# 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
East	-	Copperleaf Filing No. 15, Mixed Use, Single Family Copperleaf Filing No 27, Mixed Use, Duplexes

# 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, 5<sup>th</sup> 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**

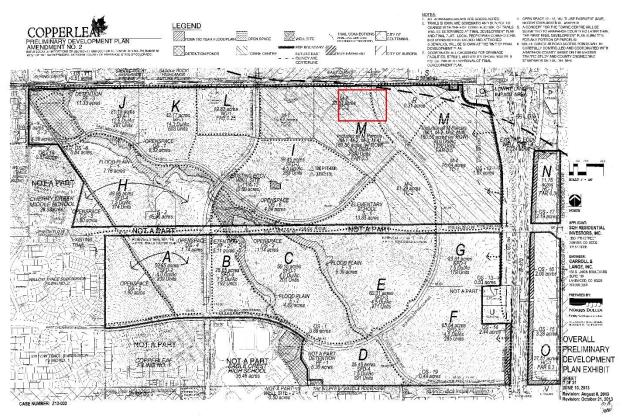
The applicant held a neighborhood outreach meeting on September 9, 2021. Property owners within 500 feet were notified via mail and a sign was posted on the property. Approximately 40 attendees participated. The meeting lasted almost two and a half hours. The primary concerns that were repeatedly voiced 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

Copperleaf Dev Impact attachment. Arapahoe County Engineering Division Services Division has reviewed a Traffic Impact Study and has no further concerns. The applicant will be required to dedicate land for a right-turn deceleration lane off of Copperleaf Boulevard. Multi-family is a permitted use per the Copperleaf PDP.

# BACKGROUND

The property is currently zoned MU-PUD, Use Area M, Parcel M-2/Towne Centre 2. This zoning was approved with the original Copperleaf Preliminary Development Plan (PDP), and most recently amended with PDP Amendment AA21-008 which authorized unallocated residential density from the west side of Copperleaf Boulevard to be transferred to the east side of Copperleaf Boulevard. The Parcel M-2Towne Centre 2 zoning allows for multi-family residential development.



The approximate location of the site is outlined in red

# ANALYSIS OF THE FINAL DEVELOPMENT PLAN APPLICATION

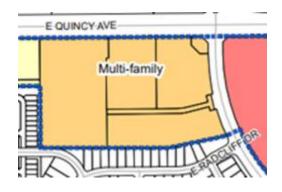
Staff review of this application included a comparison of the proposal to: 1) the approved Copperleaf Preliminary Development Plan; 2) applicable policies and goals outlined in the Comprehensive Plan; 3) review of pertinent Land Development Code regulations; and 4) analysis of referral comments.

1. <u>The approved Copperleaf Preliminary Development Plan</u>

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. <u>The Comprehensive Plan / Sub Area Plan (if applicable)</u>

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 Manmade 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 Finale 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.

# <u>PLANNING COMMISSION DRAFT MOTIONS – FDP21-005, Copperleaf #30 Final</u> <u>Development Plan</u>

# 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 <u>an</u> <u>alternative motion</u> 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.



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

# Arapahoe County Public Works & Development Engineering Services Division Staff Report 4<sup>th</sup> Submittal

Date: June 30<sup>th</sup>, 2022

То:	Kat Hammer, Planner, Planning Division		
From: <i>Cc:</i>	Emily Gonzalez, Case Engineer, Engineer Chuck Haskins, Engineering Services Division, Div Case File	•	
Re:	Copperleaf Filing 30 – Caliber at Copperl Final Development Plan FDP21-005	eaf Final Plat 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 ¾ (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 <u>Unnamed Creek</u> 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.

# <u>Plat</u>

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.

ARAPANOE COUNTY COLORADO'S FIRST		Planning Division 6924 S. Lima Street Centennial, Colorado 80112 Land De		T Land Develop	and Development Application This form must be <u>complete</u> . evelopment Application materials received after 2pm date stamped received the following business day.				
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		PHONE: EMAIL:	317-886 rharmon@th				Senior D Manager	evelopment r	
NAME(S Coppe	R(S) OF RECORD (S): Derleaf Senior g, LLC	BUONE	c/o Zeitlin & 3300 East 1 Denver, CO	lst Avenue 80206	e #290	SIGNATURI		e L'Ollma Manage	
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		FMAU -	303-770 jeffweeder@			TITLE:		velopment Manager	
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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 <sup>3</sup>/<sub>4</sub> (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.



Caliber @ Copperleaf Letter of Intent 10/26/2021

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 All. Sign: Date: 10

# **Kathleen Hammer**

From:	Michael Kracov <michaelkracov@gallowayus.com></michaelkracov@gallowayus.com>
Sent:	Wednesday, April 13, 2022 10:38 AM
То:	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 <u>MichaelKracov@gallowayus.com</u>

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

From: Jamie Overgaard <JamieOvergaard@kennedyjenks.com>

Sent: Thursday, March 17, 2022 2:51 PM

To: Michael Kracov < Michael Kracov@gallowayus.com>; Joe Park < joepark@gallowayus.com>

Cc: Brandon Felipe <BFelipe@eccv.org>; Jeff Weeder <jeffweeder@gallowayus.com>; Emma Wilder

<EmmaWilder@kennedyjenks.com>; Michelle Probasco - East Cherry Creek Valley Water & Sanitation District

(mprobasco@eccv.org) <mprobasco@eccv.org>; Kat Hammer khammer@arapahoegov.com

<khammer@arapahoegov.com>

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

Hi All,

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

### Thank you



Jamie

Jamie Overgaard, P.E. | Sr. Project Manager 165 S. Union Blvd, Suite 570 Lakewood, CO 80228 jamieovergaard@kennedyjenks.com P: 303-985-3636 | Direct: 720-744-2208

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From: Michael Kracov < Michael Kracov@gallowayus.com> Sent: Thursday, March 17, 2022 2:02 PM To: Jamie Overgaard <<u>JamieOvergaard@kennedyjenks.com</u>> Cc: Brandon Felipe <<u>BFelipe@eccv.org</u>>; Joe Park <<u>joepark@gallowayus.com</u>>; 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,

# 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: Tuesday, March 1, 2022 1:50 PM To: Michael Kracov < Michael Kracov@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



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From: Michael Kracov <<u>MichaelKracov@gallowayus.com</u>>
Sent: Monday, February 28, 2022 11:02 AM
To: Jamie Overgaard <<u>JamieOvergaard@kennedyjenks.com</u>>
Cc: Brandon Felipe <<u>BFelipe@eccv.org</u>>; Joe Park <<u>joepark@gallowayus.com</u>>; Jeff Weeder
<<u>jeffweeder@gallowayus.com</u>>
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 <u>MichaelKracov@gallowayus.com</u>

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

Hi Michael,

Yes we did receive the submittal.

Thank you



From: Michael Kracov <<u>MichaelKracov@gallowayus.com</u>>
Sent: Thursday, February 17, 2022 8:44 AM
To: Jamie Overgaard <<u>JamieOvergaard@kennedyjenks.com</u>>
Cc: Brandon Felipe <<u>BFelipe@eccv.org</u>>; Joe Park <<u>joepark@gallowayus.com</u>>; Jeff Weeder
<<u>jeffweeder@gallowayus.com</u>>
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 <u>MichaelKracov@gallowayus.com</u> <u>GallowayUS.com</u>

**COLORADO | CALIFORNIA | UTAH** Nationally Recognized. Locally Preferred.

From: Michael Kracov <<u>MichaelKracov@gallowayus.com</u>> Sent: Wednesday, February 16, 2022 8:39 AM To: Jamie Overgaard <<u>JamieOvergaard@kennedyjenks.com</u>> Cc: Brandon Felipe <<u>BFelipe@eccv.org</u>>; Joe Park <<u>joepark@gallowayus.com</u>>; Jeff Weeder <<u>jeffweeder@gallowayus.com</u>> 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&SanitaryPlansSub.pdf	31.8 MB
CaliberAtCopperleaf_WaterP&P_CAD.zip	9 MB
PlumbingPlans-CaliberAtCopperleaf-ECCV1stal.pdf	18.6 MB
Sewer fixture unit count worksheet - BUILG 1.pdf	114.5 KB
Sewer fixture unit count worksheet - BUILG 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

Michael Kracov uses Citrix Files to share documents securely.

Hi Jamie,

Attached is our documents for our 1<sup>st</sup> 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 <u>MichaelKracov@gallowayus.com</u> <u>GallowayUS.com</u>

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# **Kathleen Hammer**

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

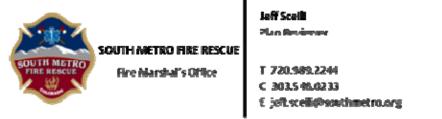
From: Jeff Sceili <jeff.sceili@southmetro.org>
Sent: Thursday, March 10, 2022 4:04 PM
To: Kathleen Hammer <KHammer@arapahoegov.com>
Subject: RE: ARAPCO - FDP21-005 & PF21-007 Referral Request-Caliber at Copperleaf

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,



9195 East Mineral Avenue, Centennial, Colorado 60112



From: Kathleen Hammer <<u>KHammer@arapahoegov.com</u>>
Sent: Thursday, March 10, 2022 2:50 PM
To: Jeff Sceili <<u>jeff.sceili@southmetro.org</u>>
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.

# South Metro Fire District – Jeff Sceili

1. Provide construction type of the proposed building for each structure. Response: Complete and added to overall utilit

2. Provide number of stories and roof height. Response: Complete added to overall utility pla

3. Provide an autoturn analysis for the site. Response: Complete, included in supplementa



**Right of Way & Permits** 

1123 West 3<sup>rd</sup> 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/xe-

responsive/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 <u>xcelenergy.com/InstallAndConnect</u>. 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



March 14, 2022

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

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.



Caliber at Copperleaf March 14, 2022 Page 2 of 2

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)(1), 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 <u>allocation</u> 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 <u>Joanna.Williams@state.co.us</u>.

Sincerely,

Joanna Williams, P.E. Water Resource Engineer

Ec: SEO Subdivision File 29029

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 6<sup>th</sup> 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 3Drainage 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

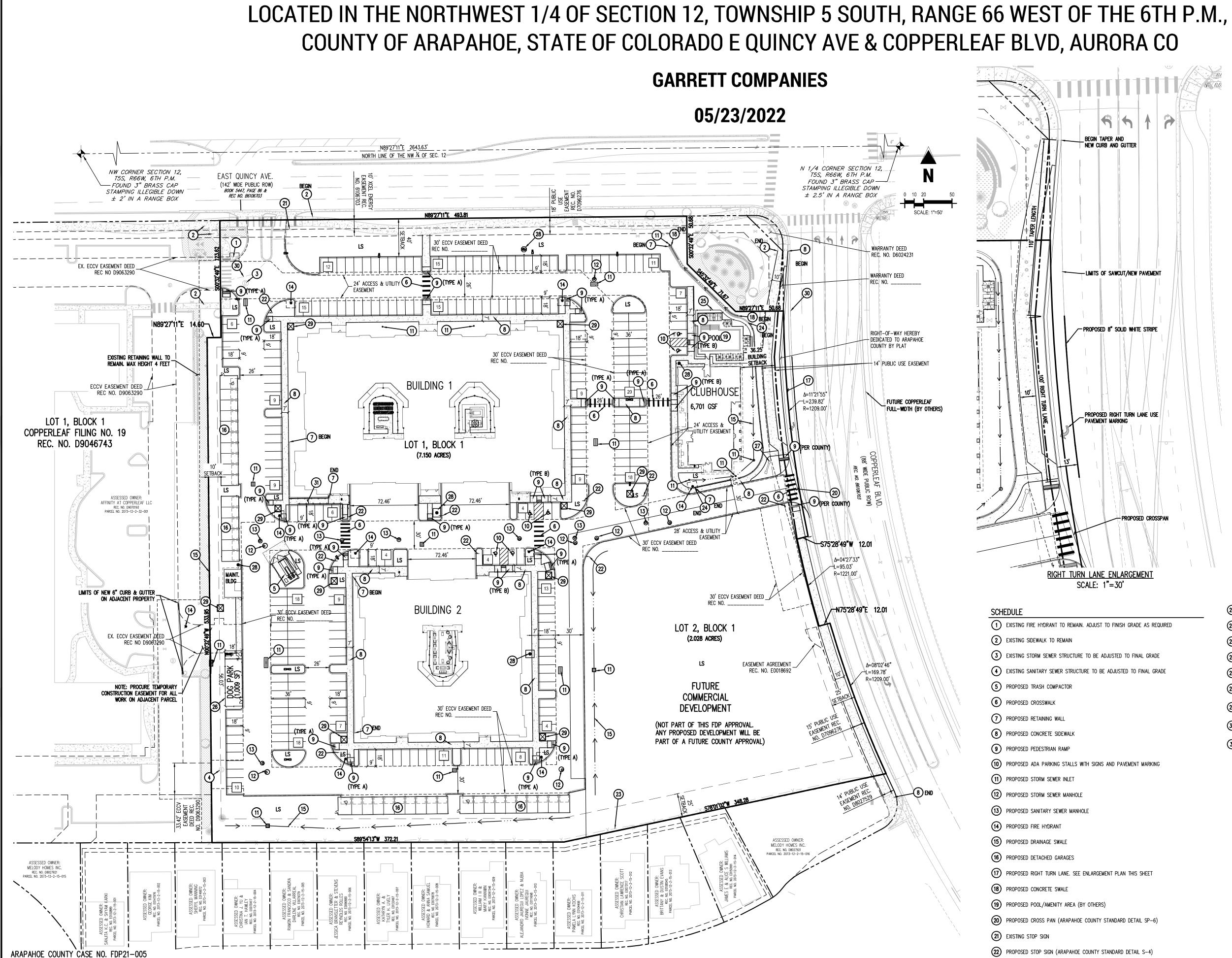
> remain valid," and **provide documentation confirming the validity of, or modifying their recommendations**. The project team must inform the Owner of the risk for potential movement.

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,

Amy Cianda Q

Amy Crandall, P.E. Engineering Geologist



# FINAL DEVELOPMENT PLAN **CALIBER AT COPPERLEAF**

# LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30

FINISH	GRADE	AS	REQUIRED	
		1.0		

# SITE LEGEND

	SECTION LINE
	ROAD CENTERLINE
	EXISTING PROPERTY BOUNDARY
	PROPOSED NEW ROW
	EASEMENT LINE
$\rightarrow \cdots \longrightarrow \cdots \longrightarrow$	PROPOSED SWALE FLOWLINE
	SETBACK LINE
	PROPOSED SAWCUT LINE
	EXISTING SIGN
<del></del>	PROPOSED SIGN
Ġ.	ADA PARKING SYMBOL
$\boxtimes$	PROPOSED PAD MOUNTED TRANSFORMER
<b>=</b>	PROPOSED SITE LIGHTING
*	PROPOSED FIRE HYDRANT
•	PROPOSED WATER METER
M	PROPOSED WATER VALVE
•	PROPOSED STORM SEWER INLET
Ð 0	PROPOSED MANHOLE (STORM & SANITARY)
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	SITE TRIANGLE
Δ. Δ	PROPOSED CONCRETE
* * * * * * * * * * * * * * * * * * *	EXISTING LANDSCAPING

5	PROPOSED PARKING COUL

5	PROPOSED PARKING COUNT
LS	PROPOSED LANDSCAPING (SEE LANDSCAPE PLANS)
— X ———	EXISTING FENCE
	EXISTING IRRIGATION CONTROL BOX
$\bowtie$	EXISTING IRRIGATION VALVE
0	EXISTING IRRIGATION VAULT
S	EXISTING SANITARY MANHOLE
0	EXISTING STORM INLET
$\bigcirc$	EXISTING STORM MANHOLE
<u>A</u>	EXISTING FIRE HYDRANT
$\bowtie$	EXISTING WATER VALVE
Ε	EXISTING ELECTRIC METER
	EXISTING ELECTRIC TRANSFORMER
¢	EXISTING LIGHT POLE
0	EXISTING ELECTRIC VAULT
•	EXISTING FIBER OPTIC MARKER
0	EXISTING FIBER OPTIC VAULT
€	EXISTING LANDSCAPE LIGHT
$\ast$	EXISTING TREES
0	EXISTING TRAFFIC VAULT
-\$-	EXISTING TRAFFIC SIGNAL
	EXISTING WALL

# 23 EXISTING FENCE

- (24) PROPOSED PEDESTRIAN GUARDRAIL (42" HEIGHT)
- (25) PROPOSED POOL ENCLOSURE FENCE (6' HEIGHT)
- (26) PROPOSED DOG PARK FENCE (4' HEIGHT)
- (27) PROPOSED MONUMENT SIGN 28 PROPOSED OUTSIDE WATER METER
- (29) PROPOSED ELECTRIC TRANSFORMER (CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER)
- 30 LIMITS OF NEW PAVEMENT/SAWCUT EXISTING PAVEMENT

(31) PEDESTRIAN RAMP WITH HANDRAILS

### 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

1. 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 DISCREPANCIESTO THE

ENGINEER PRIOR TO CONSTRUCTION.



- Know what's **below.** Call before you dig.
- 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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

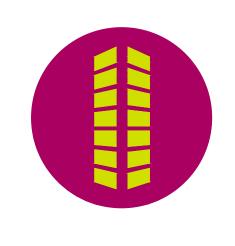


Greenwood Village, CO 80111 303.770.8884 GallowayUS.cor



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

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

SITE PLAN

# LIST OF CONTACTS

### APPLICANT/DEVELOPER GARRETT COMPANIES 1051 GREENWOOD SPRINGS BLVD. GREENWOOD, IN 46143 EL: (317) 886-7923 CONTACT: RACHEL HARMON

CIVIL ENGINEER GALLOWAY & COMPANY, INC. 6162 S. WILLOW DR., SUITE 320 GREENWOOD VILLAGE, COLORADO 80111 TEL: (303) 770-8884 CONTACT: JOSEPH D PARK, P.E.

# ARCHITECT

HUMPHREYS & PARTNERS ARCHITECTS, LP 5339 ALPHA RD. DALLAS, TX 75240 TEL: (972) 701–9639 CONTACT:

# LANDSCAPE ARCHITECT

GARRETT COMPANIES 1051 GREENWOOD SPRINGS BLVD GREENWOOD, IN 46143 EL: (317) 886-792. CONTÀCT: KARL STOU

# SURVEYOR

AZTEC CONSULTANTS, INC. 300 EAST MINERAL AVE., SUITE LITTLETON, CO 80122 TEL: (303) 713–1898 CONTACT: BRADY MOORHEAD

# JURISDICTIONAL CONTACTS

PLANNING ARAPAHOE COUNT 6924 S. LIMA STREET CENTENNIAL, CO 80112 EL: (720) 874–6658

CONTACT: KAT HAMMER

# ENGINEERING

ARAPAHOE COUNTY PUBLIC WORKS AND DEVELOPMENT 6924 S. LIMA STREET CENTENNIAL, CO 80112 TEL: (720) 874-6500 CONTÀCT: ÉMILY GONZALEZ

# BUILDING DEPARTMENT

ARAPAHOE COUNTY BUILDING DEPARTMENT 6924 S. LIMA STREE CENTENNIAL, CO 80112 TEL: (720) 874-6609 CONTACT: GARY KARNISH

# FIRE DEPARTMENT

SOUTH METRO FIRE RESCU 9195 E. MINERAL AVENUE CENTENNIAL, CO 80112 TEL: (720) 989–2244 CONTACT: JEFF SCEILI

WATER & SANITARY SEWER EAST CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT 6201 S. GUN CLUB ROAD AURORA, CO 80016 TEL: (303) 693-3800 CONTÀCT: BRANDON FELIPE

ELECTRIC & GAS XCEL ENERGY 2070 S. VALENTIA STREET DENVER, CO 80231 TEL: (303) 671–3928 CONTACT: MICKIE FORD

TELEPHONE & CABLE CENTURY LINK 5325 ZUNI STREET, #728 DENVER, CO 80221 TEL: (303) 578-5138 CONTACT: TAMMY NORTON

# STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE FINAL DEVELOPMENT PLAN KNOWN AS CALIBER AT COPPERLEAF, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES STREET MAINTENANCE

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

# DRAINAGE MAINTENANCE

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

# EMERGENCY ACCESS NOTE:

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

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

# PRIVATE STREET MAINTENANCE

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

# DRAINAGE LIABILITY:

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IS DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY GALLOWAY & COMPANY. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30. ARTICLE 28. BUT CANNOT. ON BEHALF OF THE LENNOX AT COPPERLEAF, LLC COMPANY GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE THE LENNOX AT COPPERLEAF, LLC AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF GALLOWAY & COMPANY'S DRAINAGE DESIGN.

# LANDSCAPE MAINTENANCE:

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

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

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

# PUBIC IMPROVEMENTS NOTE:

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

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

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND
- PLAN. 2. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGE WAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGE WAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO
- PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGE WAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGE WAY PLANS (SECTION 3.4 OF THE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE BE AMENDED FROM TIME TO TIME. III DRAINAGE REPORT.

# 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



VICINITY MAP SCALE: 1" = 2000

# STANDARD NOTES (CONT.) SPECIFIC NOTES

REGIONAL TRANSPORTATION IMPROVEMENT FEE (RTIF) AREA:

AREA THAT HAS BEEN IDENTIFIED AS DEFICIENT IN REGIONAL INFRASTRUCTURE IMPROVEMENTS, PRIMARIL REGIONAL TRANSPORTATION INFRASTRUCTURE. THE BOARD OF COUNTY COMMISSIONERS HAS ADOPTED RESOLUTION 375-95A, WHICH REQUIRES FEES PURSUANT TO THE FEE SCHEDULE ADOPTED BY THIS RESOLUTION. TO BE CHARGED BY THE BUILDING DIVISION, AND COLLECTED UPON ALL BUILDING PERMITS FOR NEW CONSTRUCTION WITHIN THE REGION BOUNDARIES. THE FEES. THE REGION BOUNDARIES. THE REGIONAL TRANSPORTATION INFRASTRUCTURE PROPOSED TO BE FUNDED BY THE FEES. AND OTHER PERTINENT PORTIONS OF THE FEE SCHEDULE MAY BE FURTHER STUDIED AND AMENDED FROM TIME TO TIME, AS NEEDED TO ENSURE A FAIR BALANCED SYSTEM

# AIRPORT INFLUENCE AREA NOTE:

ALL PROPERTY WITHIN THE 55 DAY-NIGHT AVERAGE SOUND LEVEL (DNL) IS EXPECTED TO BE EXPOSED TO DAILY AIRCRAFT NOISE LEVELS THAT EQUAL OR EXCEED AN AVERAGE OF 55 DECIBELS (DNL). A LEVEL OF AIRCRAFT NOISE THAT THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS HAS DETERMINED IS THE MAXIMUM ACCEPTABLE LEVEL FOR RESIDENTIAL USE. BECAUSE OF THIS, ARAPAHOE COUNTY HAS REQUIRED THAT ALL RESIDENCES IN THIS AREA AND WITHIN COPPERLEAF FILING NO. 30 BE CONSTRUCTED IN WAYS THAT LESSEN THE EFFECTS OF THE AIRCRAFT NOISE TO THE RESIDENTS OF COPPERLEAF FILING NO. 30. THESE CONSTRUCTION TECHNIQUES REQUIRE, BUT ARE NOT LIMITED TO, AIR CONDITIONING, ADDITIONAL INSULATION, INSULATED FENESTRATIONS. AND SIMILAR TECHNIQUES INTENDED TO ACHIEVE AN EXPECTED INTERIOR NOISE LEVEL OF 45 DECIBELS (DNL) IN THE EXPOSURE AREA.

