

**ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
JULY 19, 2022
6:30 P.M.**

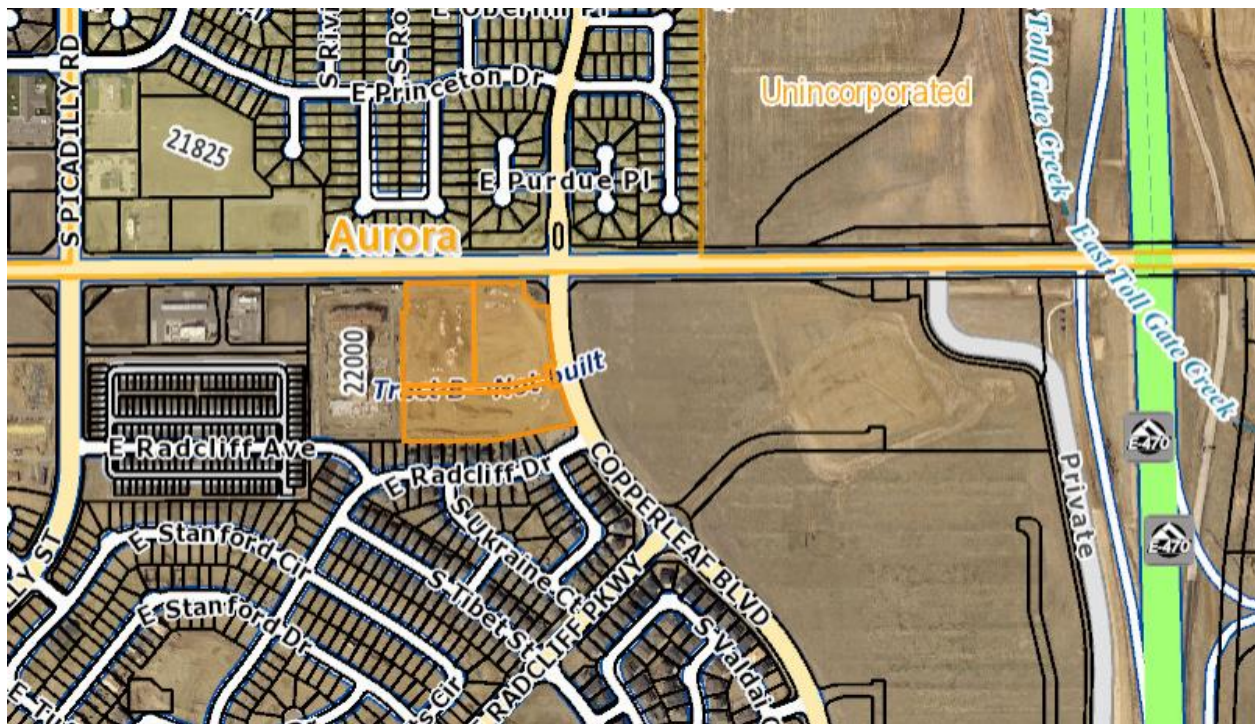
SUBJECT: CASE NO. FDP21-005 – COPPERLEAF #30 FINAL DEVELOPMENT PLAN

KAT HAMMER, SENIOR PLANNER

JULY 11, 2022

Location and Vicinity Map

The subject property is located southwest of the intersection of East Quincy Avenue and Copperleaf Boulevard. The property is included in the Copperleaf Master Development Plan and is located in Commissioner District #3.



Subject Property (shown in orange above)

ADJACENT SUBDIVISIONS, ZONING, AND LAND USE

- North - East Quincy Highlands Subdivision Filing No. 1, R-1 (City of Aurora), Single Family
- South - Copperleaf Filing No. 15, Mixed Use, Single Family
- East - Copperleaf Filing No 27, Mixed Use, Duplexes
- West - Copperleaf Filing No. 16, Mixed Use, Copperleaf Senior Living

PURPOSE AND REQUEST

SEE ATTACHED FINAL DEVELOPMENT PLAN EXHIBIT

The applicant, *The Garret Companies, LLC*, on the behalf of the owner, Copperleaf Senior Living, LLC, seeks approval of a Final Development Plan (FDP) application. This application proposes 175 multi-family dwelling units in two residential buildings, one model unit, three internal courtyards and a clubhouse and pool. The application also includes nine attached garages and 36 detached garages for rent. Sidewalks are proposed along East Quincy Avenue and Copperleaf Boulevard. The proposal requires the applicant to dedicate additional right-of-way for a deceleration lane into the site from Copperleaf Boulevard. This dedication will occur if the associated Final Plat application is approved by the Board of County Commissioners. The Final Plat and FDP are scheduled for public hearing and decision at the August 9, 2022 Board of County Commissioners business meeting.

This proposal requires 356 parking spaces. Per Section 4-1.2.B.3 of the Land Development Code (LDC), the applicant may request a parking reduction as part of this Final Development Plan application. The Land Development Code permits the Planning Division Manager to allow a 10% reduction through an administrative land use process. The applicant is requesting approval for a 9.2% reduction from the required parking standards. The applicant is requesting 323 spaces, 33 fewer parking spaces than what is required per the LDC. The applicant provided a letter indicating the reasoning behind this request and also included a comparison of parking requirements from other jurisdictions, it is attached to this report. The Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition also provides data supporting the applicant's request. Based on surveys of mid-rise apartment complex parking usage, the ITE estimates a peak parking demand of 1.26 to 1.36 parking spaces per dwelling unit with an average demand of 1.31 spaces per unit. The applicant's proposed ratio of 1.75 spaces per unit provides significantly more parking than the ITE estimates is needed. For these reasons, staff supports the parking reduction request.

NEIGHBORHOOD OUTREACH AND PUBLIC COMMENT

The applicant held a neighborhood outreach meeting on September 9, 2021. Property owners within 500 feet were notified via mail and a sign was posted on the property. Approximately 40 attendees participated. The meeting lasted almost two and a half hours. The primary concerns that were repeatedly voiced were schools, traffic and general opposition to residential development. Staff also received emails from two residents expressing concerns regarding school capacity, traffic, and retail use for this site.

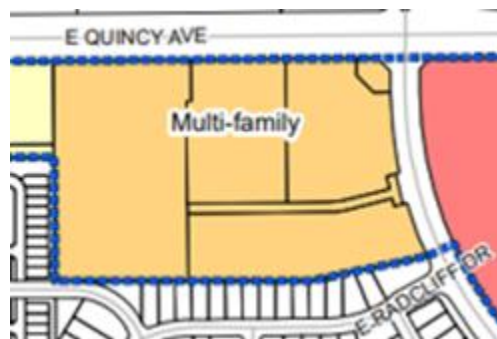
The school has provided documentation indicating the district can accommodate the educational needs for future residents of this development. See the Cherry Creek School District – 2022

1. The approved Copperleaf Preliminary Development Plan

Application FDP21-005 complies with stipulations as stated in Z13-003 Copperleaf Preliminary Development Plan, as amended. The PDP includes density maximums for different use areas. This use area allows 175 more residential units and the applicant proposes 175 residential units. If this FDP and associated plat is approved, no additional residential units will be permitted in this use area.

2. The Comprehensive Plan / Sub Area Plan (if applicable)

Arapahoe County Public Works and Development is proposing to amend the 2018 Arapahoe County Comprehensive Plan to correct certain errors and omissions, in particular, correcting various mapping errors. The intent of this amendment is to clean up an 18-year-old disconnect between the approved Copperleaf PDP that allows these lots to be developed for multifamily housing and the County's existing land use map which currently classifies these properties as appropriate for "Regional Commercial" development. Staff's proposal, shown below, changes the land use designation of these properties to "multifamily" to align with the approved Copperleaf zoning and its list of permitted land uses. Staff is expected to bring this amendment to the Planning Commission on July 19, 2022.



This proposal complies with the Arapahoe County Comprehensive Plan as follows:

Policy NL 4.1 – Promote a Diversity of Housing Types

Application FDP21-005 proposes multi-family units near the combination of common-lot single-family homes and townhomes, fee-simple paired homes, and the existing single-family detached homes on fee simple lots south of the site. If approved this combination constitutes a diversity of housing in the Copperleaf Towne Centre area. In this regard, this proposal is aligned with Policy NL 4.1 – Promote a Diversity of Housing Types as set forth in the Comprehensive Plan.

Policy GM 3.1 – Direct Future Development to Areas with Low Risks from Natural and Man-made Hazards

The proposal is located within areas of low risk natural and man-made hazards.

GOAL PSF 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development

This proposal will be served by East Cherry Creek Valley Water and Sanitation District.

Policy PFS 4.3 - Require Adequate Wastewater Treatment

This proposal will be served by East Cherry Creek Valley Water and Sanitation District.

GOAL PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection Utilities in Existing and New Development

The proposal as submitted can be served by existing public and emergency services as evidenced by referral agency responses.

GOAL PFS 9 – Ensure that the Educational Needs of Existing and New Developments Are Met

Vista Elementary School, Sky Vista Middle School, and Eaglecrest High School are located within about a mile of the site. Cherry Creek School District provided information indicating the school district can provide education needs for this development. The letter from the district is attached to this report.

Policy NL 1.3 - Encourage Higher Density Development in New Neighborhoods within the Urban Area

The proposed density is 24.48 dwelling units per acre. The maximum allowable density per the PDP for this parcel is 30 dwelling units per acre. Surrounding residential development in Copperleaf varies from approximately 6 to 28 dwelling units per acre.

3. Land Development Code Review

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

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

The developer and property owner reports that water, sewer, and storm drainage utilities are present either on site or directly adjacent to the property and can be extended into the site. The applicant is working with East Cherry Creek Valley Water and Sanitation to address outstanding technical comments, see the attached referral comment dated July 1, 2022. Staff is recommending a condition of approval requiring the applicant submit a letter of no objection to the County prior to signature of the Final Development Plan.

If this development is approved the applicant will be required to dedicate right-of-way along Copperleaf Boulevard to accommodate increased traffic due to additional residential units. Public Works and Development reviewed the Traffic Impact Study and has no further comments. Regional Transportation District (RTD) had no concerns with

this proposal. The applicant will also be responsible for construction of sidewalks along East Quincy Avenue and Copperleaf Boulevard.

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

With the exception of the properties to the north across East Quincy Avenue, all surrounding properties are all zoned and master planned by the Copperleaf PDP. The Copperleaf PDP includes various retail and neighborhood service businesses, places of worship, schools, and childcare providers within the Copperleaf development and surrounding area.

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

The Copperleaf PDP includes provisions for dedicated school sites within the confines of the PDP. Mountain Vista Elementary School, Sky Vista Middle School, and Eaglecrest High School are located within about a mile of the site. Cherry Creek School District's referral letter dated July 13, 2022, indicates the school district has adequate capacity to serve the future residents of this proposal.

Public Works and Development staff are processing a request for inclusion into the Fire Designation Lane program. Acceptance of the fire lanes will be required prior to issuance of certificate of occupancy. All other concerns raised by South Metro Fire District have been satisfied.

The proposal as submitted can be served by existing public and emergency services as evidenced by referral agency responses.

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

Employment opportunities, retail services, and care options ranging from childcare to senior housing exist or are under construction in a retail/neighborhood services hub centered around the intersection of East Quincy Avenue and South Piccadilly Road. The Copperleaf PDP also anticipates approximately 30 acres of additional commercial uses on Quincy between Copperleaf Boulevard and E-470, east of this proposed development.

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

The proposal adequately protects against natural and man-made hazards as evidenced by the Arapahoe County Engineering Services Division Report and referral agency responses.

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

The Arapahoe County Planning, and Engineering Services Divisions have evaluated the accessibility of the proposal and have determined that the proposed sidewalks comply with the standards established in the Copperleaf Development Agreement. The site plan includes pedestrian crossings connecting the sidewalk along East Quincy Avenue to the site and building 1 and 2 to the clubhouse. South Metro Fire District did not object to the site circulation; however, the district is requesting fire lanes.

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

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

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

The overall Copperleaf community public land dedications included open space contributions that were deemed adequate at the time the PDP was approved. No individual FDP or neighborhood is required to provide additional park facilities but some choose to do so. This proposal includes a clubhouse, including a pool, a dog park and three interior courtyards to accommodate future residents of this development.

The Copperleaf PDP allows a maximum building height of two stories above the surveyed height of surrounding existing single family detached homes. The existing home sites are 35 feet (per case number A17-014). The applicant is proposing four-stories and a maximum building height of 55 feet for building one (adjacent to East Quincy Boulevard), and three-stories and 45.5 feet maximum building height for building two. The buildings have been laid out in a manner that provides an appropriate transition from the single-family parcels to the south and the development does not expect mountain views for landowners to the south, west and north of the site be impeded.

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

The applicant proposes strategically placed open spaces to accommodate future residents. The landscape buffer/frontage on the south side of the site will provide plant material to soften the detached garages that serve to screen the interior drive and parking lots. A 40-foot landscape buffer adjacent to East Quincy is also being provided. As previously mentioned in this report, the proposal includes a clubhouse, pool, dog park and three interior courtyards.

4. Referral Comments

Comments received during the referral process are summarized in the chart attached this report. Any late responses will be conveyed verbally at the public hearing. Staff is recommending one condition of approval to address outstanding items.

STAFF FINDINGS

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

1. The proposed FDP21-005, Copperleaf #30 Final Development Plan generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed FDP21-005, Copperleaf #30 Final Development Plan meets the Arapahoe County Zoning Regulations and procedures, including those stated in Chapter 13-100 Planned Unit Development of the Land Development Code.
3. The proposed FDP21-005, Copperleaf #30 Final Development Plan is in substantial conformance with the Copperleaf PDP, Z04-004 and subsequent amendments.

STAFF RECOMMENDATION

Considering the findings and other information provided herein, Staff recommends approval of Case No. FDP21-005, Copperleaf #30 Final Development Plan 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.
2. This approval is contingent upon Board of County Commissioners approval of the associated Final Plat application, case number PF21-007.
3. The applicant shall submit a letter of no objection from East Cherry Creek Valley Water and Sanitation prior to the signature of the associated Final Plat.

Alternatives

The Planning Commission has alternatives that include the following:

1. Recommend approval of the proposed Final Development Plan.
2. Continue to a date certain for more information.
3. Recommend denial of the proposed Final Development Plan.

CONCURRENCE

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

PLANNING COMMISSION DRAFT MOTIONS – FDP21-005, Copperleaf #30 Final Development Plan

Conditional Recommendation to Approve

In the case of FDP21-005, Copperleaf #30 Final Development Plan, 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 recommend approval of 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.
2. This approval is contingent upon Board of County Commissioners approval of the associated Final Plat application, case number PF21-007.
3. The applicant shall submit a letter of no objection from East Cherry Creek Valley Water and Sanitation prior to the signature of the associated Final Plat.

Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:

Recommendation to Deny

In the case of FDP21-005, Copperleaf #30 Final Development Plan, 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 recommend denial of 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 FDP21-005, Copperleaf #30 Final Development Plan, I move to continue the hearing to [date certain], 6:30 p.m., to obtain additional information and to further consider the information presented.



Arapahoe County Public Works & Development Engineering Services Division Staff Report 4th Submittal

Date: June 30th, 2022

To: Kat Hammer, Planner, Planning Division

From: Emily Gonzalez, Case Engineer, Engineering Services Division

Cc: *Chuck Haskins, Engineering Services Division, Division Manager
Case File*

Re: Copperleaf Filing 30 – Caliber at Copperleaf
Final Development Plan Final Plat
FDP21-005 PF21-007

Scope/Location:

Galloway & Company, Inc., on behalf of The Garrett Companies, LLC (Garrett), is pleased to submit applications for Replat and Final Development Plan (FDP) for a new multi-family residential project in unincorporated Arapahoe County. The project is generally located on the southwest corner of East Quincy Avenue and Copperleaf Boulevard and includes 3 platted lots addressed as 22100, 22200 and 22150 East Quincy Avenue. The three existing lots and existing utility easement will be replatted to include two lots total. The lot proposed for immediate development (7.19 acres) includes construction of two multi-family structures containing 175 dwelling units and associated accessory structures. Proposed access to the site from adjacent public roadways is planned via a right-in/right-out access at Copperleaf Boulevard and an existing $\frac{3}{4}$ (left out restricted) access to Quincy Avenue. These structures are included on 7.19 Acres, leaving 2.04 acres of undeveloped platted land located on the southeast corner of the overall development.

Items included in the application:

- Construction Drawings
- Drainage Report
- Final Development Plan
- GESC Documents (Plan & Report)
- L & I Plans
- Plat
- 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)
 - East Cherry Creek Valley Water and Sanitation District (ECCV)
 - South Metro Fire Rescue District (SMFR)
2. This parcel is in the Unnamed Creek drainage basin.
3. SEMSWA, through a Memorandum of Understanding and associated Standard Operating Procedures administers the GESC Program on behalf of the County. The Copperleaf Development is excluded from this agreement with SEMSWA. GESC Permitting and review for this development will be handled by Arapahoe County.
4. This development lies within the airport influence area.
5. All public streets shall be complete with curb, gutter, sidewalk and pavement that shall be constructed in accordance with the Arapahoe County IDCS.
6. No variances have been requested/granted.

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 executes a Subdivision Improvement Agreement.
3. The applicant pays or provides a letter of credit via the SIA for the public improvement costs.

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. An access easement is to be provided to the County (for use by the County and the lot to the West) through the property to Copperleaf Blvd.
3. Construction activities that disturb one or more acres are required by the Environmental Protection Agency (EPA) to obtain a Construction Stormwater Permit.

Construction Drawings

4. Please submit the signed and sealed construction drawings.

Drainage Report

5. Please submit the signed (developer and engineer) and sealed drainage report.

Engineering Cost Estimate

6. No additional comments on cost estimate, please submit version signed by the engineer and the developer.

Final Development Plan

7. No further comments.

Grading, Erosion and Sediment Control (GESC) Documents

8. Arapahoe County will be issuing the GESC permit and will require GESC collateral. Collateral amount will be determined as the higher of the two cost estimates: Interim/Initial \$33,690.
9. No further comments on GESC Report or Plans, please submit signed documents including cost estimates (developer and engineer).

Landscape & Irrigation Plans

10. No further comments, please submit an exhibit (Exhibit A) showing where the landscaping for the project will be in the right-of-way. This will be recorded with the Landscape License Agreement.

Plat

11. Confirm that the portion of right-of-way in the adjacent parcel (Copperleaf Filing 19 Tract A) has been dedicated and include REC # on plat.

Traffic Impact Study

12. No additional comments.

Agreements Required

13. Subdivision Improvement Agreement (SIA)
 - a) Required for all the public improvements within County easements and/or Right of Way as well as certain private improvements (refer to IDCS for details).
 - b) Engineers Cost Estimate (ECE) will become “Exhibit A” of the SIA.
 - c) Staff is preparing the SIA.
 - d) This will utilize Exhibit J of the overall Copperleaf DA, as it has not yet expired for Planning area M.
14. Landscape and Irrigation Agreement
 - a) Required for all landscape and irrigation improvements within the County ROW
 - b) Staff will prepare the Agreement and provide to applicant.

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. Grading, Erosion and Sediment Control (GESC) Permit
 - Per agreement with SEMSWA the GESC for Copperleaf is reviewed and permitted by Arapahoe County.
4. Building Permit
 - As soon as you have an address assigned to the property, plans may be submitted to County Building Department for review concurrent with this land use application. Building permits are not released until all land development documents are approved.
 - RUTIF/RTIF/CCBWQA fees are collected along with building permit as applicable

5. Oversize/Overweight Vehicle Permit
 - This permit governs the use of Arapahoe County Roadways where vehicles exceeds size or weight limitations as established by the State of Colorado or by Arapahoe County.
6. 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.
 - A Traffic, Signing, Striping and Signalization Permit is required for all signs placed within a designated fire lane. Fire Lane designation must have resolution approved by the Board of County Commissioners.

RESUBMITTAL PROCEDURES

Attached to this report is an instruction checklist to the applicant regarding resubmittal of documents. The number of documents also includes documents requested by SEMSWA, MHFD and/or CCBWQA. Staff will forward the applicable documents; please do not submit directly to SEMSWA, MHFD and/or CCBWQA. The applicant and their consultants must follow these instructions explicitly to avoid delays in processing of this case.



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

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: The Garrett Companies, LLC	ADDRESS: 1051 Greenwood Springs Blvd Greenwood, IN 46143 PHONE: 317-886-7923 EMAIL: rharmon@thegarrettco.com	CONTACT: Rachel Harmon TITLE: Senior Development Manager
OWNER(S) OF RECORD NAME(S): Copperleaf Senior Living, LLC	ADDRESS: c/o Zeitlin & Associated CPA 3300 East 1st Avenue #290 Denver, CO 80206 PHONE: 303-321-5220 EMAIL: dwick1953@gmail.com	SIGNATURE(S): Katherine L. Clonan Manager Copperleaf Senior Living LLC
ENGINEERING FIRM NAME: Galloway & Company Inc.	ADDRESS: 6162 S Willow Drive Ste 320 Greenwood Village, CO 80111 PHONE: 303-770-8884 EMAIL: jeffweeder@gallowayus.com	CONTACT: Jeff Weeder TITLE: Site Development Project Manager

Pre-Submittal Case Number: Q 21 - 048 Pre-Submittal Planner: Kat Hammer Pre-Submittal Engineer: Emily Gonzalez

State Parcel ID No. (AIN no.): 2073-12-2-32-002, 2073-12-2-32-003, 2073-12-2-32-004 and 2073-12-2-32-005
Parcel Address or Cross Streets: SWC Quincy and Copperleaf
Subdivision Name & Filing No: Lot 2/3/4, Blk 1, Copperleaf Filing 19

EXISTING		PROPOSED
Zoning:	MU-PUD, Copperleaf PDP, Use area M-2 TC	MU-PUD, Copperleaf PDP, Use area M-2 TC
Project Name:	Caliber at Copperleaf	Caliber at Copperleaf
Site Area (Acres):	9.26	9.26 (a portion of this will be left vacant)
Density (Dwelling Units/Acre):	0 - Vacant	24.34
Building Square Footage:	0 - Vacant	120401
Disturbed Area (Acres):	N/A	9.3

CASE TYPE (S)

☒ FDP ☒ Replat ☒ Easement Vacation

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.



6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

October 29, 2021

Arapahoe County PWD/Planning
Planning Division
6924 S. Lima St.
Centennial, CO 80112

Re: Final Development Plan Application Letter of Intent
Caliber at Copperleaf – Multi-family Residential

Dear Public Works and Development,

Galloway & Company, Inc, on behalf of The Garrett Companies, LLC (Garrett), is pleased to submit applications for Replat and Final Development Plan (FDP) for a new multi-family residential project in unincorporated Arapahoe county. The project is generally located on the southwest corner of East Quincy Avenue and Copperleaf Boulevard Street and includes 3 platted lots addressed as 22100, 22200 and 22150 East Quincy Avenue. The three existing lots are legally described as lot 2, lot 3 and lot 4, Block 1, Copperleaf Filing No. 19 (parcel ID number 2073-12-2-32-002, 2073-12-2-32-003, 2073-12-2-32-004). The project includes ~403,366 SF (9.26 Acres) and is currently zoned mixed use.

The three existing lots and existing utility easement will be replatted to include two lots total. The lot proposed for immediate development (7.19 acres) includes construction of two multi-family structures containing 175 dwelling units. The multi-family structures are accompanied by an outdoor pool with an associated clubhouse building on the east side of the site and a small dog park on the west side of the site. Detached garages located on the south and west frontages provide screening to the parking lot area from adjacent uses. Proposed access to the site from adjacent public roadways is planned via a right-in/right-out access at Copperleaf Boulevard (Copperleaf proposed to be medianized) and an existing $\frac{3}{4}$ (left out restricted) access to Quincy Avenue. These structures are included on 7.19 Acres, leaving 2.04 acres of undeveloped platted land located on the southeast corner of the overall development. The proposed development currently anticipates providing 130,066 SF of open space, totaling 32.3% of the total development area.



