Works & Development Department
Technical Review Committee Variance Application – Page 4 of 4

V. REPRESENTATION AT TECHNICAL REVIEW COMMITTEE MEETING

Please indicate whether the Applicant or other Representative will be present at the TRC meeting where this application will be heard:

☑ The Applicant or other Representative will be present at the TRC meeting.

☐ The Applicant or other Representative will NOT be present at the TRC meeting.

Note: Presentations made by the Applicant or other Representative are limited to 10 minutes per variance request. The TRC will deliberate in a closed-door meeting following any presentations and the Applicant will be notified of TRC decision(s) within three (3) business days.

VI. CERTIFICATION OF COMPLETENESS

BY AFFIXING THE SIGNATURE, THE UNDERSIGNED CERTIFIES THAT THEY ARE DULY AUTHORIZED AS THE PROPERTY OWNER OR AN AUTHORIZED AGENT OF THE PROPERTY OWNER TO SUBMIT THIS VARIANCE REQUEST APPLICATION IN CONNECTION WITH THE PROPOSED DEVELOPMENT OF THE PROPERTY. THE UNDERSIGNED FURTHER ACKNOWLEDGES AND AGREES TO THE DEADLINE FOR SUBMITTING VARIANCE REQUEST(S), THE SCHEDULE FOR ADDRESSING THE REQUEST(S), THE REQUIRED MATERIALS TO BE SUBMITTED WITH THIS APPLICATION, AND THAT THE TRC DECISION ON VARIANCE REQUEST(S) WILL TAKE INTO CONSDERATION THE CRITERIA FOR JUSTIFICATION OF A VARIANCE AS STATED IN SECTION IV ABOVE.

Applicant's Printed Name: Sharon Procopio

Applicant's Signature: Sharon B. Procopio DATE: 8/28/2025

Undersigned is: ☐ Owner ☑ Engineer ☐ Architect ☐ Other, specify: _____

David Henderson
Deputy Chief, Operations
9301 E Union Avenue
Greenwood Village, CO 80111
720-554-4455

Cherry Creek Schools
Dedicated to Excellence

February 6, 2025

Arapahoe County Public Works & Development
Planning Division
6924 S Lima St
Centennial CO 80112

Attn: Planning Division

I, David Henderson of Cherry Creek School District No. 5, property owner, hereby authorize Ken Gregg and Bill Hrinko of RTA Architects and Sharon Procopio of JVA Consulting Engineers to prepare and sign application materials and otherwise represent the owner(s) regarding the Locations and Extent Application (case number Q24-090) for the Holly Hills Elementary School Building Ground Up located at 6161 East Cornell Avenue, Denver, Colorado 80222; Parcel Number: 1973-32-2-00-004

By: David Henderson
Property Owner or Authorized Agent Printed Name

Property Owner or Authorized Agent Signature Date: 2/6/25

State of Colorado

County of Arapahoe

Before me, the undersigned notary public, in and for said state, personally appeared, David Henderson (insert name of owner here), personally known to me or proved to me on the basis of satisfactory evidence to the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged he/she executed the same.

Witness my hand and official seal:

Sharon Sandoval
Notary Public Signature

SHARON SANDOVAL
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20184016553
My Commission Expires 4/16/2026

Notarial Stamp Here

REFERRAL AGENCY	REFERRAL AGENCY COMMENTS	APPLICANT'S RESPONSE
ARAPAHOE COUNTY COMMUNITY RESOURCES		Acknowledged.
ARAPAHOE COUNTY OPEN SPACES		Acknowledged.
ARAPAHOE COUNTY PUBLIC HEALTH DEPARTMENT - LAND USE REFERRALS	See letter dated March 17, 2025 for complete comments. ACPH reviews plans for new and remodeled retail food establishments. Plans must be reviewed by ACPH for compliance with CO Retail Food Establishment Rules and Regulations and approved by the department before the start of construction. No documented landfills within 1,000 feet of property. No documented septic systems associated with the property. No known monitoring or drinking water wells were identified on the property.	We have completed the review for the food establishment application and are approved by Arapahoe County Public Health Department. Application #PR7483
ARAPAHOE COUNTY PUBLIC WORKS - BUILDING DIVISION	See Building Division Commercial-New Construction Pre-Submittal Considerations.	This project is being permitted through Colorado DFPC. Permit P-0042963
ARAPAHOE COUNTY PUBLIC WORKS MAPPING DIVISION	Mapping does not typically review LE applications.	Acknowledged.
ARAPAHOE COUNTY R&B REFERRALS	I have concerns with the location of the parking lot exit and its proximity to South Leyden Street. Citizens may use it like an offset intersection causing concerns with existing crosswalks and pedestrian safety.	This parking lot entrance has been moved further west to alleviate this.
ARAPAHOE COUNTY/PWD ENG/TRAFFIC OPS		Acknowledged.

FOUR SQUARE MILE AREA DEVELOPMENT REVIEW TEAM		Acknowledged.
FOUR SQUARE MILE AREA DEVELOPMENT REVIEW TEAM		Acknowledged.
UNINCORPORATED ARAPAHOE COUNTY ECONOMIC DEVELOPMENT (UACED)		Acknowledged.
HIGH LINE CANAL CONSERVANCY-REFERRAL		There were no comments from the High Line Canal Conservancy
DENVER FIRE DEPARTMENT	I did not receive a comment but sent another email on 3-18-2025. Will need a letter from Denver Fire before scheduling a public hearing.	This project was reviewed by Skyline Fire Department.
CDPHE/ DEPARTMENT OF HEALTH & ENVIRONMENT - STATE OF COLORADO	See letter from Brendan Cicione and provide a response.	The GC will control fugitive dust with control measures listed as commonly used techniques in the letter. Watering, graveling, control of vehicle speed, chemical stabilizer, and paving (in this order) will be implemented. Control options for Mud and Dirt will be VCT (Vehicle Control Tracking) or FODS (Tracking Control Matts) and regular street sweeping operations. Disturbed areas will be treated with water while the work is being done and covered with straw mats in the interim.

HOLLY HILLS HOA	We met with the team that is working on Holly Hills. They've answered most of our questions and concerns to the best of their ability, But one major issue still remains, which is the traffic. Their TIS was incomplete and missing a key intersection, Locust and Yale. They're going to study that intersection with existing DOTI data and hopefully prove to everybody that it's going to function at a reasonable level with their extra 62 vehicles from the north parking lot	A response letter is attached for the Plaza 3 HOA Comments.
ARAPAHOE LIBRARY DISTRICT-REFERRALS		Acknowledged.
ARAPAHOE PARK & RECREATION DISTRICT		Acknowledged.
DENVER PLANNING SERVICES-CPD		Acknowledged.
CHERRY CREEK SCHOOLS	No comments.	Acknowledged.
ARAPAHOE COUNTY SHERIFF-OFFICE OF EMERGENCY MANAGEMENT (OEM)	No concerns.	Acknowledged.

ARAPAHOE COUNTY SHERIFF'S OFFICE - COMMUNITY RESOURCE UNIT	Need to examine the lighting available on the east side of the building. None appears to be listed. Need to either extend bollards or add landscaping boulders at circle drive entrance and entrance from parking lot to further prevent vehicle intrusion.	Wall packs have been added along east side, and match layouts presented at 100% CD's. Fixtures produce 0.76fc average along this side, and Avg to Min uniformities are below 8:1. Light levels reduce to 0.1fc max at property line. The bollards were changed to site boulders. Boulders have been extended at the circle drive and the entrance from parking lot.
ARAPAHOE COUNTY SHERIFF'S OFFICE - LAND USE REFERRALS	No concerns.	Acknowledged.
ARAPAHOE COUNTY/SHERIFF/CRIME PREVENTION UNIT		Acknowledged.
COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO	No objection but please provide a response to the letter dated March 17, 2025.	Acknowledged. This building is utilizing drilled piers with grade beams for the foundation system.Underground utilities are in PVC in response to the corrosive soils.For the floor slabs, this is the maximum spacing of the control joint scoring.
CDOT - REGION 1 - METRO DENVER	. This location is off of the state highway system.	Acknowledged.
RTD	No exceptions.	Acknowledged.
CENTURYLINK NETWORK REAL ESTATE DEPARTMENT		Acknowledged.

XCEL ENERGY - PSCO ROW & REFERRALS	Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along and within project site. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, relocation or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. If additional easements need to be acquired by separate PSCo document (i.e. transformer), a Right-of-Way Agent will need to be contacted by the Designer. As a safety precaution, PSCo would like to remind the developer to dial 811 for utility locates prior to construction.	Acknowledged. Our team has been working with Elizabeth Mares at Xcel for these utility designs.
HOLLY HILLS WATER & SANITATION		Acknowledged.
SOUTHEAST METRO STORMWATER AUTHORITY (SEMSWA)		Acknowledged.

ARAPAHOE COUNTY

PUBLIC HEALTH

6162 S. Willow Dr., Suite 100
Greenwood Village, CO 80111
303-795-4584
arapahoegov.com

March 17, 2025

To: Kathleen Hammer; KHammer@arapahoegov.com
CC: Conner Gerkin; CGerkin@arapahoegov.com

Subject: LE25-001 Holly Hills Replacement School; 6161 E. Cornell Ave

Dear Kathleen Hammer:

Land Use case reviews are conducted by Arapahoe County Public Health (ACPH) when they:

- Utilize an On-site Wastewater Treatment System (OWTS) or individual water well.
- Involve sewage disposal plans for subdivisions, a review of the water supply quality report of a proposed water supply for the subdivision will also take place.
- Are suspected of being impacted by flammable gas from a nearby landfill, or if they involve a past, present, or proposed solid waste disposal site.

Landfill Operations:

There are no documented landfills, past, present, or planned that are within 1,000 feet of this property.

Septic Systems:

There are no documented septic systems associated with the property

Drinking Water and Monitoring Wells

No known monitoring or drinking water wells were identified on the property. The applicant may conduct a due diligence examination of records at the Division of Water Resources, https://dwr.state.co.us/Tools/WellPermits , to ensure any existing wells on the property are properly abandoned.

Food Service Plan Review
ACPH reviews plans for new and remodeled retail food establishments to reduce the risk of food borne illnesses. Plans for all new and remodeled retail food establishments must be reviewed by ACPH for compliance with Colorado Retail Food Establishment Rules and Regulations and approved by the department before the start of construction. The applicant shall submit plans for the proposed food establishment to our administrative office at 6162 S. Willow Dr, Ste 100, Greenwood Village, CO 80111, along with the Plan Review Specification Packet found at Retail Food Establishment Plan Review Form. More information can be found at Arapahoe County - Licensing and Plan Review. We recommend a review of the plans by ACPH be completed before county issues a building permit for the construction.

The applicant may call ACPH's Plan Review Hotline at (303) 734 5497 or email FoodPlanReview@arapahoegov.com regarding requirements for, and scheduling a plan review. Instructions for opening a retail food establishment can be found online at ACPH's website at Arapahoe County - Food.

If you have any questions, please feel free to contact me, Steven Chevalier, at PHLANDUSE@Arapahoegov.com

Regards,

Steven Chevalier, MS, REHS
Environmental Health Manager
Arapahoe County Public Health

ARAPAHOE COUNTY

PUBLIC WORKS AND DEVELOPMENT

BRYAN D. WEIMER, PWLF
Director

Lima Plaza
6924 South Lima Street
Centennial, Colorado 80112-3853
720-874-6500
arapahoeco.gov

BUILDING DIVISION COMMERCIAL - NEW CONSTRUCTION PRE-SUBMITTAL CONSIDERATIONS

- **NOTICE**: The Building Division requires Planning Division review, and approval prior to proceeding with Building Permit Plan Review. A Building Permit application submitted prior to approval by Planning and the Arapahoe County Engineering Services Division may not be reviewed by Building Division without the express written approval of the Building Official. Plan review may resume upon notification from the Planning Division that the application is approved & released for Building Permit plan review, and that final planning documents have been recorded (Previously referred as "Mylars"). It is the applicant's responsibility to coordinate any and all development review approvals with Planning & Engineering Services Divisions as may be applicable.
- **NOTICE**: Multiple Buildings on the Same Lot - The Building Division requires all detached individual buildings and/or structures on the same lot apply for a separate building permit. This includes separate permits for site elements such as swimming pools, spa's, mail buildings, maintenance buildings, trash bin/compactor enclosures, tensile membrane structures (shade sails), pre-engineered shade structures, etc. Each independent building or structure requiring its own permit shall have its own Construction Document package for plan review. Please contact the Building Division to confirm, a Building Division pre-application meeting may be required.
- **NOTICE**: Separate permit requirements include, but are not limited to: Temporary Construction Trailer, Sales Trailers, Access Control, Low-Voltage / Data, Building Signage, Fire Department / Authority, Temporary Generators, Hi-piled Storage, etc.
- All remaining or unaddressed issues pertaining to upstream Divisions must be satisfied prior to permit issuance. (Mapping, Planning, Engineering / Flood, Zoning, etc.)
- CDPHE / Asbestos, Local Health Department, Local Water / Sewer Authority approval may also apply, to include "will serve" documentation and/or confirmation from the Colorado Water Conservation Board / Authority re: well-water permit approval.
- **Local Fire Authority Review**: Fire Authority review is a separate application & review process specific to the requirements of the applicable Fire Authority of the given site of the work. Fire Authority plan review may proceed concurrent with Building Division plan review.
- Provide a complete copy of the Local Fire Authority drawing set approval & permit card, and/or documentation expressly stating that a permit is not required. (Required prior to permit issuance)

- Provide full set of Construction Documents (CD) that are 100% complete, ready for review, submitted as a complete package, and to include but not limited to:
  - Civil / Site Plan; Landscape; Geotechnical / Soils Report(s)
  - Architectural (Site accessibility Plan, Life-Safety Code Plan/Analysis & Egress Plan)
  - Structural; Mechanical; Plumbing; Electrical
  - Fire Detection / Suppression (Review by Fire Authority)
- Construction Documents submittal required to be uploaded as one CD set of documents. (One compiled, Complete, and Fully Bookmarked by Discipline CD set of documents)
- Construction Documents shall have a clear drawing set organization identified; all drawing disciplines included within the set to be listed on the drawing index.
- Documents must be uploaded in a .PDF format and stamped "Construction Documents".
- Documents security must not be protected to disallow changing or adding markups; Changing the Document & Adding Markups must be "Allowed".
- Documents must follow the established electronic file naming convention as listed on the Arapahoe County Website.
- Provide a Code study in conformance with all currently published County amendments, minimum posted adopted design criteria, and to also include:
  - 2021 IBC
  - 2021 IRC (Where applicable)
  - 2021 IPC
  - 2021 IMC
  - 2021 IFGC
  - 2021 IECC
  - 2021 IEBC, ISPSC (Where applicable)
  - 2023 NEC (As adopted July 9, 2024)
  - 2017 ANSI A-117.1
- All submittals must be stamped, signed & dated by a Colorado Licensed Professional Architect / Engineer in responsible charge / of record, where applicable.
- Be advised that Arapahoe County has adopted a resolution to formally recognize the 2021 International Fire Code, as a component applicable to building construction in the County. (Not a formal Code adoption)
- **NOTICE**: Incomplete submittals will be rejected, and partial reviews will not be conducted.
- HB23-1233 may apply this scope depending on submittal date re: documents for construction / permit. (Effective March 1, 2024)
- HB22-1362 may apply this scope depending on submittal date re: documents for construction / permit. (Effective upon adoption of 2023 NEC / July 2024)
- HB23-1057 may apply this scope depending on submittal date re: documents for construction / permit. (Effective January 1, 2024)

Colorado Department of Public Health & Environment

Air Pollution Control Division
Indoor Environment Program

4300 Cherry Creek Drive South,
Denver, Colorado, 80246

303-692-3100
303-782-0278, fax

cdphe.asbestos@state.co.us

www.colorado.gov/cdphe/asbestos



Colorado law requires asbestos testing prior to renovation or Demolition!



COLORADO
Department of Public Health & Environment

www.colorado.gov/cdphe/asbestos

What is asbestos?

- Asbestos is a naturally occurring mineral fiber mined for its useful properties.
- Asbestos is a known carcinogen and can cause respiratory disease.
- There is a common misconception that asbestos use was completely banned in the United States.
- It is currently legal to manufacture certain asbestos containing materials (ACMs) and some ACMs are still being imported today.
- Asbestos fibers have been added to many different building materials regardless of the date of construction.