# AIRPORT INFLUENCE AREA NOTE (OFF-SITE IMPROVEMENTS):

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

1. TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.

2. TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR OTHER SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS NECESSITATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS 3. TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY

THE BOARD OF COUNTY COMMISSIONERS. 4. TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY, IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

# AIRPORT INFLUENCE AREA NOTE (EASEMENT/HAZARD EASEMENT)

AN AVIATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS FINAL DEVELOPMENT PLAN HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND AT RECEPTION NUMBERS B4182079 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER. THE LANDS CONTAINED WITHIN THIS FINAL DEVELOPMENT PLAN LIE WITHIN THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THE INFLUENCE AREA.

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

# STREET LIGHTING:

ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN OR PLAT, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN AND PLAT ACCORDING TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

# DRAINAGE:

ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOW HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING THOSE RECORDED ON JUNE 5, 1997, AT RECEPTION NUMBER A7066570, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME

# PUBLIC USE EASEMENT

ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S EASEMENT REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD. IF ANY. AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY

SHEET DESCRIPTION	SHEET TITLE	SHEET NUMBER
1	COVER SHEET	1
2	SITE PLAN	2
3	UTILITY PLAN	3
4	GRADING PLAN	4
5	LANDSCAPE PLAN	5
6	LANDSCAPE PLAN	6
7	LANDSCAPE PLAN	7
8	LANDSCAPE PLANT SCHEDULE, NOTES & TABULATIONS	8
9	SITE LIGHTING PLAN	9
10	SITE LIGHTING CALCULATIONS	10
11	BUILDING TYP I ELEVATIONS	11
12	BUILDING TYP I ELEVATIONS	12
13	BUILDING TYP I COURTYARD ELEVATIONS	13
14	BUILDING TYP II ELEVATIONS	14
15	BUILDING TYP II ELEVATIONS	15
16	BUILDING TYP II COURTYARD ELEVATIONS	16
17	CLUBHOUSE ELEVATIONS	17
18	CLUBHOUSE ELEVATIONS	18
19	DETACHED GARAGE ELEVATIONS	19
20	DETACHED GARAGE ELEVATIONS	20
21	COMPACTOR	21
22	MAINTENANCE BUILDING	22

SI	TE DATA TABLE LO	DT 1
PDP Z13-003 DESIGNATION	M-2, T	C-2
SITE AREA	AREA	PERCENT
GROSS SITE AREA	7.15 AC/ 311,460 SF	100.0%
BUILDING COVERAGE	1.80 AC/ 78,332 SF	25.1%
SIDEWALKS AND PAVEMENT	3.50 AC/ 152,662 SF	49.1%
LANDSCAPING & POOL	1.85 AC/ 80,466 SF	25.8%
	OPEN SPACE	
	ALLOWABLE PER <u>PDP Z13–003</u>	PROPOSED
MINIMUM OPEN SPACE	20%	23.9%
	BUILDING STANDARDS	)
	ALLOWABLE PER <u>PDP Z13–003</u>	PROPOSED
BUILDING HEIGHT (MAX)	2 STORIES ABOVE SURVEYED HEIGHT OF SURROUNDING EXISTING SINGLE FAMILY DETACHED HOMES (EXISTING HOME HEIGHT 35' PER ARAPAHOE COUNTY CASE NO: A17-014)	56' MAX (4 STORIES)
FLOOR AREA (MIN)	500 SF	
DWELLING UNITS	175	ONE BEDROOM - 76 TWO & THREE BEDROOM - 99 TOTAL - 175**
	SETBACKS	
	ALLOWABLE PER <u>PDP Z13–003</u>	PROPOSED
BUILDING	QUNICY: 40' MINIMUM COPPERLEAF: 30' MINIMUM SOUTH: 25' MINIMUM WEST: 25' MINIMUM	QUNICY: 115.3' COPPERLEAF: 36.3' SOUTH: 109.7' WEST: 154.6'
LANDSCAPE/PARKING	QUNICY: 40' MINIMUM COPPERLEAF: 20' MINIMUM SOUTH: 25' MINIMUM WEST: 10' MINIMUM	QUNICY: 40' COPPERLEAF: 92.1' SOUTH: 29.0' WEST: 13.0'
	PARKING	
	ALLOWABLE PER <u>PDP Z13–003</u>	PROVIDED
TOTAL*	356 (320 WITH 10% REDUCTION)	323
ADA	8	12
	* 0.25 SPACES PER UNIT (175) = 44	

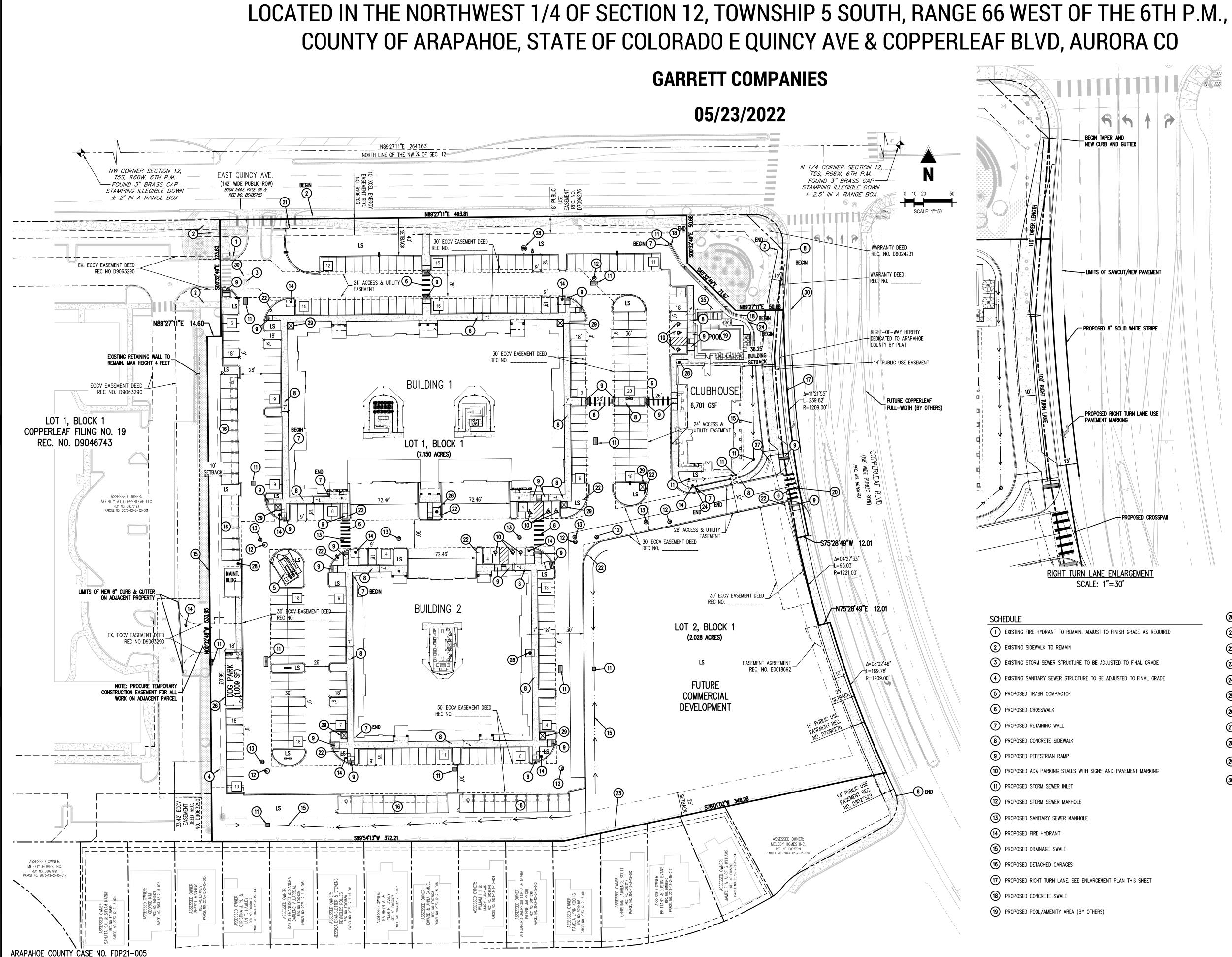
\* 0.25 SPACES PER UNIT (175) = 44 1.5 SPACES PER 1 BEDROOM (76) = 1142 SPACES PER 2 & 3 BEDROOM (99) = 198

TOTAL = 356 SPACES DATA TABLE IS REDUCED BY ONE UNIT TOTAL. THE A RENTAL SHOWROOM UNIT ONLY AND WILL NOT

\*\* THE NUMBER OF UNITS AS INDICATED IN THE SITE UNIT LEFT OUT OF THE CALCULATION WILL SERVE AS SERVE AS A DWELLING UNIT WITHIN THE FACILITY.

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ARY I.D. NUMBER	
BENCHMARK	
CITY OF AURORA BENCHMARK 5S661NE002 (AKA RV-105) BEING A CHISELED TRIANGLE S THE WESTERLY CONCRETE BASE OF A HIGH TENSION POWER LINE TOWER 170 +/- FEET OF THE INTERSECTION OF SOUTH RESERVOIR ROAD AND SOUTH HIMALAYA STREET.	
NGVD29 ELEVATION = 5802.32' NAVD88 ELEVATION = 5805.37'	NUKIF
BASIS OF BEARING	INUK IF
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12 TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH WAS DETERMINED TO BEAR NORTH 89'27'11" EAST BY GPS OBSERVATION AND IS MONUMENTED SHOWN HEREON.	INUK IF
LEGAL DESCRIPTION	2,

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FINAL DEVELOPMENT PLAN	BLOCK 1 ERLEAF FIL	E. QUINCY AVE. & COPPERLEAF BLVD. AURORA, CO 80013
3 04/06/20	Issue / Descript	TAL MRK TAL MRK TAL MRK SUBMITTAL MRK
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# FINAL DEVELOPMENT PLAN **CALIBER AT COPPERLEAF**

# LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30

# SITE LEGEND

	SECTION LINE
	ROAD CENTERLINE
	EXISTING PROPERTY BOUNDARY
	PROPOSED NEW ROW
	EASEMENT LINE
$\rightarrow \cdots \longrightarrow \cdots \longrightarrow$	PROPOSED SWALE FLOWLINE
	SETBACK LINE
	PROPOSED SAWCUT LINE
	EXISTING SIGN
<del></del>	PROPOSED SIGN
Ġ.	ADA PARKING SYMBOL
$\boxtimes$	PROPOSED PAD MOUNTED TRANSFORMER
<b>c</b>	PROPOSED SITE LIGHTING
¥	PROPOSED FIRE HYDRANT
•	PROPOSED WATER METER
M	PROPOSED WATER VALVE
•	PROPOSED STORM SEWER INLET
<b>o</b>	PROPOSED MANHOLE (STORM & SANITARY)
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	SITE TRIANGLE
	PROPOSED CONCRETE
· * · * * · * · * · * · * · * · * · * ·	EXISTING LANDSCAPING

	5	PROPOSED PARKING COUNT
_	LS	PROPOSED LANDSCAPING (SEE LANDSCAPE PLANS)
	- X	EXISTING FENCE
		EXISTING IRRIGATION CONTROL BOX
	$\bowtie$	EXISTING IRRIGATION VALVE
	0	EXISTING IRRIGATION VAULT
	S	EXISTING SANITARY MANHOLE
	0	EXISTING STORM INLET
	$\bigcirc$	EXISTING STORM MANHOLE
	Q	EXISTING FIRE HYDRANT
	$\bowtie$	EXISTING WATER VALVE
	Ε	EXISTING ELECTRIC METER
	$\otimes$	EXISTING ELECTRIC TRANSFORMER
	¢	EXISTING LIGHT POLE
	0	EXISTING ELECTRIC VAULT
	4	EXISTING FIBER OPTIC MARKER
	0	EXISTING FIBER OPTIC VAULT
	€	EXISTING LANDSCAPE LIGHT
₩		EXISTING TREES
	0	EXISTING TRAFFIC VAULT
	ф-	EXISTING TRAFFIC SIGNAL EXISTING WALL

(20) PROPOSED CROSS PAN (ARAPAHOE COUNTY STANDARD DETAIL SP-6)

- (21) EXISTING STOP SIGN
- (22) PROPOSED STOP SIGN (ARAPAHOE COUNTY STANDARD DETAIL S-4)
- 23 EXISTING FENCE
- (24) PROPOSED PEDESTRIAN GUARDRAIL (42" HEIGHT)
- (25) PROPOSED POOL ENCLOSURE FENCE (6' HEIGHT)
- (26) PROPOSED DOG PARK FENCE (4' HEIGHT)
- (27) PROPOSED MONUMENT SIGN
- (28) PROPOSED OUTSIDE WATER METER
- (29) PROPOSED ELECTRIC TRANSFORMER (CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER)

30 LIMITS OF NEW PAVEMENT/SAWCUT EXISTING PAVEMENT

ENGINEER PRIOR TO CONSTRUCTION.

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

1. 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,

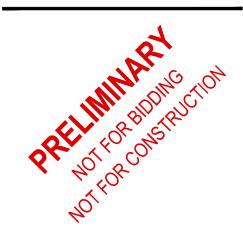


Know what's **below.** PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE Call before you dig.

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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Greenwood Village, CO 80111 303.770.8884 GallowayUS.cor



### COPYRIGHT THESE PLANS ARE AN INSTRUM AND ARE THE PROPERTY OF GALLOWAY, AND MA

NOT BE DUPLICATED, DISCLOSED, OR REPRODUC WITHOUT THE WRITTEN CONSENT OF GALLOWAY COPYRIGHTS AND INFRINGEMENTS WILL B ENFORCED AND PROSECUTED

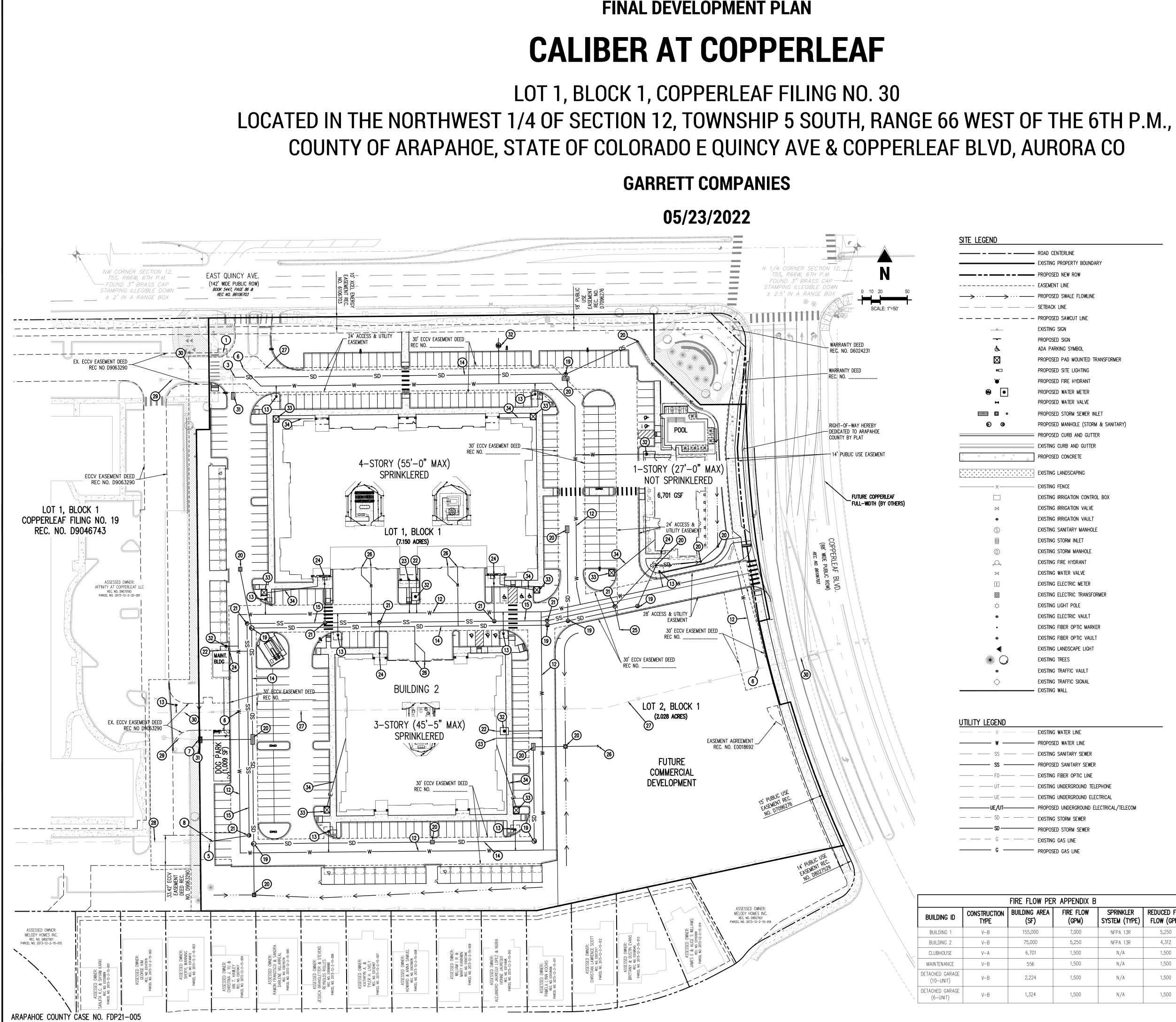


PLAN EAF  $\mathcal{O}$ **N** VELOPMENT 1 FILING C m \_∞ <u>C</u> LL ₹ S O R ЪШ, മ E. QUINC) AURORA, Ш FINAL CALIBI LOT 1, PPI, Ο  $\mathbf{O}$ 

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

SITE PLAN



# FINAL DEVELOPMENT PLAN

ERLINE
ROPERTY BOUNDARY
NEW ROW
LINE
SWALE FLOWLINE
NE
SAWCUT LINE
GN
SIGN
NG SYMBOL
PAD MOUNTED TRANSFORMER
SITE LIGHTING
FIRE HYDRANT
WATER METER
WATER VALVE
STORM SEWER INLET
MANHOLE (STORM & SANITARY)
CURB AND GUTTER
JRB AND GUTTER
CONCRETE
NDSCAPING
INCE
RIGATION CONTROL BOX
RIGATION VALVE
RIGATION VALUET

- EXISTING STORM MANHOLE EXISTING FIRE HYDRANT EXISTING WATER VALVE
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC VAULT
- EXISTING FIBER OPTIC VAULT
- EXISTING LANDSCAPE LIGHT
- EXISTING TRAFFIC SIGNAL

APPENDIX B			
SPRINKLER SYSTEM (TYPE)	REDUCED FIRE FLOW (GPM)		
NFPA 13R	5,250		
NFPA 13R	4,312		
N/A	1,500		
	SYSTEM (TYPE) NFPA 13R NFPA 13R N/A N/A N/A		

# SCHEDULE

# 1 EXISTING FIRE HYDRANT TO REMAIN

- (2) ADJUST EXISTING FIRE HYDRANT TO FINISH GRADE
- (3) EXISTING STORM SEWER STRUCTURE TO BE ADJUSTED TO FINISH GRADE
- EXISTING STORM SEWER CURB INLET TO BE MODIFIED TO AREA INLET AND ADJUSTED TO FINISH GRADE
- (5) EXISTING SANITARY SEWER STRUCTURE TO BE ADJUSTED TO FINISH GRADE
- 6 PROPOSED WATER CONNECTION TO EXISTING
- 7 PROPOSED STORM CONNECTION TO EXISTING
- (8) PROPOSED SANITARY CONNECTION TO EXISTING
- (9) PROPOSED ELECTRIC CONNECTION TO EXISTING
- (10) PROPOSED GAS CONNECTION TO EXISTING
- (1) PROPOSED TELECOM CONNECTION TO EXISTING
- (12) PROPOSED WATER MAIN
- (13) PROPOSED FIRE HYDRANT
- (14) PROPOSED STORM SEWER MAIN
- (15) PROPOSED SANITARY SEWER MAIN
- (16) PROPOSED UNDERGROUND ELECTRIC LINE
- (17) PROPOSED GAS LINE
- (18) PROPOSED TELECOM LINE
- (19) PROPOSED STORM SEWER MANHOLE
- (20) PROPOSED STORM SEWER INLET
- (21) PROPOSED SANITARY SEWER MANHOLE (22) PROPOSED DOMESTIC WATER BUILDING SERVICE LINE
- (23) PROPOSED FIRE BUILDING SERVICE LINE
- (24) PROPOSED SANITARY SEWER BUILDING SERVICE LATERAL
- (25) PROPOSED SANITARY SEWER SERVICE STUB
- (26) PROPOSED STORM SEWER SERVICE STUB
- (27) EXISTING WATER MAIN TO BE REMOVED/ABANDONED
- (28) EXISTING SANITARY SEWER MAIN TO REMAIN
- (29) EXISTING STORM SEWER MAIN TO REMAIN
- (30) EXISTING WATER MAIN TO REMAIN
- (31) EXISTING STORM MANHOLE TO BE REPLACED WITH AREA INLET
- (32) PROPOSED OUTSIDE WATER METER
- BROPOSED ELECTRIC TRANSFORMER (CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER)
- PROPOSED ELECTRIC SERVICE LINE (CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER)

1. SEE SHEET 2 FOR EASEMENT RECORDATION INFORMATION.

### 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

# CAUTION - NOTICE TO CONTRACTOR

1. 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 DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.