It is understood that the overall developer's construction has provided water, sanitary sewer and storm sewer utility infrastructure located either directly adjacent to the parcel within Copperleaf Boulevard or within and in between the three subject lots. Stormwater detention has been provided for regionally and no on-lot water quality or detention storage is required.

We look forward to working with you to obtain approval of this development proposal. Please do not hesitate to contact me with any questions or concerns.

Sincerely,



Jeffrey K. Weeder
Site Development Project Manager
Galloway & Company Inc.
303-770-8884
jeffweeder@gallowayus.com

October 20, 2021

RE: Final Development Plan and Subdivision Plat – Letter of Authorization:
Lot 2, Block 1, Copperleaf Filing No 19 – 22100 E Quincy Avenue
Lot 3, Block 1, Copperleaf Filing No 19 – 22200 E Quincy Avenue
Lot 4, Block 1, Copperleaf Filing No 19 – 22150 E Quincy Avenue

To Whom It May Concern:

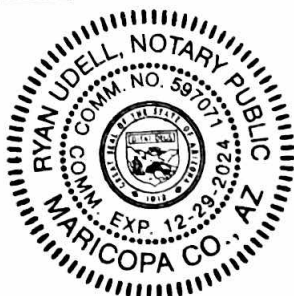
Copperleaf Senior Living, LLC ("OWNER") as owner of the above-referenced Properties hereby designates The Garrett Companies, LLC as authorized representative of Owner to submit an application for Final Development Plat (FDP), subdivision platting and other necessary applications as they pursue necessary approvals for the proposed development of Caliber at Copperleaf (a multi-family development) at the referenced Properties.

This letter confirms that the undersigned represents the sole ownership of the Property and that no other party's consent is required to represent said ownership for required development and permitting applications. This authorization is limited to the submission of application materials to Arapahoe County Public Works and Development for the above referenced land development project.

Dennis Southwick
Managing Member

Sign: *Dennis Southwick*

Date: 10/20/21

Subscribed and affirmed before me in the county of <u>Maricopa</u> , State of <u>Arizona</u> , this <u>20</u> day of <u>Oct.</u> , 20 <u>21</u> .	
<u><i>[Signature]</i></u> (Notary's official signature)	
<u>12-29-2024</u> (Commission Expiration)	

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

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.

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,

Galloway

Michael Kracov PE
CIVIL PROJECT ENGINEER

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

GallowayUS.com | Celebrating 40 Years.

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

Service is Our Legacy | EST 1919 | KENNEDYJENKS.COM

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,

Galloway

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

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

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.

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

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.

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.

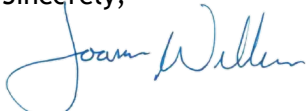
Our opinion is qualified by the following:

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

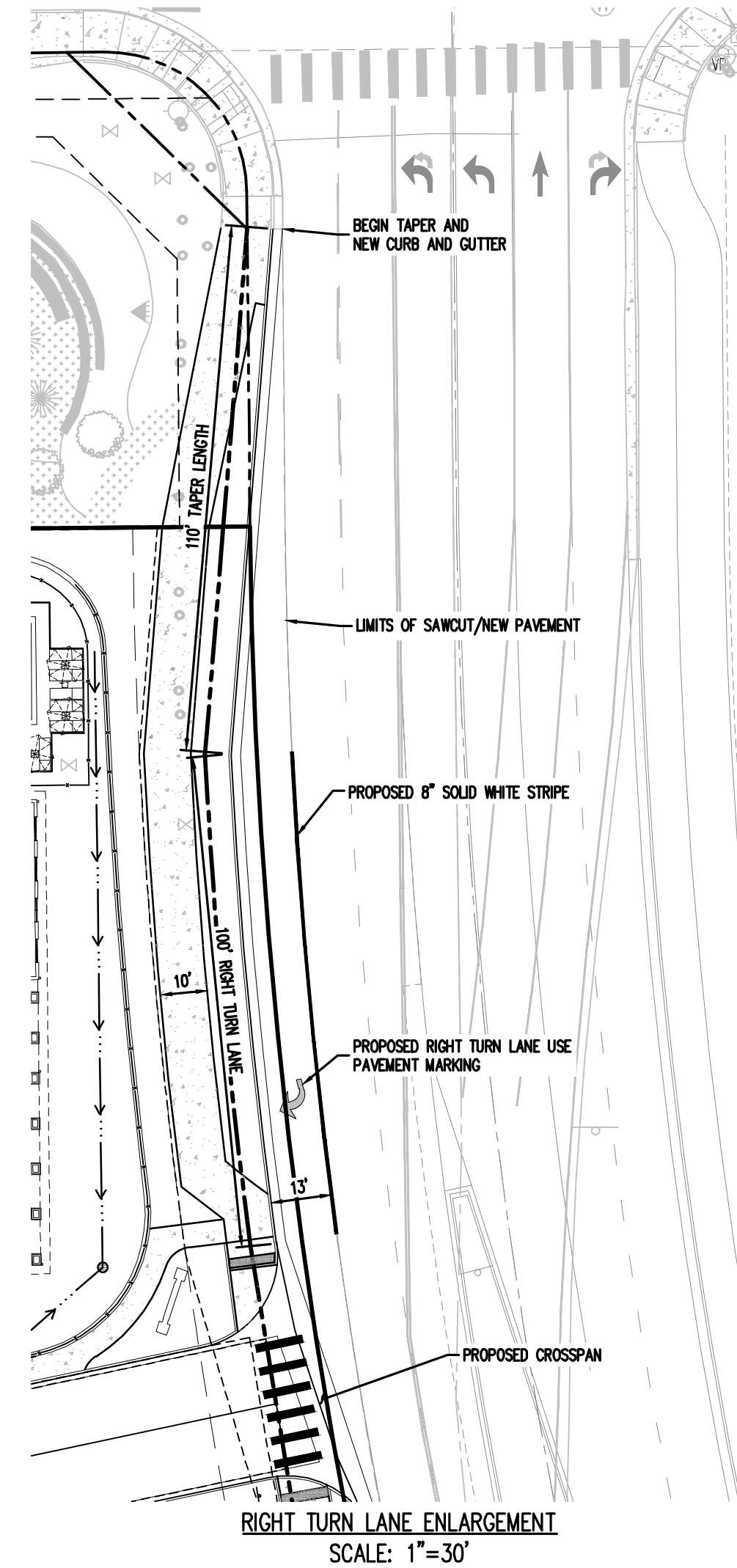
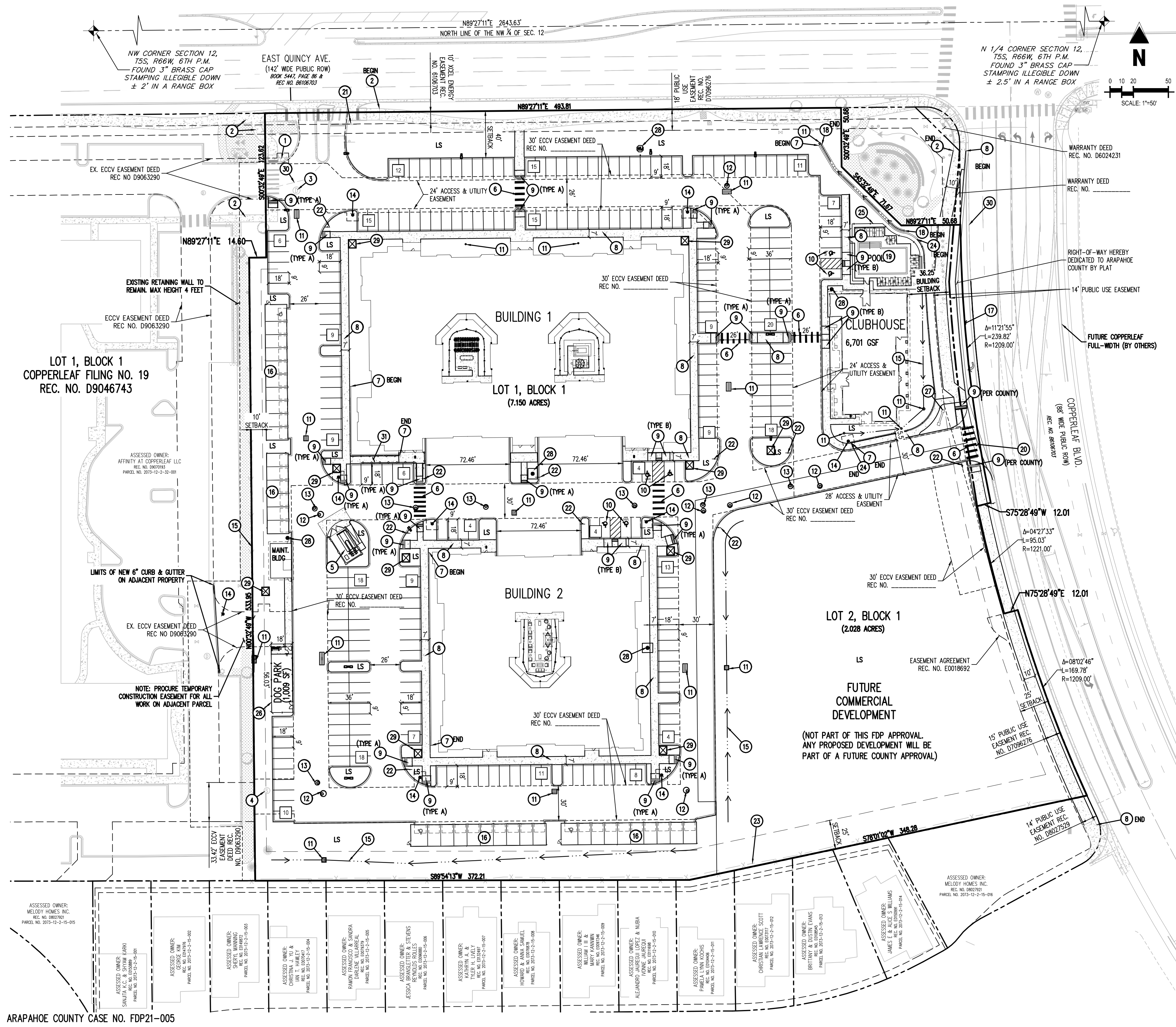
FINAL DEVELOPMENT PLAN

CALIBER AT COPPERLEAF

LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30
LOCATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF ARAPAHOE, STATE OF COLORADO E QUINCY AVE & COPPERLEAF BLVD, AURORA CO

GARRETT COMPANIES

05/23/2022



SITE LEGEND

- SECTION LINE
- ROAD CENTERLINE
- EXISTING PROPERTY BOUNDARY
- PROPOSED NEW ROW
- EASEMENT LINE
- PROPOSED SWALE FLOWLINE
- SETBACK LINE
- PROPOSED SAWCUT LINE
- EXISTING SIGN
- PROPOSED SIGN
- ADA PARKING SYMBOL
- PROPOSED PAD MOUNTED TRANSFORMER
- PROPOSED SITE LIGHTING
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE (STORM & SANITARY)
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- SITE TRIANGLE
- PROPOSED CONCRETE
- EXISTING LANDSCAPING
- PROPOSED PARKING COUNT
- PROPOSED LANDSCAPING (SEE LANDSCAPE PLANS)
- EXISTING FENCE
- EXISTING IRRIGATION CONTROL BOX
- EXISTING IRRIGATION VALVE
- EXISTING IRRIGATION VAULT
- EXISTING SANITARY MANHOLE
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING ELECTRIC VAULT
- EXISTING FIBER OPTIC MARKER
- EXISTING FIBER OPTIC VAULT
- EXISTING LANDSCAPE LIGHT
- EXISTING TREES
- EXISTING TRAFFIC VAULT
- EXISTING TRAFFIC SIGNAL
- EXISTING WALL

SCHEDULE

- EXISTING FIRE HYDRANT TO REMAIN. ADJUST TO FINISH GRADE AS REQUIRED
- EXISTING SIDEWALK TO REMAIN
- EXISTING STORM SEWER STRUCTURE TO BE ADJUSTED TO FINAL GRADE
- EXISTING SANITARY SEWER STRUCTURE TO BE ADJUSTED TO FINAL GRADE
- PROPOSED TRASH COMPACTOR
- PROPOSED CROSSWALK
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PEDESTRIAN RAMP
- PROPOSED ADA PARKING STALLS WITH SIGNS AND PAVEMENT MARKING
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED DRAINAGE SWALE
- PROPOSED DETACHED GARAGES
- PROPOSED RIGHT TURN LANE. SEE ENLARGEMENT PLAN THIS SHEET
- PROPOSED CONCRETE SWALE
- PROPOSED POOL/AMENITY AREA (BY OTHERS)
- PROPOSED CROSS PAN (ARAPAHOE COUNTY STANDARD DETAIL SP-6)
- EXISTING STOP SIGN
- PROPOSED STOP SIGN (ARAPAHOE COUNTY STANDARD DETAIL S-4)

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT CONTRACTOR'S COST.

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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FINAL DEVELOPMENT PLAN
CALIBER AT COPPERLEAF
LOT 1, BLOCK 1
COPPERLEAF FILING NO. 30
E. QUINCY AVE. & COPPERLEAF BLVD.
AURORA, CO 80013

#	Date	Issue / Description	Init.
1	10/26/2021	1ST FDP SUBMITTAL	MRK
2	01/19/2022	2ND FDP SUBMITTAL	MRK
3	04/06/2022	3RD FDP SUBMITTAL	MRK
4	05/23/2022	FDP APPROVAL SUBMITTAL	MRK

Project No: GC000000X
Drawn By: HCH
Checked By: JDP
Date: 01/19/2022

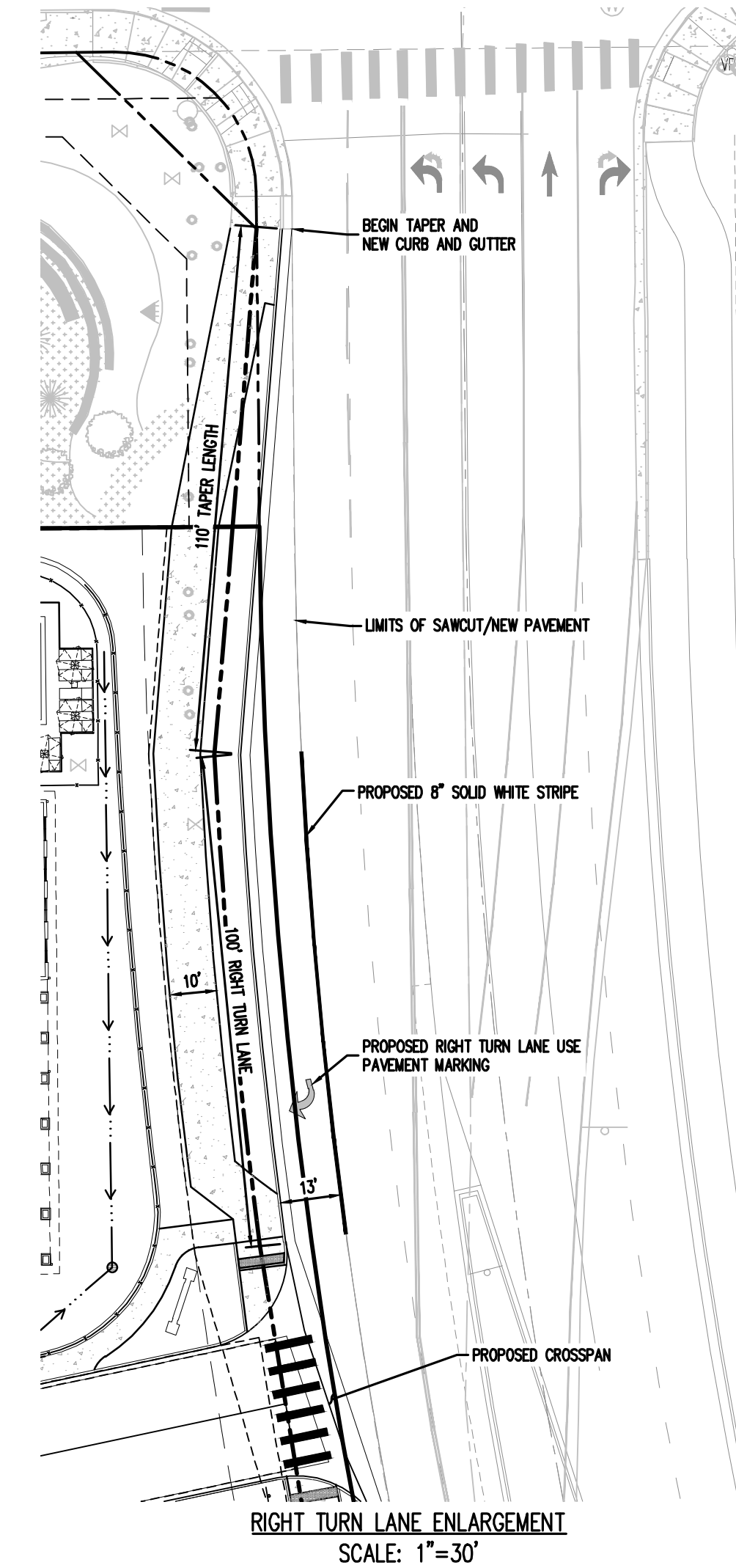
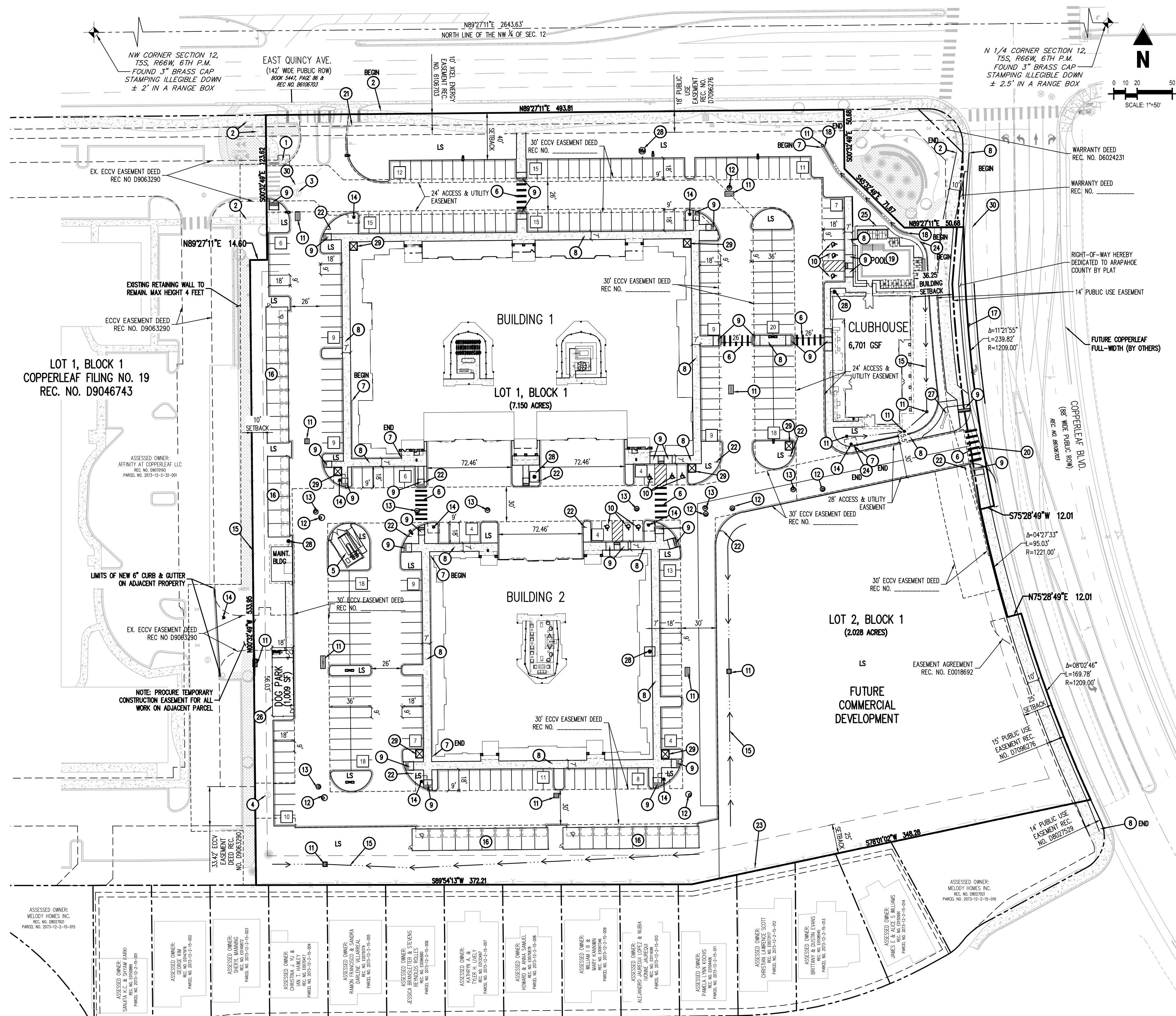
SITE PLAN

FINAL DEVELOPMENT PLAN

LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30

GARRETT COMPANIES

05/23/2022




- ## SITE LEGEND
- | | |
|--|--|
| | SECTION LINE |
| | ROAD CENTERLINE |
| | EXISTING PROPERTY BOUNDARY |
| | PROPOSED NEW ROW |
| | EASEMENT LINE |
| | PROPOSED SWALE FLOWLINE |
| | SETBACK LINE |
| | PROPOSED SAWCUT LINE |
| | EXISTING SIGN |
| | PROPOSED SIGN |
| | ADA PARKING SYMBOL |
| | PROPOSED PAD MOUNTED TRANSFORMER |
| | PROPOSED SITE LIGHTING |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED WATER METER |
| | PROPOSED WATER VALVE |
| | PROPOSED STORM SEWER INLET |
| | PROPOSED MANHOLE (STORM & SANITARY) |
| | PROPOSED CURB AND GUTTER |
| | EXISTING CURB AND GUTTER |
| | SITE TRIANGLE |
| | PROPOSED CONCRETE |
| | EXISTING LANDSCAPING |
| | PROPOSED PARKING COUNT |
| | PROPOSED LANDSCAPING (SEE LANDSCAPE PLANS) |
| | EXISTING FENCE |
| | EXISTING IRRIGATION CONTROL BOX |
| | EXISTING IRRIGATION VALVE |
| | EXISTING IRRIGATION VAULT |
| | EXISTING SANITARY MANHOLE |
| | EXISTING STORM INLET |
| | EXISTING STORM MANHOLE |
| | EXISTING FIRE HYDRANT |
| | EXISTING WATER VALVE |
| | EXISTING ELECTRIC METER |
| | EXISTING ELECTRIC TRANSFORMER |
| | EXISTING LIGHT POLE |
| | EXISTING ELECTRIC VAULT |
| | EXISTING FIBER OPTIC MARKER |
| | EXISTING FIBER OPTIC VAULT |
| | EXISTING LANDSCAPE LIGHT |
| | EXISTING TREES |
| | EXISTING TRAFFIC VAULT |
| | EXISTING TRAFFIC SIGNAL |
| | EXISTING WALL |

- | SCHEDULE | | 20 | PROPOSED CROSS PAN (ARAPAHOE COUNTY STANDARD DETAIL SP-6) |
|----------|---|----|--|
| 1 | EXISTING FIRE HYDRANT TO REMAIN, ADJUST TO FINISH GRADE AS REQUIRED | 21 | EXISTING STOP SIGN |
| 2 | EXISTING SIDEWALK TO REMAIN | 22 | PROPOSED STOP SIGN (ARAPAHOE COUNTY STANDARD DETAIL S-4) |
| 3 | EXISTING STORM SEWER STRUCTURE TO BE ADJUSTED TO FINAL GRADE | 23 | EXISTING FENCE |
| 4 | EXISTING SANITARY SEWER STRUCTURE TO BE ADJUSTED TO FINAL GRADE | 24 | PROPOSED PEDESTRIAN GUARDRAIL (42" HEIGHT) |
| 5 | PROPOSED TRASH COMPACTOR | 25 | PROPOSED POOL ENCLOSURE FENCE (6' HEIGHT) |
| 6 | PROPOSED CROSSWALK | 26 | PROPOSED DOG PARK FENCE (4' HEIGHT) |
| 7 | PROPOSED RETAINING WALL | 27 | PROPOSED MONUMENT SIGN |
| 8 | PROPOSED CONCRETE SIDEWALK | 28 | PROPOSED OUTSIDE WATER METER |
| 9 | PROPOSED PEDESTRIAN RAMP | 29 | PROPOSED ELECTRIC TRANSFORMER (CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER) |
| 10 | PROPOSED ADA PARKING STALLS WITH SIGNS AND PAVEMENT MARKING | 30 | LIMITS OF NEW PAVEMENT/SAWOUT EXISTING PAVEMENT |
| 11 | PROPOSED STORM SEWER INLET | | |
| 12 | PROPOSED STORM SEWER MANHOLE | | |
| 13 | PROPOSED SANITARY SEWER MANHOLE | | |
| 14 | PROPOSED FIRE HYDRANT | | |
| 15 | PROPOSED DRAINAGE SWALE | | |
| 16 | PROPOSED DETACHED GARAGES | | |
| 17 | PROPOSED RIGHT TURN LANE, SEE ENLARGEMENT PLAN THIS SHEET | | |
| 18 | PROPOSED CONCRETE SWALE | | |
| 19 | PROPOSED POOL/AMENITY AREA (BY OTHERS) | | |

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

CAUTION – NOTICE TO CONTRACTOR

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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY EITHER THROUGH THE USE OF AN ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
-  Know what's **below.**
Call before you dig.