How to get your building tested:

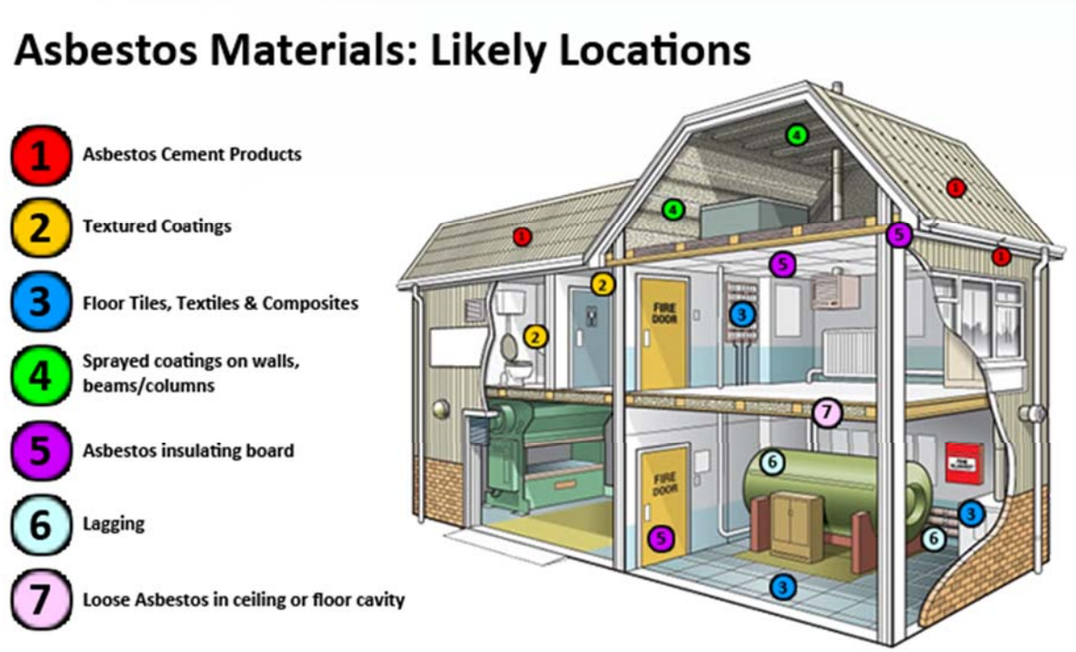
- Building materials require asbestos testing or must be assumed to be asbestos containing.
- Testing must be done by a Colorado certified Asbestos Building Inspector who can be found through: www.colorado.gov/cdphe/asbestos-consulting-firms
- Contact CDPHE to determine if testing is required. In most cases, testing will be required.





Some places asbestos containing materials can be found:

1. Cement like products such as shingles and siding.
2. Walls/ceilings (drywall, plaster, etc.), skim coating, texturing, joint compounds and acoustical texturing “popcorn ceiling”.
3. Floor tiles, sheet vinyl, linoleum and their associated adhesives.
4. Sprayed on fireproofing seen on structural beams and decking.
5. Ceiling tiles, fire doors and soffits.
6. Insulation on pipes and boilers, including pipe/duct wrap.
7. Blown in insulation such as vermiculite.



Is an Asbestos Inspection Required?

COLORADO
Department of Public Health & Environment

Renovation

SFRD Single Family Residential Dwelling or a **P&C** Public & Commercial structure?

SFRD

Are you impacting greater than the trigger levels of building materials?

(32ft², 50 linear feet or the volume equivalent of a 55-gallon drum)

Yes

P&C

Are you impacting greater than the trigger levels of building materials?

(160ft², 260 linear feet or the volume equivalent of a 55-gallon drum)

Yes

No

An asbestos inspection is not required although recommended.

Inform all contractors of asbestos containing materials (ACMs).

Obtain local permits if required. Follow all other regulations (e.g. OSHA).

An asbestos inspection is required by a certified asbestos building inspector or materials need to be assumed to be an ACM.

Is there confirmed/assumed ACM present greater than the trigger levels?

YES

A state certified General Abatement Contractor may be required to do the work. ***

NO

No further action required by CDPHE. Inform all contractors of ACM. Obtain local permits if required. Follow all other regulations (e.g. OSHA).

Demolition

Asbestos inspection & state demolition permit required. Asbestos inspection must be conducted by a certified asbestos building inspector.

Definitions and Links:

Renovation - Altering in any way one or more components in or on a facility. Operations in which load-supporting structural members are wrecked or removed are demolitions Examples of renovation work include to replacement or repair of mechanical ventilation systems, pipes, ceilings, walls, flooring (including floor tiles) and insulating materials. Renovation may also include the construction of additions or the modification of existing components where tie-ins, joints or other intersection may occur.

Demolition - The wrecking or removal of any load-supporting structural member of a facility together with any handling of debris related to the demolition, the intentional burning of any facility, or moving a facility from a permanent foundation.

Asbestos Consulting Firms & Asbestos Building Inspectors can be found at: https://www.colorado.gov/cdphe/asbestos-consulting-firms

Demolition notification application forms can be found under the forms tab at: https://www.colorado.gov/cdphe/asbestos

*** Some ACMs may only require notification or may be exempt from the regulation. Homeowners who do not intend to rent, sell or demolish their primary residence may have additional options. Please contact CDPHE for further details.

4300 Cherry Creek Drive South, Denver CO, 80246 | 303-692-3100 | Fax: 303-782-0278 | www.colorado.gov/cdphe/asbestos | cdphe.asbestos@state.co.us

ASBESTOS - RENOVATION AND DEMOLITION

Are you Remodeling, Renovating or Demolishing?

You may be subject to State and Federal Regulations requiring an inspection for asbestos. Avoid penalties and delays: If you are impacting greater than the trigger levels of suspect asbestos-containing materials ("ACM") – you must have your project inspected for ACM by a Colorado-certified asbestos building inspector before commencing work.

It is Dangerous and Illegal to Improperly Disturb ACM!

Asbestos can be found in these and many other common building materials: Ceiling textures, vinyl floor coverings and mastic, boiler and pipe insulation, heating and cooling duct insulation, ceiling tile, roofing products, clapboard shingles, etc. These materials may be regulated - a certified asbestos building inspector can determine which materials contain asbestos and which are regulated.

For ALL Renovation Projects:

- Buildings of ***any*** age may contain ACM; even those newly built may have ACM.
- **Inspection:** If the structures/components to be disturbed exceed the trigger levels, they ***must be inspected for asbestos*** by a Colorado-certified asbestos building inspector, unless the building was built after October 12, 1988, **AND** the architect or engineer who built it signs and submits documentation showing that no ACM was specified or used in the construction of the building – then no inspection is needed. Asbestos Consulting Firms and asbestos building inspectors can be found in the yellow pages of most telephone books under the heading "Asbestos Consulting and Testing" or go to our web site for a current list: www.colorado.gov/cdphe/asbestos.
- If the amount of ACM to be disturbed exceeds the following trigger levels, then an asbestos abatement contractor must remove the material:
    - **Single-Family Residential Dwellings ("SFRD")** - the trigger levels are: 50 linear feet on pipes; 32 square feet on other surfaces; or the volume equivalent of a 55-gallon drum.
    - **Public and Commercial Buildings** (other than SFRDs) - the trigger levels are: 260 linear feet on pipes; 160 square feet on other surfaces; or the volume equivalent of a 55-gallon drum.
- Under many circumstances, a Colorado-certified General Abatement Contractor (GAC) must remove ACM that is regulated or may become regulated before it is disturbed by renovation or demolition activities. GACs can be found in the yellow pages of most telephone books under the heading, "Asbestos Abatement" or go to our web site for a current list.
- **Notification:** A written application to CDPHE for a notice/permit may be required, along with payment of a fee and a **ten (10) working-day notification period (emergencies may be excluded)** before the removal (abatement) of regulated asbestos-containing materials. **ALL** ACM waste must be disposed of at an approved asbestos waste disposal site – regardless of the quantity or the necessity for a notice/permit.

Demolitions, Destructive Salvage, House Moving

If you demolish, perform destructive salvage, perform de-construction, burn, destroy, dismantle, dynamite, implode, knock down, level, pull down, pulverize, raze, tear down, wreck all of a structure or structural components, or you move a house, you may be subject to State and Federal regulations **even when there is NO asbestos in the facility. Demolition means:** the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations or the intentional burning of any facility.

For ALL Demolition Projects:

- **Inspection:** the building or area of the building to be demolished ***must be inspected for asbestos*** by a Colorado-certified asbestos inspector. Asbestos Consulting Firms and asbestos building inspectors can be found in the yellow pages of most telephone books under the heading "Asbestos Consulting and Testing" or go to our web site for a current list:
- **Asbestos Removal** (if necessary) may have to be performed by a Colorado-certified GAC. Removal, in accordance with Regulation No. 8, Part B, is required if the amount of asbestos-containing material that is friable or will become friable during demolition exceeds the trigger levels.
- **A Demolition Notification Application Form** must be submitted to the CDPHE, **even if no asbestos was found during the inspection,** along with payment of a notification fee and a **ten (10) working-day notification period** that is required before the demolition can commence.

During Demolition:

- Recycling of materials, such as concrete or wood, that are bonded or contaminated with asbestos-containing material (ACM), such as floor tile or mastic, is NOT permitted.
- Demolition of a building that has non-friable asbestos-containing vinyl asbestos tile (VAT) or tar-impregnated roofing materials remaining must be completed without causing the asbestos-containing materials to become friable. Concrete floors covered with floor tile shall be removed in large sections if possible. Operations such as crushing, pneumatic jacking, etc. of materials containing asbestos are not permitted.
- When imploding or burning a structure, ALL asbestos-containing material, regardless of type or quantity, **MUST** be removed prior to demolition.

For More Information or Forms, please contact:

Asbestos Compliance Assistance Group
Phone: (303) 692-3100
Fax: (303) 782-0278
Toll Free: 1-800-886-7689
Web page: http://www.colorado.gov/cdphe/asbestos
Email address: cdphe.asbestos@state.co.us

Have your project inspected by a Colorado-certified asbestos building inspector before you begin renovation or demolition activities

Violation of asbestos regulations can result in monetary penalties and project delays.

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401

Matthew L. Morgan
State Geologist

March 17, 2025

Kat Hammer
Arapahoe County Public Works & Development
KHammer@arapahoegov.com

Location:
E½ NW¼ Section 32,
T4S, R67W of the 6th P.M.
39.6634, -104.9169

Subject: Holly Hills Replacement Elementary School Location & Extent, LE25-001
Cherry Creek School District; Arapahoe County, CO; CGS Unique No. AR-25-0014

Dear Ms. Hammer:

At your request (email, February 25, 2025) and in accordance with the Colorado Revised Statute (C.R.S.) § 22-32-124(b), the Colorado Geological Survey has reviewed the planned Holly Hills Replacement Elementary School within the Cherry Creek School District (CCSD). With this referral, CGS received the Plan Set (RTA Architects, February 7, 2025); 90% Construction Documents (RTA Architects, January 31, 2025); Phase III Drainage Report (JVA Consulting Engineers, February 7, 2025); Geotechnical Engineering Report (Triax Engineering, December 20, 2024); and other documents.

CGS did a site inspection on March 13, 2025. Minor distress, in the form of cracks, is evident in the existing exterior brick walls and some minor distress in the exterior flatwork and pavement surrounding the existing school. This is likely due, at least in part, to settlement related to poor drainage away from the structure and the overall age of the facility.

The site does not contain steep slopes, is not undermined, and is not exposed to any geologic hazards or unusual geotechnical constraints that would preclude the replacement school. Triax's report makes valid recommendations regarding grading and surface drainage, foundation/floor systems, and pavement design. Triax states in their executive summary section (page numbers not listed), "**we strongly recommend using drilled piers to support the proposed structures**." Provided Triax's recommendations are strictly adhered to, **CGS has no objection to approval of the Holly Hills Replacement Elementary School location and extent.** However, CGS offers the following comments:

Collapsible and expansive soils. According to available geologic mapping, the site is mostly underlain by loess (wind-deposited silt with clay and sand). Loess deposits commonly exhibit collapse under wetting and loading but, depending on the clay content, can also exhibit shrink/swell (volume changes in response to wetting and drying cycles). Thick columns of compressible or collapsible soils can result in significant settlement and structural damage. Trix states that two to three inches (Executive Summary section) and three to five inches (Slab Construction section) of vertical movement is anticipated at the site. **CCSD and the project team should be advised of the potential for expansive and collapsible soils within the site**. Triax's geotechnical report did provide soil mitigation measures to be performed beneath the proposed building (if spread footings are utilized to support the structure) to address variable soil conditions that may also be appropriate to address the potential for collapsible and expansive soils. Triax's recommendation for over-excavating the site materials and replacement with non-expansive compacted structural fill (imported) to a depth of 3 feet beneath the footings appears

appropriate to address these variable soil conditions. CGS agrees with Triax's recommendation that drilled pier foundations be utilized to support the proposed structure.

Corrosive Soils. NRCS soil survey data indicate that the site soils are highly corrosive to uncoated steel and have a low potential for sulfate attack on concrete. Triax's report (page numbers not listed) also notes that "*soils at the subject site can be classified as Extremely corrosive to high corrosive to extremely corrosive*." **CGS recommends that cathodic protection be provided for steel or ductile iron pipes in contact with the site soils**.

Floor Slabs. Triax states (Slab Construction section), "*Floor slabs must also be scored in accordance with the American Concrete Institute (ACI) recommendations in order to control cracking of the slab due to shrinkage or other factors. These scores should be a maximum of 12 feet apart*." Should scored/scores be replaced with spaced/spacing?

Bioretention and Stormwater Detention Basin. Sheet C1.3 of the Construction Documents shows a bioretention facility (South Basin) with concrete perimeter barriers and a geomembrane liner, not allowing infiltration into surrounding soils. The stormwater detention basin (North Basin) to the northwest of the proposed school building, however, appears to be used as a multi-use field. This area is downslope from the school and driveway. Even so, permeable pond floor conditions can result in excessive/focused infiltration into the site soils. If any component of the proposed detention basins will cause excess (greater than pre-development) infiltration into site soils, consultation with a geotechnical engineer is recommended to evaluate the suitability of the site soils for the proposed system, identify potential impacts, and establish minimum distances between the infiltrating basins, structures, and pavements.

A complete set of project plans and specifications was not provided in the referral packet. The project engineer or geotechnical engineer should independently verify that Triax's recommendations have been correctly incorporated into the project plans and specifications and are implemented during construction. Strict oversight, testing, and verification of earthwork and foundation preparation activities must be performed by a qualified geotechnical professional familiar with all project-specific geotechnical recommendations. Construction personnel and contractors must be made aware of the importance of proper earthwork procedures and minimizing water ponding and infiltration through construction and the life of the project.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2632 or email acrandall@mines.edu.

Sincerely,

Amy Crandall

Amy Crandall, P.E.
Engineering Geologist

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/Name:	LE25-001 – Holly Hills Replacement Elementary
Planner:	Kat Hammer – khammer@arapahoegov.com
Engineer:	Emily Gonzalez - egonzalezarapahoegov.com
Date sent:	February 25, 2025
Date to be returned:	March, 17, 2025

The enclosed development application has been submitted to the Arapahoe County Planning Office for consideration. Due to the close proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Office. Responding on or before the date indicated above is appreciated.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
☐	I Have NO Comments to make on the case as submitted	
☒	I Have the following comments to make related to the case:	Arapahoe County Sheriff's Office Dennis Meyer D Meyer

Comments: (responding by email, letter, or an email attachment is optional)

- Need to examine the lighting available on the east side of the building. None appears to be listed
- Need to either extend bollards or add landscaping boulders at circle drive entrance and entrance from parking lot to further prevent vehicle intrusion.

COLORADO
Department of Public Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

Kat Hammer
Arapahoe County

VIA EMAIL
RE: ArapaCO Referral - LE25-001 Holly Hills Replacement School

Dear Kat Hammer,

The Colorado Department of Public Health and Environment's Air Pollution Control Division (APCD or Division) received a request for an air quality administrative review concerning the proposed Holly Hills Replacement School project as described in your correspondence dated February 25, 2025. The Division has reviewed the project letter and respectfully offers the following comments. Please note that the following Air Quality Control Commission (AQCC) regulations may not be inclusive of the regulations the proposed project will be subject to. It is the responsibility of the involved parties to determine what regulations they are subject to and follow them accordingly.

Land Development
We also note that projects similar to this proposal often involve land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by the Division. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. It is important to note that even if a permit is not required, fugitive dust control measures including the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	
Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Please refer to the website https://cdphe.colorado.gov/apens-and-air-permits for information on land use APENs and permit forms. Click on "Land Development" to access the land development specific APEN form. Please contact KC Houlden, Construction Permits Unit Supervisor, at 303-692-4092, kenneth.houlden@state.co.us if you have any specific questions about APENs and permit forms.

Demolition and Redevelopment

In Colorado there are regulations regarding the appropriate removal and handling of asbestos and lead-based paint as part of a demolition, renovation, or remodeling project. These regulations are presented AQCC Number 8 (asbestos) and Number 19 (lead-based paint) https://cdphe.colorado.gov/aqcc-regulations.

These regulations may require the use of, or inspection by, companies or individuals that are certified to inspect or remove these hazards prior to renovation or demolition. The Division must also be notified prior to beginning any asbestos abatement or demolition activities. For additional guidance on these regulations and lists of certified companies and individuals, please visit www.colorado.gov/cdphe/asbestos and www.colorado.gov/cdphe/lead for lead-based paint. An asbestos renovation and demolition fact sheet, inspection flowchart, and brochure are attached to my email response for your review. If you have any questions about Colorado's asbestos and lead-based paint regulations or are unsure whether you are subject to them please call the Indoor Environment Program at cdphe.asbestos@state.co.us or 720-507-5136.

Federal General Conformity

The federal General Conformity rule applies to federally funded projects in federal nonattainment and air quality maintenance areas, such as the Denver Metro/North Front Range severe ozone nonattainment area.[1] Within these areas, the general conformity rule applies to any "Federal action" not specifically exempted by the Clean Air Act or Environmental Protection Agency (EPA) regulations, i.e., any non-exempt activity by a federal governmental department, agency or instrumentality, or any activity that such an entity supports in any way, provides financial assistance for, or licenses, permits, or approves.

The federal general conformity rule and associated EPA guidance provides for a federal department or instrumentality to determine if the estimated emissions resulting from a proposed action in a nonattainment or maintenance area are below EPA's de minimis levels (https://www.epa.gov/general-conformity/de-minimis-emission-levels) for the applicable National Ambient Air Quality Standard (NAAQS).[2] Note that Arapahoe County is located in the Denver Metro Carbon Monoxide and PM10 maintenance areas as well as the Denver Metro/North Front Range 2015 serious and 2008 severe ozone nonattainment areas. EPA has confirmed that General Conformity requirements associated with Carbon Monoxide and PM10 no longer apply in those maintenance areas, as each of the areas demonstrated 20-years of continued attainment of the applicable NAAQS, as of January 14, 2022 and October 16, 2022.