Call before you dig 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 EXISTIN UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

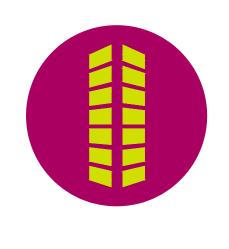


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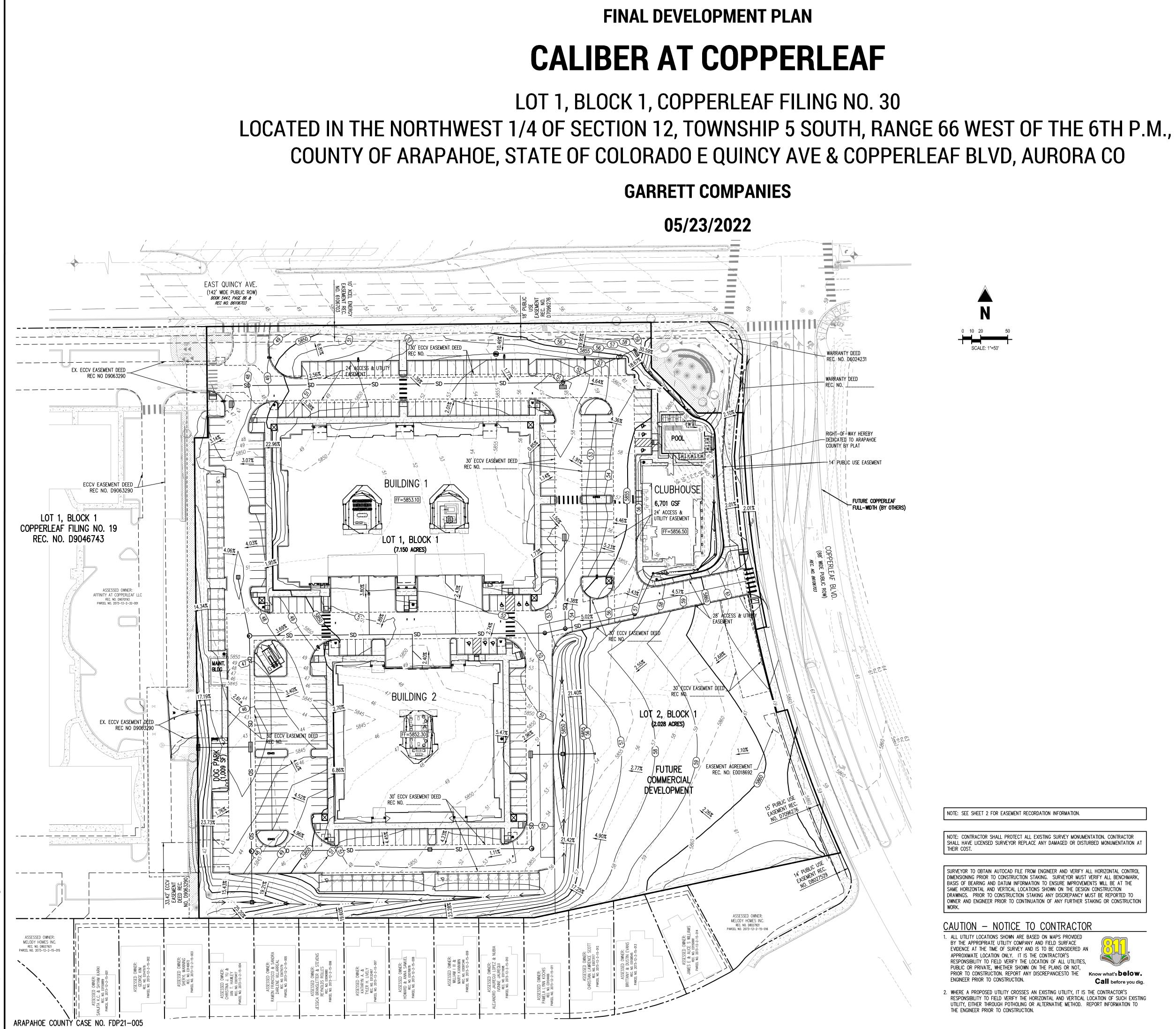


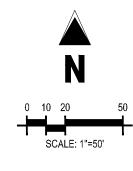
FINAL DEVELOPMENT PLAN CALIBER AT COPPERLEAF LOT 1, BLOCK 1 COPPERLEAF FILING NO. 30	E. QUINCY AVE. & COPPERLEAF BLVD. AURORA, CO 80013

ŧ	Date	Issue / Description	Init.
1	10/26/2021	1ST FDP SUBMITTAL	MRK
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3	04/06/2022	3RD FDP SUBMITTAL	MRK
4	05/23/2022	FDP APPROVAL SUBMITTAL	MRK
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Project No:	GCO00000X	
Drawn By:	NPK	
Checked By:	JDP	
Date:	01/19/2022	

UTILITY PLAN





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.

CAUTION - NOTICE TO CONTRACTOR 1. 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 DISCREPANCIESTO THE Know what's **below.** ENGINEER PRIOR TO CONSTRUCTION. Call before you dig.

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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

# SITE LEGENI — ROAD CENTERLINE XISTING PROPERTY BOUNDAR - - - PROPOSED NEW RO ---- EASEMENT LIN PROPOSED SWALE FLOWLIN SETBACK LIN - PROPOSED SAWCUT LIN 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 IN F PROPOSED MANHOLE (STORM & SANITAR) PROPOSED CURB AND GUTTE EXISTING CURB AND GUTTER PROPOSED CONCRETE EXISTING LANDSCAPING 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 GRADING LEGEND ----- EXISTING MAJOR CONTOUR ------ EXISTING MINOR CONTOUR ------ PROPOSED MAJOR CONTOUR ----- SD ---- --- EXISTING STORM SEWER 15.00 FF FINISHED FLOOR

1. SEE SHEET 2 FOR EASEMENT RECORDATION INFORMATION.

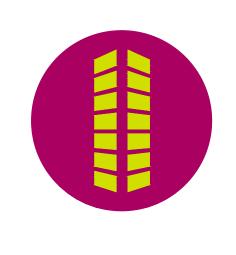
NOTES

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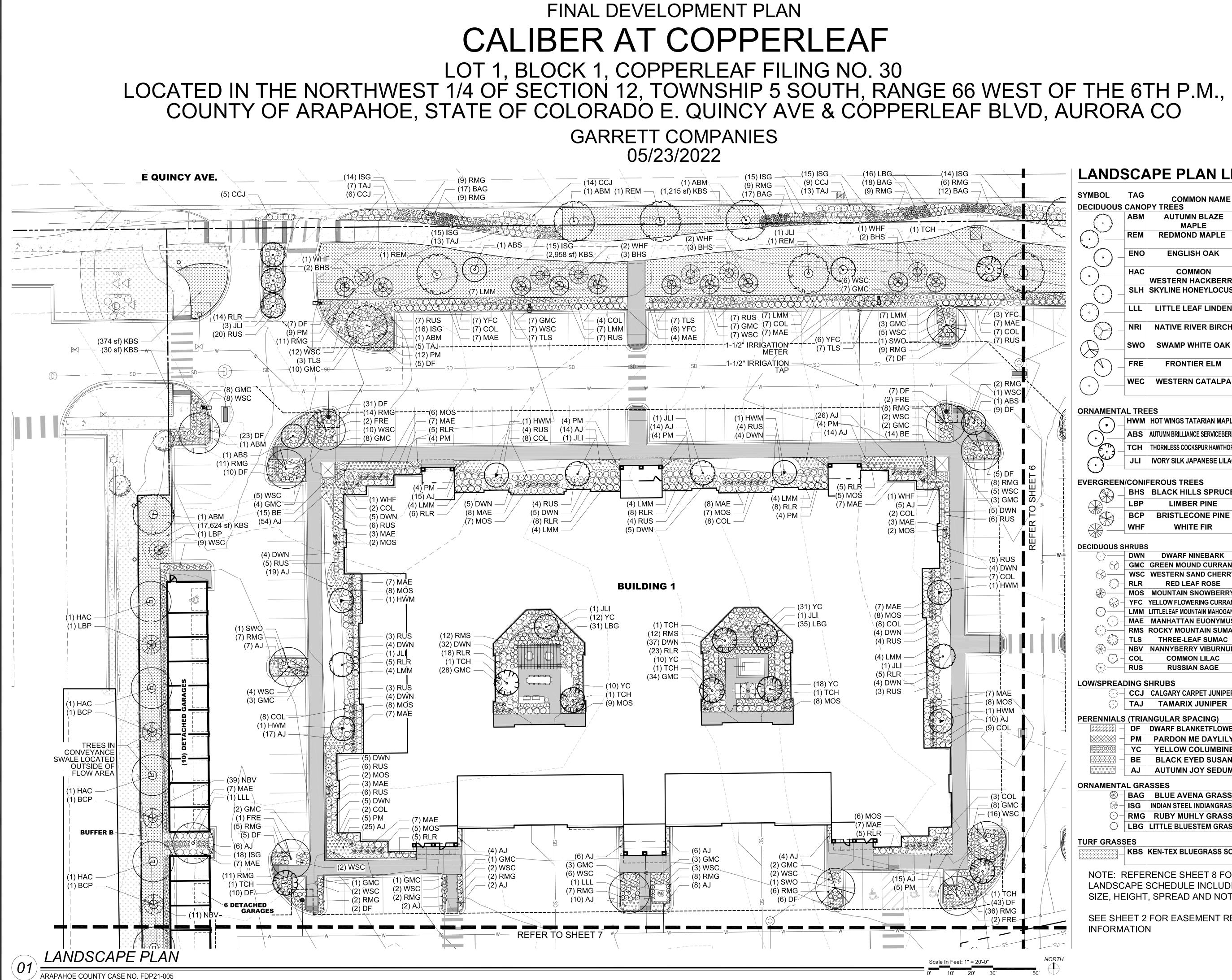
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5 A  $\mathcal{O}$ AF PL/ EA **N** /ELOPMENT AT COPPERL DCK 1 EAF FILING N S co ∞ <u>C</u> шÖ ₹ S O R  $\mathbf{C}$ 回話 മ QUINC' JRORA, Ш FINAL CALIBI LOT 1, COPPE Ъ. АU Date Issue / Description Init. 10/26/2021 1ST FDP SUBMITTAL MRK 01/19/2022 2ND FDP SUBMITTAL MRK 04/06/2022 3RD FDP SUBMITTAL 4 05/23/2022 FDP APPROVAL SUBMITTAL

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

GRADING PLAN

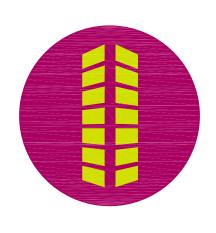


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PLAN EAF 30 NO FINAL DEVELOPMENT F CALIBER AT COPPERLE LOT 1, BLOCK 1 COPPERLEAF FILING N C m /E. & . 8001: S S E. QUINC) AURORA, # Date Issue / Description 10/26/2021 1ST FDP SUBMITTAL 01/19/2022 2ND FDP SUBMITTAL 04/06/2022 3RD FDP SUBMITTAL 05/23/2022 FDP APPROVAL SUBMITTAL GCO00000X Project No. NAS Drawn B TGC Checked B 01/19/2022 LANDSCAPE PLAN

LANDSCAPE PLAN LEGEND:

SYMBOL	TAG	COMMON NAME	BOTANIC NAME
DECIDUOUS	CANO		
$\sim$	ABM	AUTUMN BLAZE	ACER X FREEMANII
		MAPLE	'AUTUMN BLAZE'
	REM	REDMOND MAPLE	ACER RUBRUM
			'REDPOINTE'
	ENO	ENGLISH OAK	QUERCUS ROBUR
	HAC	COMMON	CELTIS OCCIDENTALIS
		WESTERN HACKBERRY	
	SLH	SKYLINE HONEYLOCUST	<b>GLEDITSIA TRICANTHOS</b>
			INERMIS 'SKYLINE'
	LLL	LITTLE LEAF LINDEN	TILIA CORDATA
, ₹			
$\sim$	NRI	NATIVE RIVER BIRCH	<b>BETULA FONTINALIS</b>
$\int$	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR
$\overline{\mathbf{A}}$	FRE	FRONTIER ELM	ULMUS 'FRONTIER'
$(\cdot)^{-}$			
$\frown$	WEC	WESTERN CATALPA	CATALPA SECIOSA
(+)			
$\smile$	L	1	

# **ORNAMENTAL TREES**

HOT WINGS TATARIAN MAPLE | ACER TATARICUM 'GARAN AUTUMN BRILLIANCE SERVICEBERRY | AMELACHIER X GRANDIFLORA X 'AUTUMN BR THORNLESS COCKSPUR HAWTHORN CRATAEGUS CRUS GALLII 'INERM тсн IVORY SILK JAPANESE LILAC | SYRINGA RETICULATA 'IVORY SILF

EVERGREEN	/CONI	FEROUS TREES	
	вне		DICEA CLAUCA DENSATA

() $()$ $()$ $()$ $()$ $()$ $()$ $()$	БЦЭ	BLACK HILLS SPRUCE	FICEA GLAUCA DENSATA
	LBP	LIMBER PINE	PINUS FLEXILIS
	BCP	BRISTLECONE PINE	PINUS ARISTATA
	WHF	WHITE FIR	ABIES CONCOLOR

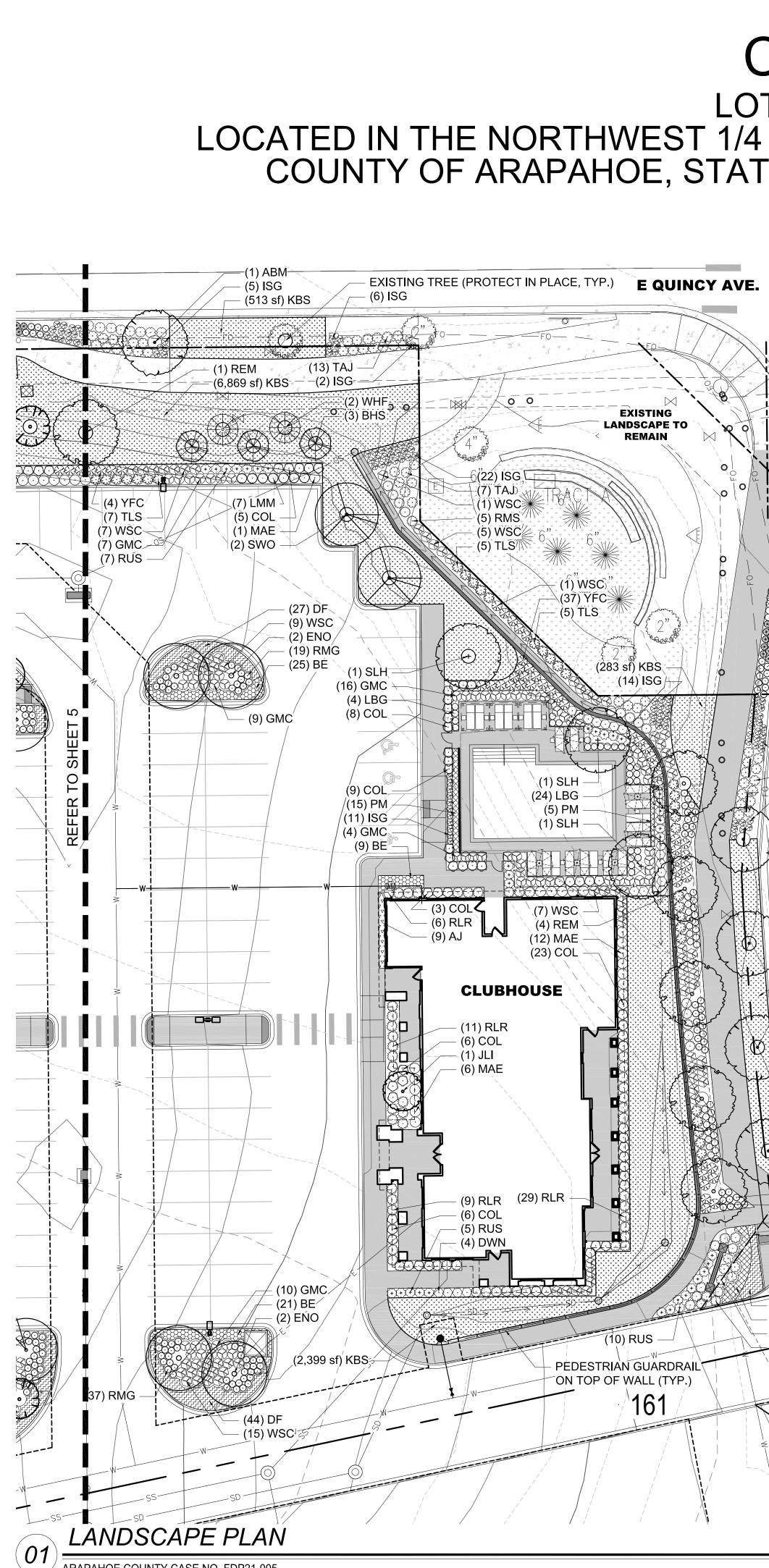
RE F

NORTH

DECIDUOUS S	HRUBS	5	
$\overline{\bigcirc}$	DWN	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIS 'NANUS'
	GMC	<b>GREEN MOUND CURRANT</b>	RIBES ALPINUM 'GREEN MOUND'
	WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI
5	RLR	RED LEAF ROSE	ROSA GLAUCA
	MOS	MOUNTAIN SNOWBERRY	SYMPHORICARPOS OREOPHILUS
	YFC	YELLOW FLOWERING CURRANT	RIBES AUREUM
$\bigcirc$	LMM	LITTLELEAF MOUNTAIN MAHOGANY	CERCOCARPUS INTRICATUS
, (+) -	MAE	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'
2 + 2	RMS	ROCKY MOUNTAIN SUMAC	RHUS GLABRA CISMONTANA
AN + Z	TLS	THREE-LEAF SUMAC	RHUS TRILOBATA
	NBV	NANNYBERRY VIBURNUM	VIBURNUM LENTAGO
$\sim$ $(\cdot)$ –	COL	COMMON LILAC	SYRINGA VULGARIS
{*}	RUS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA
LOW/SPREAD		HRUBS	
· - · ·	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'
(i) –	TAJ	TAMARIX JUNIPER	JUNIPERUS SABINA VAR. TAMARISCIFOLIA
PERENNIALS	(TRIA	NGULAR 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'
ORNAMENTA		ASSES	
	BAG	<b>BLUE AVENA GRASS</b>	HELICTOTRICHON SEMPERVIRENS
	ISG	INDIAN STEEL INDIANGRASS	SORGHASTRUM NUTANS 'INDIAN STEEL'
$\odot$ –	RMG	RUBY MUHLY GRASS	MUHLENBERGIA REVERONCHII 'UNDAUNTED'
$\bigcirc$ –	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM
TURF GRASS	SES		
		KEN-TEX BLUEGRASS SOD	INCREASED DROUGHT TOLERANCE HYBRID TEXAS BLUEGRASS
LANDSC	APE	RENCE SHEET 8 FOR SCHEDULE INCLUDIN , SPREAD AND NOTE	G QUANTITIES,
			<b>~</b> .

SEE SHEET 2 FOR EASEMENT RECORDATION INFORMATION

5

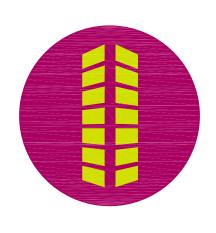


# FINAL DEVELOPMENT PLAN CALIBER AT COPPERLEAF LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30 LOCATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO E. QUINCY AVE & COPPERLEAF BLVD, AURORA CO GARRETT COMPANIES 05/23/2022 LANDSCAPE PLAN LEGEND: (4) CCJ (6) ISG (4) LBG (10) BAG (10) RMG — (18) ISG – (13) TAJ — (7) ISG (859 sf) KBS (4) ABM + (34) RMG (8) YFC **O** 0 SITE VISIBILIT TRIANGLE (18) PM (5) TAJ IVD 10) RLR VISIBILITY TRIANGLE

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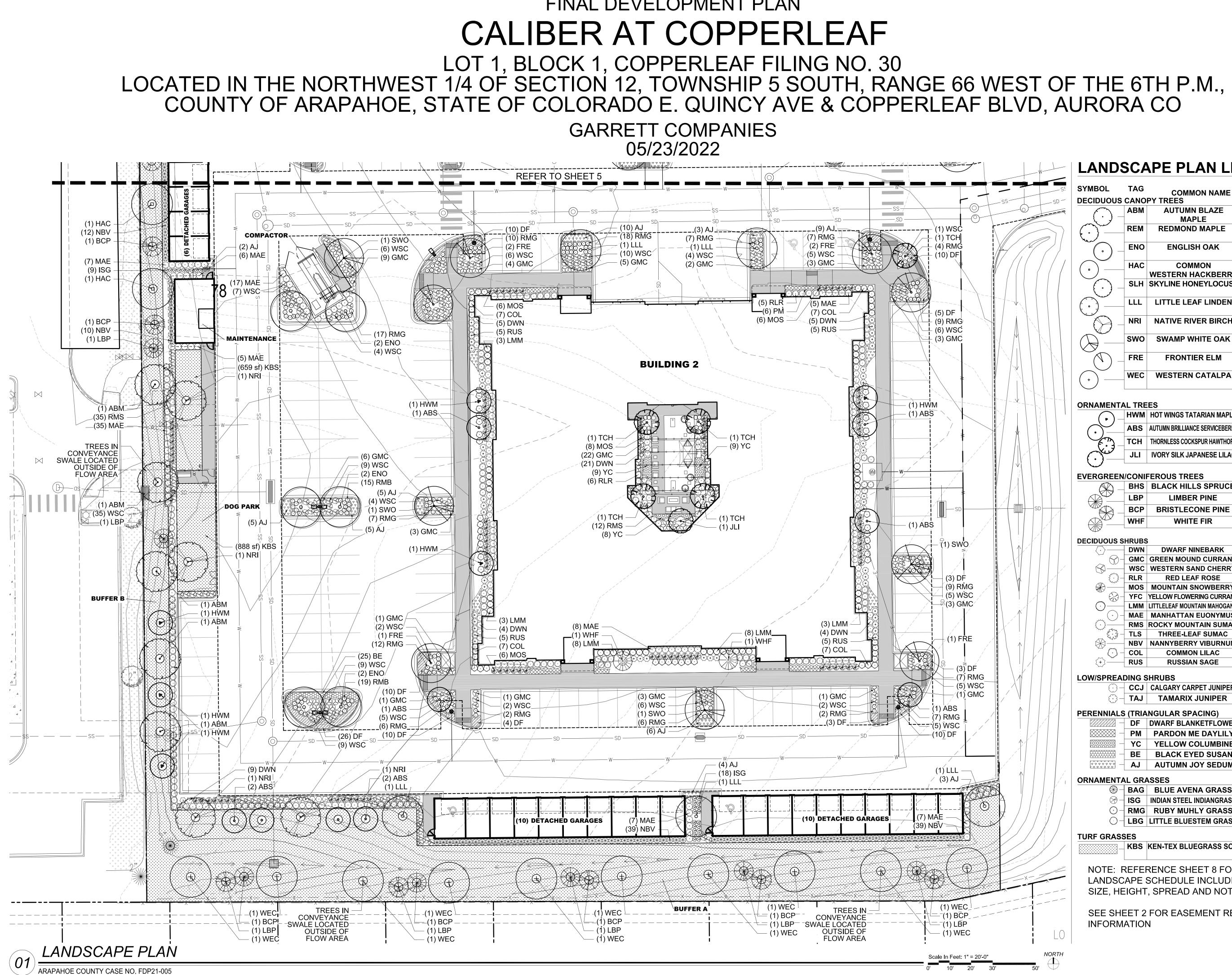
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FINAL DEVELOPMENT PLAN CALIBER AT COPPERLEAF	LOT 1, BLOCK 1 COPPERLEAF FILING NO. 30	E. QUINCY AVE. & COPPERLEAF BLVD	AURORA, CO 80013
#         Date           1         10/26/2021           2         01/19/2022           3         04/06/2022           4         05/23/2022           -	Issue / Description 1ST FDP SUBMITTAL 2ND FDP SUBMITTAL 3RD FDP SUBMITTAL FDP APPROVAL SUBMI 	TTAL	Init. NA4 NA4 NA4
Project No: Drawn By:		GCOO	0000) NAS

