



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

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

To: Kat Hammer, Planner, Planning Division

From: Emily Gonzalez, Case Engineer, Engineering Services Division

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

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

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### Scope/Location:

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

### Items included in the application:

- Construction Drawings
- Drainage Report
- Final Development Plan
- GESC Documents (Plan & Report)
- L & I Plans
- Plat
- Traffic Impact Study

**Findings:**

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

1. This development lies within the boundaries of the following jurisdiction:
  - Southeast Metro Stormwater Authority (SEMSWA)
  - Mile High Flood District (MHFD)
  - East Cherry Creek Valley Water and Sanitation District (ECCV)
  - South Metro Fire Rescue District (SMFR)
2. This parcel is in the Unnamed Creek drainage basin.
3. SEMSWA, through a Memorandum of Understanding and associated Standard Operating Procedures administers the GESC Program on behalf of the County. The Copperleaf Development is excluded from this agreement with SEMSWA. GESC Permitting and review for this development will be handled by Arapahoe County.
4. This development lies within the airport influence area.
5. All public streets shall be complete with curb, gutter, sidewalk and pavement that shall be constructed in accordance with the Arapahoe County IDCS.
6. No variances have been requested/granted.

**Recommendations:**

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

1. The applicant agrees to address the Division of Engineering Services' comments and concerns as identified within this report.
2. The applicant executes a Subdivision Improvement Agreement.
3. The applicant pays or provides a letter of credit via the SIA for the public improvement costs.

**Staff Comments:**

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

1. Pursuant to the Arapahoe County Public Works and Development Fee Schedule and policy, the applicant is provided three (3) resubmittal reviews at no charge. Should items not be addressed by the fourth submittal, the review fee identified in the Fee Schedule may apply to every subsequent submittal.
2. An access easement is to be provided to the County (for use by the County and the lot to the West) through the property to Copperleaf Blvd.
3. Construction activities that disturb one or more acres are required by the Environmental Protection Agency (EPA) to obtain a Construction Stormwater Permit.

**Construction Drawings**

4. Please submit the signed and sealed construction drawings.

**Drainage Report**

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

**Engineering Cost Estimate**

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

**Final Development Plan**

7. No further comments.

**Grading, Erosion and Sediment Control (GESC) Documents**

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

**Landscape & Irrigation Plans**

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

**Plat**

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

**Traffic Impact Study**

12. No additional comments.

**Agreements Required**

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

**Permits Required**

1. Street Cut- Right of Way (ROW) Use Permit
  - Required for access onto the County ROW.
  - Required for any construction and/or lane closures within County ROW.
2. Public Improvement Permit
  - For all public improvement with a County easement or ROW (stormwater facilities, sidewalks etc.)
3. Grading, Erosion and Sediment Control (GESC) Permit
  - Per agreement with SEMSWA the GESC for Copperleaf is reviewed and permitted by Arapahoe County.
4. Building Permit
  - As soon as you have an address assigned to the property, plans may be submitted to County Building Department for review concurrent with this land use application. Building permits are not released until all land development documents are approved.
  - RUTIF/RTIF/CCBWQA fees are collected along with building permit as applicable

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

#### **RESUBMITTAL PROCEDURES**

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