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FINAL DEVELOPMENT PLAN
CALIBER AT COPPERLEAF
LOT 1, BLOCK 1
COPPERLEAF FILING NO. 30

E. QUINCY AVE. & COPPERLEAF BLVD.
AURORA, CO 80013

[illegible]

Project No:	GCO0000X
Drawn By:	HCH
Checked By:	JDP
Date:	01/19/2022

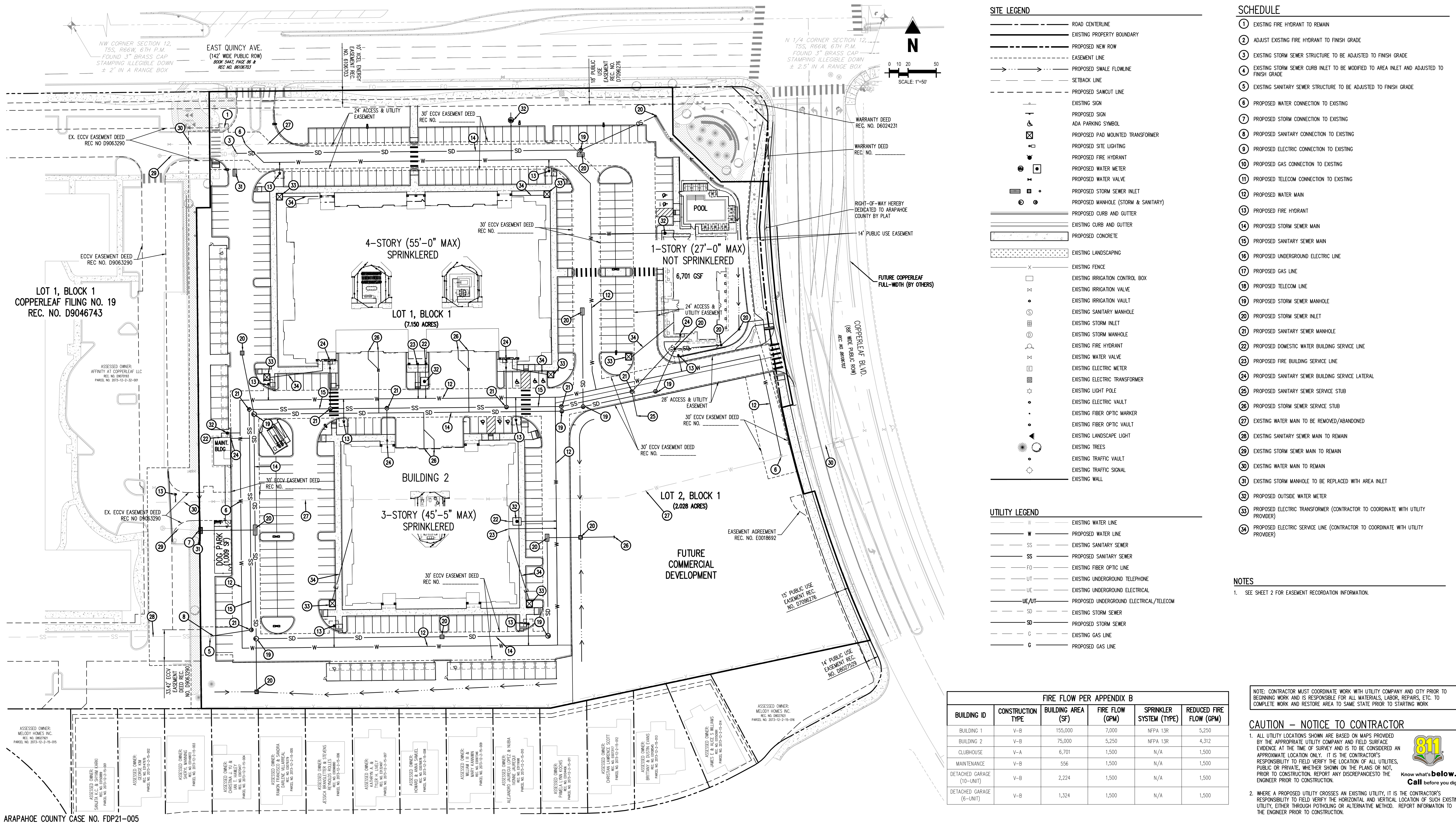
SITE PLAN

FINAL DEVELOPMENT PLAN

LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30

GARRETT COMPANIES

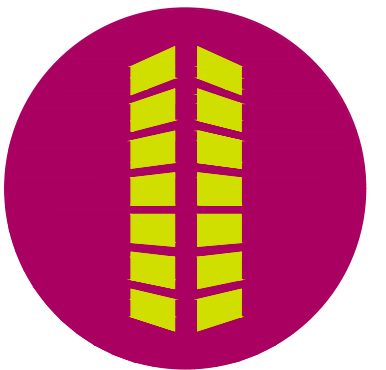
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FINAL DEVELOPMENT PLAN
CALIBER AT COPPERLEAF
LOT 1, BLOCK 1
COPPERLEAF FILING NO. 30
E. QUINCY AVE. & COPPERLEAF B
AURORA, CO 80013

#	Date	Issue / Description	Init.
1	10/26/2021	1ST FDP SUBMITTAL	MRK
2	01/19/2022	2ND FDP SUBMITTAL	MRK
3	04/06/2022	3RD FDP SUBMITTAL	MRK
4	05/23/2022	FDP APPROVAL SUBMITTAL	MRK

NOTES


1. SEE SHEET 2 FOR EASEMENT RECORDATION INFORMATION.

FIRE FLOW PER APPENDIX B					
BUILDING ID	CONSTRUCTION TYPE	BUILDING AREA (SF)	FIRE FLOW (GPM)	SPRINKLER SYSTEM (TYPE)	REDUCED FIRE FLOW (GPM)
BUILDING 1	V-B	155,000	7,000	NFPA 13R	5,250
BUILDING 2	V-B	75,000	5,250	NFPA 13R	4,312
CLUBHOUSE	V-A	6,701	1,500	N/A	1,500
MAINTENANCE	V-B	556	1,500	N/A	1,500
DETACHED GARAGE (10-UNIT)	V-B	2,224	1,500	N/A	1,500
DETACHED GARAGE (6-UNIT)	V-B	1,324	1,500	N/A	1,500

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

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Project No:	GCO00000X
Drawn By:	NPK
Checked By:	JDP
Date:	01/19/2022

UTILITY PLAN

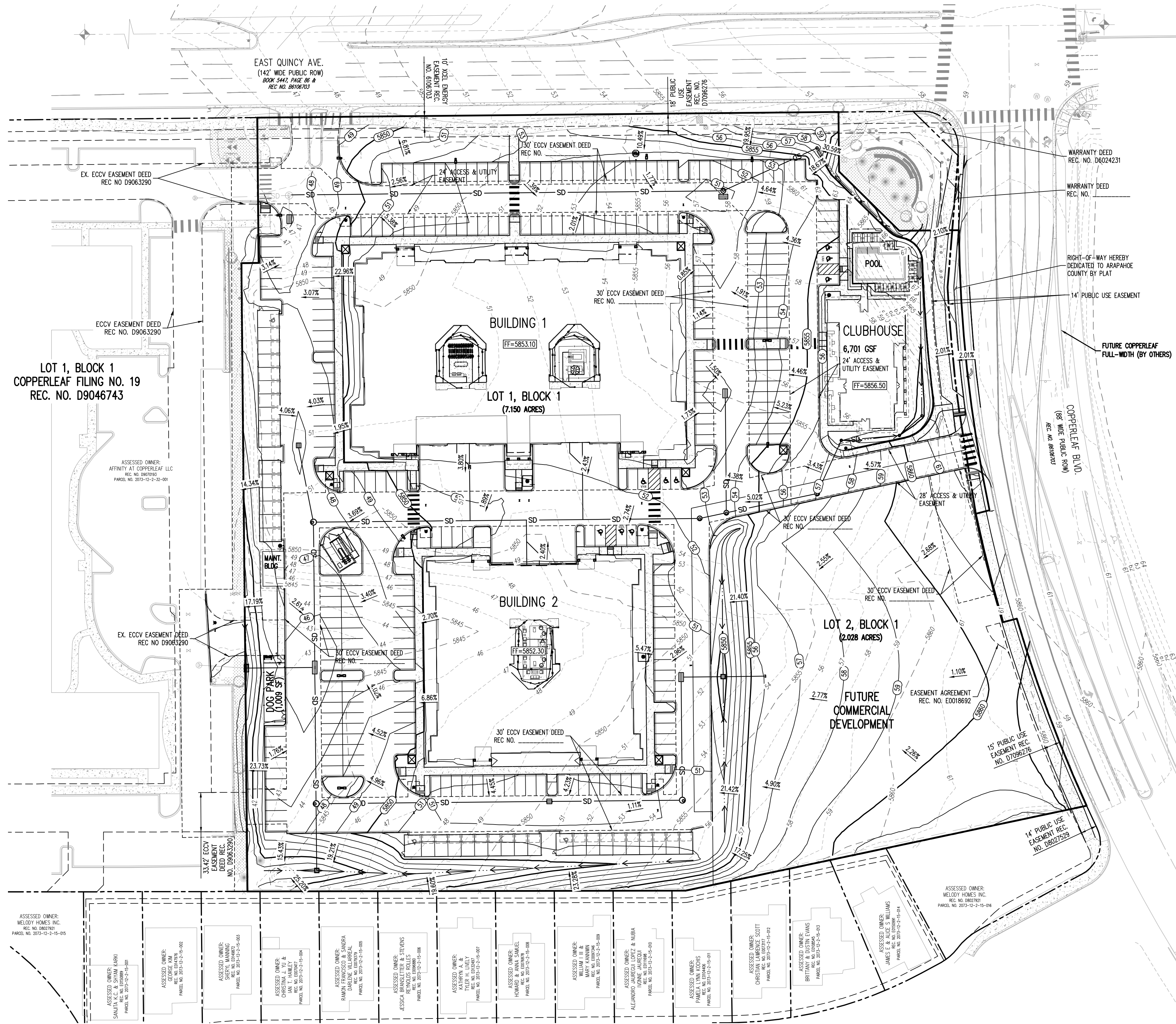
3

FINAL DEVELOPMENT PLAN

LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30

GARRETT COMPANIES

05/23/2022



SITE LEGEND

- | | |
|--|-------------------------------------|
| | ROAD CENTERLINE |
| | EXISTING PROPERTY BOUNDARY |
| | PROPOSED NEW ROW |
| | EASEMENT LINE |
| | PROPOSED SWALE FLOWLINE |
| | SETBACK LINE |
| | PROPOSED SAWCUT LINE |
| | EXISTING SIGN |
| | PROPOSED SIGN |
| | ADA PARKING SYMBOL |
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| | EXISTING FIBER OPTIC MARKER |
| | EXISTING FIBER OPTIC VAULT |
| | EXISTING LANDSCAPE LIGHT |
| | EXISTING TREES |
| | EXISTING TRAFFIC VAULT |
| | EXISTING TRAFFIC SIGNAL |
| | EXISTING WALL |

GRADING LEGEND

- - - - - 5855 - - - - - EXISTING MAJOR CONTOUR
 - - - - - 52 - - - - - EXISTING MINOR CONTOUR
 (5855) - - - - - PROPOSED MAJOR CONTOUR
 (66) - - - - - PROPOSED MINOR CONTOUR
 - - - - - 50 - - - - - EXISTING STORM SEWER
 - - - - - 50 - - - - - PROPOSED STORM SEWER
 15.00 FF FINISHED FLOOR

NOTE: SEE SHEET 2 FOR EASEMENT RECORDATION INFORMATION

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

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NOTES

1. SEE SHEET 2 FOR EASEMENT RECORDATION INFORMATION.

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FINAL DEVELOPMENT PLAN
CALIBER AT COPPERLEAF
LOT 1, BLOCK 1
COPPERLEAF FILING NO. 30

E. QUINCY AVE. & COPPERLEAF BLVD.
AURORA, CO 80013

[illegible]

Project No:	GCO00000X
Drawn By:	CMV
Checked By:	SMB
Date:	01/19/2022

GRADING PLAN

4

FINAL DEVELOPMENT PLAN
CALIBER AT COPPERLEAF

LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30

LOCATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF ARAPAHOE, STATE OF COLORADO E. QUINCY AVE & COPPERLEAF BLVD, AURORA CO

GARRETT COMPANIES
05/23/2022

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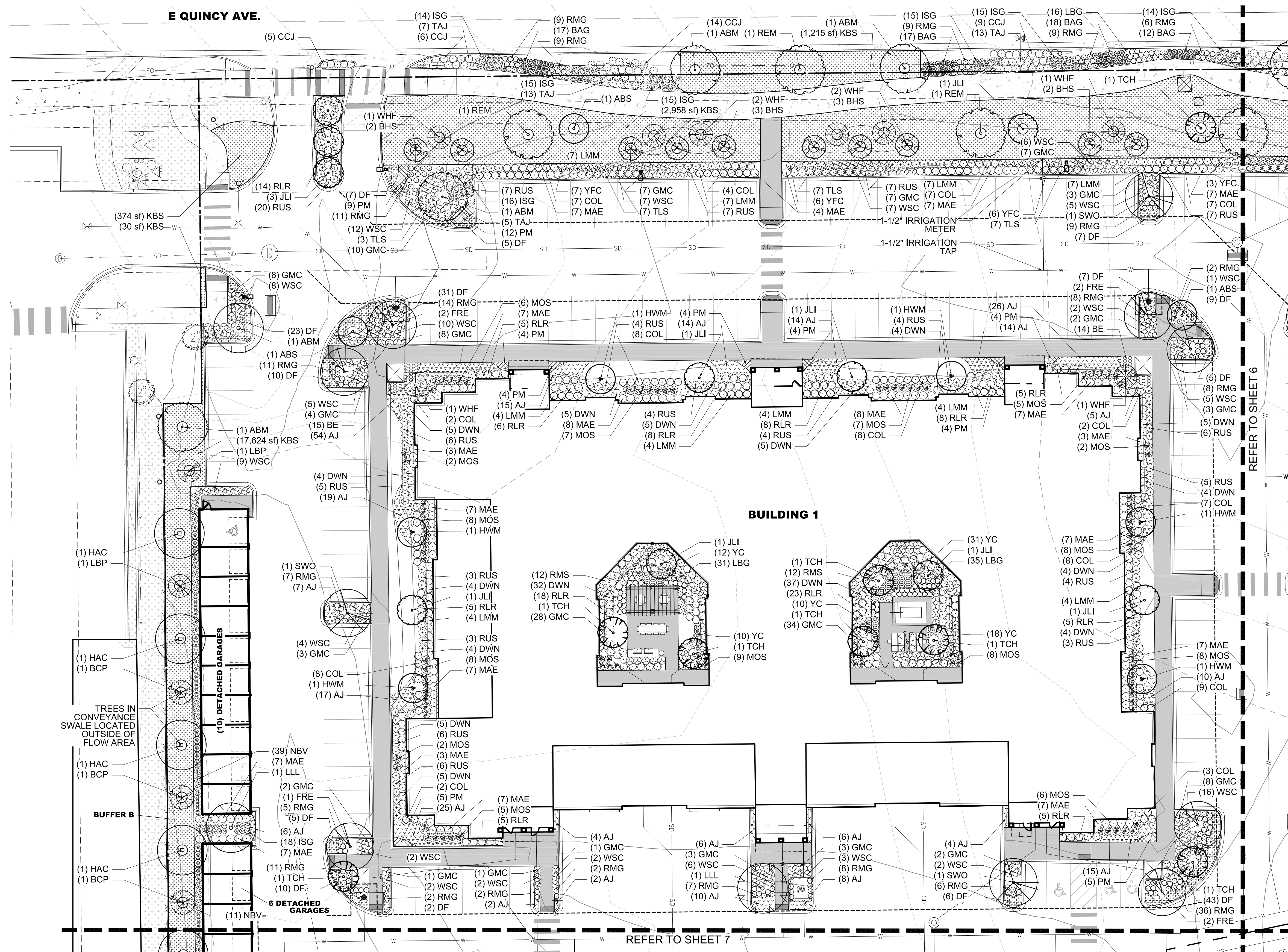
FINAL DEVELOPMENT PLAN
CALIBER AT COPPERLEAF
LOT 1, BLOCK 1
COPPERLEAF FILING NO. 30
E. QUINCY AVE. & COPPERLEAF BLVD.
AURORA, CO 80013

Date Issue / Description Init.
1 10/26/2021 1ST FDP SUBMITTAL NAS
2 01/19/2022 2ND FDP SUBMITTAL NAS
3 04/06/2022 3RD FDP SUBMITTAL NAS
4 05/23/2022 FDP APPROVAL SUBMITTAL NAS

Project No: GCO00000X
Drawn By: NAS
Checked By: TGC
Date: 01/19/2022

LANDSCAPE PLAN

5



LANDSCAPE PLAN LEGEND:

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
DECIDUOUS CANOPY TREES			
ABM	ABM	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'AUTUMN BLAZE'
REM	REM	REDMOND MAPLE	ACER RUBRUM 'REDPOINTE'
ENO	ENO	ENGLISH OAK	QUERCUS ROBUR
HAC	HAC	COMMON WESTERN HACKBERRY	CELTIS OCCIDENTALIS
SLH	SLH	SKYLINE HONEYLOCUST	GLEDITSIA TRICANTHOS INERMIS 'SKYLINE'
LLL	LLL	LITTLE LEAF LINDEN	TILIA CORDATA
NRI	NRI	NATIVE RIVER BIRCH	BETULA FONTINALIS
SWO	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR
FRE	FRE	FRONTIER ELM	ULMUS 'FRONTIER'
WEC	WEC	WESTERN CATALPA	CATALPA SECIOSA

ORNAMENTAL TREES		
HWM	HWM	HOT WINGS TATARIAN MAPLE
ABS	ABS	AUTUMN BRILLIANCE SERVICEBERRY
TCH	TCH	THORNLESS COCKSPUR HAWTHORN
JLI	JLI	IVORY SILK JAPANESE LILAC
ACER TATARICUM 'GARANN'	AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLIANCE'	CRATAEGUS CRUS GALLII 'INERMIS'
SYRINGA RETICULATA 'IVORY SILK'		

EVERGREEN/CONIFEROUS TREES		
BHS	BHS	BLACK HILLS SPRUCE
LBP	LBP	LIMBER PINE
BCP	BCP	BRISTLEcone PINE
WHF	WHF	WHITE FIR
PICEA GLAUCA DENSATA	PINUS FLEXILIS	PINUS ARISTATA
ABIES CONCOLOR		

DECIDUOUS SHRUBS		
DWN	DWN	DWARF NINEBARK
GMC	GMC	GREEN MOUND CURRANT
WSC	WSC	WESTERN SAND CHERRY
RLR	RLR	RED LEAF ROSE
MOS	MOS	MOUNTAIN SNOWBERRY
YFC	YFC	YELLOW FLOWERING CURRANT
LMM	LMM	LITTLELEAF MOUNTAIN MAHOGANY
MAE	MAE	MANHATTAN EUONYMUS
RMS	RMS	ROCKY MOUNTAIN SUMAC
TLS	TLS	THREE-LEAF SUMAC
NBV	NBV	NANNYBERRY VIBURNUM
COL	COL	COMMON LILAC
RUS	RUS	RUSSIAN SAGE
PHYSOCARPUS OPULIFOLIS 'NANUS'	RIBES ALPINUM 'GREEN MOUND'	PRUNUS BESSEYI
RIBES AUREUM	CERCOCARPUS INTRICATUS	EUONYMUS KLAUSCHOVICA 'MANHATTAN'
RHUS GLABRA CISMONTANA	RHUS TRILOBATA	VIBURNUM LENTAGIS
SYRINGA VULGARIS	PEROVSKIA ATROPICIFOLIA	

LOW/SPREADING SHRUBS		
CCJ	CCJ	CALGARY CARPET JUNIPER
TAJ	TAJ	TAMARIX JUNIPER
JUNIPERUS SABINA 'CALGARY CARPET'	JUNIPERUS SABINA VAR. TAMARISCIFOLIA	

PERENNIALS (TRIANGULAR SPACING)		
DF	DF	DWARF BLANKETFLOWER
PM	PM	PARDON ME DAYLILY
YC	YC	YELLOW COLUMBINE
BE	BE	BLACK EYED SUSAN
AJ	AJ	AUTUMN JOY SEDUM
GAILLARDIA X GRANDIFLORA 'GOBLIN'	HEMERCALLIS 'PARDON ME'	AQUILEGIA CHRYSANTHA
RUDBECKIA FULGIDA 'GOLDSTRUM'	SEDUM 'AUTUMN JOY'	

ORNAMENTAL GRASSES		
BAG	BAG	BLUE AVENA GRASS
ISG	ISG	INDIAN STEEL INDIANGRASS
RMG	RMG	RUBY MUHLY GRASS
LBG	LBG	LITTLE BLUESTEM GRASS
HELICOTRICHON SEMPERVIRENS	SORGHASTRUM NUTANS 'INDIAN STEEL'	MUHLENBERGIA REVERONCHII 'UNDAUNTED'
SCHIZACHYRIUM SCOPARIUM		

TURF GRASSES		
KBS	KBS	KEN-TEX BLUEGRASS SOD
INCREASED DROUGHT TOLERANCE HYBRID TEXAS BLUEGRASS		

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SIZE, HEIGHT, SPREAD AND NOTES.