The General Conformity de minimis levels for the 2015 Denver Metro/North Front Range serious ozone nonattainment area are 50 tons per year of the ozone precursors VOCs or NOx and 25 tons per year for the 2008 Denver Metro/North Front Range severe nonattainment

[1] U.S. EPA, Green Book, Colorado, https://www3.epa.gov/airquality/greenbook/anayo_co.html
[2] U.S. EPA, De Minimis Tables, https://www.epa.gov/general-conformity/de-minimis-tables

area. If a federal department or instrumentality determines that its action will result in emissions that are below the de minimis levels, the action is exempt and detailed air quality analysis is not required. Information about the general conformity rule, including training and frequently asked questions, is available at https://www.epa.gov/general-conformity.

If you have any other questions or need additional information, please use the contact info listed above, or e-mail or call me directly. Thank you for contacting the Air Pollution Control Division about your project.

Sincerely,
Brendan Cicione
Air Quality and Transportation Planner
General SIP Unit
Air Pollution Control Division
Colorado Department of Public Health and Environment
303-691-4104 // brendan.cicione@state.co.us

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

March 10, 2025

Arapahoe County
Planning and Land Development
Department of Public Works and Development
6924 S. Lima St. | Centennial, CO 80112

Attn: Kat Hammer

Re: Holly Hills Replacement School, Case # LE25-001

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **Holly Hills Replacement School.**

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along and within project site.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, relocation or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document (i.e. transformer), a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to dial 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

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/Name:	LE25-001 – Holly Hills Replacement Elementary
Planner:	Kat Hammer – khammer@arapahoegov.com
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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
☐	I Have NO Comments to make on the case as submitted	
☒	I Have the following comments to make related to the case:	Doug Stern – Arapahoe County Infrastructure Manager

Comments: (responding by email, letter, or an email attachment is optional)

I have concerns with the location of the parking lot exit and its proximity to South Leyden Street. Citizens may use it like an offset intersection causing concerns with existing crosswalks and pedestrian safety.

SKYLINE FIRE DEPARTMENT

INSPECTION REPORT

HOLLY HILLS ELEMENTARY SCHOOL, 6161 E CORNELL AVE, BLDG 1020, DENVER CO 80222-7003

DETAILS

Inspection Date: 02/25/2025 | Inspection Type: PLAN REVIEW | Inspection Number: 58 | Shift: Administration | Station: N/A | Unit: N/A | Lead Inspector: Rick Young | Other Inspectors: N/A

VIOLATIONS AND COMPLIANCES

Showing only resolved violations, passed codes, violations, N/A codes, and images for this inspection. Please reach out to the lead inspector for more details.
Resolved Violations: 0 | Passed Codes: 1 | Violations: 0 | N/A Codes: 0

STATUS	CODE	DESCRIPTION
PASS	2021 IFC - 004 - GENERIC CODE CONCERN 4:	GENERIC CODE CONCERN 4:

GENERAL NOTES

Rick Young - 02/25/2025 @ 17:40	From: Kathleen Hammer Sent: Tuesday, February 25, 2025 1:03:41 PM To: Kathleen Hammer Subject: [EXTERNAL] ArapaCO Referral - LE25-001 Holly Hills Replacement School Hello, Please use the links below to access the documents for a Location and Extent application for the Holly Hills Replacement Elementary project. This project is a replacement for the existing Holly Hills Elementary School on the same site. Hello, Please use the links below to access the documents for a Location and Extent application for the Holly Hills Replacement Elementary project. This project is a replacement for the existing Holly Hills Elementary School on the same site. Development would include a new two-story elementary school built to the north of the existing building, two parking lots, access drives, playfields, playgrounds, and stormwater infrastructure. The existing school will be demolished after construction of the new building. The project would be permitted through the Colorado Department of Fire Prevention and Control. The proposed zoning would not change from its current designation and the property use will remain the same. The proposed building's gross floor area is 88,530 SF (total for both stories combined), the FAR is 0.19, and the percentage of open space on the site is 86%. LE25-001 Application Documents: https://aca-prod.accela.com/ARAPAHOE/Cap/CapDetail.aspx?Module=Planning&capID1=25CAP&capID2=00000&capID3=000X6&agencyCode=ARAPAHOE Site Location: https://gis.arapahoegov.com/arapamap?PD=i658B Please review the application documents and comment on the attached document, no later than March 17, 2025.

GENERAL NOTES

Rick Young - 02/25/2025 @ 17:43	02-25-2025 - Skyline Fire PLAN REVIEW comment for the proposed development. The Contract Fire Marshal - REVIEW COMPLETED: We have been in contact with the School District and the designer and to dae have no changes or concerns that need to be addressed. Fire is in support of this project. Rick L Young - Fire Marshal - Skyline Fire

NEXT INSPECTION DATE

No Inspection Scheduled

CONTACT SIGNATURE

Kathleen Hammer	Reason for not collecting a signature: NA

INSPECTOR SIGNATURE

Rick Young
Signed on: 02/25/2025 @ 17:45



QUESTIONS ABOUT YOUR INSPECTION?

Rick Young
Rickyoung6321@gmail.com
3033454690

Their parking lot needs to be moved to Cornell Ave as Locust street is not built to handle the extra cars, and **the drive aisle does not meet county code.**

1. **Traffic Patterns**: We strongly object to any traffic pattern utilizing Locust Street, as it is ill-equipped to handle increased school-related traffic, posing safety risks and congestion. We also understand that a traffic study has not been completed at this time, and HIGHLY recommend that one be completed prior to approvals, to ensure that traffic is properly routed onto E Cornell Ave – which is the signalized street designed for the school traffic.
2. **Site Usage**: We request CCSD update the site plan to shift the building to the South, utilizing the land in a more efficient manner, and allowing for the drainage, playground, and park areas to be better designed on the northern side.
3. **Proximity to Property Lines**: The proposed structures are too close to our property lines, compromising privacy and creating potential conflicts with residential use.
4. **Building Height**: We'd like to see this remain a single story building, as there is ample land area to accommodate the building square footage. If a 2nd story is non-avoidable, we'd request that the second story be placed on the far south end of the building.
5. **Drive Aisles Abutting Properties**: Drive aisles directly adjacent to our property raise safety concerns and would increase noise and disturbance for residents. We request any access area to the east of the school be gated and chained.
6. **Nighttime Light Pollution**: The plan lacks adequate measures to mitigate nighttime light pollution, which would disrupt the residential character of our neighborhood.
7. **Landscaping Concerns**: The proposed landscaping appears insufficient to buffer the school from adjacent properties, failing to address aesthetic and privacy needs.

rta
ARCHITECTS

May 12, 2025

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

RE: Case No. LE25-001 Holly Hills Replacement Elementary Location and Extent Letter Addressing HOA Comments

Dear Public Works & Development,

As part of the Location and Extent process, our team was sent a letter dated April 11, 2025 from the neighboring Plaza 3 Townhomes HOA expressing comments on various aspects of the project. The following is a response to the individual comments as enumerated in that letter and copied here for reference. On behalf of the Cherry Creek School District, our design team's responses are in italics following each comment from the letter.

1. HOA Comment: Traffic Patterns: We strongly object to any traffic pattern utilizing Locust Street, as it is ill-equipped to handle increased school-related traffic, posing safety risks and congestion. We also understand that a traffic study has not been completed at this time, and HIGHLY recommend that one be completed prior to approvals, to ensure that traffic is properly routed onto E Cornell Ave – which is the signalized street designed for the school traffic.

   Response: Our design team has engaged a traffic study of the impacts on Locust Street. The existing site traffic study indicates the following:

   (20) AM peak hour traffic southbound on Locust St.
   (22) PM peak hour traffic southbound on Locust St.
   (30) AM peak hour traffic northbound on Locust St.
   (17) PM peak hour traffic northbound on Locust St.
   (6) AM peak hour traffic turns into the CCSD north parking lot from southbound Locust St.
   (2) PM peak hour traffic turns into the CCSD north parking lot from southbound Locust St.
   (0) AM peak hour traffic turns southbound onto Locust St from the CCSD north parking lot.
   (9) PM peak hour traffic turns southbound onto Locust St from the CCSD north parking lot.
   (1) AM peak hour traffic turns northbound onto Locust St from the CCSD north parking lot.
   (19) PM peak hour traffic turns northbound onto Locust St from the CCSD north parking lot.
   (2) AM peak hour traffic turns into the CCSD north parking lot from northbound Locust St.

R.T.A., Inc.
19 S. Tejon Street, Suite 300
Colorado Springs, CO 80903
ph 719-471-7566
fx 719-471-1174
www.rtaarchitects. com

(0) PM peak hour traffic turns into the CCSD north parking lot from northbound Locust St.

The proposed school traffic utilizing Locust Street includes limited staff parking in the north parking lot, deliveries, and service vehicles. The traffic volume projections are as follows:

(25) AM peak hour traffic southbound on Locust St.
(25) PM peak hour traffic southbound on Locust St.
(30) AM peak hour traffic northbound on Locust St.
(20) PM peak hour traffic northbound on Locust St.
(35) AM peak hour traffic turns into the CCSD north parking lot from southbound Locust St.
(2) PM peak hour traffic turns into the CCSD north parking lot from southbound Locust St.
(1) AM peak hour traffic turns southbound onto Locust St from the CCSD north parking lot.
(10) PM peak hour traffic turns southbound onto Locust St from the CCSD north parking lot.
(2) AM peak hour traffic turns northbound onto Locust St from the CCSD north parking lot.
(25) PM peak hour traffic turns northbound onto Locust St from the CCSD north parking lot.
(15) AM peak hour traffic turns into the CCSD north parking lot from northbound Locust St.
(1) PM peak hour traffic turns into the CCSD north parking lot from northbound Locust St.

Traffic activities such as student drop-off and pick-up, bus traffic, visitor parking, and the remainder of the staff parking all occur off of E. Cornell Ave.

2. HOA Comment: Pedestrian Patterns: We strongly object to any PEDESTRIAN traffic utilizing Locust Street, as it is ill-equipped to handle increased school-related traffic, posing safety risks and congestion. The current sidewalks on Locust and Yale are less than 24" wide. Adding Pedestrians to these walks poses major safety issues.

   Response: The proposed site design concentrates pedestrian access on E. Cornell Ave. There is, however, a chance that students or faculty may walk down Locust St. if they live nearby. It is not anticipated that this will be substantial traffic.

3. HOA Comment: Site Usage: We request CCSD update the site plan to shift the building to the South, utilizing the land in a more efficient manner, and allowing for the drainage, playground, and park areas to be better designed on the northern side.

   Response: The existing Holly Hills Elementary School must remain in place and operational during construction of the new building. The new building is as far as it can go South while maintaining required fire separation distances and reasonable construction clearances during the period the existing building remains operational. This, combined with retaining Lutz Field as a community amenity, parking requirements, fire access, site circulation, accommodating utility and stormwater requirements, and still providing play areas for the students does

not leave room to locate the building on another portion of the site or to relocate these amenities.

3. HOA Comment: Safety and Management: Cherry Creek Schools currently mismanages their property, as they have ongoing issues with trash, homeless, illegal dumping, and drug use. We'd like to learn what their plan is to thwart these current and ongoing issues on their property.

   Response: CCSD conducts routine maintenance and has security staff and resources. Community members are encouraged to contact our 24 hour dispatch center at 720-554-4455 to report maintenance and safety/ security concerns.

5. HOA Comment: Proximity to Property Lines: The proposed structures are too close to our property lines, compromising privacy and creating potential conflicts with residential use.

   Response: The Arapahoe County side yard setback for this area is 10 feet from the property line to the building. The proposed building is set back over 35 feet from the property line. We have recessed portions of the building along the east to provide additional relief. The classroom windows facing east will have frosted glazing in the lower portions to mitigate visual privacy issues. As mentioned in the response to item 3, there are myriad site constraints that the design has to balance and this is the most optimized location to suit the site.

6. HOA Comment: Building Height: We'd like to see this remain a single story building, as there is ample land area to accommodate the building square footage. If a 2nd story is non-avoidable, we'd request that the second story be placed on the far south end of the building.

   Response: Our team studied multiple scenarios and a two-story building along the east side of the site was required to accommodate the combined capacities of Holly Hills Elementary School and Holly Ridge Elementary School (which will combine on this site) while still balancing space for the site requirements.

7. HOA Comment: Drive Aisles Abutting Properties: Drive aisles directly adjacent to our property raise safety concerns and would increase noise and disturbance for residents. We request any access area to the east of the school be gated and chained.

   Response: This drive is for deliveries and other services and not intended to be used for normal vehicle traffic and will be signed as such.

8. HOA Comment: Nighttime Light Pollution: The plan lacks adequate measures to mitigate nighttime light pollution, which would disrupt the residential character of our neighborhood.

   Response: Exterior lighting is an important component in passive security on the site to thwart illicit activity. The site lighting is being designed to comply with Arapahoe County standards and has a maximum 0.1 foot candle at the property line. Exterior light fixtures are full cutoff.

R.T.A., Inc.
19 S. Tejon Street, Suite 300
Colorado Springs, CO 80903

ph 719-471-7566
fx 719-471-1174
www.rtaarchitects. com

9. HOA Comment: Landscaping Concerns: The proposed landscaping appears insufficient to buffer the school from adjacent properties, failing to address aesthetic and privacy needs.

   Response: This area is being left unplanted to meet the needs of the school district from a maintenance perspective.

Sincerely,



William Hrinko, Jr., RA, NCARB
RTA Architects

330-519-7983 (m)
719-471-7566 (o)

From: Kathleen Hammer
To: "dave.evans@reagan.com"
Cc: Planning
Subject: RE: 28 Oct public hearing Holly Hills Elementary
Date: Tuesday, October 21, 2025 11:16:00 AM
Attachments: image001.png

Hello David,

Please see the response below from the school district. Let me know if you have additional questions. I will include your concerns in the packet for this application.

1. The Holly Hills Elementary building was just remodeled this year, and it has also been remodeled several times in previous recent years. Either this proposed building replacement, or the just completed remodel, or both projects are a waste of taxpayers' money. The only remodel in recent years was the innovative learning space that was included in the 2016 Bond for all elementary and middle schools in the district. This renovation was a minor interior remodel that was confined primarily to the library.
2. Proposed uses for the Holly Ridge building are very tentative - rationalizations really. Maintenance, security and utility costs for this building will therefore be (largely) another waste of taxpayers' money. The Holly Ridge site will continue to operate the Cottage Preschool therefore, security and site maintenance will continue. Once vacated, the part of the building that currently operates grades K-2 will be minimally maintained until future use for the facility is determined.
3. A large, 2-story, commercial-type building would be out of character in this neighborhood of small, single-story houses. A two-story school was designed in order to accommodate all of the students from Holly Hills and Holly Ridge. This is in alignment with current building code and is not dissimilar from several other multi-story apartments and buildings in the area.

Thanks,
Kat Hammer

From: dave.evans@reagan.com <dave.evans@reagan.com>
Sent: Sunday, October 19, 2025 8:32 AM
To: Kathleen Hammer <KHammer@arapahoegov.com>
Cc: Kim Lynch <KLynch@arapahoegov.com>; Planning <planning@arapahoegov.com>
Subject: RE: 28 Oct public hearing Holly Hills Elementary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Kat,

Thank you for responding. I have some comments on the proposal:

1. The Holly Hills Elementary building was just remodeled this year, and it has also been remodeled several times in previous recent years. Either this proposed building replacement, or the just completed remodel, or both projects are a waste of taxpayers' money.
2. Proposed uses for the Holly Ridge building are very tentative - rationalizations really. Maintenance, security and utility costs for this building will therefore be (largely) another waste of taxpayers' money.
3. A large, 2-story, commercial-type building would be out of character in this neighborhood of small, single-story houses.

Thanking you, sincerely,

David Evans
2541 S. Jersey St.
303-495-0201

-----Original Message-----
From: "Kathleen Hammer" <KHammer@arapahoegov.com>
Sent: Friday, October 17, 2025 2:07pm
To: "Kim Lynch" <KLynch@arapahoegov.com>, "dave.evans@reagan.com" <dave.evans@reagan.com>, "Planning" <planning@arapahoegov.com>
Subject: RE: 28 Oct public hearing Holly Hills Elementary

Hi Dave,

Please see my responses below. If you have any comments you would like included in the record, please send them my way and I will include them.

Thanks,
Kat Hammer

From: Kim Lynch <KLynch@arapahoegov.com>
Sent: Friday, October 17, 2025 8:43 AM
To: dave.evans@reagan.com; Planning <planning@arapahoegov.com>; Kathleen Hammer <KHammer@arapahoegov.com>
Subject: RE: 28 Oct public hearing Holly Hills Elementary

Hi Dave –
The hearing has been scheduled for 10-28-2025 at the Arapahoe County Administration Building at 5334 S Prince St. It will be posted on the website by Tuesday next week but has not yet been uploaded.

I am forwarding your request for information to Kat Hammer, Senior Planner who is assigned to this case and can provide you with more information.

With gratitude,

KIM LYNCH
Planning Technician | PWD Planning Division
6924 S Lima St., Centennial, CO 80112
720-874-6650

From: dave.evans@reagan.com <dave.evans@reagan.com>
Sent: Friday, October 17, 2025 7:29 AM
To: Planning <planning@arapahoegov.com>
Subject: 28 Oct public hearing Holly Hills Elementary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Planning Division,

I understand from a mailing I received there is to be a public hearing of the Arapahoe County Planning Commission on 28 October at 6:30 concerning replacement of the Holly Hills Elementary School and Holly Ridge Elementary School buildings.