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$\sim$	<u>CANO</u>	COMMON NAME PY TREES	BOTANIC NAME
$(\cdot)$ –	ABM	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'AUTUMN BLAZE'
	REM	REDMOND MAPLE	
(•) -	ENO	ENGLISH OAK	'REDPOINTE' QUERCUS ROBUR
	HAC	COMMON	CELTIS OCCIDENTALIS
	SLH	WESTERN HACKBERRY SKYLINE HONEYLOCUST	GLEDITSIA TRICANTHOS INERMIS 'SKYLINE' TILIA CORDATA
<u> </u>	NRI	NATIVE RIVER BIRCH	BETULA FONTINALIS
$\gg$ —	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR
$ (\mathcal{P})^{-}$	FRE	FRONTIER ELM	ULMUS 'FRONTIER'
+	WEC	WESTERN CATALPA	CATALPA SECIOSA
	AL TRE HWM		ACER TATARICUM 'GARANN
	ABS		AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLIANC
$(\cdot)$			
-	TCH JLI	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS' SYRINGA RETICULATA 'IVORY SILK'
$\odot$ —	JLI		
VERGREEN	I	FEROUS TREES	
( ) - ( )	BHS	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA
	LBP		PINUS FLEXILIS
	BCP		PINUS ARISTATA
	WHF	WHITE FIR	ABIES CONCOLOR
		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		SYMPHORICARPOS OREOPHILUS
	YFC LMM	YELLOW FLOWERING CURRANT LITTLELEAF MOUNTAIN MAHOGANY	RIBES AUREUM CERCOCARPUS INTRICATUS
$(\cdot)$	MAE	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN
+ + + + + + + + + + + + + + + + + + +	RMS	ROCKY MOUNTAIN SUMAC	RHUS GLABRA CISMONTANA
		THREE-LEAF SUMAC	RHUS TRILOBATA
	NBV	NANNYBERRY VIBURNUM	VIBURNUM LENTAGO
	NBV COL RUS	NANNYBERRY VIBURNUM COMMON LILAC RUSSIAN SAGE	VIBURNUM LENTAGO SYRINGA VULGARIS
	NBV COL RUS	NANNYBERRY VIBURNUM COMMON LILAC RUSSIAN SAGE	VIBURNUM LENTAGO SYRINGA VULGARIS PEROVSKIA ATRIPLICIFOLIA
OW/SPREAI	NBV COL RUS DING S CCJ TAJ	NANNYBERRY VIBURNUM COMMON LILAC RUSSIAN SAGE SHRUBS CALGARY CARPET JUNIPER TAMARIX JUNIPER	VIBURNUM LENTAGO SYRINGA VULGARIS PEROVSKIA ATRIPLICIFOLIA JUNIPERUS SABINA 'CALGARY CARPET'
OW/SPREAI	NBV COL RUS DING S CCJ TAJ S (TRIA	NANNYBERRY VIBURNUM COMMON LILAC RUSSIAN SAGE SHRUBS CALGARY CARPET JUNIPER TAMARIX JUNIPER NGULAR SPACING)	VIBURNUM LENTAGO SYRINGA VULGARIS PEROVSKIA ATRIPLICIFOLIA JUNIPERUS SABINA 'CALGARY CARPET' JUNIPERUS SABINA VAR. TAMARISCIFOLIA
OW/SPREAI	NBV COL RUS DING S CCJ TAJ S (TRIA DF	NANNYBERRY VIBURNUM COMMON LILAC RUSSIAN SAGE SHRUBS CALGARY CARPET JUNIPER TAMARIX JUNIPER NGULAR SPACING) DWARF BLANKETFLOWER	VIBURNUM LENTAGO SYRINGA VULGARIS PEROVSKIA ATRIPLICIFOLIA JUNIPERUS SABINA 'CALGARY CARPET' JUNIPERUS SABINA VAR. TAMARISCIFOLIA GAILLARDIA X GRANDIFLORA 'GOBLIN
OW/SPREAI	NBV COL RUS DING S CCJ TAJ S (TRIA DF PM	NANNYBERRY VIBURNUM COMMON LILAC RUSSIAN SAGE SHRUBS CALGARY CARPET JUNIPER TAMARIX JUNIPER NGULAR SPACING)	VIBURNUM LENTAGO SYRINGA VULGARIS PEROVSKIA ATRIPLICIFOLIA JUNIPERUS SABINA 'CALGARY CARPET' JUNIPERUS SABINA VAR. TAMARISCIFOLIA GAILLARDIA X GRANDIFLORA 'GOBLIN HEMERCALLIS 'PARDON ME
OW/SPREAI	NBV COL RUS DING S CCJ TAJ S (TRIA DF	NANNYBERRY VIBURNUM COMMON LILAC RUSSIAN SAGE GHRUBS CALGARY CARPET JUNIPER TAMARIX JUNIPER NGULAR SPACING) DWARF BLANKETFLOWER PARDON ME DAYLILY	VIBURNUM LENTAGO SYRINGA VULGARIS PEROVSKIA ATRIPLICIFOLIA JUNIPERUS SABINA 'CALGARY CARPET' JUNIPERUS SABINA VAR. TAMARISCIFOLIA GAILLARDIA X GRANDIFLORA 'GOBLIN HEMERCALLIS 'PARDON ME
OW/SPREAI	NBV COL RUS DING S CCJ TAJ S (TRIA DF PM YC	NANNYBERRY VIBURNUM COMMON LILAC RUSSIAN SAGE HRUBS CALGARY CARPET JUNIPER TAMARIX JUNIPER NGULAR SPACING) DWARF BLANKETFLOWER PARDON ME DAYLILY YELLOW COLUMBINE	VIBURNUM LENTAGO SYRINGA VULGARIS PEROVSKIA ATRIPLICIFOLIA JUNIPERUS SABINA 'CALGARY CARPET' JUNIPERUS SABINA VAR. TAMARISCIFOLIA GAILLARDIA X GRANDIFLORA 'GOBLIN HEMERCALLIS 'PARDON ME' AQUILEGIA CHRYSANTHA
OW/SPREAI	NBV COL RUS DING S CCJ TAJ S (TRIA DF PM YC BE AJ	NANNYBERRY VIBURNUM COMMON LILAC RUSSIAN SAGE GHRUBS CALGARY CARPET JUNIPER TAMARIX JUNIPER NGULAR SPACING) DWARF BLANKETFLOWER PARDON ME DAYLILY YELLOW COLUMBINE BLACK EYED SUSAN AUTUMN JOY SEDUM	VIBURNUM LENTAGO SYRINGA VULGARIS PEROVSKIA ATRIPLICIFOLIA JUNIPERUS SABINA 'CALGARY CARPET' JUNIPERUS SABINA VAR. TAMARISCIFOLIA GAILLARDIA X GRANDIFLORA 'GOBLIN HEMERCALLIS 'PARDON ME' AQUILEGIA CHRYSANTHA RUDBECKIA FULGIDA 'GOLDSTRUM' SEDUM 'AUTUMN JOY'
OW/SPREAL OW/SPREAL COM/SPRE	NBV COL RUS DING S CCJ TAJ S (TRIA DF PM YC BE AJ AL GRA BAG	NANNYBERRY VIBURNUM COMMON LILAC RUSSIAN SAGE SHRUBS CALGARY CARPET JUNIPER TAMARIX JUNIPER NGULAR SPACING) DWARF BLANKETFLOWER PARDON ME DAYLILY YELLOW COLUMBINE BLACK EYED SUSAN AUTUMN JOY SEDUM	VIBURNUM LENTAGO SYRINGA VULGARIS PEROVSKIA ATRIPLICIFOLIA JUNIPERUS SABINA 'CALGARY CARPET' JUNIPERUS SABINA VAR. TAMARISCIFOLIA GAILLARDIA X GRANDIFLORA 'GOBLIN HEMERCALLIS 'PARDON ME' AQUILEGIA CHRYSANTHA RUDBECKIA FULGIDA 'GOLDSTRUM' SEDUM 'AUTUMN JOY' HELICTOTRICHON SEMPERVIRENS
	NBV COL RUS DING S CCJ TAJ S (TRIA DF PM YC BE AJ AL GRA BAG ISG	NANNYBERRY VIBURNUM COMMON LILAC RUSSIAN SAGE GHRUBS CALGARY CARPET JUNIPER TAMARIX JUNIPER NGULAR SPACING) DWARF BLANKETFLOWER PARDON ME DAYLILY YELLOW COLUMBINE BLACK EYED SUSAN AUTUMN JOY SEDUM ASSES BLUE AVENA GRASS INDIAN STEEL INDIANGRASS	VIBURNUM LENTAGO SYRINGA VULGARIS PEROVSKIA ATRIPLICIFOLIA JUNIPERUS SABINA 'CALGARY CARPET' JUNIPERUS SABINA VAR. TAMARISCIFOLIA GAILLARDIA X GRANDIFLORA 'GOBLIN HEMERCALLIS 'PARDON ME' AQUILEGIA CHRYSANTHA RUDBECKIA FULGIDA 'GOLDSTRUM' SEDUM 'AUTUMN JOY' HELICTOTRICHON SEMPERVIRENS SORGHASTRUM NUTANS 'INDIAN STEEL'
OW/SPREAL OW/SPREAL COM/SPRE	NBV COL RUS DING S CCJ TAJ S (TRIA DF PM YC BE AJ AL GRA BAG ISG	NANNYBERRY VIBURNUM COMMON LILAC RUSSIAN SAGE GHRUBS CALGARY CARPET JUNIPER TAMARIX JUNIPER NGULAR SPACING) DWARF BLANKETFLOWER PARDON ME DAYLILY YELLOW COLUMBINE BLACK EYED SUSAN AUTUMN JOY SEDUM ASSES BLUE AVENA GRASS INDIAN STEEL INDIANGRASS RUBY MUHLY GRASS	VIBURNUM LENTAGO SYRINGA VULGARIS PEROVSKIA ATRIPLICIFOLIA JUNIPERUS SABINA 'CALGARY CARPET' JUNIPERUS SABINA VAR. TAMARISCIFOLIA GAILLARDIA X GRANDIFLORA 'GOBLIN HEMERCALLIS 'PARDON ME' AQUILEGIA CHRYSANTHA RUDBECKIA FULGIDA 'GOLDSTRUM' SEDUM 'AUTUMN JOY' HELICTOTRICHON SEMPERVIRENS SORGHASTRUM NUTANS 'INDIAN STEEL' MUHLENBERGIA REVERONCHII 'UNDAUNTED'
OW/SPREAL	NBV COL RUS DING S CCJ TAJ S (TRIA DF PM YC BE AJ VC BE AJ AL GRA BAG ISG RMG LBG	NANNYBERRY VIBURNUM COMMON LILAC RUSSIAN SAGE GHRUBS CALGARY CARPET JUNIPER TAMARIX JUNIPER NGULAR SPACING) DWARF BLANKETFLOWER PARDON ME DAYLILY YELLOW COLUMBINE BLACK EYED SUSAN AUTUMN JOY SEDUM ASSES BLUE AVENA GRASS INDIAN STEEL INDIANGRASS RUBY MUHLY GRASS	VIBURNUM LENTAGO SYRINGA VULGARIS PEROVSKIA ATRIPLICIFOLIA JUNIPERUS SABINA 'CALGARY CARPET' JUNIPERUS SABINA VAR. TAMARISCIFOLIA GAILLARDIA X GRANDIFLORA 'GOBLIN HEMERCALLIS 'PARDON ME' AQUILEGIA CHRYSANTHA RUDBECKIA FULGIDA 'GOLDSTRUM' SEDUM 'AUTUMN JOY' HELICTOTRICHON SEMPERVIRENS SORGHASTRUM NUTANS 'INDIAN STEEL' MUHLENBERGIA REVERONCHII 'UNDAUNTED'
OW/SPREAL OW/SPREAL COM/SPRE	NBV COL RUS DING S CCJ TAJ S (TRIA DF PM YC BE AJ AL GRA BAG ISG RMG LBG SES	NANNYBERRY VIBURNUM COMMON LILAC RUSSIAN SAGE GHRUBS CALGARY CARPET JUNIPER TAMARIX JUNIPER NGULAR SPACING) DWARF BLANKETFLOWER PARDON ME DAYLILY YELLOW COLUMBINE BLACK EYED SUSAN AUTUMN JOY SEDUM ASSES BLUE AVENA GRASS INDIAN STEEL INDIANGRASS RUBY MUHLY GRASS	VIBURNUM LENTAGO SYRINGA VULGARIS PEROVSKIA ATRIPLICIFOLIA JUNIPERUS SABINA 'CALGARY CARPET' JUNIPERUS SABINA VAR. TAMARISCIFOLIA GAILLARDIA X GRANDIFLORA 'GOBLIN HEMERCALLIS 'PARDON ME' AQUILEGIA CHRYSANTHA RUDBECKIA FULGIDA 'GOLDSTRUM' SEDUM 'AUTUMN JOY' HELICTOTRICHON SEMPERVIRENS SORGHASTRUM NUTANS 'INDIAN STEEL' MUHLENBERGIA REVERONCHII 'UNDAUNTED' SCHIZACHYRIUM SCOPARIUM
OW/SPREAU	NBV COL RUS DING S CCJ TAJ S (TRIA DF PM YC BE AJ VC BE AJ SES KBS	NANNYBERRY VIBURNUM COMMON LILAC RUSSIAN SAGE SHRUBS CALGARY CARPET JUNIPER TAMARIX JUNIPER NGULAR SPACING) DWARF BLANKETFLOWER PARDON ME DAYLILY YELLOW COLUMBINE BLACK EYED SUSAN AUTUMN JOY SEDUM ASSES BLUE AVENA GRASS INDIAN STEEL INDIANGRASS RUBY MUHLY GRASS LITTLE BLUESTEM GRASS	VIBURNUM LENTAGO SYRINGA VULGARIS PEROVSKIA ATRIPLICIFOLIA JUNIPERUS SABINA 'CALGARY CARPET' JUNIPERUS SABINA 'AR. TAMARISCIFOLIA GAILLARDIA X GRANDIFLORA 'GOBLIN HEMERCALLIS 'PARDON ME' AQUILEGIA CHRYSANTHA RUDBECKIA FULGIDA 'GOLDSTRUM' SEDUM 'AUTUMN JOY' HELICTOTRICHON SEMPERVIRENS SORGHASTRUM NUTANS 'INDIAN STEEL' MUHLENBERGIA REVERONCHII 'UNDAUNTED' SCHIZACHYRIUM SCOPARIUM
OW/SPREAL OW/SPREAL COM/SPRE	NBV COL RUS DING S CCJ TAJ S (TRIA DF PM YC BE AJ AL GRA BAG ISG ISG ISG RMG LBG SES KBS	NANNYBERRY VIBURNUM COMMON LILAC RUSSIAN SAGE SHRUBS CALGARY CARPET JUNIPER TAMARIX JUNIPER NGULAR SPACING) DWARF BLANKETFLOWER PARDON ME DAYLILY YELLOW COLUMBINE BLACK EYED SUSAN AUTUMN JOY SEDUM ASSES BLUE AVENA GRASS INDIAN STEEL INDIANGRASS RUBY MUHLY GRASS LITTLE BLUESTEM GRASS	VIBURNUM LENTAGO SYRINGA VULGARIS PEROVSKIA ATRIPLICIFOLIA JUNIPERUS SABINA 'CALGARY CARPET' JUNIPERUS SABINA 'AR. TAMARISCIFOLIA GAILLARDIA X GRANDIFLORA 'GOBLIN HEMERCALLIS 'PARDON ME AQUILEGIA CHRYSANTHA RUDBECKIA FULGIDA 'GOLDSTRUM' SEDUM 'AUTUMN JOY' HELICTOTRICHON SEMPERVIRENS SORGHASTRUM NUTANS 'INDIAN STEEL' MUHLENBERGIA REVERONCHII 'UNDAUNTED' SCHIZACHYRIUM SCOPARIUM INCREASED DROUGHT TOLERANCE HYBRID TEXAS BLUEGRASS
OW/SPREAL OW/SPREAL COM/SPRE	NBV COL RUS DING S CCJ TAJ S (TRIA DF PM YC BE AJ S (TRIA DF PM YC BE AJ SES KBS KBS	NANNYBERRY VIBURNUM COMMON LILAC RUSSIAN SAGE SHRUBS CALGARY CARPET JUNIPER TAMARIX JUNIPER NGULAR SPACING) DWARF BLANKETFLOWER PARDON ME DAYLILY YELLOW COLUMBINE BLACK EYED SUSAN AUTUMN JOY SEDUM ASSES BLUE AVENA GRASS INDIAN STEEL INDIANGRASS RUBY MUHLY GRASS LITTLE BLUESTEM GRASS	VIBURNUM LENTAGO SYRINGA VULGARIS PEROVSKIA ATRIPLICIFOLIA JUNIPERUS SABINA 'CALGARY CARPET' JUNIPERUS SABINA VAR. TAMARISCIFOLIA GAILLARDIA X GRANDIFLORA 'GOBLIN HEMERCALLIS 'PARDON ME' AQUILEGIA CHRYSANTHA RUDBECKIA FULGIDA 'GOLDSTRUM' SEDUM 'AUTUMN JOY' HELICTOTRICHON SEMPERVIRENS SORGHASTRUM NUTANS 'INDIAN STEEL' MUHLENBERGIA REVERONCHII 'UNDAUNTED' SCHIZACHYRIUM SCOPARIUM INCREASED DROUGHT TOLERANCE HYBRID TEXAS BLUEGRASS COMPLETE G QUANTITIES,
OW/SPREAL OW/SPREAL COM/SPRE	NBV COL RUS DING S CCJ TAJ S (TRIA DF PM YC BE AJ S (TRIA DF PM YC BE AJ SES KBS KBS	NANNYBERRY VIBURNUM COMMON LILAC RUSSIAN SAGE GHRUBS CALGARY CARPET JUNIPER TAMARIX JUNIPER NGULAR SPACING) DWARF BLANKETFLOWER PARDON ME DAYLILY YELLOW COLUMBINE BLACK EYED SUSAN AUTUMN JOY SEDUM ASSES BLUE AVENA GRASS INDIAN STEEL INDIANGRASS RUBY MUHLY GRASS LITTLE BLUESTEM GRASS KEN-TEX BLUEGRASS SOD RENCE SHEET 8 FOR SCHEDULE INCLUDIN	VIBURNUM LENTAGO SYRINGA VULGARIS PEROVSKIA ATRIPLICIFOLIA JUNIPERUS SABINA 'CALGARY CARPET' JUNIPERUS SABINA VAR. TAMARISCIFOLIA GAILLARDIA X GRANDIFLORA 'GOBLIN HEMERCALLIS 'PARDON ME' AQUILEGIA CHRYSANTHA RUDBECKIA FULGIDA 'GOLDSTRUM' SEDUM 'AUTUMN JOY' HELICTOTRICHON SEMPERVIRENS SORGHASTRUM NUTANS 'INDIAN STEEL' MUHLENBERGIA REVERONCHII 'UNDAUNTED' SCHIZACHYRIUM SCOPARIUM INCREASED DROUGHT TOLERANCE HYBRID TEXAS BLUEGRASS COMPLETE G QUANTITIES,



# FINAL DEVELOPMENT PLAN

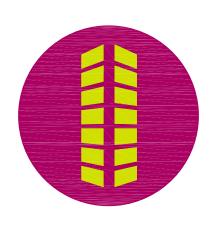
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Galloway

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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           1         10/26/2021           2         01/19/2022           3         04/06/2022           4         05/23/2022           -	Issue / Descriptio	L NAS NL NAS NL NAS
Project No: Drawn By:		GCO00000X NAS

# LANDSCAPE PLAN LEGEND:

TAG SYMBOL COMMON NAME **BOTANIC NAME DECIDUOUS CANOPY TREES** ABM AUTUMN BLAZE ACER X FREEMANII MAPLE 'AUTUMN BLAZE' REM REDMOND MAPLE ACER RUBRUM 'REDPOINTE' ENO ENGLISH OAK **QUERCUS ROBUR** HAC COMMON **CELTIS OCCIDENTALIS** WESTERN HACKBERRY SLH SKYLINE HONEYLOCUST GLEDITSIA TRICANTHOS **INERMIS 'SKYLINE'** LLL LITTLE LEAF LINDEN **TILIA CORDATA** NRI NATIVE RIVER BIRCH **BETULA FONTINALIS** 1 July  $\bigcirc$ SWO SWAMP WHITE OAK QUERCUS BICOLOR FRE FRONTIER ELM **ULMUS 'FRONTIER'**  $\wedge$ WESTERN CATALPA WEC CATALPA SECIOSA **ORNAMENTAL TREES** M | HOT WINGS TATARIAN MAPLE | ACER TATARICUM 'GARANN AUTUMN BRILLIANCE SERVICEBERRY AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLIANG

THORNLESS COCKSPUR HAWTHORN CRATAEGUS CRUS GALLII 'INERMI TCH IVORY SILK JAPANESE LILAC SYRINGA RETICULATA 'IVORY SILK

# **EVERGREEN/CONIFEROUS TREES**

$\sim$ –	BHS	<b>BLACK HILLS SPRUCE</b>	PICEA GLAUCA DENSATA
	LBP	LIMBER PINE	PINUS FLEXILIS
	BCP	BRISTLECONE PINE	PINUS ARISTATA
	WHF	WHITE FIR	ABIES CONCOLOR

DECIDUOUS SHRUBS					
$\overline{\langle \cdot \rangle}$	DWN	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIS 'NANUS'		
	GMC	<b>GREEN MOUND CURRANT</b>	RIBES ALPINUM 'GREEN MOUND'		
	WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI		
5 · · · · · · · · · · · · · · · · · · ·	RLR	RED LEAF ROSE	ROSA GLAUCA		
	MOS	MOUNTAIN SNOWBERRY	SYMPHORICARPOS OREOPHILUS		
	YFC	YELLOW FLOWERING CURRANT	RIBES AUREUM		
$\bigcirc$	LMM	LITTLELEAF MOUNTAIN MAHOGANY	CERCOCARPUS INTRICATUS		
, (+) -	MAE	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'		
+ E	RMS	ROCKY MOUNTAIN SUMAC	RHUS GLABRA CISMONTANA		
	TLS	THREE-LEAF SUMAC	RHUS TRILOBATA		
	NBV	NANNYBERRY VIBURNUM	VIBURNUM LENTAGO		
$\sim$	COL	COMMON LILAC	SYRINGA VULGARIS		
{ <b>*</b> }	RUS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA		
LOW/SPREAD		HRUBS			
- (;)	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'		
	TAJ	TAMARIX JUNIPER	JUNIPERUS SABINA VAR. TAMARISCIFOLIA		
PERENNIALS	(TRIA	NGULAR SPACING)			
······································	DF	DWARF BLANKETFLOWER	GAILLARDIA X GRANDIFLORA 'GOBLIN'		
	РМ	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'		
ORNAMENTA	L GR	ASSES			
	BAG	<b>BLUE AVENA GRASS</b>	HELICTOTRICHON SEMPERVIRENS		
⊗-	ISG	INDIAN STEEL INDIANGRASS	SORGHASTRUM NUTANS 'INDIAN STEEL'		
$\odot$ –	RMG	RUBY MUHLY GRASS	MUHLENBERGIA REVERONCHII 'UNDAUNTED'		
$\odot$ –	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM		
TURF GRASS	SES				
	KBS	KEN-TEX BLUEGRASS SOD	INCREASED DROUGHT TOLERANCE HYBRID TEXAS BLUEGRASS		
NOTE - F	REFE	RENCE SHEET 8 FOR	COMPLETE		
		SCHEDULE INCLUDIN			

SIZE, HEIGHT, SPREAD AND NOTES.