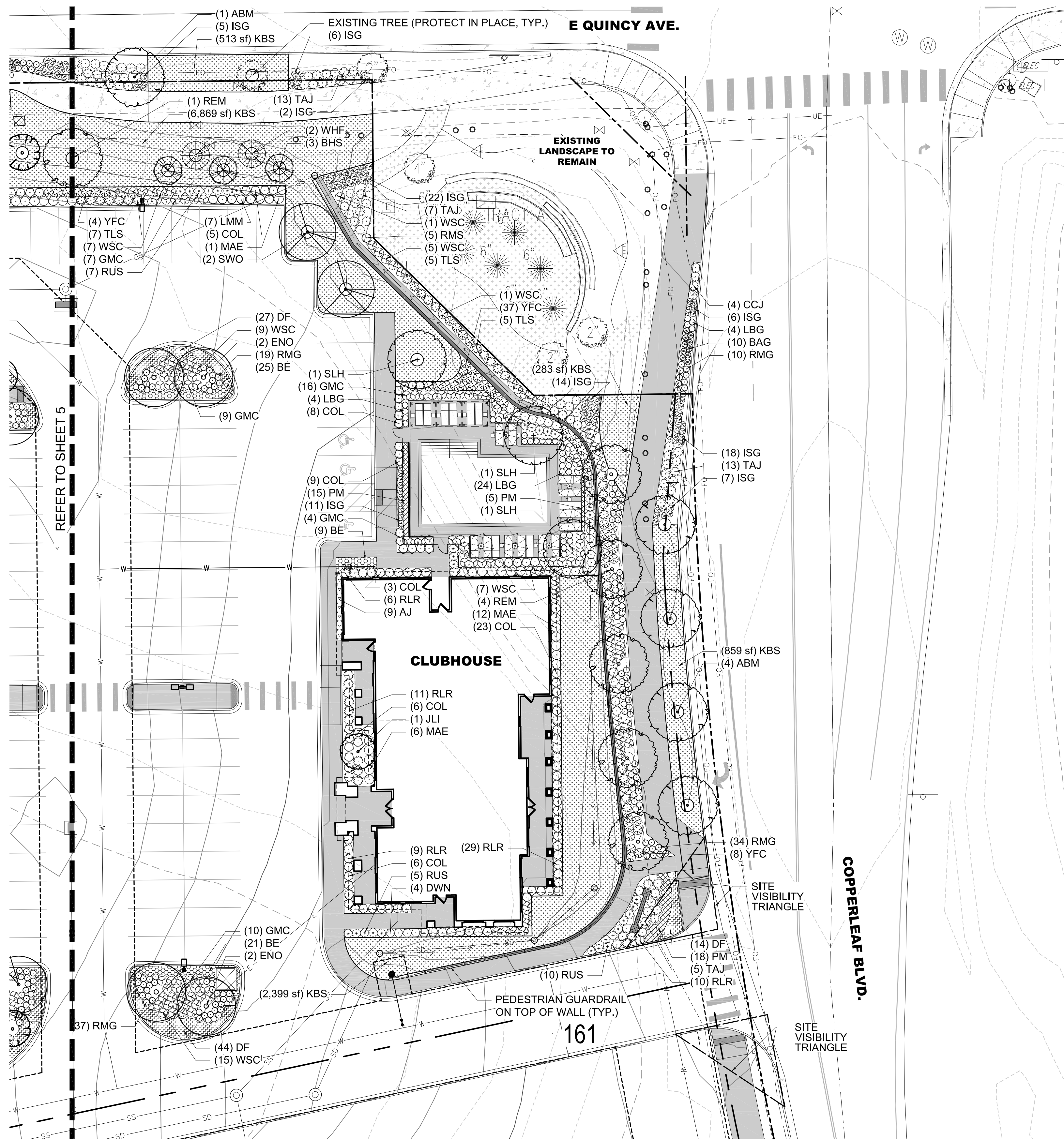
SEE SHEET 2 FOR EASEMENT RECORDATION
INFORMATION

FINAL DEVELOPMENT PLAN

LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30

LOCATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF ARAPAHOE, STATE OF COLORADO E. QUINCY AVE & COPPERLEAF BLVD, AURORA CO

GARRETT COMPANIES
05/23/2022



LANDSCAPE PLAN LEGEND:

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
DECIDUOUS CANOPY TREES			
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








ORNAMENTAL TREES

	HWM	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'
	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA X 'AUTUMN BRILLIANCE'
	TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'
	JLI	IVORY SILK JAPANESE LILAC	SYRINGA RETICULATA 'IVORY SILK'

EVERGREEN/CONIFEROUS TREES

	BHS	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA
	LBP	LIMBER PINE	PINUS FLEXILIS
	BCP	BRISTLECONE PINE	PINUS ARISTATA
	WHF	WHITE FIR	ABIES CONCOLOR






DECIDUOUS SHRUBS

	DWN	DWARF NINEBARK	PHYSOCARPUS OPUFOLIOS 'NANUS'
	GMC	GREEN MOUND CURRANT	RIBES ALPIMUM 'GREEN MOUND'
	WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI
	RLR	RED LEAF ROSE	ROSA GLAUCA
	MOS	MOUNTAIN SNOWBERRY	SYMPHORICARPOS OREOPHILUS
	YFC	YELLOW FLOWERING CURRANT	RIBES AUREUM
	LMM	LITTLELEAF MOUNTAIN MAHOGANY	CERCOCARPUS INTRICATUS
	MAE	MANHATTAN EUONYMUS	EUONYMUS KAUTSCHOVICIA 'MANHATTAN'
	RMS	ROCKY MOUNTAIN SUMAC	RHUS GLABRA CISMONTANA
	TLS	THREE-LEAF SUMAC	RHUS TRILOBATA
	NBV	NANNYBERRY VIBURNUM	VIBURNUM LENTAGO
	COL	COMMON LILAC	SYRINGA VULGARIS
	RUS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA

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	YC	YELLOW COLUMBINE	AQUILEGIA CHRYSANTHA
	BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
	AJ	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'

ORNAMENTAL GRASSES

	BAG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS
	ISG	INDIAN STEEL INDIANGRASS	SORGHASTRUM NUTANS 'INDIAN STEEL'
	RMG	RUBY MUHLY GRASS	MUHLENBERGIA REVERONCHII 'UNDAUNED'
	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM

TURF GRASSES

	KBS	KEN-TEX BLUEGRASS SOD	INCREASED DROUGHT TOLERANCE HYBRID TEXAS BLUEGRASS
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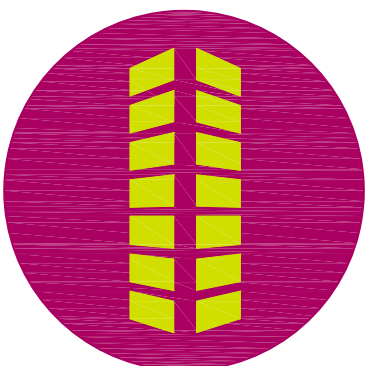
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CALIBER AT COPPERLEAF
LOT 1, BLOCK 1
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[illegible]

Project No:	GCO00000X
Drawn By:	NAS
Checked By:	TGC
Date:	01/19/2022

LANDSCAPE PLAN

6

FINAL DEVELOPMENT PLAN CALIBER AT COPPERLEAF

LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30

LOCATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF ARAPAHOE, STATE OF COLORADO E. QUINCY AVE & COPPERLEAF BLVD, AURORA CO

GARRETT COMPANIES
05/23/2022

Galloway

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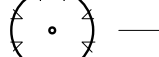



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FINAL DEVELOPMENT PLAN
CALIBER AT COPPERLEAF
LOT 1, BLOCK 1
COPPERLEAF FILING NO. 30














E. QUINCY AVE. & COPPERLEAF BLVD.
AURORA, CO 80013

LANDSCAPE PLAN LEGEND:






SYMBOL	TAG	COMMON NAME	BOTANIC NAME
DECIDUOUS CANOPY TREES			
	ABM	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'AUTUMN BLAZE'
	REM	REDMOND MAPLE	ACER RUBRUM 'REDPOINTE'
	ENO	ENGLISH OAK	QUERCUS ROBUR
	HAC	COMMON WESTERN HACKBERRY	CELTIS OCCIDENTALIS
	SLH	SKYLINE HONEYLOCUST	GLEDITSIA TRICANTHOS INERMIS 'SKYLINE'
	LLL	LITTLE LEAF LINDEN	TILIA CORDATA
	NRI	NATIVE RIVER BIRCH	BETULA FONTINALIS
	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR
	FRE	FRONTIER ELM	ULMUS 'FRONTIER'
	WEC	WESTERN CATALPA	CATALPA SECIOSA





ORNAMENTAL TREES			
	HWM	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'
	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELACHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'
	TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'
	JLI	IVORY SILK JAPANESE LILAC	SYRINGA RETICULATA 'IVORY SILK'

EVERGREEN/CONIFEROUS TREES			
	BHS	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA
	LBP	LIMBER PINE	PINUS FLEXILIS
	BCP	BRISTLECONE PINE	PINUS ARISTATA
	WHF	WHITE FIR	ABIES CONCOLOR

DECIDUOUS SHRUBS		
	DWN DWARF NINEBARK	PHYSOCARPUS OPULIFOLIS 'NANUS'
	GMC GREEN MOUND CURRANT	RIBES ALPINUM 'GREEN MOUND'
	WSC WESTERN SAND CHERRY	PRUNUS BESSEYI
	RLR RED LEAF ROSE	ROSA GLAUCA
	MOS MOUNTAIN SNOWBERRY	SYMPHORICARPUS OREOPHILUS
	YFC YELLOW FLOWERING CURRANT	RIBES AUREUM
	LMM LITTLELEAF MOUNTAIN MAHOGANY	CERCOCARPUS INTRICATUS
	MAE MANHATTAN EUONYMUS	EUONYMUS KLAUSCHOVICA 'MANHATTAN'
	RMS ROCKY MOUNTAIN SUMAC	RHUS GLABRA CISMONTANA
	TLR THREE-LEAF SUMAC	RHUS TRILOBATA
	NBV NANNYBERRY VIBURNUM	VIBURNUM LENTAGO
	COL COMMON LILAC	SYRINGA VULGARIS
	RUS RUSSIAN SAGE	PEROVSKIA ATRIPICIFOLIA

LOW/SPREADING SHRUBS			
	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'
	TAJ	TAMARIX JUNIPER	JUNIPERUS SABINA VAR. TAMARISCIFOLIA

PERENNIALS (TRIANGULAR SPACING)		
	DF DWARF BLANKETFLOWER	GAILLARDIA X GRANDIFLORA 'GOBLIN'
	PM PARDON ME DAYLILY	HEMERCALLIS 'PARDON ME'
	YC YELLOW COLUMBINE	AQUILEGIA CHRYSANTHA
	BE BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
	AJ AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'

ORNAMENTAL GRASSES			
	BAG	BLUE AVENA GRASS	HELIOTRICHON SEMPERVIRENS
	ISG	INDIAN STEEL INDIANGRASS	SORGHASTRUM NUTANS 'INDIAN STEEL'
	RMG	RUBY MUHLY GRASS	MUHLBERGIA REVERONCHII 'UNDAUNTED'
	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM

TURF GRASSES			
KBS	KEN-TEX BLUEGRASS SOD	INCREASED DROUGHT TOLERANCE HYBRID TEXAS BLUEGRASS	

NOTE: REFERENCE SHEET 8 FOR COMPLETE
LANDSCAPE SCHEDULE INCLUDING QUANTITIES,
SIZE, HEIGHT, SPREAD AND NOTES.

SEE SHEET 2 FOR EASEMENT RECORDATION
INFORMATION

#	Date	Issue / Description	Init.
1	10/26/2021	1ST FDP SUBMITTAL	NAS
2	01/19/2022	2ND FDP SUBMITTAL	NAS
3	04/06/2022	3RD FDP SUBMITTAL	NAS
4	05/23/2022	FDP APPROVAL SUBMITTAL	NAS
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LANDSCAPE PLAN

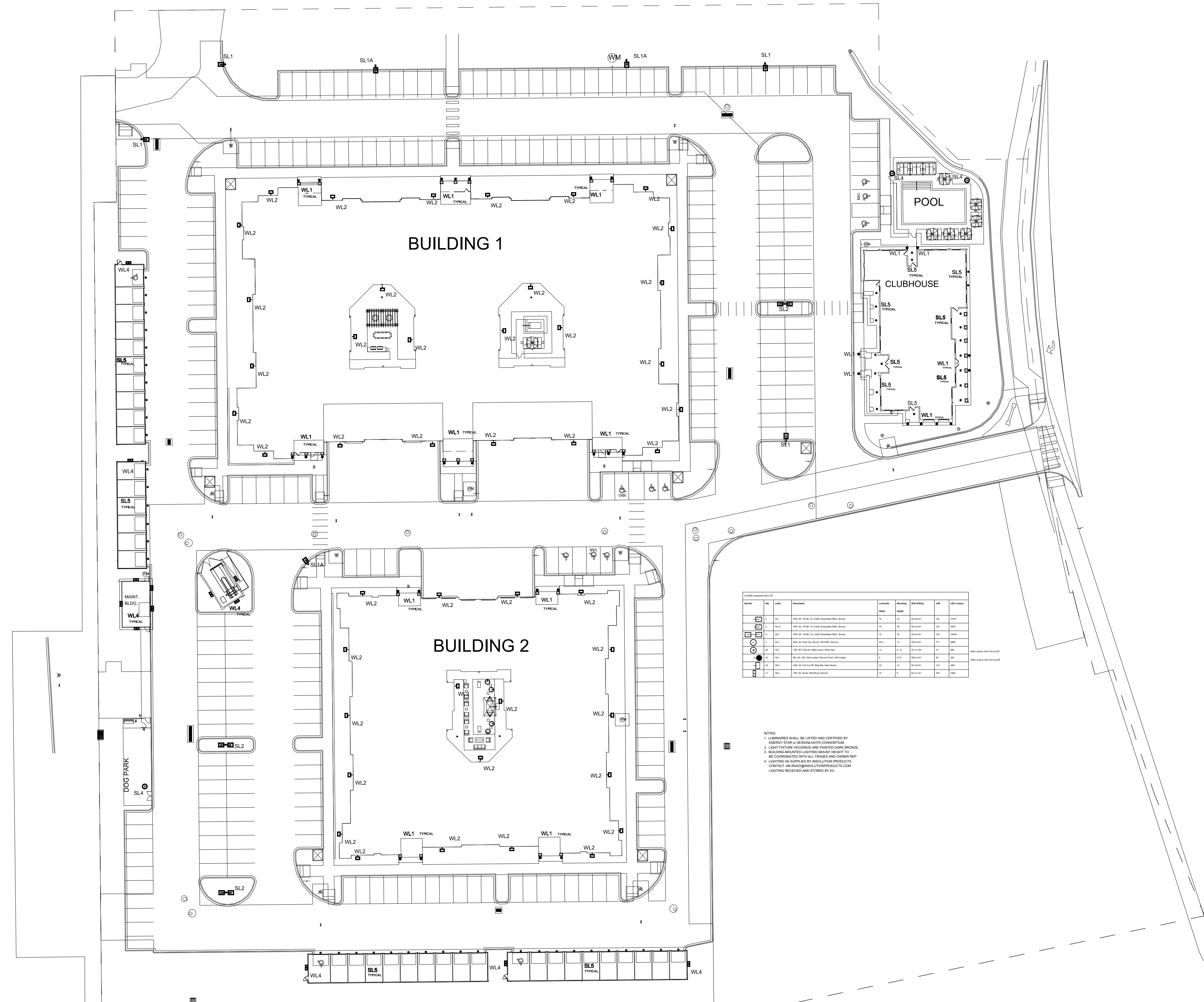
FINAL DEVELOPMENT PLAN

CALIBER AT COPPERLEAF

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LOCATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF ARAPAHOE, STATE OF COLORADO E QUINCY AVE & COPPERLEAF BLVD, AURORA CO

GARRETT COMPANIES

05/23/2022



SITE LIGHTING PLAN

SCALE: 1"=40'-0"



SL1, SL1A - D190 Mount
100Watts 4000 Kelvin,
Dark Bronze Paint

SL2 - D218 Mount
100Watts 4000 Kelvin,
Dark Bronze Paint
25' A.F.G.



**SL4 - Pool Area and Dog
Park, 78 Watts, 4000 Kelvin,
Post Top at 12' AFG, Bronze
Painted**



**SL5 - Garage Soffit or Bldg
Doorway; Painted White**



**WL1 - Wall mount at Trellis Entrances,
8 Watts, 3000 Kelvin, Bronze Painted,
Mount at ADA Height**



**WL2 - Building Wall Mount, 40 Watts, 4000
Kelvin, Coordinate Location with all trades
Bronze Paint**



**WL4 -Building Wall Mount,
Small Area, 15 Watts, 4000
Kelvin, Bronze Paint**

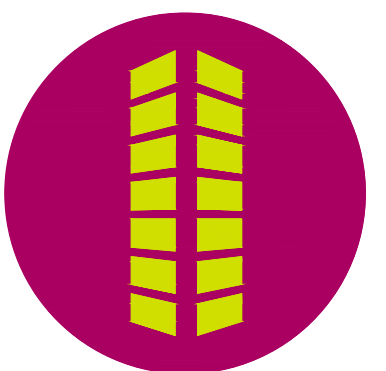
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CALIBER AT COPPERLEAF
LOT 1, BLOCK 1
COPPERLEAF FILING NO. 30

E. QUINCY AVE. & COPPERLEAF BLVD.
AURORA, CO 80013

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4	05/23/2022	FDP APPROVAL SUBMITTAL	INT
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9			
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Project No:	GC000000X
Drawn By:	TRR
Checked By:	JR
Date:	01/19/2022

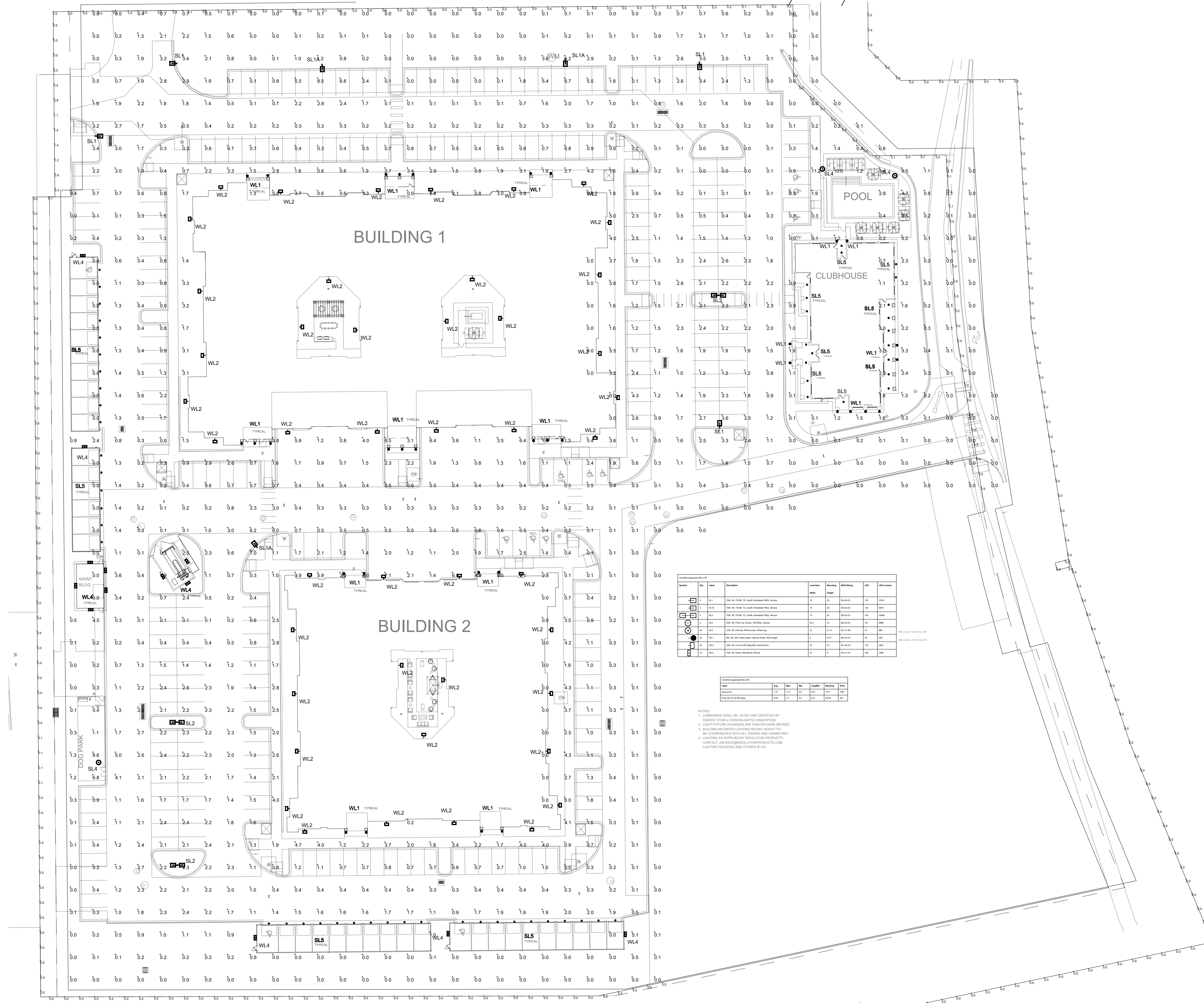
SITE LIGHTING PLAN

FINAL DEVELOPMENT PLAN
CALIBER AT COPPERLEAF

LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30
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GARRETT COMPANIES

05/23/2022



SITE LIGHTING CALCULATIONS

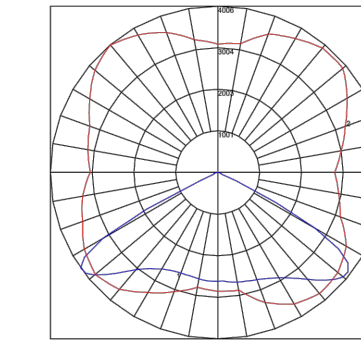
SCALE: 1"=40'-0"



Photometric Report (Type C)

Fixture: MTU-AY-C8300R, 8000K, 85
TESTED: 05/19/2022
MANUFACTURED BY: MTU-AY
LUMINAIRE: MTU-AY-C8300R, 8000K
Maximum Candela = 4085.719172071 at 130' H, 95' V

Classification:
Road Classification: Type V, Short, N.A. (approximate)
Lower Wall Light Ratio: 0.00
Luminaire Efficiency (LER): 135
Interior Classification: Direct
Beam Spread: 85-140-01
Polar Candela Curve:
Vertical Plane Through
1:150 - 375 Horizontal
Horizontal Plane Through
2:35 Vertical

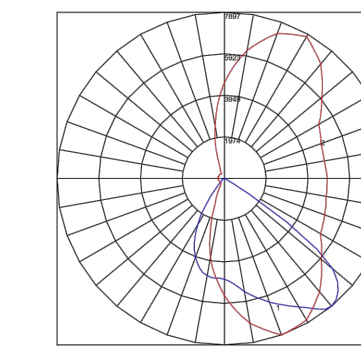


SL1

Photometric Report (Type C)

Fixture: MTU-AY-C8300R, 8000K, 85
TESTED: 05/19/2022
MANUFACTURED BY: MTU-AY
LUMINAIRE: MTU-AY-C8300R, 8000K
Maximum Candela = 1801.039312071 at 130' H, 42' V

Classification:
Road Classification: Type V, Very Short, N.A. (approximate)
Lower Wall Light Ratio: 0.00
Luminaire Efficiency (LER): 135
Interior Classification: Direct
Beam Spread: 85-140-01
Polar Candela Curve:
Vertical Plane Through
1:200 - 110 Horizontal
Horizontal Plane Through
2:40 Vertical

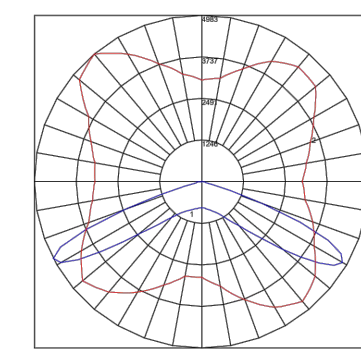


SL1A

Photometric Report (Type C)

Fixture: MTU-AY-C8300R, 8000K, 85
TESTED: 05/19/2022
MANUFACTURED BY: MTU-AY
LUMINAIRE: MTU-AY-C8300R, 8000K
Maximum Candela = 4182.8419822741 at 130' H, 82.5' V

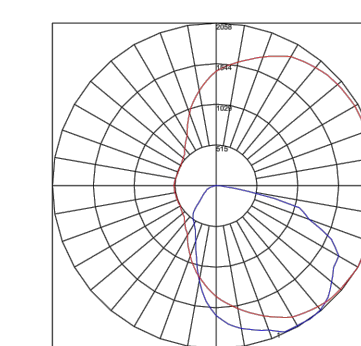
Classification:
Road Classification: Type V, Short, N.A. (approximate)
Lower Wall Light Ratio: 0.00
Luminaire Efficiency (LER): 135
Interior Classification: Direct
Beam Spread: 85-140-01
Polar Candela Curve:
Vertical Plane Through
1:150 - 375 Horizontal
Horizontal Plane Through
2:42.5 Vertical



SL2

Fixture: MTU-AY-C8300R, 8000K, 85
TESTED: 05/19/2022
MANUFACTURED BY: MTU-AY
LUMINAIRE: MTU-AY-C8300R, 8000K
Maximum Candela = 2095.011 at 130' H, 30' V

Classification:
Road Classification: Type V, Very Short, N.A. (approximate)
Lower Wall Light Ratio: 0.00
Luminaire Efficiency (LER): 116
Interior Classification: Direct
Beam Spread: 85-140-01
Polar Candela Curve:
Vertical Plane Through
1:150 - 100 Horizontal
Horizontal Plane Through
2:35 Vertical



WL2



SL1, SL1A - D190 Mount
100Watts 4000 Kelvin,
Dark Bronze Paint

SL2 - D218 Mount
100Watts 4000 Kelvin,
Dark Bronze Paint
25' A.F.G.