Could you please confirm that meeting? It isn't listed on the Arapahoe County website.

It sounds like the plan is to demolish Holly Hills Elementary and replace it with a new building at the same site. Could you please confirm? Yes, that is correct.

What is the plan for the Holly Ridge Elementary building? This is the response I received from the project manager for this application. "CCSD intends to retain the property for future education or education related purposes, the disposition of the facilities on site will be determined at a later time in accordance with the future use. The building and property will be maintained regardless of its occupancy status. The campus will continue to house the Cottage Pre School so all aspects of site maintenance and security will continue."

Thank you,
David Evans
303-495-0201
2541 S. Jersey St.
Denver, CO 80222

ARAPAHOE COUNTY

Arapahoe County
Public Works and Development
Planning Division
6924 S. Lima Street
Centennial, Colorado 80112
Phone: 720-874-6650
www.arapahoegov.com

Land Development Application

This form must be ***complete***.

Land Development Application materials received after 2pm shall be date stamped received the following business day.

APPLICANT NAME: Cherry Creek School District	ADDRESS: 4700 S. Yosemite St. Greenwood Village, CO 80111 PHONE: 720-554-4455 EMAIL: dhenderson16@cherrycreekschools.org	CONTACT: David Henderson TITLE: Deputy Chief of Operations
OWNER(S) OF RECORD NAME(S): Cherry Creek School District	ADDRESS: 4700 S. Yosemite St. Greenwood Village, CO 80111 PHONE: 720-554-4455 EMAIL: dhenderson16@cherrycreekschools.org	SIGNATURE(S): David Henderson Sharon D. Procopio
ENGINEERING FIRM NAME: JVA, Incorporated	ADDRESS: 1319 Spruce St. Boulder, CO 80302 PHONE: 303-560-4932 EMAIL: sprocopio@jvajva.com	CONTACT: Sharon Procopio, PE TITLE: Project Manager

Pre-Submittal Case Number: Q 24 - 090 Pre-Submittal Planner: Raye Fields Pre-Submittal Engineer: Emily Gonzalez

State Parcel ID No. (AIN no.):	1973-32-2-00-004
Parcel Address or Cross Streets:	6161 E. Cornell Ave, Denver, CO 80222-7003
Subdivision Name & Filing No:	Iliff West Parker Neighborhood

	EXISTING	PROPOSED
Zoning:	R-3	R-3
Project Name:	Holly Hills Elementary School	Holly Hills Replacement Elementary School
Site Area (Acres):	10.689 Acres	10.689 Acres
Density (Dwelling Units/Acre):	FAR 0.08	FAR 0.19
Building Square Footage:	36,672 SF Gross Floor Area	88,530 SF Gross Floor Area
Disturbed Area (Acres):	N/A	8.75 Acres

CASE TYPE (S)

☒ Location and Extent ☐ _____ ☐ _____

THIS SECTION IS FOR OFFICE USE ONLY

Case No:		Assigned Planner:		Assigned Engineer:	
TCHD Fee:	$	Planning Fee(s):	$	Engineering Fee(s):	$

This land use application shall be submitted with all required application fees. Incomplete applications will not be accepted. 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.

rta
ARCHITECTS

February 7, 2025

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

RE: Case No. Q24-090 Holly Hills Replacement Elementary Location and Extent Letter of Intent

Dear Public Works & Development,

Our company, RTA Architects, on behalf of the property owner, Cherry Creek School District, is proposing a project within unincorporated Arapahoe County. The project is located at 6161 E. Cornell Ave., Denver, CO 80222-7003, near the intersection of E. Cornell Ave. and S. Monaco St. Pkwy. In the Iliff West Parker neighborhood, Parcel ID number 1973-32-2-00-004. This project includes 10.689 acres and is currently zoned R-3.

This project is a replacement for the existing Holly Hills Elementary School on the same site. Development would include a new two-story elementary school built to the north of the existing building, two parking lots, access drives, playfields, playgrounds, and stormwater infrastructure. The existing school will be demolished after construction of the new building. The project would be permitted through the Colorado Department of Fire Prevention and Control. The proposed zoning would not change from its current designation and the property use will remain the same. The proposed building's gross floor area is 88,530 SF (total for both stories combined), the FAR is 0.19, and the percentage of open space on the site is 86%.

Sincerely,

William Hrinko, Jr., RA, NCARB
RTA Architects

330-519-7983 (m)
719-471-7566 (o)

HOLLY HILLS REPLACEMENT ELEMENTARY LOCATION & EXTENT

E1/2 OF THE NW1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION
THAT PART OF THE E1/2 OF THE NW1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 67 WEST, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID E1/2 NW1/4; THEN SOUTH ALONG THE WEST LINE OF SAID E1/2 NW1/4 330 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST AND PARALLEL TO THE WEST LINE OF SAID E1/2 NW1/4 125 FEET; THENCE SOUTH AND PARALLEL TO THE NORTH LINE OF SAID E1/2 NW1/4, 125 FEET; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID E1/2 NW1/4 5640.4 FEET TO THE POINT OF BEGINNING.
AND
THAT PART OF THE E1/2 OF NW1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 67 WEST, DESCRIBED AS FOLLOWS:
BEGINING AT THE NW CORNER OF SAID E1/2 NW1/4; THENCE SOUTH ALONG WEST LINE OF SAID E1/2 NW1/4, 520 FEET;
THENCE EAST PARALLEL TO THE NORTH LINE OF SAID E1/2 NW1/4, 30 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF GAISER HOLLY HILLS, WHICH IS THE TRUE POINT OF BEGINNING; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID E1/2 NW1/4, 300 FEET, THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID E1/2 NW1/4, 564.04 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID E1/2 NW1/4, 125 FEET; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID E1/2 NW1/4, 636.96 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID E1/2 NW1/4, 425 FEET TO A POINT ON THE EASTERLY BOUNDARLY LINE OF SAID GAISER HOLLY HILLS; THENCE NORT HERLY ALONG THE EASTERN BOUNDARY LINE OF SAID GAISER HOLLY HILLS TO THE TRUE POINT OF BEGINNING,
COUNTY OF ARAPAHOE, STATE OF COLORADO
BENCHMARK INFORMATION: TOPOGRAPHIC INFORMATION WAS PROVIDED BY MAJESTIC SURVEYING SEE TOPOGRAPHIC SURVEY HOLLY HILLS ELEMENTARY SCHOOL DATED NOV 11, 2024. PROJECT BENCHMARK ELEVATION: 5510.89 AT POINT NO. 1 CP HOLLY HILLS. THE VERTICAL DATUM IS NGS VERTICAL BENCHMARK K 406 ELEVATION = 5487.86 (NAVD88 VERTICAL DATUM) AND THE HORIZONTAL DATUM IS MODIFIED NAD83/2011 COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE SCALE FACTOR 1.0002768466 (0.99972323). PER SURVEY. COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL DATA SHOWN IN SURVEY AND REPORT ANY IRREGULARITIES OR DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY BY QUIT CLAIM DEED RECORDED FEBRUARY 20,1958 IN BOOK 1052 AT PAGE 558.



VICINITY MAP
SCALE 1" = 2000'

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE	SHEET NUMBER	SHEET TITLE
1	COVER SHEET	6	LANDSCAPE PLAN
2	GRADING AND DRAINAGE PLAN	7	LANDSCAPE PLAN
3	UTILITY PLAN	8	LANDSCAPE DETAILS
4	HORIZONTAL CONTROL PLAN	9	LANDSCAPE DETAILS
5	ARCH ELEVATIONS	10	SITE PHOTOMETRIC PLAN

PLANNING COMMISSION APPROVAL

APPROVED BY THE ARAPAHOE COUNTY PLANNING COMMISSION ON THIS _____ DAY OF (leave 2" blank for month), A.D., 20_____.

CHAIR: _____

CERTIFICATE OF OWNERSHIP

I, (Insert Name of Owner), HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS (Project Name and Case Number).

_____
OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF _____)
)S.S.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF (leave 2" for month), A.D., 20_____ BY (Name).

AS (Title) OF (Entity) AN AUTHORIZED SIGNATORY.

BY_____
NOTARY PUBLIC

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

NOTARY NUMBER: _____

DESIGN LEGEND

- BENCHMARK
- MANHOLE
- AREA DRAIN
- COMBINATION INLET
- TYPE R INLET
- TYPE 13 FIELD INLET
- FLARED END SECTION W/ RIPRAP
- TEE W/ THRUST BLOCK
- BEND W/ THRUST BLOCK
- END CAP W/ THRUST BLOCK
- GATE VALVE
- BUTTERFLY VALVE
- REDUCER/INCREASER
- WATER METER
- FIRE HYDRANT
- SD — STORM - 12" AND SMALLER
- STORM - LARGER THAN 12"
- RD — ROOF DRAIN
- TD — TRENCH DRAIN
- UD — UNDERDRAIN
- SS — SANITARY SEWER - 12" AND SMALLER
- SANITARY SEWER - LARGER THAN 12"
- FM — FORCE MAIN
- W — WATER - 12" AND SMALLER
- WATER - LARGER THAN 12"
- NPW — NON POTABLE WATER
- PW — POTABLE WATER
- IRR — IRRIGATION - 12" AND SMALLER
- IRRIGATION - LARGER THAN 12"
- CATV — CABLE TV
- D — DRAIN
- E — ELECTRIC
- UE — UNDERGROUND ELECTRIC
- OE — OVERHEAD ELECTRIC
- T — TELEPHONE
- FO — FIBER OPTIC
- FUEL — FUEL
- G — GAS
- PVC — PVC PIPE (MISC)

- FENCE
- FLOW LINE OF DITCH OR WASH
- 5.0% — SLOPE ARROW
- + 03.54 — PROPOSED SPOT ELEVATION
- + 03.3 — EXIST SPOT ELEVATION
- EXIST INDEX CONTOUR
- EXIST INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- CURB AND GUTTER
- SPILL/CATCH CURB TRANSITION
- SIGN W/ POST
- CURB RAMP
- SIDEWALK CHASE
- SIDEWALK
- CONCRETE PAVING
- HEAVY DUTY CONCRETE PAVING
- HEAVY DUTY ASPHALT PAVING
- LIGHT DUTY ASPHALT PAVING
- GRAVEL
- PROPOSED BUILDING
- BUILDING ACCESS
- RETAINING WALL
- BOULDER/ROCK WALL
- LIMITS OF SAWCUT
- LIMITS OF WORK
- EASEMENT LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE/ROW
- MATCHLINE

STANDARD NOTES
THE OWNER, CHERRY CREEK SCHOOL DISTRICT (CCSD), OF THE LOCATION & EXTENT KNOWN AS HOLLY HILLS ELEMENTARY SCHOOL REPLACEMENT, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

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

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

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

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

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

DRAINAGE LIABILITY
IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY JVA INC. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF THE OWNER, CHERRY CREEK SCHOOL DISTRICT (CCSD), GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE CCSD 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 JVA INC'S DRAINAGE

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 NOTE
(TO BE USED IN LIEU OF GRAPHICALLY DEPICTING THE TRIANGLE OR SIGHT LINE)
SIGHT DISTANCE RESTRICTIONS, CONSISTING OF A 30 FOOT BY A 30 FOOT SIGHT DISTANCE TRIANGLE OR OF SUCH OTHER DIMENSIONS AS REQUIRED TO PROTECT AASHTO SIGHT LINES, SHALL APPLY TO ALL LAND AREAS ADJACENT TO ALL PUBLIC AND PRIVATE ROAD INTERSECTIONS ON THIS PLAT. THE OWNERS OF SUCH ADJACENT LAND AREAS ARE PROHIBITED FROM ERECTING, GROWING, OR OTHERWISE PERMITTING ANY OBSTRUCTION WITHIN SUCH LAND AREA THAT IS OVER 3 FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY.

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

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

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

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

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

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

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

4. REFER TO DRAINAGE REPORT AND O&M PLANS FOR MAINTENANCE REQUIREMENTS

CONTACTS

OWNER:	CHERRY CREEK SCHOOL DISTRICT 4700 SOUTH YOSEMITE STREET GREENWOOD VILLAGE, CO 80111	HEATHER BRYANT (720) 724-3970
CIVIL ENGINEER:	JVA, INC 1319 SPRUCE STREET BOULDER, CO 80302	SHARON B. PROCOPIO, P.E. (303) 565-4932 SPROCOPIO@JVAJVA.COM
CONSULTANT:	RTA ARCHITECTS 19 S TEJON STREET, STE 300 COLORADO SPRINGS, CO 80903	KEN GREGG (719) 471-7566 KEN@RTAARCHITECTS.COM
SURVEYOR:	MAJESTIC SURVEYING 1111 DIAMOND VALLEY DRIVE, SUITE 104 WINDSOR, CO 80550 SURVEY DATE: 12-24-2024	RON EDWARDS (970) 832-6328 RONE@MAJESTICSURVEYING.COM

CONSULTING ENGINEERS
JVA, Inc. 1319 Spruce Street
Boulder, CO 80302 303.444.1951
www.jvajva.com
Boulder ● Fort Collins ● Winter Park
Glenwood Springs ● Denver

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HOLLY HILLS REPLACEMENT ELEMENTARY
CHERRY CREEK SCHOOL DISTRICT
6161 E CORNELL AVE
DENVER, COLORADO 80222

SHEET TITLE
COVER SHEET

RTA PROJECT NUMBER
2024-059.00
DATE
10/01/2025

REVISIONS		
#	DATE	DESCRIPTION

QA/QC APPROVAL: CFG
DRAWN BY: AMP/YH/NJD/MJS
CHECKED BY: AMP/SBP

ISSUED FOR:
LOCATION & EXTENT

SHEET NO.
1 OF 10

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ARAPAHOE COUNTY CASE NO. LE25-001

HOLLY HILLS REPLACEMENT ELEMENTARY LOCATION & EXTENT

E1/2 OF THE NW1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
6. IF WALL IS SHOWN, TG DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. BG DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL. REFER TO ARCH PLANS/DETAILS FOR WALL ELEVATIONS BEYOND THE ADJACENT FINISHED GRADES (EXPOSED WALL, CAP/FOOTER, ETC.)

HOLLY HILLS ES
FFE=5507.50' (ARCH 100'-0")

E CORNELL AVENUE
ROW- 50'

S LOCUST STREET
ROW- 50'

PRIVATE DRIVE

ARAPAHOE COUNTY CASE NO. LE25-001

SCALE: 1" = 40'

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HOLLY HILLS REPLACEMENT ELEMENTARY
CHERRY CREEK SCHOOL DISTRICT
6161 E CORNELL AVE
DENVER, COLORADO 80222

SHEET TITLE
GRADING AND DRAINAGE PLAN

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SHEET NO.
2 OF 10

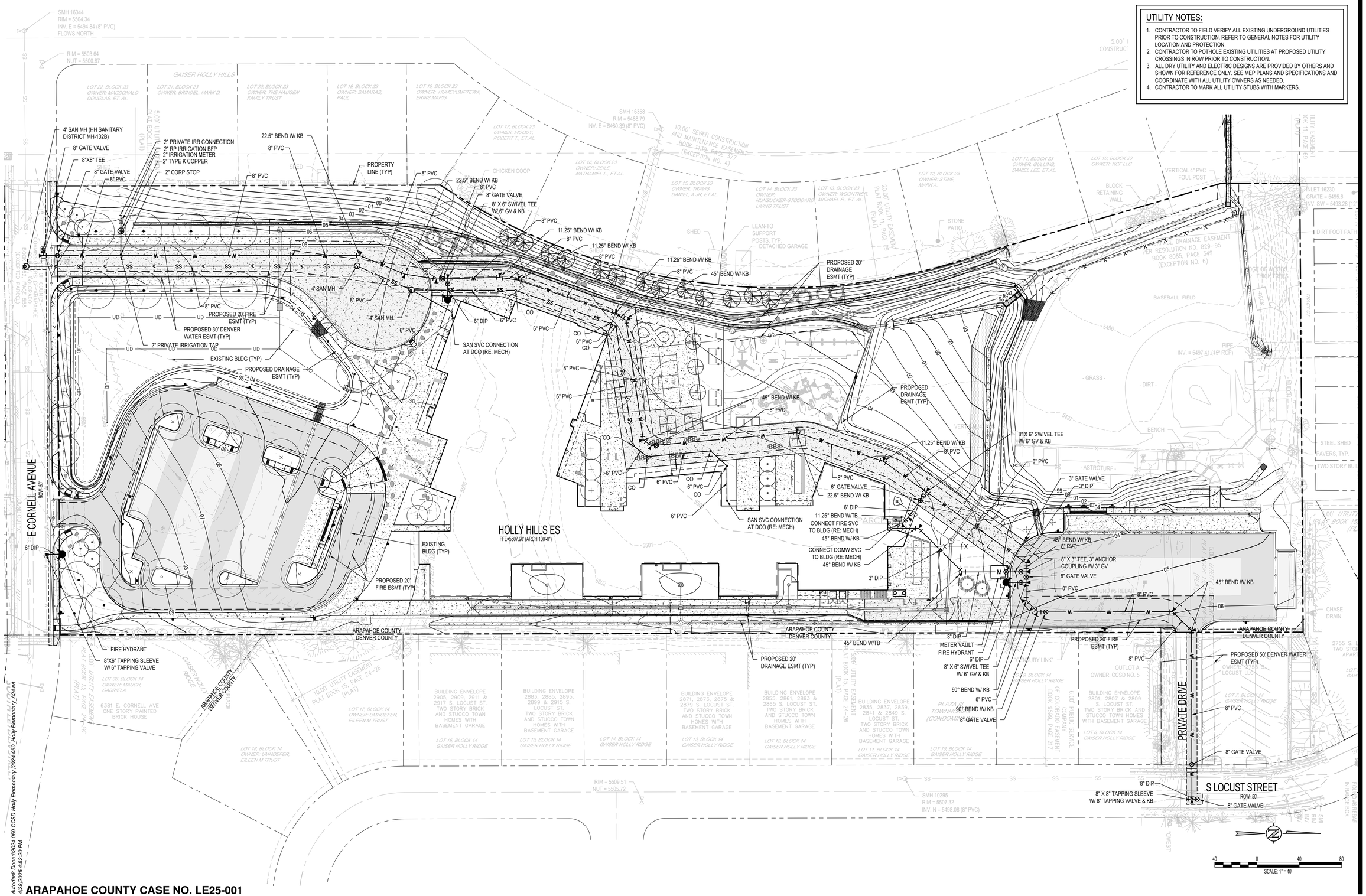
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HOLLY HILLS REPLACEMENT ELEMENTARY LOCATION & EXTENT

E1/2 OF THE NW1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. ALL DRY UTILITY AND ELECTRIC DESIGNS ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.
4. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.



