



## Planning and Zoning Commission

**TO:** CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION  
**SUBJECT:** REGULAR MEETING  
**DATE AND TIME:** November 16, 2016, 6:00 PM  
**PLACE:** \*COUNCIL CHAMBERS, 13133 E. ARAPAHOE ROAD\*

### AGENDA

*Meeting Protocols:*

*PLEASE TURN OFF CELL PHONES; BE RESPECTFUL AND TAKE PERSONAL CONVERSATIONS INTO THE LOBBY AREA.*

*The Planning & Zoning Commission Meetings are recorded for the City's website. Please remember to mute the volume on your laptop computers and to turn off all cell phones as they may cause interference with the microphones and audio streaming.*

**I. CALL TO ORDER**

**II. ROLL CALL**

- a. Alternate Selection for Voting Purposes

**III. CONSENT AGENDA**

*The Consent Agenda can be adopted by a simple motion. The Consent Agenda will be read aloud prior to a vote on the motion. Any Consent Agenda item may be removed from the Consent Agenda at the request of a Planning and Zoning Commissioner for individual consideration.*

- a. Consideration of Resolutions
- b. Consideration of Other Items
- c. Approval of Minutes

**IV. LAND USE APPLICATIONS/PUBLIC HEARINGS**

- a. Resolution No. 2016-PZ-R-28, Willow Bend Parking Lot Site Plan Approval (Case No. LU-16-00143)
- b. South Suburban Golf Course Site Plan, LU-16-00169

**V. UPDATES**

**VI. LONG RANGE AGENDA**

## **VII. ADJOURNMENT**

**THE NEXT REGULAR MEETING WILL BE HELD 12/14/2016, 6:00 PM**

*Please call 303-754-3309 at least 48 hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting, or for any additional information.*



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
November 9, 2016, 6:00 PM  
13133 E. ARAPAHOE ROAD**

**MINUTES**

**1. CALL TO ORDER**

Chair Suhaka called the meeting to order at 6:05 PM.

**2. ROLL CALL**

Those present were: Chair Suhaka  
Commissioner Bailey  
Commissioner Beatty  
Commissioner Cohen  
Commissioner Griffis  
Commissioner Sutherland  
Commissioner Urtz

Those absent were: Commissioner Hart, excused  
Commissioner Sims, excused

Also present were: Jill Hassman, Assistant City Attorney  
Derek Holcomb, Deputy Community Development Director  
Michael Gradis, Planner II  
Jennifer Wood, Recording Secretary

**a. Alternate Selection for Voting Purposes**

Commissioners Beatty and Griffis were appointed voting members in the absence of Commissioners Hart and Sims.

**3. CONSENT AGENDA**

Commissioner Urtz moved approval of the CONSENT AGENDA. Commissioner Bailey seconded the motion.

With Commissioners Bailey, Beatty, Cohen, Griffis, Sutherland, Urtz, and Chair Suhaka, voting AYE, and (None) voting NAY; the motion was approved by a vote of seven (7) AYE and none (0) NAY.

**a. Consideration of Resolutions**

**i. Resolution No. 2016-PZ-R-27, Jordan Waste Transfer Station  
Maintenance Shop Site Plan (Case No. LU-16-00108)**

**b. Consideration of Other Items**

**c. Approval of Minutes**

**i. October 26, 2016, Planning and Zoning Commission Meeting Minutes**

**4. LAND USE APPLICATIONS/PUBLIC HEARINGS**

**a. Resolution No. 2016-PZ-R-28, Willow Bend Parking Lot Site Plan Approval (Case No. LU-16-00143)**

Michael Gradis, Planner II, presented and answered questions from the Commissioners.

Jim Fitzmorris, JR Engineering, presented and answered questions from the Commissioners.

Chair Suhaka opened the Public Hearing.

Randy Lutton, 6724 S. Willow Street, spoke in favor of the application.

Davina Keller, 8469 E. Briarwood Avenue, spoke in opposition to the placement of the CDOT wall.

Travis Keller, 8469 E. Briarwood Avenue, spoke in opposition to the placement of the CDOT wall.

Telecia McCline, Project Engineer with CDOT, spoke about CDOT's interactions with the Keller's and the decision to place the CDOT wall on the property line between the Subject Property and the Keller's property.

Seeing that there was no one else who wished to address the Planning and Zoning Commission, Chair Suhaka closed the Public Hearing.

Jim Fitzmorris, JR Engineering, testified that the Applicant was not aware of the CDOT decision to relocate the CDOT wall to the property line.

Commissioners Beatty and Cohen stated that they would like to see better communication between CDOT and property owners in the future.

Michael Gradis, Planner II, requested that the Commission continue the item to November 16, 2016 to allow time for CDOT and the Applicant to decide on a final location for the CDOT wall.

Commissioner Sutherland moved to continue the Public Hearing of Resolution No. 2016-PZ-R-28, Willow Bend Parking Lot Site Plan Approval to the November 16, 2016, Planning and Zoning Commission Special Meeting. Commissioner Cohen seconded the motion.

With Commissioners Bailey, Beatty, Cohen, Griffis, Sutherland, Urtz, and Chair Suhaka, voting AYE, and (None) voting NAY; the motion was approved by a vote of seven (7) AYE and none (0) NAY.

**5. UPDATES**

Derek Holcomb, Deputy Community Development Director, gave the updates and a reminder of the upcoming Planning and Zoning Commission Special Meeting on November 16, 2016, at 6:00 PM at the Centennial Civic Center.

**6. LONG RANGE AGENDA**

**7. ADJOURNMENT**

The meeting adjourned at 7:03 PM.

Respectfully submitted,

*Jennifer Wood*

Jennifer Wood, Recording Secretary

DRAFT



---

## Staff Report

TO: Planning and Zoning Commission

FROM: Michael Gradis, AICP, Planner II

THROUGH: Derek Holcomb, AICP, Deputy Director of Community Development

DATE OF MEETING: November 9, 2016

DATE OF SUBMITTAL: November 2, 2016

SUBJECT: Willow Bend Parking Lot Site Plan Approval (LU-16-00143)  
(2016-PZ-R-28)

DISTRICT/LOCATION: District 3 – 8586 E. Arapahoe Rd. / 8489 E. Briarwood Ave.,  
Centennial, CO 80112 (<https://goo.gl/axohCA>)

---

### **1. Executive Summary:**

JR Engineering Consultants on behalf of the owner, Arapyos, LLC (collectively, the “Applicant”), proposes a site plan for a new parking lot to serve the existing Willow Bend Shopping Center building to the east. The parking lot is proposed on a site that was previously a single family home that is proposed to be demolished. The land where the parking lot is proposed will be replatted with the lot to the east (the Willow Bend Shopping Center) and will be .094 acres (LU-16-00144). The parking lot and shopping center is located at the southwest corner of E. Arapahoe Rd. and S. Yosemite St. (the “Subject Property”). The Subject Property was zoned Activity Center (AC) in February 2016 and allows for a shopping center and parking as a principal use.

Should the Site Plan be approved by the Planning and Zoning Commission, the Applicant is required to receive ratification of the approval by the City Council. The ratification by City Council is currently scheduled for consideration at its November 21, 2016 meeting.

### **2. Discussion:**

The Subject Property is bordered to the south and west by the Walnut Hills subdivision at the southwest corner of E. Arapahoe Rd. and S. Yosemite St. The properties to the south and west are zoned NC<sub>9</sub>, the properties to the east are zoned Urban Center (UC), and the properties to the north are in the City of Greenwood Village and are used for commercial purposes. The proposed parking lot will contain 22 parking spaces and will be surrounded by an eight foot high masonry screen wall constructed by the Applicant and a 12-foot high masonry sound wall constructed by the Colorado Department of Transportation (CDOT) as a part of the E. Arapahoe Rd./ I-25 interchange project.

Staff is recommending approval of the proposed development as the Site Plan application meets all review and approval criteria as set forth in the Land Development Code (LDC) and the intent of the City's Comprehensive Plan and the Arapahoe Urban Center Sub-Area Plan (AUC Plan). The proposed parking lot expansion is compatible with the approved AC zone district standards. A development criteria comparison chart is included below to demonstrate the Site Plan's compliance with the district requirements. A letter of intent and the proposed Site Plan are attached to this report.

**Development Criteria Comparison Chart:**

	EXISTING ZONING	PROPOSED SITE PLAN (LU-16-00143)
<b>ZONING</b>	Activity Center	Activity Center
<b>PERMITTED USES</b>	Per Section 12-2-301, <i>Use Tables</i> of the LDC Generally: commercial development	Retail with accessory vehicle parking.
<b>BUILDING MAX HEIGHT</b>	50 feet	N/A
<b>MINIMUM BUILDING/PARKING SETBACKS</b>	North (E. Arapahoe Rd.): 16 feet South (E. Briarwood Ave.): 12 feet East (internal to site): N/A West (Residential, NC <sub>9</sub> ): 12 feet  <i>(Parking setbacks are the same, except for a 10 foot residential setback)</i>	Building setbacks:  N/A  Parking setbacks: North (E. Arapahoe Rd.): 12 feet, follows established street wall. South (E. Briarwood Ave.): 12 feet East (internal to site): N/A West (Residential, NC <sub>9</sub> ): 12 feet
<b>PARKING RATIOS</b>	Per Section 12-5-202, <i>Required Off-street Parking and Loading Spaces</i>	1 space / 250 square feet of floor area = 25 spaces required  52 spaces provided (3 ADA)
<b>LIGHTING ZONE/MAX POLE HEIGHT</b>	Lighting Zone 3 (LZ-3)  The maximum height of light poles shall be: <ul style="list-style-type: none"> <li>• 18 feet when located <i>up to</i> 50 feet from the property line of areas zoned for residential uses, except when the residential uses are located within an AC or UC zoning district.</li> <li>• 25 feet when located 50 to 100 feet from the property line of areas zoned for residential uses, except when the residential uses are located within an AC or UC zoning district.</li> <li>• 35 feet when located <i>more than</i> 100 feet from the property line of areas zoned for residential uses.</li> </ul>	Lighting Zone 3 (LZ-3) New poles will be 12 feet.
<b>LANDSCAPE SURFACE RATIO</b>	10 percent minimum required	27 percent provided

**Approval Authority / Public Notice:**

Approval authority for site plans is predicated on the size of the parcel of land proposed for development and the proposed building height. City Council approves applications that are within 500 feet of a residentially zoned property that also include a parcel greater than ten acres in size, or a building greater than 30 feet in height, or both. The Director of Community Development approves (with ratification by Planning and Zoning Commission) applications that are more than 500 feet from a residentially zoned property and which also contain a parcel less

than five acres in size or propose buildings no more than 30 feet in height, or both. The Planning and Zoning Commission approves (with ratification by City Council) all other applications that are not decided upon by either the City Council or the Director of Community Development.

The Willow Bend Parking Lot Site Plan is located within 500 feet of a residentially zoned parcel, but does not contain a site greater than ten acres or a building greater than 30 feet in height; therefore, the Planning and Zoning Commission has approval authority for the application, with ratification by the City Council.

As required under Table 12-14-311 of the LDC, the public hearing before Planning and Zoning Commission was properly noticed, including posted notice on the property and mailed notice to adjacent property owners at least 14 days prior to the public hearing. Planning and Zoning Commission, therefore, has jurisdiction to consider the application.

**Criteria for Approval – Site Plan:**

The Planning and Zoning Commission must consider evidence presented at the public hearing and evaluate the proposed site plan application according to the following criteria set forth in Section 12-14-602(D), *Approval Standards* (site plans) and listed below.

**12-14-602(D)(1)** *Site plans shall be used to implement physical design objectives of adopted Sub-Area Plans in a manner that is consistent with the standards of this LDC.*

The Subject Property is within District 4 of the AUC Plan and complies with the goals and objectives stated within.

Overall Plan - Objective 5. Preserve opportunity for retail and office.

Goal TA-1: All Districts: Develop a safe and efficient transportation network that accommodates pedestrians, vehicles, and bicycles.

- Design Roadway intersections to facilitate safe pedestrian, bicycle and vehicular movements.

Goal EDA 1: All Districts: Increase and stabilize an adequate revenue base.

- Encourage the retention and expansion of existing retailers and the location new retailers in existing activity centers.

The proposed parking lot expansion will provide needed additional parking to serve the shopping center, and will also facilitate the westward relocation of the existing access to E. Arapahoe Rd., which will create a safer condition.

**12-14-602(D)(2)** *The proposed site plan shall be designed to minimize impacts on the reasonable development expectations or the use and enjoyment of adjacent land or the public interest, consistent with the applicable standards of this LDC.*

The AC zone district allows for retail and office uses with parking as a principal permitted land use on the Subject Property. The proposed parking lot expansion is compatible with surrounding office, retail and residential uses and complies with all applicable LDC

standards. The parking lot expansion incorporates a 10-foot wide landscaped bufferyard with an eight foot high masonry wall (to be built and maintained by the owner) that will connect to a 12-foot high masonry sound wall (to be built and maintained by CDOT) that will screen the parking lot from the Walnut Hills neighborhood to the south and west. Access to the parking lot will be from S. Yosemite St. and E. Arapahoe Rd. There is no access proposed from E. Briarwood Ave. to the south. The site plan will not have an adverse impact on the reasonable development expectations, or the use and enjoyment, of adjacent properties.

**12-14-602(D)(3)** *The proposed site plan shall not materially and adversely affect the public health or safety through interpretations of the standards of this LDC that do not give full effect to other provisions that would be protective to health and safety if applied.*

The Site Plan complies with all standards of the AC zone district, including setbacks, landscaping, parking and lighting requirements. The existing parking lot that serves the Willow Bend Shopping Center will be expanded to the west and will allow for an increased pedestrian zone along E. Arapahoe Road. The Site Plan will not have an adverse impact on the health and safety of the public of adjacent properties.

**12-14-602(D)(4)** *The proposed site plan recognizes the limits 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.*

As part of the outside referral process, Staff referred the application to Southgate Water and Sanitation District (Southgate). Southgate responded with comments that a permanent structure over the 20-foot wide easement that crosses the property is not permitted. Subsequently, Southgate responded with three options for the Applicant to consider in lieu of a permanent structure:

- 1) Place no structures within the easement, leaving a 20-foot wide gap in the masonry screen wall between the parking lot and the Walnut Hills neighborhood;
- 2) Place a moveable barrier / gate above the 20 foot wide easement, with the condition that the Walnut Hills Neighborhood Civic Association approve the gate aesthetics; or,
- 3) Relocate the existing water line and easement from its current location to S. Uinta St.

Given the Walnut Hills CA's objection to public connection between the Subject Property and the neighborhood via E. Briarwood Ave., and the complexity of relocating the water line for the small scale of this project, Staff supports the option of installing a removable panel or gate over the easement. Placing a removable panel or gate over the easement would provide adequate access to the easement by Southgate, and would also provide separation between the parking lot and the neighborhood as desired by the Walnut Hills CA.

A Phase III Drainage Report was submitted with the Site Plan. The report meets the requirements of the City as outlined in the February 2007 City of Centennial Stormwater Management Manual. The Southeast Metro Stormwater Authority (SEMSWA) has reviewed, and will approve, the drainage report and associated drainage features,

including the Grading, Erosion and Sediment Control (GESC) plan and report, once the reports address any outstanding technical comments.

The City received comments from the City of Greenwood Village as E. Arapahoe Rd. is under their jurisdiction. Greenwood Village responded that they must approve any modifications to access from the site to E. Arapahoe Rd. The proposed access to the parking lot has been moved 100 feet to the west to decrease conflicts at the E. Arapahoe Rd. and S. Yosemite St. intersection, which was supported by Greenwood Village.

**12-14-602(D)(5)** *The proposed site plan provides for compatibility between the proposed development, surrounding land uses (existing or planned), and the natural environment.*

The proposed use is compatible with the office, retail and residential surrounding uses, and complies with all applicable LDC standards. The proposed parking lot will relocate the existing access to E. Arapahoe Rd. further to the west to decrease conflicts at the E. Arapahoe Rd. and S. Yosemite St. intersection. An eight foot wide sidewalk will be constructed along E. Arapahoe Rd., allowing pedestrians to travel east-west along Arapahoe Rd. and to S. Yosemite St., connecting the development to surrounding uses.

**12-14-602(D)(6)** *The proposed site plan provides for efficient and adequate provision of public services and solid waste removal.*

As part of the outside referral process, Staff referred the application to South Metro Fire Rescue Authority (SMFRA), the Arapahoe County Sheriff's Office (ACSO) and the Arapahoe County Public Safety Bureau (ACPSB). The SMFRA responded with a requirement for a fire hydrant in the parking lot, ACPSB both responded with no comments on the referral. The ACSO did not respond to the referral request.

Applications for commercial developments are not required to be referred to school, park, and library districts, because they do not have a direct impact on these services.

**12-14-602(D)(7)** *The proposed site plan protects public health and safety against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.*

Provisions have been made in the application to ensure compliance with drainage, fire, and sight distance requirements. No proposed improvements are located within a floodplain.

**12-14-602(D)(8)** *The proposed site plan provides for accessibility within the proposed development and appropriate connectivity or buffering or both between the development and existing adjacent uses.*

The proposed Site Plan includes a landscape plan that provides a 40-percent landscaped bufferyard between the Subject Property and the adjacent residential development to the south and west. The bufferyard includes a continuous row of evergreen landscaping and an eight foot high screen wall constructed by the Applicant and a 12-foot high sound wall constructed by CDOT as a part of the E. Arapahoe Rd./ I-25 interchange project. The Site Plan also proposes street trees along E. Arapahoe Rd.

and will replace missing landscaping materials on the existing shopping center portion of the site.

**12-14-602(D)(9)** *The proposed site plan minimizes disruptions to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.*

The Applicant will demolish the existing single family home to clear the site for the parking lot and associated wall improvements. There are no existing relevant physiographic or topographic features on the site.

**12-14-602(D)(10)** *If the site plan includes buildings that are more than 30 feet in height and the parcel proposed for development abuts existing residential development with existing views of the mountains, then the site plan shall distribute the mass of the buildings that are taller than 30 feet in a manner that allows for sight lines to the mountains from the residential development.*

Not applicable. There are no buildings proposed at more than 30 feet in height.

**Analysis of Application to Criteria - Site Plan**

Staff has evaluated the request against the criteria for approval and found that the Site Plan application complies with the approval standards for contained in LDC Section 12-14-602(D), as stated above.

**Community Meeting**

A community meeting was held for the Site Plan application on April 19, 2016. A total of 11 invitations were mailed to all adjacent property owners and to all Centennial homeowners associations and civic associations located within one-half mile of the Subject Property, as well as CenCON. There were five attendees at the community meeting and all attendees were offered a chance to comment on the proposed Site Plan through the City's referral process.

**Agency/Public Comments**

Staff sent a total of 26 referral requests to outside agencies, community groups and community meeting attendees; 6 entities/groups/individuals responded with comments. The remainder responded with no comments or did not respond to the referral. All agency and public comments received, as well as the Applicant's responses (if necessary), are attached to this report. A summary of comments and Staff responses is provided in the table below:

ENTITY	COMMENTS			
	Response with comments	No Comments	No Response	Staff's Response
<b>COMMUNITY GROUPS / MEETING ATTENDEES / OTHER COMMENTS RECEIVED</b>				
CenCON		X		

ENTITY	COMMENTS			
	Response with comments	No Comments	No Response	Staff's Response
Walnut Hills HOA / Julie Gamec	Remove WCHA maintenance references from plans. Ensure that development wall meet CDOT sound wall so that there are no gaps. Place tall trees along perimeter. Include references to gate, if there is going to be a gate. WHCA does not support a gate.			Comments acknowledged and forwarded to the Applicant. Wall will connect to CDOT sound wall. Landscaping will meet LDC requirements. A gate will be required by Southgate and will be noted on the plans.
Hunter Hill HOA			X	
Travis Keller	Concerned about lighting / pole height and drainage.			Lighting pole height will not exceed 12 feet and photometric plan will meet LDC requirements. Drainage will meet City / SEMSWA requirements.
Randy Lutton	Concerned screen wall will not connect to CDOT wall.			Screen wall will connect to CDOT wall to form a continuous screen.
<b>AGENCIES</b>				
Arapahoe County Planning		X		
Arapahoe County Engineering		X		
Arapahoe Sheriff Community Resource Unit			X	
Arapahoe Sheriff Public Safety Bureau		X		
CDOT			X	Applicant has been working with CDOT and is aware of plans as it relates to the proposed sound wall and access to E. Arapahoe Rd.
CenturyLink			X	
City of Greenwood Village		X		Applicant has been coordinating access to E. Arapahoe Rd. and stormwater connections with the City of Greenwood Village and have received necessary approvals.
South Metro Fire Rescue Authority	Provide fire hydrant in parking lot.			SMFRA has reviewed the plans and must provide approval of site civil CDs prior to issuance of a Development Permit.
RTD			X	

ENTITY	COMMENTS			
	Response with comments	No Comments	No Response	Staff's Response
Southgate Water and Sanitation District	General comments regarding new/modifications to existing services. Comments regarding permanent structures in easements.			Southgate has reviewed the plans and must provide approval of site civil CDs and structures within easements prior to issuance of a Development Permit.
Urban Drainage & Flood Control District		X		
Xcel	General comments regarding redevelopment.			Comments acknowledged and forwarded to the Applicant.

**3. Recommendation:**

Staff recommends that the Planning and Zoning Commission approve the Site Plan application.

**4. Alternatives:**

As this is a quasi-judicial action, Planning and Zoning Commission has the following alternatives:

1. Deny the Site Plan based on specific findings of fact made at the public hearing; or
2. Continue the public hearing for additional information.

**5. Fiscal Impact:**

Approval or denial of the application should have no direct fiscal impact to the City.

**6. Next Steps:**

If approved by the Planning and Zoning Commission the item will be placed on the next available City Council meeting for ratification on the consent agenda (November 21, 2016). If ratified by the City Council, the Applicant is required to submit final mylars of the site plan to the Community Development Department for recordation within 60 days of approval.

**7. Previous Actions:**

The Subject Property was rezoned from UC and NC<sub>9</sub> to AC in February 2016.

**8. Suggested Motions:**

**SUGGESTED MOTION FOR SITE PLAN APPROVAL:**

I MOVE THAT CASE NUMBER LU-16-00143, WILLOW BEND PARKING LOT SITE PLAN, BE APPROVED BASED ON THE PLANNING AND ZONING COMMISSION'S FINDING THAT THE SITE PLAN MEETS ALL APPLICABLE CRITERIA FOR APPROVAL SET FORTH IN SECTION

12-14-602(D) OF THE LAND DEVELOPMENT CODE, AS SUMMARIZED IN THE STAFF REPORT AND RECOMMENDATION DATED NOVEMBER 2, 2016.

**SUGGESTED MOTION FOR SITE PLAN DENIAL:\***

I MOVE THAT CASE NUMBER LU-16-00143, WILLOW BEND PARKING LOT SITE PLAN, BE DENIED BASED ON THE FOLLOWING FINDINGS OF FACT:

1. THE REQUEST DOES NOT MEET ALL OF THE CRITERIA OF APPROVAL, SET FORTH IN SECTION 12-14-602(D) OF THE LAND DEVELOPMENT CODE INCLUDING BUT NOT LIMITED TO:

---

\*In the event Planning and Zoning Commission seeks to deny this case, Staff recommends that the Commission consult with the City Attorney prior to making a motion.

Attachment 1: Willow Bend Parking Lot Site Plan, LU-16-00143  
Attachment 2: Applicant's Letter of Intent  
Attachment 3: Agency & Public Comments With Applicant's Responses  
Attachment 4: Resolution 2016-PZ-R-28

# WILLOW BEND PARKING LOT SITE PLAN

## LOT 1, WILLOW BEND SUBDIVISION FILING NO. 1

### BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

## SITE PLAN

SHEET INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	GRADING AND DRAINAGE PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN & DETAILS
7	IRRIGATION PLAN & DETAILS
8	LIGHTING PLAN

**DATE OF PREPARATION**  
ORIGINAL ISSUE: 11/2/16

**STANDARD NOTES:**

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE SITE PLAN KNOWN AS WILLOW BEND PARKING LOT SITE PLAN, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

**EMERGENCY ACCESS NOTE**

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

**PUBLIC IMPROVEMENT AGREEMENT**

AFTER SITE PLAN APPROVAL, ISSUANCE OF DEVELOPMENT ORDERS OR PERMITS SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 12-14-207 OF THE LAND DEVELOPMENT CODE, AS AMENDED, INCLUDING THE GUARANTEE OF PUBLIC IMPROVEMENTS PURSUANT TO A PUBLIC IMPROVEMENT AGREEMENT IN A FORM APPROVED BY THE CITY ATTORNEY AND EXECUTED BY THE CITY MANAGER OR HIS OR HER DESIGNEE. ALL MORTGAGEES SHALL BE REQUIRED TO SUBORDINATE THEIR LIENS AND INTEREST IN THE PROPERTY TO THE COVENANTS AND RESTRICTIONS OF THE PUBLIC IMPROVEMENT AGREEMENT (PER 12-14-207(C)(1) OF THE LAND DEVELOPMENT CODE).

**MAINTENANCE GUARANTEE**

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS OF THIS PLAN WARRANT AND GUARANTEE TO THE CITY, FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE IMPROVEMENTS WARRANTED HEREUNDER, THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS TO BE CONSTRUCTED IN CONNECTION WITH THE DEVELOPMENT WHICH IS THE SUBJECT OF THIS PLAN. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE CITY LAND DEVELOPMENT CODE AND THE PUBLIC IMPROVEMENT AGREEMENT RECORDED AGAINST THE PROPERTY. THIS GUARANTEE APPLIES TO THE STREETS AND ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LIVING WITHIN THE DEDICATED RIGHTS-OF-WAY, EASEMENTS AND OTHER PUBLIC PROPERTIES, INCLUDING, WITHOUT LIMITATION, ALL CURBS, SIDEWALKS, BIKE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES AND LANDSCAPING. ANY MAINTENANCE AND REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY PROVIDER.

THE OWNER(S), DEVELOPER(S), AND/OR SUBDIVIDERS SHALL MAINTAIN SAID IMPROVEMENTS IN A MANNER THAT WILL ASSURE COMPLIANCE ON A CONSISTENT BASIS WITH ALL CONSTRUCTION STANDARDS, SAFETY STANDARDS, AND ENVIRONMENTAL PROTECTION REQUIREMENTS OF THE CITY.

**PRIVATE STREET/DRIVES MAINTENANCE**

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE STREETS AND DRIVES SHOWN ON THIS PLAN ARE NOT IN CONFORMANCE WITH THE CITY OF CENTENNIAL ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE CITY. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, EITHER INDIVIDUALLY OR COLLECTIVELY, SHALL BE RESPONSIBLE FOR SUCH PRIVATE STREET MAINTENANCE, OPERATION AND RECONSTRUCTION.

**LANDSCAPE MAINTENANCE**

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

**DRAINAGE LIABILITY**

IT IS THE POLICY OF THE CITY OF CENTENNIAL AND SEMSWA THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY JR ENGINEERING, THE CITY OF CENTENNIAL AND SEMSWA REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 31, ARTICLE 23, BUT CANNOT, ON BEHALF OF ARAPYOS, LLC GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE ARAPYOS, LLC AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF THE CITY OF CENTENNIAL THAT APPROVAL OF THE FINAL PLAT AND/OR SITE PLAN DOES NOT IMPLY APPROVAL OF JR ENGINEERING DRAINAGE DESIGN.

**SIGHT TRIANGLE MAINTENANCE**

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

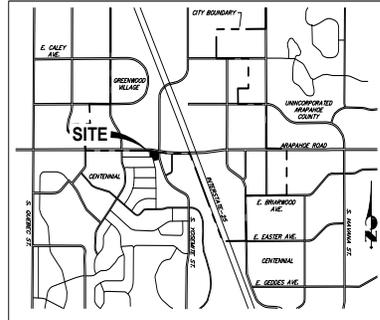
**PRIVATE OPEN SPACE**

A. THE PRIVATE OPEN SPACE AREA AND LANDSCAPE BUFFER AS SHOWN ON THIS PLAN SHALL BE OWNED AND MAINTAINED IN PERPETUITY BY THE OWNER(S), HOMEOWNER'S ASSOCIATION, AND/OR ENTITY OTHER THAN THE CITY OF CENTENNIAL.

B. BUILDING PERMITS WILL BE ISSUED FOR ONLY ONE-HALF OF THE LOTS IN THIS SUBDIVISION UNTIL THE PRIVATE OPEN SPACE AND LANDSCAPE BUFFER FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN.

**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, 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 IN ACCORDANCE TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.