SL4 - Pool Area and Dog
Park, 78 Watts, 4000 Kelvin,
Post Top at 12' AFG, Bronze
Painted



SL5 - Garage Soffit or Bldg
Doorway; Painted White



WL1 - Wall mount at Trellis Entrances,
8 Watts, 3000 Kelvin, Bronze Painted,
Mount at ADA Height



WL2 - Building Wall Mount, 40 Watts, 4000
Kelvin, Coordinate Location with all trades
Bronze Paint



WL4 - Building Wall Mount,
Small Area, 15 Watts, 4000
Kelvin, Bronze Paint

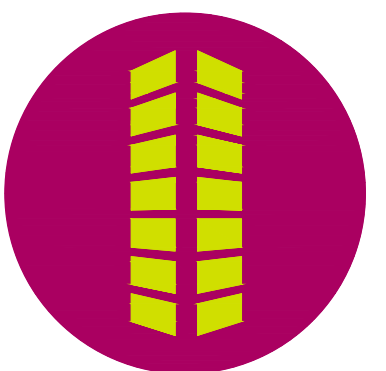
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FINAL DEVELOPMENT PLAN
CALIBER AT COPPERLEAF
LOT 1, BLOCK 1
COPPERLEAF FILING NO. 30

E. QUINCY AVE. & COPPERLEAF BLVD.
AURORA, CO 80013

#	Date	Issue / Description	Init.
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Project No:	GC00000X
Drawn By:	TRR
Checked By:	JR
Date:	01/19/2022

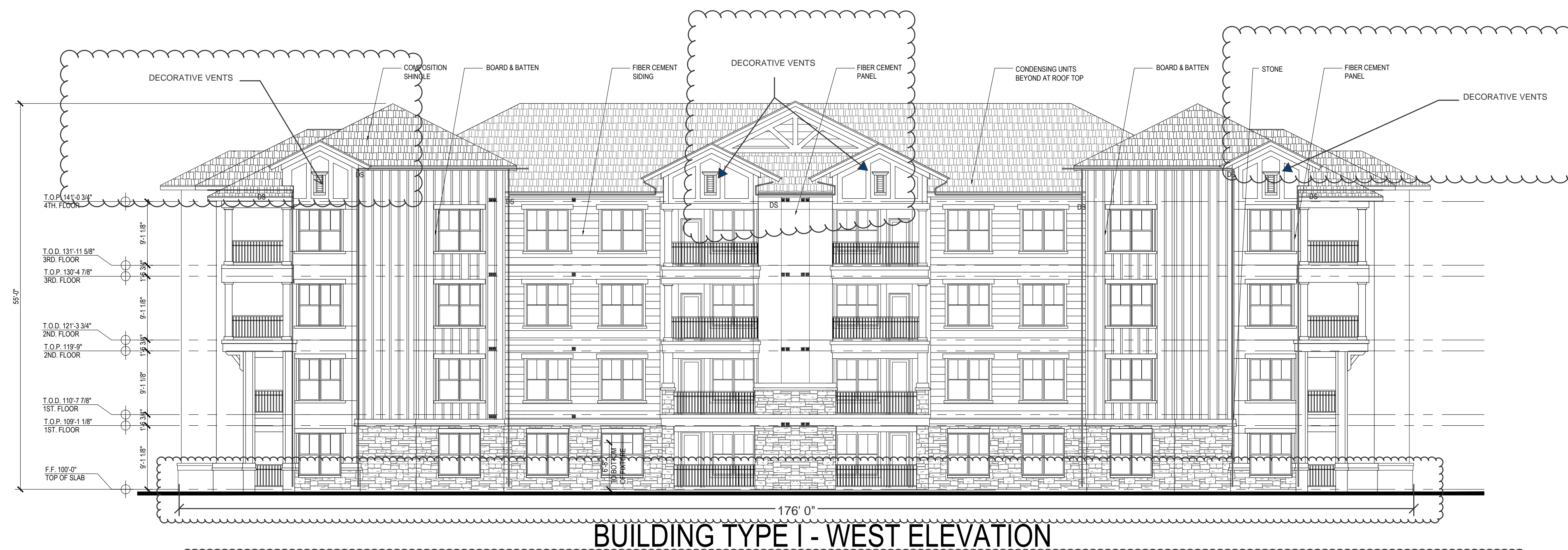
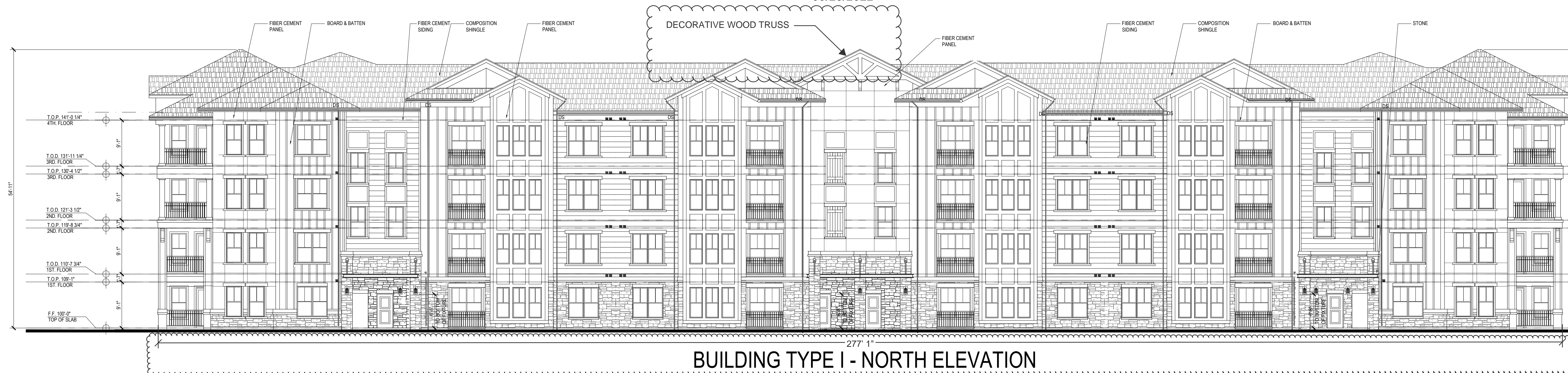
SITE LIGHTING CALCULATIONS

CALIBER AT COPPERLEAF

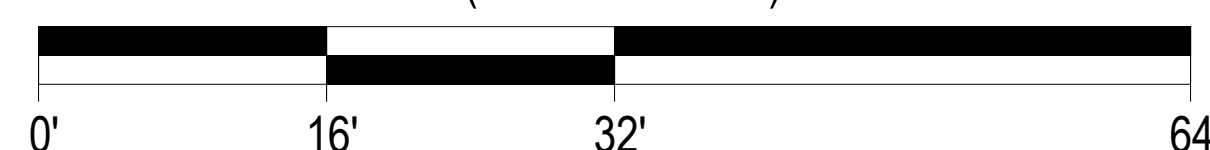
LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30 LOCATED IN THE
NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66
WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF
COLORADO E QUINCY AVE & COPPERLEAF BLVD, AURORA CO

FINAL DEVELOPMENT PLAN

05/23/2022



SCALE: 3/32" = 1'-0" (24"x36" SHEET)



BUILDING REQUIREMENTS
MAX BUILDING HEIGHT:
ATTACHED GARAGES:
MATERIALS:

COLORS:

DOORS & ENTRIES

TRIM:

ARCHITECTURAL ACCENT:

REQUIRED:

55' 0" SHALL BE DESIGN USING THE SAME MATERIALS COLORS AND ARCHITECTUREAL STYLE AS THE PRIMARY BUILDING: MATERIAL DIVERSITY IS REQUIRED, A MINIMUM OF TWO DIFFERENT MATERIALS SHALL BE INCORPORATED IN EACH MODEL. FOR A MATERIAL TO BE COUNTED AS ONE OF THE TWO MATERIALS REQ., IT MUST PROVIDE A MINIM COVERAGE OF 30% OF THE NET AREA OF ALL SIDES OF THE BUILDING. TWO FORMASONRY WEAPONS ARE REQ. EXCEPT IF PRESENTED BY THE LOCATION OF A WINDOW OR DOOR. COLORS FOR THE ROOF, BODY, WINDOWS, DOORS, AND TRIM MUST BE APPROVED BY THE COUNTY AT TIME OF FINAL DEVELOPMENT PLAN FOR THE SPECIFIC PRODUCTS. THE ENTRANCE OF THE BUILDING AND/OR UNIT SHOULD BE CLEARLY DEFINED AN PEDESTRIAN IN SCALE. TRIM SHALL BE USED WHEN IT IS APPROPRIATE WITH THE STYLE OF THE BUILDING. IT SHALL BE A MINIMUM OF 1X4 ON SIDES OF WINDOWS; 2X6 TRIM ON WINDOW HEADS; AND 2X8 OR 2X10 TRIM AS HORIZONTAL ACCENTS. TRIM IS NOT REQUIRED WHEN IT WILL CONFLICT WITH THE MATERIALS AND/OR STYLE OF THE BUILDING, FOR EXAMPLE, WHEN STUCCO OR STONE IS USED, OR ON SOME CONTEMPORARY STYLES. THE BUILDING SHOULD BE COORDINATED WITH ALL OTHER ARCHITECTURAL AGENTS AND BE INCORPORATED AT APPROPRIATE LOCATIONS IN ORDER TO PROVIDE INTEREST ON ALL SIDES OF THE BUILDING ELEVATION. THESE ACCENTS MUST BE INCORPORATED AS APPROPRIATE ON ALL SIDES OF A BUILDING.

PROVIDED:

ATTACHED GARAGES INCORPORATED INTO BUILDING DESIGN USING
THE STYLE OF THE BUILDING
MASONRY 19%, CEMENTOUS SIDING 48%, BOARD & BATTEN 33%
COLORS:

6' 8" STANDARD DOOR SIZE FOR ENTRY TO BUILDINGS AND UNITS.
TRIM TO MATCH SPECIFICAIONS OF

DECORATIVE ELEMENTS SUCH AS VENTS, WOOD TRIMS, AND COLORS
SEEN ON COLORS SHEET.

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CIVIL CONSTRUCTION DOCUMENTS
CALIBER AT COPPERLEAF
LOT 1, BLOCK 1
COPPERLEAF FILING NO. 30

E. QUINCY AVE AND COPPERLEAF BLVD
AURORA, COLORADO

[illegible]

Project No:	GCO002
Drawn By:	
Checked By:	
Date:	JANUARY 2022

BUILDING TYP I
ELEVATIONS

12

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CIVIL CONSTRUCTION DOCUMENTS
CALIBER AT COPPERLEAF
LOT 1, BLOCK 1
COPPERLEAF FILING NO. 30

E. QUINCY AVE AND COPPERLEAF BLVD
AURORA, COLORADO

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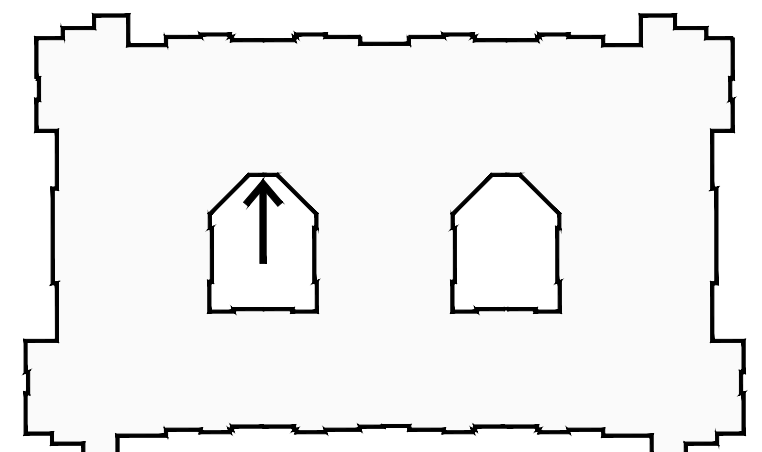
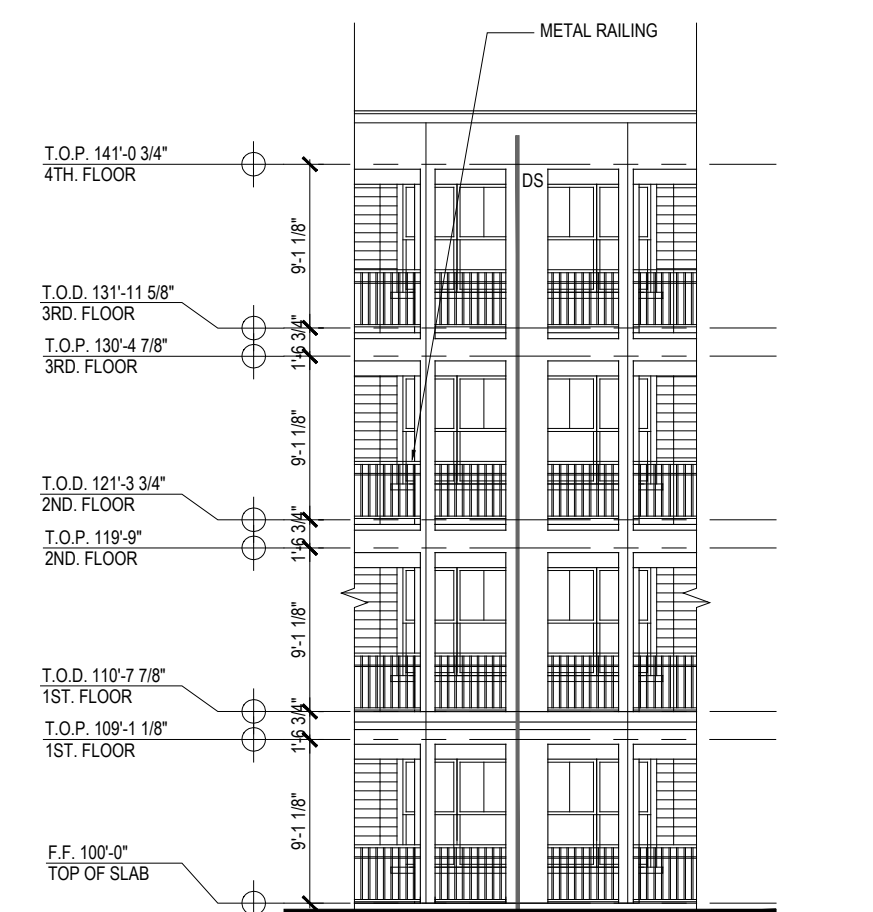
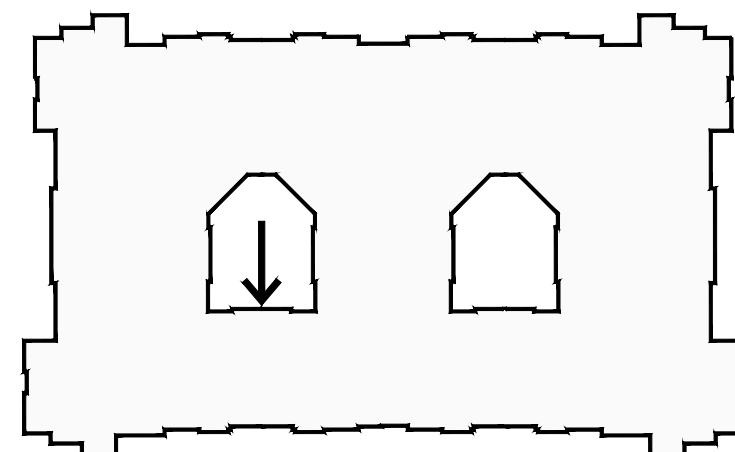
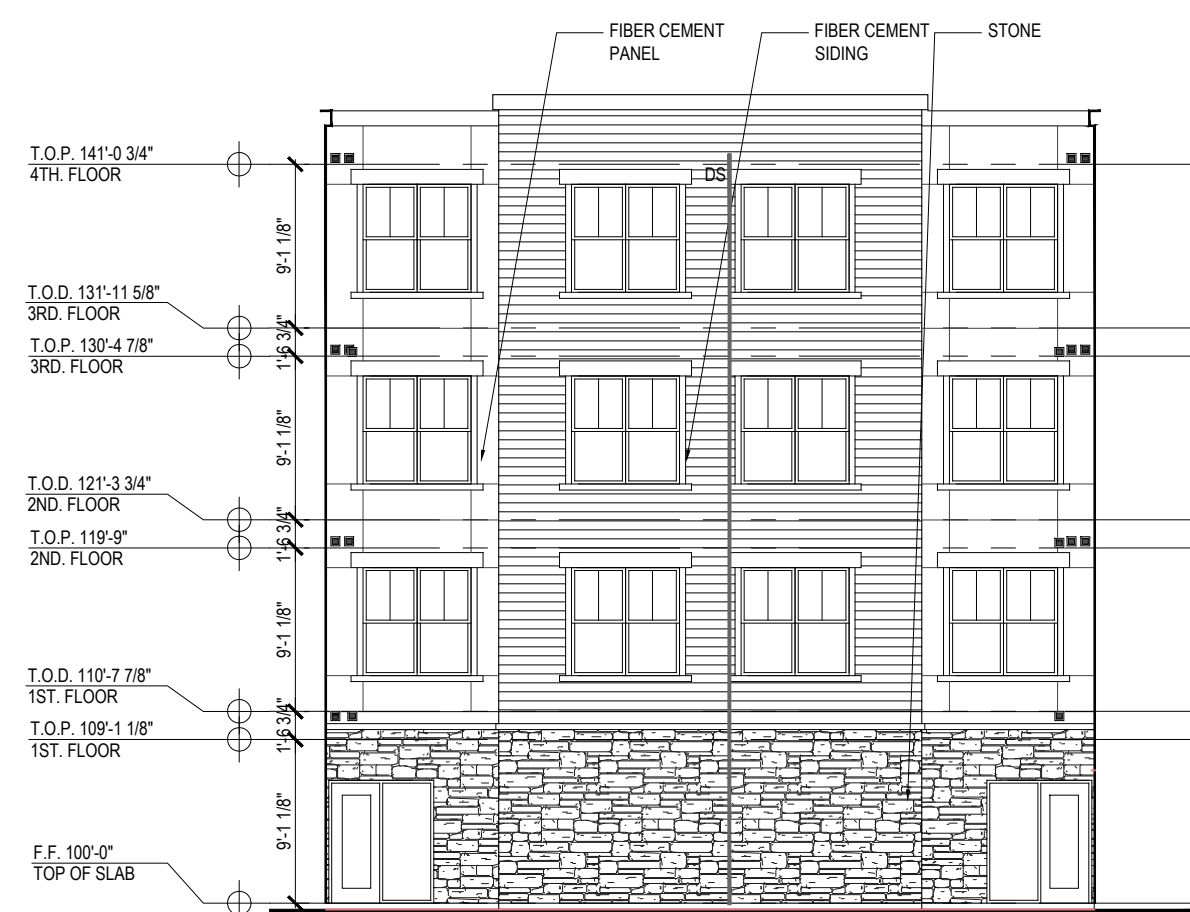
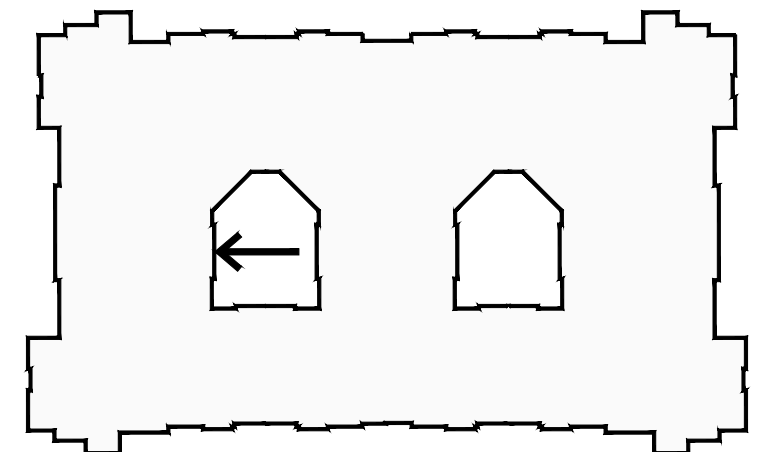
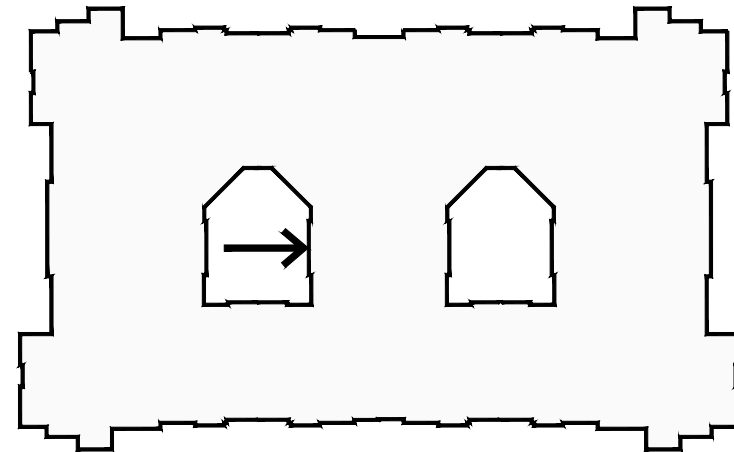
Project No:	GCO002
Drawn By:	
Checked By:	
Date:	JANUARY 2022

BUILDING TYP I COURTYARD ELEVATIONS

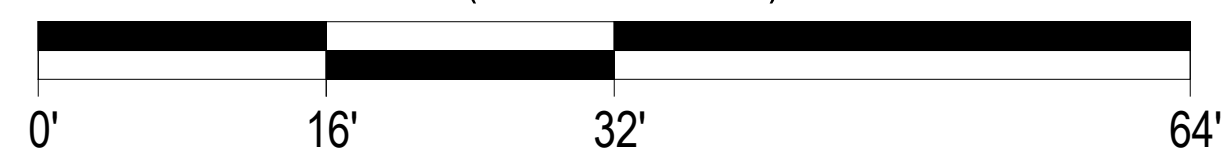
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LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30 LOCATED IN THE
NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66
WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF
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FINAL DEVELOPMENT PLAN
05/23/2022