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UTILITY PLAN

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SHEET NO.
3 OF 10

HOLLY HILLS REPLACEMENT ELEMENTARY LOCATION & EXTENT

E1/2 OF THE NW1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

SIGNAGE LEGEND

R1-1	R1-2	R3-2	R5-1	R6-1R	R7-1	R7-8	R8-1	R8-4	R8-5	R8-6
STOP	YIELD		DO NOT ENTER	ONE WAY	NO PARKING ANY TIME	RESERVED PARKING	NO PARKING PICK-UP AND DROP-OFF ONLY	BUSSES ONLY	SERVICE VEHICLES ONLY	FIRE SERVICE LANE

PROJECT AREA	465,615 SF
ZONING	R-3
BUILDING FLOOR AREA	88,530 SF
TOTAL PARKING SPACES	131
ADA PARKING SPACES	7
LDC REQUIREMENT	220 (REDUCTION REQUESTED)

HORIZONTAL CONTROL NOTES:

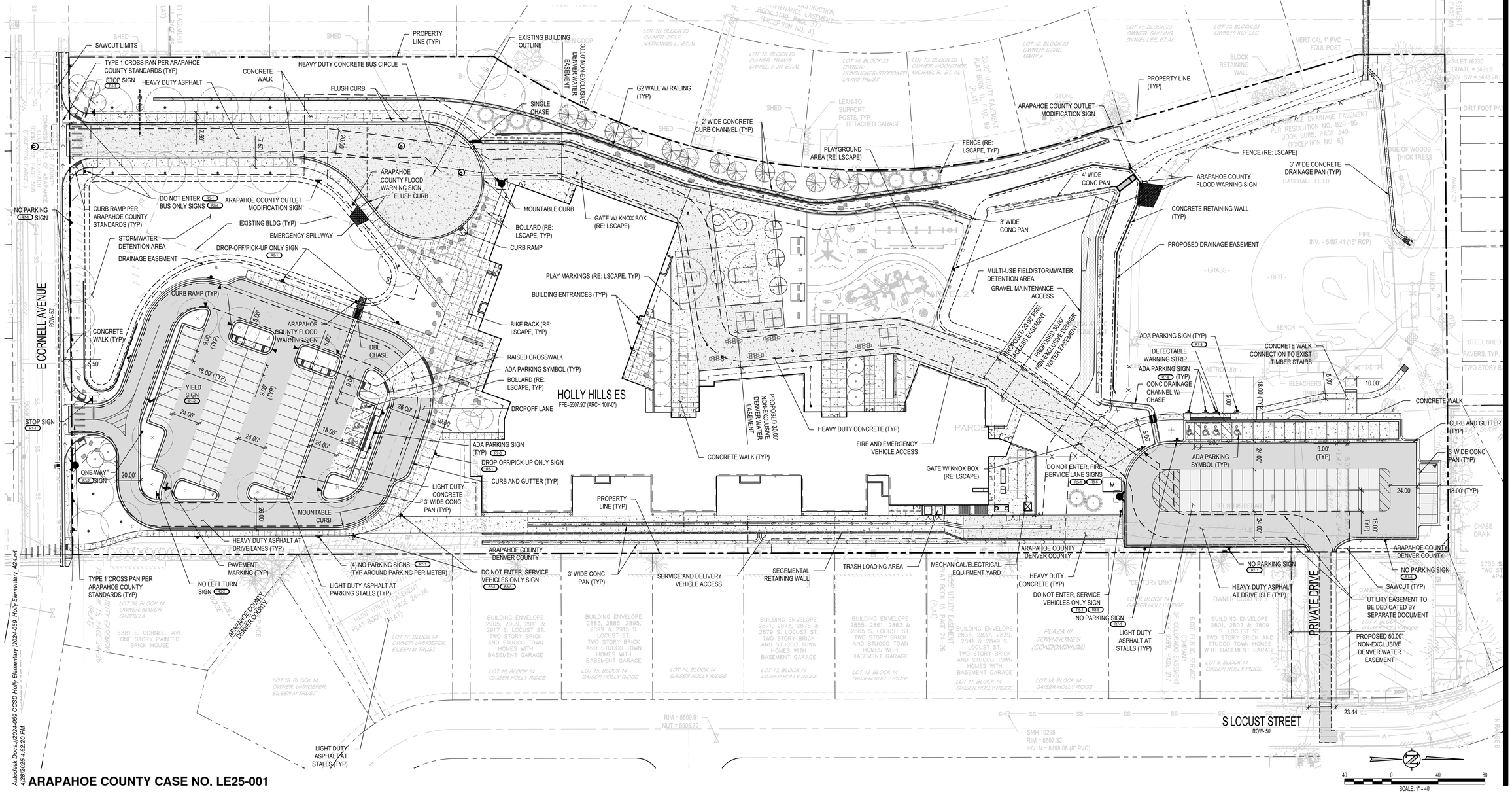
1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.
3. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
4. REFER TO CONSTRUCTION DRAWINGS FOR FINAL DESIGN INFORMATION.

MIN AREA OF SIGN = 0.75 SF
BLACK LETTERING
WHITE BACKGROUND
WARNING
UNAUTHORIZED MODIFICATION OF THIS OUTLET IS AN ARAPAHOE COUNTY ZONING CODE VIOLATION
OUTLET MODIFICATION SIGN

MIN AREA OF SIGN = 3.00 SF
BLACK LETTERING
WHITE BACKGROUND
WARNING
THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING
FLOOD HAZARD WARNING SIGN - GENERAL

HORIZONTAL CONTROL LEGEND

- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT



ARAPAHOE COUNTY CASE NO. LE25-001

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SHEET TITLE
SITE PLAN

RTA PROJECT NUMBER
2024-059.00

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SHEET NO.
4 OF 10

HOLLY HILLS REPLACEMENT ELEMENTARY LOCATION & EXTENT

E1/2 OF THE NW1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

EXTERIOR MATERIAL KEY:

MP-1
SHEET METAL SIDING PANEL
STANDING SEAM PROFILE
BERRIDGE CHAMPAGNE

MP-2
SHEET METAL SIDING PANEL
BERRIDGE HR PANEL
CHAMPAGNE

MP-3
SHEET METAL SOFFIT PANEL
BERRIDGE VEE PANEL
ALMOND

MCM-1
MCM WALL PANEL
ALPOLIC MICA MCU CHMPGN

B-1
FACING BRICK
3-5/8" X 3-9/16" X 15-5/8"
3 COLOR BLEND
MOUNTAIN RED
BRONZESTONE
IRONSTONE

B-2
FACING BRICK
3-5/8" X 3-9/16" X 15-5/8"
1 COLOR, BRONZESTONE
SOLDIER STACK

B-3
FACING BRICK
3-5/8" X 3-9/16" X 15-5/8"
1 COLOR, MIDNIGHT BLACK

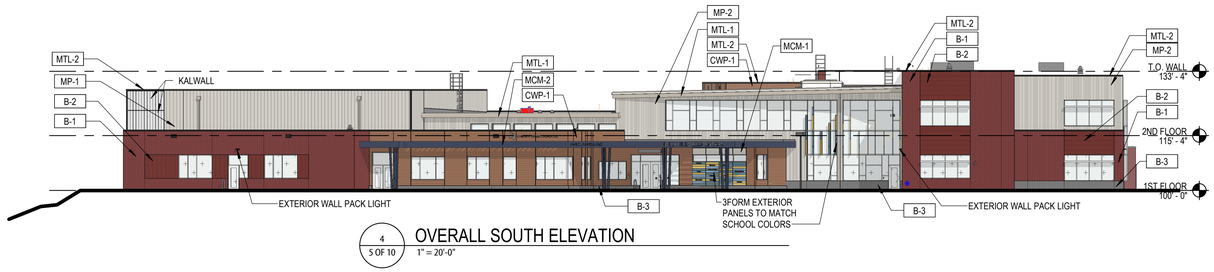
CWP-1
COMPOSITE WALL PANEL
NICHIHA WOOD LOOK
VINTAGEWOOD CEDAR

SHEET METAL FLASHINGS

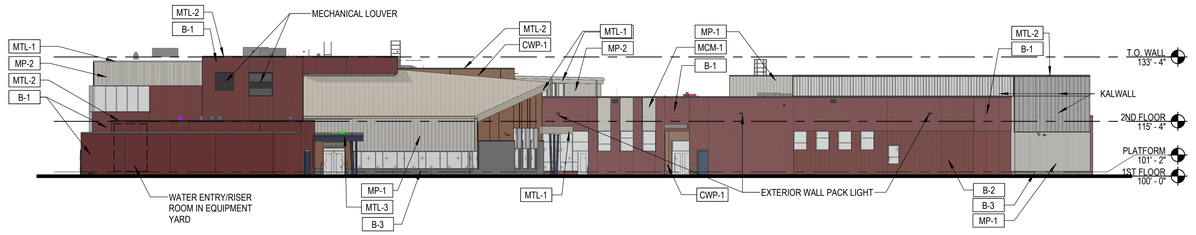
MTL-1 - SHEET METAL FLASHING - COLOR TO MATCH MP-1
MTL-2 - SHEET METAL FLASHING - DARK BRONZE
MTL-3 - SHEET METAL FLASHING - ACCENT COLOR, ROYAL BLUE
MTL-4 - STANDING SEAM METAL ROOF - CHAMPAGNE

NOTE: IF A SPECIFIED MATERIAL IS NOT AVAILABLE DURING CONSTRUCTION, IT WILL BE REPLACED WITH A SIMILAR MATERIAL

*ALL WINDOW FRAMES TO BE CLEAR ANODIZED ALUMINUM, FLAT ROOFS TO BE BLACK EPDM



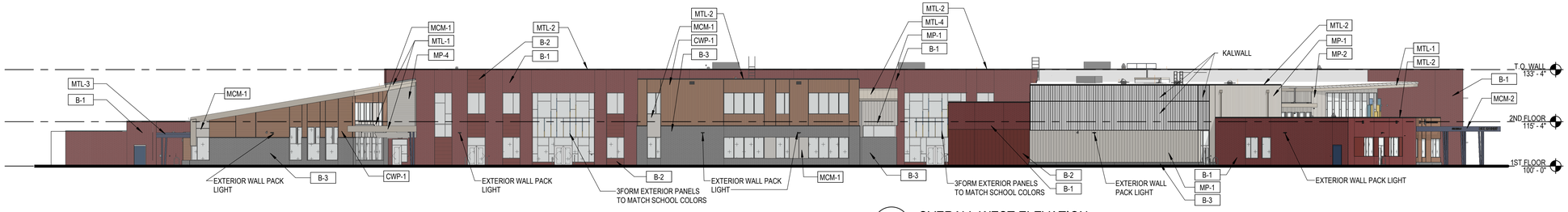
4 / 5 OF 10 — OVERALL SOUTH ELEVATION
1" = 20'-0"



3 / 5 OF 10 — OVERALL NORTH ELEVATION
1" = 20'-0"



2 / 5 OF 10 — OVERALL EAST ELEVATION
1" = 20'-0"



1 / 5 OF 10 — OVERALL WEST ELEVATION
1" = 20'-0"

SCALE: 1" = 20'-0"
0' 10' 20' 40' 80'

ARAPAHOE COUNTY CASE NO. LE25-001

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SHEET TITLE
ELEVATIONS

RTA PROJECT NUMBER
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DRAWN BY: **AR**
CHECKED BY: **WH**

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SHEET NO.
5 OF 10

HOLLY HILLS REPLACEMENT ELEMENTARY LOCATION & EXTENT

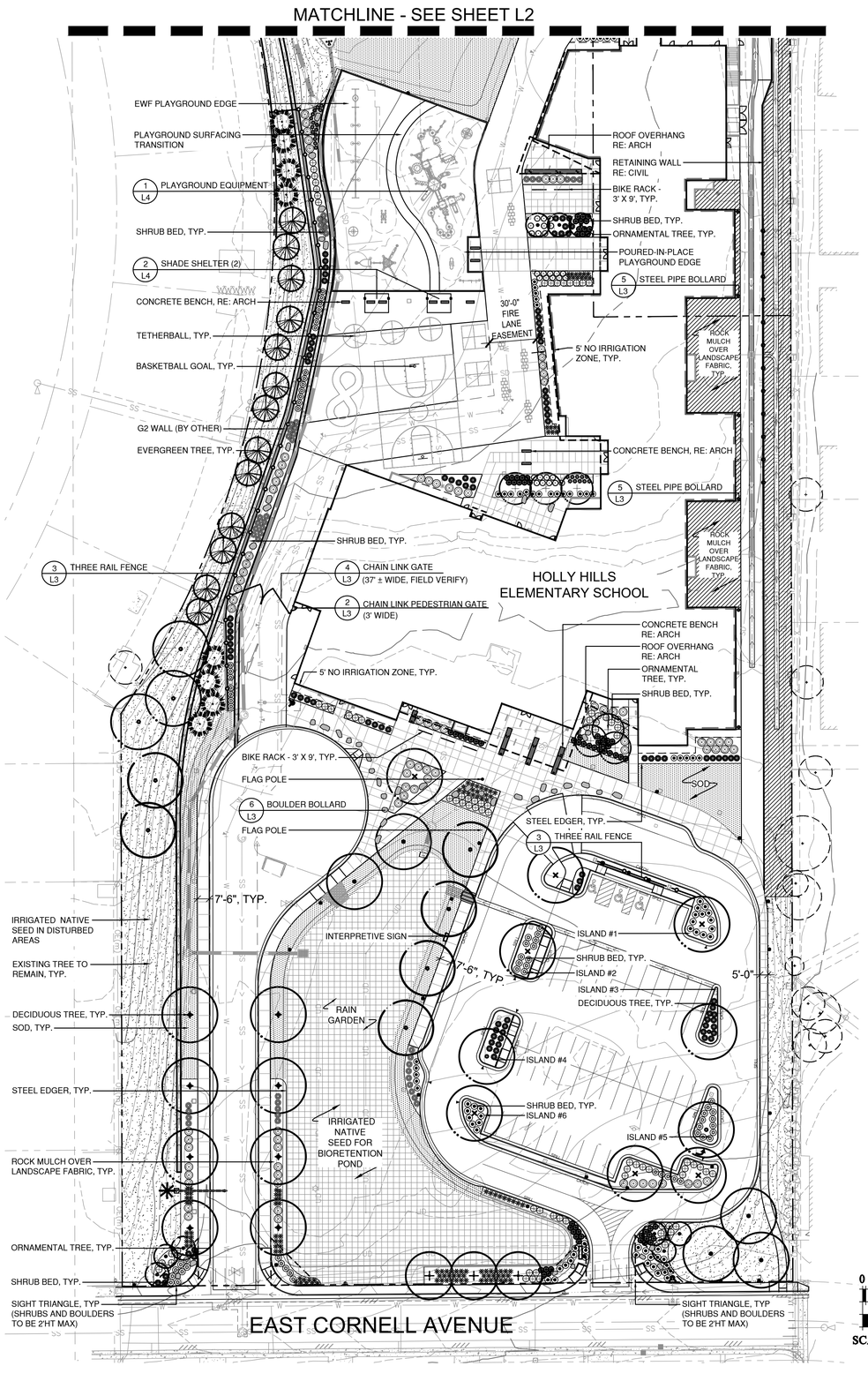
E1/2 OF THE NW1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