SEE SHEET 2 FOR EASEMENT RECORDATION INFORMATION

# 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

ANT SCHE MBOL	TAG	QTY.	COMMON NAME	BOTANIC NAME	SIZE	HEIGHT	WIDTH	HYDRO-	05/23/202 NOTES	22
	CANOPY ABM	TREES 14	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'AUTUMN BLAZE'	2" CAL.	45	35	ZONE M	BALLED & BURLAPPED	1
	REM	9	REDMOND MAPLE	ACER RUBRUM 'REDPOINTE'	2" CAL.	45	35	M	BALLED & BURLAPPED	
$\sim$	ENO	10	ENGLISH OAK	QUERCUS ROBUR	2" CAL.	50	35	L	BALLED & BURLAPPED	
$\bigcirc$ –	HAC	6	СОММОН	CELTIS OCCIDENTALIS	2" CAL.	45	35	M	BALLED & BURLAPPED	
$\int_{}^{}$	SLH	3	WESTERN HACKBERRY SKYLINE HONEYLOCUST	GLEDITSIA TRICANTHOS INERMIS 'SKYLINE'	2" CAL.	45	35	L	BALLED & BURLAPPED	
		8		TILIA CORDATA	2" CAL.	40	30	M-H	BALLED & BURLAPPED	
$\mathcal{I}_{\mathcal{I}}$		-								
- ()	NRI	4		BETULA FONTINALIS	2" CAL.	35	25	M-H	BALLED & BURLAPPED	
	SWO	9	SWAMP WHITE OAK	QUERCUS BICOLOR	2" CAL.	35	25	L	BALLED & BURLAPPED	
(1) -	FRE	13	FRONTIER ELM	ULMUS 'FRONTIER'	2" CAL.	25	35	Μ	BALLED & BURLAPPED	
)—	WEC	10	WESTERN CATALPA	CATALPA SECIOSA	2" CAL.	50	40	M	BALLED & BURLAPPED	
	SUBTOTAL	. 86	1		1 1					
					4 57 0 4		4 5	R.		
	ABS	12 12	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN' AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLANCE'	1.5" CAL. 1.5" CAL.	20 20	15 20	M	BALLED & BURLAPPED B & B, SINGLE TRUNK	
·)	TCH	12	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'	1.5" CAL.	15	15	M	BALLED & BURLAPPED	
-find-	JLI	10	IVORY SILK JAPANESE LILAC	SYRINGA RETICULATA 'IVORY SILK'	1.5" CAL.	20	15	M	BALLED & BURLAPPED	
<u></u>	SUBTOTAL									
RGREEN		ROUS TREE			1		1			
	BHS	13	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6' HT.	25	15	H	BALLED & BURLAPPED	
Por -	LBP BCP	9 10	LIMBER PINE BRISTLECONE PINE	PINUS FLEXILIS PINUS ARISTATA	6' HT. 6' HT.	35 20	15 15		BALLED & BURLAPPED BALLED & BURLAPPED	
	WHF	10	WHITE FIR	ABIES CONCOLOR	6' HT.	30	15	M	BALLED & BURLAPPED	
	SUBTOTAL	. 44	1	1						1
	SHRUBS DWN	240	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIS 'NANUS'	5 GAL.	4.5	4,5	M	MATCHING, CONTAINER FULL	
$\sim$	GMC	294	GREEN MOUND CURRANT	RIBES ALPINUM 'GREEN MOUND'	5 GAL.	3.5	2.5	М	MATCHING, CONTAINER FULL	
San	- WSC - RLR	352 239	WESTERN SAND CHERRY RED LEAF ROSE	PRUNUS BESSEYI ROSA GLAUCA	5 GAL. 5 GAL.	<u> </u>	5		MATCHING, CONTAINER FULL MATCHING, CONTAINER FULL	
A	MOS	186	MOUNTAIN SNOWBERRY	SYMPHORICARPOS OREOPHILUS	5 GAL.	3	3	L	MATCHING, CONTAINER FULL	
<u> </u>	YFC	71	YELLOW FLOWERING CURRANT	RIBES AUREUM	5 GAL.	5	5	M	MATCHING, CONTAINER FULL	
$\bigcirc$		95		CERCOCARPUS INTRICATUS	5 GAL.	4	5	L	MATCHING, CONTAINER FULL	_
,, (+) -	- MAE RMS	279 86	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'	5 GAL.	5	5 2.5	M		_
+		96	ROCKY MOUNTAIN SUMAC THREE-LEAF SUMAC	RHUS GLABRA CISMONTANA RHUS TRILOBATA	5 GAL. 5 GAL.	<u>2.5</u> 4.5	4.5		MATCHING, CONTAINER FULL MATCHING, CONTAINER FULL	
	- NBV	150	NANNYBERRY VIBURNUM	VIBURNUM LENTAGO	5 GAL. 5 GAL.	15	10		MATCHING, CONTAINER FULL	+
	COL	205	COMMON LILAC	SYRINGA VULGARIS	5 GAL.	14	10		MATCHING, CONTAINER FULL	-
(·) -	RUS	193	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	5	5	L	MATCHING, CONTAINER FULL	
	SUBTOTAL	2,488								
//SPREA {•}-		2UBS 46	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	5 GAL.	1	6	L-M	MATCHING, CONTAINER FULL	
	TAJ	94	TAMARIX JUNIPER	JUNIPERUS SABINA VAR. TAMARISCIFOLIA	5 GAL.	1.5	6	L-M	MATCHING, CONTAINER FULL	
	SUBTOTAL	. 140		-	II					
	· ·				· · · ·		-	· • • •		
	DF	385		GAILLARDIA X GRANDIFLORA 'GOBLIN'	1 GAL	1	2	L-M	18" O.C., CONTAINER FULL	-
- 1999	PM	135			1 GAL.	1.5	1.5	M	18" O.C., CONTAINER FULL	_
- <u>1999</u>	YC	113	YELLOW COLUMBINE		1 GAL.	2	2	M	18" O.C., CONTAINER FULL	_
	BE AJ	<u>112</u> 390	BLACK EYED SUSAN AUTUMN JOY SEDUM	RUDBECKIA FULGIDA 'GOLDSTRUM' SEDUM 'AUTUMN JOY'	1 GAL	2	2 1.5	L-M L-M	18" O.C., CONTAINER FULL	_
	SUBTOTAL		AUTOMIN JOT SEDOM	SEDOW AUTOWIN JOT	1 GAL.	2	1.5		18" O.C., CONTAINER FULL	
	AL GRASS	SES								
- (\$	BAG	75	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL.	1.5	2	L	MATCHING	-
⊗- ⊙-	ISG RMG	240 474	INDIAN STEEL INDIANGRASS RUBY MUHLY GRASS	SORGHASTRUM NUTANS 'INDIAN STEEL' MUHLENBERGIA REVERONCHII 'UNDAUNTED'	1 GAL. 1 GAL.	<u>3.5</u> 3	1.5 2		MATCHING MATCHING	
<u> </u>	LBG	156	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM	1 GAL.	1.5	1.5	L	MATCHING	
	SUBTOTAL	945								
		3/ 017 00 5			60D	NI/A	NI/A	L		
F GRAS	KBS	34,917 SQ.FT. L: 34,917 SQ		CREASED DROUGHT TOLERANCE HYBRID TEXAS BLUEGRASS	SOD	N/A	N/A	H	SOLID SOD	

PDP PARKING LOT LANDSCAPE REQUIREMENTS:

PDP SECTION 6.1.5. PARKING LOT LANDSCAPING AND SCREENING A. LANDSCAPING a. PARKING LOT ISLANDS

- 1. ISLANDS SHALL NOT BE PLANTED WITH TURF IF LESS THAN TWELVE FEET IN WIDTH. ISLANDS LESS THAN TWELVE FEET IN WIDTH SHALL CONSIST OF 1 1/2 INCH TO 3 INCH ROCK MULCH, SHRUBS, AND EITHER ONE ORNAMENTAL OR CANOPY TREE TO ACHIEVE A MINIMUM 75% COVERAGE AT MATURITY. 2. IN MULTI-FAMILY AND COMMERCIAL PARKING LOTS - PROVIDE AT LEAST
- ONE LANDSCAPED ISLAND, APPROX, 179 SQ, FT, IN AREA, FOR EACH SINGLE-ROW OF 15 ON-SITE PARKING SPACES PROVIDED AND APPROX. 320 SQ. FT. IN AREA FOR EACH DOUBLE-ROW. ISLANDS SHALL BE PROTECTED BY CONCRETE CURBS

# LANDSCAPE TABULATIONS:

# STREET PERIMETER BUFFER: PROVIDE EACH STREET INDIVIDUALLY AND THE REQUIRED BUFFER REQUIREMENTS. LANDSCAPING SHALL CONSIST OF ONE TREE AND 10 SHRUBS PER 40 LINEAR FEET OF FRONTAGE LENGTH.

E QUINCY AVE. - 494 LINEAR FEET BUFFER WIDTH REQUIRED / PROVIDED: 20' / 20' BUFFER TREES REQ.: 13 BUFFER TREES PROV.: 27 BUFFER SHRUBS REQ.: 124 BUFFER SHRUBS PROV.: 124

COPPERLEAF BLVD. - 186 LINEAR FEET BUFFER WIDTH REQUIRED / PROVIDED: 20' / 20' BUFFER TREES REQ.: 5 BUFFER TREES PROV.: 5 BUFFER SHRUBS REQ.: 47 BUFFER SHRUBS PROV.: 47

# BUILDING PERIMETER LANDSCAPE:

THE PERIMETER SURROUNDING EACH MULTI-FAMILY UNIT SHALL BE LANDSCAPED WITH AN 8' MIN. WIDTH PLANTING BED. 1 PLANT REQUIRED FOR EACH 5 LINEAR FEET OF BLDG. ELEVATION. 15% TALL SHRUBS, 5% EVERGREEN AND DECIDUOUS TREES, AND 80% MIXTURE OF EVERGREEN AND DECIDUOUS SHRUBS.

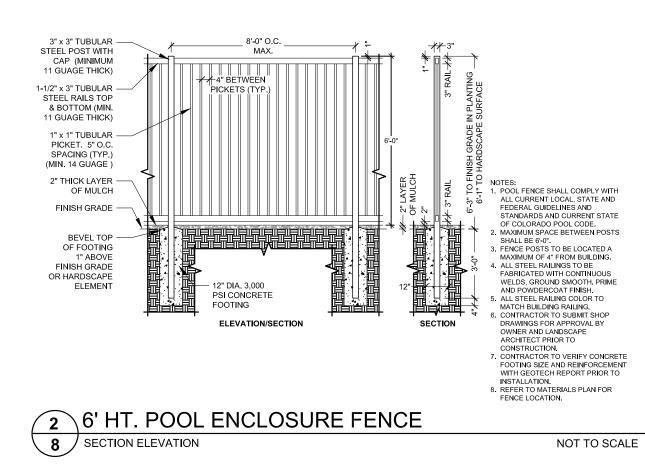
BUILDING 1 DIMENSIONS: 286' LENGTH X 188' WIDTH TOTAL BUILDING 1 PERIMETER = 948 LINEAR FEET (LF) 948 LF / 5 = 190 PLANTS REQUIRED 438 PLANTS PROVIDED 15% TALL SHRUBS REQUIRED: 29 TALL SHRUBS PROVIDED: 81 5% TREES REQUIRED: 10 TREES PROVIDED: 12 80% SHRUB MIX REQUIRED: 152 SHRUB MIX PROVIDED: 426

BUILDING 2 DIMENSIONS: 183' LENGTH X 178' WIDTH TOTAL BUILDING 2 PERIMETER = 722 LINEAR FEET (LF) 722 LF / 5 = 145 PLANTS REQUIRED382 PLANTS PROVIDED 15% TALL SHRUBS REQUIRED: 22 TALL SHRUBS PROVIDED: 56 5% TREES REQUIRED: 8 **TREES PROVIDED: 8** 80% SHRUB MIX REQUIRED: 116 SHRUB MIX PROVIDED: 374

# SITE TRIANGLE NOTE:

ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATION, SECTION 4.04.10. SIGHT TRIANGLES LABELED ON THE LANDSCAPE PLAN.

# SIGN & FENCING DETAILS:



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

# **PARKING LOT ISLANDS:**

REQUIRED: ONE 179 SQ. FT. LANDSCAPED ISLAND FOR EACH SINGLE-ROW OF 15 ON-SITE PARKING SPACES PROVIDED & ONE 320 SQ. FT. LANDSCAPED ISLAND FOR EACH DOUBLE-ROW TOTAL SINGLE-ROW LANDSCAPE ISLANDS REQUIRED: 17 TOTAL DOUBLE-ROW LANDSCAPE ISLANDS REQUIRED: 5

TOTAL SINGLE-ROW LANDSCAPE ISLANDS PROVIDED: 22 TOTAL DOUBLE-ROW LANDSCAPE ISLANDS PROVIDED: 5 NOTE: MINIMUM REQUIRED LANDSCAPE ISLAND SIZE PROVIDED IS 179 SQ. FT. TOTAL PARKING SPACES PROVIDED: 323

**TREES REQUIRED: 28** 

**TREES PROVIDED: 42** 

SHRUB REQUIRED: N/A

SHRUBS PROVIDED: N/A

**COMMON AREA LANDSCAPING:** 

15 TREES ARE REQUIRED FOR EVERY

ACRE OF COMMON LANDSCAPE AREA.

A REQUIREMENT FOR COMMON AREA LANDSCAPING UNDER SECTION 6.4.E

TOTAL COMMON AREA: 1.85 ACRES

SHRUBS ARE NOT LISTED IN THE PDP AS

# NON-STREET BUFFER:

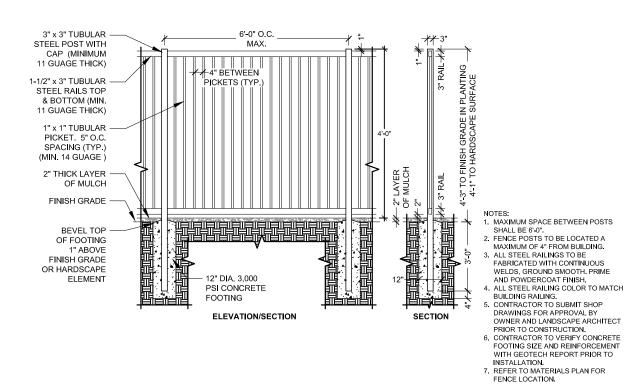
LABEL THE BUFFERS ON THE PLAN AND IN THE TABLE A, B, C, ETC. AND LIST THE REQUIRED VERSUS PROVIDED LANDSCAPE REQUIREMENTS. ONE (1) TREE AND FIVE (5) SHRUBS REQUIRED PER 25 LINEAR FÉET OF BUFFER.

SOUTH PROPERTY LINE NON-STREET BUFFER (A) WIDTH REQ./PROV.: 25'/25' LENGTH: 396' BUFFER TREES REQ.: 16 BUFFER TREES PROV.: 20 BUFFER SHRUBS REQ.: 80 BUFFER SHRUBS PROV.: 80

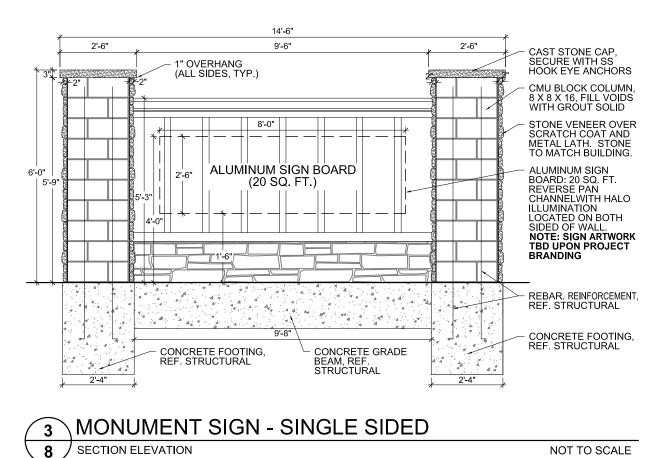
WEST PROPERTY LINE NON-STREET BUFFER (B) WIDTH REQ./PROV.: 25'/25' LENGTH: 565' BUFFER TREES REQ.: 23 BUFFER TREES PROV.: 23 BUFFER SHRUBS REQ.: 113 BUFFER SHRUBS PROV.: 113

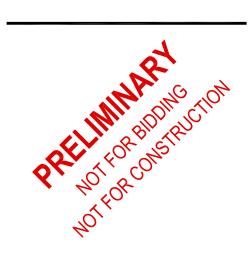
# SITE DATA TABLE ZONING: PDP Z130993 DESIGNATION

LAND USE (PER 2015 IBC OCCUPANCY CLASSIN		
SITE DATA	TOTAL/ ACTUAL SF	% OF SITE
GROSS SITE AREA: 7.15 ACRES	311,460 SF	100%
BUILDING COVERAGE: 1.80 ACRES	78,332 SF	25.1%
PAVEMENT/HARDSCAPE AREA: (SIDEWALKS AND PAVEMENT)	152,662 SF (3.50 ACRES)	49.1%
LANDSCAPING & POOL: (EXCLUDING R.O.W. & OFF-SITE IMPROVEMENTS)	80,466 SF (1.85 ACRES)	25.8%

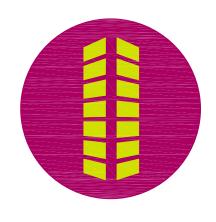








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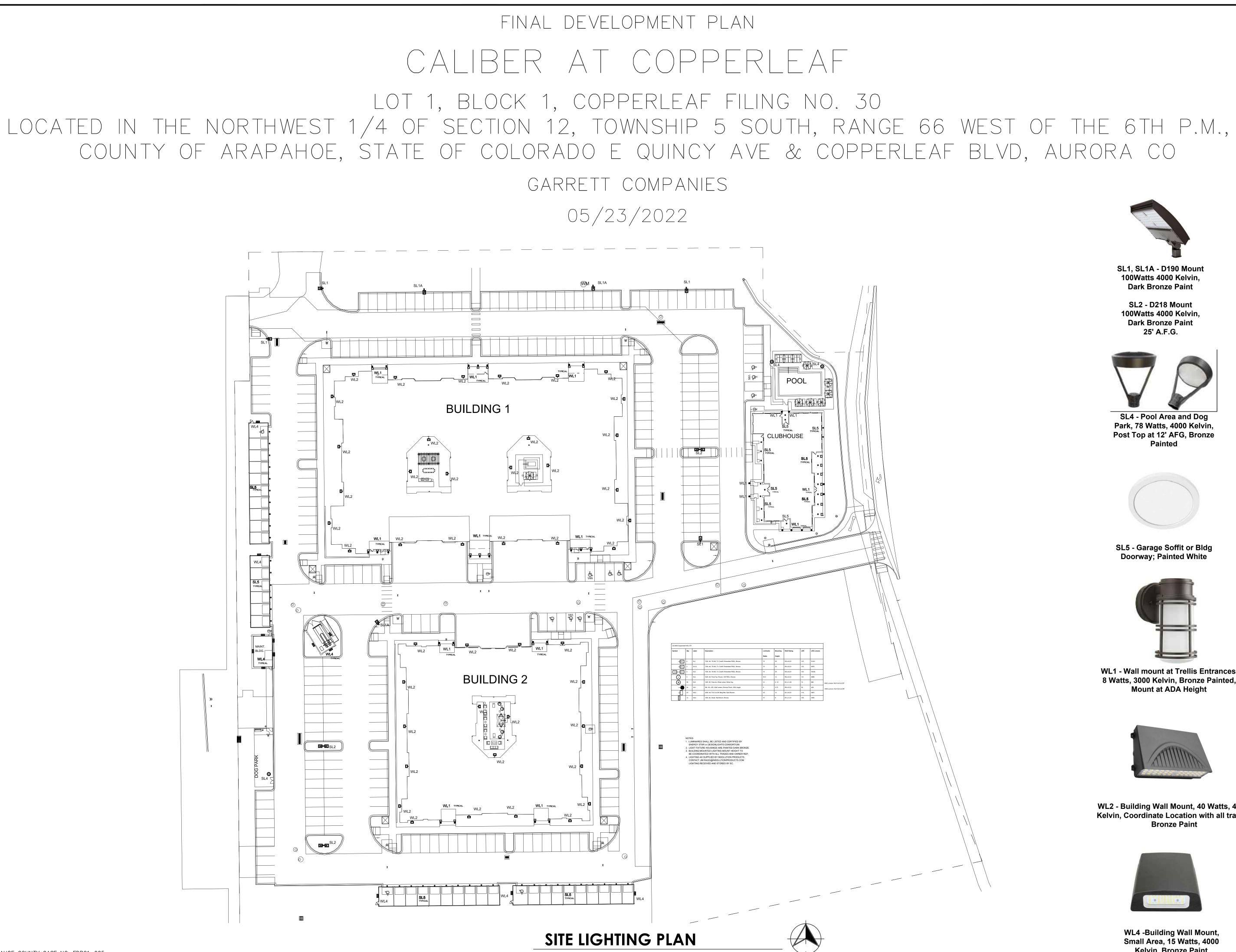


FINAL DEVELOPMENT PLAN CALIBER AT COPPERLEAF	LOT 1, BLOCK 1 COPPERLEAF FILING NO. 30	E. QUINCY AVE. & COPPERLEAF BLVD AURORA, CO 80013
<pre># Date 1 10/26/2021 2 01/19/2022 3 04/06/2022 4 05/23/2022</pre>	Issue / Descriptio	IL NAS AL NAS AL NAS
Project No:		GCO00000X
Project No: Drawn By: Checked By:		GCO00000X NAS TGC

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NOT TO SCALE



SCALE: 1"=40'-0"

NORTH



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



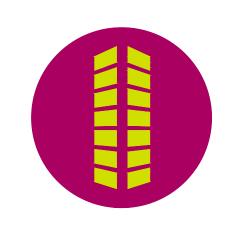
WL2 - Building Wall Mount, 40 Watts, 4000 Kelvin, Coordinate Location with all trades Bronze Paint