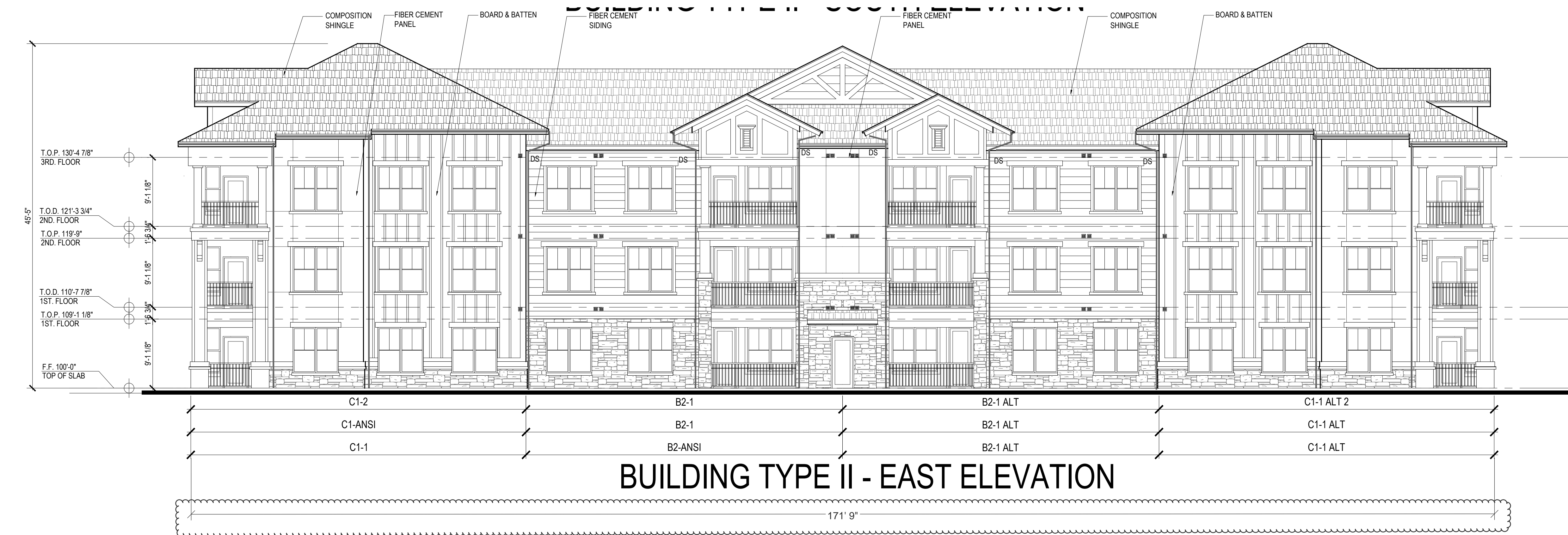
SCALE: 3/32" = 1'-0" (24"x36" SHEET)



FINAL DEVELOPMENT PLAN
CALIBER AT COPPERLEAF

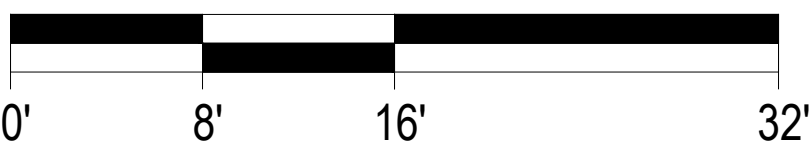
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GARRETT COMPANIES
05/23/2022



BUILDING TYPE II - EAST ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)



BUILDING REQUIREMENTS
MAX BUILDING HEIGHT:
ATTACHED GARAGES:
MATERIALS:

COLORS:
DOORS & ENTRIES
TRIM:

ARCHITECTURAL ACCENT:

REQUIRED:

55' 0"
SHALL BE DESIGN USING THE SAME MATERIALS COLORS AND ARCHITECTUREAL STYLE AS THE PRIMARY BUILDING.
MATERIAL DIVERSITY IS REQUIRED. A MINIMUM OF TWO DIFFERENT MATERIALS SHALL BE INCORPORATED IN EACH MODEL. FOR A
MATERIAL TO BE COUNTED AS ONE OF THE TWO MATERIALS REQ., IT MUST PROVIDE A MINIM COVERAGE OF 30% OF THE NET AREA OF ALL
SIDES OF THE BUILDING. TWO FOOT MASONRY WRAPS ARE REQ. EXCEPT IF PREVENTED BY THE LOCATION OF A WINDOW
COLORS FOR THE ROOF, BODY, WINDOWS, DOORS, AND TRIM MUST BE APPROVED BY THE COUNTY AT TIME OF FINAL DEVELOPMENT PLAN
FOR THE SPECIFIC PRODUCTS.
THE ENTRANCE OF THE BUILDING AND/OR UNIT SHOULD BE CLEARLY DEFINED AN PEDESTRIAN IN SCALE.
TRIM SHALL BE USED WHEN IT IS APPROPRIATE WITH THE STYLE OF THE BUILDING. IT SHALL BE A MINIMUM OF 1X4 ON SIDES OF WINDOWS;
2X6 TRIM ON WINDOW HEADS; AND 2X8 OR 2X10 TRIM AS HORIZONTAL ACCENTS. TRIM IS NOT REQUIRED WHEN IT WILL CONFLICT WITH THE
MATERIALS AND/OR STYLE OF THE BUILDING, FOR EXAMPLE, WHEN STUCCO OR STONE IS USED, OR ON SOME CONTEMPORARY STYLES.
DECORATIVE LOUVERS, VENTS, COLOR BANDS, TRIM, AND OTHER ARCHITECTURAL ACCENTS SHALL BE INCORPORATED AT APPROPRIATE
LOCATIONS IN ORDER TO PROVIDE INTEREST ON ALL SIDES OF THE BUILDING ELEVATION. THESE ACCENTS MUST BE INCORPORATED AS
APPROPRIATE ON ALL SIDES OF A BUILDING.

PROVIDED:

55' 0"
ATTACHED GARAGES INCORPORATED INTO BUILDING DESIGN USING
THE STYLE OF THE BUILDING
MASONRY 19%, CEMENTOUS SIDING 48%, BOARD & BATTEN 33%,
COLORS SEE ATTACHED COLOR CHOICES ON COLOR ELEVATION
6' 8" STANDARD DOOR SIZE FOR ENTRY TO BUILDINGS AND UNITS.
TRIM TO MEET SPECIFICATIONS OF PDP: 1X4 TRIM ON SIDE OF
WINDOWS, 2X10 ON WINDOW HEAD; HORIZONTAL TRIM IS 2X10,
EXCEPT AT FIBER CEMENT AND MASONRY HORIZONTAL TRANSITION
TO PROVIDE ADEQUATE WATERPROOFING.
DECORATIVE ELEMENTS SUCH AS VENTS, WOOD TRIMS, AND COLORS
SEEN ON COLORS SHEET.

Galloway

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CIVIL CONSTRUCTION DOCUMENTS
CALIBER AT COPPERLEAF
LOT 1, BLOCK 1
COPPERLEAF FILING NO. 30
E. QUINCY AVE AND COPPERLEAF BLVD
AURORA, COLORADO

0 10/26/21 1ST CD SUBMITTAL MRK
1 01/19/21 2ND CD SUBMITTAL MRK

Project No: GC0002
Drawn By:
Checked By:
Date: JANUARY 2022

BUILDING TYP II
ELEVATIONS

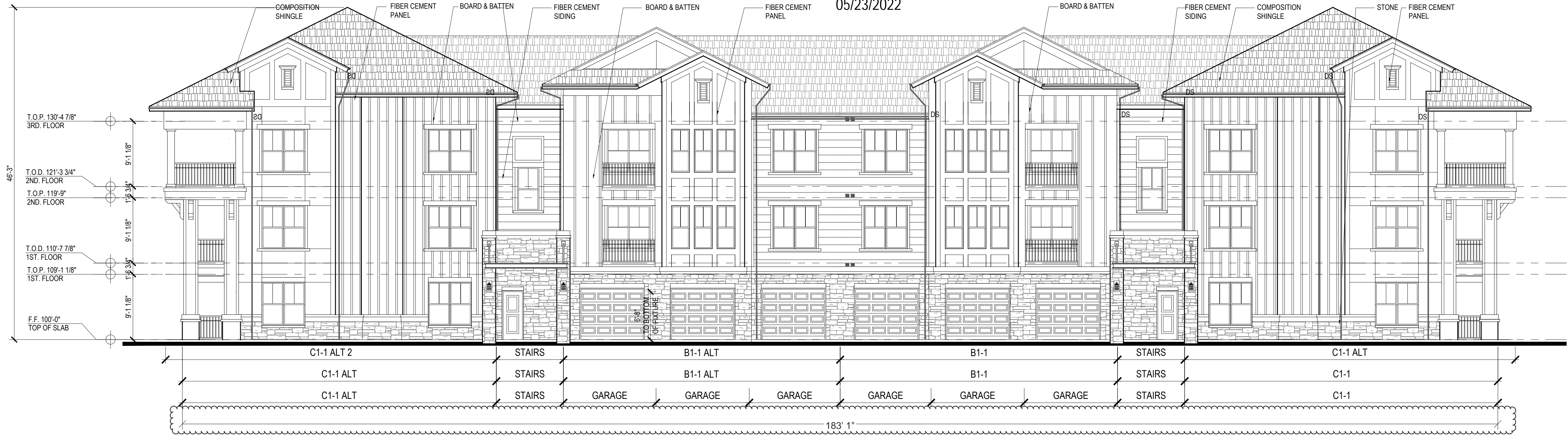
FINAL DEVELOPMENT PLAN

CALIBER AT COPPERLEAF

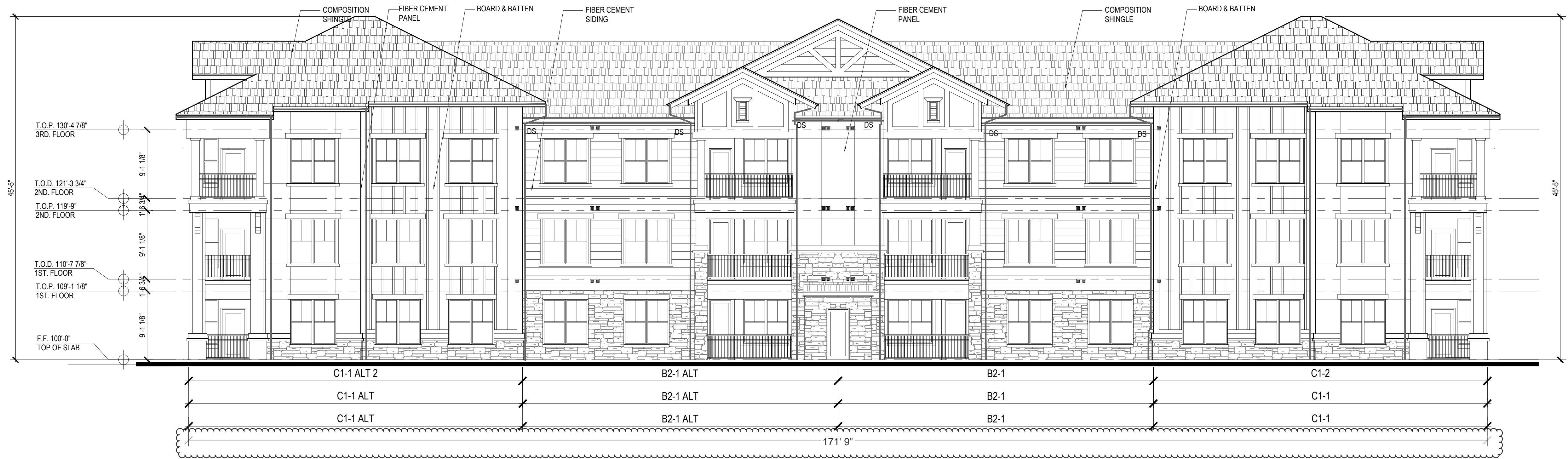
LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30 LOCATED IN THE
NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66
WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF
COLORADO E QUINCY AVE & COPPERLEAF BLVD, AURORA CO

GARRETT COMPANIES

05/23/2022

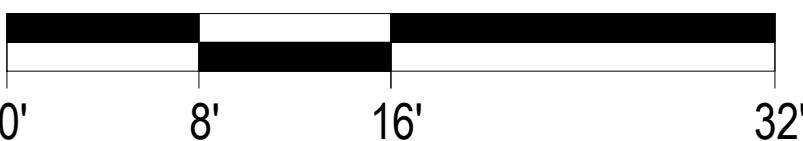


BUILDING TYPE II - NORTH ELEVATION



BUILDING TYPE II - WEST ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)



BUILDING REQUIREMENTS
MAX BUILDING HEIGHT:
ATTACHED GARAGES:
MATERIALS:

COLORS:

DOORS & ENTRIES
TRIM:

ARCHITECTURAL ACCENT:

REQUIRED:

55' 0"

SHALL BE DESIGN USING THE SAME MATERIALS COLORS AND ARCHITECTUREAL STYLE AS THE PRIMARY BUILDING:
MATERIAL DIVERSITY IS REQUIRED, A MINIMUM OF TWO DIFFERENT MATERIALS SHALL BE INCORPORATED IN EACH MODEL. FOR A MATERIAL TO BE COUNTED AS ONE OF THE TWO MATERIALS REQ., IT MUST PROVIDE A MINIM COVERAGE OF 30% OF THE NET AREA OF ALL SIDES OF THE BUILDING. TWO FOOT MASONRY WRAPS ARE REQ. EXCEPT IF PREVENTED BY THE LOCATION OF A WINDOW
COLORS FOR THE ROOF, BODY, WINDOWS, DOORS, AND TRIM MUST BE APPROVED BY THE COUNTY AT TIME OF FINAL DEVELOPMENT PLAN FOR THE SPECIFIC PRODUCTS.
THE ENTRANCE OF THE BUILDING AND/OR UNIT SHOULD BE CLEARLY DEFINED AN PEDESTRIAN IN SCALE.
TRIM SHALL BE USED WHEN IT IS APPROPRIATE WITH THE STYLE OF THE BUILDING. IT SHALL BE A MINIMUM OF 1X4 ON SIDES OF WINDOWS; 2X6 TRIM ON WINDOW HEADS; AND 2X8 OR 2X10 TRIM AS HORIZONTAL ACCENTS. TRIM IS NOT REQUIRED WHEN IT WILL CONFLICT WITH THE MATERIALS AND/OR STYLE OF THE BUILDING, FOR EXAMPLE, WHEN STUCCO OR STONE IS USED, OR ON SOME CONTEMPORARY STYLES.
DECORATIVE LOUVERS, VENTS, COLOR BANDS, TRIM, AND OTHER ARCHITECTURAL ACCENTS SHALL BE INCORPORATED AT APPROPRIATE LOCATIONS IN ORDER TO PROVIDE INTEREST ON ALL SIDES OF THE BUILDING ELEVATION. THESE ACCENTS MUST BE INCORPORATED AS APPROPRIATE ON ALL SIDES OF A BUILDING.

PROVIDED:

55' 0"

ATTACHED GARAGES INCORPORATED INTO BUILDING DESIGN USING THE STYLE OF THE BUILDING
MASONRY 20%, CEMENTOUS SIDING 50%, BOARD & BATTEN 30%,
COLORS SEE ATTACHED COLOR CHOICES ON COLOR ELEVATION
6' 8" STANDARD DOOR SIZE FOR ENTRY TO BUILDINGS AND UNITS.
TRIM TO MEET SPECIFICATIONS OF PDP- 1x4 TRIM ON SIDE OF WINDOWS, 2X10 ON WINDOW HEAD; HORIZONTAL TRIM IS 2X10, EXCEPT AT FIBER CEMENT AND MASONRY HORIZONTAL TRANSITION TO PROVIDE ADEQUATE WATERPROOFING.
DECORATIVE ELEMETNS SUCH AS VENTS, WOOD TRIMS, AND COLORS SEEN ON COLORS SHEET.

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CIVIL CONSTRUCTION DOCUMENTS
CALIBER AT COPPERLEAF
LOT 1, BLOCK 1
COPPERLEAF FILING NO. 30
E. QUINCY AVE AND COPPERLEAF BLVD
AURORA, COLORADO

0 10/26/21 1ST CD SUBMITTAL MRK
1 01/19/21 2ND CD SUBMITTAL MRK

Project No: GC0002
Drawn By:
Checked By:
Date: JANUARY 2022

BUILDING TYP II
ELEVATIONS

FINAL DEVELOPMENT PLAN

LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30 LOCATED IN THE
NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE
WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF
COLORADO E QUINCY AVE & COPPERLEAF BLVD, AURORA CO

GARRETT COMPANIES
05/23/2022



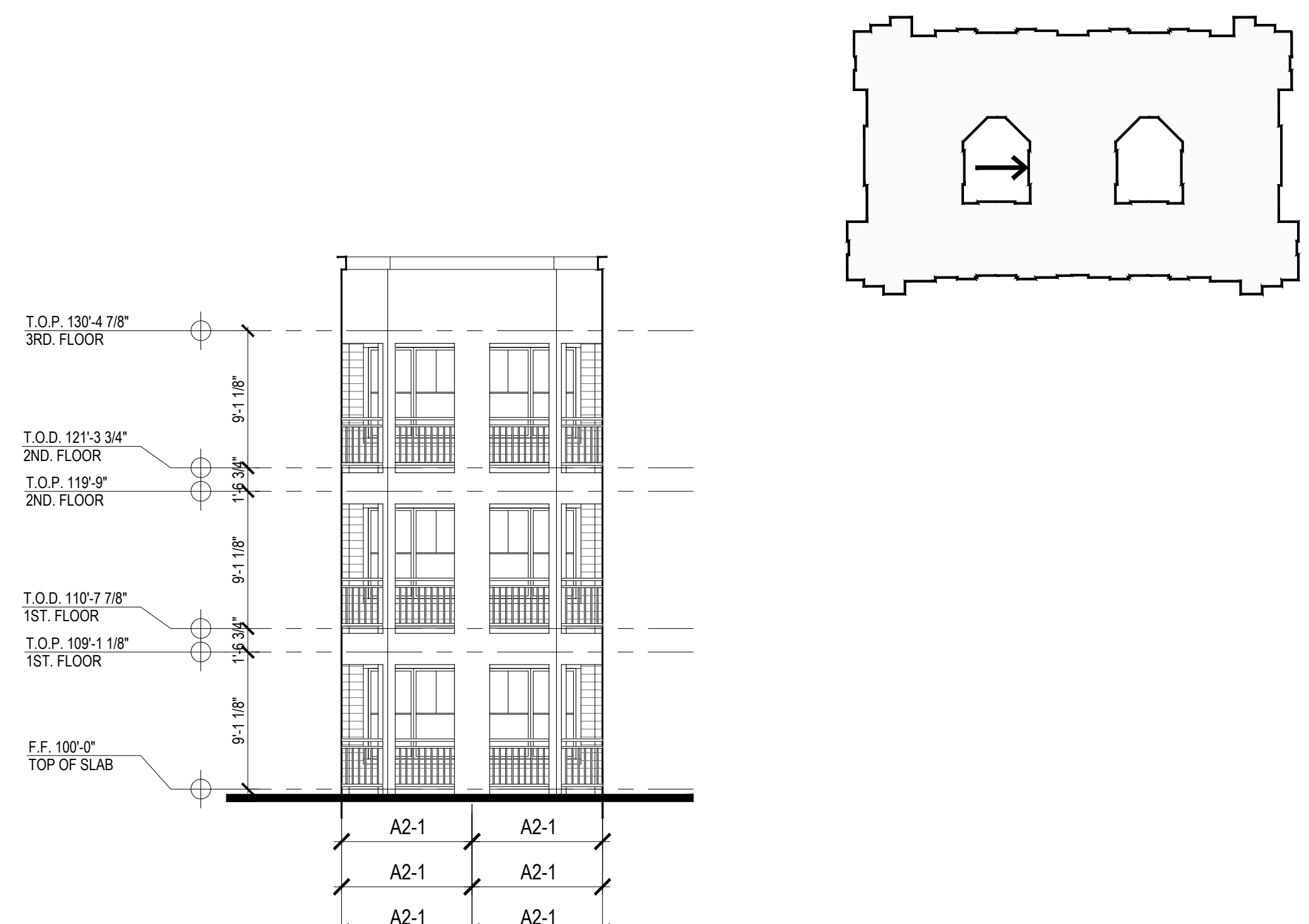
BUILDING TYPE II - COURTYARD ELEVATION



BUILDING TYPE II - COURTYARD ELEVATION



BUILDING TYPE II - COURTYARD ELEVATION



BUILDING TYPE II - COURTYARD ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)



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CIVIL CONSTRUCTION DOCUMENTS
CALIBER AT COPPERLEAF
LOT 1, BLOCK 1
COPPERLEAF FILING NO. 30

E. QUINCY AVE AND COPPERLEAF BLVD
AURORA, COLORADO

[illegible]

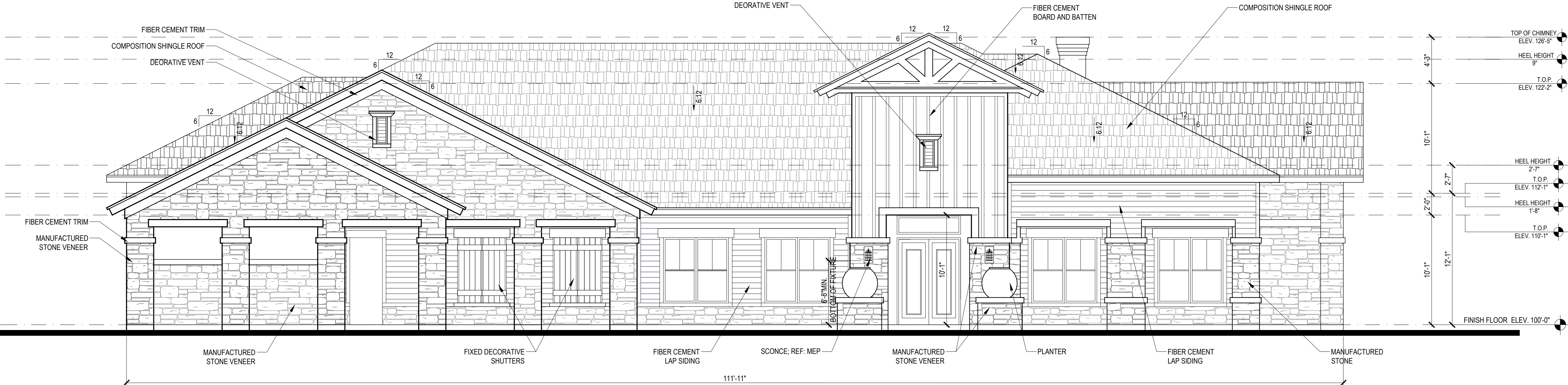
Project No:	GCO002
Drawn By:	
Checked By:	
Date:	JANUARY 2022