PLANT PALETTE

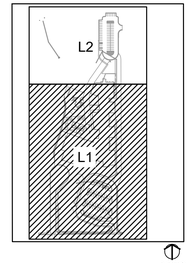
SYM	QUANTITY	COMMON	BOTANICAL NAME	SIZE	DESCRIPTION	WATER USAGE
DECIDUOUS SHADE TREE						
+	7	Kentucky Coffeetree	Gymnocladus dioicus	2 1/2" cal.	Specimen quality B&B, staked	XX
	6	Northern Red Oak	Quercus rubra	2 1/2" cal.	Specimen quality B&B, staked	XX
	5	American Linden	Tilia americana	2 1/2" cal.	Specimen quality B&B, staked	XX
	8	Autumn Blaze Maple	Acer freemanii 'Autumn Blaze'	2 1/2" cal.	Specimen quality B&B, staked	XX
	6	Frontier Elm	Ulmus 'Frontier'	2 1/2" cal.	Specimen quality B&B, staked	XX
	5	Western Hackberry	Celtis occidentalis	2 1/2" cal.	Specimen quality B&B, staked	XX
ORNAMENTAL TREE						
♣	9	Bradford Pear	Pyrus calleryana	2" cal.	Specimen quality B&B, staked	X
	6	Autumn Brilliance Serviceberry	Amelanchier x grandiflora	6'-8' HT. Clump	Specimen quality B&B, staked	XX
EVERGREEN TREE						
	13	Austrian Pine	Pinus nigra	8' HT.	Specimen quality B&B, guyed	XXX
	10	Colorado Blue Spruce	Picea pungens	8' HT.	Specimen quality B&B, guyed	XXX
DECIDUOUS SHRUBS						
	63	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	#5	Container, 5 canes min.	XXX
	48	Cranberry Cotoneaster	Cotoneaster apiculatus	#5	Container, 5 canes min. 12"-18" ht.	X
	95	Pawnee Buttes Sandcherry	Prunus besseyi 'Pawnee Buttes'	#5	Container, 5 canes min. 12"-18" ht.	-
	98	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	#5	Container, 5 canes min. 12"-18" ht.	XX
	97	Froebel Spirea	Spiraea japonica 'Frobelii'	#5	Container, 5 canes min. 12"-18" ht.	XX
	78	Kodiak Black Honeysuckle	Diervilla rivularis 'SMNDRSF'	#5	Container, 5 canes min. 12"-18" ht.	X
EVERGREEN SHRUBS						
	95	Manzanita	Arctostaphylos	#3	Container Well established	X
ORNAMENTAL GRASSES						
	147	Dwarf Fountain Grass	Pennisetum alopecurioides 'Hameln'	#1	Container Well established	X
	47	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1	Container Well established	X
	36	Red Switchgrass	Panicum virgatum 'Shenandoah'	#1	Container Well established	X

NATIVE SEED MIX FOR BIORETENTION

SYM	COMMON	BOTANICAL NAME	VARIETY	PURE LIVE SEED (PLS)	
				POUNDS/ACRE	OUNCES/ACRE
	Sand Bluestem	Andropogon hallii	Garden	3.5	
	Sideoats Grama	Bouteloua curtipendula	Butte	3	
	Prairie Sandreed	Calamovilfa longifolia	Goshen	3	
	Indian Ricegrass	Oryzopsis hymenoides	Paloma	3	
	Switchgrass	Panicum virgatum	Blackwell	4	
	Western Wheatgrass	Pascopyrum smithii	Ariba	3	
	Little Bluestem	Schizachyrium scoparium	Patura	3	
	Alkali Sacaton	Sporobolus airoides		3	
	Sand Dropseed	Sporobolus cryptandrus		3	
	Pasture Sage	Artemisia frigida			2
	Blue Aster	Aster laevis			4
	Blanket Flower	Gaillardia aristata			8
	Prairie Coneflower	Ratibida columnifera			4
	Purple Prairie Clover	Dalea (Petalostemum) purpurea			4
	Subtotals			27.5	22
	Total pounds / acre			28.9	



KEY MAP



NTS

LEGEND

- BLUEGRASS SOD
- IRRIGATED NATIVE SEED
- ROCK MULCH
- NATIVE SEED MIX FOR BIORETENTION
- STEEL EDGER
- TREE PROTECTION
- PROPOSED CHAINLINK FENCE
- PROPOSED THREE RAIL FENCE
- 5' NO IRRIGATION ZONE
- SNOW STORAGE AREA
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE

TOTAL IRRIGATED LANDSCAPE AREA = 127,358 SQ FT

IRRIGATED NATIVE AREA= 52,856 SQ FT
NATIVE SEED FOR BIORETENTION= 23,064 SQ FT
SOD = 12,113 SQ FT (18,492 SF IN DETENTION POND)
IRRIGATED SHRUB BED AREA= 20,833 SQ FT

✱ IRRIGATION POINT OF CONNECTION
WATER CONNECTION - PEAK FLOW - 80GPM
2" TAP AND BACKFLOW PREVENTER WITH ENCLOSURE AT THIS LOCATION.

SITE LANDSCAPE REQUIREMENTS

LANDSCAPE SQUARE FT	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
85,802 SF	86	86	858	858

1 TREE AND 10 SHRUBS PER 1,000 SF OF LANDSCAPE AREA
*10 EXISTING TREES ON SITE
*IRRIGATED LANDSCAPE AREAS NOT INCLUDING BIORETENTION AND DETENTION POND

PARKING AREA LANDSCAPE REQUIREMENTS

PARKING LOT ISLAND	SQUARE FT	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
1	951	1	2	6	16
2	391	2	1*	12	12
3	246	2	1*	12	12
4	393	2	1*	12	12
5	379	2	1*	12	12
6	1,565	1	3	6	35

* INDICATES MISSING TREE DUE TO LIGHT POLE CONFLICT
1 DECIDUOUS TREE AND 6 SHRUBS PER SINGLE PARKING ROW
2 DECIDUOUS TREES AND 12 SHRUBS PER DOUBLE PARKING ROW

0 20 40 80

SCALE 1"=40'-0"

811 Know what's below. Call before you dig. or www.UNCC2.org

ARAPAHOE COUNTY CASE NO. LE25-001

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HOLLY HILLS REPLACEMENT ELEMENTARY
CHERRY CREEK SCHOOL DISTRICT
6161 E CORNELL AVE
DENVER, COLORADO 80222

SHEET TITLE
LANDSCAPE PLAN
L1

RTA PROJECT NUMBER
2024-059.00

DATE
10/01/2025

REVISIONS

#	DATE	DESCRIPTION

QA/QC APPROVAL: **DHM**
DRAWN BY: **DHM**
CHECKED BY: **DHM**

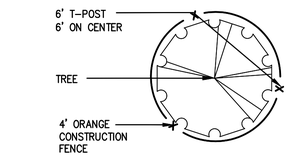
ISSUED FOR:
LOCATION & EXTENT

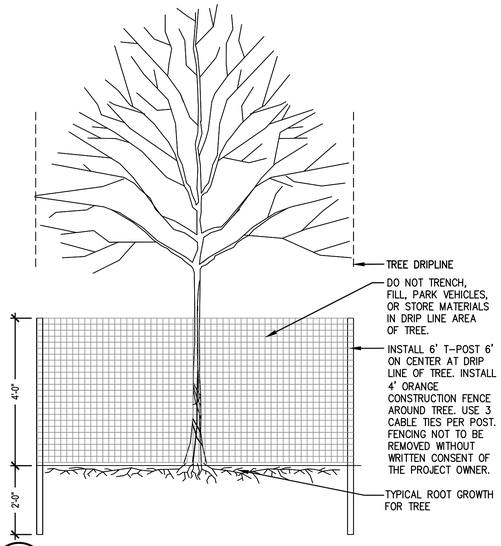
SHEET NO.
6 OF 10

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7/16/2025 11:48:54 AM

HOLLY HILLS REPLACEMENT ELEMENTARY LOCATION & EXTENT

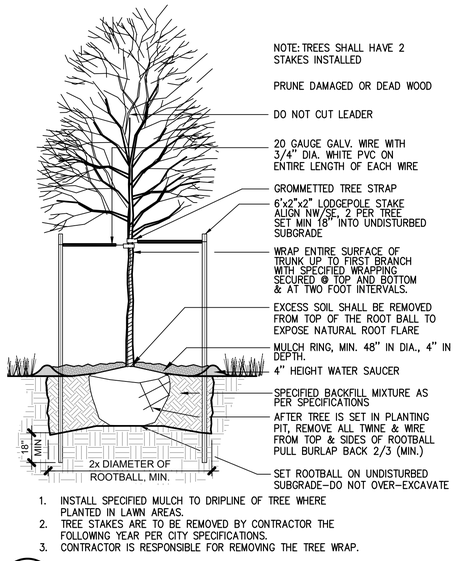
E1/2 OF THE NW1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO





1 TREE PROTECTION, TYPICAL

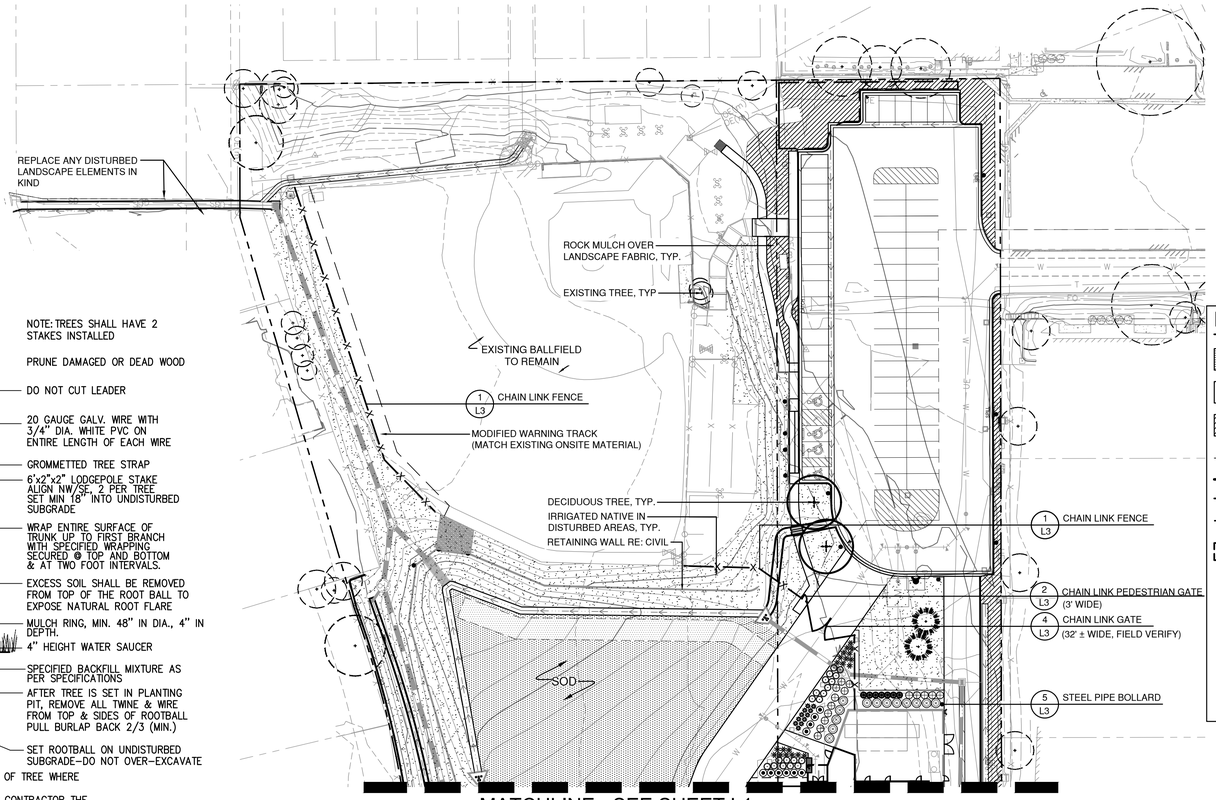
SCALE: NTS



1. INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN LAWN AREAS.
2. TREE STAKES ARE TO BE REMOVED BY CONTRACTOR THE FOLLOWING YEAR PER CITY SPECIFICATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TREE WRAP.

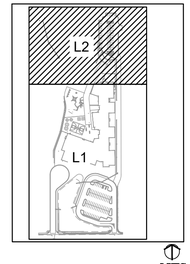
2 TYPICAL DECIDUOUS TREE PLANTING

SCALE: NTS



MATCHLINE - SEE SHEET L1

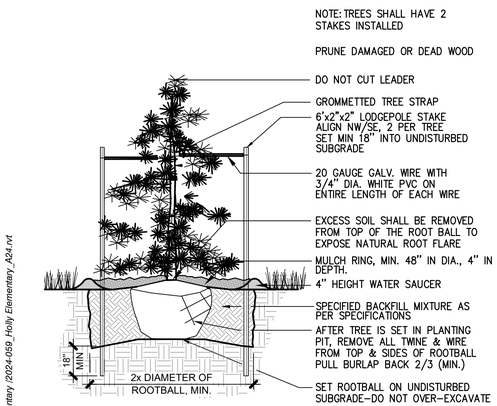
KEY MAP



NTS

LEGEND

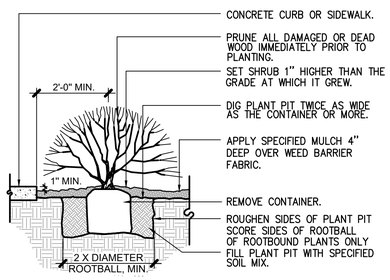
- BLUEGRASS SOD
- IRRIGATED NATIVE SEED
- ROCK MULCH
- STEEL EDGER
- TREE PROTECTION
- PROPOSED CHAINLINK FENCE
- 5' NO IRRIGATION ZONE
- SNOW STORAGE AREA
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE



1. INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN LAWN AREAS.
2. TREE STAKES ARE TO BE REMOVED BY CONTRACTOR THE FOLLOWING YEAR PER CITY SPECIFICATIONS.

3 TYPICAL EVERGREEN TREE PLANTING

SCALE: NTS

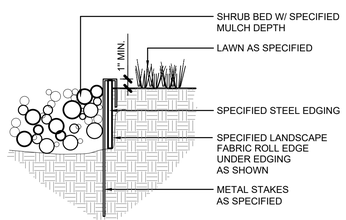


GENERAL NOTES

- HOLD GRADE 1" BELOW EDGE OF WALK OR CURB
- SHRUB PLANTING – REFER TO SHRUB BED LAYOUT FOR PLACEMENT OF SHRUBS.
- FOR GROUPINGS OF SHRUBS, MULCH ENTIRE PLANTING AREA. FOR INDIVIDUAL SHRUBS, MULCH PLANTING PIT AREA ONLY.
- GRADE EDGE OF PLANTING AREAS TO RETAIN MULCH.
- ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

4 TYPICAL SHRUB PLANTING

SCALE: NTS



NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.

3) ALL JOINTS TO BE SECURELY STAKED.

4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

5 STEEL EDGER

SCALE: NTS

LANDSCAPE NOTES:

1. ALL IRRIGATED LANDSCAPE AREAS SHALL RECEIVE SOIL PREPARATION AMENDMENTS CONSISTING OF COMPOST AT 4 C.Y. / 1000 S.F., COMMERCIAL FERTILIZER AT 10 LBS. / 1000 S.F.. AND SUPERPHOSPHATE AT 10 LBS. / 100 S.F. TILLED TO A DEPTH OF 6".
2. ALL WALKWAYS AND PLAZAS TO BE CONCRETE PAVING. ALL DRIVEWAYS AND PARKING LOTS TO BE PAVED WITH ASPHALT OR CONCRETE (RE: CIVIL).
3. ALL UTILITIES EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
4. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. ALL SHRUBS BEDS AND DRY ZONES ARE TO BE CONTAINED WITH STEEL EDGER ADJACENT TO SOD OR SEEDING. NOT REQUIRED AT CURB, WALKS OR BETWEEN SHRUB PLANTING AND DRY ZONE AREAS.
6. ALL TREES AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. ALL SHRUB BEDS ARE TO BE MULCHED WITH 3/4" MOUNTAIN GRAVEL MULCH AT A MINIMUM DEPTH OF 4" OVER FILTER FABRIC. ALL DRY ZONE AREAS AROUND THE BUILDING PERIMETER ARE TO BE MULCHED WITH 1 1/2" MOUNTAIN GRAVEL MULCH AT A MINIMUM DEPTH OF 4" OVER FILTER FABRIC. INSTALL 4" DEPTH FIR FIBER MULCH WITHOUT FILTER FABRIC AT ALL TREE LOCATIONS WITHIN NATIVE SEED AND TURF AREAS. INSTALL MULCH 1" BELOW ALL CURBS AND SIDEWALKS.
8. THE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED. THE CONTRACTOR SHALL REMOVE REQUIRED DEPTH OF SOIL ALONG WALKWAYS TO ACCOMMODATE SEED OR MULCH DEPTH.
9. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND WALKWAYS. ALL FINE GRADING MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE INSTALLATION.
10. IRRIGATED SEED MIXTURE: ALL NATIVE SEED AREAS SHALL RECEIVE THE FOLLOWING NATIVE SEED MIXTURE; EPHRAIM CRESTED WHEATGRASS 30%, DWARF PERENNIAL RYEGRASS 25%, SR3200 BLUE FESCUE 20%, REUBENS CANADA BLUEGRASS 15%, AND CHEWINGS FESCUE 10% AT A RATE OF 20 TO 25 LBS. PER ACRE WITH STRAW BLANKET.
11. BIORETENTION POND (RAIN GARDEN) TO BE SEEDED WITH MHFD NATIVE SEED MIX FOR BIORETENTION AT 28.9 LBS / ACRE PLS WITH STRAW BLANKET.
12. ALL LANDSCAPE AREAS, NATIVE SEED, AND PLANT MATERIAL WILL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE CONTROLLER FOR THIS SYSTEM WILL BE CONNECTED TO AN AUTOMATIC RAIN SENSOR. REFER TO IRRIGATION PLANS.
13. ALL TURF AREAS LESS THAN 25' WIDE SHALL BE WATERED USING POP-UP TYPE IRRIGATION HEADS. ALL AREAS 25' WIDE AND GREATER TO BE WATERED WITH ROTOR TYPE HEADS. ALL SHRUB BEDS TO BE WATERED WITH BUBBLERS OR POP-UP SPRAY HEADS.
14. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND LANDSCAPE PLANT LIST/LABEL, THE PLANT MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.
15. IRRIGATION HEADS SHOULD BE PLACED ABOVE THE RAIN GARDEN SURFACE. IT IS RECOMMENDED TO PLACE IRRIGATION HEADS ABOVE THE WQCV OR EURV EVENT TO REDUCE IRRIGATION HEADS BEING AFFECTED BY SEDIMENT. IT IS ALSO RECOMMENDED THAT IRRIGATION HEADS IN THE DETENTION POND BE PLACED ABOVE THE EURV TO REDUCE THE LIKELIHOOD OF IRRIGATION HEADS BEING BURIED BY SEDIMENT.

