

Kathleen Hammer

From: Michael Kracov <MichaelKracov@gallowayus.com>
Sent: Wednesday, April 13, 2022 10:38 AM
To: Jamie Overgaard; Joe Park
Cc: Brandon Felipe; jeffweeder; Emma Wilder; Michelle Probasco - East Cherry Creek Valley Water & Sanitation District (mprobasco@eccv.org); Kathleen Hammer
Subject: RE: Caliber at Copperleaf - 1st ECCV Submittal

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Hi Jamie,

We have a few questions on some of the comments from the first submittal. Please see below. Could you please provide us some feedback. Or if you would rather set up a call to discuss let me know.

- Comment 5 – “Water and sewer lines need to be 10’ from the easement line”. – Per Arapahoe county requirements storm and sanitary need 10’ of separation, but to have sanitary 10’ off easement we can only have 5’ of separation from storm. What do you typically do in this situation in Arapahoe County? I have the same question to Arapahoe county too.
- Comment 36 (Sheet C6.1) – “Is there an existing underdrain to review and use or plug on downstream end of the profile?” – We are not aware of an existing underdrain. Do your records show one?
- Comment 89 (Sheet C7.1) – “How is this FH near station 1+70 accessed. It should be relocated. Is it for use for the senior living facility or for this project?” – We do not need the hydrant for this project. How would you recommend finding out if it was planned to be used by if senior living facility?

Thank you,



Michael Kracov PE
CIVIL PROJECT ENGINEER

5500 Greenwood Plaza Blvd, Suite 200, Greenwood Village, CO 80111
☎ 303.770.8884
MichaelKracov@gallowayus.com

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Our Denver office has moved! Please note our new address above.

From: Jamie Overgaard <JamieOvergaard@kennedyjenks.com>
Sent: Thursday, March 17, 2022 2:51 PM
To: Michael Kracov <MichaelKracov@gallowayus.com>; Joe Park <joepark@gallowayus.com>
Cc: Brandon Felipe <BFelipe@eccv.org>; Jeff Weeder <jeffweeder@gallowayus.com>; Emma Wilder <EmmaWilder@kennedyjenks.com>; Michelle Probasco - East Cherry Creek Valley Water & Sanitation District (mprobasco@eccv.org) <mprobasco@eccv.org>; Kat Hammer khammer@arapahoegov.com <khammer@arapahoegov.com>
Subject: RE: Caliber at Copperleaf - 1st ECCV Submittal

Hi All,

Please find attached the comment letter for the first submittal of the Caliber at Copperleaf construction plans. If you have any questions, please contact me.

Thank you



Jamie

Jamie Overgaard, P.E. | Sr. Project Manager

165 S. Union Blvd, Suite 570

Lakewood, CO 80228

jamieovergaard@kennedyjenks.com

P: 303-985-3636 | Direct: 720-744-2208

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From: Michael Kracov <MichaelKracov@gallowayus.com>

Sent: Thursday, March 17, 2022 2:02 PM

To: Jamie Overgaard <JamieOvergaard@kennedyjenks.com>

Cc: Brandon Felipe <BFelipe@eccv.org>; Joe Park <joepark@gallowayus.com>; Jeff Weeder <jeffweeder@gallowayus.com>

Subject: RE: Caliber at Copperleaf - 1st ECCV Submittal

Hi Jamie,

Checking in. Any update on the status of the review?

Thank you,



Michael Kracov PE
CIVIL PROJECT ENGINEER

6162 S. Willow Drive, Suite 320, Greenwood Village, CO 80111

☎ 303.770.8884

MichaelKracov@gallowayus.com

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From: Jamie Overgaard <JamieOvergaard@kennedyjenks.com>

Sent: Tuesday, March 1, 2022 1:50 PM

To: Michael Kracov <MichaelKracov@gallowayus.com>

Cc: Brandon Felipe <BFelipe@eccv.org>; Joe Park <joepark@gallowayus.com>; Jeff Weeder <jeffweeder@gallowayus.com>

Subject: RE: Caliber at Copperleaf - 1st ECCV Submittal

Hi Michael,

We are compiling comments now and preparing the comment letter. Then the comment letter needs to go to Brandon for review. We should have the comments to you late next week, maybe sooner.

thanks



Jamie

Jamie Overgaard, P.E. | Sr. Project Manager

165 S. Union Blvd, Suite 570

Lakewood, CO 80228

jamieovergaard@kennedyjenks.com

P: 303-985-3636 | Direct: 720-744-2208

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From: Michael Kracov <MichaelKracov@gallowayus.com>
Sent: Monday, February 28, 2022 11:02 AM
To: Jamie Overgaard <JamieOvergaard@kennedyjenks.com>
Cc: Brandon Felipe <BFelipe@eccv.org>; Joe Park <joepark@gallowayus.com>; Jeff Weeder <jeffweeder@gallowayus.com>
Subject: RE: Caliber at Copperleaf - 1st ECCV Submittal

Hi Jamie,

Thank you for confirming. Do you have an anticipated timeline on when we will receive comments?