BUILDING TYP II

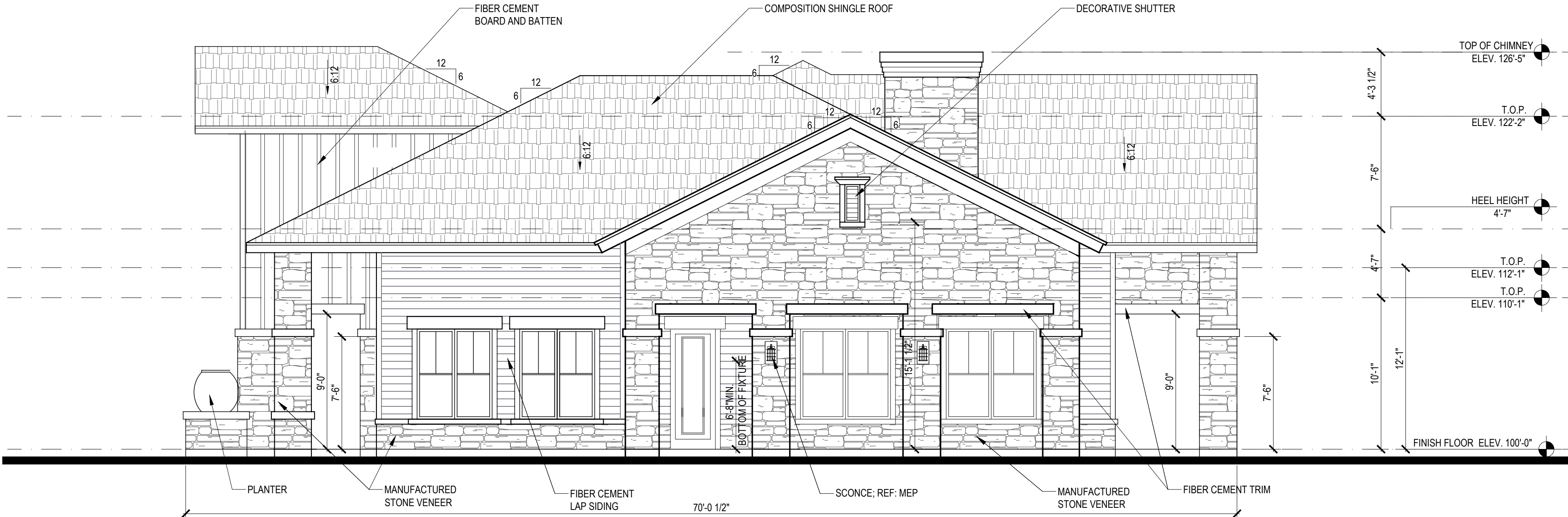
COURTYARD ELEVATIONS

FINAL DEVELOPMENT PLAN

GARRETT COMPANIES
05/23/2022

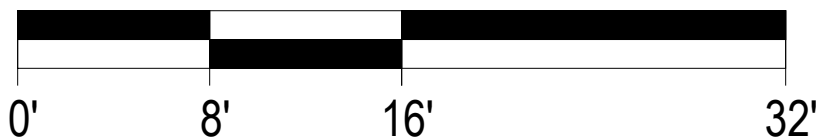


FRONT ELEVATION



LEFT ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)



BUILDING REQUIREMENT
MAX BUILDING HEIGHTS:
ROOFS:

MATERIALS

COLORS:
DOORS & ENTRIES

ARCHITECTURAL ACCENT®

REQUIRED:

ROOFS ARE TO BE A PROMINENT AND COMPLIMENTARY ELEMENT OF A BUILDING ARCHITECTURE. PITCHED ROOFS SHALL BE INTEGRATED INTO THE BUILDINGS ARCHITECTURE

MATERIAL DIVERSITY IS REQUIRED, A MINIMUM OF TWO DIFFERENT MATERIALS SHALL BE INCORPORATED IN EACH MODEL. FOR A MATERIAL TO BE COUNTED AS ONE OF THE TWO MATERIALS REQ., IT MUST PROVIDE A MINIM COVERAGE OF 30% OF THE NET AREA OF ALL SIDES OF THE BUILDING. TWO FOOT MASONRY WRAPS ARE REQ. EXCEPT IF PREVENTED BY THE LOCATION OF A WINDOW

COLORS FOR THE ROOF, BODY, WINDOWS, DOORS, AND TRIM MUST BE APPROVED BY THE COUNTY AT TIME OF FINAL DEVELOPMENT PLAN FOR THE SPECIFIC PRODUCTS. THE ENTRANCE OF THE BUILDING SHOULD BE CLEARLY DEFINED. IT SHALL BE INTERGRADED INTO THE BUILDINGS DESIGN AND ARCHITECTURE BY USING THE FOLLOWING

TECHNIQUES: A. THE ENTRY SHALL BE PEDESTRIAN IN SCALE AND BE DESIGNED TO ENCOURAGE PEDESTRIAN ACTIVITY. B. LANDSCAPE AREAS SHALL BE ORIENTED AND LOCATED TO ENHANCE THE ENTRY. C. THE MAIN ENTRANCE SHALL ORIENT ONTO THE ENTRANCE.

ANY COMMERCIAL, MIXED-USE, OR INDUSTRIAL BUILDING MUST HAVE WRAP AROUND ARCHITECTURAL FEATURES, INCLUDING WINDOW TREATMENTS, COLOR BANDS, MATERIAL CHANGES, ETC. ON ANY SIDE OF THE BUILDING THAT IS ADJACENT TO A MAJOR OR MINOR ARTERIAL ROAD OR ABUTTING A RESIDENTIAL AREA.

PROVIDED:

27' 0"
PITCHED ROOMS ARE INTEGRATED WITH THE BUILDING

MATERIALS INCLUDE MASONRY, CEMENTOUS SIDING, AND BOARD & BATTEN.

COLORS SEE ATTACHED COLOR CHOICES ON COLOR ELEVATION SHEET

THE ENTRNCE; IS CLEARLY DEFINED BY THE TOWER AT FRONT ELEVATION, DOORS TO BE 6' 8" TO MEET PEDESTRIAN SCALE. ACCENTS TO MEET PDP, WINDOWS WRAP AROUND BUILDIGN WITH DIFFERENT COLORS AND MATERIAL CHANGES. WINDOWS AT REAR ELEVATION ARE FACING MINOR ARTERIAL ROAD.

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CIVIL CONSTRUCTION DOCUMENTS
CALIBER AT COPPERLEAF
LOT 1, BLOCK 1
COPPERLEAF FILING NO. 30

E. QUINCY AVE AND COPPERLEAF BLVD
AURORA, COLORADO

[illegible]

Project No:	GCO002
Drawn By:	
Checked By:	
Date:	JANUARY 2022

CLUBHOUSE ELEVATIONS

17

LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30 LOCATED IN THE
NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66
WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF
COLORADO E QUINCY AVE & COPPERLEAF BLVD, AURORA CO

[illegible]

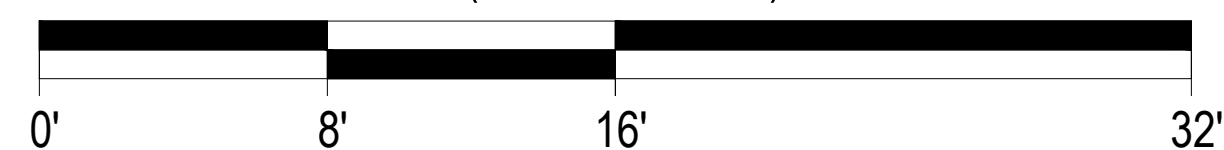
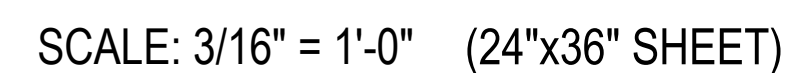
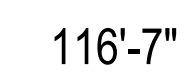
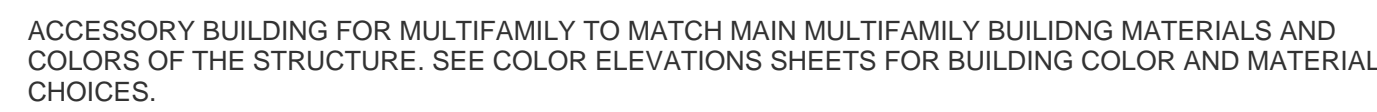
Architectural elevation drawing of a building facade. The drawing includes the following elements and labels:

- Dimensions and Elevation:**
 - Overall height: 14'-4 1/2"
 - Overall width: 69'-6 1/2"
 - Top of Chimney ELEV. 126'-5"
 - Heel Height 2'-7"
 - Top ELEV. 112'-1"
 - Heel Height 1'-8"
 - Top ELEV. 110'-1"
 - ELEV. 100'-0" FINISH FLOOR
- Materials and Features:**
 - COMPOSITION SHINGLE ROOF
 - MANUFACTURED STONE VENEER
 - FIXED DECORATIVE SHUTTER
 - SCONCE, REF: MEP
 - FIXED DECORATIVE SHUTTER
 - FIBER CEMENT TRIM
 - MANUFACTURED STONE VENEER
 - PLANTER
- Other Labels:**
 - 8'-3" MIN. (pointing to a window opening)
 - BOTTOM OF FIXTURE (pointing to a window opening)

ARAPAHOE COUNTY CASE NO. FDO21-005

LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30 LOCATED IN THE
NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66
WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF
COLORADO E QUINCY AVE & COPPERLEAF BLVD, AURORA CO

COMPOSITION SHINGLE STONE

[illegible]

Project No: GCO002
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CIVIL CONSTRUCTION DOCUMENTS
CALIBER AT COPPERLEAF
LOT 1, BLOCK 1
COPPERLEAF FILING NO. 30

E. QUINCY AVE AND COPPERLEAF BLVD
AURORA, COLORADO

[illegible]

Project No: GC0002

Drawn By:

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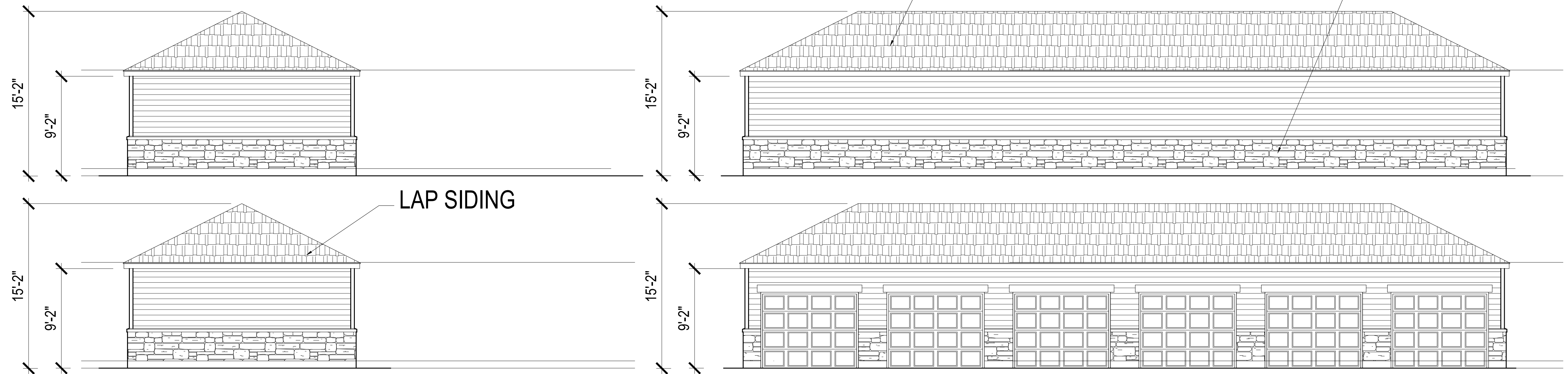
Date: JANUARY 2022

DETACHED GARAGE ELEVATIONS

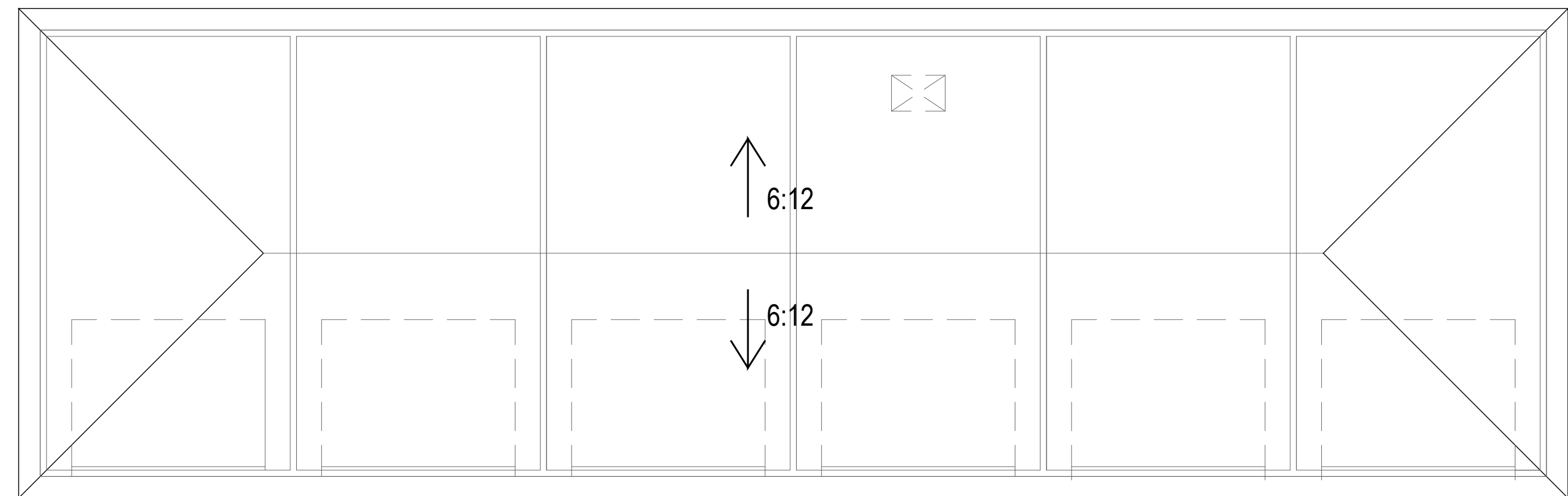
20

LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30 LOCATED IN THE
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WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF
COLORADO E QUINCY AVE & COPPERLEAF BLVD, AURORA CO

GARRETT COMPANIES
05/23/2022

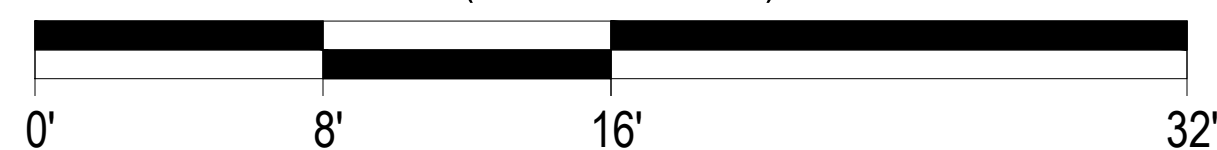


ACCESSORY BUILDING FOR MULTIFAMILY TO MATCH MAIN MULTIFAMILY BUILDING MATERIALS AND COLORS OF THE STRUCTURE. SEE COLOR ELEVATIONS SHEETS FOR BUILDING COLOR AND MATERIAL CHOICES.



GARAGE 3

SCALE: 3/16" = 1'-0" (24"x36" SHEET)

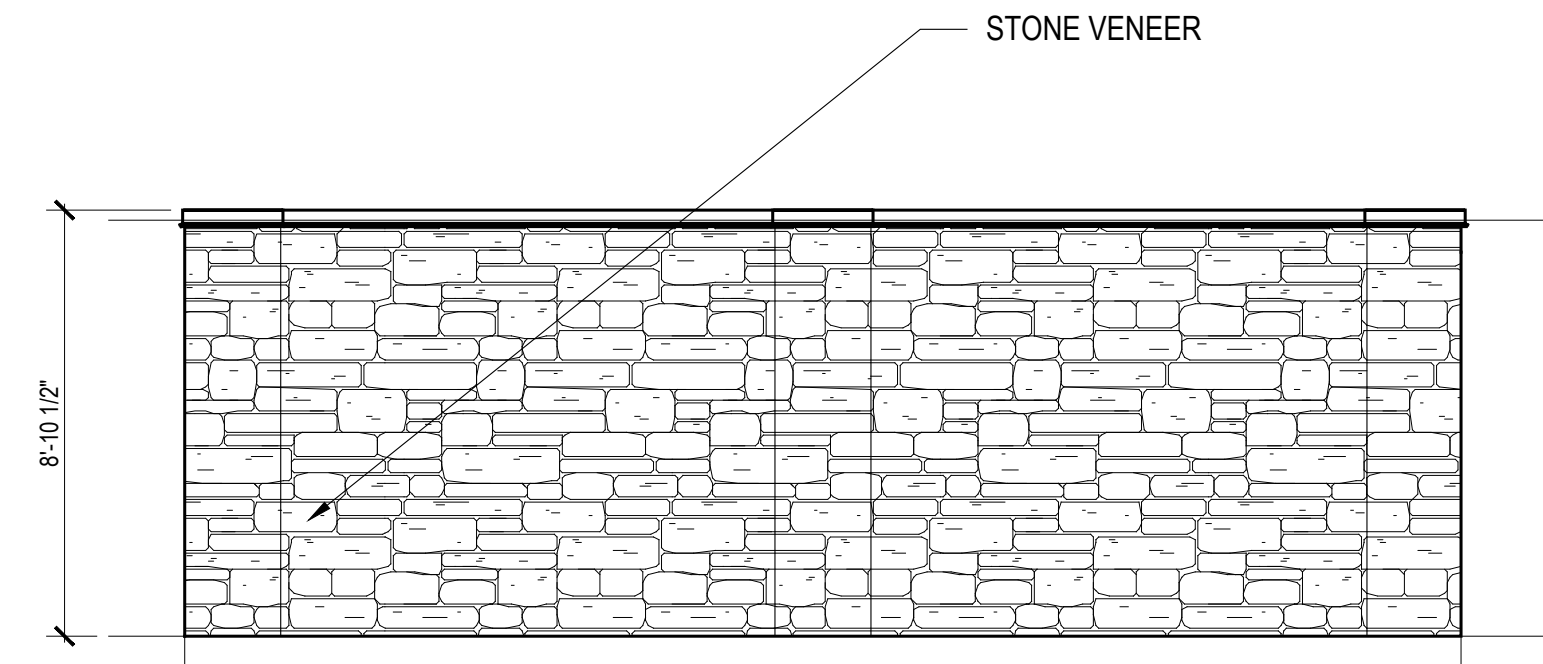


FINAL DEVELOPMENT PLAN

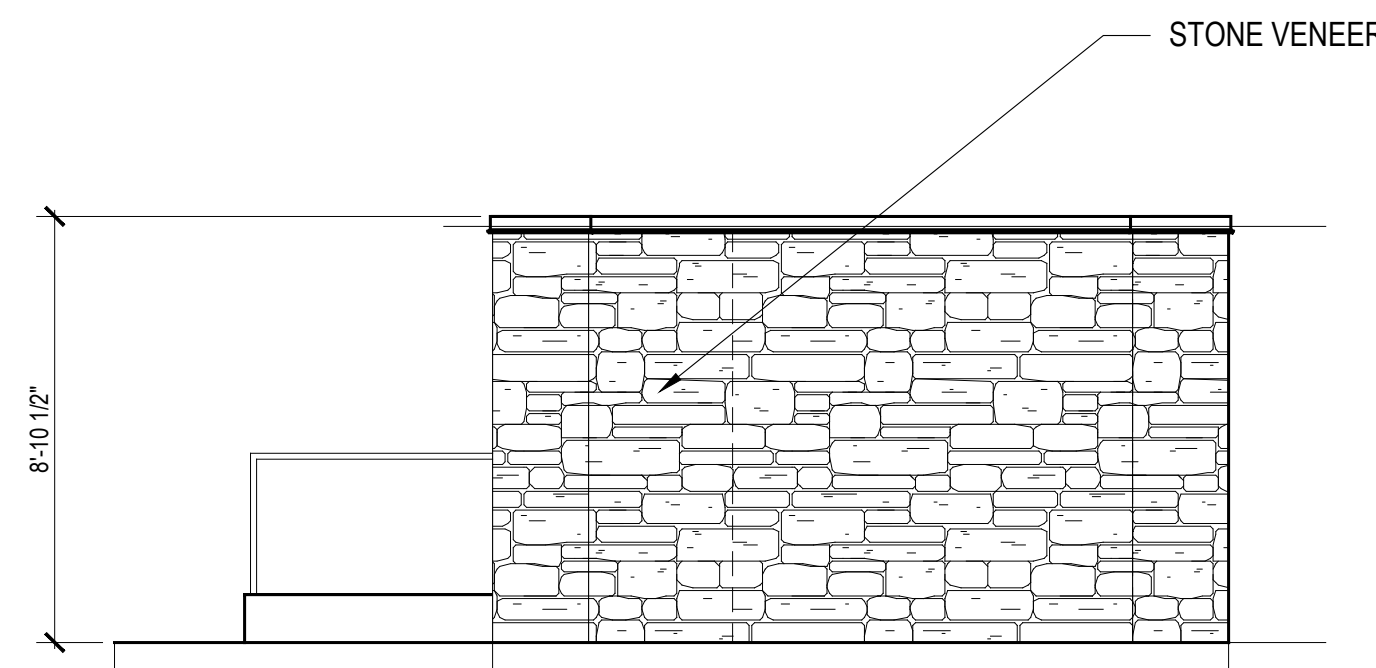
LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30 LOCATED IN THE
NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66
WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF
COLORADO E QUINCY AVE & COPPERLEAF BLVD, AURORA CO

GARRETT COMPANIES
05/23/2022

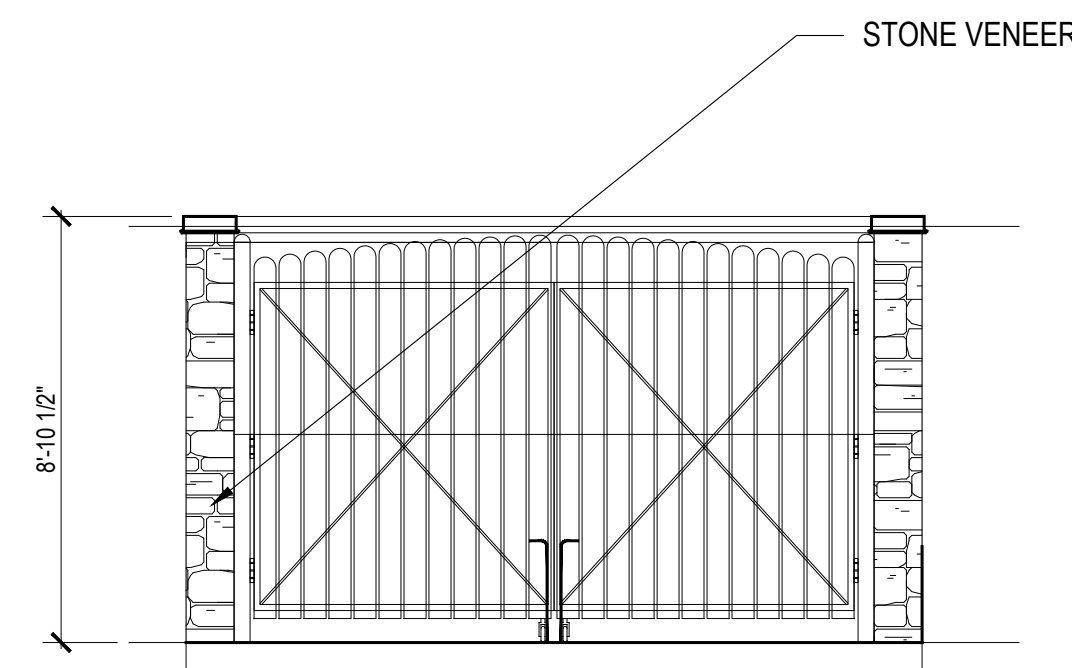
TOTAL AREA - ALL ELEVS : 706 sq.ft.
STONE 100%



