

Kathleen Hammer

From: Kathleen Hammer
Sent: Thursday, July 28, 2022 9:59 AM
To: Kathleen Hammer
Subject: FW: Caliber at Copperleaf - 2nd ECCV Submittal

From: Kathleen Hammer <KHammer@arapahoegov.com>
Sent: Thursday, July 28, 2022 9:31 AM
To: Kathleen Hammer <KHammer@arapahoegov.com>
Subject: FW: Caliber at Copperleaf - 2nd ECCV Submittal

From: Jamie Overgaard [REDACTED]

Hi Michael,

In response to your questions/comments below.

1. We will run the water model with the projected fire flows to confirm that the pipe sizes and velocities are sufficient at the site and surrounding areas.
2. The District will require the 10' minimum separation from the center line of the water or sewer main from the easement line.

Thanks



Jamie

Jamie Overgaard, P.E. | Sr. Project Manager
165 S. Union Blvd, Suite 570
Lakewood, CO 80228

From: Michael Kracov <[REDACTED]>
Sent: Monday, July 18, 2022 1:26 PM
To: Jamie Overgaard [REDACTED]

Hi Jamie and team,

Thank you for providing this review. I have a couple questions on the comments, see below. Feel free to email me back responses or if we need to, I can set up a call to talk through them.

ECCV Comment: *The District is concerned about the required fire flow of 6,000 gpm as shown on the cover page. Typically, if there is a fire sprinkler system to the building, the fire flow can be reduced per the SWMF, up to half. If 6,000 gpm is correct, the District will need to evaluate and model the water lines in the vicinity of the project to confirm that it can handle the 6000-gpm fire flow. Please confirm if this fire flow is correct. If the required fire flow is lowered, the District will need to see something in writing from the fire marshal approving the reduced fire flow.*

Question: We reached out to SMFR and they are saying since the building will have a NFPA 13R system it can be reduced to 5,250 gpm. Hopefully that helps with your model.

ECCV Comment: *ECCV requires 5' edge to edge between sanitary sewer and storm, not center to center. Please adjust. If ECCV has to excavate sewer the storm falls in the trench at 5 feet.*

Question: Will ECCV allow any reduction in the 10' separation from water line to easement or water line to sanitary main? Our concern is pushing the storm sewer under the curb that will require replacing curb if they ever have to excavate.

Thank you,

Michael Kracov PE
CIVIL PROJECT ENGINEER



[Redacted signature block]

From: Jamie Overgaard [Redacted]

Sent: Tuesday, July 5, 2022 11:46 AM

To: Michael Kracov [Redacted]

Hi Michael,

Please find attached the second comment letter for Copperleaf Filing 30 from ECCV. If you have any questions, please contact me.

Thanks

Jamie



Jamie Overgaard, P.E. | Sr. Project Manager
165 S. Union Blvd, Suite 570
Lakewood, CO 80228

[Redacted signature block]



July 2, 2021

Jessica Subick
The Garrett Companies
1051 Greenwood Spring Blvd. Suite 101
Greenwood, IN 46143

Re: Service Availability (Multi-Family Units) – Copperleaf Parcel (E. Quincy & Copperleaf Blvd.)

Dear Jessica:

The above-described project, near Copperleaf Boulevard in Arapahoe County, Colorado, is located within the boundaries of the East Cherry Creek Valley Water & Sanitation District (ECCV). The District will provide water and sanitary sewer services to the project.

The provision of service will be subject to the rules and regulations of the District including payment of all applicable fees.

ECCV supplies water to approximately 21,000 Single Family Equivalents (SFE's). At buildout, ECCV is expecting to service approximately 23,500 SFE's. This project is included in the buildout demand.

If you have any questions regarding the terms and conditions of this letter, please contact me.

Sincerely,

DocuSigned by:
Chris Douglass
39C4D0A680234D2...

Chris Douglass
Project Manager

cc: David J. Kaunisto, District Manager
Lauren Florman, Customer Service Manager
Brandon Felipe, Engineer

COPPERLEAF		THE GARRETT COMPANIES		2021154		
UNIT TABULATION - 4 STORY & 3 STORY E-URBANS						
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1-EU	1br/1ba	663	20	9%	13,260	39.7%
A2-EU	1br/1ba	759	56	24%	42,504	
A3-EU	1br/1ba	824	16	7%	13,184	
B1-EU	2br/2ba	1,093	48	21%	52,464	50.0%
B2-EU	2br/2ba	1,176	40	17%	47,040	
B3-EU	2br/2ba/den	1,425	16	7%	22,800	
B4-EU	2br/2ba	1,265	12	5%	15,180	10.3%
C1-EU	3br/2ba	1,433	24	10%	34,392	
TOTALS			232	100%	240,824	100%

UNIT AVERAGE NET SF : **1,038**

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONES, PATIO/BALCONY STORAGE.