**VICINITY MAP**  
SCALE: 1"=2000'

**PROPERTY OWNER**

ARAPYOS LLC, C/O FLYNN ACCOUNTING  
5555 ERINDALE DRIVE, SUITE 100  
COLORADO SPRINGS, CO 80918

**APPLICANT/DEVELOPER**

ARAPYOS LLC  
ATTN: MARVIN BOYD  
6650 DELMONICO DR., SUITE D502  
COLORADO SPRINGS, CO 80919  
P~719-499-4411  
MARVINBOYD@GMAIL.COM

**ENGINEER**

JR ENGINEERING, LLC  
ATTN: JIM FITZMORRIS, PE  
7200 S ALTON WAY, SUITE C400  
CENTENNIAL, CO 80112  
P~303.740.9393  
JFITZMORRIS@JRENGINEERING.COM

**SURVEYOR**

JR ENGINEERING, LLC  
ATTN: JARROD ADAMS, PLS  
7200 S ALTON WAY, C400  
CENTENNIAL, CO 80112  
P~303.740.9393  
JADAMS@JRENGINEERING.COM

**DEVELOPMENT STANDARDS COMPLIANCE CHART**

STANDARD USES	AC (ACTIVITY CENTER)	PROPOSED LU-16-00143
<b>USES</b>		
PERMITTED (P) USES	COLLEGE/UNIVERSITY/VO-TECH, PLACES OF PUBLIC ASSEMBLY, PRIVATE CLUB, POLICE OR FIRE STATIONS, POST OFFICE, ALCOHOLIC BEVERAGE SALES, BED & BREAKFAST, COMMERCIAL LODGING, COMMERCIAL RETAIL, MIXED-USE, OFFICE, RESTAURANT, COMMERCIAL & PERSONAL SERVICES, VETERINARIAN, INDOOR COMMERCIAL AMUSEMENT, INDOOR RECREATION	COMMERCIAL RETAIL, MIXED USE, OFFICE, COMMERCIAL & PERSONAL SERVICES
<b>NON-RESIDENTIAL AND MIXED-USE DEVELOPMENT STANDARDS</b>		
MINIMUM LANDSCAPE SURFACE RATIO (LSR)	10%	REQUIRED: 4,125 SF (10%) PROPOSED: 11,007 SF (27%)
BUILDING GROSS FLOOR AREA	N/A	EXISTING: 6210 SF (F.A.R.: 0.15:1)
MINIMUM AREA OF PARCEL PROPOSED FOR DEVELOPMENT	N/A	PARCEL AREA: 41,250 SF (0.95 AC)
MINIMUM STREET FRONTAGE	N/A	450 FEET
FRONT BUILDING SETBACK	16 FEET	56 FEET
SIDE BUILDING SETBACK	25 FEET (ADJACENT TO RESIDENTIAL)	20 FEET
REAR BUILDING SETBACK	16 FEET	20 FEET
MAXIMUM BUILDING HEIGHT	50 FEET	<50 FEET
NONRESIDENTIAL BUILDING SCALE	ARTERIAL - NO MAXIMUM FLOOR AREA	N/A
<b>PARKING</b>		
PARKING SPACES	REQUIRED: 1 PER 250 SF BUILDING	PROPOSED: 52 SPACES (27 EXISTING)
DISABLED PARKING SPACES	REQUIRED: 3 FOR 51-75 REQUIRED SPACES	PROPOSED: 3 SPACES (2 EXISTING)
BICYCLE PARKING SPACES	REQUIRED: 1 PER 15 PARKING SPACES	PROPOSED: 5 SPACES

**CERTIFICATE OF OWNERSHIP**

I, \_\_\_\_\_ HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOW AS ARAPYOS, LLC, CASE NO. LU-16-00143.

**OWNER OF RECORD OR AUTHORIZED AGENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }  
S.S. \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

BY \_\_\_\_\_ OF \_\_\_\_\_ AN AUTHORIZED SIGNATORY.

BY \_\_\_\_\_ NOTARY PUBLIC WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

**PLANNING AND ZONING COMMISSION APPROVAL**

APPROVED BY THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

CHARPERSON: \_\_\_\_\_

ATTEST: \_\_\_\_\_

**CITY COUNCIL RATIFICATION**

RATIFIED BY THE CITY OF CENTENNIAL CITY COUNCIL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

MAYOR: \_\_\_\_\_

ATTEST: \_\_\_\_\_

**RECORDER'S CERTIFICATE**

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT \_\_\_\_\_ (A.M./P.M.) ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MAP \_\_\_\_\_,

RECEPTION NO. \_\_\_\_\_

COUNTY CLERK AND RECORDER

BY \_\_\_\_\_ DEPUTY

COVER SHEET  
WILLOW BEND PARKING LOT SITE PLAN  
JOB NO. 12948.02  
11/2/16  
SHEET 1 OF 8

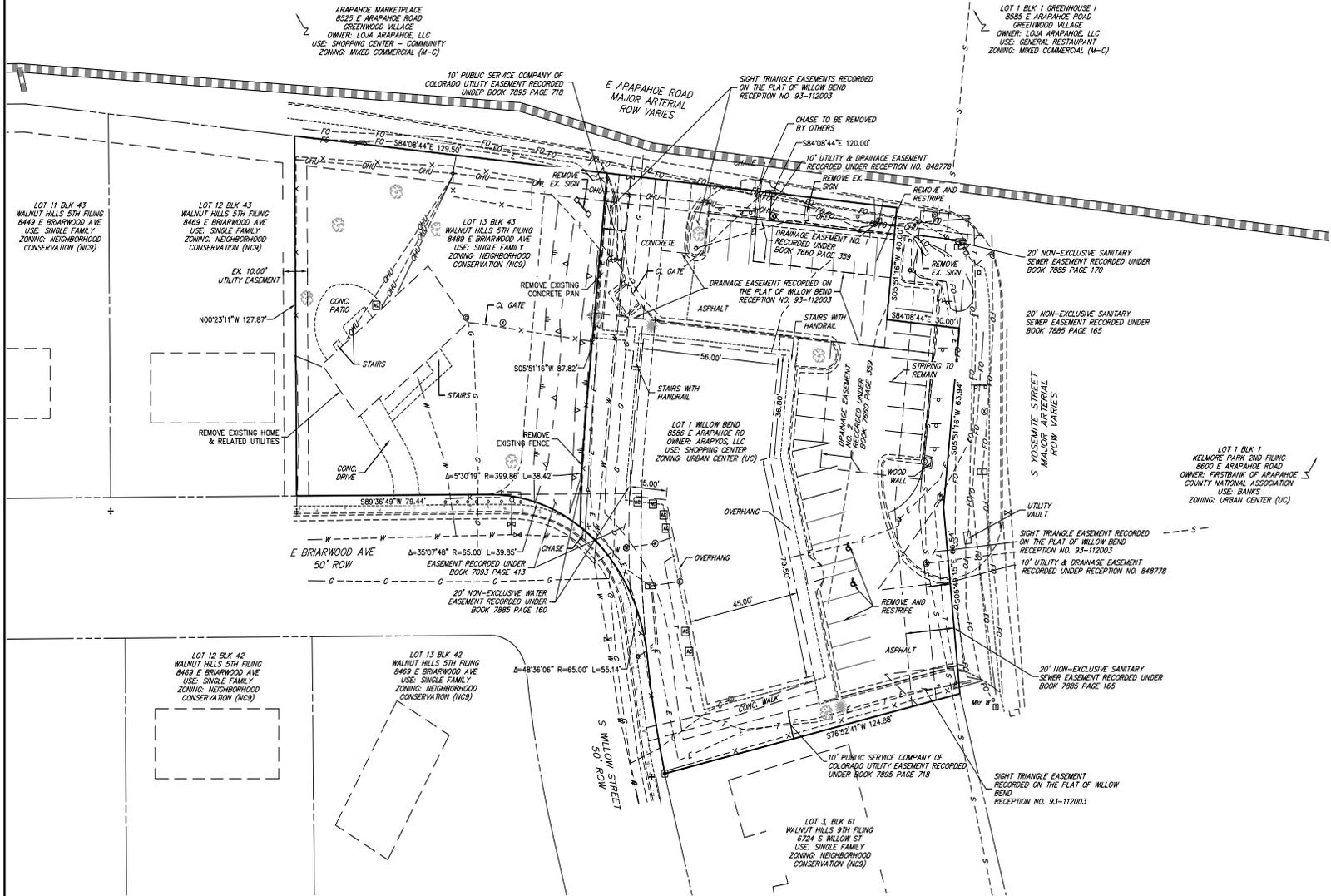


Centennial 303-740-9393 • Colorado Springs 719-558-2599  
Fort Collins 970-499-9888 • www.jrengineering.com

# WILLOW BEND PARKING LOT SITE PLAN

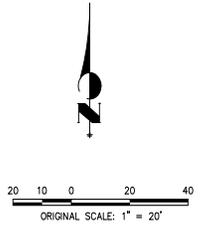
## LOT 1, WILLOW BEND SUBDIVISION FILING NO. 1 BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

### EXISTING CONDITIONS



#### LEGEND

EXISTING	
SECTION LINE	—————
BOUNDARY LINE	—————
PROPERTY LINE	—————
EASEMENT LINE	—————
RIGHT OF WAY	—————
CURB & GUTTER	=====
CONCRETE, SIDEWALK	—————
CENTERLINE	—————
WIRE FENCE	- - - - - X - - - - -
CABLE TV	- - - - - TV - - - - -
ELECTRIC	- - - - - E - - - - -
FIBER OPTIC	- - - - - FO - - - - -
GAS MAIN	- - - - - G - - - - -
IRRIGATION MAIN	- - - - - IRR - - - - -
OVERHEAD UTILITY	- - - - - OHU - - - - -
SANITARY SEWER	- - - - - S - - - - -
STORM DRAIN	=====
TELEPHONE	- - - - - T - - - - -
WATER MAIN	- - - - - W - - - - -
TOP OF SLOPE	—————
TOE OF SLOPE	—————
BUILDING	—————
FIRE HYDRANT	⊕
VALVE	⊕
SANITARY MANHOLE	⊕



EXISTING CONDITIONS  
WILLOW BEND PARKING LOT SITE PLAN  
JOB NO. 12948.02  
11/2/16  
SHEET 2 OF 8

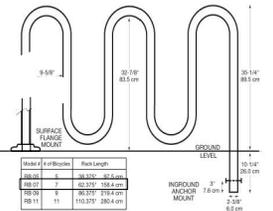
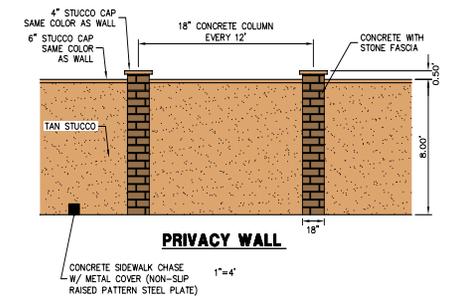
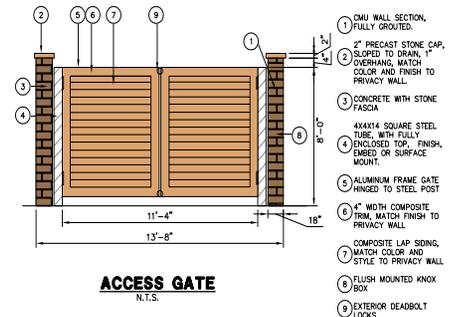
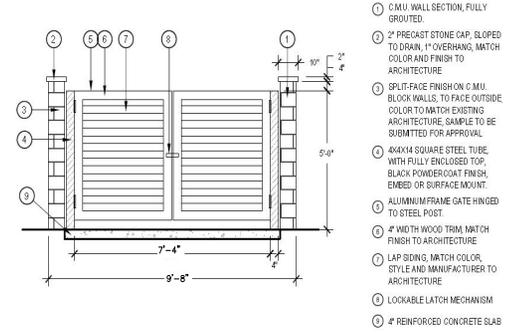
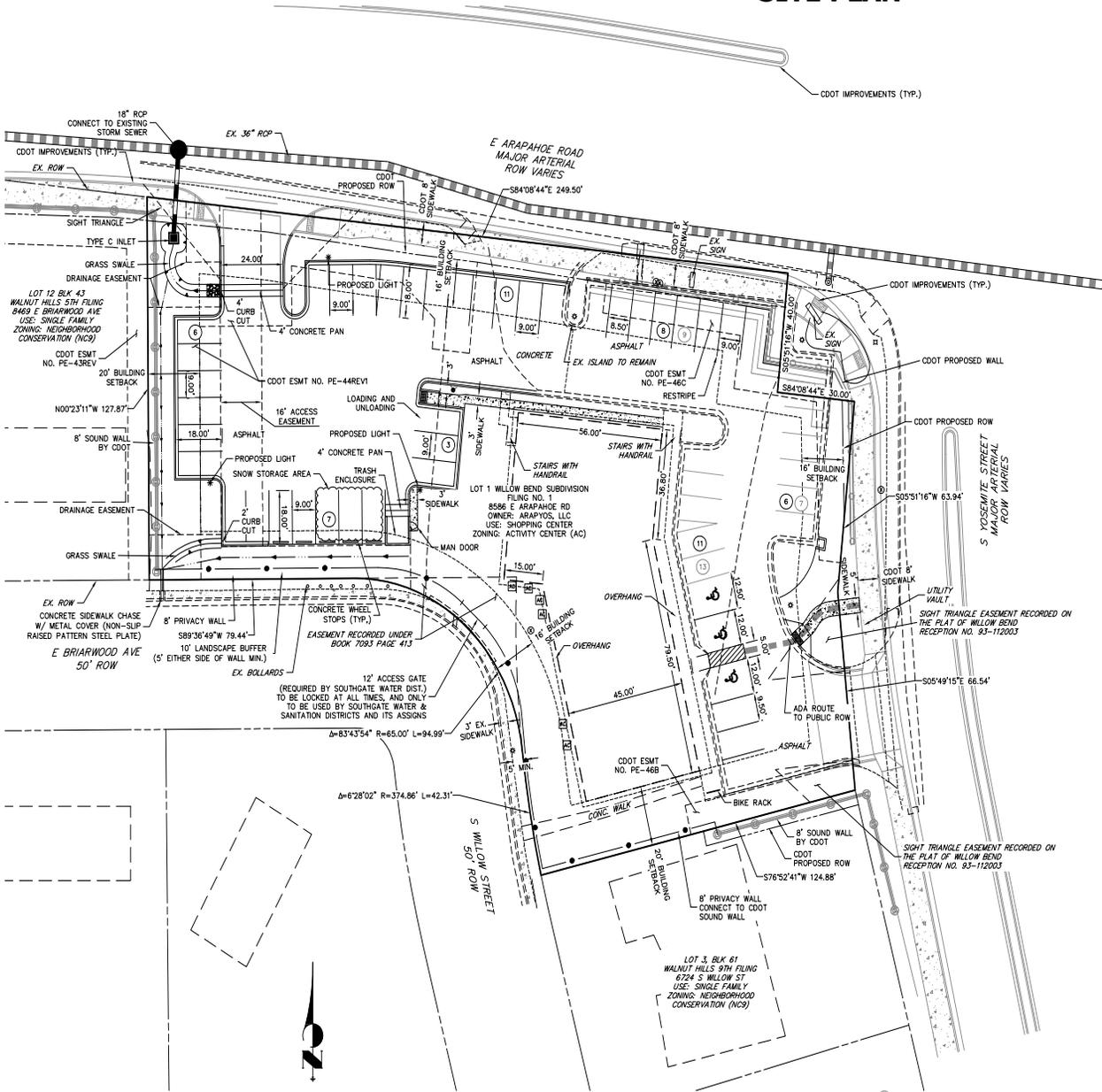


Centennial 303-740-8330 • Colorado Springs 719-588-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

# WILLOW BEND PARKING LOT SITE PLAN

## LOT 1, WILLOW BEND SUBDIVISION FILING NO. 1 BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

### SITE PLAN



① EXISTING PARKING COUNT (29 TOTAL)  
⑥ PROPOSED PARKING COUNT (52 TOTAL)

SITE PLAN  
WILLOW BEND PARKING LOT SITE PLAN  
JOB NO. 12948.02  
11/2/16  
SHEET 3 OF 8



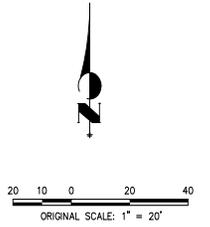
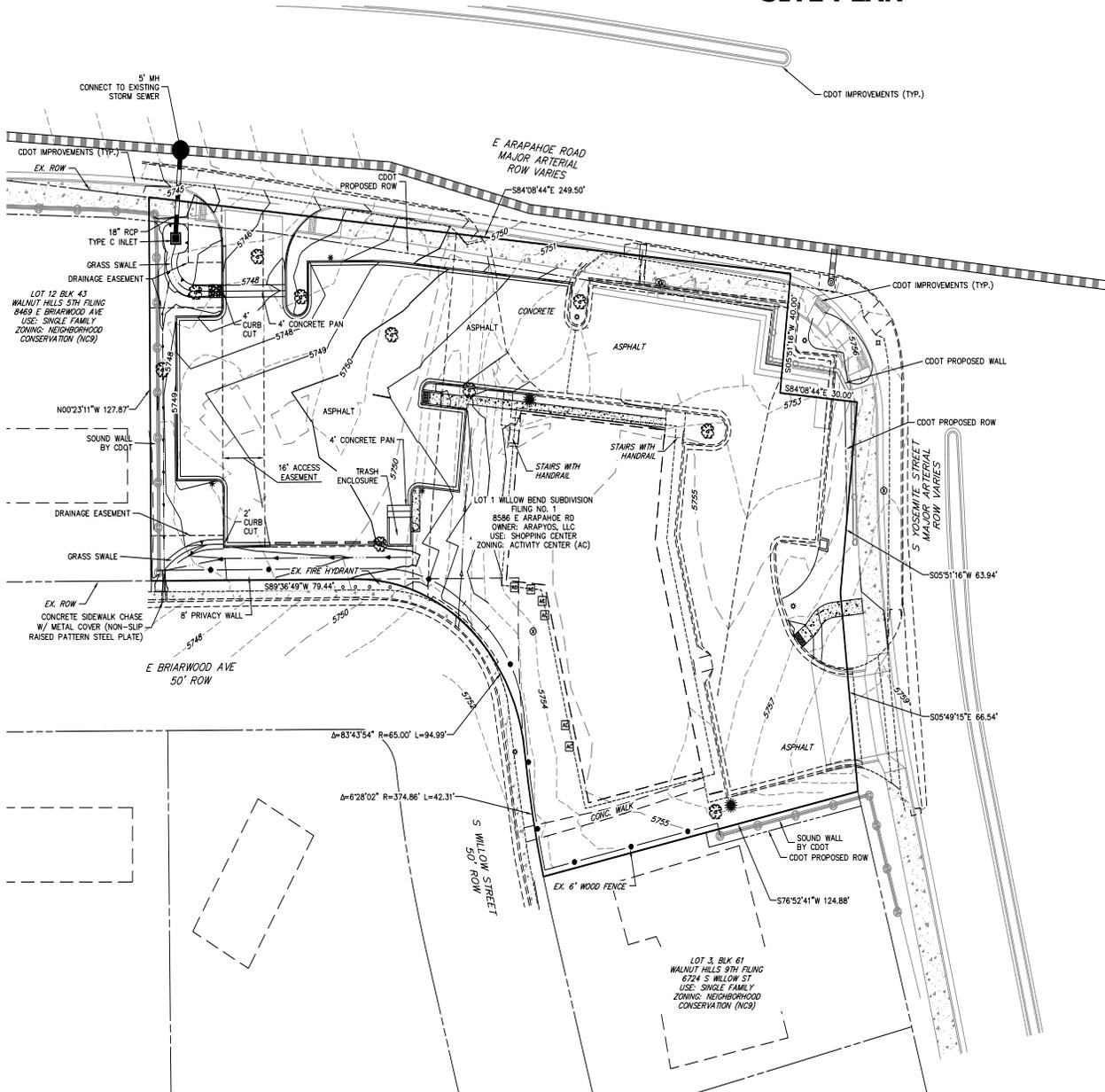
Centennial 303-740-8888 • Colorado Springs 719-558-2599  
Fort Collins 970-491-8888 • www.jrengineering.com



# WILLOW BEND PARKING LOT SITE PLAN

## LOT 1, WILLOW BEND SUBDIVISION FILING NO. 1 BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

### SITE PLAN



GRADING AND DRAINAGE PLAN  
WILLOW BEND PARKING LOT SITE PLAN  
JOB NO. 12948.02  
11/2/16  
SHEET 4 OF 8

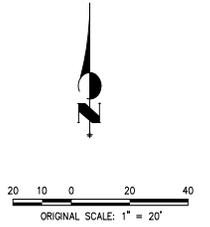
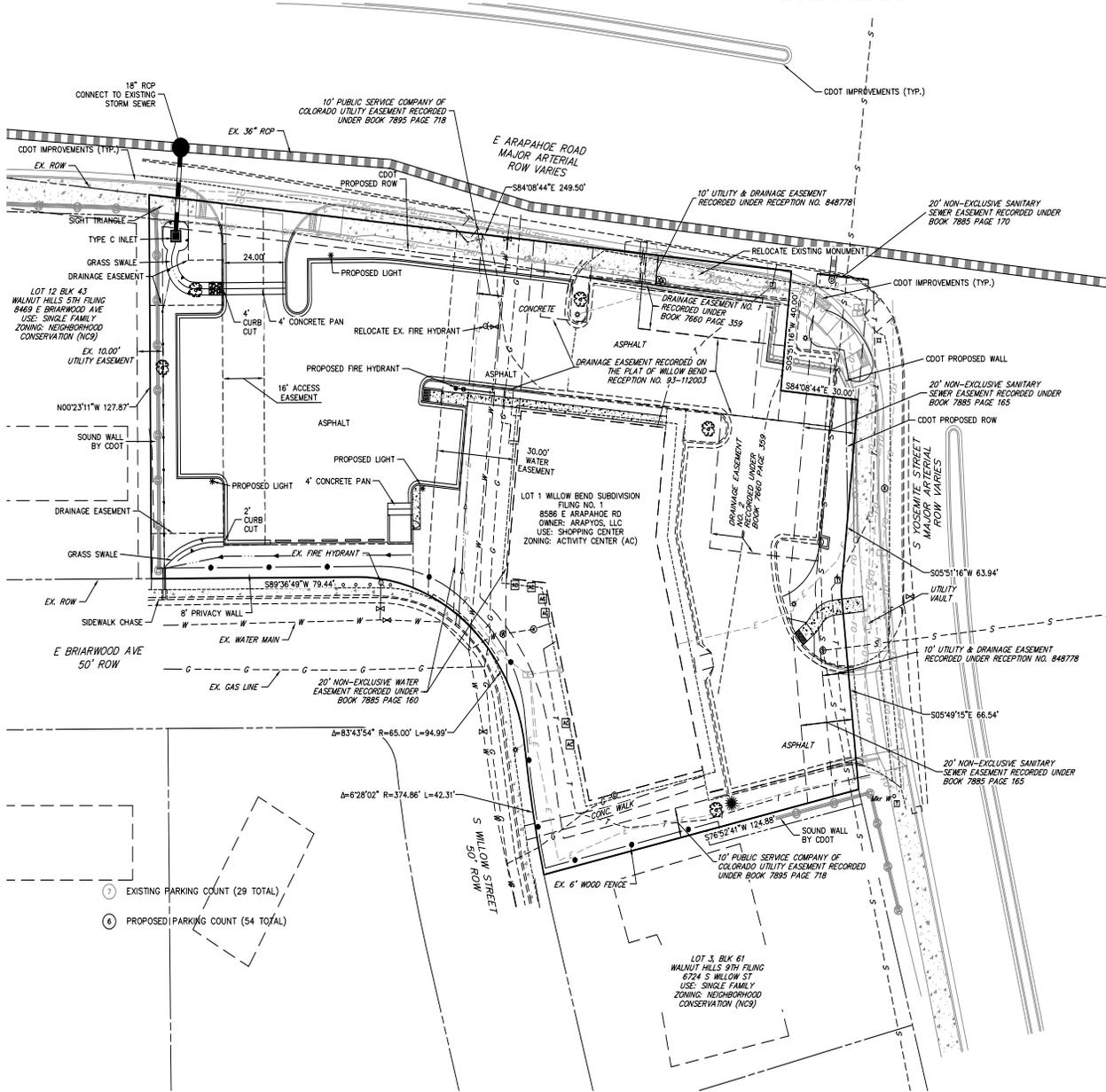


Centennial 303-740-8333 • Colorado Springs 719-538-2533  
Fort Collins 970-491-9888 • www.jrengineering.com

# WILLOW BEND PARKING LOT SITE PLAN

LOT 1, WILLOW BEND SUBDIVISION FILING NO. 1  
BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 28,  
TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

## SITE PLAN



UTILITY PLAN  
WILLOW BEND PARKING LOT SITE PLAN  
JOB NO. 12948.02  
11/2/16  
SHEET 5 OF 8

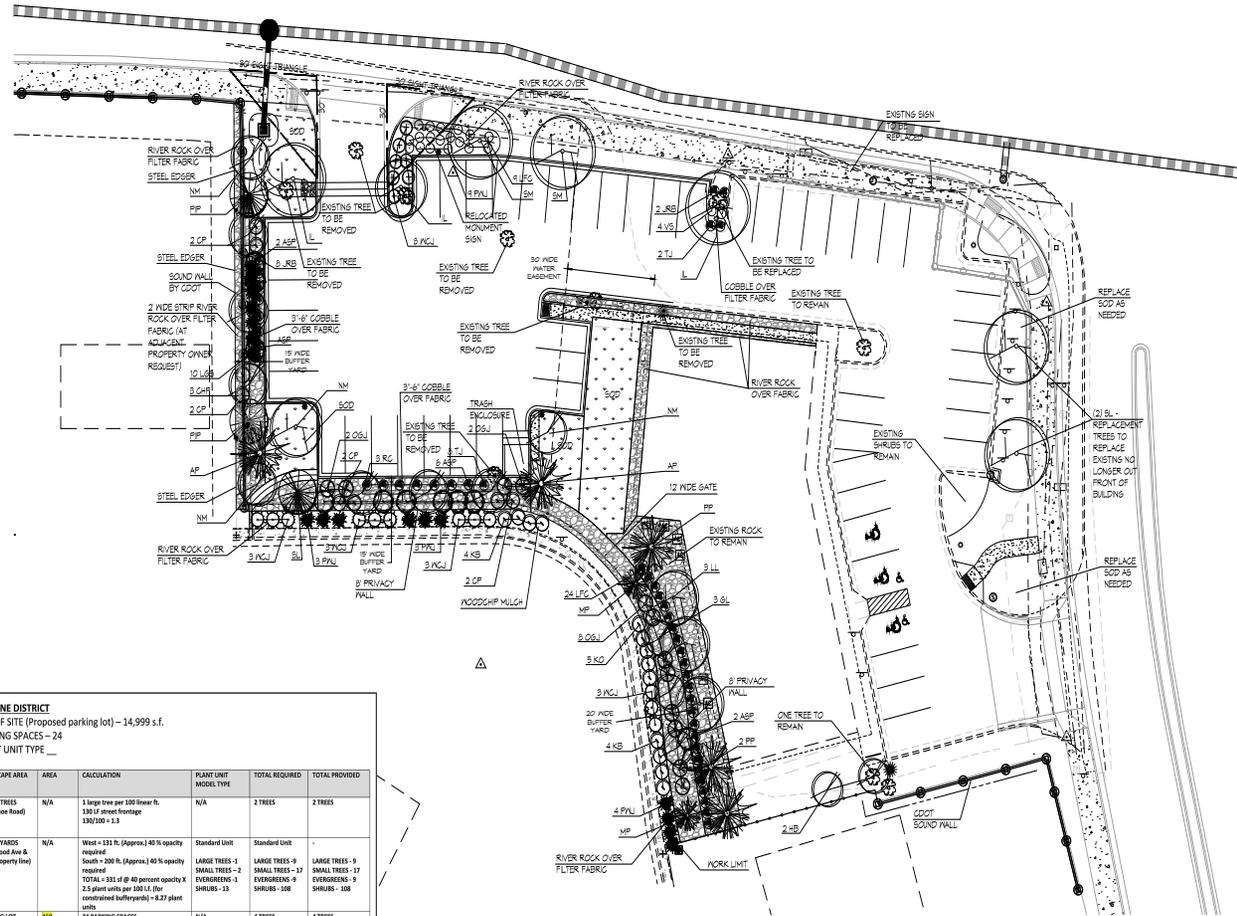


Centennial 303-740-8388 • Colorado Springs 719-538-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

# WILLOW BEND PARKING LOT SITE PLAN

LOT 1, WILLOW BEND SUBDIVISION FILING NO. 1  
BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 28,  
TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

## LANDSCAPE PLAN AND DETAILS



Plant Schedule - Arapahoe and S. Yosemite				
Qty	Plant Material	Botanical Name	Size	Dryland
<b>SHADE TREES</b>				
2	Schwedler Maple - SM	Acer plantanoides "Schwedler"	2" Cal.	
3	Littleleaf Linden - LL	Tilia Cordata "Littleleaf"	2" Cal.	
3	Chanticleer Pear - CHP	Pyrus calleryana "Chanticleer"	2" Cal.	X
2	Columnar Hornbeam - HB	Carpinus betulus "Fastigiata"	2" Cal.	X
3	Imperial Honeylocust - IL	Gleditsia triacanthos inermis "Imperial"	2" Cal.	X
3	Skyline Honeylocust - SL	Gleditsia triacanthos inermis "Skyline"	2" Cal.	X
4	Norway Maple - NM	Acer platanoides "Emerald Green"	2" Cal.	
<b>ORNAMENTAL TREES</b>				
11	Aspen - ASP	Populus tremuloides	1-1/2" Cal.	X
3	Radiant Crabapple - RC	Malus sp "Radiant"	1-1/2" Cal.	X
3	Ginnala Maple - GM	Acer ginnala	1-1/2" Cal.	X
<b>EVERGREEN TREES</b>				
3	Ponderosa Pine - PP	Pinus ponderosa	6' Ht.	X
2	Pinyon Pine - PIP	Pinus pinyon	6' tall	X
2	Austrian Pine - AP	Pinus nigra	6' tall	
2	Mugho Pine - MP	Pinus mugho	4' tall	X
<b>DECIDUOUS SHRUBS</b>				
8	Cistena Plum - CP	Prunus x cistena	5 Gal.	
4	Vanhoutte Spiraea - VS	Spiraea x vanhouttei	5 Gal.	
10	Japanese Red Barberry - JRB	Berberis thunbergii "Redleaf"	5 Gal.	X
9	Lowfast Cotoneaster - LFC	Cotoneaster dammeri "Lowfast"	5 Gal.	X
13	Kobaldi Barberry - KO	Berberis thunbergii "Kobaldi"	5 Gal.	X
<b>EVERGREEN SHRUBS</b>				
26	Tammy Juniper - TJ	Juniperus sabina tamarisifolia	5 Gal.	
4	Old Gold Juniper - OGI	Juniperus chinensis "Old Gold"	5 Gal.	
20	Wilton Carpet Juniper - WCJ	Juniperus "Wiltoni"	5 Gal.	X
19	Prince of Wales Juniper - PWJ	Juniperus "Prince of Wales"	5 Gal.	X
34	Low Grow Sumac - LGS	Rhus "Grow Low"	5 Gal.	X

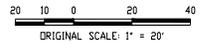
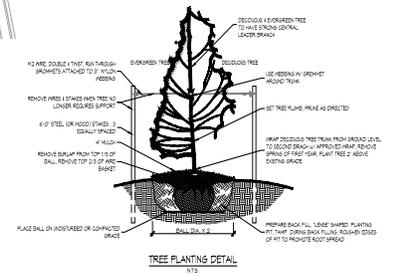
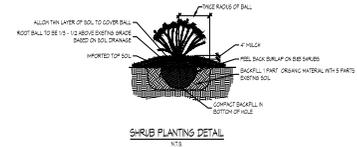
**Landscape Notes:**

- Per Centennial Landscape Regulations, the following have been provided:
  - A mix of evergreen and deciduous trees and shrubs has been provided.
  - Proposed plant material is drought tolerant, with the exception of the large deciduous trees which are moderately drought tolerant only.
  - Sod areas have been limited to drainage easement areas and utilitarian (back of the building) areas.
  - An automatic sprinkler system shall be installed to water parking lot landscaping as well as public areas outside of the CDOT sound wall.
  - No shrubs above 6' height shall be located in the sight triangle areas.
- Additional Notes:
  - All sod areas to be separated from shrub areas by 1/8" steel edger.
  - All shrub areas to be over 3' - 6" cobble stone over filter fabric. Minimum depth 6".
  - Soil amendments to be added in all shrub bed and sod areas at 3 cubic yards per 1,000 sq ft area to a depth of 6".
  - No one tree exceeds 20% of total trees.
  - No one shrub exceeds 20% of total shrubs.
- A 2-1/2 foot rock area shall separate the sod area from the building to protect the building foundation from water.