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



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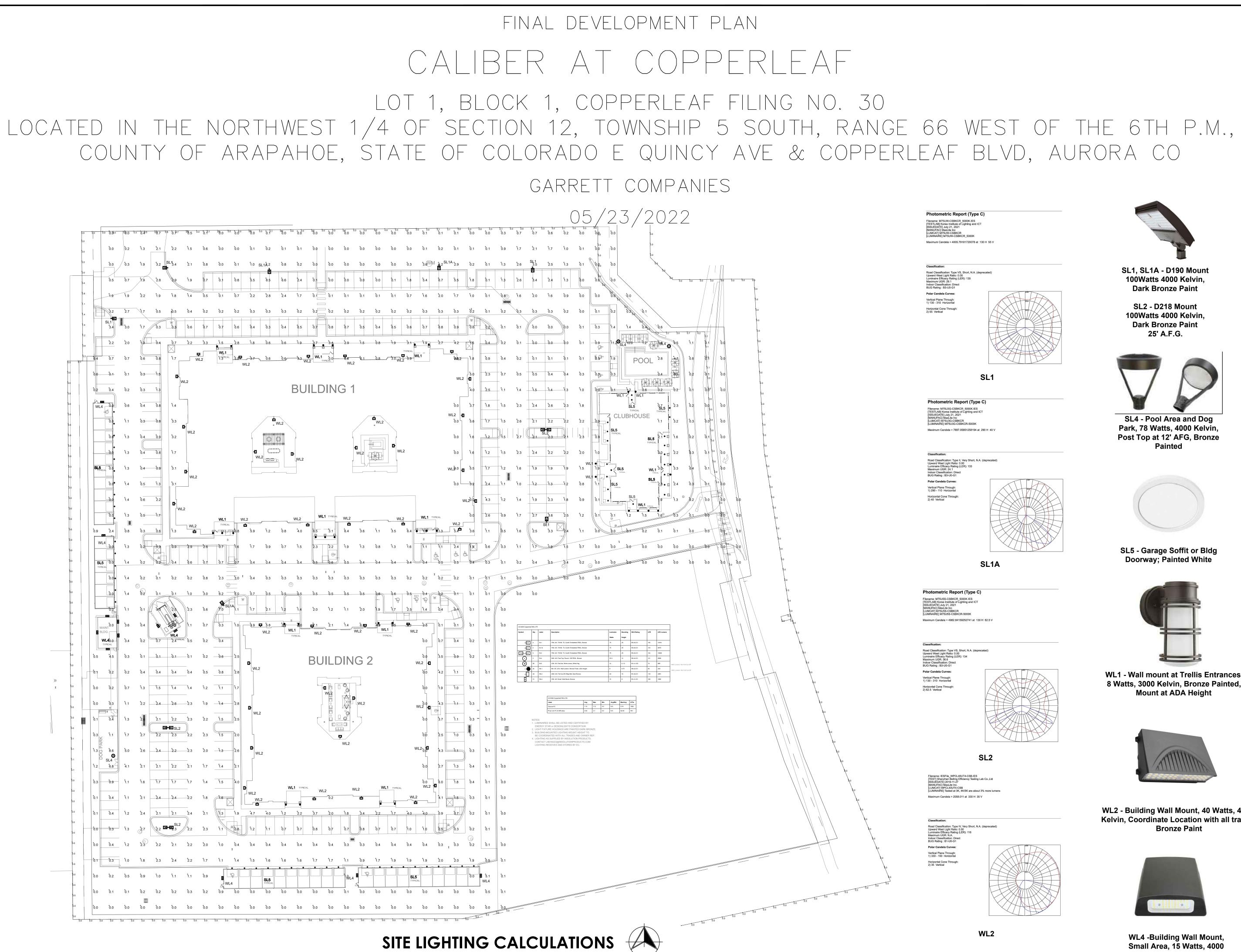


/ELOPMENT PLAN AT COPPERLEAF 30 RI FAF <u>N</u> 1 FILING Ш E. QUINCY AVE. & COP AURORA, CO 80013 ЧF ·о́ш̀ FINAL DE/ CALIBER / LOT 1, BL( COPPERL BL(

#	Date	Issue / Description	Init.
1	10/26/2021	1ST FDP SUBMITTAL	INT
2	01/19/2022	2ND FDP SUBMITTAL	INT
3	04/06/2022	3RD FDP SUBMITTAL	INT
4	05/23/2022	FDP APPROVAL SUBMITTAL	INT
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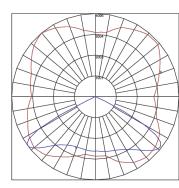
Project No:	GCO00000X
Drawn By:	TRR
Checked By:	JR
Date:	01/19/2022

SITE LIGHTING PLAN

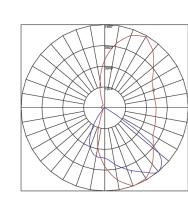


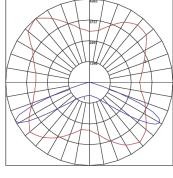
SCALE: 1"=40'-0"

NORTH











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



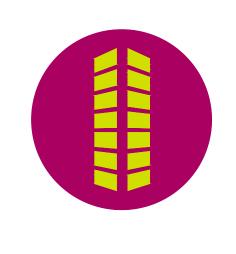
WL2 - Building Wall Mount, 40 Watts, 4000 Kelvin, Coordinate Location with all trades **Bronze Paint** 



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



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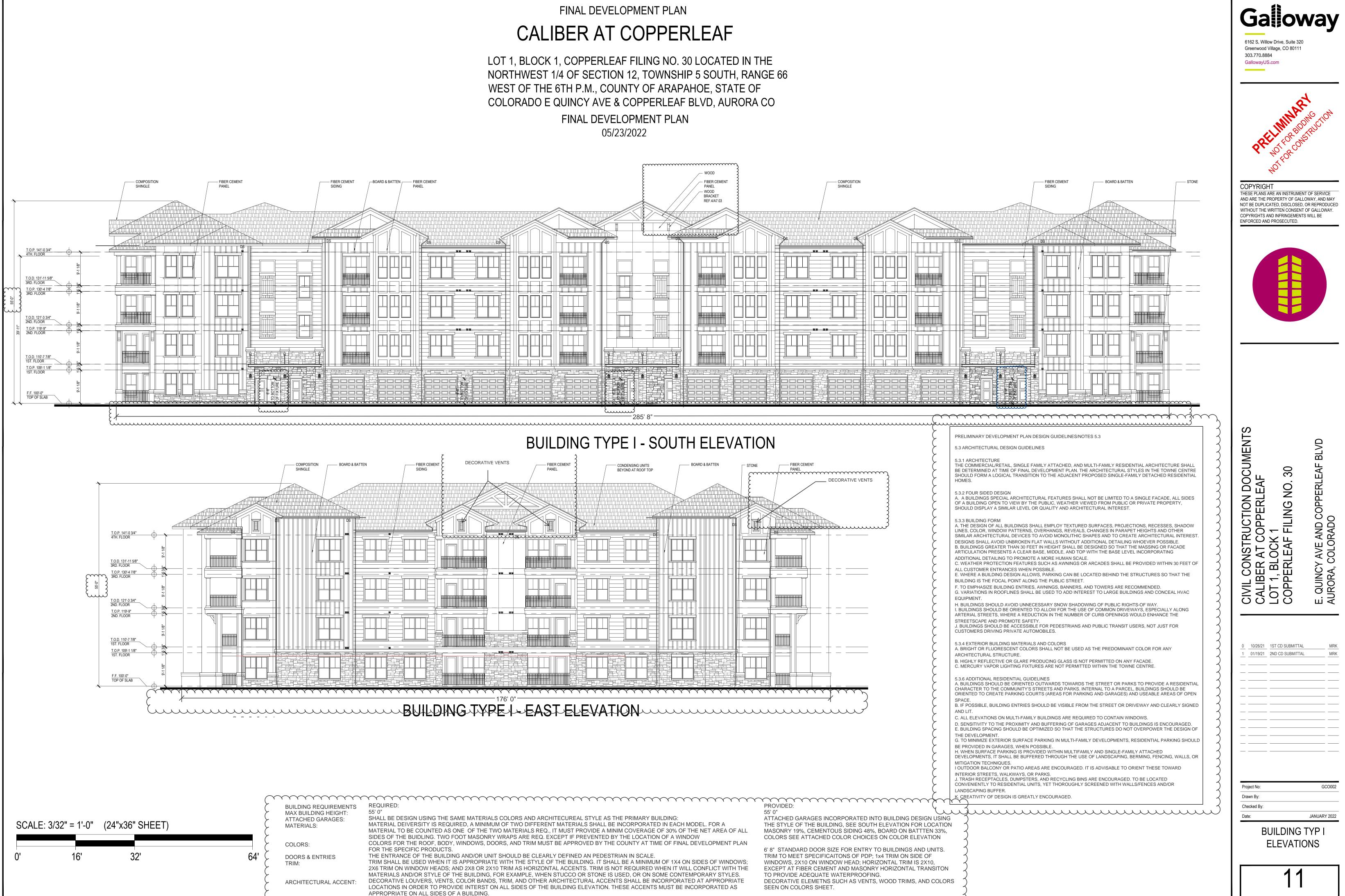
30 PLAN EAF 0 N YELOPMENT I VT COPPERLE DCK 1 EAF FILING N О m E. QUINCY AVE. & C AURORA, CO 80013 BL( DE FINAL D CALIBEF LOT 1, B COPPEF

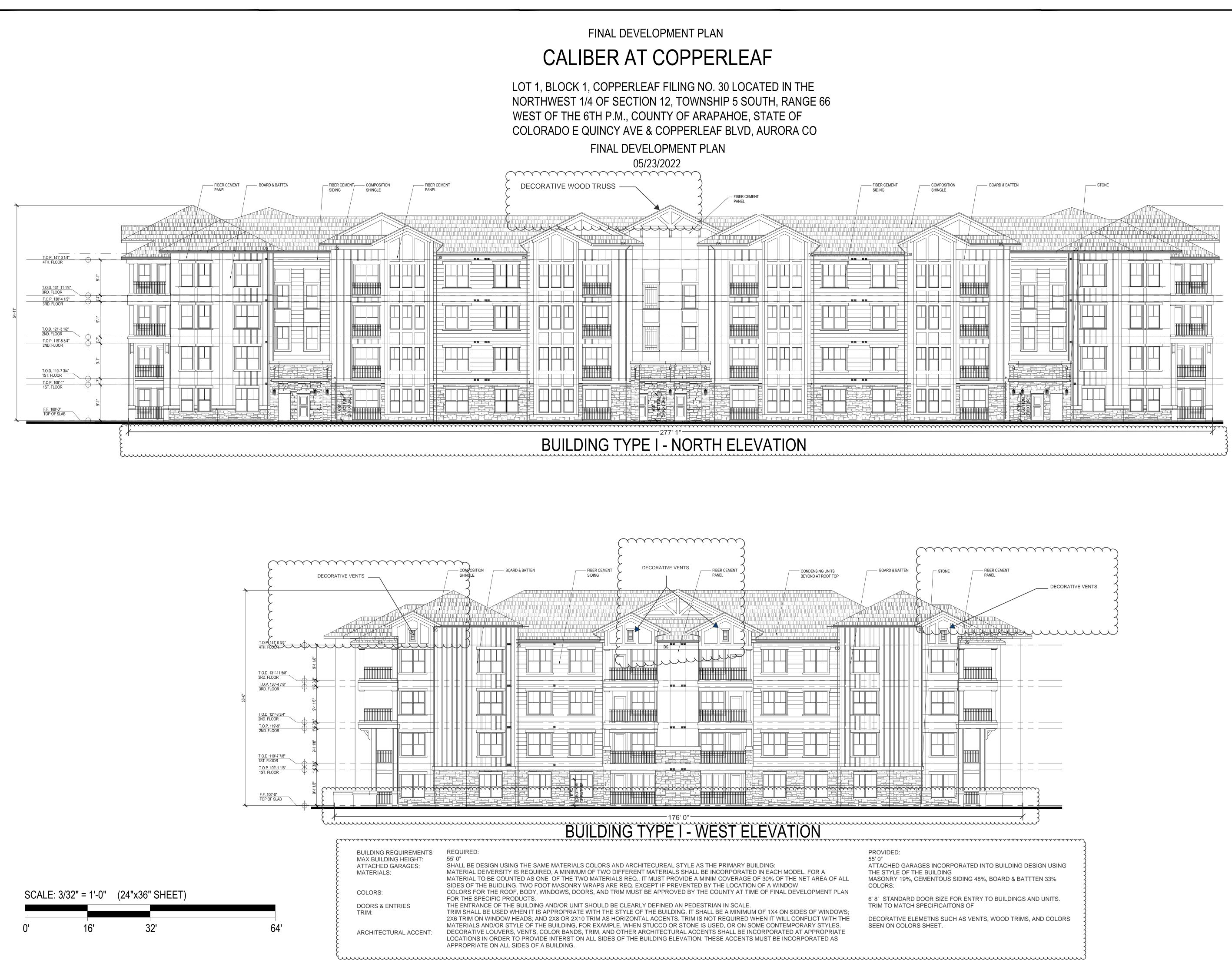
#	Date	Issue / Description	Init.
1	10/26/2021	1ST FDP SUBMITTAL	INT
2	01/19/2022	2ND FDP SUBMITTAL	INT
3	04/06/2022	3RD FDP SUBMITTAL	INT
4	05/23/2022	FDP APPROVAL SUBMITTAL	INT
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Project No:	GCO00000X
Drawn By:	TRR
Checked By:	JR
Date:	01/19/2022

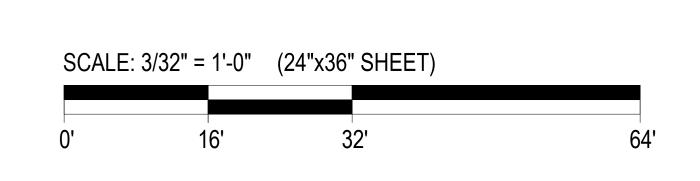
SITE LIGHTING CALCULATIONS

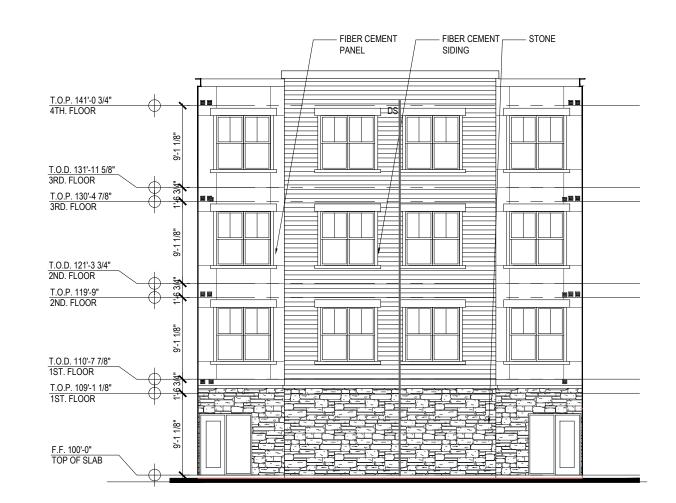






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COPYRIGHTS AND INFRINGEMENTS WILL I ENFORCED AND PROSECUTED.	ERVICE AND MAY PRODUCED LOWAY.
PPERLEAF	E. QUINUT AVE AND CUPPERLEAF BLVD AURORA, COLORADO
0       10/26/21       1ST CD SUBMITTAL         1       01/19/21       2ND CD SUBMITTAL	MRK MRK  
Project No: Drawn By: Checked By: Date: JANU BUILDING TYI ELEVATIONS	
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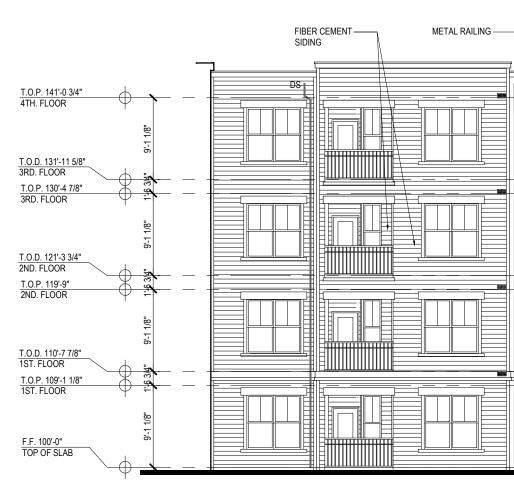


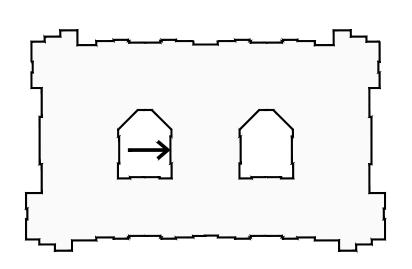


# FINAL DEVELOPMENT PLAN CALIBER AT COPPERLEAF

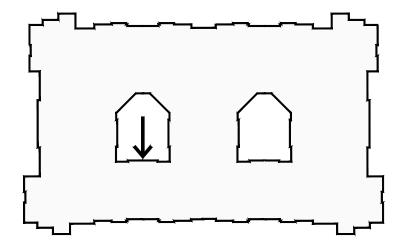
# LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30 LOCATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO E QUINCY AVE & COPPERLEAF BLVD, AURORA CO

FINAL DEVELOPMENT PLAN 05/23/2022

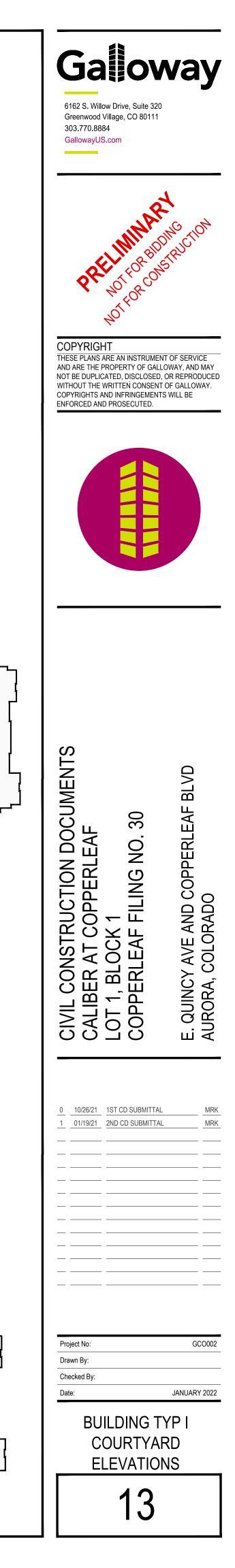




		METAL RAILING
T.O.P. 141'-0 3/4" 4TH. FLOOR	$\leftrightarrow$	
	9'-1 1/8"	
<u>T.O.D. 131'-11 5/8"</u> 3RD. FLOOR		
T.O.P. 130'-4 7/8" 3RD. FLOOR		
	9'-1 1/8"	
T.O.D. 121'-3 3/4" 2ND. FLOOR		
T.O.P. 119'-9" 2ND. FLOOR		
	9'-1 1/8"	
T.O.D. 110'-7 7/8" 1ST. FLOOR		
T.O.P. 109'-1 1/8" 1ST. FLOOR		
	9'-1 1/8"	
F.F. 100'-0" TOP OF SLAB		
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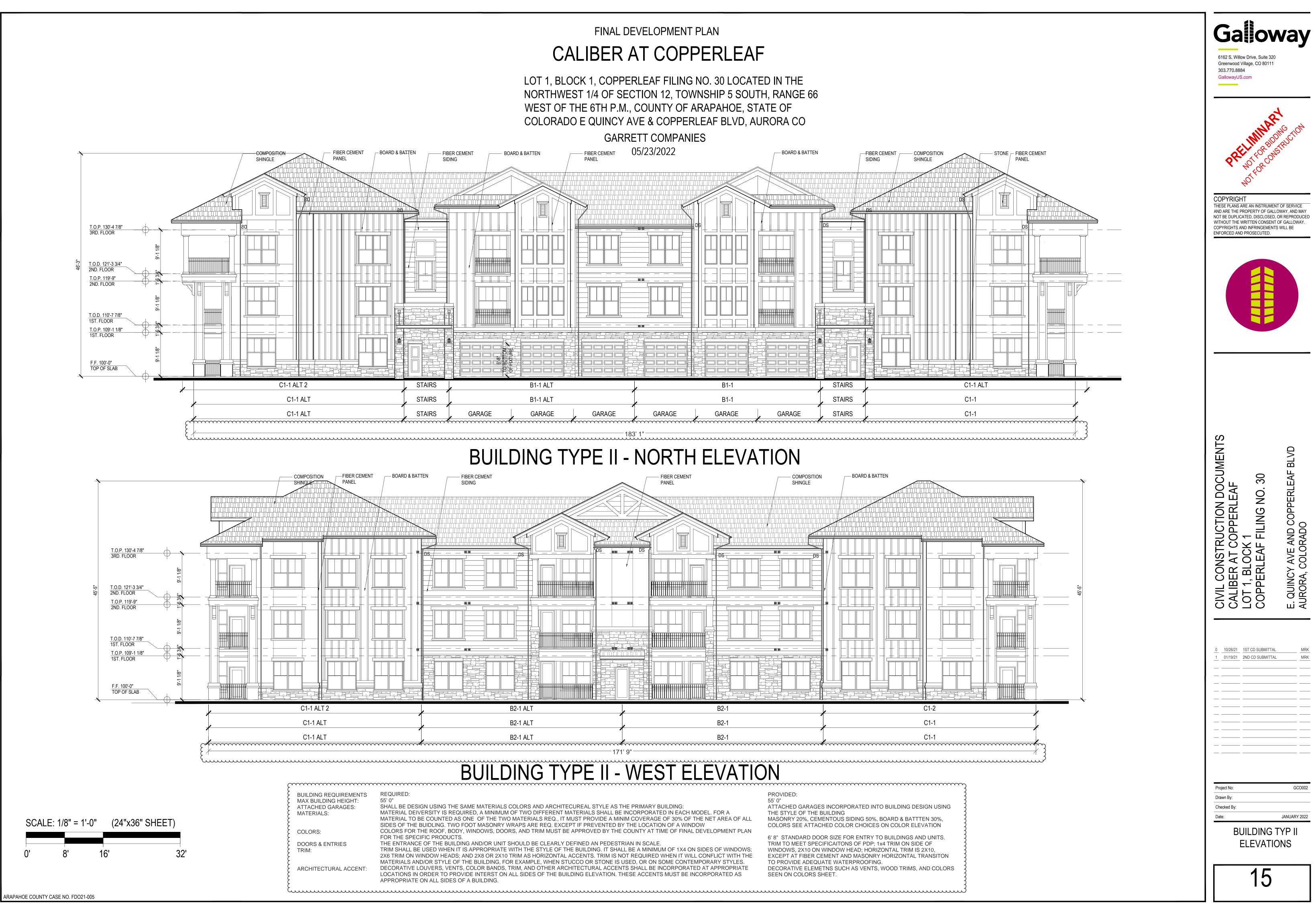


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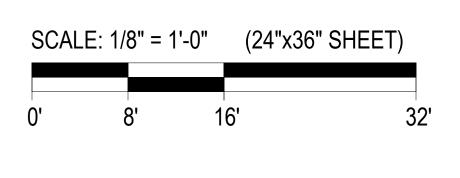