Thanks,



Michael Kracov PE
CIVIL PROJECT ENGINEER

6162 S. Willow Drive, Suite 320, Greenwood Village, CO 80111
O 303.770.8884
MichaelKracov@gallowayus.com

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From: Jamie Overgaard <JamieOvergaard@kennedyjenks.com>
Sent: Thursday, February 17, 2022 10:17 AM
To: Michael Kracov <MichaelKracov@gallowayus.com>
Cc: Brandon Felipe <BFelipe@eccv.org>; Joe Park <joepark@gallowayus.com>; Jeff Weeder <jeffweeder@gallowayus.com>
Subject: RE: Caliber at Copperleaf - 1st ECCV Submittal

Hi Michael,

Yes we did receive the submittal.

Thank you



Jamie

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

P: 303-985-3636 | Direct: 720-744-2208
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From: Michael Kracov <MichaelKracov@gallowayus.com>
Sent: Thursday, February 17, 2022 8:44 AM
To: Jamie Overgaard <JamieOvergaard@kennedyjenks.com>
Cc: Brandon Felipe <BFelipe@eccv.org>; Joe Park <joepark@gallowayus.com>; Jeff Weeder <jeffweeder@gallowayus.com>
Subject: RE: Caliber at Copperleaf - 1st ECCV Submittal

Hi Jamie,

Could you please confirm you received our ECCV submittal package and that it is being processed for review?

Thank you,

Galloway

Michael
KRACOV, EIT

CIVIL PROJECT ENGINEER

6162 S. Willow Drive, Suite 320
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O 303.770.8884
MichaelKracov@gallowayus.com
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From: Michael Kracov <MichaelKracov@gallowayus.com>
Sent: Wednesday, February 16, 2022 8:39 AM
To: Jamie Overgaard <JamieOvergaard@kennedyjenks.com>
Cc: Brandon Felipe <BFelipe@eccv.org>; Joe Park <joepark@gallowayus.com>; Jeff Weeder <jeffweeder@gallowayus.com>
Subject: Caliber at Copperleaf - 1st ECCV Submittal

Citrix Attachments

Expires August 15, 2022

22-0214 Landscape ECCV - Copperleaf.pdf	7.4 MB
22-0215_Copperleaf-Irrigation-AutoCAD.zip	9.9 MB
CaliberAtCopperleaf_SanitaryP&P_CAD.zip	11.3 MB
CaliberAtCopperleaf_Water&SanitaryPlans...Sub.pdf	31.8 MB
CaliberAtCopperleaf_WaterP&P_CAD.zip	9 MB
PlumbingPlans-CaliberAtCopperleaf-ECCV1s...tal.pdf	18.6 MB
Sewer fixture unit count worksheet - BUIL...G 1.pdf	114.5 KB
Sewer fixture unit count worksheet - BUIL...G 2.pdf	114.5 KB
Sewer fixture unit count worksheet - CLUB.pdf	115.4 KB
Water fixture unit count worksheet - BUILDING 1.pdf	98.3 KB
Water fixture unit count worksheet - BUILDING 2.pdf	98.3 KB
Water fixture unit count worksheet - CLUB.pdf	101.5 KB

Download Attachments

Michael Kracov uses Citrix Files to share documents securely.

Hi Jamie,

Attached is our documents for our 1st ECCV submittal for the Caliber at Copperleaf project (SWC Quincy & Copperleaf).

Documents included:

- PDF and CAD of water and sanitary plans
- PDF and CAD of Irrigation Plans
- Water and Sanitary Fixture Count Worksheets
- Building Plumbing plans.

Please let us know if we are missing anything or if you have any questions.

Thank you,

Galloway

Michael
KRACOV, EIT

CIVIL PROJECT ENGINEER

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Greenwood Village, CO 80111
O 303.770.8884
MichaelKracov@gallowayus.com
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Kathleen Hammer

From: Kathleen Hammer
Sent: Wednesday, July 13, 2022 10:21 AM
To: Kathleen Hammer
Subject: RE: ARAPCO - FDP21-005 & PF21-007 Referral Request-Caliber at Copperleaf

From: Jeff Sceili <jeff.sceili@southmetro.org>
Sent: Thursday, March 10, 2022 4:04 PM
To: Kathleen Hammer <KHammer@arapahoegov.com>
Subject: RE: ARAPCO - FDP21-005 & PF21-007 Referral Request-Caliber at Copperleaf

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Kat,

Thanks for the follow up. Yes there was some communication but the attached documents you provided satisfies my comments. I have attached our inclusion request letter along with a fire lane identification exhibit.