AC ZONE DISTRICT					
SIZE OF SITE (Proposed parking lot) - 14,999 s.f.					
PARKING SPACES - 24					
PLANT UNIT TYPE					
LANDSCAPE AREA	AREA	CALCULATION	PLANT UNIT MODEL TYPE	TOTAL REQUIRED	TOTAL PROVIDED
STREET TREES (Arapahoe Road)	N/A	1 large tree per 100 linear ft. 138 LF street frontage 138/100 = 1.3	N/A	2 TREES	2 TREES
BUFFER/BARDS (between Ave & west property line)	N/A	West = 131 ft. (Approx.) 40% capacity required South = 200 ft. (Approx.) 40% capacity required TOTAL = 331 ft @ 40 percent capacity = 132.4 plant units per 100 L.F. (for continuous buffer) = 0.27 plant units	Standard Unit LARGE TREES - 3 SMALL TREES - 2 EVERGREENS - 4 SHRUBS - 13	Standard Unit LARGE TREES - 9 SMALL TREES - 17 EVERGREENS - 9 SHRUBS - 108	
PARKING LOT LANDSCAPING ISLANDS	14,999 s.f.	24 PARKING SPACES 1 TREE PER 6 PARKING SPACES 24/6 = 4 TREES	N/A	4 TREES	4 TREES
STORMWATER DETENTION FACILITIES/OPEN SPACE	1,008 s.f.	N/A	N/A	N/A	1,008 s.f.
LANDSCAPE SURFACE RATIO	10%	54,998 s.f. x 0.1 = 5,500	N/A		
LANDSCAPE AREA	1,008 s.f.	0.25 PLANT UNITS PER 1,000 s.f.	ALTERNATIVE A LARGE TREES - 3 SMALL TREES - 2 EVERGREENS - 4 SHRUBS - 13	N/A	N/A
TOTALS	TOTAL PROVIDED		TOTAL 6 REQUIRED LARGE TREES - 15 SMALL TREES - 17 EVERGREENS - 9 SHRUBS - 108	TOTAL 4 PROVIDED LARGE TREES - 20 SMALL TREES - 17 EVERGREENS - 9 SHRUBS - 111	

**Tree Schedule**  
Six trees in existing parking lot, to be removed and replaced elsewhere in close proximity to original location 6 trees

Two trees shown on the original FDP, which are no longer alive, shall be replaced elsewhere in close proximity to original location. 2 trees



LANDSCAPE PLAN & DETAILS  
WILLOW BEND PARKING LOT SITE PLAN  
JOB NO. 12948.02  
11/2/16  
SHEET 6 OF 8  
LANDSCAPE PLAN

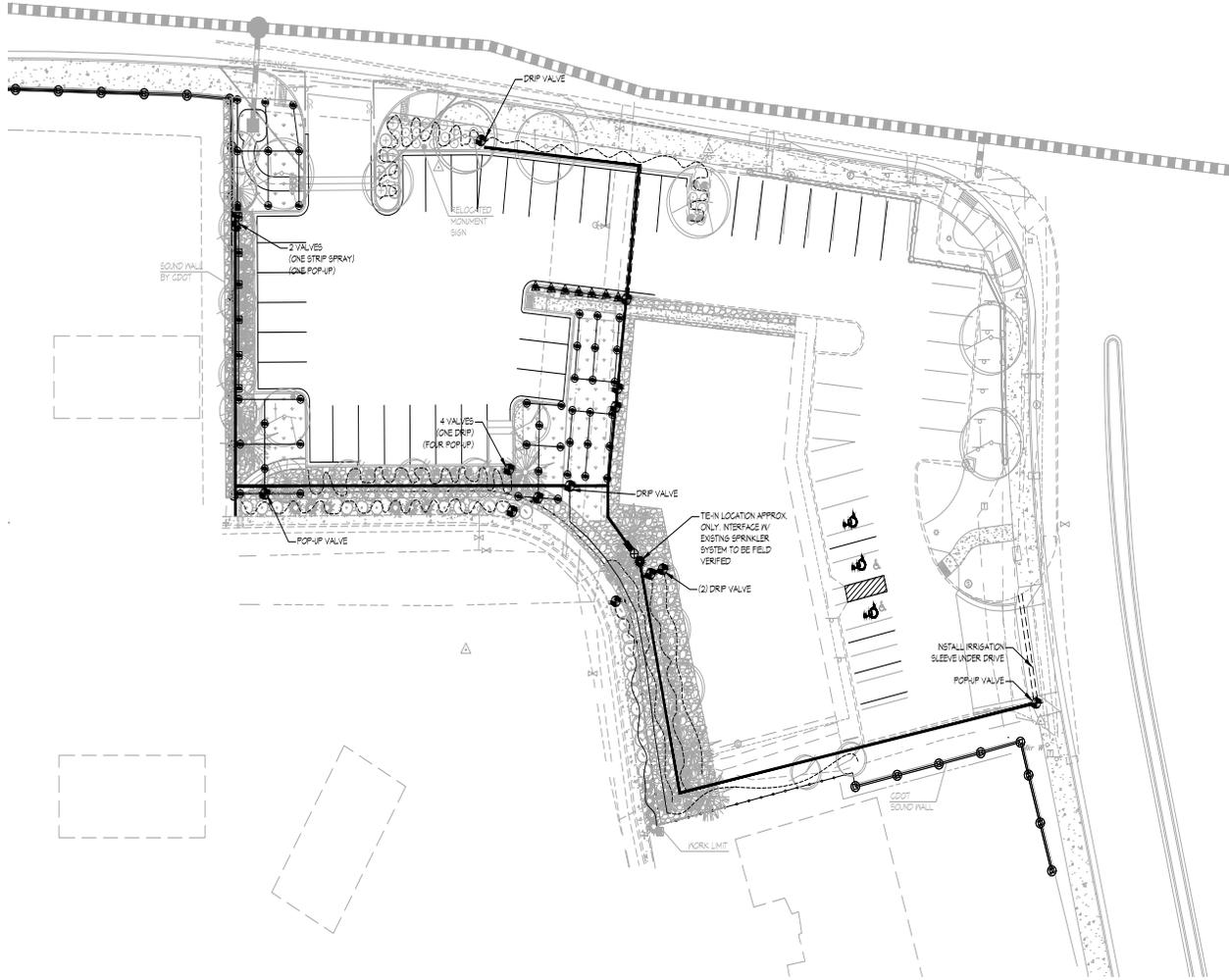


Centennial 303-740-9393 Colorado Springs 719-593-2933 Fort Collins 970-491-9888  
www.jrengineering.com

# WILLOW BEND PARKING LOT SITE PLAN

LOT 1, WILLOW BEND SUBDIVISION FILING NO. 1  
BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 28,  
TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

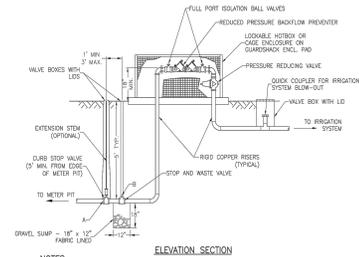
## IRRIGATION PLAN AND DETAILS



SYMBOL	EQUIPMENT	SIZE	DESCRIPTION
<b>IRRIGATION MATERIALS LIST</b>			
<b>WATER SOURCE</b>			
⊙	POINT OF CONNECTION	1"	BY LICENSED PLUMBER
⊗	STOP AND DRAIN VALVE	3/4"	BY LICENSED PLUMBER
■	REDUCED PRESSURE BFP	1-1/2"	FEBCO 825Y
<b>CONTROL</b>			
☐	CONTROLLER	UP TO 42 STATIONS	HUNTER I-CORE MODULAR
<b>PIPING</b>			
—	MAINLINE PIPE	1-1/2"	PVC SCH 40 - AT 18" DEPTH
---	PAVEMENT SLEEVES	SEE PLAN	PVC SCH 40 - AT 18" DEPTH
<b>ELECTRIC VALVES</b>			
⊕	MASTER VALVE	1-1/2"	HUNTER IBV-151G-FS
⊙	VALVES - SPRAY AND ROTORS	1"	HUNTER PGV-100G-R
<b>DRIP ASSEMBLY</b>			
⊕	MEDIUM FLOW DRIP VALVES	1"	HUNTER PCZ-101
---	DRIP TUBE	4 GPH	HUNTER PLD-04-12-R
<b>SPRAY HEAD NOZZLES</b>			
☐	POP-UP SPRAY HEADS	5'-15' R	RAINBIRD U SERIES
⊙	POP-UP SPRAY HEADS	12'-15' R	RAINBIRD 15 SERIES
▲	STRIP SPRAY HEADS		RAINBIRD

**NOTES:**

- 1) REDUCED PRESSURE ASSEMBLIES MUST BE INSPECTED AND TESTED BY A STATE OF COLORADO CERTIFIED BACKFLOW ASSEMBLY TESTER AT THE TIME OF INSTALLATION, EACH YEAR THEREAFTER AND AFTER ANY REPAIRS ARE PERFORMED TO THE UNIT.
- 2) REDUCED PRESSURE ASSEMBLIES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER AND STATE OF COLORADO REQUIREMENTS.
- 3) REDUCED PRESSURE ASSEMBLIES MUST BE PROTECTED FROM FREEZING. IT IS RECOMMENDED THAT THE REDUCED PRESSURE ASSEMBLY BE REMOVED, DRAINED AND STORED INSIDE DURING THE WINTER.
- 4) CHARGING AND WINTERIZATION PROCEDURES:  
CHARGING - CLOSE VALVE B, SLOWLY OPEN VALVE A, THEN VALVE B  
WINTERIZING - CLOSE VALVE A AND THEN VALVE B



**NOTES:**

1. ALL SPRINKLER VALVES, REDUCED PRESSURE ASSEMBLY AND PRESSURE REDUCING VALVE DOWNSTREAM OF THE WATER METER SETTER SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
2. THE CITY OF WESTMINSTER PROHIBITS ANYONE, OTHER THAN AUTHORIZED CITY EMPLOYEES, FROM ACCESSING THE WATER METER PIT.
3. IRRIGATION METER SETTER SHALL HAVE AN ANGLE DUAL CHECK VALVE ON THE OUTLET SIDE OF THE SENSOR (NEXT TO IRRIGATION SENSORS W/IN AND P/IN).
4. REDUCED PRESSURE ASSEMBLIES MUST BE INSPECTED AND TESTED BY A STATE OF COLORADO CERTIFIED BACKFLOW ASSEMBLY TESTER AT THE TIME OF INSTALLATION, EACH YEAR THEREAFTER AND AFTER ANY REPAIRS ARE PERFORMED TO THE UNIT.
5. REDUCED PRESSURE ASSEMBLIES SHALL BE INSTALLED ACCORDING TO MANUFACTURER AND STATE OF COLORADO REQUIREMENTS.
6. REDUCED PRESSURE ASSEMBLIES MUST BE PROTECTED FROM FREEZING. IT IS RECOMMENDED THAT THE REDUCED PRESSURE ASSEMBLY BE REMOVED, DRAINED AND STORED INSIDE DURING THE WINTER.
7. CHARGING AND WINTERIZATION PROCEDURES:  
CHARGING - CLOSE VALVE B, SLOWLY OPEN VALVE A, THEN VALVE B  
WINTERIZING - CLOSE VALVE A AND THEN VALVE B

LANDSCAPE PLAN & DETAILS  
WILLOW BEND PARKING LOT SITE PLAN  
JOB NO. 12948.02  
11/2/16  
SHEET 7 OF 8 IRRIGATION PLAN



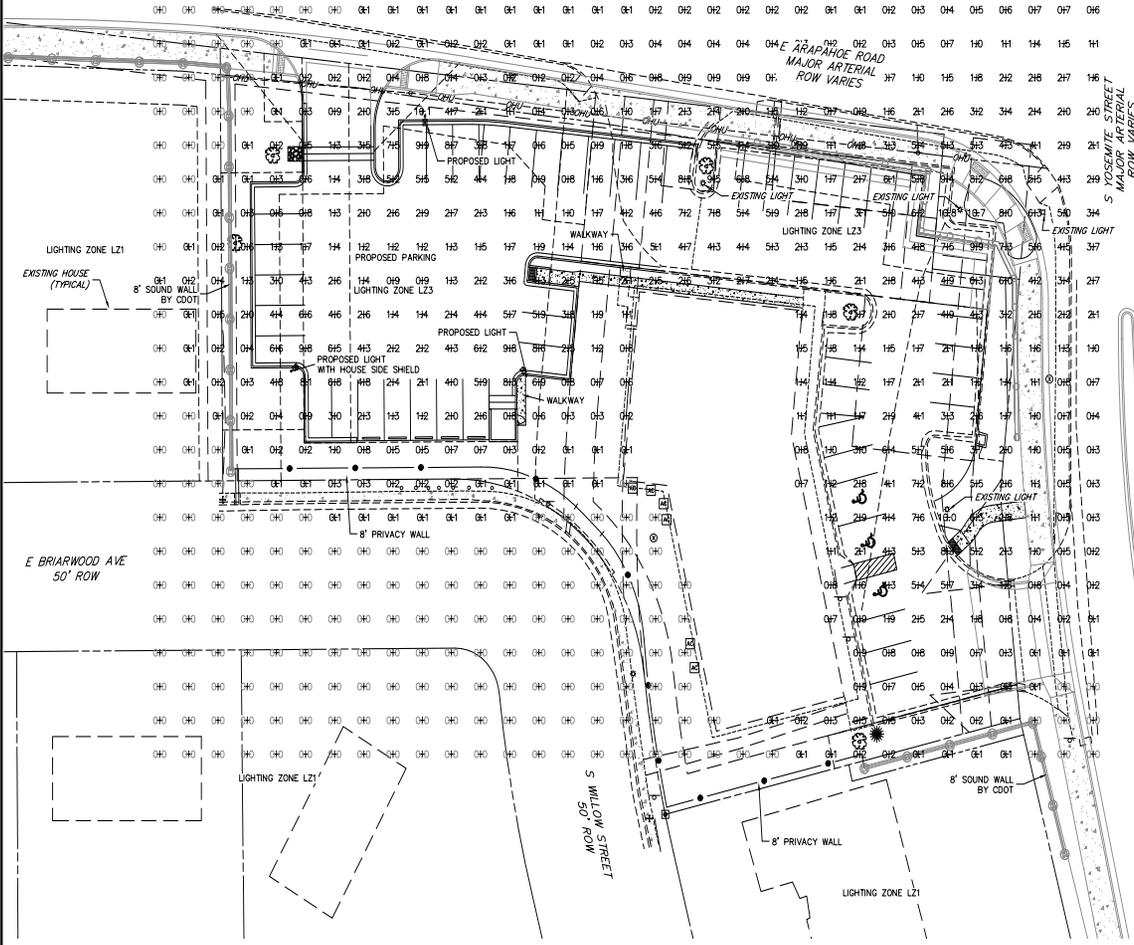
Centennial 303-740-8393 Colorado Springs  
719-593-2593 Fort Collins 970-491-9888  
www.jrengineering.com



# WILLOW BEND PARKING LOT SITE PLAN

## LOT 1, WILLOW BEND SUBDIVISION FILING NO. 1 BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

### LIGHTING PLAN



**DESCRIPTION**

The RidgeView™ LED area roadway luminaire is the compact, efficient, economical approach to LED street lighting. A pure white architectural form and LED technology, the RidgeView luminaire provides functional, low profile design with excellent operating performance. Pole mounting, modular, upgradeable technology, direct uniform and energy conscious illumination to parking lots and perimeter security lighting applications.

**SPECIFICATION FEATURES**

**Construction**  
Rugged pole arm, cast aluminum housing accords the thermally conductive LED panel and electrical chamber. Low profile, 32" x 32" x 10" design meets minimum and list requirements. Recessed aluminum frame encloses the thermally conductive housing. The unique light fixture, LED panel allows for easy access to the electrical chamber.

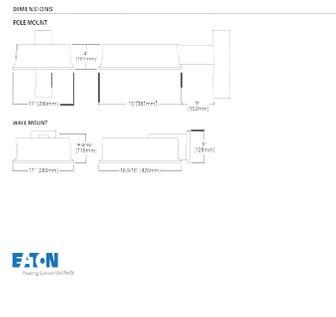
**Optics**  
Choice of passive, high-efficiency Avocado™ optic technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the distribution of the light application. Anvil LED Optic technology creates consistent distributions with the availability for most standard requirements. Offered Standard 1500K CCT and 3000K CCT, 5000K CCT and 100K CCT. For the additional level of light control, an optional house-side shield

**Electrical**  
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency, and protection. Standard drivers feature electronic universal output (100-277V 50/60Hz), 50% or 480V 50Hz operation, greater than 100,000 hours life, less than 10% harmonic distortion, and is suitable for operation in -20°C to 40°C ambient environments. All fixtures are shipped standard with 120V/100V ballast and differential - made stage protection, light/dark balance and IP66 enclosure rating and maintain greater than 50% lumen maintenance at 60,000 hours per IESNA TM-30-10. Chasing manual and dimming options available.

**Mounting**  
Cast aluminum 12" arm holds ball joint adapter for easy position off the building during installation to pole. Standard single carton packaging of housing.

#### Streetworks

Category	Type
Project	Date
Comments	
Prepared By	



**CERTIFICATIONS**

UL Listed  
ULC Listed  
ULC Listed  
ULC Listed  
ULC Listed  
ULC Listed  
ULC Listed

**ENERGY DATA**

Energy LED Driver  
18.8 Power Factor  
100% Efficiency  
100% Dimmable  
100% Dimmable  
100% Dimmable  
100% Dimmable

**EPA**

Energy Related Area (EPA)  
Minimum Area (EPA)  
Minimum Area (EPA)

**EMF/ELF DATA**

Compliance Test Weight  
17.5 lbs (8.0 kg)

**RDG RIDGEVIEW**

**ILLUMINANCE VALUES (FOOTCANDLES)**

**PROPOSED WALKWAYS:**  
AVERAGE: 2.66  
MIN: 0.8  
MAX: 10.0  
AVG: MIN UNIFORMITY RATIO: 3.32:1 (4:1 MAX ALLOWED)

**PROPOSED PARKING:**  
AVERAGE: 3.20  
MIN: 0.5  
MAX: 9.9 (10 MAX ALLOWED)  
MAX: MIN UNIFORMITY RATIO: 19.8:1 (20:1 MAX ALLOWED)

**PROPOSED LOAD: 291W**  
ALLOWED: 0.15W PER SF PARKING = 11,489 SF \* .15W = 1,723W ALLOWED  
EXISTING: ASSUMED 750W  
PROPOSED: 291W, TOTAL: 1041W

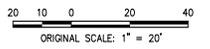
**LIGHTING SCHEDULE**

\* PROPOSED LIGHT - 12' POLE, 97W LED, 11,754 LUMENS

◇ EXISTING LIGHT - ASSUMED 20' POLE, 250W HPS, 28,000 LUMENS

- NOTES**
1. THE MAINTENANCE FACTOR IS 1.0. GRID POINTS ARE 10' APART.
  2. THE PROPOSED LIGHTS ARE TO MATCH THE EXISTING LIGHTS IN STYLE AND COLOR.
  3. PROPOSED LIGHT FIXTURES ARE FULL CUT-OFF.
  4. THE NEED FOR HOUSE SIDE SHIELDS WILL BE FIELD VERIFIED.

CASE NO. LU-16-00143



LIGHTING PLAN  
WILLOW BEND PARKING LOT SITE PLAN  
JOB NO. 12948.02  
11/2/16  
SHEET 8 OF 8



Centennial 303-740-8888 • Colorado Springs 719-589-2699  
Fort Collins 970-491-8888 • www.jrengineering.com

May 31, 2016

Mr. Michael Gradis  
**Planner II**  
**City of Centennial**  
13133 E. Arapahoe Road  
Centennial, CO 80112



**RE: Willow Bend – Subdivision Filing No. 1 Arapahoe and Yosemite- Letter of Intent-  
Submittal - Site Plan , Final Plat and Construction Plans- Case Nos. PS-16-00048  
and PS16-00025**

Dear Mr. Gradis:

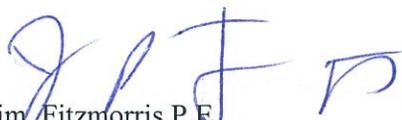
This letter is written on behalf of the owner of the project Arapyos LLC. This project is located on Lot 1 Willow Bend Subdivision Filing No. 1 in Arapahoe County, City of Centennial, CO. Property address is 8586 E. Arapahoe Road. Please see the attached site plan for the proposed project improvements. The engineer of record and owner representative is Jim Fitzmorris; JR Engineering, LLC; 7200 South Alton Way, Suite C400; Centennial, Colorado, 80112.

The proposal involves a proposed site plan, final plat and construction plans to expand parking for the adjacent existing commercial building onto a residential lot that was recently re-zoned. The existing commercial building on site is one story and used for retail. Both properties were recently re-zoned to AC zoning by the City of Centennial. A commercial building exists on the east property and a single family home exists on the west property. The area of both lots combined is 0.95 acres.

The site is just west Yosemite Street. The main access is off of Arapahoe Road. It is proposed to move the existing access point to the west along Arapahoe Road and to re-locate the monument sign as shown. Other site features are proposed as shown. A new exterior 8 foot privacy wall will be installed along the south side of the property as shown on the attached site plan.

The proposed parking expansion will be completed in one phase and is anticipated to be completed within 60 days from start of construction which will be determined at a later date. We request your support of this project.

Sincerely,  
**JR ENGINEERING, LLC**



Jim Fitzmorris P.E.  
Vice President



June 30, 2016

**RE: Willow Bend Parking Lot Site Plan and Replat**  
**Case No. LU-16-00143 and LU-16-00144**  
**External Review Comments – Walnut Hills Civic Association**

Please find below the WHCA comments on the Site Plan and Replat.

Sheet 1 – Cover Sheet

Please remove “Home Owners Association” and from the *Drives, Parking and Utility Easements Maintenance, Landscape Maintenance* and *Private Open Space* notes. While the WHCA is not a homeowner’s association, we will not be responsible for any maintenance or upkeep of any of these areas and would like the references removed. As that this is a private development, and is technically outside of our boundary we do not want any assumptions on the public’s part that would lead to the WHCA being contacted for maintenance of these areas.

Please remove “adjacent property owners” from the *Landscape Maintenance* notes. In no way are the adjacent property owners responsible for the landscape maintenance of this private development and/or associated improvements. We do not want any assumptions on the public’s part that would lead the adjacent homeowners being contacted for maintenance of these areas.

In the *Public Improvements Note* there is an extra space about ½ down the paragraph.

Sheet 2 – Existing Conditions

Please remove homeowner’s names from parcel information on both sides of the development. While ownership is public record, the WHCA does not find this information to be of any relevance to this site plan and for the privacy of our homeowners ask that it is removed.

Sheet 3 – Site Plan

Per previous conversations with the owner, as well as a written acceptance of the request in the Comment Response letter dated January 11, 2016, *Additional WHCA Comments & Concerns, No. 2*. Please extend the 8’ privacy wall on the southern boundary of the property, between the existing building and the adjacent residence (6724 S. Willow St.). Currently, the site plan shows only the existing 6’ wood fence from S. Willow Street to the CDOT sound wall.

Please ensure that kids (or others) cannot crawl under the privacy wall where the proposed drainage swale goes under the wall between the commercial parcel and Briarwood Avenue.

Please remove homeowner’s names from parcel information on both sides of the development. While ownership is public record, the WHCA does not find this information to be of any relevance to this site plan and for the privacy of our homeowners ask that it is removed.

Sheet 4 – Landscape Plan

Is it possible to request that a taller mature tree is placed on the western property line between the parking lot and the adjacent residence? Spring Snow Crabapples have a mature height of 20’-25’ feet. WHCA suggests investigating the use of Chanticleer Pear with a mature height of 25’-30’ to give additional privacy and visual protection to the adjacent homeowner.

Several trees are planted in the easements within the property. Will trees be allowed to be planted in the easements? If not, what impacts will that have on the landscape plan? If revisions are required, the WHCA would like to review updated drawings.

In the last public open house, there was discussion of a gate along S. Willow St. to allow access to the easements. The plan does not show a gate – has that requirement been lifted? As previously discussed, it is the WHCA's preference to not have a gate.

The planting area between the privacy wall and the sidewalk on S. Willow St. appears to only be approx. 5' wide. Plant material being placed in that area includes Redtwig Dogwood (mature spread 6'-10') and Old Gold Juniper (mature spread 4'-6'). The WHCA suggests that more columnar plant material is used to eliminate the sidewalks being overhung or blocked by plant material.

Per previous conversations with the owner, as well as a written acceptance of the request in the Comment Response letter dated January 11, 2016, *Additional WHCA Comments & Concerns, No. 2*, please extend the 8' privacy wall on the southern boundary of the property, between the existing building and the adjacent residence (6724 S. Willow St.). Currently, the site plan shows only the existing 6' wood fence from S. Willow Street to the CDOT sound wall.

Call out for Washington Hawthorn is missing in the plant schedule.

Landscape Note #5 contradicts with *Site Triangle Maintenance* note on Sheet 1.

How deep will rock cobble be? Plans call for 3"-6" cobble but does not state a minimum depth. WHCA would like to ensure full coverage of the weed barrier.

Shrub detail calls for 4" of mulch. Is this different than the cobble?

Scale bar is incorrect.

#### Sheet 5 – Lighting Plan

Lighting Plan calls for 20' tall masts. Per previous conversations with the owner, as well as a written acceptance of the request in the Comment Response letter dated January 11, 2016, *Additional WHCA Comments & Concerns, No. 1*, please revise fixture selection and photometric plan to reflect the use of an 8' tall mast. It is the preference of the WHCA that no light extend into the adjacent residential property. As shown, there is light pollution approximately 20' onto the adjacent property.

Please feel free to contact me should you have any questions regarding these comments.

Regards,

Julie Gamec  
WHCA Vice-Chair  
303-263-6823  
[julezkat@aol.com](mailto:julezkat@aol.com)

August 17, 2016

Ms. Julie Gamec  
Walnut Hills Civic Association  
julezkat@aol.com



**Re: Land Use Case No. LU-16-00143, Willow Bend Parking Lot Site Plan  
Land Use Case No. LU-16-00144, Willow Bend Parking Lot Final Plat  
External Review Comments – Walnut Hills Civic Association**

Dear Ms. Gamec:

This letter is in response to the comments dated June 30, 2016. Your comments are in italicized text and our responses are in bold font. This letter accompanies the re-submittal.