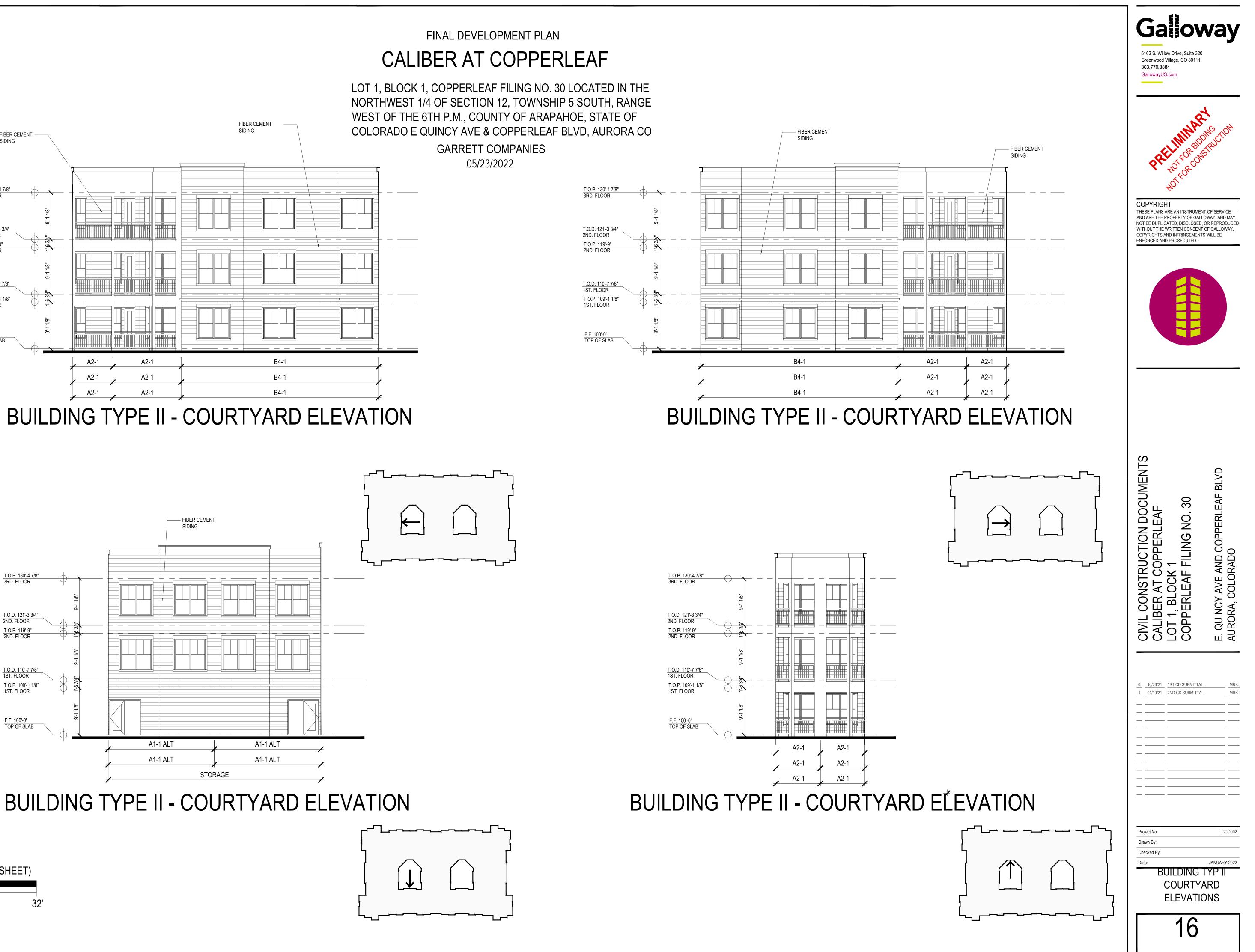
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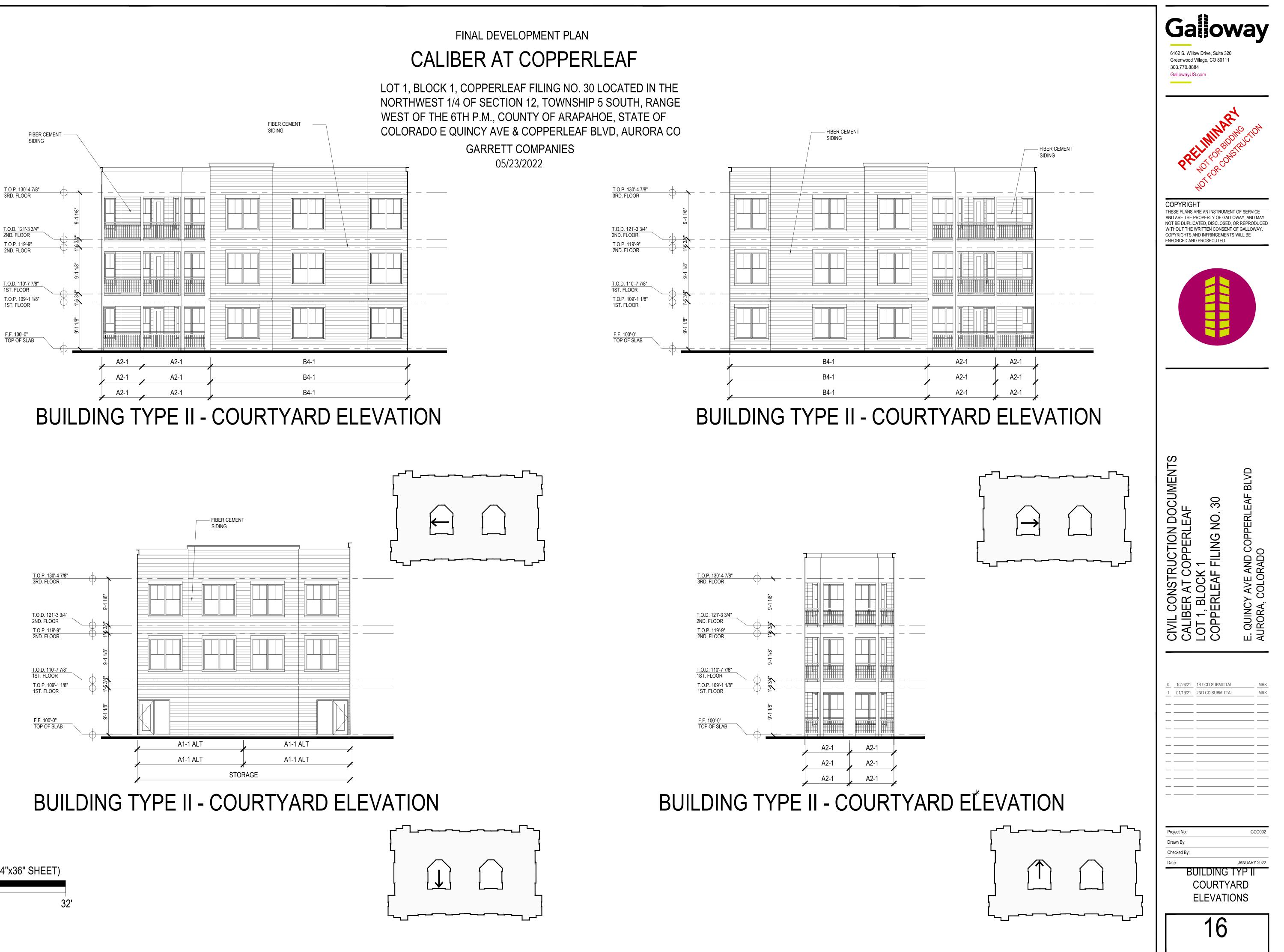


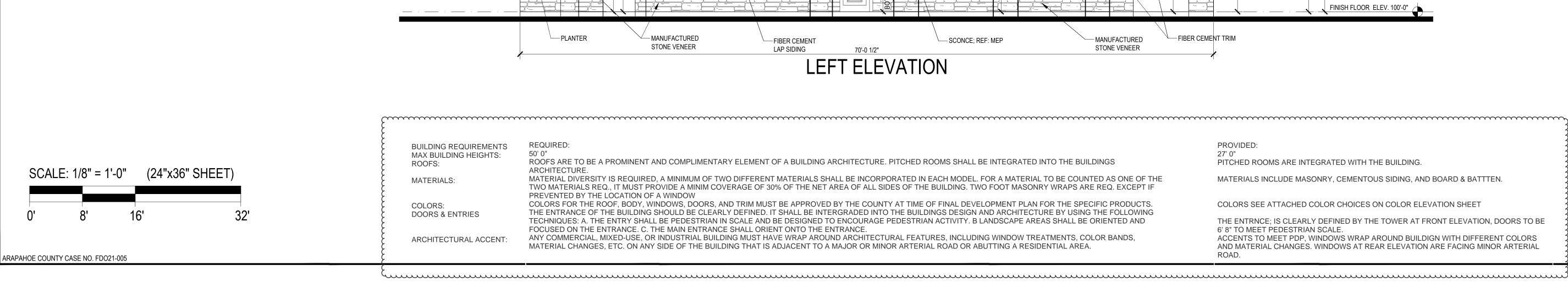






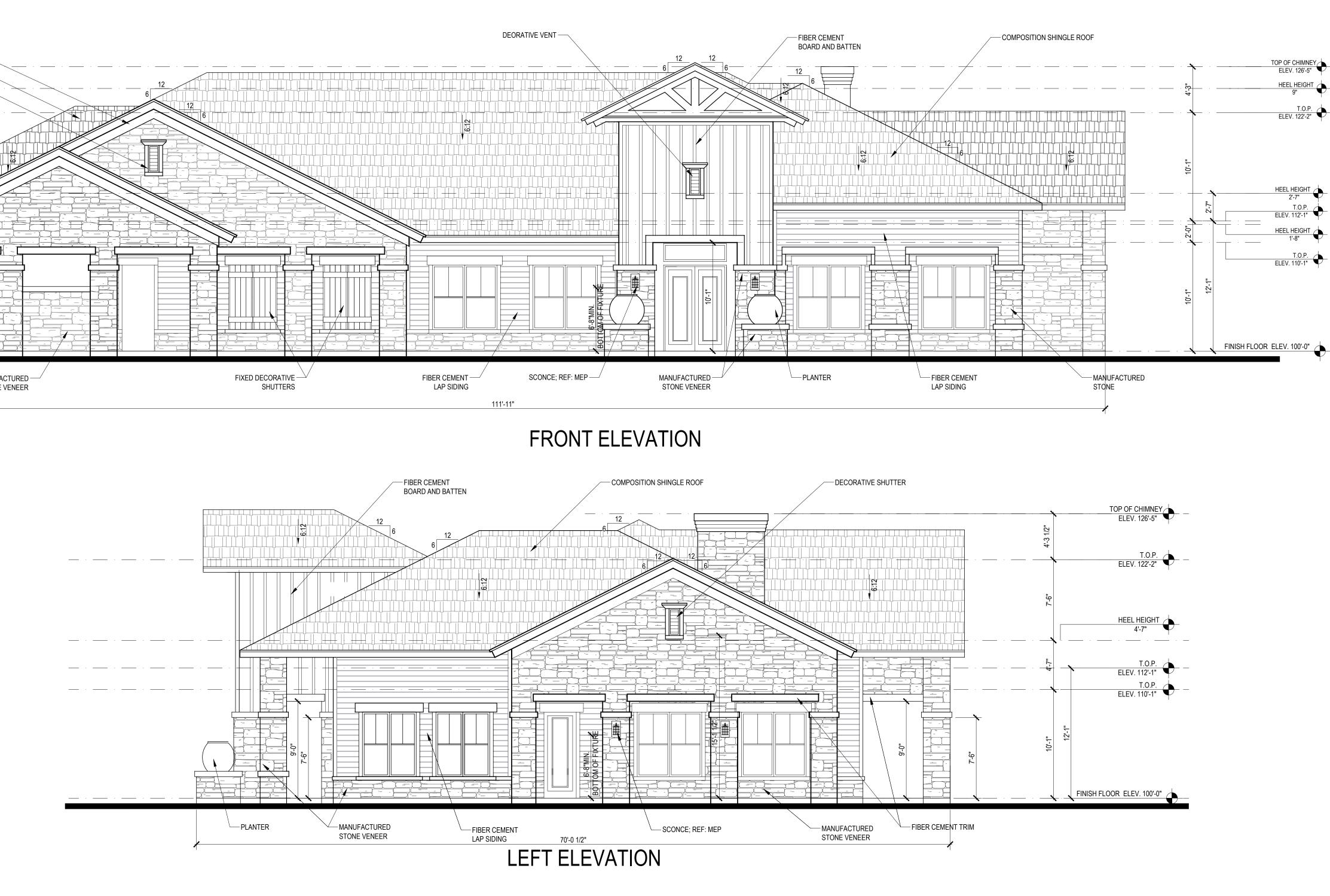


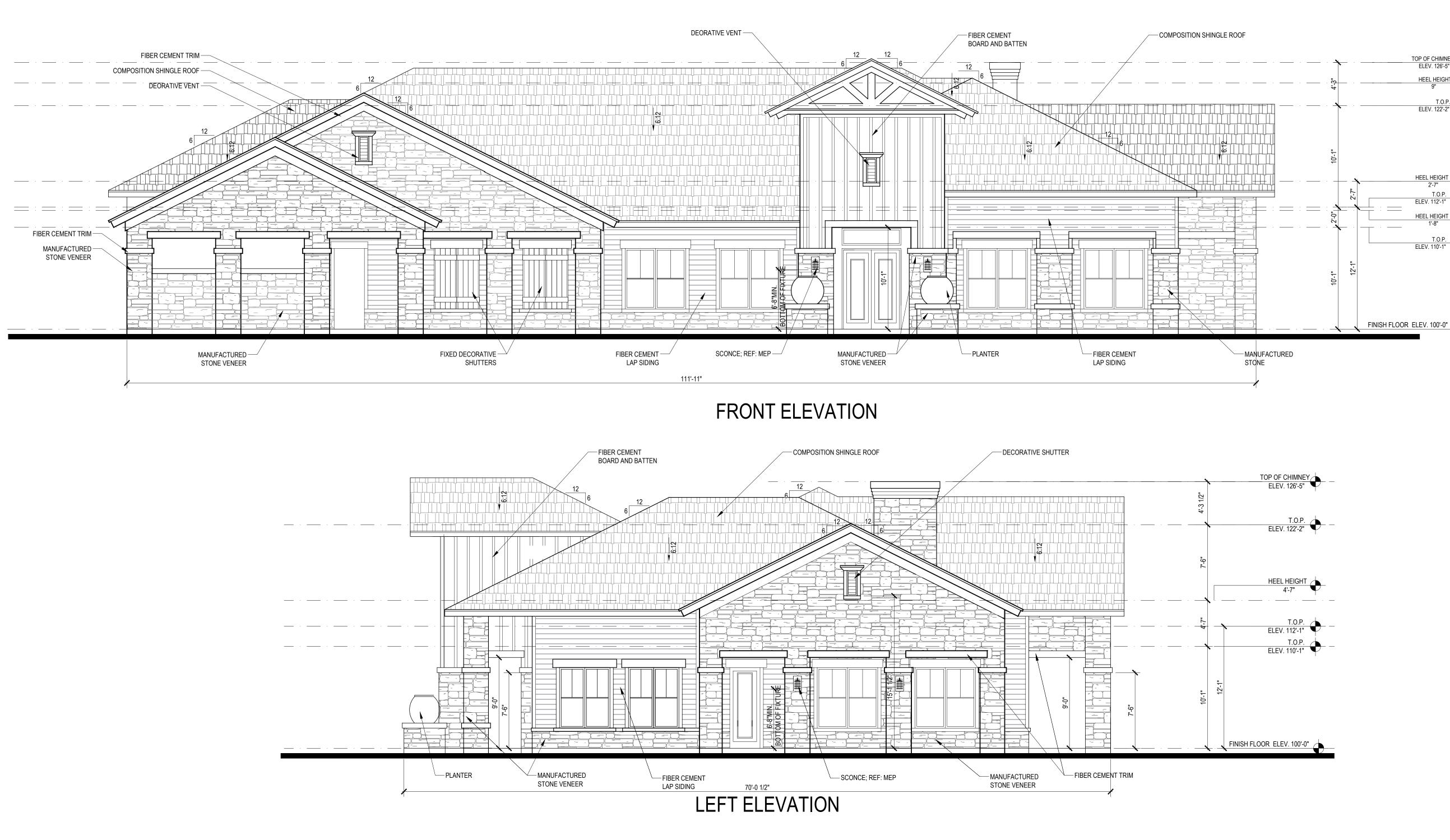




REQUIRED:

50' 0"





# 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

ROOFS ARE TO BE A PROMINENT AND COMPLIMENTARY ELEMENT OF A BUILDING ARCHITECTURE. PITCHED ROOMS 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

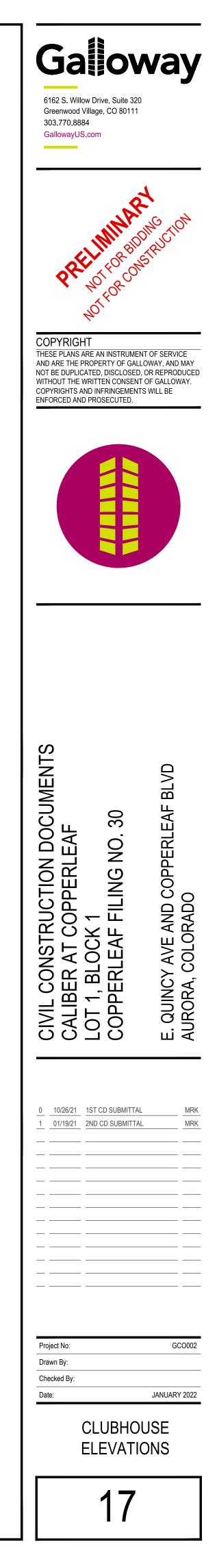
COLORS FOR THE ROOF, BODY, WINDOWS, DOORS, AND TRIM MUST BE APPROVED BY THE COUNTY AT TIME OF FINAL DEVELOPMENT PLAN FOR THE SPECIFIC PRODUCTS. THE ENTRANCE OF THE BUILDING SHOULD BE CLEARLY DEFINED. IT SHALL BE INTERGRADED INTO THE BUILDINGS DESIGN AND ARCHITECTURE BY USING THE FOLLOWING TECHNIQUES: A. THE ENTRY SHALL BE PEDESTRIAN IN SCALE AND BE DESIGNED TO ENCOURAGE PEDESTRIAN ACTIVITY. B LANDSCAPE AREAS SHALL BE ORIENTED AND FOCUSED ON THE ENTRANCE. 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.

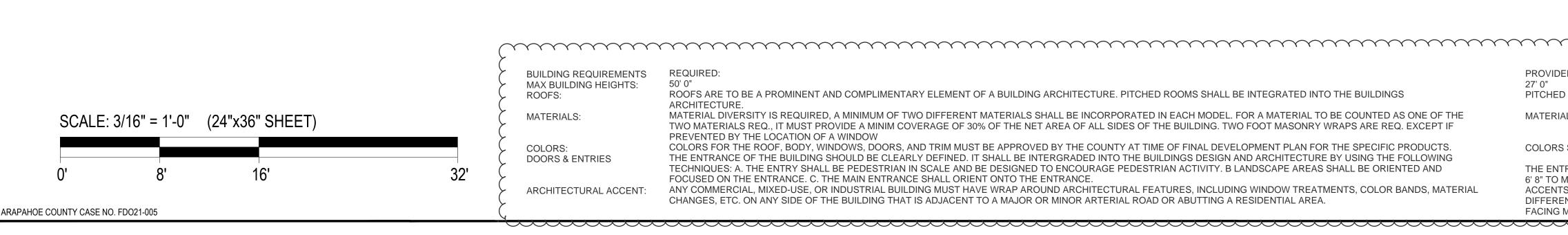
PROVID 27' 0" PITCHE MATERI

COLORS THE EN 6' 8" TO ACCENT AND MA

ROAD.



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DED:	
ED ROOMS ARE INTEGRATED WITH THE BUILDING.	
IALS INCLUDE MASONRY, CEMENTOUS SIDING, AND BOARD & BATTTEN.	
S SEE ATTACHED COLOR CHOICES ON COLOR ELEVATION SHEET	
ITRNCE; IS CLEARLY DEFINED BY THE TOWER AT FRONT ELEVATION, DOORS TO BE	
TS TO MEET PDP, WINDOWS WRAP AROUND BUILDIGN WITH DIFFERENT COLORS ATERIAL CHANGES. WINDOWS AT REAR ELEVATION ARE FACING MINOR ARTERIAL	





FINAL DEVELOPMENT PLAN



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

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

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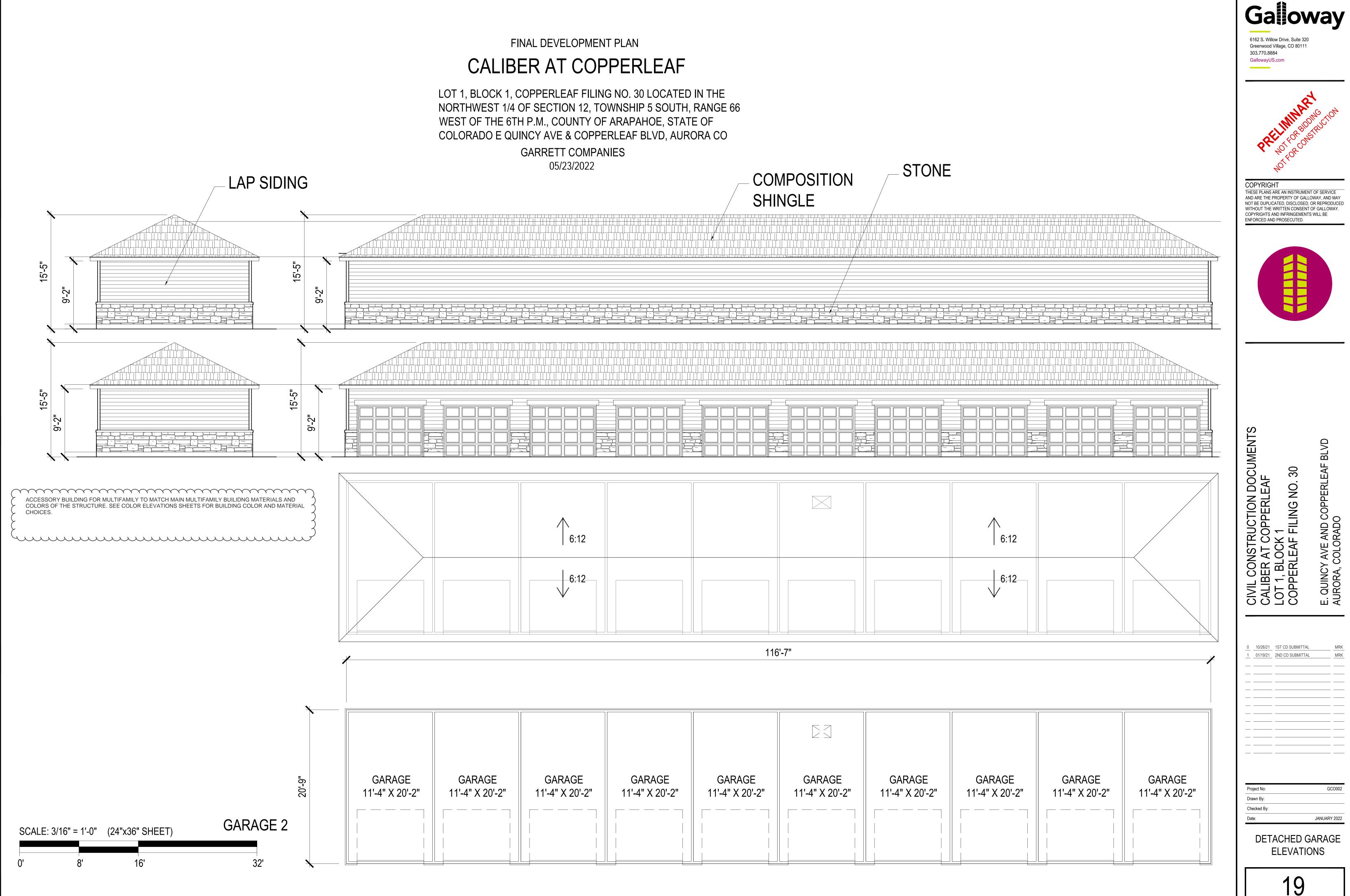
PROVIDED 27' 0" PITCHED I