Thanks,



SOUTH METRO FIRE RESCUE
Fire Marshal's Office

Jeff Sceili
Plan Reviewer
T 720.989.2244
C 303.545.0233
E jeff.sceili@southmetro.org



9195 East Mineral Avenue, Centennial, Colorado 80112

From: Kathleen Hammer <KHammer@arapahoegov.com>
Sent: Thursday, March 10, 2022 2:50 PM
To: Jeff Sceili <jeff.sceili@southmetro.org>
Subject: FW: ARAPCO - FDP21-005 & PF21-007 Referral Request-Caliber at Copperleaf

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Hi Jeff,

Did the applicant for the proposed development known as Caliber at Copperleaf contact you after you made these comments? If not, below is a snippet of their response to comment. I have also included the FDP plan set and fire coordination exhibits. Please confirm you received this email and let me know if you have additional concerns or questions. If a fire lane is required, I can provide you with a template letter for inclusion in this program.

Thanks,
Kat

South Metro Fire District – Jeff Sceili

1. Provide construction type of the proposed building for each structure.

Response: Complete and added to overall utility plan

2. Provide number of stories and roof height.

Response: Complete added to overall utility plan

3. Provide an autoturn analysis for the site.

Response: Complete, included in supplemental



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

December 9, 2021

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

Attn: Kat Hammer

Re: Copperleaf #30 - Caliber at Copperleaf, Case #s FDP21-005 / FDP21-005 / PF21-007

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Copperleaf #30 - Caliber at Copperleaf**. Please be aware PSCo owns and operates existing electric distribution facilities along the north and east property lines including a transformer on the north side of the property, and requests that they are all shown and labeled on the plans.

Space consideration must be given to locate one or more pad mount transformers on this property with ground to sky clearance. For details, please consult Xcel Energy's Electric Standards located at:

[https://www.xcelenergy.com/staticfiles/xcel-responsive/Admin/Managed%20Documents%20&%20PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf](https://www.xcelenergy.com/staticfiles/xcelresponsive/Admin/Managed%20Documents%20&%20PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf)



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

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

All easement labels referenced as "XCEL ENERGY" must be changed to "PSCO". Although "branded" as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee

property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



COLORADO
Division of Water Resources
Department of Natural Resources

March 14, 2022

Kathleen Hammer
Arapahoe County Public Works - Planning Division
Transmitted via email:
KHammer@arapahoegov.com

RE: Caliber at Copperleaf
Case nos. FDP21-005 and PF21-007
NE1/4, Sec. 12, T5S, R66W, 6th P.M.
Water Division 1, Water District 2

Dear Mr. Skinner:

We have reviewed the additional information received by this office on March 10, 2022 regarding the above referenced referral. The applicant is proposing a 9.26 acre residential development consisting of multi-family structures, outdoor pool and clubhouse.

Water Supply Demand

According to the Water Supply Information Summary the water demands for the subdivision are 55.65 acre-feet per year.

Source of Water Supply

The proposed water source is the East Cherry Creek Valley Water and Sanitation District ("District"). A letter of commitment from the District, dated July 2, 2021 ("District Letter"), was provided.

According to the District Letter, the District supplies water to approximately 21,000 single family equivalents ("SFE's"). At buildout, the District is expected to service approximately 23,500 SFE's and this project is included in the buildout demand. For planning purposes the District uses an annual demand of 0.6 acre-feet per SFE. Therefore, at build-out the projected water demand is 14,100 acre-feet per year.

According to information previously provided by the District they currently have approximately 12,500 acre-feet per year of decreed nontributary Denver Basin water and a permanent agreement with Denver Water for 771 acre-feet per year of treated water. In addition, the District is currently developing renewable surface water and groundwater supplies through a multi-phase project designed to deliver groundwater that is tributary to the South Platte River to the District (Northern Project) which will reduce reliance on the Denver Basin groundwater. According to the submitted information the District projects that 6,000 acre-feet of water will be available annually as a result of the Northern Project. Such quantity is subject to the terms and conditions of the augmentation plans under which the water is withdrawn. The District has also obtained decrees in case nos. 00CW217 and 12CW220 that allow use of the District's lawn irrigation return flows.

The proposed source of water for this subdivision includes bedrock aquifer ground water in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water.