Sheet 1 – Cover Sheet

*Please remove “Home Owners Association” and from the Drives, Parking and Utility Easements Maintenance, Landscape Maintenance and Private Open Space notes. While the WHCA is not a homeowner’s association, we will not be responsible for any maintenance or upkeep of any of these areas and would like the references removed. As that this is a private development, and is technically outside of our boundary we do not want any assumptions on the public’s part that would lead to the WHCA being contacted for maintenance of these areas. **This has been removed from the notes.***

*Please remove “adjacent property owners” from the Landscape Maintenance notes. In no way are the adjacent property owners responsible for the landscape maintenance of this private development and/or associated improvements. We do not want any assumptions on the public’s part that would lead the adjacent homeowners being contacted for maintenance of these areas. **This has been removed from the note.***

*In the Public Improvements Note there is an extra space about ½ down the paragraph. **The notes have been revised.***

Sheet 2 – Existing Conditions

*Please remove homeowner’s names from parcel information on both sides of the development. While ownership is public record, the WHCA does not find this information to be of any relevance to this site plan and for the privacy of our homeowners ask that it is removed. **The homeowner’s names have been removed.***

Sheet 3 – Site Plan

*Per previous conversations with the owner, as well as a written acceptance of the request in the Comment Response letter dated January 11, 2016, Additional WHCA Comments & Concerns, No. 2. Please extend the 8’ privacy wall on the southern boundary of the property, between the existing building and the adjacent residence (6724 S. Willow St.). Currently, the site plan shows only the existing 6’ wood fence from S. Willow Street to the CDOT sound wall. **The fence has been revised to tie into the CDOT sound wall.***

Please ensure that kids (or others) cannot crawl under the privacy wall where the proposed drainage swale goes under the wall between the commercial parcel and Briarwood Avenue. **The opening will be only a small, fully enclosed sidewalk chase that will be too small for children and most pets.**

Please remove homeowner's names from parcel information on both sides of the development. While ownership is public record, the WHCA does not find this information to be of any relevance to this site plan and for the privacy of our homeowners ask that it is removed. **The homeowner's names have been removed.**

#### Sheet 4 – Landscape Plan

Is it possible to request that a taller mature tree is placed on the western property line between the parking lot and the adjacent residence? Spring Snow Crabapples have a mature height of 20'-25' feet. WHCA suggests investigating the use of Chanticleer Pear with a mature height of 25'-30' to give additional privacy and visual protection to the adjacent homeowner. **The Spring Snow Crabapple has been replaced with Chanticleer Pear.**

Several trees are planted in the easements within the property. Will trees be allowed to be planted in the easements? If not, what impacts will that have on the landscape plan? If revisions are required, the WHCA would like to review updated drawings. **The trees have been relocated.**

In the last public open house, there was discussion of a gate along S. Willow St. to allow access to the easements. The plan does not show a gate – has that requirement been lifted? As previously discussed, it is the WHCA's preference to not have a gate. **The gate has been added back to the plans per Southgate Water District's request.**

The planting area between the privacy wall and the sidewalk on S. Willow St. appears to only be approx. 5' wide. Plant material being placed in that area includes Redtwig Dogwood (mature spread 6'-10') and Old Gold Juniper (mature spread 4'-6'). The WHCA suggests that more columnar plant material is used to eliminate the sidewalks being overhung or blocked by plan material. **Wide spreading shrubs within the S. Willow Street buffer area have been substituted with more narrow species.**

Per previous conversations with the owner, as well as a written acceptance of the request in the Comment Response letter dated January 11, 2016, Additional WHCA Comments & Concerns, No. 2, please extend the 8' privacy wall on the southern boundary of the property, between the existing building and the adjacent residence (6724 S. Willow St.). Currently, the site plan shows only the existing 6' wood fence from S. Willow Street to the CDOT sound wall. **The privacy fence is now extended to the sound wall.**

Call out for Washington Hawthorn is missing in the plant schedule. **Washington Hawthorn has been removed.**

Landscape Note #5 contradicts with Site Triangle Maintenance note on Sheet 1. **The note has been removed.**

How deep will rock cobble be? Plans call for 3"-6" cobble but does not state a minimum depth. WHCA would like to ensure full coverage of the weed barrier. **A note has been added that cobble mulch will be 6" deep.**

Shrub detail calls for 4" of mulch. Is this different than the cobble? **A note has been added that cobble mulch will be 6" deep.**

Scale bar is incorrect. **Revised.**

Sheet 5 – Lighting Plan

*Lighting Plan calls for 20' tall masts. Per previous conversations with the owner, as well as a written acceptance of the request in the Comment Response letter dated January 11, 2016, Additional WHCA Comments & Concerns, No. 1, please revise fixture selection and photometric plan to reflect the use of an 8' tall mast. It is the preference of the WHCA that no light extend into the adjacent residential property. As shown, there is light pollution approximately 20' onto the adjacent property. **The lights have been revised to be 12' in height. It was not possible to meet City of Centennial requirements for light uniformity in the parking lot at 8' in height. Footcandle measurements at the property line are now minimal and lights are now at least 20' from the property lines. The calculations used don't take into account the 8' wall, and if the wall is taken into consideration, very little light will actually spill off of the property line.***

Please contact me should you have any questions or concerns regarding this response letter or the re-submittal documents at 303-267-6185 or [jfitzmorris@jrengineering.com](mailto:jfitzmorris@jrengineering.com).

Sincerely,

**JR ENGINEERING, LLC**



James P. Fitzmorris P.E., LEED AP  
Vice President



13133 E. Arapahoe Road  
 Centennial, CO 80112  
 (P): 303-325-8000  
 (F): 303-790-1061  
 www.centennialco.gov

**21 DAY EXTERNAL REFERRAL**

The enclosed case has been submitted to the City of Centennial Community Development Department for review and subsequent consideration by the Planning and Zoning Commission and City Council. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, return to the Community Development Department on or before the date indicated below.

<b>Case Name: Willow Bend Parking Lot Site Plan and Replat</b>	
<b>Case Number: LU-16-00143 and LU-16-00144</b>	
<b>CASE PLANNER:</b> Michael Gradis	<b>EMAIL:</b> mgradis@centennialco.gov
<b>PHONE:</b> 303-754-3356	<b>DATE OF REFERRAL:</b> 6/10/2016
<b>DATE TO BE RETURNED:</b> 7/1/2016	

**EXTERNAL REFERRAL AGENCIES**

ARAPAHOE COUNTY	
<input type="checkbox"/> <b>PLANNING DIVISION:</b> Jennifer Newton	<input type="checkbox"/> <b>ENGINEERING</b>
<input type="checkbox"/> <b>SHERIFF'S OFFICE:</b> Brian McKnight	<input type="checkbox"/> <b>PLANNING</b>
CITIZEN'S ORGANIZATIONS / HOME & BUSINESS	
<input type="checkbox"/> <b>CenCON</b> – Gerry Cummins	<input type="checkbox"/> <b>COMMUNITY DEVELOPMENT</b>
<input type="checkbox"/> <b>HOA:</b> Julie Gamec	<input type="checkbox"/> <b>HOMEOWNERS ASSOCIATION</b>
<input type="checkbox"/>	<input type="checkbox"/>
DISTRICTS	
<input type="checkbox"/> <b>FIRE DISTRICT:</b> South Metro	<input type="checkbox"/>
<input type="checkbox"/> <b>WATER DISTRICT:</b> Southgate	<input type="checkbox"/> <b>SANITATION</b>
<input type="checkbox"/> <b>UTILITIES:</b> CenturyLink	<input type="checkbox"/> <b>UTILITY</b>
<input type="checkbox"/> <b>FLOODPLAIN:</b> Via email	<input type="checkbox"/> <b>TERRITORY</b>
<input type="checkbox"/> <b>TRANSPORTATION:</b> Via email	<input type="checkbox"/> <b>OUTREACH</b>
<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee	<input type="checkbox"/> <b>OUTREACH</b>
<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee	<input type="checkbox"/> <b>OUTREACH</b>
<input checked="" type="checkbox"/> <b>OTHER:</b> Community meeting attendee	<input type="checkbox"/> <b>OUTREACH</b>

JR - The light poles have been shortened 8' in height to 12' and the light closest to your property will have a house side shield to further prevent light from hitting your property. The lights also are now at least 20' from your property line. The lighting model does not take the sound wall into account, and so light measurements past the wall are actually significantly lower.  
 The drainage from the north half of the lot will travel through a grass swale and then will be collected in an inlet and piped into Arapahoe Road. The drainage from the south half of the lot will be collected in a grass swale that will absorb some of the runoff before it is released into the road.

REFERRAL COMMENT	
<input type="checkbox"/> Have <b>NO</b> comments to make on the case as submitted	<b>SIGNATURE:</b>
<input checked="" type="checkbox"/> Have the following comments to make related to the case: <i>I am concerned with the lighting placement and intensity as it directly affects my property. Also, I am very concerned about drainage that will take place due to rain, snow and plowing of the parking lots.</i> (Attach additional sheets as necessary)	<b>PRINT:</b> <i>Travis Keller</i>
	<b>DATE:</b> <i>6-20-16</i>

## Michael Gradis

---

**From:** Randy Lutton  
**Sent:** Monday, June 27, 2016 7:34 PM  
**To:** Michael Gradis  
**Cc:** Andrea Suhaka  
**Subject:** Re: Willow Bend Parking Lot Community Meeting Comment Request

Michael,

Thanks for taking our comments/concerns.

At the April 19th meeting, I expressed concern that on the plans presented, the 8' privacy wall did not appear to extend from the southwest corner of the property and connect to the CDOT sound wall. Marvin Boyd assured us that the wall would be there, but he was also trying to get CDOT to extend their wall to Willow St. We cannot leave the existing 6' wood fence in place. Regardless of whether CDOT will extend their sound wall, the 8' privacy wall along the southern end needs to be on these drawings, replacing the 6' wood fence and connecting to the CDOT sound wall.

Also at the April 19th meeting, we discussed that the plans presented showed a gate in the privacy wall. These plans do not show the gate. I just want to make sure there is no longer a plan to place a gate.

Sincerely,  
-Randy Lutton  
6724 S. Willow St.

JR - The privacy wall has been extended to meet the sound wall along the property line, and the existing wood fence will be removed.  
Southgate Water District is requiring a gate, and the gate has been added to the plans.

On Wed, Jun 15, 2016 at 5:04 PM, Michael G

Dear Interested Party,

You are receiving this message because you attended a Community Meeting on April 19, 2016 held at the Good Shepherd Episcopal Church for the development of a parking lot adjacent to the Willow Bend Shopping Center.

---

---



REFSP16-00074

13133 E. Arapahoe Road  
 Centennial, CO 80112  
 (P): 303-325-8000  
 (F): 303-790-1061  
 www.centennialco.gov

**21 DAY EXTERNAL REFERRAL**

The enclosed case has been submitted to the City of Centennial Community Development Department for review and subsequent consideration by the Planning and Zoning Commission and City Council. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, return to the Community Development Department on or before the date indicated below.

<b>Case Name: Willow Bend Parking Lot Site Plan and Replat</b>	
<b>Case Number: LU-16-00143 and LU-16-00144</b>	
<b>CASE PLANNER:</b> Michael Gradis	<b>EMAIL:</b> mgradis@centennialco.gov
<b>PHONE:</b> 303-754-3356	<b>DATE OF REFERRAL:</b> 6/10/2016
<b>DATE TO BE RETURNED:</b> 7/1/2016	

**EXTERNAL REFERRAL AGENCIES**

**ARAPAHOE COUNTY**

<input type="checkbox"/> <b>PLANNING DIVISION:</b> Jennifer Newton	<input type="checkbox"/> <b>ENGINEERING DIVISION:</b> Jennifer Newton
<input type="checkbox"/> <b>SHERIFF'S OFFICE:</b> Brian McKnight	<input type="checkbox"/> <b>PUBLIC SAFETY BUREAU:</b> Chief Glenn Thompson

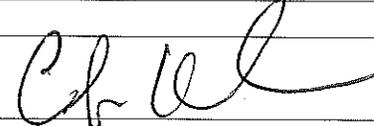
**CITIZEN'S ORGANIZATIONS / HOME & BUSINESS OWNER'S ASSOCIATIONS**

<input type="checkbox"/> <b>CenCON – Gerry Cummins</b>	<input type="checkbox"/> <b>CenCON – Tamara Maurer</b>
<input type="checkbox"/> <b>HOA: Julie Gamec</b>	<input type="checkbox"/> <b>HOA: Debra Vickrey</b>
<input type="checkbox"/>	<input type="checkbox"/>

**DISTRICTS**

<input checked="" type="checkbox"/> <b>FIRE DISTRICT:</b> South Metro	<input type="checkbox"/>
<input type="checkbox"/> <b>WATER DISTRICT:</b> Southgate	<input type="checkbox"/> <b>SANITARY SEWER:</b> Southgate
<input type="checkbox"/> <b>UTILITIES:</b> CenturyLink	<input type="checkbox"/> <b>UTILITIES:</b> Xcel
<input type="checkbox"/> <b>FLOODPLAIN:</b> Via email	<input type="checkbox"/> <b>TRANSPORTATION:</b> Via email
<input type="checkbox"/> <b>TRANSPORTATION:</b> Via email	<input type="checkbox"/> <b>OTHER:</b> City of Greenwood Village
<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee	<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee
<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee	<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee
<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee	<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee

**REFERRAL COMMENT**

<input type="checkbox"/> Have <b>NO</b> comments to make on the case as submitted	<b>SIGNATURE:</b> 
<input checked="" type="checkbox"/> Have the following comments to make related to the case:  <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p style="text-align: center;">THE HYDRANT IS REQUIRED TO          BE LOCATED IN ISLAND DUE          SOUTH.</p> </div> <p>(Attach additional sheets as necessary)</p>	<b>PRINT:</b> CHRIS KENICHAVE  <div style="border: 1px solid blue; padding: 5px; margin: 5px 0;"> <p style="text-align: center;">JR - The hydrant has          been relocated.</p> </div>
	<b>DATE:</b> 6/24/16



13133 E. Arapahoe Road  
 Centennial, CO 80112  
 (P): 303-325-8000  
 (F): 303-790-1061  
 www.centennialco.gov

**21 DAY EXTERNAL REFERRAL**

The enclosed case has been submitted to the City of Centennial Community Development Department for review and subsequent consideration by the Planning and Zoning Commission and City Council. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, return to the Community Development Department on or before the date indicated below.

<b>Case Name: Willow Bend Parking Lot Site Plan and Replat</b>	
<b>Case Number: LU-16-00143 and LU-16-00144</b>	
<b>CASE PLANNER:</b> Michael Gradis	<b>EMAIL:</b> mgradis@centennialco.gov
<b>PHONE:</b> 303-754-3356	<b>DATE OF REFERRAL:</b> 6/10/2016
<b>DATE TO BE RETURNED:</b> 7/1/2016	

**EXTERNAL REFERRAL AGENCIES**

**ARAPAHOE COUNTY**

<input type="checkbox"/> <b>PLANNING DIVISION:</b> Jennifer Newton	<input type="checkbox"/> <b>ENGINEERING DIVISION:</b> Jennifer Newton
<input type="checkbox"/> <b>SHERIFF'S OFFICE:</b> Brian McKnight	<input type="checkbox"/> <b>PUBLIC SAFETY BUREAU:</b> Chief Glenn Thompson

**CITIZEN'S ORGANIZATIONS / HOME & BUSINESS OWNER'S ASSOCIATIONS**

<input type="checkbox"/> <b>CenCON –</b> Gerry Cummins	<input type="checkbox"/> <b>CenCON –</b> Tamara Maurer
<input type="checkbox"/> <b>HOA:</b> Julie Gamec	<input type="checkbox"/> <b>HOA:</b> Debra Vickrey
<input type="checkbox"/>	<input type="checkbox"/>

**DISTRICTS**

<input type="checkbox"/> <b>FIRE DISTRICT:</b> South Metro	<input type="checkbox"/>
<input checked="" type="checkbox"/> <b>WATER DISTRICT:</b> Southgate	<input checked="" type="checkbox"/> <b>SANITARY SEWER:</b> Southgate
<input type="checkbox"/> <b>UTILITIES:</b> CenturyLink	<input type="checkbox"/> <b>UTILITIES:</b> Xcel
<input type="checkbox"/> <b>FLOODPLAIN:</b> Via email	<input type="checkbox"/> <b>TRANSPORTATION:</b> Via email
<input type="checkbox"/> <b>TRANSPORTATION:</b> Via email	<input type="checkbox"/> <b>OTHER:</b> City of Greenwood Village
<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee	<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee
<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee	<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee
<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee	<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee

**REFERRAL COMMENT**

<input type="checkbox"/> Have <b>NO</b> comments to make on the case as submitted	<b>SIGNATURE:</b> 
<input checked="" type="checkbox"/> Have the following comments to make related to the case: <u>PLEASE REFER TO</u> <u>ATTACHED LETTER</u> <hr/> <hr/> <hr/> <hr/> (Attach additional sheets as necessary)	<b>PRINT:</b> CHRISTINA BACA
	<b>DATE:</b> 7/1/14



July 1, 2016

Delivered via email: [mgradis@centennialco.gov](mailto:mgradis@centennialco.gov)

Mr. Michael Gradis  
City of Centennial  
13133 E. Arapahoe Road  
Centennial, CO 80112

**RE: Referral for Case No. LU-16-00143 and LU-16-00144  
Willow Bend Parking Lot Site Plan and Replat  
8586 E. Arapahoe Road, Centennial, CO and  
8489 E. Briarwood Avenue, Centennial, CO  
SPNs: 2075-28-1-25-001 and 2075-28-1-02-014**

Dear Mr. Gradis,

Thank you for providing Southgate Water & Sanitation Districts (Southgate) the opportunity to comment on the subject referral, which was received on June 14, 2016. The subject property is within the boundaries of Southgate and is currently serviced by Southgate. Southgate comments are as follows:

1. Proposed water and sewer infrastructure design was not reviewed with this submittal – water and sewer main extensions, fire hydrants, and water and sewer service plans, with applicable fees, must be submitted to Southgate directly for review and approval prior to construction. The design and construction of water and wastewater systems or facilities shall be in strict accordance with Southgate’s Rules & Regulations and Specifications. Information on the review process and submittal requirements can be found on Southgate’s website: [www.southgatedistricts.org](http://www.southgatedistricts.org)
  - a. Plans need to be submitted for the hydrant relocation.
  - b. The water and sewer service lines for the residential property must be abandoned at the main and inspected
2. Extensions to Southgate’s systems, and any existing mains, are required to be located in a minimum of 30’ public right-of-way (ROW) or easement without encumbrances and encroachments and minimum required clearances from other utilities, edges of ROW/easement, flow-lines, etc.
  - a. Southgate has 2 existing easements located on the property – encroachments are not permitted. Encroachments include structures, buildings, fences, walls, retaining walls, parking, curb & gutter crossings, trees, woody plants, nursery stock, planters, islands, medians, posts, signs, etc.

- b. All easements shall be drivable with Southgate equipment, including a combination jet/vacuum truck, without traversing encroachments, such as curb and gutter, walkways, landscaping, etc.
  - c. Unimproved easements shall be a minimum of 50' and graded for driving purposes and may be landscaped with sod, bark or gravel. Trees, shrubs and woody plants are not permitted.
  - d. Improved easements shall be a paved (no pavers) roadway with a minimum paving width of 29' flow-line to flow-line or 26' flow-line to flow-line with an attached walk.
- 3. The cost of providing services to the property, including, and not limited to, System Connection Charges, system extension projects, potential system impact studies, potential system impact fees, and potential system improvements, will be borne by the property owner.
  - 4. The legal ability to provide service continues to exist at the time of connection and has not been limited, restricted or suspended by the action of a governmental entity, agency or other regulatory body which would diminish Southgate's capability to provide such service.
  - 5. Contact Southgate's Engineering Staff as soon as possible to discuss the project and establish project-specific requirements.

You may contact me at [cbaca@southgatedistricts.org](mailto:cbaca@southgatedistricts.org) or (303) 713-7746 with questions.

Sincerely,



Christina Baca, PE  
Engineering Manager  
Southgate Water & Sanitation Districts

cc: David Irish, Southgate Water & Sanitation Districts;  
File

August 17, 2016

Ms. Christina Baca, PE  
Engineering Manager  
Southgate Water & Sanitation Districts  
[cbaca@southgatedistricts.org](mailto:cbaca@southgatedistricts.org)  
Ph: (303) 713-7746



**Re: Response Letter Case No. LU-15-00306  
Willow Bend Parking Expansion Rezoning  
8586 E. Arapahoe Road, Centennial  
SPN: 2075-28-1-25-001**

Dear Ms. Baca:

This letter is in response to the comments dated July 1, 2016. Your comments are in italicized text and our responses are in bold font. This letter accompanies the re-submittal.

**GENERAL COMMENTS:**

1. *Proposed water and sewer infrastructure design was not reviewed with this submittal – water and sewer main extensions, fire hydrants, and water and sewer service plans, with applicable fees, must be submitted to Southgate directly for review and approval prior to construction. The design and construction of water and wastewater systems or facilities shall be in strict accordance with Southgate’s Rules & Regulations and Specifications. Information on the review process and submittal requirements can be found on Southgate’s website: [www.southgatedistricts.org](http://www.southgatedistricts.org)*
  - a. *Plans need to be submitted for the hydrant relocation.*  
**Noted. Plans will be submitted.**
  - b. *The water and sewer service lines for the residential property must be abandoned at the main and inspected.*  
**This will be added to the plans.**
2. *Extensions to Southgate’s systems and any existing mains, are required to be located in a minimum of 30’ public right-of-way (ROW) or easement without encumbrances and encroachment and minimum required clearances from other utilities, edges of ROW/easement, flow-lines, etc.*
  - a. *Southgate has 2 existing easements located on the property – encroachments are not permitted. Encroachments include structures, buildings, fences, walls, retaining walls, parking, curb & gutter crossings, trees, woody plants, nursery stock, plants, islands, medians, posts, signs, etc.*  
**Per July 18 email, encroachment will be allowed if the easement is extended to 30’ in width.**

b. *All easements shall be drivable with Southgate equipment, including a combination jet/vacuum truck, without traversing encroachments, such as curb and gutter, walkways, landscaping, etc.*

**The parking lot will be drivable.**

c. *Unimproved easements shall be a minimum of 50' and graded for driving purposes and may be landscaped with sod, bark or gravel. Trees, shrubs and woody plants are not permitted.*

**Noted.**

d. *Improved easements shall be paved (no pavers) roadway with a minimum paving width of 29' flow-line to flow-line or 26' flow-line to flow-line with an attached walk.*

**Noted.**

3. *The cost of providing services to the property, including, and not limited to, System Connection Charges, system extension projects, potential system impact studies, potential system impact fees and potential system improvements, will be borne by the property owner.*

**Noted.**

4. *The legal ability to provide service continues to exist at the time of connection and has not been limited, restricted or suspended by the action of a governmental entity, agency or other regulatory body which would diminish Southgate's capability to provide such service.*

**Noted.**

5. *Contact Southgate's Engineering Staff as soon as possible to discuss the project and establish project-specific requirements.*

**Noted.**

Please contact me should you have any questions or concerns regarding this response letter or the re-submittal documents at 303-267-6185 or [jfitzmorris@jrengineering.com](mailto:jfitzmorris@jrengineering.com).

Sincerely,

**JR ENGINEERING, LLC**

  
James P. Fitzmorris P.E., LEED AP  
Vice President



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

June 28, 2016

City of Centennial Planning Department  
13133 East Arapahoe Road  
Centennial, CO 80112

Attn: Michael Gradis

**Re: Willow Bend Parking Lot Expansion  
Case #s LU-16-00143 and LU-16-00144**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the replat and site plans for **Willow Bend Parking Lot Expansion** and has **no apparent conflict**.

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property. The property owner/developer/contractor must contact the **Builder's Call Line** at <https://xcelenergy.force.com/FastApp> (Register so you can track your application) or 1-800-628-2121 and complete the application process for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George  
Contract Right of Way Referral Processor  
Public Service Company of Colorado

**CITY OF CENTENNIAL, COLORADO**  
**PLANNING AND ZONING COMMISSION**  
**RESOLUTION 2016-PZ-R-28**

**A RESOLUTION OF THE CITY OF CENTENNIAL PLANNING AND  
ZONING COMMISSION APPROVING THE WILLOW BEND PARKING  
LOT SITE PLAN (CASE NO. LU-16-00143)**

WHEREAS, pursuant to the Home Rule Charter of the City of Centennial (“City”) and Article 23, Title 31 of the Colorado Revised Statutes, the City has authority to regulate the development of land, streets and utilities within the City for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, through the City of Centennial 2011 Land Development Code (“LDC”), site plans are approved by the City Council, the Planning and Zoning Commission or the Director of Community Development (“Director”); and

WHEREAS, JR Engineering, LLC (the “Applicant”) on behalf of Arapyos, LLC (the “Owner”) submitted an application for a site plan designated as the Willow Bend Parking Lot Site Plan (“Site Plan”) to allow for a new parking lot to serve the existing Willow Bend Shopping Center building to the east on certain property generally located at the southeast corner of East Arapahoe Road and South Yosemite Street in the City of Centennial, County of Arapahoe, State of Colorado, which property consists of 0.94 acres, more or less, and is described with particularity in the Site Plan (the “Property”); and

WHEREAS, the Site Plan qualifies for Planning and Zoning Commission approval, which approval must be ratified by City Council in accordance with the applicable provisions of the LDC; and

WHEREAS, the Property is governed by the zoning requirements of the Activity Center (AC) zoning district under the LDC; and

WHEREAS, the Planning and Zoning Commission conducted a duly noticed public hearing on November 9, 2016 to consider the Site Plan; and

WHEREAS, the administrative record for this case includes, but is not limited to, the City of Centennial Land Development Code, City of Centennial Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff report presented to Planning and Zoning Commission, the application and all other submittals of the Applicant or the Owner, the Site Plan, and the tape recording and minutes of the Planning and Zoning Commission meeting at which the Site Plan was considered.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CENTENNIAL, COLORADO, THAT:**

**Section 1.** The foregoing recitals are incorporated herein as findings of the Planning and Zoning Commission.

**Section 2.** The Planning Commission hereby approves the Willow Bend Parking Lot Site Plan, Case No. LU-16-00143, based on a determination that all applicable standards of the LDC have been met.

**Section 3.** Approval of the Site Plan shall be and is subject to the following conditions of approval:

- a. The Applicant and Owner shall resolve and correct any technical issues as directed by City staff prior to recordation of the Site Plan mylar; and
- b. The Applicant and Owner shall pay any and all remaining fees and costs incurred by the City and its consultants in review and processing of the application in full prior to recordation of the Site Plan mylar.

**Section 4.** The Community Development Department is authorized to make any changes to the mylar form of the approved Site Plan as may be needed to conform the Site Plan to the form and content requirements of the LDC in effect at the time the Site Plan is submitted for signature(s) and to make such other changes that are expressly authorized or required pursuant to this Resolution.

**Section 5. Effective Date.** This Resolution shall take effect upon its approval by the City of Centennial Planning and Zoning Commission.

ADOPTED by a vote of \_\_\_ in favor and \_\_\_ against this 9<sup>th</sup> day of November, 2016.

**PLANNING AND ZONING  
COMMISSION FOR THE CITY OF  
CENTENNIAL, COLORADO**

\_\_\_\_\_  
Andrea Suhaka, Chairperson

ATTEST:

Approved As To Form:

\_\_\_\_\_  
Secretary  
Planning and Zoning Commission

By:\_\_\_\_\_  
For City Attorney's Office



---

## Staff Report

TO: Planning and Zoning Commission

FROM: Derek Holcomb, AICP, Deputy Director of Community Development

DATE OF MEETING: November 16, 2016

DATE OF SUBMITTAL: November 9, 2016

SUBJECT: South Suburban Golf Course Improvements Site Plan (LU-16-00169)

DISTRICT/LOCATION: District 3 – 7900 S. Colorado Blvd. ([goo.gl/S8UiPI](http://goo.gl/S8UiPI))

---

### 1. **Executive Summary:**

South Suburban Parks and Recreation District (SSPRD) proposes to construct an expansion to the existing golf course club house and to reconstruct existing accessory buildings to the north side of the club house. There are other associated parking lot and cart path improvements included with the expansion. The site is located at 7900 S. Colorado Blvd., northeast of the S. Colorado Blvd. and E. County Line Rd. intersection (the “Subject Property”). The Subject Property is approximately 207.35 acres in size and is currently zoned Public Open Space and Recreation (OSR). The area included within the development is approximately one acre in size.

### 2. **Discussion:**

The OSR zone district is intended to allow for the improvement of existing recreational buildings and associated accessory uses and structures. The expansion to the existing golf course club house and reconstruction of existing accessory buildings complies with the intent of the approved zoning. A current zoning map for the Subject Property is attached to this report.

Approval authority for site plans is predicated on the size of the parcel of land proposed for development and the proposed building height. City Council approves applications that are within 500 feet of a residentially zoned property that also include a parcel greater than ten acres in size, or a building greater than 30 feet in height, or both. The Director of Community Development (the “Director”) approves (with ratification by Planning and Zoning Commission) applications that are more than 500 feet from a residentially zoned property and which also contain a parcel less than five acres in size or propose buildings no more than 30 feet in height, or both. The Planning and Zoning Commission approves (with ratification by City Council) all other applications that are not decided upon by either the City Council or the Director.

The South Suburban Golf Course Improvements Site Plan is located within 500 feet of a residentially zoned parcel, the area of impact to the parcel is less than ten acres, and the Site Plan will not include a structure greater than 30 feet in height. Therefore, the Planning and Zoning Commission will consider approval of the Site Plan, with ratification by the Council.

A development criteria comparison chart is contained below to demonstrate the Site Plan application's compliance with the underlying development standards for the NC<sub>MF</sub> zone district.

**Development Criteria Comparison Chart**

DEVELOPMENT STANDARDS	REQUIRED	PROPOSED LU-16-00169
ZONING	OPEN SPACE AND REC	OPEN SPACE AND REC
PARCEL AREA AND LOT WIDTH	N/A	TRACT A & B - 207.354 AC
PERMITTED USES	OUTDOOR RECREATION, OTHERS	GOLF COURSE AND PARK
MAX BUILDING HEIGHT	35 FT	21 FT
MINIMUM BUILDING SETBACKS	1 FT PER FT OF BLDG HEIGHT	VARY, GREATER THAN 35 FT
MINIMUM PARKING SETBACKS	N/A	-
MAX BLDG COVERAGE (IF APPLICABLE)	N/A	-
PARKING RATIOS	* SEE BELOW	203 SPACES PROVIDED
ADA PARKING	7 (BASED ON 201 TO 300 TOTAL)	8 PROVIDED (2 VAN)
BICYCLE PARKING	1 PER 15 VEHICLE SPACES	14 BICYCLE SPACES
LOADING ZONE (IF REQUIRED)	-	N/A
LIGHTING ZONE/MAX POLE HEIGHT	LZ1	-
LANDSCAPE SURFACE RATIO	NOT SPECIFIED IN CODE	N/A

\* 9 SPACES PER HOLE PLUS EMPLOYEE PARKING AT MAX. SHIFT/PARKING FOR RESTAURANT IS 1 PER 250 SF.

As required under Table 12-14-311 of the Land Development Code (LDC), the public hearing before Planning and Zoning Commission was properly noticed, including posted notice on the property and mailed notice to adjacent property owners at least 14 days prior to the public hearing. Therefore, the Planning and Zoning Commission has jurisdiction to make a recommendation on the Site Plan application.