0 20 40 80

SCALE 1"=40'-0"

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ARAPAHOE COUNTY CASE NO. LE25-001

rta ARCHITECTS
19 SOUTH TEJON ST., SUITE 300
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FAX: 719-471-1174
www.rtaarchitects.com

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6161 E CORNELL AVE
DENVER, COLORADO 80222

SHEET TITLE
LANDSCAPE PLAN
L2

RTA PROJECT NUMBER
2024-059.00

DATE
10/01/2025

REVISIONS

#	DATE	DESCRIPTION

QA/QC APPROVAL: **DHM**
DRAWN BY: **DHM**
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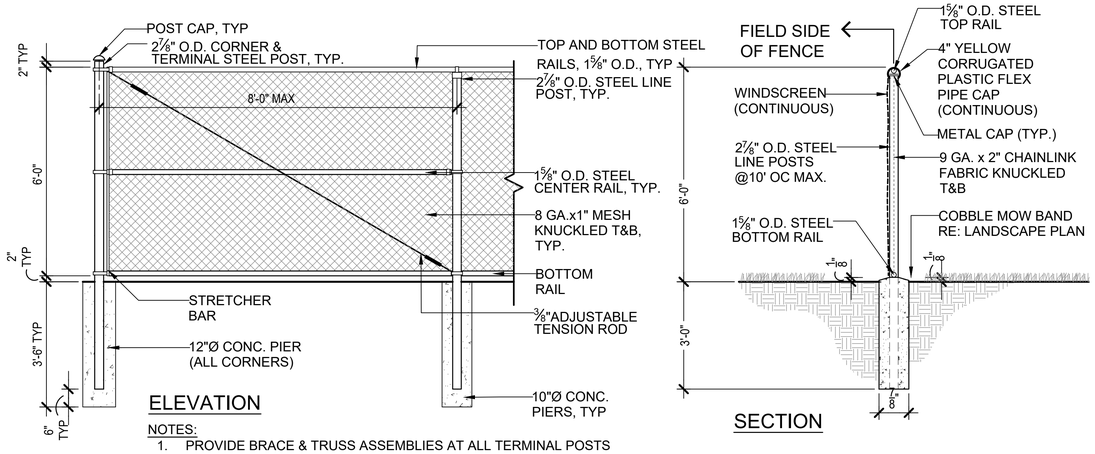
ISSUED FOR:
LOCATION & EXTENT

SHEET NO.
7 OF 10

Autodesk Docs://2024-059 CCSD Holly Elementary (2024-059_Holly Elementary_A24.rvt
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HOLLY HILLS REPLACEMENT ELEMENTARY LOCATION & EXTENT

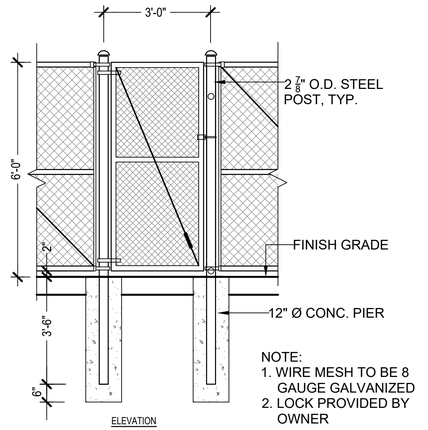
E1/2 OF THE NW1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO



NOTES:
1. PROVIDE BRACE & TRUSS ASSEMBLIES AT ALL TERMINAL POSTS
2. WIRE MESH TO BE 8 GUAGE PRIOR TO BLACK VINYL COATING
3. ALL PEDESTRIAN GATES TO BE 3'-0" WIDE, OPEN IN DIRECTION OF EGRESS AND HAVE PANIC HARDWARE INSTALLED

1 CHAIN LINK FENCE

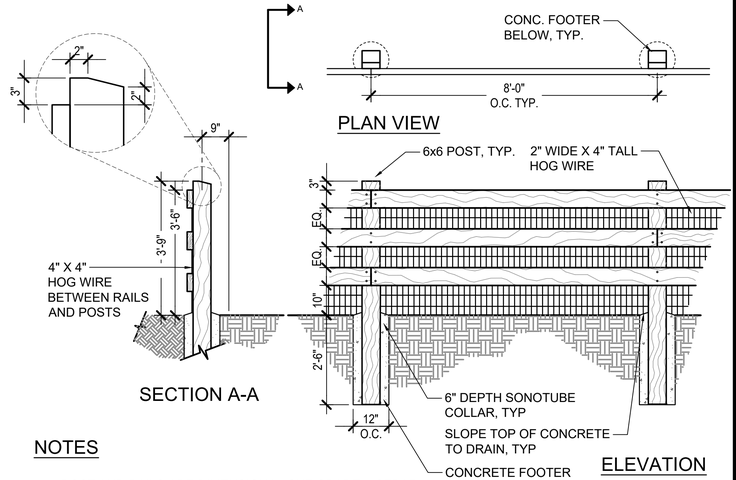
SCALE: NTS



NOTE:
1. WIRE MESH TO BE 8 GAUGE GALVANIZED
2. LOCK PROVIDED BY OWNER

2 CHAINLINK PEDESTRIAN GATE

SCALE: NTS



NOTES

1. POST AND RAILS ARE DIMENSIONAL CUT GRADE 1 CEDAR
2. RAILS ARE 2x6s, 16' IN LENGTH. ALTERNATE JOINTS AND CHAMFER ENDS AT CORNER AND ENDS.
3. POSTS ARE 6x6.
4. INSTALL RAILS WITH GALVANIZED ½" CARRIAGE BOLTS. 6" IN LENGTH. COUNTERSINK NUTS. SHEER BOLTS EVEN WITH POST AND FILE ENDS.

3 THREE RAIL FENCE

SCALE: NTS

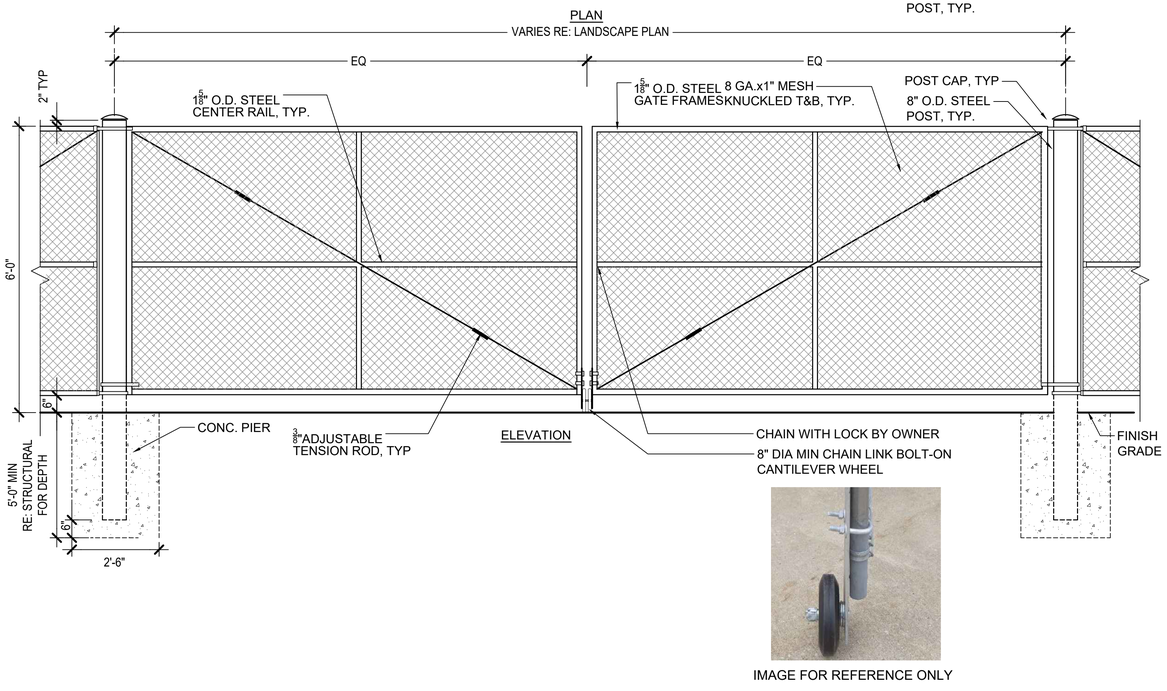


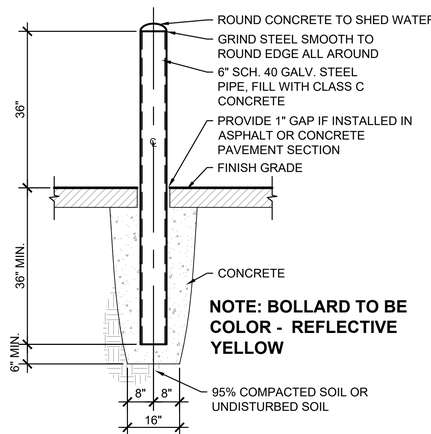
IMAGE FOR REFERENCE ONLY

4 CHAIN LINK GATE

SCALE: NTS

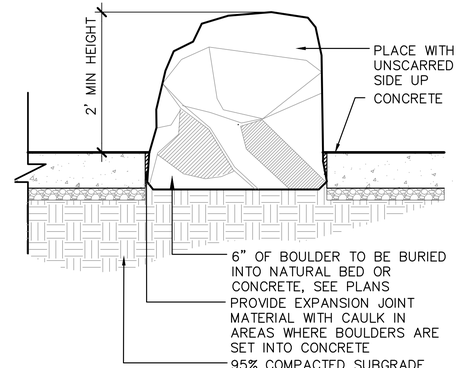
NOTE:
1. ALL BOULDERS TO BE BUFF SANDSTONE
2. DO NOT FRACTURE BOULDER DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION, LANDSCAPE ARCHITECT TO MAKE THAT DETERMINATION
3. SELECT AND PLACE BOULDERS SO THAT MINIMAL EXCAVATION SCARES ARE VISIBLE
4. PLACE BOULDERS TO CONFIGURATIONS AND LOCATIONS AS SHOWN ON PLAN
5. WASH OFF BOULDER AFTER PLACEMENT
6. CONTRACTOR TO REFER TO PLANS FOR THE EXACT SIZES AND LOCATIONS OF EACH LANDSCAPE BOULDER ON SITE.
7. ALL BOULDERS TO BE BURIED A MINIMUM OF 6"
8. ALL BOULDERS TO BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO PLACEMENT
9. EXPANSION JOINT MATERIAL TO BE USED BETWEEN ALL BOULDERS AND CONCRETE
10. BOULDER SIZES SHOWN BELOW ARE THE STANDARD SIZES UNLESS OTHERWISE NOTED ON PLAN

LANDSCAPE BOULDERS TO BE COLORADO BUFF SANDSTONE, SIZES ARE APPROXIMATE.
- 1/4 OF BOULDERS SHALL BE SMALL SIZE: 30"HTx2.5'Wx3'L
- 1/4 OF BOULDERS SHALL BE MEDIUM SIZE: 30"HTx3'Wx4'L
- 1/2 OF BOULDERS SHALL BE LARGE SIZE: 30"HTx3'Wx6'L



5 STEEL PIPE BOLLARD

SCALE: NTS



6 BOULDER BOLLARD

SCALE: NTS

rta ARCHITECTS
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COLORADO SPRINGS, CO. 80903
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HOLLY HILLS REPLACEMENT ELEMENTARY
CHERRY CREEK SCHOOL DISTRICT
6161 E CORNELL AVE
DENVER, COLORADO 80222

SHEET TITLE
LANDSCAPE DETAILS L3

RTA PROJECT NUMBER
2024-059.00

DATE
10/01/2025

REVISIONS

#	DATE	DESCRIPTION

QA/QC APPROVAL: DHM
DRAWN BY: DHM
CHECKED BY: DHM

ISSUED FOR:
LOCATION & EXTENT

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8 OF 10

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ARAPAHOE COUNTY CASE NO. LE25-001

HOLLY HILLS REPLACEMENT ELEMENTARY LOCATION & EXTENT

E1/2 OF THE NW1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

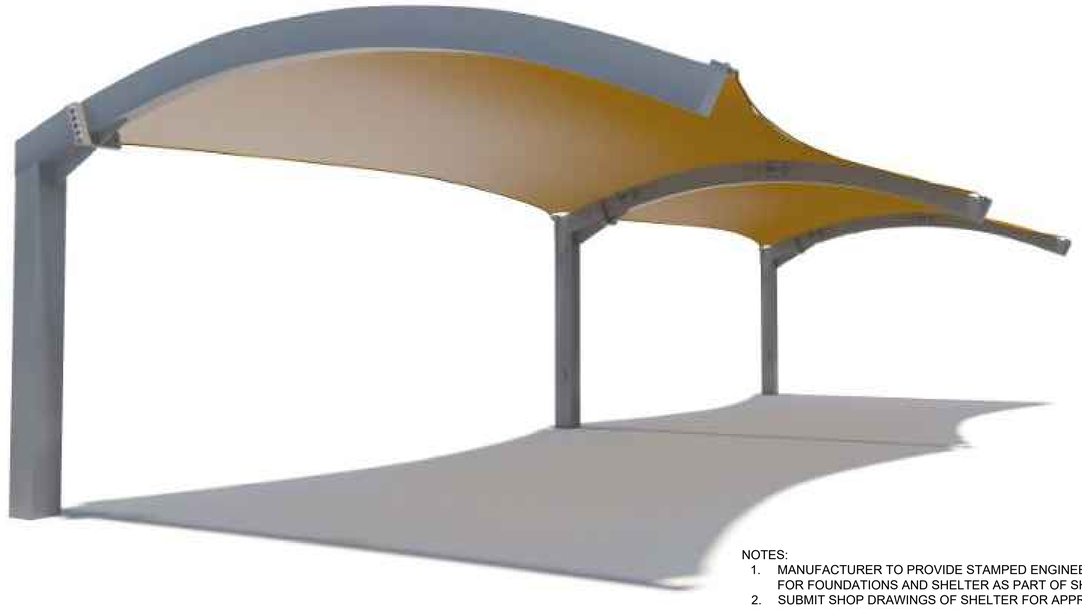


NOTE: IMAGE IS FOR REFERENCE ONLY. ACTUAL PLAY EQUIPMENT AND COLORS TO BE DETERMINED BY OWNER.

1 PLAYGROUND EQUIPMENT

SCALE: NTS

MANUFACTURER: GAMETIME
CONTACT: DOUG JOHANNSEN
EMAIL: DOUG@ALTITUDEREC.COM
PHONE: 480-315-9103
ADDRESS: 3762 EUREKA WAY, UNIT A FREDERICK, CO 80516



NOTES:
1. MANUFACTURER TO PROVIDE STAMPED ENGINEERED DRAWINGS FOR FOUNDATIONS AND SHELTER AS PART OF SHELTER COSTS.
2. SUBMIT SHOP DRAWINGS OF SHELTER FOR APPROVAL.
3. IMAGE IS FOR REFERENCE ONLY. ACTUAL SHADE SHELTER AND COLORS TO BE DETERMINED BY OWNER.