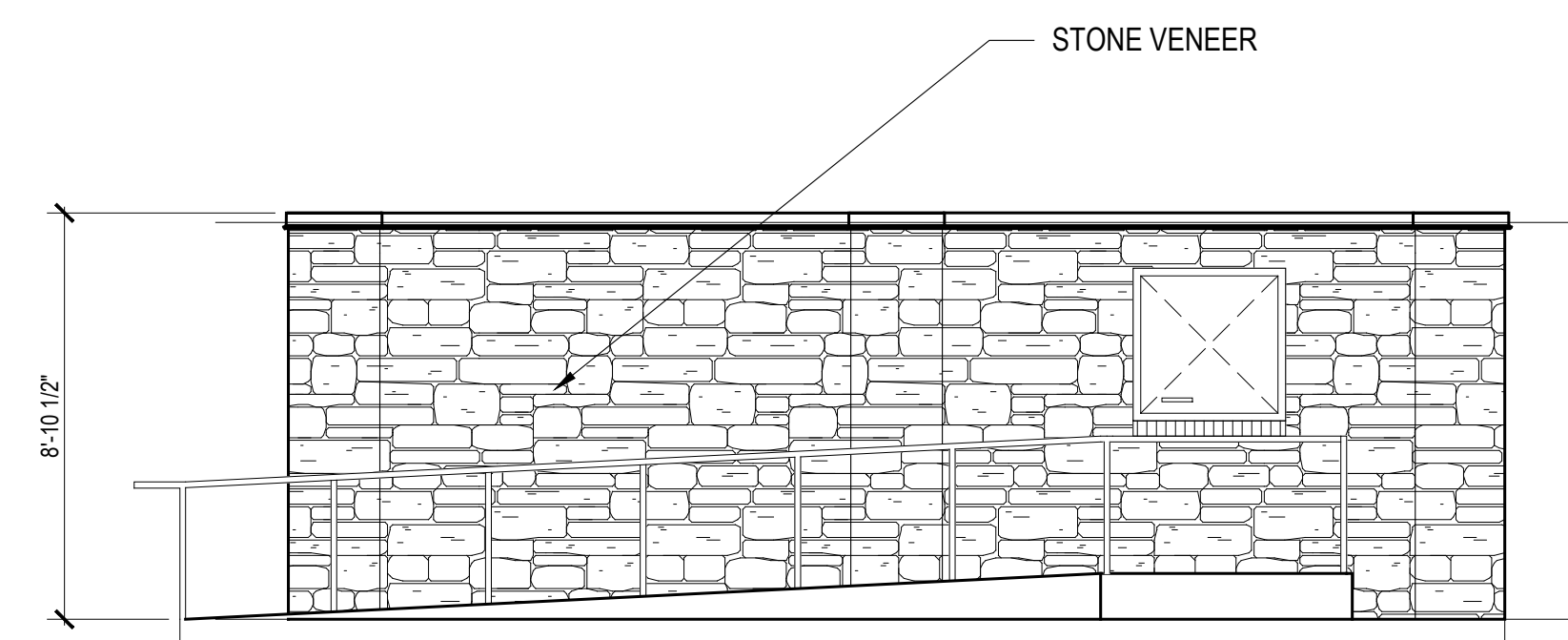
RIGHT ELEVATION



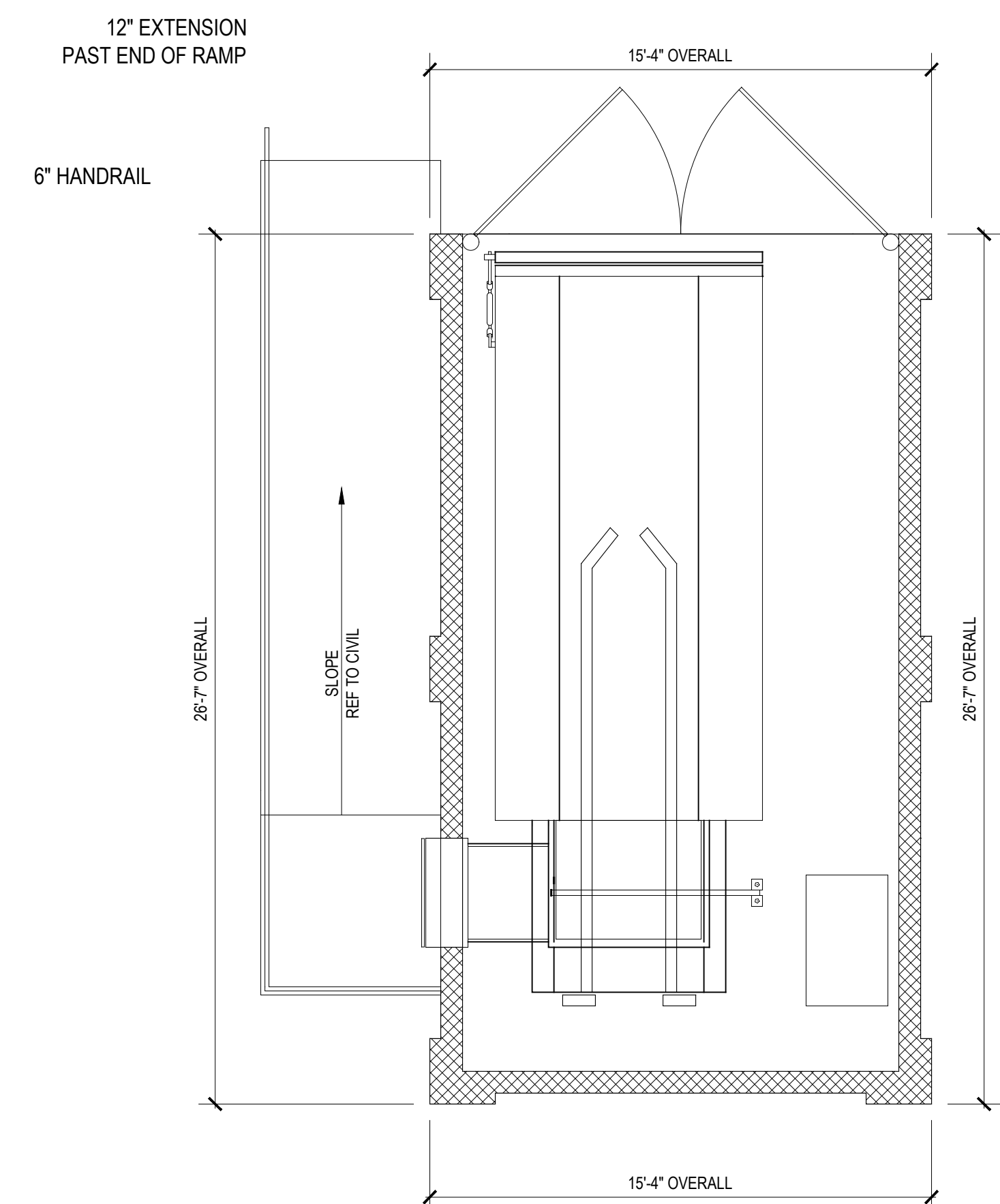
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FLOOR PLAN

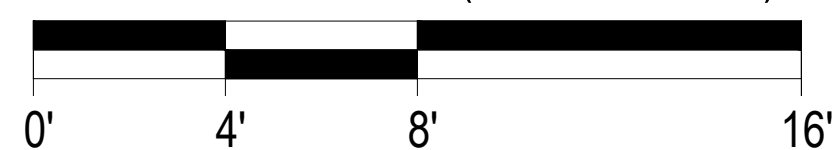
ACCESSORY BUILDING FOR MULTIFAMILY TO MATCH MAIN MULTIFAMILY BUILDING MATERIALS AND COLORS OF THE STRUCTURE. SEE COLOR ELEVATIONS SHEETS FOR BUILDING COLOR AND MATERIAL CHOICES.

REQUIRED:

PDP 3.2.5 SECTION B
TRASH ENCLOSURES - TRASH ENCLOSURES SHALL BE SHIELDED FROM VIEW PLACEMENT WITHIN MASONRY WALLS A MINIMUM OF SIZE FEET IN HEIGHT. TRASH STORAGE CONTAINERS SHALL NOT PROJECT ABOVE THE SCREEN WALL OR FENCE. WALL AND FENCE MATERIALS SHALL BE IDENTICAL TO OR COMPLEMENT EXTERIOR BUILDING MATERIALS. GATES ARE REQUIRED AND SHOULD BE CONSTRUCTED OF METAL WITH SCREEN MATERIAL OR CLADDING.

PROVIDED:
TRASH ENCLOSURES MEETS HEIGHT REQUIREMENTS WITH TRASH ECLOSURE AT 8' 10". EXTERIOR MATERIALS TO MATCH EXTERIOR MASONRY FROM THE BUILDING. TRASH ENCLOSURE TO MADE OF CONCRETE MASONRY UNIT CONSTRUCTION. GATES TO MADE WITH METAL.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

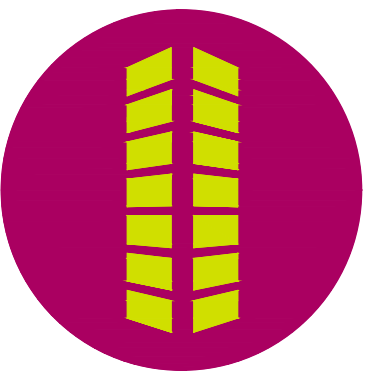


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CIVIL CONSTRUCTION DOCUMENTS
CALIBER AT COPPERLEAF
LOT 1, BLOCK 1
COPPERLEAF FILING NO. 30

E. QUINCY AVE AND COPPERLEAF BLVD
AURORA, COLORADO

[illegible]

Project No: GCO002

Drawn By:

Checked By:

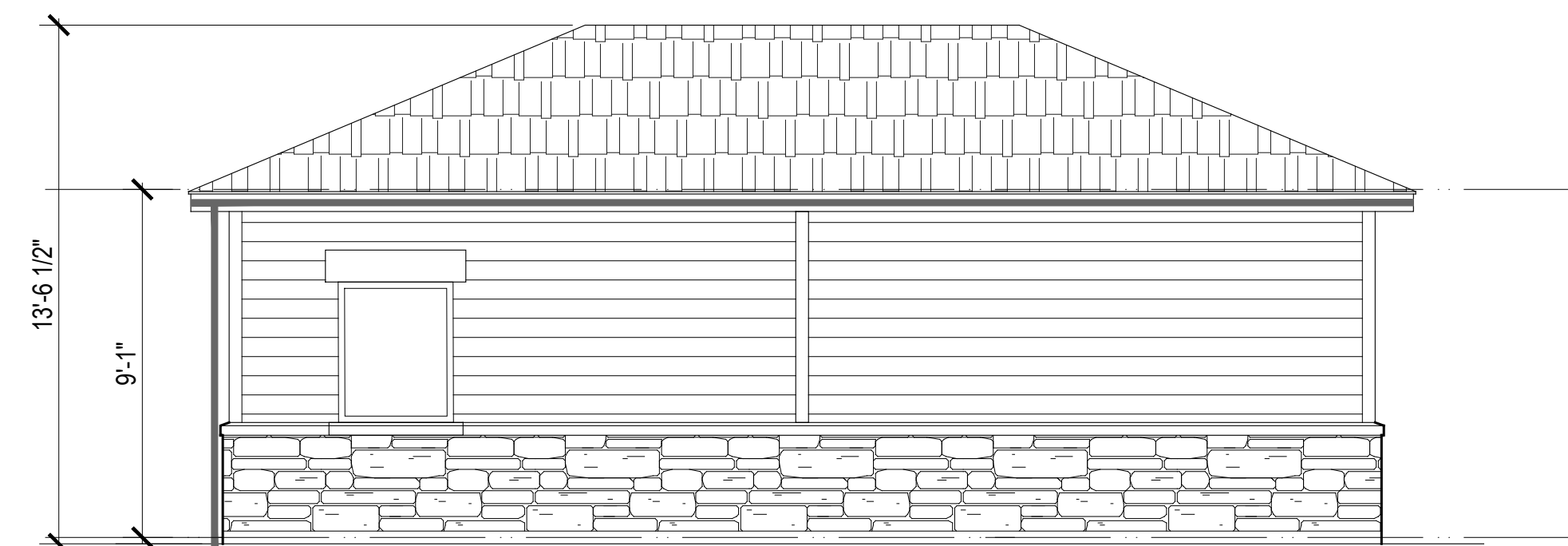
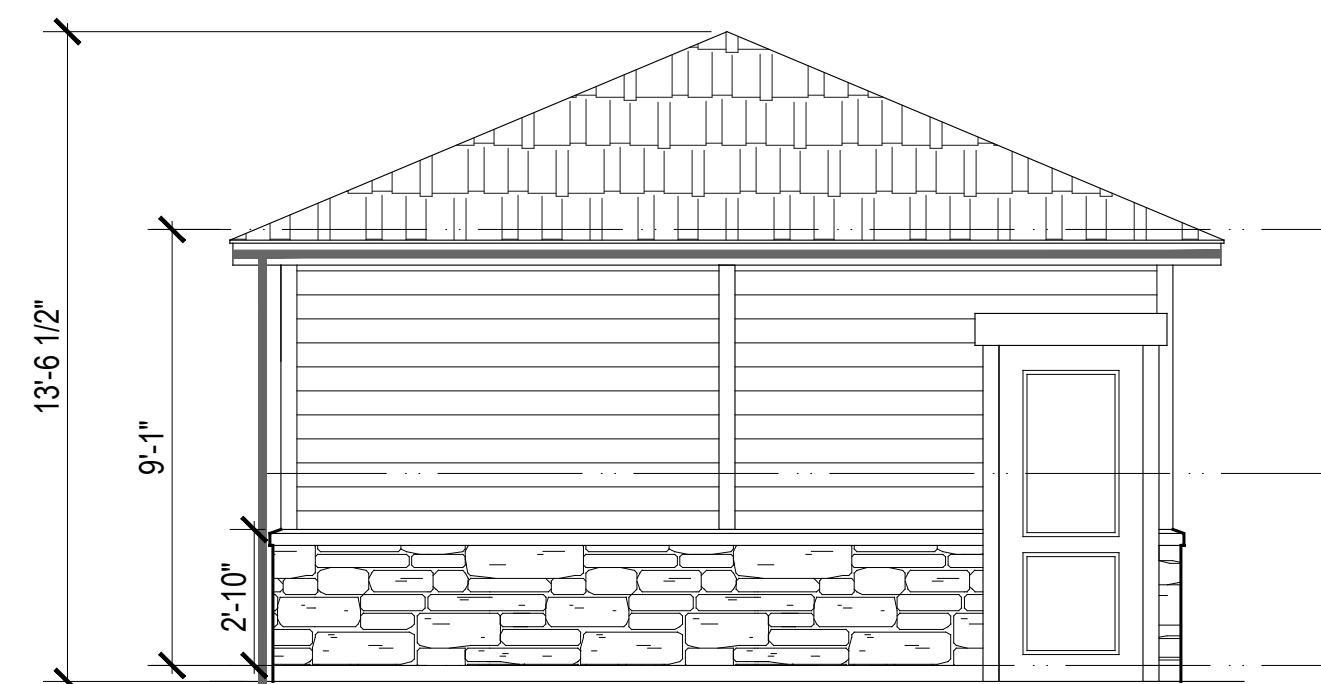
Date: JANUARY 2022

COMPACTOR

FINAL DEVELOPMENT PLAN

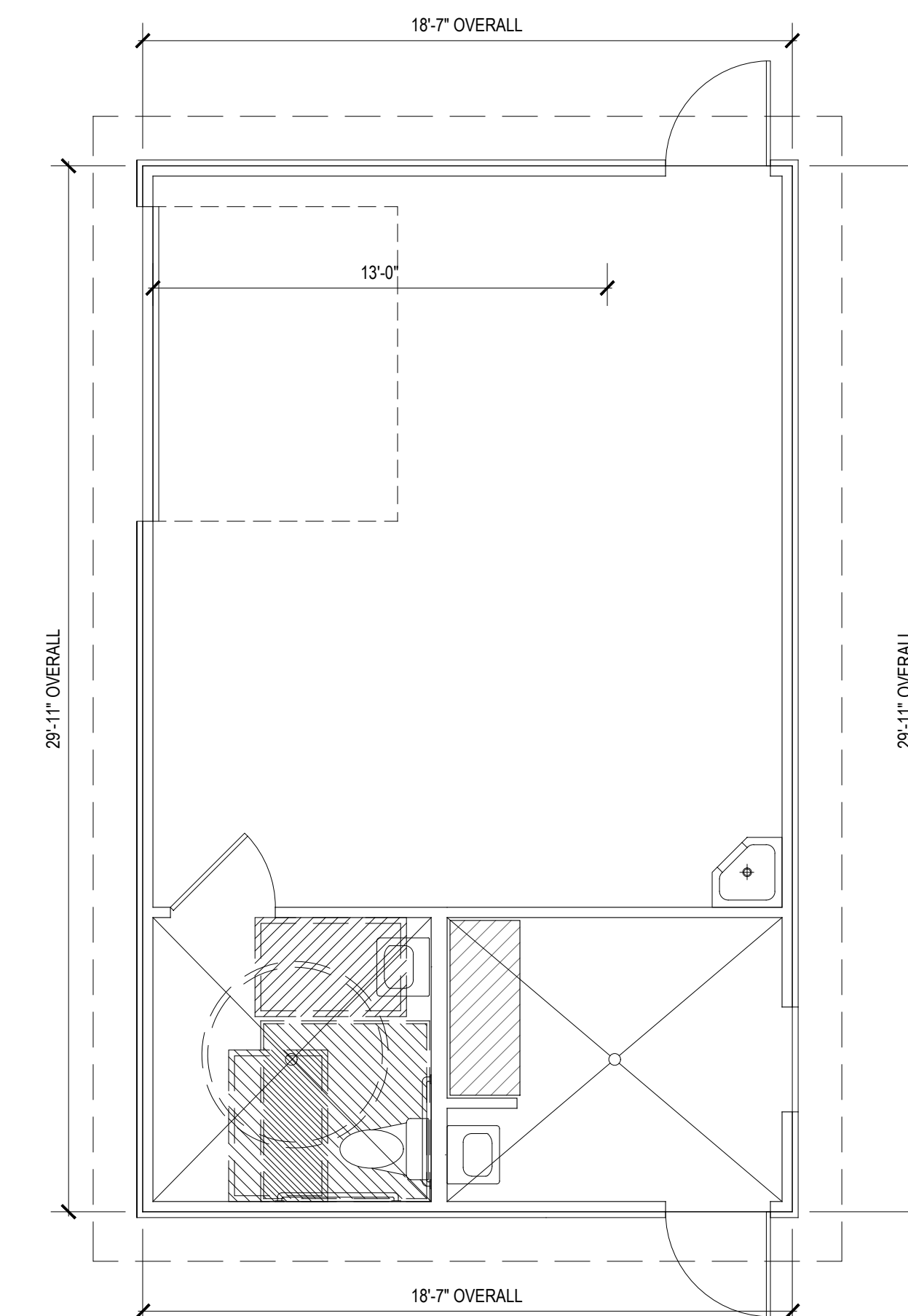
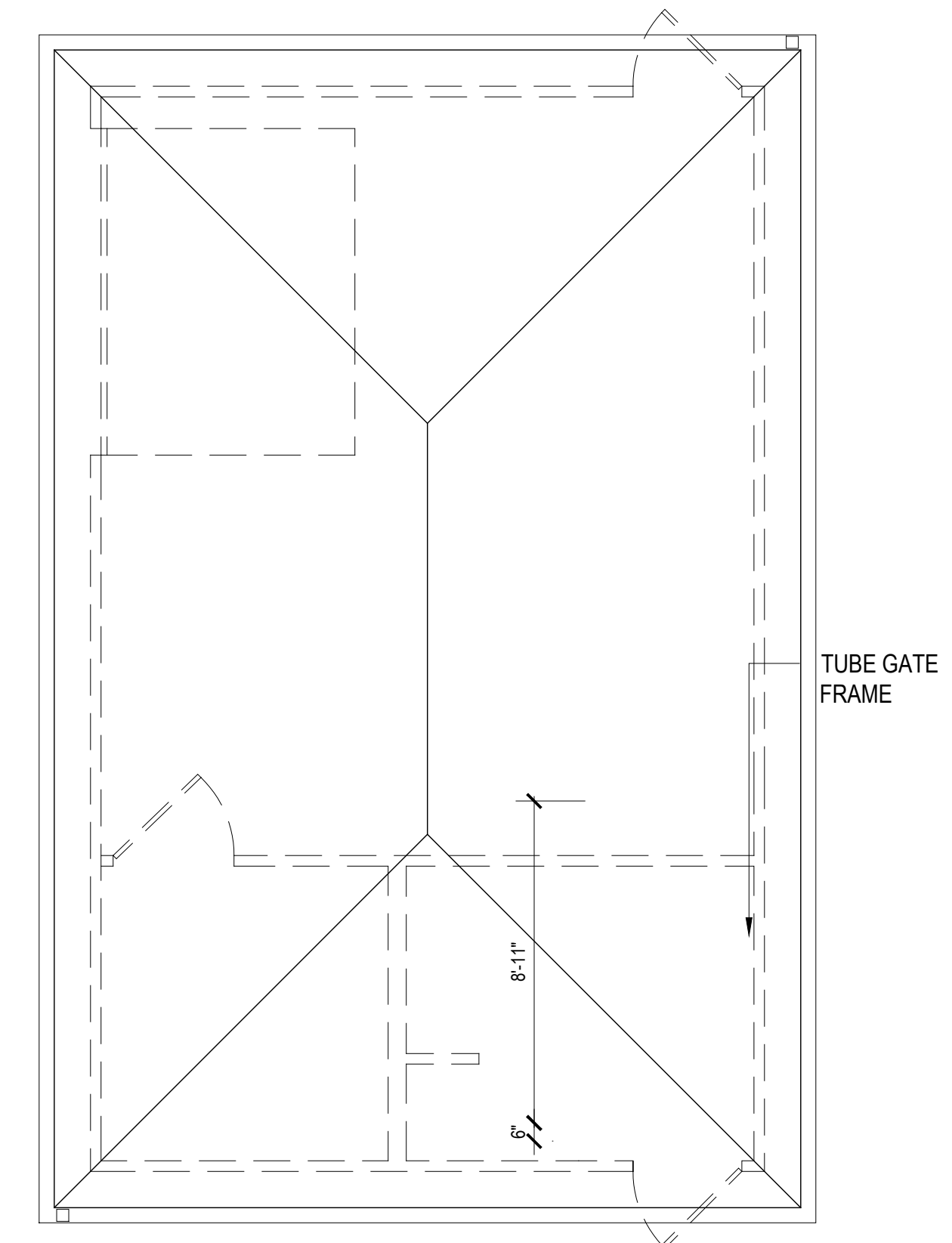
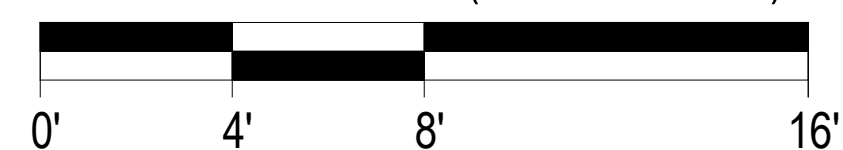
LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30 LOCATED IN THE
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WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF
COLORADO E QUINCY AVE & COPPERLEAF BLVD, AURORA CO

GARRETT COMPANIES
01/19/2022



ACCESSORY BUILDING FOR MULTIFAMILY TO MATCH MAIN MULTIFAMILY BUILDING MATERIALS AND COLORS OF THE STRUCTURE. SEE COLOR ELEVATIONS SHEETS FOR BUILDING COLOR AND MATERIAL CHOICES.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)



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E. QUINCY AVE AND COPPERLEAF BLVD
AURORA, COLORADO

[illegible]

Project No:	GCO002
Drawn By:	
Checked By:	
Date:	JANUARY 2022

MAINTENANCE
BUILDING

22