**Criteria for Approval – Site Plan**

The Planning and Zoning Commission must consider evidence presented at the public hearing and evaluate the proposed site plan application according to the following criteria set forth in Section 12-14-602(D), *Approval Standards* (site plans) and listed below.

**12-14-602(D)(1)** *Site plans shall be used to implement physical design objectives of adopted Sub-Area Plans in a manner that is consistent with the standards of this LDC.*

The Subject Property is subject to the Comprehensive Plan, which contains the following goals applicable to the proposed application:

- Parks, Trails, Open Space and Recreation #1- Protect and Promote Parks, Trails, Recreation and Open Space

“Encourage special districts that provide parks, trails, recreation and open space facilities to coordinate and implement their master plans with the City of Centennial goals and objectives.”

The proposed improvements to the South Suburban Golf Course furthers components of and does not contradict the Comprehensive Plan.

**12-14-602(D)(2)** *The proposed site plan shall be designed to minimize impacts on the reasonable development expectations or the use and enjoyment of adjacent land or the public interest, consistent with the applicable standards of this LDC.*

The OSR zone district allows for a clubhouse and accessory buildings within the existing golf course development. All work is proposed more than 200 feet from adjacent properties.

**12-14-602(D)(3)** *The proposed site plan shall not materially and adversely affect the public health or safety through interpretations of the standards of this LDC that do not give full effect to other provisions that would be protective to health and safety if applied.*

The Site Plan amendment complies with all standards of the OSR zone district, including access, building height, setbacks, landscaping, parking and lighting requirements. The Site Plan will not have an adverse impact on the health and safety of the public or any adjacent properties.

**12-14-602(D)(4)** *The proposed site plan recognizes the limits 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.*

As part of the outside referral process, Staff referred the application to Public Service Company of Colorado (Xcel), Southeast Englewood Water District (SEWD) and Southgate Water and Sanitation District ("Southgate"). Xcel responded with no objections, and Southgate stated no objection to the proposed use but provided information for the Applicant's review prior to construction. The City requires approval from Southgate prior to release of building permits. SEWD did not respond to the referral request.

A Drainage Letter of Compliance was submitted with the Site Plan for review. The Drainage Letter of Compliance meets the requirements of the City as outlined in the February 2007 City of Centennial Stormwater Management Manual. The Southeast Metro Stormwater Authority (SEMSWA) has reviewed and will approve the drainage conformance letter and associated drainage features. The City requires approved plans from SEMSWA prior to plan approval and release of building permits.

**12-14-602(D)(5)** *The proposed site plan provides for compatibility between the proposed development, surrounding land uses (existing or planned), and the natural environment.*

The Site Plan amendment complies with all applicable LDC standards. The buildings will be screened from adjacent sites by existing fencing and mature vegetation.

**12-14-602(D)(6)** *The proposed site plan provides for efficient and adequate provision of public services and solid waste removal.*

As part of the outside referral process, Staff referred the application to the Littleton Fire Protection District (LFPD). LFPD did not respond to the referral request. The City requires approval from LFPD prior to release of building permits.

**12-14-602(D)(7)** *The proposed site plan protects public health and safety against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.*

The proposed development will protect the public health and safety against natural and man-made hazards by providing adequate access for emergency rescue services, a reaffirmed compliant stormwater management system, and adequate visual screening on the Subject Property. The proposed improvements will have no impact on traffic noise, water pollution, airport hazards or flooding.

**12-14-602(D)(8)** *The proposed site plan provides for accessibility within the proposed development and appropriate connectivity or buffering or both between the development and existing adjacent uses.*

The Site Plan will provide connectivity within the community via the existing private drive that runs throughout the Subject Property. No additional connectivity is practical as this is an existing property and the adjacent properties have already been developed.

**12-14-602(D)(9)** *The proposed site plan minimizes disruptions to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.*

There are no relevant topographical elements or vegetation that warrant preservation. The Applicant will remove and replace landscaping as needed, as shown on the Site Plan.

**12-14-602(D)(10)** *If the site plan includes buildings that are more than 30 feet in height and the parcel proposed for development abuts existing residential development with existing views of the mountains, then the site plan shall distribute the mass of the buildings that are taller than 30 feet in a manner that allows for sight lines to the mountains from the residential development.*

Not applicable. The Site Plan does not propose a new building greater than 30 feet in height. While the subject property does abut a residential zone district, the new construction is more than 200 feet from the district boundary and will not disrupt mountain views.

**Agency/Public Comments**

Staff sent a total of 13 referral requests to outside agencies and community groups; three entities responded with comments. The remainder had no comments or did not respond to the request. All agency and public comments received, as well as the Applicant’s responses (if necessary), are attached to this report. A summary of comments and Staff responses is provided below:

ENTITY	COMMENTS			
	Response with comments	No Comments	No Response	Staff’s Response
COMMUNITY GROUPS				

ENTITY	COMMENTS			
	Response with comments	No Comments	No Response	Staff's Response
CenCON	Recommend that the visible structures be painted green or beige.			The visible structures will be a combinations of tan and brown colors.
Fairways at South Suburban HOA			X	
Heritage Greens Association			X	
Highlands 460 Civic Association			X	
<b>AGENCIES</b>				
Arapahoe County Planning		X		
Arapahoe County Engineering			X	
Arapahoe Sheriff Community Resource Unit			X	
Arapahoe Sheriff Public Safety Bureau		X		
Littleton Fire Protection District			X	
Southeast Englewood Water District			X	
Southgate Water and Sanitation District	General comments related to service and proposed improvements.			Noted. Comments forwarded to Applicant.
Urban Drainage and Flood Control District		X		
Xcel Energy	The developer is responsible for contacting the Utility Notification Center to verify location of utilities prior to construction.			Noted. Comments forwarded to Applicant.

**Community Meeting:**

Per Section 12-14-304, *Threshold Review*, a community meeting not was required.

**3. Recommendation:**

Staff recommends that the Planning and Zoning Commission approve the Site Plan application.

**4. Alternatives:**

As this is a quasi-judicial action, Planning and Zoning Commission has the following alternatives:

1. Deny the Site Plan application; or
2. Continue the public hearing for additional information.

**5. Fiscal Impact:**

Approval or denial of this application will have no direct fiscal impact to the City.

**6. Next Steps:**

The item will be scheduled for ratification by the City Council at a future meeting. If ratified by City Council, the Applicant is required to submit final mylars of the Site Plan to the Community Development Department for recordation within 60 days of approval.

**7. Previous Actions:**

None.

**8. Suggested Motions:**

**SUGGESTED MOTION FOR APPROVAL:**

I MOVE TO APPROVE RESOLUTION 2016-PZ-R-29, A RESOLUTION OF THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION APPROVING THE SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS SITE PLAN (CASE NO. LU-16-00169), BASED ON THE FINDING THAT THE SITE PLAN APPLICATION MEETS ALL APPLICABLE CRITERIA FOR APPROVAL SET FORTH IN SECTION 12-14-602(D) OF THE LAND DEVELOPMENT CODE, AS SUMMARIZED IN THE STAFF REPORT AND RECOMMENDATION DATED NOVEMBER 9, 2016.

**SUGGESTED MOTION FOR DENIAL:\***

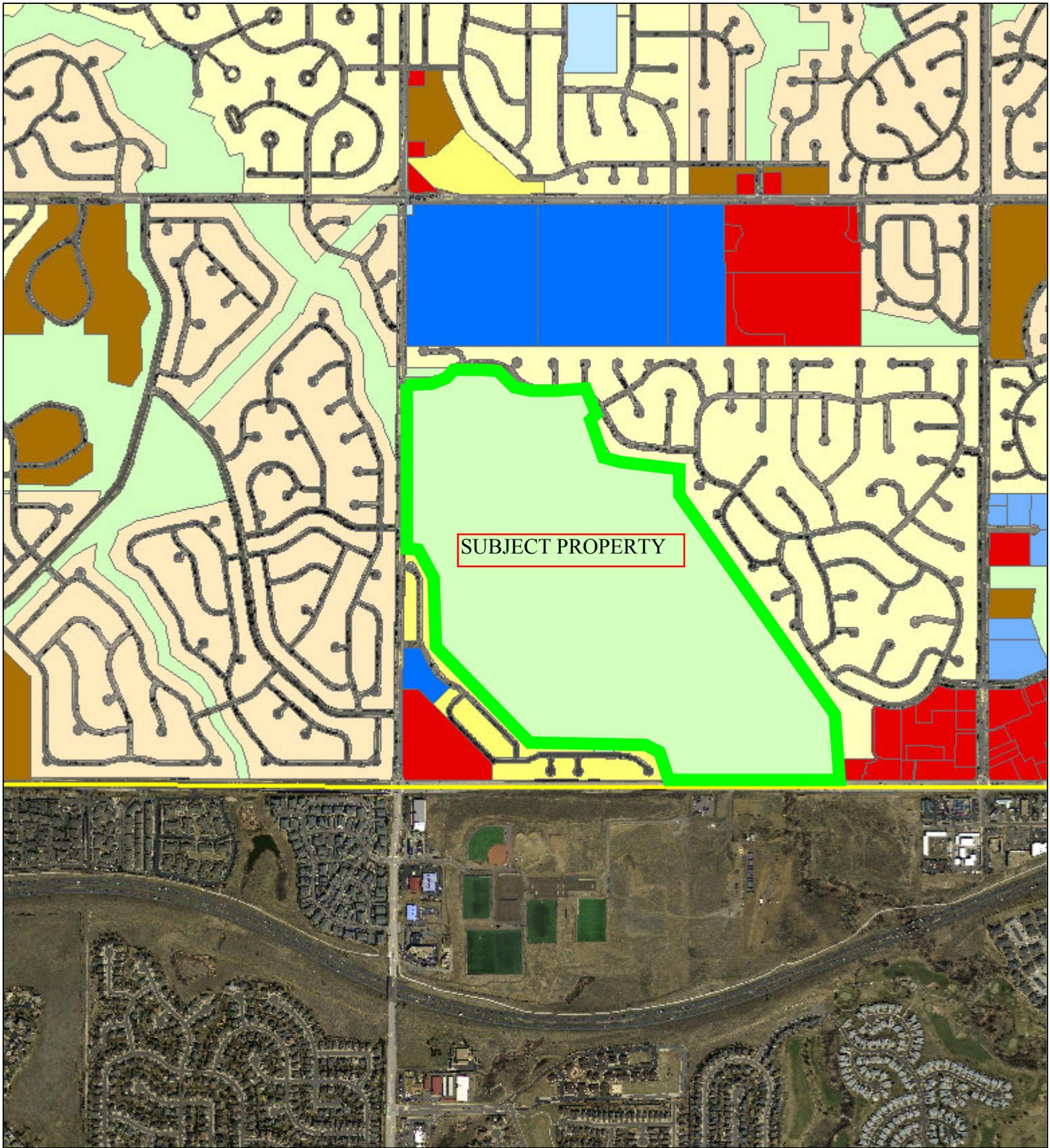
I MOVE TO DENY RESOLUTION 2016-PZ-R-29, A RESOLUTION OF THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION APPROVING THE SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS SITE PLAN (CASE NO. LU-16-00169), BASED ON THE FOLLOWING FINDINGS OF FACT:

1. THE REQUEST DOES NOT MEET ALL OF THE CRITERIA OF APPROVAL SET FORTH IN §12-14-602(D) OF THE LAND DEVELOPMENT CODE INCLUDING BUT NOT LIMITED TO:

---

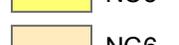
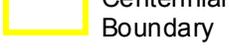
\* Staff recommends that the Commission consult with the City Attorney prior to making a motion. If the motion to deny the Site Plan Application is approved by the Commission, the City Attorney will prepare a resolution setting forth the specific findings and conclusions of the Commission, which will be presented to the Planning and Zoning Commission for approval on the consent agenda at the next regular meeting of the Commission.

- |               |  |
|---------------|--|
| Attachment 1: | Zoning Map   |
| Attachment 2: | Applicant's Letter of Intent                                   |
| Attachment 3: | South Suburban Golf Course Improvements Site Plan, LU-16-00169 |
| Attachment 4: | External Referral Comments Received                            |
| Attachment 5: | Resolution No. 2016-PZ-R-29                                    |



SUBJECT PROPERTY

**Legend**

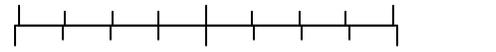
 BP50	 NCSFA
 CG	 NC5
 ED	 OSR
 BP25	 NC6
	 Centennial Boundary

**SSPRD Golf Course Zoning** Author: City Employee

Printed on: 11/9/2016

Department of Community Development

0 225 450 900 Meters



0 750 1,500 3,000 Feet





Letter of Intent – South Suburban Golf Course Site Plan  
July 6, 2016

South Suburban Park and Recreation District owns and operates the South Suburban Golf Course located at 7900 S. Colorado Blvd. Centennial, CO 80122. The golf course was constructed in 1972 and consists of an 18-hole standard course and a 9-hole par 3 course. There are currently 11 structures on site: clubhouse, cart barn, 4 maintenance buildings, restroom, 2 weather refuge shelters, pump house and a range ball kiosk.

South Suburban proposes to construct 2 additional shelter structures on the golf course, a minor addition to the existing club house, and the replacement/expansion of the existing cart barn storage building.

1. The proposed equipment shelter will be 60.5' long by 20' wide by 8.83' high located inside the existing maintenance yard. The shelter will provide protection from the elements for golf course maintenance equipment (mowers, tractors, aerators, sweepers, etc.). It is a semi-custom prefabricated metal structure with a Galvalume finish (silver). The structure will be complete obscured from neighboring residences by the existing 6' wood privacy fence and lower elevation of the maintenance yard (6-10' below grade at fence line).
2. The proposed practice shelter will be a 13' long by 11.5' wide by 12' high park shelter and located near the existing practice area. It will be a cedar wood structure with a dimensional asphalt shingle roof.
3. The clubhouse minor addition includes adding a new main entrance (910 S.F.) on the west side of the existing clubhouse, a dining room addition (550 S.F.) on the east side of the existing clubhouse, and some exterior enhancements.
4. The cart barn storage building includes removing the existing 3,800 S.F. cart barn building and replacing it with a new +/- 4,400 S.F. cart barn building in approximately the same location.

Construction is currently scheduled for Fall 2016.

**STANDARD NOTES**

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE SITE PLAN KNOWN AS SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS SITE PLAN, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

**EMERGENCY ACCESS**

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, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL, 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 PLAN ARE NOT IN CONFORMANCE WITH THE CITY OF CENTENNIAL ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE CITY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION 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 CITY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

**DRAINAGE LIABILITY**

IT IS THE POLICY OF THE CITY OF CENTENNIAL AND SEMSWA THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED BY OWNER. THE CITY OF CENTENNIAL AND SEMSWA REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 31, ARTICLE 23, BUT CANNOT, ON BEHALF OF SOUTH SUBURBAN PARK AND RECREATION DISTRICT, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE SOUTH SUBURBAN PARK AND RECREATION DISTRICT AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF THE CITY OF CENTENNIAL AND SEMSWA THAT APPROVAL OF THE FINAL PLAT AND/OR SITE PLAN DOES NOT IMPLY APPROVAL OF OWNER'S DRAINAGE DESIGN.

**LANDSCAPE MAINTENANCE**

THE OWNERS OF THIS PLAN, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL 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 SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

**PUBLIC IMPROVEMENTS**

AFTER SITE PLAN APPROVAL, ISSUANCE OF DEVELOPMENT ORDERS OR PERMITS SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 12-14-207 OF THE 2011 LAND DEVELOPMENT CODE, REQUIRING A PUBLIC IMPROVEMENT AGREEMENT IN A FORM APPROVED BY THE CITY ATTORNEY AND EXECUTED BY THE CITY MANAGER OR HIS OR HER DESIGNEE. THE PUBLIC IMPROVEMENT AGREEMENT SHALL REQUIRE THE APPLICANT TO SUBMIT FINANCIAL SECURITY FOR THE REQUIRED PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE PROVISIONS OF THE PUBLIC IMPROVEMENT AGREEMENT AND IN AN AMOUNT AND FORM SUFFICIENT TO ADEQUATELY ENSURE TIMELY COMPLETION OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE CITY'S ADOPTED CODES, ORDINANCES, REGULATIONS AND STANDARDS. FINANCIAL SECURITY SHALL BE PROVIDED TO THE CITY PRIOR TO AND AS A CONDITION OF THE ISSUANCE OF A DEVELOPMENT ORDER OR PERMIT.

**SPECIFIC NOTES**

**SIGHT TRIANGLE MAINTENANCE (PER SECTION 12-11-208)**

IN ACCORDANCE WITH SECTION 12-11-208 OF THE CITY LAND DEVELOPMENT CODE, THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS BETWEEN A HEIGHT OF THREE FEET (3') AND EIGHT FEET (8') ABOVE THE ELEVATION OF THE STREET CENTERLINE WITHIN SAID SIGHT TRIANGLE.

**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, 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 IN ACCORDING TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

DEVELOPMENT STANDARDS	REQUIRED	PROPOSED LU-16-00169
ZONING	OPEN SPACE AND REC	OPEN SPACE AND REC
PARCEL AREA AND LOT WIDTH	N/A	TRACT A & B - 207.354 AC
PERMITTED USES	OUTDOOR RECREATION, OTHERS	GOLF COURSE AND PARK
MAX BUILDING HEIGHT	35 FT	21 FT
MINIMUM BUILDING SETBACKS	1 FT PER FT OF BLDG HEIGHT	VARY, GREATER THAN 35 FT
MINIMUM PARKING SETBACKS	N/A	-
MAX BLDG COVERAGE (IF APPLICABLE)	N/A	-
PARKING RATIOS	* SEE BELOW	203 SPACES PROVIDED
ADA PARKING	7 (BASED ON 201 TO 300 TOTAL)	8 PROVIDED (2 VAN)
BICYCLE PARKING	1 PER 15 VEHICLE SPACES	14 BICYCLE SPACES
LOADING ZONE (IF REQUIRED)	-	N/A
LIGHTING ZONE/MAX POLE HEIGHT	LZ1	-
LANDSCAPE SURFACE RATIO	NOT SPECIFIED IN CODE	N/A

\* 9 SPACES PER HOLE PLUS EMPLOYEE PARKING AT MAX. SHIFT/PARKING FOR RESTAURANT IS 1 PER 250 SF.

CASE NUMBER: LU-16-00169

# SITE PLAN SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS

A PART OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO



\*THIS MAP IS PROVIDED BY GOOGLE EARTH PRO AND IS USED FOR PROJECT REFERENCE ONLY. IT IS TO BE USED ONLY FOR PURPOSES PERMITTED BY ANY APPLICABLE LAW AND THE TERMS OF THE LICENSE AGREEMENT BETWEEN MARTIN/MARTIN, INC. AND GOOGLE. THIS MAP MAY NOT BE COPIED OR MODIFIED.

VICINITY MAP  
SCALE 1"=2,000'

**OWNER**

SOUTH SUBURBAN PARK AND RECREATION DISTRICT

**ZONING**

OPEN SPACE AND RECREATION (OSR)

**PRESENT USE OF PROPERTY AND ADJOINING PROPERTY**

GOLF COURSE (SOUTH SUBURBAN GOLF COURSE)  
PARK (LINKSVIEW PARK)

PROPERTIES ADJOINING THE GOLF COURSE ARE RESIDENTIAL

**LEGAL DESCRIPTION**

TRACTS A AND B SOUTH SUBURBAN GOLF COURSE, FILING NO. 1

**CERTIFICATE OF OWNERSHIP**

I, ROB HANNA, EXECUTIVE DIRECTOR, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS THE SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS SITE PLAN, PS-16-00134.

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY \_\_\_\_\_

AS ( Title ) OF \_\_\_\_\_ AN AUTHORIZED SIGNATORY.

BY \_\_\_\_\_ WITNESS MY HAND AND SEAL  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

**PLANNING AND ZONING COMMISSION APPROVAL**

APPROVED BY THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_.

CHAIRPERSON: \_\_\_\_\_

ATTEST: \_\_\_\_\_

**CITY COUNCIL RATIFICATION**

RATIFIED BY THE CITY OF CENTENNIAL CITY COUNCIL, THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_.

MAYOR: \_\_\_\_\_

ATTEST: \_\_\_\_\_

**RECORDER'S CERTIFICATE**

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY

AT \_\_\_\_\_ (A.M./P.M.) ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MAP \_\_\_\_\_

RECEPTION NO. \_\_\_\_\_

COUNTY CLERK AND RECORDER

BY \_\_\_\_\_ DEPUTY

**AMENDMENT HISTORY**

NONE

Sheet List Table	
Sheet Number	Sheet Title
01	COVER
02	BOUNDARY MAP
03	EXISTING CONDITIONS PLAN
04	DEMOLITION PLAN
05	SITE PLAN
06	GRADING PLAN
07	UTILITY PLAN
08	DETAILS
09	LANDSCAPE PLAN
10	LANDSCAPE DETAILS
11	LANDSCAPE DETAILS
12	CLUBHOUSE ELEVATIONS
13	CLUBHOUSE ELEVATIONS
14	CART BARN ELEVATIONS
15	SITE PHOTOMETRIC PLAN
16	LIGHTING SPECIFICATIONS
17	SHELTER ADDITIONS
18	SHELTER DETAILS

REVISIONS	DESCRIPTION
NO.	DATE
1	11/16/16
2	11/16/16
3	11/16/16
4	11/16/16
5	11/16/16
6	11/16/16
7	11/16/16
8	11/16/16
9	11/16/16
10	11/16/16

DRAWN	E. BERNHAL
CHECKED	B. MULLIS
DESIGNED	C. MACPHEE
FILENAME	01_COVER.dwg

**SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS:  
SITE PLAN  
COVER**



3457 RINGSBY COURT,  
UNIT 200  
DENVER, CO 80216  
(303) 455 - 1366

JOB NO. 2015.017.020

SCALE

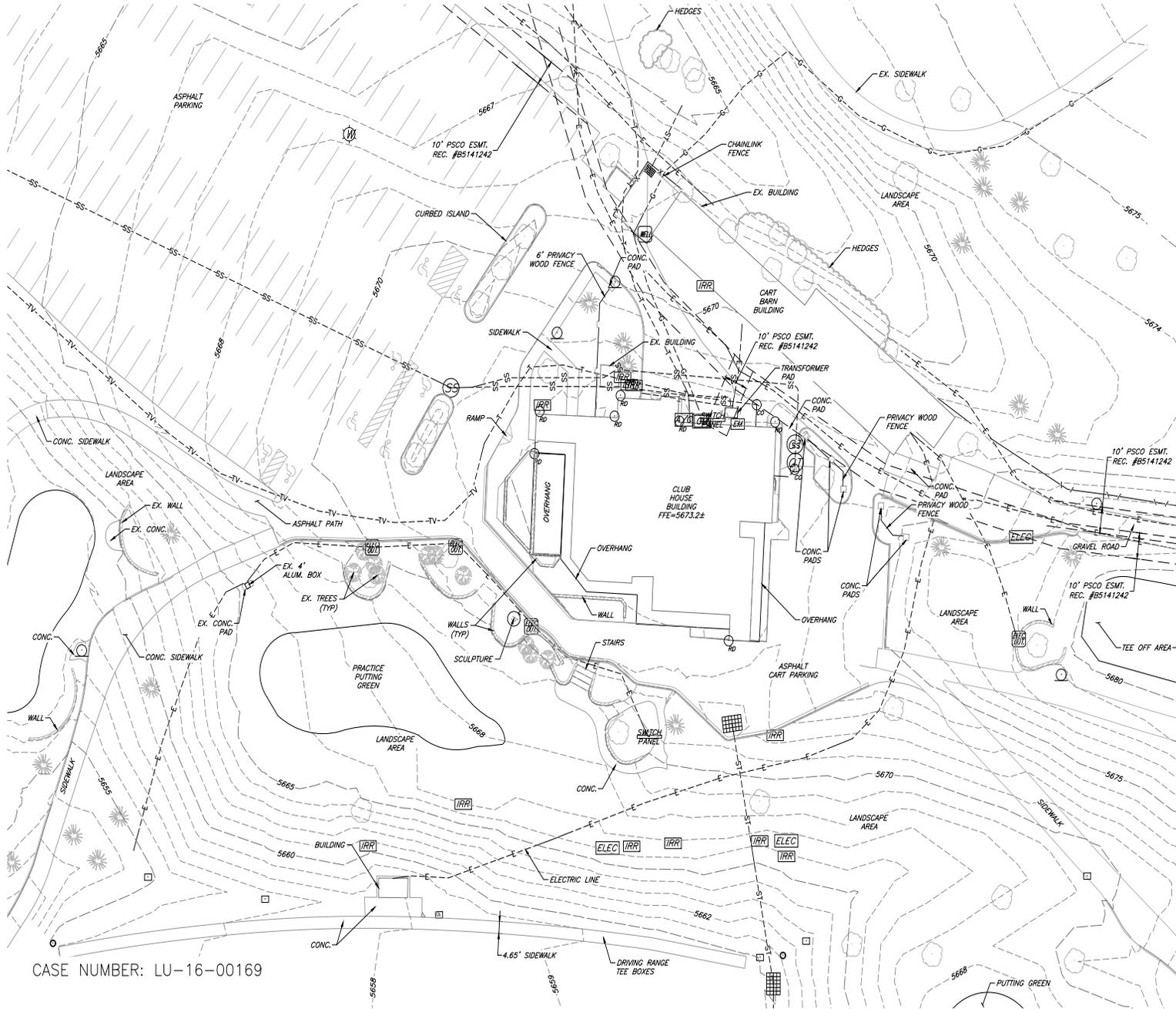
DATE: SEPTEMBER 07, 2016

SHEETS: **18** SHEET: **01**



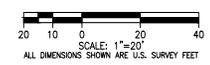
# SITE PLAN SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS

A PART OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO



### LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	SECTION LINE
---	EASEMENT
---	RETAINING WALL
---	CURB & GUTTER
---	CONTOURS
---	STORM SEWER
---	ROOF DRAIN
---	STORM MANHOLE
---	STORM INLET
---	FLARED END SECTION
---	SANITARY SEWER
---	SANITARY MANHOLE
---	CLEAN OUT
---	WATER LINE
---	WATER VALVE
---	FIRE HYDRANT
---	WATER METER
---	IRRIGATION CONTROL
---	OVERHEAD ELECTRIC
---	ELECTRIC LINE
---	LIGHT POLE
---	POWER POLE
---	ELECTRIC METER
---	TELEPHONE LINE
---	TELEPHONE PEDESTAL
---	CABLE TV
---	GAS LINE
---	MONITOR WELL
---	SIGN
---	DECIDUOUS TREE
---	EVERGREEN TREE
---	BUSH/SHRUB
---	HANDICAP RAMPS
---	DRIVE
---	DESCRIPTIONS



**UNCC** Know what's below.  
UTILITY NOTIFICATION CENTER OF COLORADO  
**Call before you dig.**

CALL 811 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE FOR  
MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

CASE NUMBER: LU-16-00169

DATE	DESCRIPTION
11/16/16	2ND SUBMITAL TO CITY OF CENTENNIAL
11/17/16	3RD SUBMITAL TO CITY OF CENTENNIAL
11/17/16	4TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	5TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	6TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	7TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	8TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	9TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	10TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	11TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	12TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	13TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	14TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	15TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	16TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	17TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	18TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	19TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	20TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	21ST SUBMITAL TO CITY OF CENTENNIAL
11/17/16	22ND SUBMITAL TO CITY OF CENTENNIAL
11/17/16	23RD SUBMITAL TO CITY OF CENTENNIAL
11/17/16	24TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	25TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	26TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	27TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	28TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	29TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	30TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	31ST SUBMITAL TO CITY OF CENTENNIAL
11/17/16	32ND SUBMITAL TO CITY OF CENTENNIAL
11/17/16	33RD SUBMITAL TO CITY OF CENTENNIAL
11/17/16	34TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	35TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	36TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	37TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	38TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	39TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	40TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	41ST SUBMITAL TO CITY OF CENTENNIAL
11/17/16	42ND SUBMITAL TO CITY OF CENTENNIAL
11/17/16	43RD SUBMITAL TO CITY OF CENTENNIAL
11/17/16	44TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	45TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	46TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	47TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	48TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	49TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	50TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	51ST SUBMITAL TO CITY OF CENTENNIAL
11/17/16	52ND SUBMITAL TO CITY OF CENTENNIAL
11/17/16	53RD SUBMITAL TO CITY OF CENTENNIAL
11/17/16	54TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	55TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	56TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	57TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	58TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	59TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	60TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	61ST SUBMITAL TO CITY OF CENTENNIAL
11/17/16	62ND SUBMITAL TO CITY OF CENTENNIAL
11/17/16	63RD SUBMITAL TO CITY OF CENTENNIAL
11/17/16	64TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	65TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	66TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	67TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	68TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	69TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	70TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	71ST SUBMITAL TO CITY OF CENTENNIAL
11/17/16	72ND SUBMITAL TO CITY OF CENTENNIAL
11/17/16	73RD SUBMITAL TO CITY OF CENTENNIAL
11/17/16	74TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	75TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	76TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	77TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	78TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	79TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	80TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	81ST SUBMITAL TO CITY OF CENTENNIAL
11/17/16	82ND SUBMITAL TO CITY OF CENTENNIAL
11/17/16	83RD SUBMITAL TO CITY OF CENTENNIAL
11/17/16	84TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	85TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	86TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	87TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	88TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	89TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	90TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	91ST SUBMITAL TO CITY OF CENTENNIAL
11/17/16	92ND SUBMITAL TO CITY OF CENTENNIAL
11/17/16	93RD SUBMITAL TO CITY OF CENTENNIAL
11/17/16	94TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	95TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	96TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	97TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	98TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	99TH SUBMITAL TO CITY OF CENTENNIAL
11/17/16	100TH SUBMITAL TO CITY OF CENTENNIAL

**SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS:  
SITE PLAN  
EXISTING CONDITIONS PLAN**



**BARKER  
RINKER  
SEACAT**  
ARCHITECTURE

3457 RINGSBY COURT,  
UNIT 200  
DENVER, CO 80216  
(303) 455 - 1366

JOB NO. 2015.017.020  
DATE: SEPTEMBER 07, 2016

SHEETS 18 OF 03



# SITE PLAN SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS

A PART OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

### LEGEND

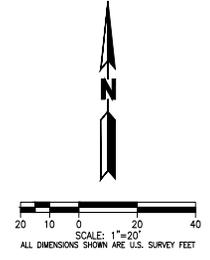
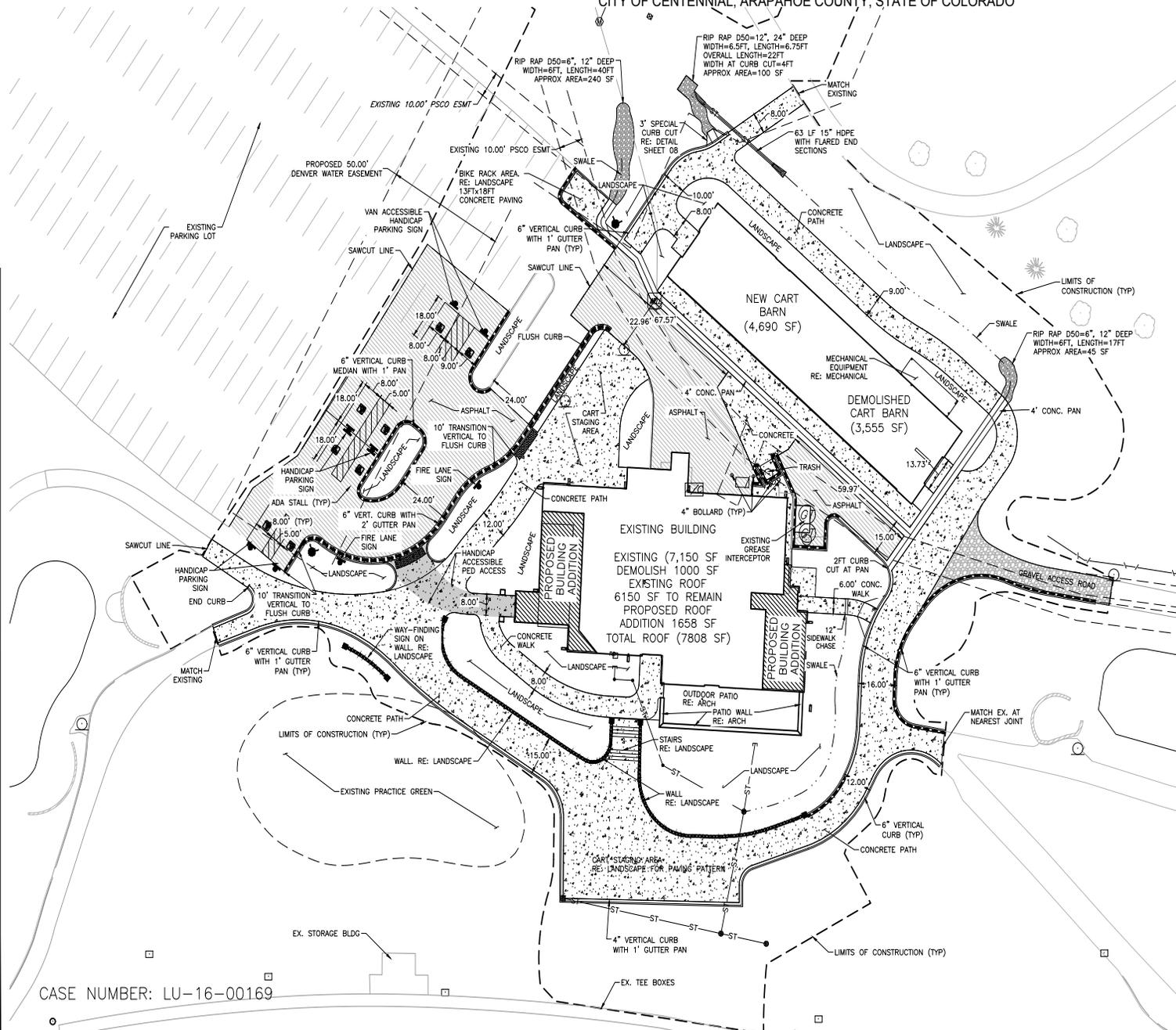
EXISTING	PROPOSED
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	EASEMENT
	CURB & GUTTER
	VERTICAL CURB & GUTTER (SPILL)
	VERTICAL CURB & GUTTER (CATCH)
	GRAVEL DRIVE LANES
	ASPHALT DRIVE LANES
	CONCRETE/SIDEWALK
	SWALE
	HANDICAP RAMPS
	DRIVE
	DRIVE DESCRIPTIONS
	DRIVE

	CLUBHOUSE	CART BARN
NORTH	530	414
SOUTH	2534	2610
WEST	444	320
EAST	1345	1340

**SITE PLAN NOTES:**

THE CLUBHOUSE MINOR ADDITION INCLUDES ADDING A NEW MAIN ENTRANCE ON THE WEST SIDE OF THE BUILDING, A NEW DINING ADDITION ON THE EAST SIDE OF THE BUILDING, AND SOME EXTERIOR ENHANCEMENTS. CLUBHOUSE GROSS SQUARE FOOTAGE IS 7764 S.F. WITH ADDITION AREAS COMPRISING 1660 S.F. OF THE TOTAL AREA. THE MAXIMUM HEIGHT OF THE BUILDING IS 21'-0" ABOVE FINISH FLOOR WHICH IS AN EXISTING PART OF THE STRUCTURE. SEE SHEETS 6 AND 7 FOR BUILDING ELEVATIONS.

THE CART BARN STORAGE BUILDING INCLUDES REMOVING THE EXISTING 3800 S.F. CART BARN BUILDING AND REPLACING IT WITH A 4624 S.F. CART BARN BUILDING IN APPROXIMATELY THE SAME LOCATION. MAXIMUM HEIGHT OF THE CART BARN IS 19'-6" ABOVE FINISH FLOOR. SEE SHEET 8 FOR ELEVATIONS.



**UNCC** Know what's below. Call before you dig.  
UTILITY NOTIFICATION CENTER OF COLORADO

**811**

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

CASE NUMBER: LU-16-00169

SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS: SITE PLAN



**BARKER RINKER SEACAT**  
ARCHITECTURE

3457 RINGSBY COURT,  
UNIT 200  
DENVER, CO 80216  
(303) 455 - 1366

JOB NO. 2015.017.020

DATE: SEPTEMBER 07, 2016

SHEETS 18 OF 05

# SITE PLAN SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS

A PART OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

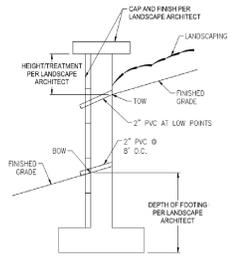
EXISTING		PROPOSED	
	PROPERTY LINE		PROPERTY LINE
	RIGHT-OF-WAY LINE		RIGHT-OF-WAY LINE
	SECTION LINE		SECTION LINE
	LIMITS OF CONSTRUCTION		LIMITS OF CONSTRUCTION
	EASEMENT		EASEMENT
	RETAINING WALL		RETAINING WALL
	CURB & GUTTER		CURB & GUTTER
	CONTOURS		CONTOURS
	STORM SEWER		STORM SEWER
	STORM MANHOLE		STORM MANHOLE
	ROOF DRAIN		ROOF DRAIN
	INLET		INLET
	FLARED END SECTION		FLARED END SECTION
	SIGN		SIGN
	GRADING ARROW		GRADING ARROW
	DECIDUOUS TREE		DECIDUOUS TREE
	EVERGREEN TREE		EVERGREEN TREE
	BUSH/SHRUB		BUSH/SHRUB
	DRIVE		DRIVE
	SPOT ELEVATIONS		SPOT ELEVATIONS

**GENERAL NOTES:**

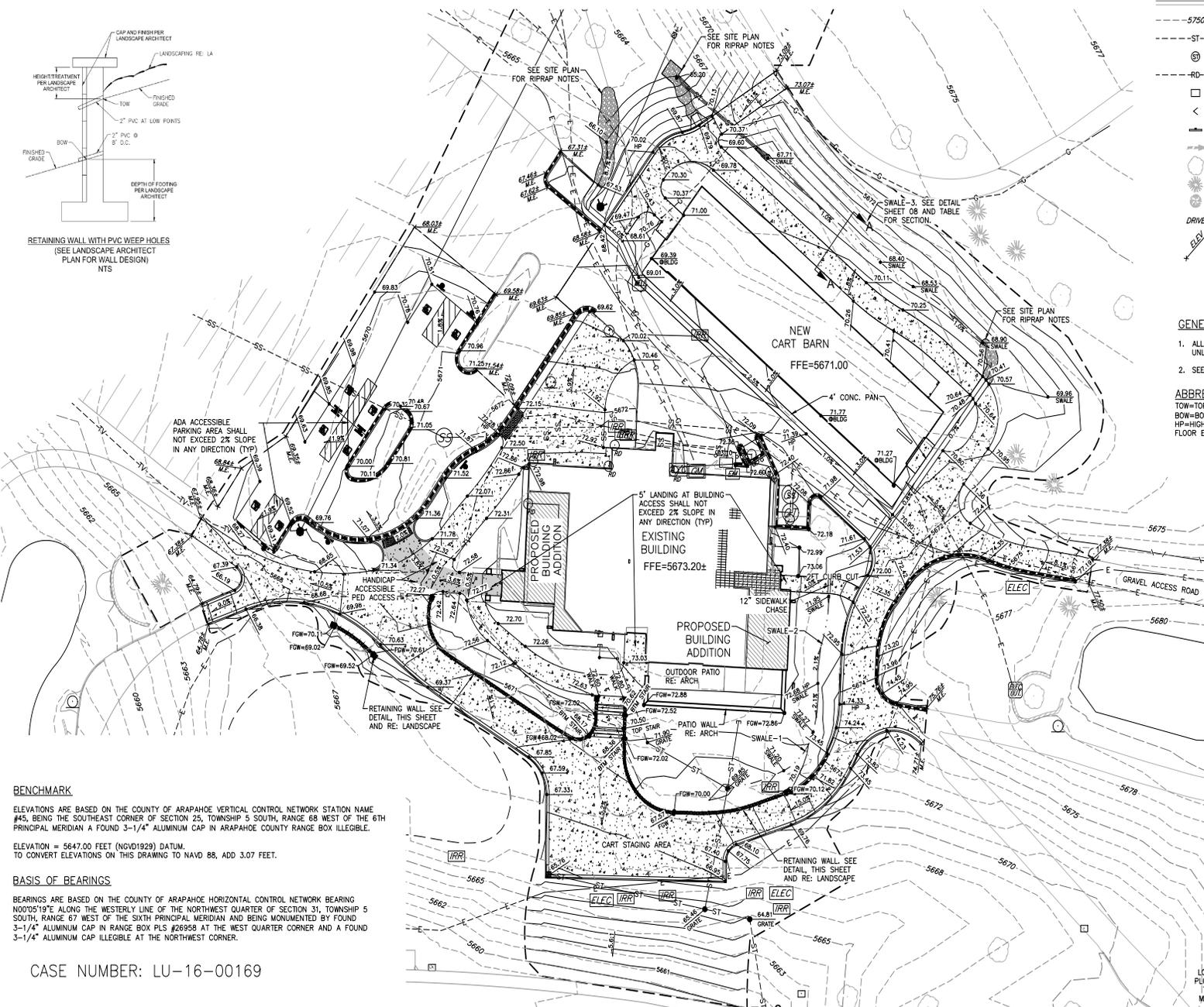
- ALL ELEVATIONS ARE TO FLOWLINE OR EDGE OF WALK UNLESS NOTED OTHERWISE.
- SEE SWALE DIMENSIONS TABLE ON SHEET 08.

**ABBREVIATIONS:**

TOW=TOP OF WALL [FINISHED GRADE AT TOP OF WALL],  
 BOT=BOTTOM OF WALL [FINISHED GRADE AT BOTTOM OF WALL],  
 HP=HIGH POINT, LP=LOW POINT, FL=FLOW LINE, FFE=FINISHED FLOOR ELEV., TBC=TOP BACK OF CURB, WALK=SIDEWALK



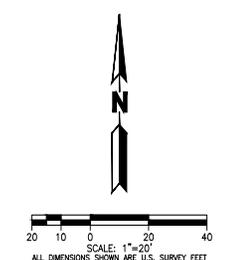
RETAINING WALL WITH PVC WEEP HOLES  
(SEE LANDSCAPE ARCHITECT PLAN FOR WALL DESIGN) NTS



**BENCHMARK**  
 ELEVATIONS ARE BASED ON THE COUNTY OF ARAPAHOE VERTICAL CONTROL NETWORK STATION NAME #45, BEING THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN A FOUND 3-1/4" ALUMINUM CAP IN ARAPAHOE COUNTY RANGE BOX ILLEGIBLE.  
 ELEVATION = 5647.00 FEET (NGVD1929) DATUM.  
 TO CONVERT ELEVATIONS ON THIS DRAWING TO NAVD 88, ADD 3.07 FEET.

**BASIS OF BEARINGS**  
 BEARINGS ARE BASED ON THE COUNTY OF ARAPAHOE HORIZONTAL CONTROL NETWORK BEARING N00°05'19"E ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND BEING MONUMENTED BY FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #26958 AT THE WEST QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP ILLEGIBLE AT THE NORTHWEST CORNER.

CASE NUMBER: LU-16-00169



UNCC Know what's below.  
 UTILITY NOTIFICATION CENTER OF COLORADO  
 Call before you dig.  
 CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

NO.	DATE	DESCRIPTION
1	11/16/16	2ND SUBMITTAL TO CITY OF CENTENNIAL
2	11/17/16	3RD SUBMITTAL TO CITY OF CENTENNIAL
3	11/17/16	4TH SUBMITTAL TO CITY OF CENTENNIAL
4	11/17/16	5TH SUBMITTAL TO CITY OF CENTENNIAL

DRAWN	E. BERNAL
CHECKED	B. MULLIS
DESIGNED	C. MACPHEE
FILENAME	06_GRAD.dwg

**SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS:  
 SITE PLAN  
 GRADING PLAN**



**BARKER  
 RINKER  
 SEACAT**  
 ARCHITECTURE

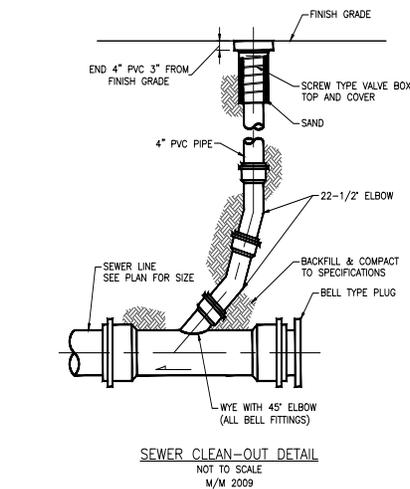
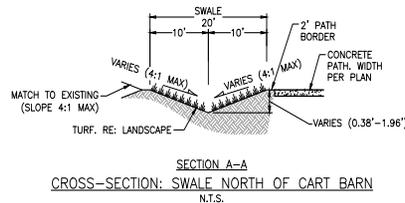
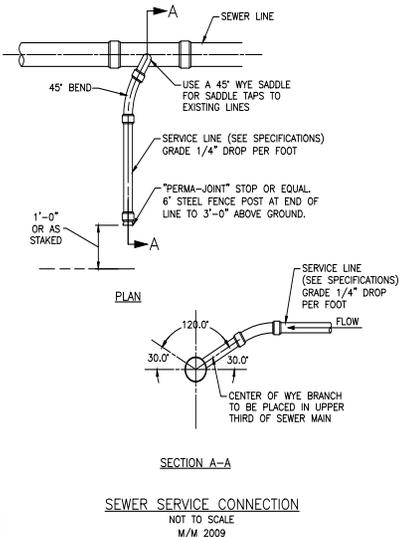
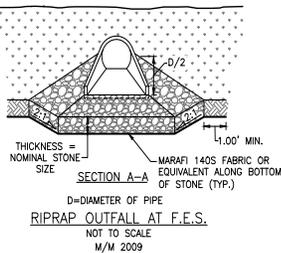
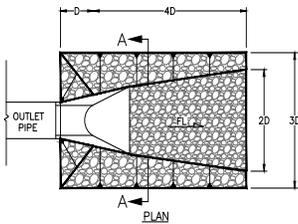
3457 RINGSBY COURT,  
 UNIT 200  
 DENVER, CO 80216  
 (303) 455 - 1366

JOB NO.	2015.017.020
SCALE	
DATE	SEPTEMBER 07, 2016
SHEETS	18
SHEET	06



REQUIRED SWALE AND CONVEYANCE ELEMENT SIZE TABLE						
CONVEYANCE DESCRIPTION	CHANNEL SLOPE	LENGTH (FT)	WIDTH (FT)	RIGHT SIDE SLOPE	LEFT SIDE SLOPE	DEPTH (FT)
SWALE-1	2.2%	65	4	4:1	4:1	0.50
SWALE-2	2.2%	35	4	4:1	4:1	0.50
SIDEWALK CHASE	2.0%	6	1	N/A	N/A	0.50
SWALE-3	1.0%	150	9.02 <sup>1</sup>	4:1	4:1	1.13 <sup>2</sup>
PAN-1	0.7%	115	9.79 <sup>1</sup>	12:1	12:1	0.29 <sup>2</sup>
PAN-2	2.0%	140	8.41 <sup>1</sup>	12:1	12:1	0.22 <sup>2</sup>

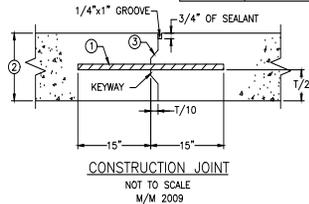
- MINIMUM WIDTH THAT IS NECESSARY TO CONVEY 100-YR FLOW. NOTE THAT THIS SWALE-3 IS MUCH WIDER THAN NEEDED AND THAT PAN-1 AND PAN-2 CAN CONVEY THE 100-YR FLOW PAST CART BARN SAFELY.
- MINIMUM DEPTH THAT IS NECESSARY TO CONVEY 100-YR FLOW.



**NOTES:**

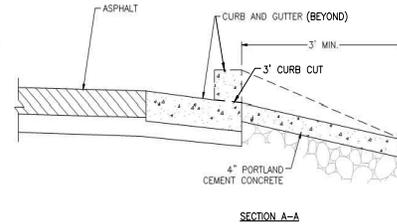
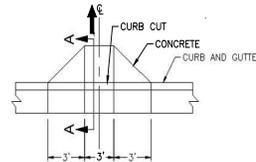
- DEFORMED THE BARS. SEE TABLE
- (T) THICKNESS OF PAVEMENT. SEE TYPICAL PAVEMENT SECTION.
- KEYWAY IS OPTIONAL.

TIEBARS			
PAVEMENT THICKNESS, IN.	DIAMETER IN.	LENGTH IN.	SPACING IN.
5	1/2	30	30
6	1/2	30	30
7	1/2	30	30
8	1/2	30	30
9	5/8	30	30
10	5/8	30	30

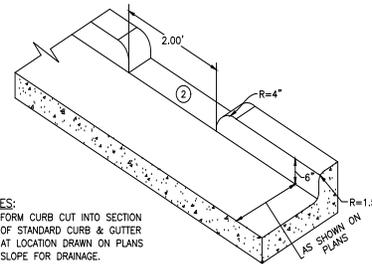


# SITE PLAN SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS

A PART OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

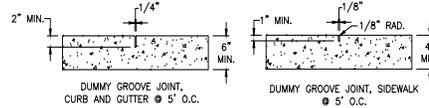


**SPECIAL CURB CUT DETAIL**  
NOT TO SCALE



**NOTES:**

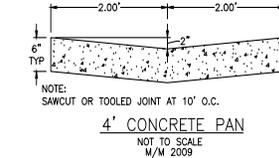
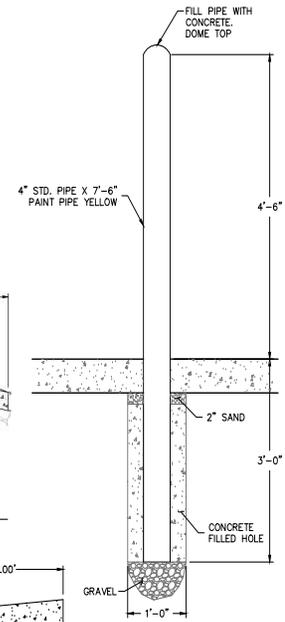
- UNLESS OTHERWISE APPROVED, CONSTRUCT COMBINATION CURB, GUTTER, AND SIDEWALK IN 10' MONOLITHIC SECTIONS WITH CONTRACTION JOINTS BETWEEN SECTIONS.
- CONSTRUCT SIDEWALK IN 100' TO 120' MONOLITHIC SECTIONS. PROVIDE EXPANSION JOINTS EVERY 100' TO 120'. INSTALL EXPANSION JOINT MATERIAL BETWEEN NEW SIDEWALK AND EXISTING CONCRETE SLABS, POLES, FIRE HYDRANTS, BUILDINGS, ETC. SET EXPANSION JOINT MATERIAL VERTICAL AND WITH THE TOP EDGE BELOW FINISHED SURFACE OF CONCRETE.



**CONTRACTION JOINTS**

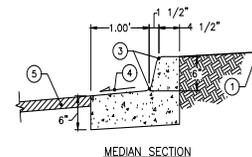
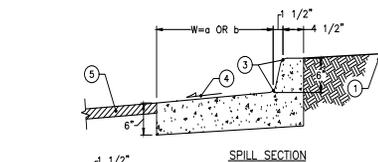
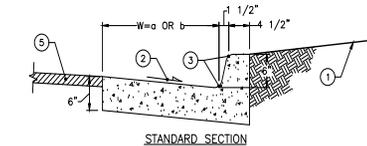


**EXPANSION JOINTS**  
SIDEWALK AND CURB & GUTTER JOINTS  
NOT TO SCALE  
M/M 2009



**NOTES:**

- BACKFILL, SEE DETAIL OF CUT/FILL SLOPE
- SLOPE AT 1" PER FOOT
- 1 1/2" RADIUS TYPICAL
- SLOPE AT 1/2" PER FOOT.
- PAVEMENT, SEE TYPICAL PAVEMENT SECTION
- W : a=1.00'  
b=2.00'



**6 INCH VERTICAL CURB AND GUTTER**  
NOT TO SCALE  
M/M 2009

NO.	DATE	DESCRIPTION
1	11/16/16	2ND SUBMITTAL TO CITY OF CENTENNIAL
2	11/17/16	3RD SUBMITTAL TO CITY OF CENTENNIAL
3	11/22/16	4TH SUBMITTAL TO CITY OF CENTENNIAL

DESIGNED BY	E. BERNHAL
CHECKED BY	B. MULLIS
DESIGNED BY	C. MACPHEE
FILENAME	08_DETAILS.dwg

**SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS:  
SITE PLAN  
DETAILS**



3457 RINGSBY COURT,  
UNIT 200  
DENVER, CO 80216  
(303) 455 - 1366

JOB NO. 2015.017.020  
SCALE

DATE: SEPTEMBER 07, 2016

SHEETS 18 OF 08

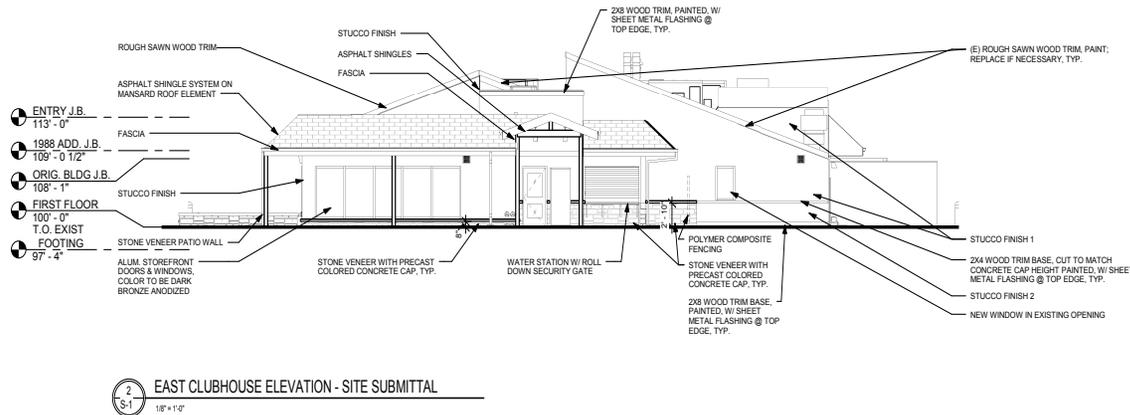
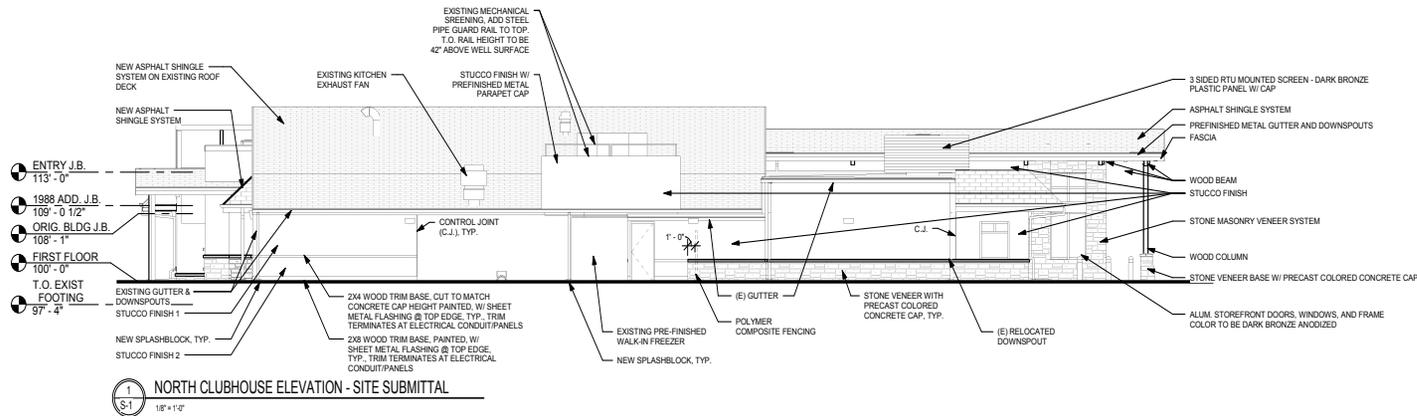






# SITE PLAN SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS

A PART OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO



**MATERIAL FINISH COLOR CHART:**

MATERIAL	FINISH COLOR
STUCCO 1	TAN
STUCCO 2	LIGHT BROWN
WOOD TRIM / FASCIA	MEDIUM BROWN (PAINT)
WOOD BEAMS	MEDIUM BROWN (STAIN)
ASPHALT SHINGLES	BROWN / GREY MIX
STONE VENEER	RED / PINK FLAGSTONE
PRECAST CONCRETE COLUMN / WALL CAP	OFF WHITE
ALUMINUM DOOR & WINDOW FRAMES	DARK BRONZE
GLAZING	CLEAR

REV	DATE	DESCRIPTION
LM	07/16	2ND SUBMITTAL TO CITY OF CENTENNIAL
LM	10/17/16	3RD SUBMITTAL TO CITY OF CENTENNIAL
LM	12/12/16	4TH SUBMITTAL TO CITY OF CENTENNIAL

DESIGN	LMJ
CHECKED	BC
DESIGNED	DH
FILENAME	

**SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS:  
SITE PLAN  
CLUBHOUSE ELEVATIONS**



3457 RINGSBY COURT,  
UNIT 200  
DENVER, CO 80216  
(303) 455 - 1366

JOB NO. 2015.017.020

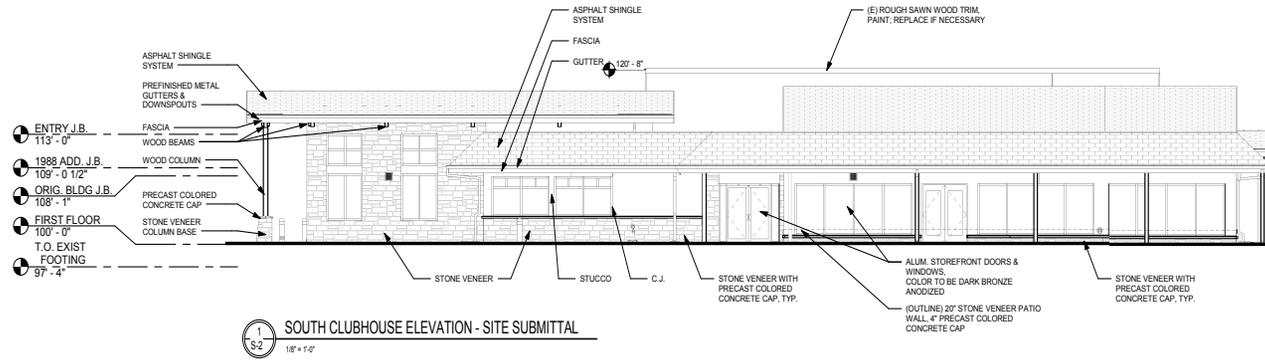
SCALE

DATE JULY 06, 2016

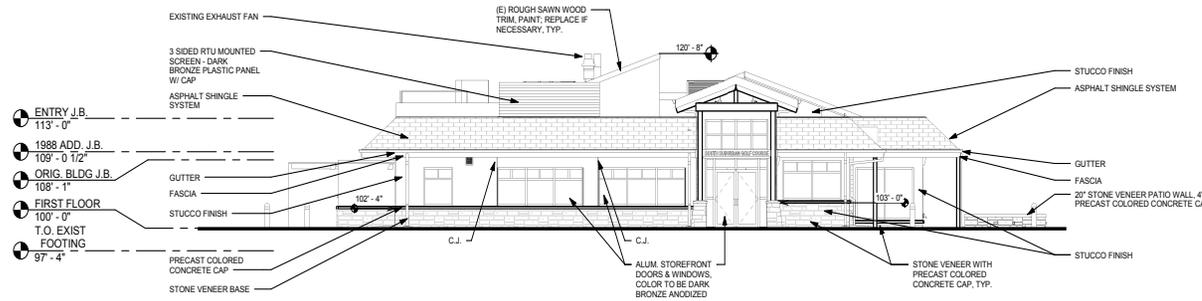
SHEETS 18 SHEET 12

# SITE PLAN SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS

A PART OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO



1  
S-2  
SOUTH CLUBHOUSE ELEVATION - SITE SUBMITTAL  
1/8" = 1'-0"



2  
S-2  
WEST CLUBHOUSE ELEVATION - SITE SUBMITTAL  
1/8" = 1'-0"

CASE NUMBER: LU-16-00169

**MATERIAL FINISH COLOR CHART:**

MATERIAL	FINISH COLOR
STUCCO 1	TAN
STUCCO 2	LIGHT BROWN
WOOD TRIM / FASCIA	MEDIUM BROWN (PAINT)
WOOD BEAMS	MEDIUM BROWN (STAIN)
ASPHALT SHINGLES	BROWN / GREY MIX
STONE VENEER	RED / PINK FLAGSTONE
PRECAST CONCRETE COLUMN / WALL CAP	OFF WHITE
ALUMINUM DOOR & WINDOW FRAMES	DARK BRONZE
GLAZING	CLEAR