MATERIAL

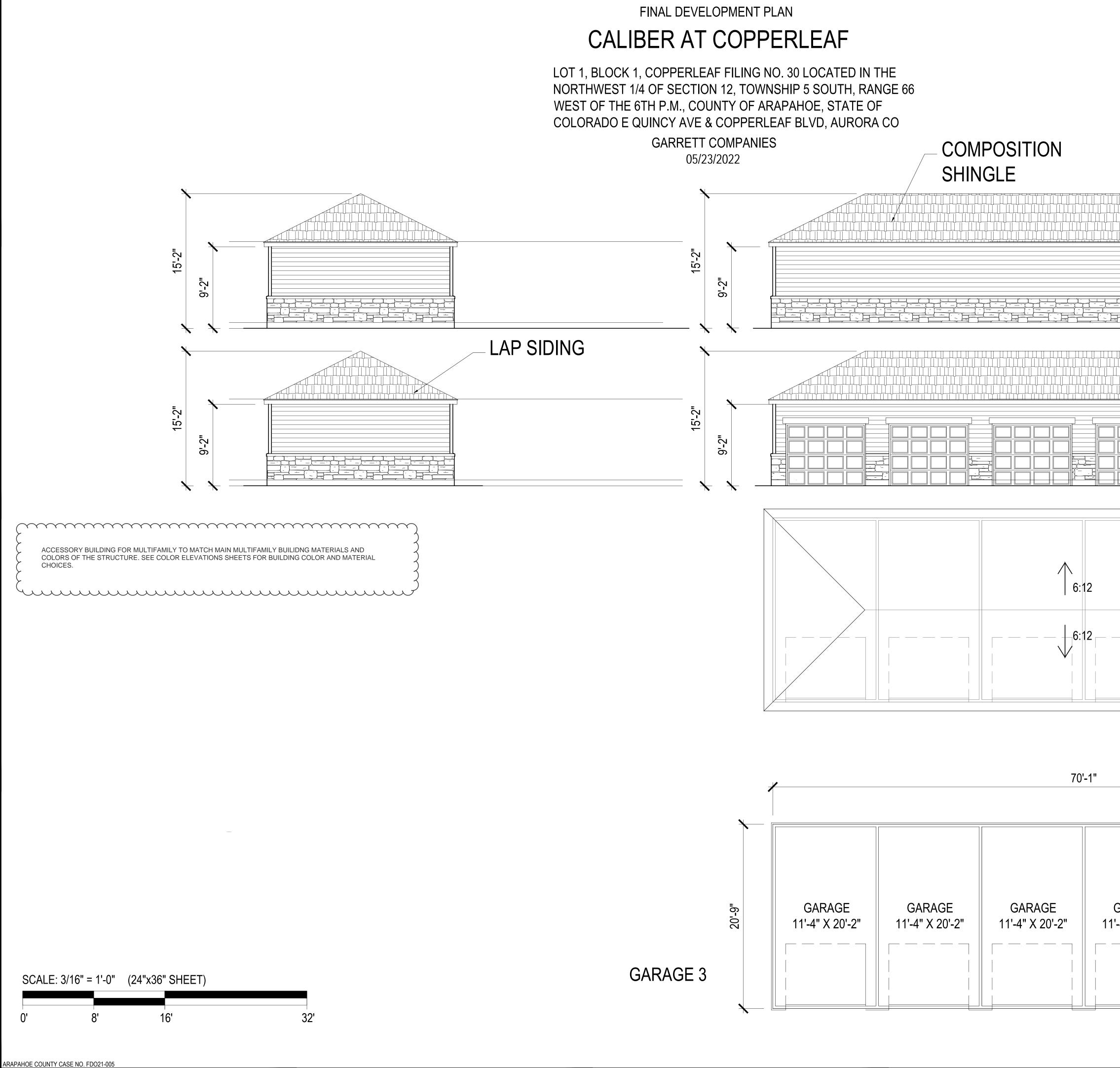
COLORS S

THE ENTR 6' 8" TO MI ACCENTS DIFFEREN FACING N

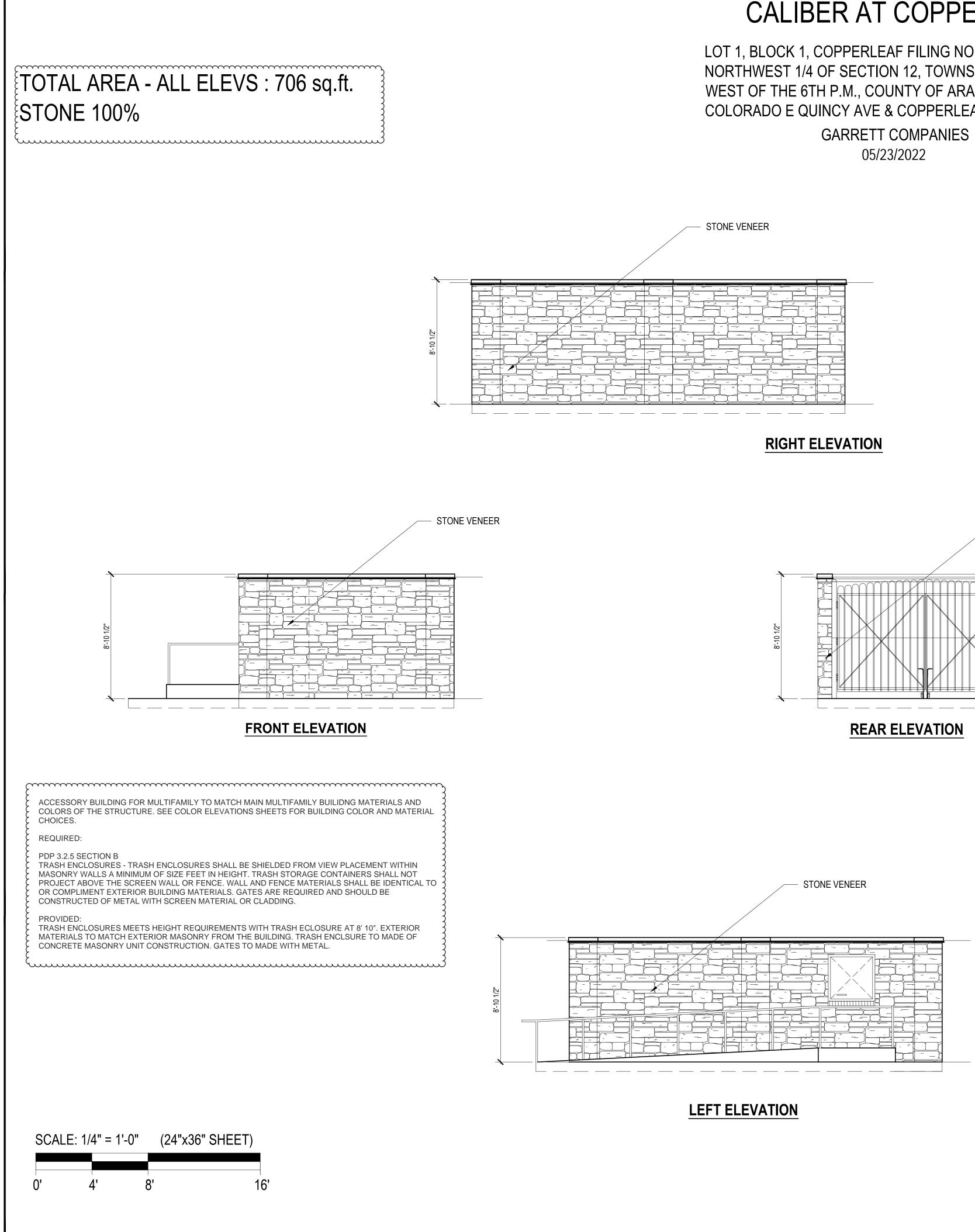
	6162 S. Willow Drive, Suite 320 Greenwood Village, CO 80111 303.770.8884 GallowayUS.com
N SHINGLE ROOF	COPYRIGHT THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.
HEEL HEIGHT 2.7" HEEL HEIGHT T.O.P. ELEV. 112-1" HEEL HEIGHT 1-8" T.O.P. HEEL HEIGHT 1-8" T.O.P. ELEV. 110-1" FINISH FLOOR ELEV. 100-0" FINISH FLOOR ELEV. 100-0"	
	CIVIL CONSTRUCTION DOCUMENTS CALIBER AT COPPERLEAF LOT 1, BLOCK 1 LOT 1, BLOCK 1 COPPERLEAF FILING NO. 30 E. QUINCY AVE AND COPPERLEAF BLVD AURORA, COLORADO
MANUFACTURED PLANTER	0       10/26/21       1ST CD SUBMITTAL       MRK         1       01/19/21       2ND CD SUBMITTAL       MRK
D: ROOMS ARE INTEGRATED WITH THE BUILDING. LS INCLUDE MASONRY, CEMENTOUS SIDING, AND BOARD & BATTTEN. SEE ATTACHED COLOR CHOICES ON COLOR ELEVATION SHEET RNCE; IS CLEARLY DEFINED BY THE TOWER AT FRONT ELEVATION, DOORS TO BE REET PEDESTRIAN SCALE. STO MEET PDP, MATERIALS AND FENESTRATION WRAP AROUND BUILDING WITH	Project No: GC0002 Drawn By: Checked By: Date: JANUARY 2022 CLUBHOUSE ELEVATIONS 18
NT COLORS AND MATERIAL CHANGES. WINDOWS AT REAR ELEVATION ARE /INOR ARTERIAL ROAD.	



GARAGE 11'-4" X 20'-2"	GARAGE 11'-4" X 20'-2'				

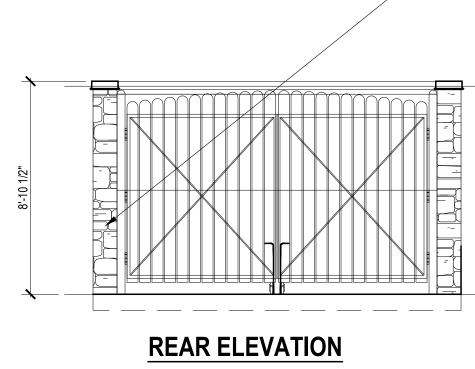


	GallowayUS.com
STONE	PRE-IMINARY NOTFOREDDING TION NOTFOREDDING TRUCTION
	COPYRIGHT THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.
	MENTS BLVD
	CIVIL CONSTRUCTION DOCUMENTS CALIBER AT COPPERLEAF LOT 1, BLOCK 1 COPPERLEAF FILING NO. 30 E. QUINCY AVE AND COPPERLEAF BLVD AURORA, COLORADO
	CIVIL CONSTI CALIBER AT ( LOT 1, BLOCH COPPERLEAF E. QUINCY AVE AURORA, COLO
	0       10/26/21       1ST CD SUBMITTAL       MRK         1       01/19/21       2ND CD SUBMITTAL       MRK
GARAGE       GARAGE         1'-4" X 20'-2"       11'-4" X 20'-2"         1'-4" X 20'-2"       11'-4" X 20'-2"	Project No: GC0002 Drawn By: Checked By: Date: JANUARY 2022 DETACHED GARAGE
	ELEVATIONS 20



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STONE VENEER

**RIGHT ELEVATION** 



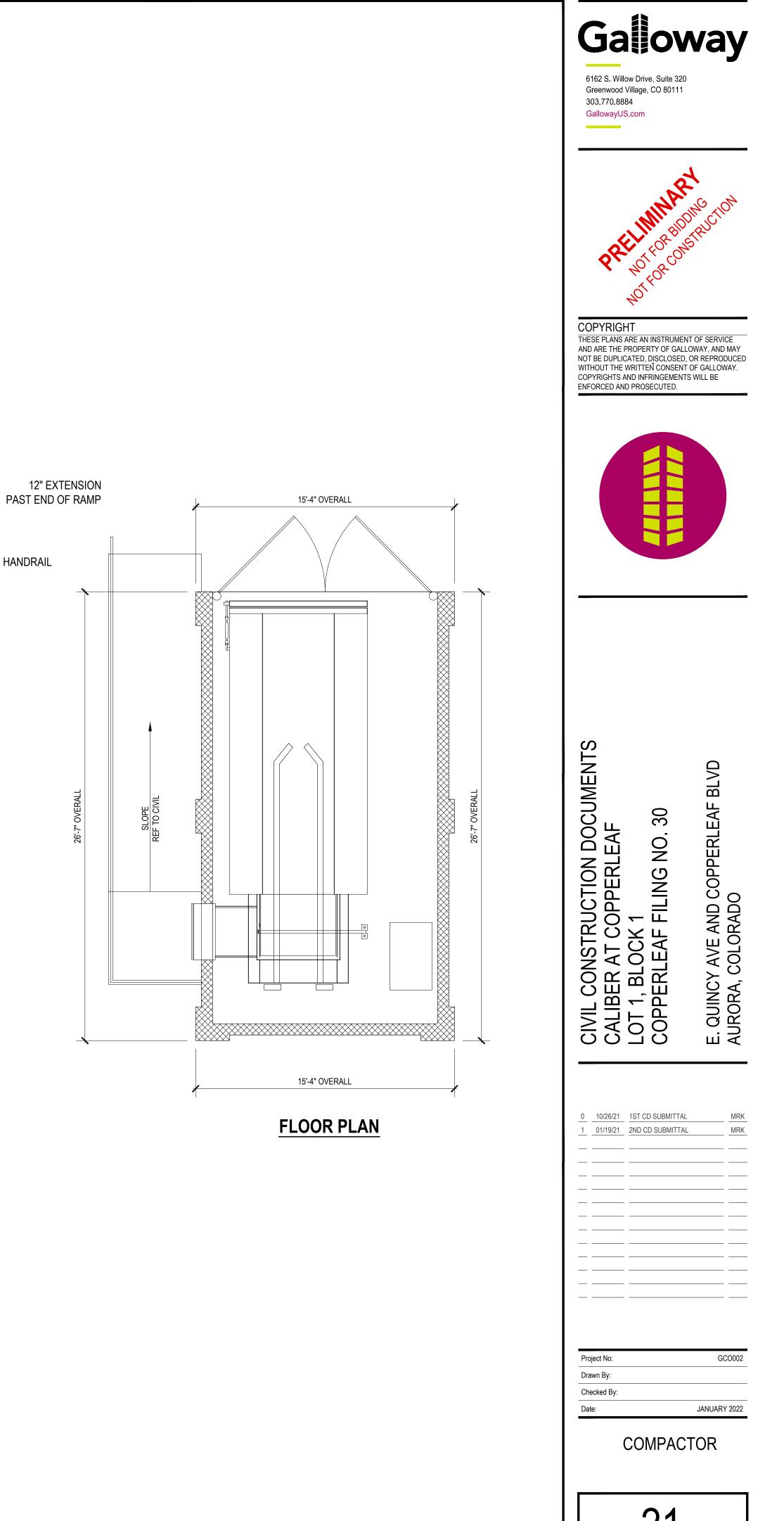
6" HANDRAIL

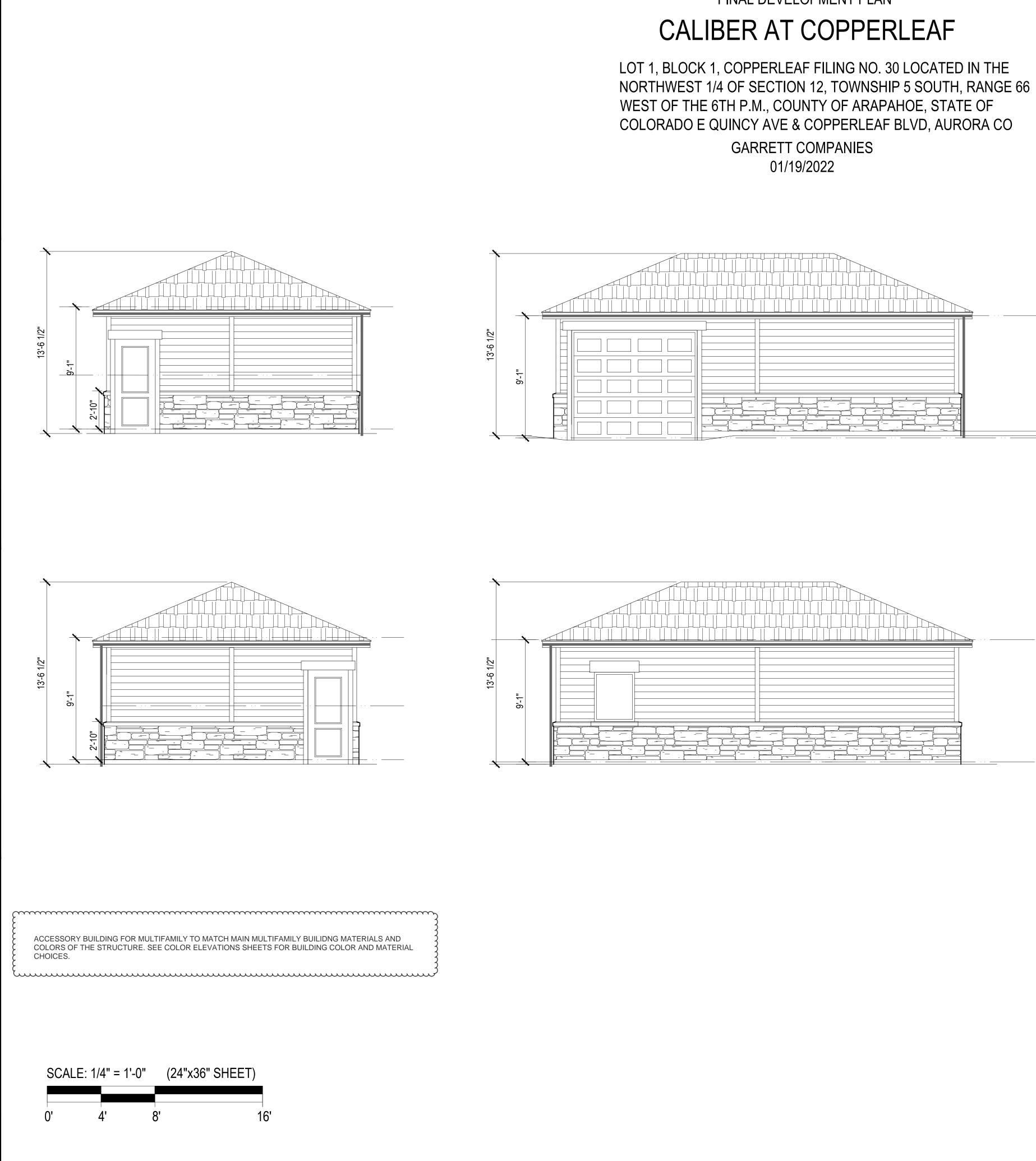
# FINAL DEVELOPMENT PLAN

# CALIBER AT COPPERLEAF

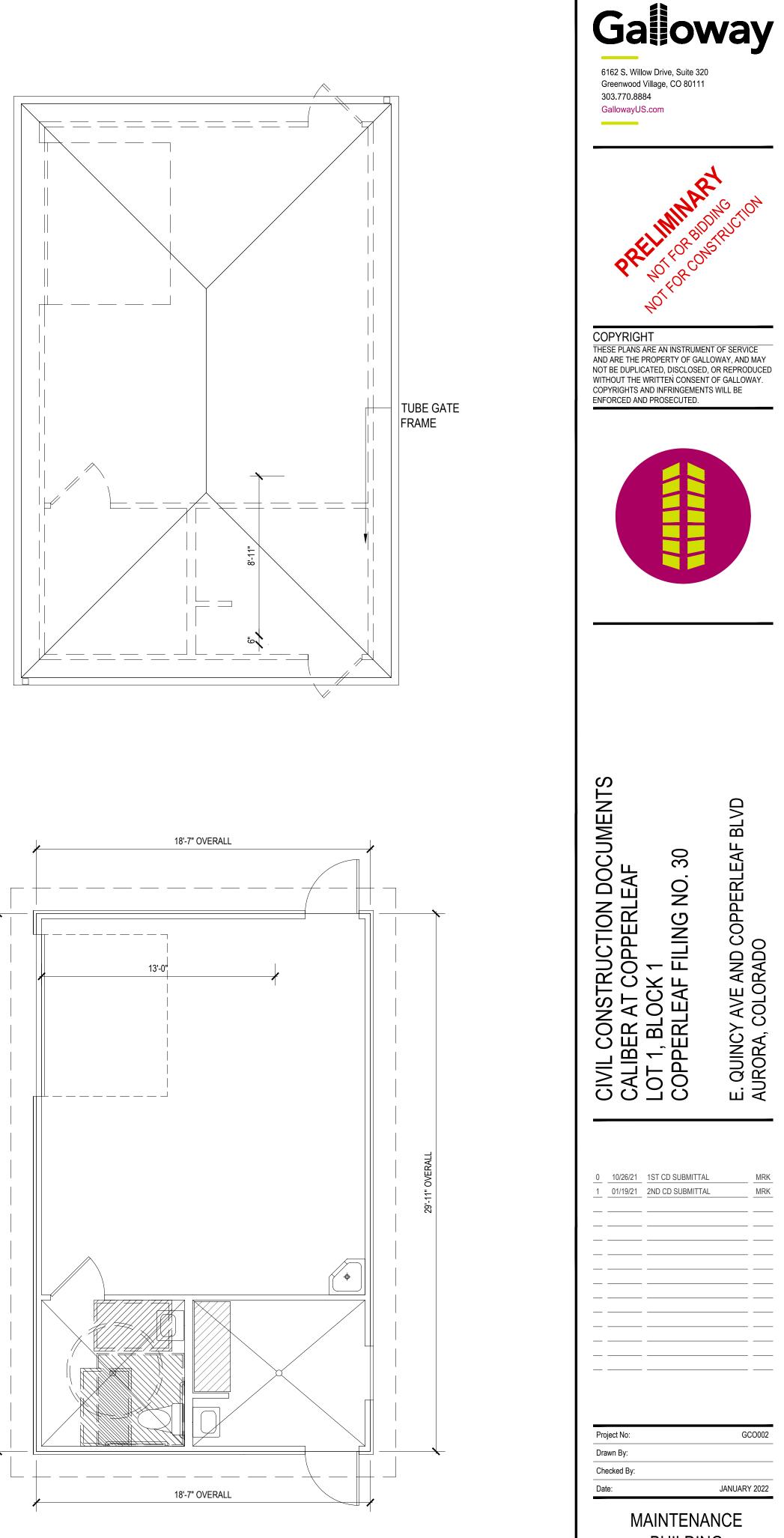
LOT 1, BLOCK 1, COPPERLEAF FILING NO. 30 LOCATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO E QUINCY AVE & COPPERLEAF BLVD, AURORA CO

05/23/2022





# FINAL DEVELOPMENT PLAN



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GCO002

JANUARY 2022