According to 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this allocation approach, the annual amounts of water decreed by the District in the Denver Basin are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I), C.R.S. and Section 30-28-136(1)(h)(II), C.R.S., the State Engineer's office offers the opinion that with the District as the water supplier for the proposed development, the proposed water supply can be provided without causing material injury to existing water rights and the supply is expected to be adequate.

Our opinion that the water supply is **adequate** is based on our determination that the amount of Denver Basin groundwater required annually to serve the subdivision is physically available, based on current conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of Denver Basin groundwater that is legally available to the District on an annual basis, according to the statutory allocation approach, combined with the fully consumable water from Denver Water and augmented tributary groundwater is greater than the annual amount of water required to supply the District's water commitments at build-out, which the District states includes the demands of the proposed subdivision.

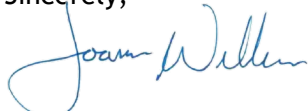
Our opinion is qualified by the following:

For the decreed Denver Basin water, the Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the decrees referenced in the District's court cases, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100 year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Should you or the applicant have any questions, please contact me at (303) 866-3581 x8265 or Joanna.Williams@state.co.us.

Sincerely,

A handwritten signature in blue ink that reads "Joanna Williams". The signature is fluid and cursive, with the first name "Joanna" being more prominent than the last name "Williams".

Joanna Williams, P.E.
Water Resource Engineer

Ec: SEO Subdivision File 29029

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

December 1, 2021

Kathleen Hammer
Arapahoe County Public Works and Development
6924 S. Lima Street
Centennial, CO 80112

Location:
NW¼ NE¼ NW¼ Section 12,
T5S, R66W of the 6th P.M.
39.6374, -104.7293

**Subject: Caliber at Copperleaf Final Plat and Final Development Plan
(PF21-007 and FDP21-005); Arapahoe County, CO; CGS Unique No. AR-22-0011**

Dear Ms. Hammer:

Colorado Geological Survey has reviewed the Caliber at Copperleaf Final Plat and Final Development Plan referral. I understand the applicant proposes a 10.6-acre residential development consisting of two multi-family structures containing 175 dwelling units with an associated clubhouse building and outdoor pool. The site is near Quincy Avenue and Copperleaf Boulevard in Arapahoe County. With this referral, CGS received a request for review (Email dated November 4, 2021); Letter of Intent (Galloway, October 29, 2021); Final Development Plan (Galloway, October 26, 2021); Phase 3 Drainage Report (Galloway, October 26, 2021); Final Plat (Aztec Consultants, Inc., September 22, 2021); and Geotechnical Engineering Study and Pavement Thickness Design (Kumar & Associates, Inc. (Kumar), June 25, 2021).

The site does not contain, nor is it exposed to any geologic hazards that would preclude the proposed Caliber at Copperleaf multi-family residential development. Kumar's report includes a valid characterization of subsurface conditions, soil and bedrock engineering properties, and geotechnical constraints. Provided Kumar's recommendations are strictly adhered to, **CGS has no objection to the approval of the final plat and final development plan as proposed.** However, we offer the following comments and recommendations.

Geotechnical constraints and undocumented fill. As noted on page 5 of Kumar's report, the site soils and bedrock exhibit low to high swell potential. Additionally, existing fill material was encountered in some of Kumar's test borings (to a maximum depth of 16 feet in the northwest corner of the site). As a result, Kumar provided shallow foundation recommendations consisting of either spread footings or PT-slab foundations placed on either 4 or 6 feet of properly moisture-conditioned and compacted structural fill (depending on the Owner's tolerance for movement due to the existing fill material). Additionally, slab-on-grade floors were provided as an option placed on 6 or 9 feet of properly compacted structural fill.

Kumar states on page 7, "The safest alternative to greatly reduce potential unpredictable movement of the buildings due to the presence of potentially uncontrolled fill is to remove all of the existing fill beneath foundations and slabs, and replace it with properly placed and compacted fill...." They continue, "In the event that the Owner can accept the risk of potential non-conforming fills leading to potential movement in excess of normally accepted tolerances, a portion of the existing fill in the northwest corner of the site may be left in place beneath building areas." In reviewing the grading plan, it appears that up to 4 feet of new fill will be placed during construction within the northwestern/western portion of Building 1 to facilitate proposed grading. Therefore, **CGS recommends that Kumar be provided with the Final Development Plan** per their request on page 25, "Once site grading plans including finished floor elevations have been finalized, they should be made available to us for our review to determine if the recommendations presented herein

Kathleen Hammer
December 1, 2021
Page 2 of 2

remain valid,” and **provide documentation confirming the validity of, or modifying their recommendations.** The project team must inform the Owner of the risk for potential movement.

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,

A handwritten signature in cursive script that reads "Amy Crandall".

Amy Crandall, P.E.
Engineering Geologist