REV	DATE	DESCRIPTION
LM	07/16	2ND SUBMITTAL TO CITY OF CENTENNIAL
LM	10/17/16	3RD SUBMITTAL TO CITY OF CENTENNIAL
LM	12/12/16	4TH SUBMITTAL TO CITY OF CENTENNIAL

DRAWN: LMJ  
 CHECKED: BC  
 DESIGNED: DH  
 FILENAME:

**SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS:  
SITE PLAN  
CLUBHOUSE ELEVATIONS**



**BARKER  
RINKER  
SEACAT**  
 ARCHITECTURE

3457 RINGSBY COURT,  
 UNIT 200  
 DENVER, CO 80216  
 (303) 455 - 1366

JOB NO. 2015.017.020

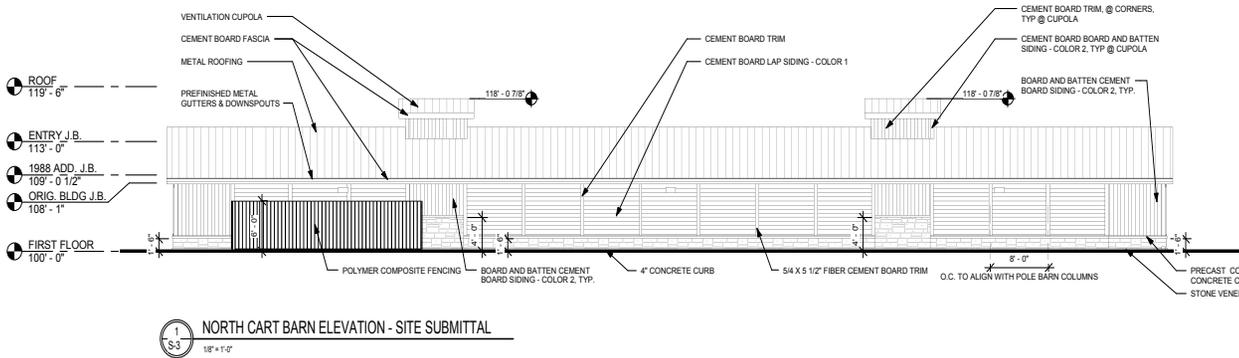
SCALE:

DATE: JULY 06, 2016

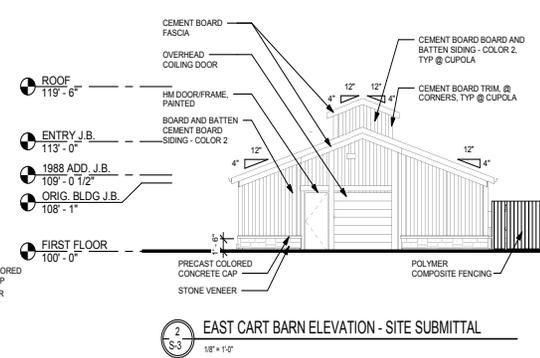
SHEETS: 18  
 SHEET: 13

# SITE PLAN SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS

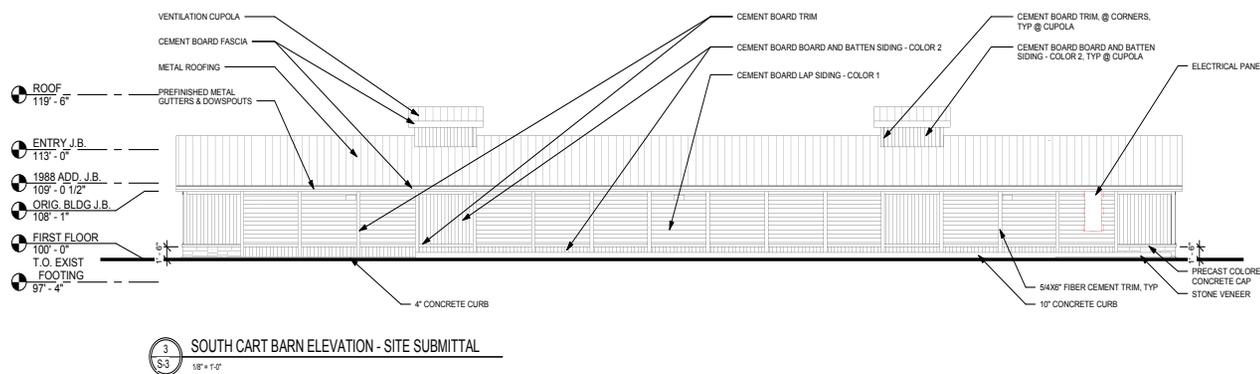
A PART OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO



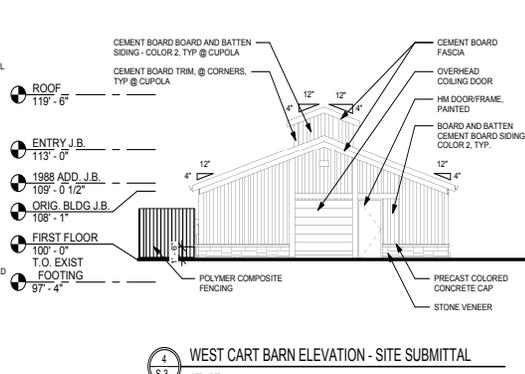
**1 NORTH CART BARN ELEVATION - SITE SUBMITTAL**  
1/8" = 1'-0"



**2 EAST CART BARN ELEVATION - SITE SUBMITTAL**  
1/8" = 1'-0"



**3 SOUTH CART BARN ELEVATION - SITE SUBMITTAL**  
1/8" = 1'-0"



**4 WEST CART BARN ELEVATION - SITE SUBMITTAL**  
1/8" = 1'-0"

**NOTE:** FENCING WILL REQUIRE A SEPARATE PERMIT.

CASE NUMBER: LU-16-00169

REV	DATE	DESCRIPTION
LM	07/16	2ND SUBMITTAL TO CITY OF CENTENNIAL
LM	10/17/16	3RD SUBMITTAL TO CITY OF CENTENNIAL
LM	12/12/16	4TH SUBMITTAL TO CITY OF CENTENNIAL

DESIGN	LMJ
CHECKED	BC
DESIGNED	DH
FILENAME	

**SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS:  
SITE PLAN  
CART BARN ELEVATIONS**



**BARKER  
RINKER  
SEACAT**  
ARCHITECTURE

3457 RINGSBY COURT,  
UNIT 200  
DENVER, CO 80216  
(303) 455 - 1366

JOB NO. 2015.017.020

SCALE

DATE JULY 06, 2016

SHEETS	SHEET
<b>18</b>	<b>14</b>

**MATERIAL FINISH COLOR CHART:**

MATERIAL	FINISH COLOR
CEMENT BOARD SIDING 1	TAN
CEMENT BOARD SIDING 2	MEDIUM BROWN
CEMENT BOARD TRIM	DARK BROWN
WOOD TRIM / FASCIA	DARK BROWN
METAL ROOFING	DARK BROWN
STONE VENEER	RED / PINK FLAGSTONE
PRECAST CONCRETE WALL CAP	OFF WHITE
METAL DOOR & FRAMES	MEDIUM BROWN

# SITE PLAN SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS

A PART OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

GENERAL NOTES	
A.	ALL ILLUMINANCE VALUES WERE CALCULATED USING A LIGHT LOSS FACTOR OF 1.0.
B.	NORTH PROPERTY LINE TO BE REMOVED PER PLAT DOCUMENT.
C.	FIXTURE TYPE EPI AND E52 (GROUND-MOUNTED ACCENT LANDSCAPE FLOOR LIGHTS, AIMED UPWARDS) ARE SHOWN FOR REFERENCE ONLY AND WERE NOT INCLUDED IN PHOTOMETRIC CALCULATIONS.
D.	ALL SITE LIGHTING FIXTURES TO BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK WITH PHOTOCELL TO ALLOW LIGHTS TO BE TURNED ON ONLY DURING NON-DAYLIGHT HOURS.
E.	ILLUMINANCE VALUES SHOWN ARE AT GRADE AND ARE INITIAL OUTPUT USING A LIGHT LOSS FACTOR OF 1.0.
F.	ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY IN THIS DRAWING.
G.	ALL LIGHT FIXTURE SOURCES SHALL BE FULL CUTOFF (NOT EMITTING LIGHT ABOVE 90 DEG FROM NADIR) - WITH THE EXCEPTION OF GROUND-MOUNTED ACCENT LANDSCAPE FLOOR LIGHTS WHICH WILL BE LOCATED, AIMED AND SHIELDED TO MINIMIZE LIGHT SPILL INTO THE NIGHT SKY.
H.	ALL FREE-STANDING SITE MOUNTED FIXTURES SHALL BE LESS THAN 4'-0" OVERALL HEIGHT.
I.	ALL OUTDOOR FIXTURES WILL BE SPECIFIED AND ORIENTED TO LIMIT GLARE ONTO ADJACENT PROPERTIES AND RIGHTS-OF-WAY.
J.	FRONT ENTRANCE LIGHTING LEVELS WILL NOT EXCEED 8 FOOTCANDLES.
K.	ALL PROVISIONS WITHIN LAND DEVELOPMENT CODE "SITE PLAN CHECKLIST" HAVE BEEN COMPLETED WITH AS APPLICABLE TO THIS PROPERTY.
L.	REFER TO THE FOLLOWING DRAWING SHEETS FOR PHYSICAL APPEARANCES AND CHARACTERISTICS OF SPECIFIED LIGHTING FIXTURES.
M.	ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED MAXIMUM ILLUMINANCE STANDARDS FOR DISABILITY GLARE.

POINT ILLUMINANCE SUMMARY:						
AREA	AVERAGE (FOOT)	MAX (FOOT)	MIN (FOOT)	MAX/MIN	AVERAGE	MIN/AVG
OVERALL	0.3	20.0	0.0	N/A	N/A	
BUILDING ENTRANCE	0.1	1.5	0.0	2.21	1.81	
STAIRS	1.2	4.2	0.3	14.01	4.01	
PEDESTRIAN WALKWAYS	0.5	2.1	0.1	21.01	3.61	
PATIO	1.6	2.0	1.2	1.71	1.81	

EXTERIOR LIGHTING POWER COMPLIANCE									
APPLICABLE ENERGY CODES: OPTION 1: IEC - 2015 INTERNATIONAL ENERGY CONSERVATION CODE (2015 IECC)									
OPTION 2: CENTENNIAL LAND DEVELOPMENT CODE (AMENDED 2015) SECTION 12-4-704									
APPLICABLE EXTERIOR LIGHTING ZONE: 2 RESIDENTIAL ZONING, NEIGHBORHOOD BUSINESS LIMITED NIGHTTIME USE & RESIDENTIAL MIXED-USE AREAS									
CHOSEN COMPLIANCE PATH: OPTION 1: 2015 IECC -- MORE STRINGENT THAN OPTION 2: CENTENNIAL LDC SEC. 12-4-704									
AREA / SURFACE CATEGORY	UNIT	ALLOWED	TRAILABLE	ALLOWED	TOTAL	TOTALS & COMPLIANCE CHECK			
QUANTITY	TYPE	WATTS / UNIT	VATTAGE1	WATTS	CONN. LOAD (VA)				
PARKING AREAS & DRIVE AISLES	SQUARE FT	0.06	YES	17	425	TRADEABLE			
BUILDING MAIN ENTRY	LINEAR FT OF DOOR	20.00	YES	100	44	TRADEABLE			
BUILDING OTHER ENTRY	LINEAR FT OF DOOR	20.00	YES	600	136	TRADEABLE			
WALKWAYS 7' TO 10' WIDE	LINEAR FT	0.70	YES	31	233	TRADEABLE			
STAIRWAYS	SQUARE FT	1.00	YES	180	85	TRADEABLE			
ENTRY CANOPY	SQUARE FT	0.25	YES	68	210	TRADEABLE			
WALKWAYS (8 FT WIDE) PLAZAS	SQUARE FT	0.14	YES	98	303	TRADEABLE			
SUPPLEMENTAL	N/A	N/A	YES	600		ADJST. ALLOWANCE			
				1779	1536	TOTAL			
				YES	COMPLIES W/ 2015 IECC?				
				YES	COMPLIES W/ LDC SEC. 12-4-704?				

LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP	MAX QTY	MAX HAYTS	LOCATION	NOTES
EPI	RECESSED CANOPY DOWNLIGHT	PRISCALITE	LF4LED04-4LFEDS4B00HT-B04	120	1	4	LED	34	CANOPY RECESSED RFD
EPI	HALL-MOUNTED FLOODLIGHT SIGN ILLUMINATION	THE LIGHTING	DH-52ED-50V-HV-SLV	120	1	12	LED	12	SURFACE RECESSED
E51	DECORATIVE BOLLARD PLAT TOP	BEACON	BE042-43-AC-24B-95-9K-UNV-100-95-11-10T	120	1	55	LED	55	SURFACE GROUND 40"
E52	GROUND MOUNTED FLOODLIGHT LANDSCAPE ILLUMINATION	TERON LIGHTING	LV060-L123-1230K-SHPEZ	120	1	12.5	LED	12.5	SURFACE GROUND 40"
EPI	EXTERIOR PENDANT	CONTECH LIGHTING	CY16-130K-MVD-PX-MCLR-BZ / C9600-BZ	120	1	10	LED	10	CANOPY RECESSED
E51	RECESSED STEP LIGHT	BEGA	2292-082	120	1	14.1	LED	14.1	RECESSED HALL 1'-0" BOF
E52	RECESSED STEP LIGHT	LIBL	STR3AC-12-10-HEMERSON	120	1	3	LED	3	RECESSED HALL 1'-0" BOF
E54	2FT LINEAR ARCHITECTURAL HALL-MOUNT FIXTURE	TERON LIGHTING	VCF12-L12-120-0L-TERO00-(STANDARD FINISH)30K	120	1	20	LED	20	SURFACE 2'-0" HALL BOF
E52	EXTERIOR WALL PACK	SPALDING	TRP-30L3K-C85-3-U-03	120	1	34	LED	34	SURFACE HALL 10'-0" BOF

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH ORN - OVERALL FIXTURE HEIGHT

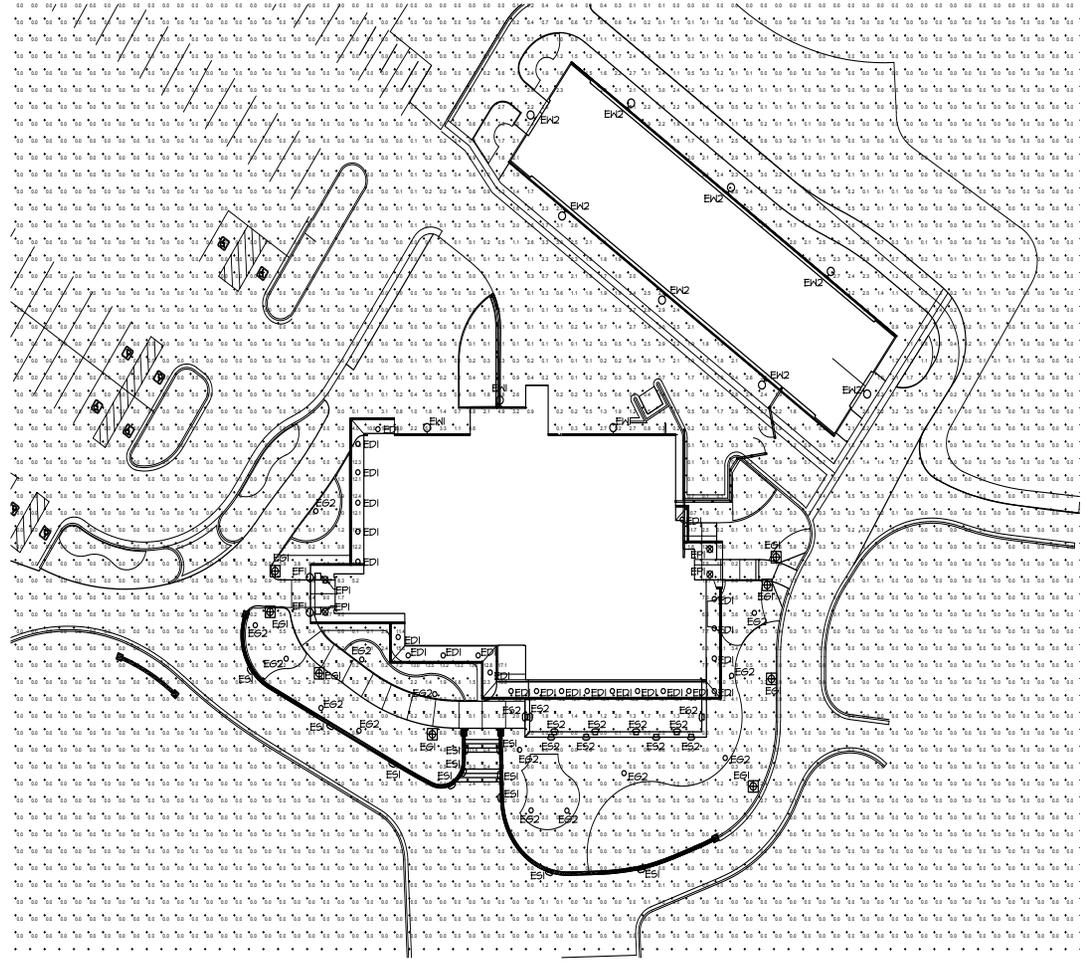
GENERAL NOTES:

A. ALL FLOURESCENT LAMPS TO BE 3500K COLOR TEMPERATURE AND A MINIMUM OF 62CRI, UNLESS NOTED OTHERWISE.

B. ALL REFLECTOR LAMPS TO BE PROVIDED AS WIDE FLOOD DISTRIBUTION UNLESS NOTED OTHERWISE.

C. ALL FLOURESCENT LUMINAIRES THAT UTILIZE COBALT-BLENDED LAMPS AND COBALT BALLASTS THAT CAN BE SERVICED IN PLACE SHALL HAVE A DISCONNECTING MEANS AS DESCRIBED IN NEC 410.30(B).

D. PROVIDE LUMINAIRES SHOWN AS SHADED WITH EMERGENCY BATTERY BALLASTS. EMERGENCY LUMINAIRES SHALL SEND UN-SWITCHED POWER TO THE SPICE AND OPERATED AUTOMATICALLY UPON LOSS OF NORMAL POWER. ALL SHADED LUMINAIRES WITH 2FT AND 4FT LAMPS SHALL HAVE ONE (1) 40 INFINITE RATED, TWO LAMP, 1400 LUMEN EMERGENCY BALLAST. ALL SHADED LUMINAIRES WITH COMPACT FLUORESCENT LAMPS SHALL HAVE A FACTORY INSTALLED 40 WATT EMERGENCY BALLAST. ALL EMERGENCY LUMINAIRES SHALL HAVE REMOTE TEST SWITCHES AND VISIBLE INDICATING LIGHTS. CONNECT THE EMERGENCY BATTERY BALLAST TO THE UN-SWITCHED LEGS OF THE LIGHTING CIRCUIT INDICATED.



1 | PHOTOMETRIC SITE PLAN  
SHEET 15 | SCALE: 1"=20'-0"

NO.	DATE	DESCRIPTION
1	11/7/16	2ND SUBMITTAL TO CITY OF CENTENNIAL
2	11/17/16	3RD SUBMITTAL TO CITY OF CENTENNIAL

DESIGNED BY	RY
CHECKED BY	PKO
DESIGNED BY	PKO
FILENAME	

SOUTH SUBURBAN GOLF COURSE  
IMPROVEMENTS  
SITE PHOTOMETRIC PLAN



3457 RINGSBY COURT,  
UNIT 200  
DENVER, CO 80216  
(303) 455 - 1366

JOB NO. 2013.07.0210  
SCALE AS INDICATED

DATE July 6, 2016

SHEETS 18 OF 15

**AEDESIGN**  
Integrated Lighting and Electrical Solutions  
1901 W. 38th Street #300 | Denver, CO 80202 | 303.296.3034  
aedesign.com

### CORTECH LIGHTING CYL6 6" Integrated LED Indoor and Outdoor Cylinders

**Specifications/Features:**  
 Corotech's new 6" cylinder luminaire housing for indoor and outdoor applications. The housing is made of die-cast aluminum and is available in a brushed or anodized finish. The housing is available in a variety of colors to match your building's exterior. The housing is available in a variety of finishes to match your building's exterior. The housing is available in a variety of finishes to match your building's exterior.

**Mounting:**  
 The mounting system is a simple, easy-to-install design. The mounting system is a simple, easy-to-install design. The mounting system is a simple, easy-to-install design.

**Lighting:**  
 The lighting system is a simple, easy-to-install design. The lighting system is a simple, easy-to-install design. The lighting system is a simple, easy-to-install design.

**Dimensions:**  
 The dimensions of the CYL6 are 6" in diameter and 6" in height. The dimensions of the CYL6 are 6" in diameter and 6" in height.

# SITE PLAN

## SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS

A PART OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

1 | TYPE EP1  
SHEET 16 | SCALE: NTS

### D16 TMS LIGHTING ESTABLISHED

**Applications:**  
 The D16 Sign Light is ideal for advertising signage, architectural highlights, signs of interest, and provides excellent night-time security lighting.

**Construction:**  
 Made of 6061-T6 aluminum enclosure, with stainless steel fasteners. The lens is formed from clear, tempered glass.

**LED Driver:**  
 The LED driver is controlled by an advanced electronic driver that delivers constant current (CC) to the LED strip.

**Transformer:**  
 The LED strip operates on 12VAC and uses the 120V/277V-to-12V step-down transformer (supplied).

**Mounting:**  
 Mount on a flat surface, directly onto a standard 1" electrical junction box.

**Features:**  
 • Precision-machined from die-cast aluminum or stainless steel external hardware  
 • Sealed and gasketed to keep in internal components intact  
 • Aiming made easy with 180° range of motion  
 • Flush lens reduces water pooling and mineral deposits  
 • Lens is 6000 MR-16 and 120V LED strips. MR-16 lamps are available in a range of beam types, from narrow spot to wide flood. Choose the right lamp to suit your application.

2 | TYPE EW1  
SHEET 16 | SCALE: NTS

### 4" LED Downlight LFA4LEDG4

**Specifications:**  
 The LFA4LEDG4 is a 4" diameter, 4" deep LED downlight. It is available in a variety of finishes to match your building's exterior. The housing is made of die-cast aluminum and is available in a variety of colors to match your building's exterior.

**Mounting:**  
 The mounting system is a simple, easy-to-install design. The mounting system is a simple, easy-to-install design. The mounting system is a simple, easy-to-install design.

**Lighting:**  
 The lighting system is a simple, easy-to-install design. The lighting system is a simple, easy-to-install design. The lighting system is a simple, easy-to-install design.

**Dimensions:**  
 The dimensions of the LFA4LEDG4 are 4" in diameter and 4" in depth. The dimensions of the LFA4LEDG4 are 4" in diameter and 4" in depth.

5 | TYPE ED1  
SHEET 16 | SCALE: NTS

3 | TYPE ES1  
SHEET 16 | SCALE: NTS

### TMS LIGHTING ESTABLISHED

**Applications:**  
 The TMS Sign Light is ideal for advertising signage, architectural highlights, signs of interest, and provides excellent night-time security lighting.

**Construction:**  
 Made of 6061-T6 aluminum enclosure, with stainless steel fasteners. The lens is formed from clear, tempered glass.

**LED Driver:**  
 The LED driver is controlled by an advanced electronic driver that delivers constant current (CC) to the LED strip.

**Transformer:**  
 The LED strip operates on 12VAC and uses the 120V/277V-to-12V step-down transformer (supplied).

**Mounting:**  
 Mount on a flat surface, directly onto a standard 1" electrical junction box.

**Features:**  
 • Precision-machined from die-cast aluminum or stainless steel external hardware  
 • Sealed and gasketed to keep in internal components intact  
 • Aiming made easy with 180° range of motion  
 • Flush lens reduces water pooling and mineral deposits  
 • Lens is 6000 MR-16 and 120V LED strips. MR-16 lamps are available in a range of beam types, from narrow spot to wide flood. Choose the right lamp to suit your application.

6 | TYPE EG1  
SHEET 16 | SCALE: NTS

4 | TYPE ES2  
SHEET 16 | SCALE: NTS

### TMS LIGHTING ESTABLISHED

**Applications:**  
 The TMS Sign Light is ideal for advertising signage, architectural highlights, signs of interest, and provides excellent night-time security lighting.

**Construction:**  
 Made of 6061-T6 aluminum enclosure, with stainless steel fasteners. The lens is formed from clear, tempered glass.

**LED Driver:**  
 The LED driver is controlled by an advanced electronic driver that delivers constant current (CC) to the LED strip.

**Transformer:**  
 The LED strip operates on 12VAC and uses the 120V/277V-to-12V step-down transformer (supplied).

**Mounting:**  
 Mount on a flat surface, directly onto a standard 1" electrical junction box.

**Features:**  
 • Precision-machined from die-cast aluminum or stainless steel external hardware  
 • Sealed and gasketed to keep in internal components intact  
 • Aiming made easy with 180° range of motion  
 • Flush lens reduces water pooling and mineral deposits  
 • Lens is 6000 MR-16 and 120V LED strips. MR-16 lamps are available in a range of beam types, from narrow spot to wide flood. Choose the right lamp to suit your application.

7 | TYPE EG2  
SHEET 16 | SCALE: NTS

8 | TYPE EW1  
SHEET 16 | SCALE: NTS

### TMS LIGHTING ESTABLISHED

**Applications:**  
 The TMS Sign Light is ideal for advertising signage, architectural highlights, signs of interest, and provides excellent night-time security lighting.

**Construction:**  
 Made of 6061-T6 aluminum enclosure, with stainless steel fasteners. The lens is formed from clear, tempered glass.

**LED Driver:**  
 The LED driver is controlled by an advanced electronic driver that delivers constant current (CC) to the LED strip.

**Transformer:**  
 The LED strip operates on 12VAC and uses the 120V/277V-to-12V step-down transformer (supplied).

**Mounting:**  
 Mount on a flat surface, directly onto a standard 1" electrical junction box.

**Features:**  
 • Precision-machined from die-cast aluminum or stainless steel external hardware  
 • Sealed and gasketed to keep in internal components intact  
 • Aiming made easy with 180° range of motion  
 • Flush lens reduces water pooling and mineral deposits  
 • Lens is 6000 MR-16 and 120V LED strips. MR-16 lamps are available in a range of beam types, from narrow spot to wide flood. Choose the right lamp to suit your application.

9 | TYPE EW2  
SHEET 16 | SCALE: NTS

10 | TYPE EW1  
SHEET 16 | SCALE: NTS

### TMS LIGHTING ESTABLISHED

**Applications:**  
 The TMS Sign Light is ideal for advertising signage, architectural highlights, signs of interest, and provides excellent night-time security lighting.

**Construction:**  
 Made of 6061-T6 aluminum enclosure, with stainless steel fasteners. The lens is formed from clear, tempered glass.

**LED Driver:**  
 The LED driver is controlled by an advanced electronic driver that delivers constant current (CC) to the LED strip.

**Transformer:**  
 The LED strip operates on 12VAC and uses the 120V/277V-to-12V step-down transformer (supplied).

**Mounting:**  
 Mount on a flat surface, directly onto a standard 1" electrical junction box.

**Features:**  
 • Precision-machined from die-cast aluminum or stainless steel external hardware  
 • Sealed and gasketed to keep in internal components intact  
 • Aiming made easy with 180° range of motion  
 • Flush lens reduces water pooling and mineral deposits  
 • Lens is 6000 MR-16 and 120V LED strips. MR-16 lamps are available in a range of beam types, from narrow spot to wide flood. Choose the right lamp to suit your application.

11 | TYPE EW2  
SHEET 16 | SCALE: NTS

12 | TYPE EW1  
SHEET 16 | SCALE: NTS

### TMS LIGHTING ESTABLISHED

**Applications:**  
 The TMS Sign Light is ideal for advertising signage, architectural highlights, signs of interest, and provides excellent night-time security lighting.

**Construction:**  
 Made of 6061-T6 aluminum enclosure, with stainless steel fasteners. The lens is formed from clear, tempered glass.