2 SHADE SHELTER

SCALE: NTS

MANUFACTURER: USA SHADE
CONTACT: USA SHADE
WEBSITE: USA-SHADE.COM
PHONE: (855) 667 - 0367
ADDRESS: 2580 ESTERS BLVD, SUITE 100 DFF AIRPORT, TX 75261

MODEL: PANORAMA
SIZE: 12' X 15'
FABRIC COLOR: BLUE
POST COLOR: TELE-GREY
MOUNT: FOOTING AS REQUIRED BY MANUFACTURER

rta
ARCHITECTS
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COLORADO SPRINGS, CO. 80903
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SHEET TITLE
LANDSCAPE DETAILS L4

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10/01/2025

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DRAWN BY: **DHM**
CHECKED BY: **DHM**

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9 OF 10

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ARAPAHOE COUNTY CASE NO. LE25-001

HOLLY HILLS REPLACEMENT ELEMENTARY LOCATION & EXTENT

E1/2 OF THE NW1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO



2 TYPICAL WALL PACK

NO SCALE



3 TYPICAL POLE MOUNTED FIXTURE

NO SCALE

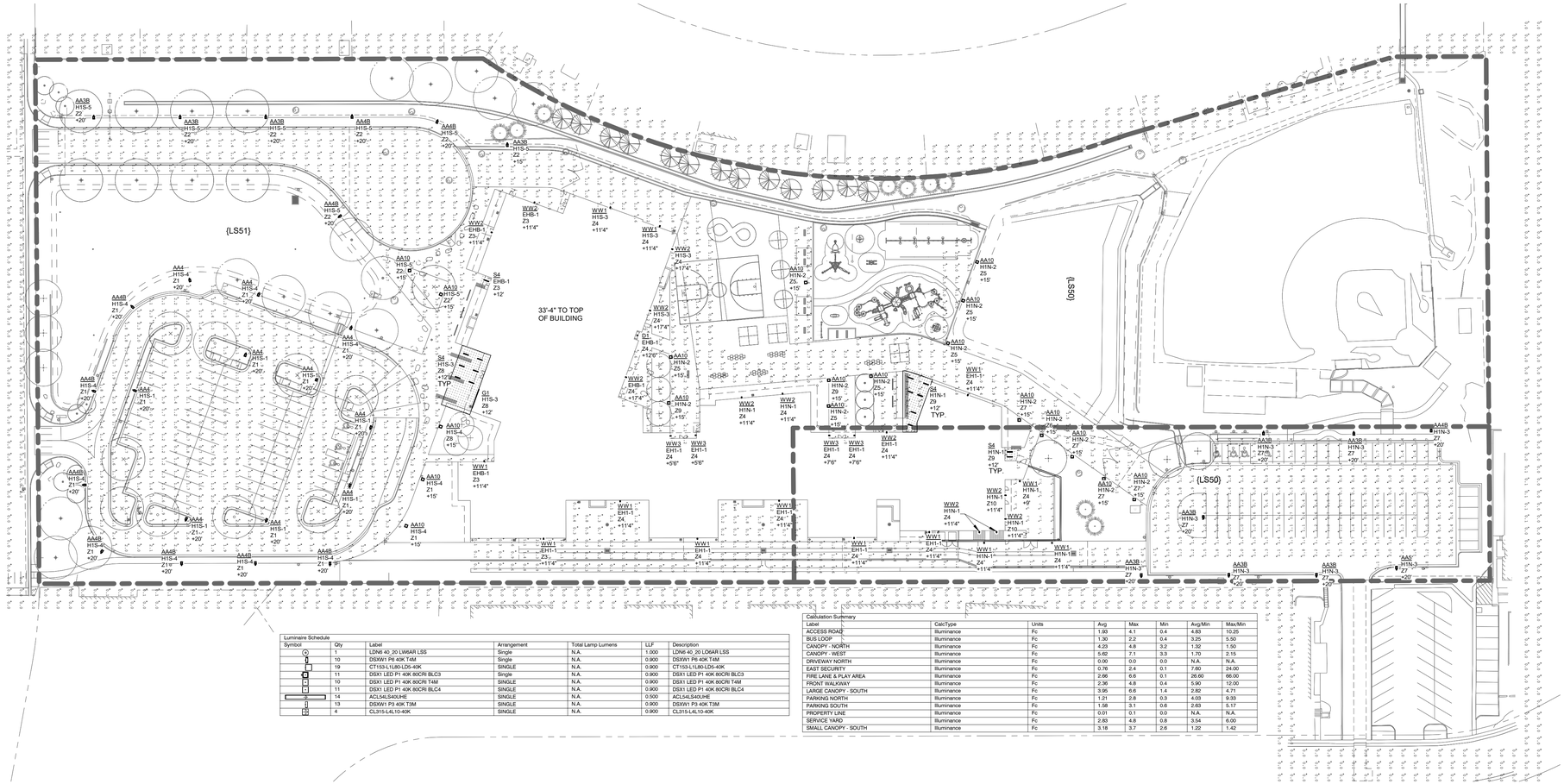
GENERAL NOTES:

1. PROVIDE ALL NECESSARY RACEWAY, WIRING AND EQUIPMENT SO THAT EXTERIOR AREA LIGHTING IS MOTION CONTROLLED WITH DIMMED LIGHTING SETBACK TO 50% PER IECC C405.2.7.3
2. PROVIDE HOUSE SIDE SHIELDS AND/OR CONTROLLED OPTICS FOR ALL FIXTURES WITHIN 15' OF PROPERTY LINE TO LIMIT LIGHTING TRESPASS INTO NEARBY RESIDENTIAL DISTRICTS.

EXTERIOR LIGHTING SEQUENCE OF OPERATION

NOTES:
1. {L##} DENOTES THE LIGHTING SEQUENCE OF OPERATIONS FOR THIS SPACE.
2. {Z##} DENOTES LIGHTING CONTROL ZONE. PROVIDE SEPARATE CONTROL OF EACH CONTROLLED ZONE. LUMINAIRES ASSOCIATED WITH THE SAME ZONE SHALL OPERATE TOGETHER WITHIN THE SAME PROGRAMMED SCENE.
3. VERIFY AND COORDINATE ALL TIME CLOCK SETTINGS WITH OWNER PRIOR TO FINAL PROGRAMMING.

PLAN ID	LIGHTING SWITCHED
{LS50}	Sequence: Lighting control provides seback control, manual override (service), photocell, timeclock, fire alarm override, and emergency lighting control in this space. Applicable for zones Z1, Z2, Z5, Z7, Z10. ON: Site lights turn on using BAS controlled astronomical time clock at dusk. Site lights turn on using a manual override wall control located in the main electrical room. ADJUST: Site lights turn off from 10PM to 6AM. OFF: Site lights are turned off using BAS controlled astronomical time clock and photocell at dawn. TIME CLOCK CHARACTERISTICS: BAS system will be used for all programmed time based schedules. BAS controlled astronomical time clock, 7 / 365 day - 24 hour - holiday setback scheduling, program and power backup for 24 hours. FIRE ALARM OVERRIDE CONTROL: Provide fire alarm system override of lights to 100% on. EMERGENCY CONTROL: The emergency lights are controlled the same as normal lights. When normal power fails the switched emergency lights turn on; 100% full output. When the fire alarm system is in alarm the switched emergency lights turn on. The ALCR UL924 device shall bypass local lighting controls. The fire alarm system shall override the local lighting controls. The lights shall remain on for 15 minutes minimum after normal power is restored or fire alarm is reset.
{LS51}	Sequence: Lighting control provides seback control, manual override (service), photocell, timeclock, fire alarm override, and emergency lighting control in this space. Applicable for zones Z3, Z4, Z6, Z8, Z9. ON: Site lights turn on using BAS controlled astronomical time clock at dusk. Site lights turn on using a manual override wall control located in the main electrical room. ADJUST: Site lights lower to 50% from 10PM to 6AM. OFF: Site lights are turned off using BAS controlled astronomical time clock and photocell at dawn. TIME CLOCK CHARACTERISTICS: BAS system will be used for all programmed time based schedules. BAS controlled astronomical time clock, 7 / 365 day - 24 hour - holiday setback scheduling, program and power backup for 24 hours. FIRE ALARM OVERRIDE CONTROL: Provide fire alarm system override of lights to 100% on. EMERGENCY CONTROL: The emergency lights are controlled the same as normal lights. When normal power fails the switched emergency lights turn on; 100% full output. When the fire alarm system is in alarm the switched emergency lights turn on. The ALCR UL924 device shall bypass local lighting controls. The fire alarm system shall override the local lighting controls. The lights shall remain on for 15 minutes minimum after normal power is restored or fire alarm is reset.



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	1	LDN6 40 20 LW6AR LSS	Single	N.A.	1.000	LDN6 40 20 LO6AR LSS
	10	DSXW1 P6 40K T4M	Single	N.A.	0.900	DSXW1 P6 40K T4M
	19	CT1S3-L1U0-LDS-40K	SINGLE	N.A.	0.900	CT1S3-L1U0-LDS-40K
	11	DSX1 LED P1 40K 80CRI BLC3	Single	N.A.	0.900	DSX1 LED P1 40K 80CRI BLC3
	10	DSX1 LED P1 40K 80CRI T4M	SINGLE	N.A.	0.900	DSX1 LED P1 40K 80CRI T4M
	11	DSX1 LED P1 40K 80CRI BLC4	SINGLE	N.A.	0.900	DSX1 LED P1 40K 80CRI BLC4
	14	ACL54LS40UHE	SINGLE	N.A.	0.500	ACL54LS40UHE
	13	DSXW1 P3 40K T3M	SINGLE	N.A.	0.900	DSXW1 P3 40K T3M
	4	CL315-L4L10-40K	SINGLE	N.A.	0.900	CL315-L4L10-40K

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ACCESS ROAD	Illuminance	Fc	1.93	4.1	0.4	4.83	10.25
BUS LOOP	Illuminance	Fc	1.30	2.2	0.4	3.25	5.50
CANOPY - NORTH	Illuminance	Fc	4.23	4.8	3.2	1.32	1.50
CANOPY - WEST	Illuminance	Fc	5.62	7.1	3.3	1.70	2.15
DRIVEWAY NORTH	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
EAST SECURITY	Illuminance	Fc	0.76	2.4	0.1	7.60	24.00
FIRE LANE & PLAY AREA	Illuminance	Fc	2.66	6.6	0.1	26.60	66.00
FRONT WALKWAY	Illuminance	Fc	2.36	4.8	0.4	5.90	12.00
LARGE CANOPY - SOUTH	Illuminance	Fc	3.95	6.6	1.4	2.82	4.71
PARKING NORTH	Illuminance	Fc	1.21	2.8	0.3	4.03	9.33
PARKING SOUTH	Illuminance	Fc	1.58	3.1	0.6	2.63	5.17
PROPERTY LINE	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
SERVICE YARD	Illuminance	Fc	2.83	4.8	0.8	3.54	6.00
SMALL CANOPY - SOUTH	Illuminance	Fc	3.18	3.7	2.6	1.22	1.42

NORTH

1 SITE PHOTOMETRIC PLAN

1" = 50'-0"

EXTERIOR LED LUMINAIRE SCHEDULE

(DESC) DOOR:	**DISTRIBUTION:**	**BEAMWIDTH:**	**(L/L) LENS/LOUVER:**
FA - FLAT ALUMINUM	II - ANSI/IES TYPE 2 DISTRIBUTION	NSP - VERY NARROW SPOT	A - .125" ACRYLIC
FS - FLAT STEEL	III - ANSI/IES TYPE 3 DISTRIBUTION	SP - SPOT	B - BAFFLE/LOUVER
RA - REGRESSED ALUMINUM	IV - ANSI/IES TYPE 4 DISTRIBUTION	MD - MEDIUM	C - CLEAR ALZAK
RS - REGRESSED STEEL	V - ANSI/IES TYPE 5 DISTRIBUTION	WD - WIDE	F - FROSTED ACRYLIC
FINISH:		VWD - VERY WIDE	G - TEMPERED GLASS
PAF - PAINT AFTER FABRICATION		WW - WALL WASH	K - KSH12 .125" ACRYLIC
CFSA - COLOR-FINISH SELECTION BY ARCHITECT			

(MTG) MOUNTING:	RE - RECESSED	**(WATT) PER:**	FIX - FIXTURE, FT - FOOT, LAMP
CL - CEILING SURFACE	SP - SUSPENDED	**(TYPE) LED**	RGB - COLOR CHANGING LED
CV - COVE	SU - SURFACE	LED - LIGHT EMITTING DIODE	RGBW - COLOR CHANGING + WHITE
FR - FLANGED RECESSED	UC - UNDER CABINET	TLED - TUBULAR LED LAMP	RGBA - COLOR CHANGING + AMBER
P - PERIMETER	WL - WALL	OLED - ORGANIC LED	RLED - RETROFIT LED
PL - POLE	O - OTHER (SEE DESCRIPTION)	DLED - DYNAMIC TUNABLE LED	WLED - WARM DIM LED

(TYPE) DRIVER:			MV - MULTI-VOLTAGE ELECTRONIC
0-10V - 0-10V DIMMING	EB - ELECTRONIC	HL - HIGH/LOW (100%/50%) STEP...	REM - REMOTE
DALI - DIGITAL ADDRESSABLE	ELV - ELECTRONIC LOW VOLTAGE	LINE - LINE VOLTAGE DIMMING	O - OTHER (SEE DESCRIPTION)
DMX - DIGITAL MULTIPLEX	EM - EMERGENCY BATTERY	ML - MULTI-LEVEL SWITCHING	

REFER TO SPECIFICATION SECTIONS LED LIGHTING 26 51 19 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
INTERIOR CORRELATED COLOR TEMPERATURE 4000K, COLOR RENDERING INDEX (CRI) AT OR ABOVE 80, UNLESS NOTED OTHERWISE.
EXTERIOR CORRELATED COLOR TEMPERATURE 4000K, COLOR RENDERING INDEX (CRI) AT OR ABOVE 80, UNLESS NOTED OTHERWISE.

ITEM	DESCRIPTION	L/L	MTG	DIMENSIONS L	W	H	DIA.	WATT ANSI WATTS	PER	LED TYPE	QTY	DELIVERED LUMENS (MIN)	DRIVER VOLTS	TYPE	MANUFACTURER AND MODEL
AA3B	ARCHITECTURAL LED AREA LUMINAIRE, P1 FORWARD OPTICS, TYPE BLC3 DISTRIBUTION WITH BACK SHIELD. PROVIDE 20' SSS POLE WITH 5 INCH SHAFT SIZE. FULLY SHIELDED.		PL 20'	1'-10"	1'-3"	5 1/2"	0"	51	FIX	LED	1	5067	277	0-10V	LITHONIA DSX1 MCGRAW-EDISON GALN GALLEON 2 GARDCO OPTIFORM MEDIUM CURRENT BEACON VIPER MICROSTRIKE VP1
AA4	ARCHITECTURAL LED AREA LUMINAIRE, P1 FORWARD OPTICS, TYPE IV MEDIUM T4M DISTRIBUTION. PROVIDE 20' SSS POLE WITH 5 INCH SHAFT SIZE. FULLY SHIELDED.		PL 20'	1'-10"	1'-3"	5 1/2"	0"	51	FIX	LED	1	7071	277	0-10V	LITHONIA DSX1 MCGRAW-EDISON GALN GALLEON 2 GARDCO OPTIFORM MEDIUM CURRENT BEACON VIPER MICROSTRIKE VP1

EXTERIOR LED LUMINAIRE SCHEDULE

ITEM	DESCRIPTION	L/L	MTG	DIMENSIONS L	W	H	DIA.	WATT ANSI WATTS	PER	LED TYPE	QTY	DELIVERED LUMENS (MIN)	DRIVER VOLTS	TYPE	MANUFACTURER AND MODEL
AA4B	ARCHITECTURAL LED AREA LUMINAIRE, P1 FORWARD OPTICS, TYPE BLC4 DISTRIBUTION WITH BACK SHIELD. PROVIDE 20' SSS POLE WITH 5 INCH SHAFT SIZE. FULLY SHIELDED.		PL 20'	1'-10"	1'-3"	5 1/2"	0"	51	FIX	LED	1	5233	277	0-10V	LITHONIA DSX1 MCGRAW-EDISON GALN GALLEON 2 GARDCO OPTIFORM MEDIUM CURRENT BEACON VIPER MICROSTRIKE VP1
AA5	ARCHITECTURAL LED AREA LUMINAIRE, P1 FORWARD OPTICS, TYPE III MEDIUM T3M DISTRIBUTION WITH BACK SHIELD. PROVIDE 20' SSS POLE WITH 5 INCH SHAFT SIZE. FULLY SHIELDED.		PL 20'	1'-10"	1'-3"	5 1/2"	0"	51	FIX	LED	1	7400	277	0-10V	LITHONIA DSX1 MCGRAW-EDISON GALN GALLEON 2 GARDCO OPTIFORM MEDIUM CURRENT BEACON VIPER MICROSTRIKE VP1
AA10	ARCHITECTURAL PEDESTRIAN ROUND POST TOP LUMINAIRE, TYPE V WIDE T5W DISTRIBUTION PROVIDE 15' SSS POLE WITH 5 INCH SHAFT SIZE. FULLY SHIELDED.		PL 15'	2'-0"	2'-0"	1'-0"	0"	60	FIX	LED	1	7477	277	0-10V	LUMINIS CLERMONT CT102 GARDCO OPTIFORM PPT PUREFORM KIM LIGHTING UR20 POST TOP
G1	LINEAR CHANNEL MOUNT WALL GRAZER. FULLY SHIELDED.		CL 12'	0"	0"	3"	0"	200	FIX	LED	1	3084	277	0-10V	ALIGHT LINO LIN3SP LIGHTPLANE LP3.5WL PINNACLE EX3 WET
S4	RECESSED WET RATED 2' LENSED SLOT FIXTURE. FULLY SHIELDED.		CV 12'	4'-0"	2 1/4"	3 3/8"	0"	19	FIX	LED	1	2261	277	0-10V	ALIGHT ACL5 ALW LIGHTPLANE 3.5RWL FINELITE HPX R
T2	SURFACE MOUNT TRACK, 8' LENGTH, 2-CIRCUIT POWER AND DATA, PROVIDE WITH POWER + DATA END FEED AND DMX DATA TERMINATOR END CAP.		CL 12'	8'-0"	3"	3"	0"	0	FIX	LED	1	0	120	DMX	TIMES SQUARE SPECTRAC 120V DT8B
WW1	LED WALLPACK, TYPE 3M DISTRIBUTION. FULLY SHIELDED.		WL	4"	4"	9"	0"	21	FIX	LED	1	3177	277	0-10V	D-SERIES (DSXW1) SIZE 1 LED LITHONIA ILP FULL CUTOFF WALL PACK CURRENT BEACON VIPER WALL VPW2
WW2	LED WALLPACK, TYPE 4M DISTRIBUTION. FULLY SHIELDED.		WL	4"	4"	9"	0"	48	FIX	LED	1	7262	277	0-10V	D-SERIES (DSXW1) SIZE 1 LED LITHONIA ILP FULL CUTOFF WALL PACK CURRENT BEACON VIPER WALL VPW2
WW3	LED CYLINDRICAL ACCENT SCONCE		WL	4"	4"	9"	0"	21	FIX	LED	1	831	277	0-10V	LUMINIS LUMISTIK WALL OCL BAMBOO VISA LIGHTING OW2308 SCOPE

ARAPAHOE COUNTY CASE NO. LE25-001

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SHEET TITLE
SITE PHOTOMETRIC PLAN

RTA PROJECT NUMBER
2024-059.00

DATE
10/01/2025

REVISIONS

#	DATE	DESCRIPTION

QA/QC APPROVAL: **MHM**
DRAWN BY: **AGG**
CHECKED BY: **JMN**

ISSUED FOR:
LOCATION & EXTENT

SHEET NO.
10 OF 10

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