PROJECT DATA

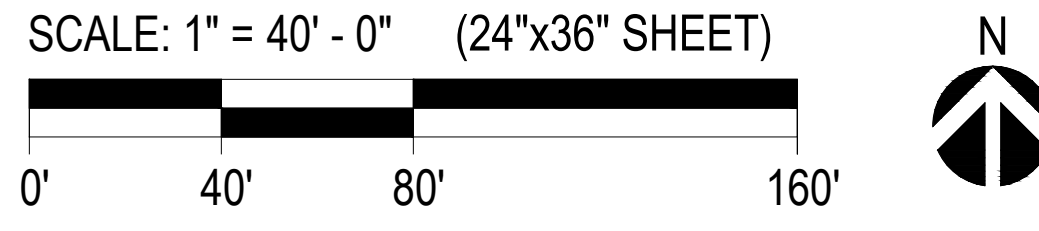
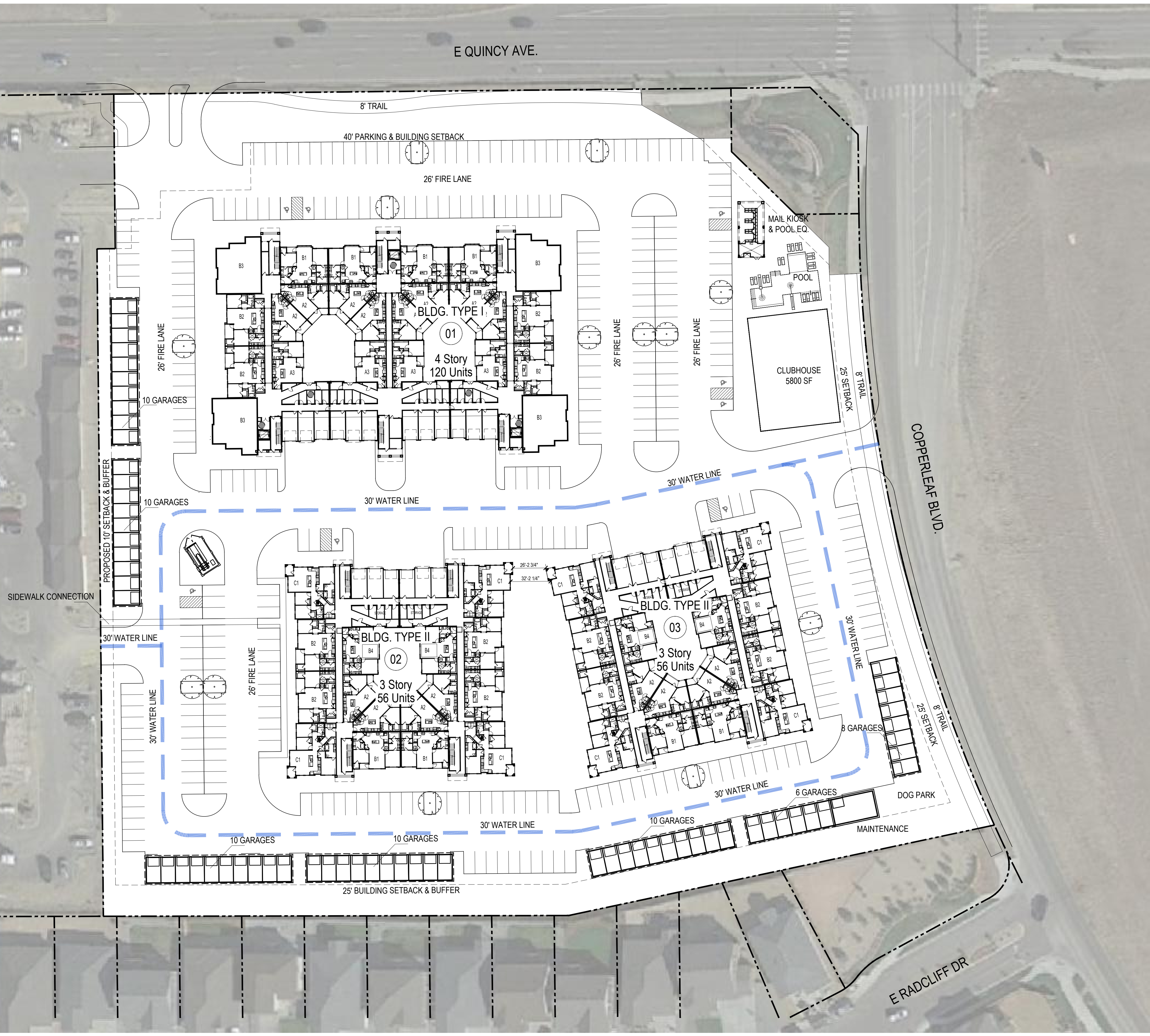
UNIT AVERAGE NET SF : **1,038 S.F.**

ACREAGE: **9.26 GROSS ACRES**

DENSITY: **25 UNITS/ACRE**

PARKING:

REQUIRED	428 SPACES	(WITH 10% REDUCTION)
PROVIDED	428 SPACES	
ATTACHED GARAGE PARKING	24 GARAGE SPACES	
DETACHED GARAGE PARKING	64 GARAGE SPACES	
SURFACE PARKING	340 SURFACE SPACES	
	1.8 SPACES/UNIT	



A201