**LED Driver:**  
 The LED driver is controlled by an advanced electronic driver that delivers constant current (CC) to the LED strip.

**Transformer:**  
 The LED strip operates on 12VAC and uses the 120V/277V-to-12V step-down transformer (supplied).

**Mounting:**  
 Mount on a flat surface, directly onto a standard 1" electrical junction box.

**Features:**  
 • Precision-machined from die-cast aluminum or stainless steel external hardware  
 • Sealed and gasketed to keep in internal components intact  
 • Aiming made easy with 180° range of motion  
 • Flush lens reduces water pooling and mineral deposits  
 • Lens is 6000 MR-16 and 120V LED strips. MR-16 lamps are available in a range of beam types, from narrow spot to wide flood. Choose the right lamp to suit your application.

13 | TYPE EW2  
SHEET 16 | SCALE: NTS

14 | TYPE EW1  
SHEET 16 | SCALE: NTS

### TMS LIGHTING ESTABLISHED

**Applications:**  
 The TMS Sign Light is ideal for advertising signage, architectural highlights, signs of interest, and provides excellent night-time security lighting.

**Construction:**  
 Made of 6061-T6 aluminum enclosure, with stainless steel fasteners. The lens is formed from clear, tempered glass.

**LED Driver:**  
 The LED driver is controlled by an advanced electronic driver that delivers constant current (CC) to the LED strip.

**Transformer:**  
 The LED strip operates on 12VAC and uses the 120V/277V-to-12V step-down transformer (supplied).

**Mounting:**  
 Mount on a flat surface, directly onto a standard 1" electrical junction box.

**Features:**  
 • Precision-machined from die-cast aluminum or stainless steel external hardware  
 • Sealed and gasketed to keep in internal components intact  
 • Aiming made easy with 180° range of motion  
 • Flush lens reduces water pooling and mineral deposits  
 • Lens is 6000 MR-16 and 120V LED strips. MR-16 lamps are available in a range of beam types, from narrow spot to wide flood. Choose the right lamp to suit your application.

15 | TYPE EW2  
SHEET 16 | SCALE: NTS

16 | TYPE EW1  
SHEET 16 | SCALE: NTS

### TMS LIGHTING ESTABLISHED

**Applications:**  
 The TMS Sign Light is ideal for advertising signage, architectural highlights, signs of interest, and provides excellent night-time security lighting.

**Construction:**  
 Made of 6061-T6 aluminum enclosure, with stainless steel fasteners. The lens is formed from clear, tempered glass.

**LED Driver:**  
 The LED driver is controlled by an advanced electronic driver that delivers constant current (CC) to the LED strip.

**Transformer:**  
 The LED strip operates on 12VAC and uses the 120V/277V-to-12V step-down transformer (supplied).

**Mounting:**  
 Mount on a flat surface, directly onto a standard 1" electrical junction box.

**Features:**  
 • Precision-machined from die-cast aluminum or stainless steel external hardware  
 • Sealed and gasketed to keep in internal components intact  
 • Aiming made easy with 180° range of motion  
 • Flush lens reduces water pooling and mineral deposits  
 • Lens is 6000 MR-16 and 120V LED strips. MR-16 lamps are available in a range of beam types, from narrow spot to wide flood. Choose the right lamp to suit your application.

17 | TYPE EW2  
SHEET 16 | SCALE: NTS

**SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS LIGHTING SPECIFICATIONS**

3457 RINGSBY COURT, UNIT 200, DENVER, CO 80216 (303) 455-1366

JOB NO. 2015.0120

SCALE AS INDICATED

DATE July 6, 2016

SHEETS 18 OF 16

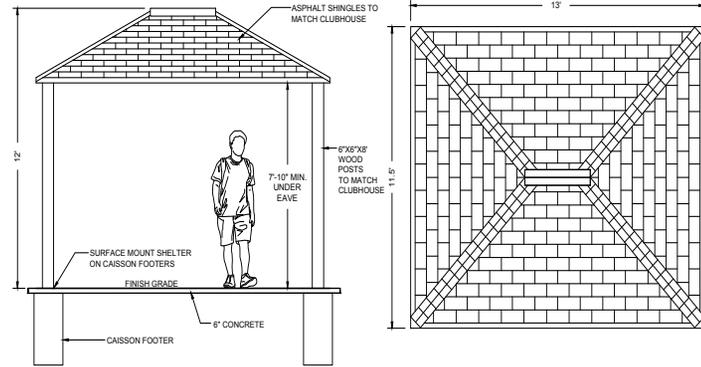
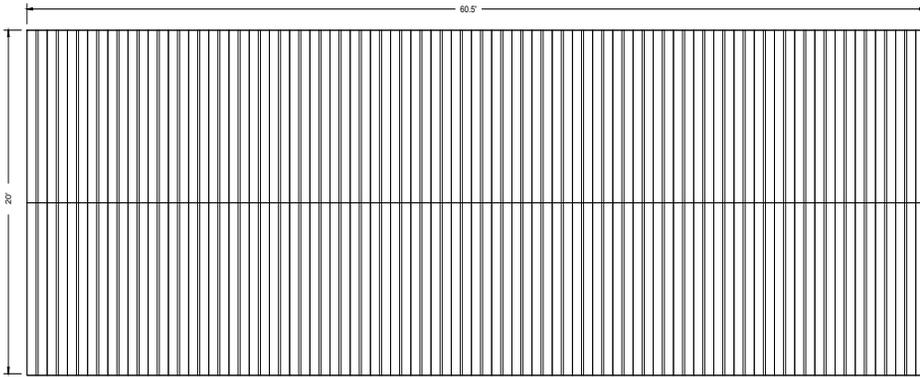
**bs** BARKER RINKER SEAGAT ARCHITECTURE

**AE DESIGN** Integrated Lighting and Electrical Solutions  
 1505 Walnut Street #350, DENVER, CO 80202 | 303.296.3034  
 aedesigninc.com



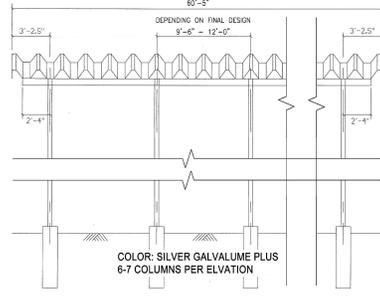
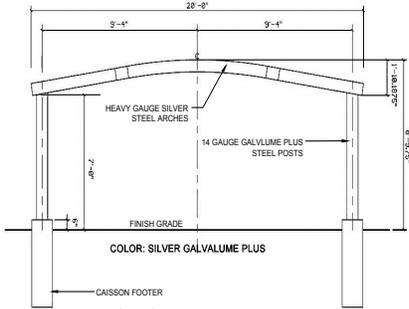
# SITE PLAN SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS

A PART OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO



**NORTH & SOUTH ELEVATION**

**EAST & WEST ELEVATION**

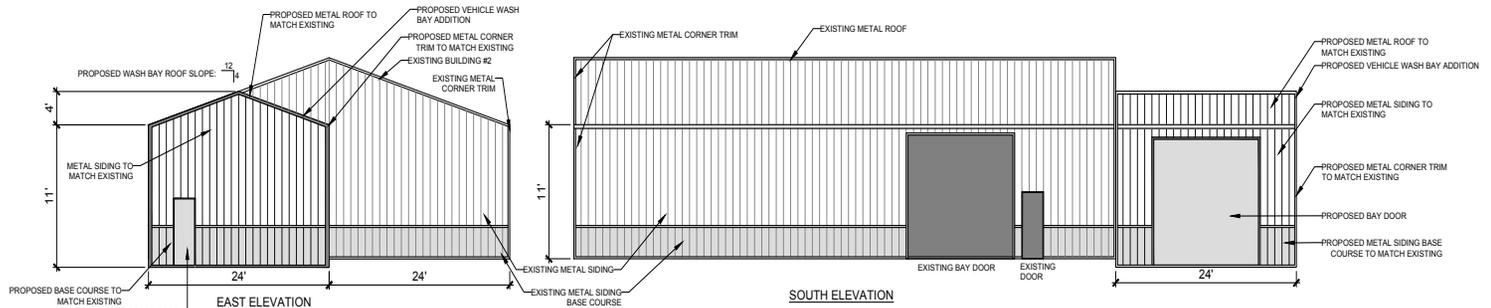
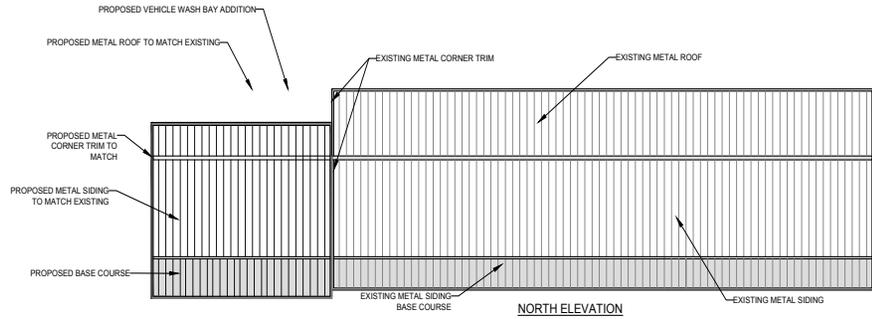


**1 EQUIPMENT SHELTER DETAIL**

D4 Not to scale

**2 PRACTICE AREA SHELTER DETAIL**

D4 Not to scale



**3 VEHICLE WASH BAY**

D4 Not to scale

DATE	DESCRIPTION
11/17/16	REVISED TO CITY OF CENTENNIAL
11/17/16	REVISED TO CITY OF CENTENNIAL
11/17/16	REVISED TO CITY OF CENTENNIAL

OWNER	SPW
CHECKED	MRT
DESIGNED	MRT
FILENAME	1516-SSPC-SP

**SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS:  
SITE PLAN  
SHELTER DETAILS**

6631 S UNIVERSITY BLVD  
CENTENNIAL, CO 80121  
303-798-5131

JOB NO. 2015.017.020

SCALE NONE

DATE JULY 06, 2016

SHEETS 18 SHEET 18





## Alex Grimsman

---

**From:** Maurer - CDOT, Tamara <tamara.maurer@state.co.us>  
**Sent:** Monday, July 25, 2016 11:14 AM  
**To:** Alex Grimsman  
**Subject:** CenCON Plan Review S. Sub Expansion

Hello Alex:

We only had one comment or question for South Suburban.

Even though the building will be blocked by a fence so that residences nearby do not see it, it would be an improvement if the building color could be something that blends with the surroundings, such as green or beige.

Thank you

Tammy Maurer  
CenCON Plan Review Committee



RECEIVED

JUL 15 2016

13133 E. Arapahoe Road
Centennial, CO 80112
(P): 303-325-8000
(F): 303-790-1061
www.centennialco.gov

21 DAY EXTERNAL REFERRAL

The enclosed case has been submitted to the City of Centennial Community Development Department for review and subsequent consideration by the Planning and Zoning Commission and City Council. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, return to the Community Development Department on or before the date indicated below.

Case Name: South Suburban Parks and Recreation Expansion & Replat
Case Number: LU-16-00169, 170
CASE PLANNER: Alex Grimsman
PHONE: 303-754-3378
EMAIL: agrimsman@centennialco.gov
DATE OF REFERRAL: 07/11/2016
DATE TO BE RETURNED: 08/01/2016

EXTERNAL REFERRAL AGENCIES

ARAPAHOE COUNTY
PLANNING DIVISION: Jennifer Newton
ENGINEERING DIVISION: Jennifer Newton
SHERIFF'S OFFICE: Brian McKnight
PUBLIC SAFETY BUREAU: Chief Glenn Thompson
CITIZEN'S ORGANIZATIONS / HOME & BUSINESS OWNER'S ASSOCIATIONS
CenCON - Gerry Cummins
CenCON - Tamara Maurer
HOA: Heritage Greens
HOA: Highland 460
HOA: Fairways at South Suburban
HOA:
DISTRICTS
FIRE DISTRICT: Littleton Fire
WATER DISTRICT: Southeast Englewood Water
SANITARY SEWER: South Arapahoe Sanitation
UTILITIES: Xcel Energy
UTILITIES:
METRO DISTRICT:
METRO DISTRICT:
FLOODPLAIN: Urban Drainage
FLOODPLAIN:
TRANSPORTATION:
TRANSPORTATION:
OTHER:
OTHER:

REFERRAL COMMENT
Have NO comments to make on the case as submitted
Have the following comments to make related to the case: See attached letter
SIGNATURE: Jennifer Chipman
PRINT: Jennifer Chipman
DATE: 7/26/16
(Attach additional sheets as necessary)

25 July 2016

Alex Grimsman  
City of Centennial  
13133 East Arapahoe Road  
Centennial, CO 80112

Subject: South Suburban Parks and Recreation Expansion & Replat  
South Arapahoe Sanitation District Comment (K/J 1646017\*00 REF)  
Centennial Case Number LU-16-00169, 170

Dear Mr. Grimsman:

On behalf of South Arapahoe Sanitation District (SASD), Kennedy/Jenks Consultants is responding to the South Suburban Parks and Recreation District (SSPRD) Expansion & Replat Referral received July 15, 2016, which included:

1. "Letter of Intent – South Suburban Golf Course Site Plan," dated July 6, 2016,
2. "South Suburban Golf Course Improvements Site Plan," dated July 6, 2016,
3. "Letter of Intent – South Suburban Golf Course Final Plat," dated July 6, 2016, and
4. "South Suburban Golf Course Filing No. 1 Final Plat," dated July 6, 2016.

The project, located at 7900 S. Colorado Blvd., is described as the construction of two additional shelters, a minor addition to the existing club house, and replacement of the existing cart barn storage building. The final plat is described as combining six parcels of land that make up the golf course into a single parcel of land.

In reviewing the application, we have the following comments:

1. This property is within SASD. Sanitary sewer service is being provided in accordance with the District's Rules and Regulations. There currently exists an 8-inch diameter PVC sanitary sewer line running north-south along the west boundary of the property, in S. Colorado Blvd. We believe SSPRD Golf Course's private sanitary sewer line connects to SASD's main line at a location just south of the S. Colorado Blvd. and E. Links Pkwy intersection. Utility plans were not provided with this referral. If there will be any construction activity related to SSPRD Golf Course's private sanitary sewer line please contact the Kennedy/Jenks' office to schedule a sanitary sewer observation with at least 48-hours' notice. Please let us know if the applicant plans any construction related activity associated with the sewer service.

2. Sanitary sewer service tap fees for facilities in SASD are based on water meter size and are paid at the City of Englewood. Per the City of Englewood Utilities Department, there is a sewer tap credit at 7900 S. Colorado Blvd. for a 2-inch water meter. Utility plans were not provided with this referral. If there is an increase in water meter size from the existing 2-inch meter there will be additional tap fees. Please let us know if there will be any increase in water meter size or any new water meter related to this expansion.
3. Plans indicate that there will be minor additions to the clubhouse, including a dining room addition. There currently exists an exterior grease interceptor to which the kitchen and dining room fixtures should connect. In order to verify that the existing interceptor is appropriately sized, please submit dining room expansion plans, including plumbing plans, if available, confirming that all fixtures from the kitchen and dining area are connected to the grease interceptor, with exception of fixtures from the restrooms. Additionally, Kennedy/Jenks will need to confirm plumbing to the grease interceptor by performing a dye test. Please have the applicant contact our office to perform this dye test.

Additional Information regarding the proposed construction activity:

1. It is our understanding from phone and email communication Mr. Craig MacPhee and Ms. Nicole Marsh, engineers at Martin/Martin, that there may be additional construction, not shown on these plans, related to the cart barn renovations and a proposed cart wash down area. A cart wash down area will require installation of a sand/oil interceptor to intercept wash down flows before entering the sanitary sewer system. The entire cart wash down area will need to be covered and isolated so as not to allow storm flows into the sanitary sewer system. Per SASD Rules and Regulations sand/oil interceptor facilities:
  - a. Will require a plan review and dye testing of fixtures. You will be required to reimburse SASD for the costs of Kennedy/Jenks' time to perform the plan review and dye testing based on time and materials. The final cost of review will vary depending on the number of iterations for each task.
  - b. Will need to comply with the Littleton/Englewood Wastewater Treatment Plant's Petroleum Oil, Grease, and Sand (POGS) Policy found online at <http://www.lewwtp.org/home/showdocument?id=3339>
  - c. Will be included in SASD's Grease Program, which includes at least semi-annual observations. The annual fee for this Program is \$150. See attached letter to Business Owners, which further describes SASD's Grease Program.

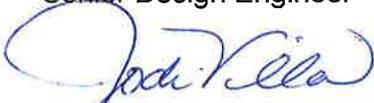
Alex Grimsman  
City of Centennial  
Page 3

We appreciate the opportunity to comment on this referral. If you have any questions, or require additional information, please call me at 303-985-3636.

Sincerely,  
KENNEDY/JENKS CONSULTANTS



Jennifer Chipman, P.E.  
Senior Design Engineer



Jodi Villa, P.E.  
Senior Project Manager

cc: Steve Daldegan  
Darryl Farrington  
City of Englewood Utilities  
Littleton/Englewood Wastewater Treatment Plant



# SOUTH ARAPAHOE SANITATION DISTRICT

www.southarapahoe.org

*Centennial • Greenwood Village • Littleton • Unincorporated Arapahoe County*

**To:** Business Owner

**Re:** Grease Program to Mitigate Fats, Oil, Grease (FOG) and Petroleum Oil, Grease, and Sand (POGS)

Your business is located in South Arapahoe Sanitation District (SASD/District) and considered a generator of either Fats, Oil, and Grease (FOG) or Petroleum, Oil, Grease, and Sand (POGS). Per SASD Rules and Regulations (Sections 9A-3 and 9A) your business is required to have a grease or sand/oil interceptor and to properly maintain the interceptor. Grease and sand/oil interceptors help prevent excessive amounts of FOG or POGS from entering your private sanitary sewer line and the wastewater collection system. If unimpeded, FOG and POGS could ultimately cause blockages and sewer backups.

**Owner Responsibility:** It is your responsibility to keep the interceptor accessible, to utilize Best Management Practices (see attached BMP flier), to keep the interceptor in good working order, and to pump your interceptor at least once every 90 days *at a minimum*. Cleaning intervals may need to change so as not to allow the interceptor's contents to exceed a ratio of FOG/POGS to water greater than 25%.

Pumping contractors must be registered with the State of Colorado, see link below for a list of registered pumpers.

[https://www.colorado.gov/pacific/sites/default/files/HM\\_sw-list-of-waste-grease-transporters.pdf](https://www.colorado.gov/pacific/sites/default/files/HM_sw-list-of-waste-grease-transporters.pdf)

**Observations by SASD:** The District's engineering consultant, **Kennedy/Jenks Consultants**, performs regular observations of the businesses within SASD that generate FOG and POGS. As authorized agents of the District, Kennedy/Jenks Consultants' personnel may go upon your property to view your interceptor and/or your business BMPs. New facilities will be observed quarterly for the first year. After the first year, observations are performed a minimum of every six (6) months. If an observation results in a finding that the user has not complied with SASD's interceptor requirements or BMPs, a repeat observation will be performed at your expense (explained below).

Kennedy/Jenks Consultants' personnel may request to review the most recent receipts for the removal and hauling of the materials collected from the interceptor. Businesses/Owners are required to keep records of all maintenance activities for a minimum of three (3) years.

**Fees and Charges/Enforcement:** Facilities that generate FOG or POGS will be charged an annual fee of \$150 to cover the cost of regular observations. If a regular observation results in a finding of noncompliance with SASD requirements, you will be given a Failure Notice and required to correct any observed noncompliance. Interceptor pumping violations, and/or failures to meet BMP requirements, must be corrected within five (5) calendar days. Interceptor repair violations must be corrected within fifteen (15) calendar days. If your business receives an interceptor Notice of Violation, Kennedy/Jenks will return for a follow-up observation to ensure compliance.

A \$75 charge will be assessed for each follow-up observation due to noncompliance of SASD requirements. In addition, if FOG or POGS accumulation is found downstream of your business, SASD may require you to reimburse the District for cleaning of sewer facilities. Failures to pay the required charges may result in the filing of a lien against the property in which your business is located.

**FOG and POGS Prevention:** For facilities that generate FOG or POGS, the best way to avoid noncompliance of SASD requirements is to follow BMPs for FOG or POGS control. A copy of BMP requirements is attached, and may also be provided during regular interceptor observations.

For more information regarding operation, maintenance and observation of interceptors, please call Jennifer Chipman, Senior Design Engineer for Kennedy/Jenks Consultants, at 303-985-3636.

Thank you in advance for your cooperation.

[www.southarapahoe.org](http://www.southarapahoe.org)



# SOUTH ARAPAHOE

SANITATION DISTRICT

[www.southarapahoe.org](http://www.southarapahoe.org)

*Centennial • Greenwood Village • Littleton • Unincorporated Arapahoe County*

## Best Management Practices For Fats, Oil and Grease (FOG) Control

Fats, Oils and Grease (FOG) are food by-products that can severely damage a facility's drain line system as well as the sanitary sewer system. FOG collect and can eventually harden on the inside of the sewer pipes; preventing water from flowing and causing blockages.

Blockages in the sewer cause Sanitary Sewer Overflows (SSOs), dumping raw sewage into streets, lakes, streams, homes and businesses.

The best way to prevent blockages is to keep FOG out of the drain line system. Below is a list of Best Management Practices that will help to prolong the life of your drain line system and reduce the inconvenience and cost of line blockages.

### FOLLOW THE DOs AND DON'Ts OF BEST MANAGEMENT PRACTICES

#### **Don't**

- **Don't** put grease or fryer oil down any sink or floor drain.
- **Don't** dispose of food or food scraps in sinks.
- **Don't** pour bleach directly down ANY drain. Bleach when used improperly dewater grease, making it as hard as concrete.
- **Don't** take out sink strainers or drain covers. Empty scraps into trash, not down the drain.
- **Don't** use cleaning chemicals improperly. Follow the instructions on the label, for your safety as well as the safety of the environment.

#### **Do**

- **Do** throw all solids including waste food into the garbage.
- **Do** encourage staff to be conservative about use of FOG in food preparation and serving.
- **Do** use ALL cleaning chemicals according to the instructions on the label.
- **Do** use paper towels to soak up oil and grease under fryer baskets and to wipe down work areas. Dispose of the paper towels into the trash.
- **Do** run a LOT of water if you must use the garbage disposal.
- **Do** check all sinks and floor drains for strainers and covers.
- **Do** know the location and operation of all FOG control devices.
- **Do** deposit used fryer oil in the appropriate container.
- **Do** keep dumpster areas clean and free of loose trash.

Questions regarding FOG control?  
Call Kennedy/Jenks Consultants at 303-985-3636

May 2016

[www.southarapahoe.org](http://www.southarapahoe.org)



# SOUTH ARAPAHOE

SANITATION DISTRICT

[www.southarapahoe.org](http://www.southarapahoe.org)

*Centennial • Greenwood Village • Littleton • Unincorporated Arapahoe County*

## Best Management Practices For Petroleum, Oil, Grease, and Sand (POGS) Control

Petroleum, Oil, Grease, and Sand (POGS) are sand, grit, and/or petroleum by-products that can severely damage a facility's drain line system as well as the sanitary sewer system. POGS collect on the inside of the sewer pipes; preventing water from flowing and causing blockages. Blockages in the sewer cause Sanitary Sewer Overflows (SSOs), dumping raw sewage into streets, lakes, streams, homes and businesses.

The best way to prevent blockages is to keep POGS out of the drain line system. Below is a list of Best Management Practices (BMPs) that will help to prolong the life of your sewer service line, and reduce the inconvenience and cost of line blockages.

### FOLLOW THE DOs AND DON'Ts OF BEST MANAGEMENT PRACTICES

#### **Don't**

- **Don't** pour chemicals, automotive or other commercial/industrial fluids, sludge, or other substances down drains. Collect those items in designated containers.
- **Don't** use cleaning chemicals improperly. Follow the instructions on the label, for your safety as well as the safety of the environment.

#### **Do**

- **Do** install mesh screens if you have the potential to discharge debris larger than ½".
- **Do** store raw and hazardous materials and new and used waste fluids away from sanitary sewer floor drains or within secondary containment to reduce the potential for spills to reach the sanitary sewer system.
- **Do** sweep or dry wipe floors prior to floor wash down to ensure that there is no excessive oil or sand entering the sanitary sewer.
- **Do** train all employees on the proper disposal of oils and other wastes into designated containers without spilling. In the event of a spill, employees shall know the location, use, and disposal of absorption products to clean any spills. Washing spills into drains is prohibited.
- **Do** keep all wastes away from doorways or other structural openings to prevent illegal discharges to the sewer system or environment.
- **Do** post signs above all sinks and drainage fixtures prohibiting the discharge of oil and other chemical waste down the drains.

Questions regarding POGS control?  
Call Kennedy/Jenks Consultants at 303-985-3636

May 2016

[www.southarapahoe.org](http://www.southarapahoe.org)

Q:\District Ongoing Info\SASD\Grease Program (Database and Letters)\Grease Program\Grease Program Documents\SASD POGS BMPs.doc



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3524  
donna.l.george@xcelenergy.com

August 1, 2016

City of Centennial Planning Department  
13133 East Arapahoe Road  
Centennial, CO 80112

Attn: Alex Grimsman

**Re: South Suburban Parks & Recreation Expansion and Replat  
Case #s LU-16-00169 and LU-16-00170**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and plat for **South Suburban Parks & Recreation Expansion and Replat**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities throughout the subject property, including the proposed project area.

The property owner/developer/contractor must continue working with **Robyn Larm**, Right-of-Way Agent at 303-716-2043 regarding the processing of any necessary quitclaim deeds and/or additional easements that may need to be acquired by separate document for new facilities.

If the property owner/developer/contractor has already contacted the **Builder's Call Line** at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (register, application can then be tracked) to complete the application process for any new gas or electric service or modification to existing facilities, they must continue to work with the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George  
Contract Right of Way Referral Processor  
Public Service Company of Colorado

**CITY OF CENTENNIAL, COLORADO**  
**PLANNING AND ZONING COMMISSION**  
**RESOLUTION 2016-PZ-R-29**

**A RESOLUTION OF THE CITY OF CENTENNIAL PLANNING AND  
ZONING COMMISSION APPROVING THE SOUTH SUBURBAN GOLF  
COURSE IMPROVEMENTS SITE PLAN (CASE NO. LU-16-00169)**

WHEREAS, pursuant to the Home Rule Charter of the City of Centennial (“City”) and Article 23, Title 31 of the Colorado Revised Statutes, the City has authority to regulate the development of land, streets and utilities within the City for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, through the City of Centennial 2011 Land Development Code (“LDC”), site plans are approved by the City Council, the Planning and Zoning Commission or the Director of Community Development (“Director”); and

WHEREAS, Melissa Reese-Thacker (the “Applicant”) on behalf of South Suburban Metropolitan Recreation and Park District (d/b/a South Suburban Park and Recreation District) (the “Owner”) submitted an application for a site plan designated as the South Suburban Golf Course Improvements Site Plan (“Site Plan”) to install two shelters, make a minor addition to the existing club house, and replace/expand the existing cart barn storage building at the South Suburban Golf Course, encompassing a total disturbed area of less than ten acres, on certain property located at 7900 South Colorado Boulevard in the City of Centennial, County of Arapahoe, State of Colorado, which property consists of 207.35 acres, more or less, and is described with particularity in the Site Plan (the “Property”); and

WHEREAS, the Site Plan qualifies for Planning and Zoning Commission approval, which approval must be ratified by City Council in accordance with the applicable provisions of the LDC; and

WHEREAS, the Property is governed by the zoning requirements of the Open Space and Recreation (OSR) zoning district under the LDC; and

WHEREAS, the Planning and Zoning Commission conducted a duly noticed public hearing on November 16, 2016 to consider the Site Plan; and

WHEREAS, the administrative record for this case includes, but is not limited to, the City of Centennial Land Development Code, City of Centennial Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff report presented to Planning and Zoning Commission, the application and all other submittals of the Applicant or the Owner, the Site Plan, and the tape recording and minutes of the Planning and Zoning Commission meeting at which the Site Plan was considered.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CENTENNIAL, COLORADO, THAT:**

**Section 1.** The foregoing recitals are incorporated herein as findings of the Planning and

Zoning Commission.

**Section 2.** The Planning Commission hereby approves the South Suburban Golf Course Improvements Site Plan, Case No. LU-16-00169, based on a determination that all applicable standards of the LDC have been met.

**Section 3.** Approval of the Site Plan shall be and is subject to the following conditions of approval:

- a. The Applicant and Owner shall resolve and correct any technical issues as directed by City staff prior to recordation of the Site Plan mylar; and
- b. The Applicant and Owner shall pay any and all remaining fees and costs incurred by the City and its consultants in review and processing of the application in full prior to recordation of the Site Plan mylar.

**Section 4.** The Community Development Department is authorized to make any changes to the mylar form of the approved Site Plan as may be needed to conform the Site Plan to the form and content requirements of the LDC in effect at the time the Site Plan is submitted for signature(s) and to make such other changes that are expressly authorized or required pursuant to this Resolution.

**Section 5. Effective Date.** This Resolution shall take effect upon its approval by the City of Centennial Planning and Zoning Commission.

ADOPTED by a vote of \_\_\_ in favor and \_\_\_ against this 16<sup>th</sup> day of November, 2016.

**PLANNING AND ZONING  
COMMISSION FOR THE CITY OF  
CENTENNIAL, COLORADO**

\_\_\_\_\_  
Andrea Suhaka, Chairperson

ATTEST:

Approved As To Form:

\_\_\_\_\_  
Secretary  
Planning and Zoning Commission

By:\_\_\_\_\_  
For City Attorney's Office



**Planning and Zoning Commission  
Long Range Agenda  
November 16, 2016**

**December 14, 2016**

**Project Name:** LDC Amendment – Commercial Vehicles