REGULAR MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, MAY 7, 2019 @ 6:30 P.M.

1. CALL TO ORDER

2. GENERAL BUSINESS ITEMS
   2.I. Approval Of The April 16, 2019 Planning Commission Minutes

   Documents:

   GB1 - PLANNING COMMISSION MINUTES 04-16-2019.PDF

3. PUBLIC HEARINGS
   3.I. CASE NO LE18-006, Sky Ranch Concrete Batch Plant / Location And Extent Plan (LE)
       LOCATION: E 6th Ave and N Hayesmount Rd; 1977-00-0-00-324
       ACREAGE: 5 acres
       EXISTING ZONING: MU-PUD
       PROPOSED USE: A temporary concrete batch plant to produce concrete for the
       public improvements needed for the Sky Ranch development
       APPLICANT: Sky Ranch CAB
       CASE MANAGERS: Molly Orkild-Larson, Planner; Sue Liu, Engineer
       REQUEST: Approval of the Location and Extent

       Documents:

       RI1 - LE18-006 SKY RANCH CONCRETE BATCH PLANT LE - STAFF REPORT.PDF

   3.II. CASE NO FDP18-005, Copperleaf No 21 / Final Development Plan (FDP)
        LOCATION: Southwest of the intersection of E Quincy Ave and S Picadilly St
        ACREAGE: 12.2 acres
        EXISTING ZONING: MU-PUD
        PROPOSED USE: 266 multi-family housing units in three-story buildings on a
        12.17 acre lot at an average density of 21.9 du/ac
        APPLICANT: Grand Peak Properties
        CASE MANAGERS: Bill Skinner, Planner; Kurt Cotton, Engineer
        REQUEST: Approval of the Final Development Plan

       Documents:

       RI2 - FDP18-005 COPPERLEAF 21 FDP STAFF REPORT.PDF
ANNOUNCEMENTS:

- The next Planning Commission meeting is scheduled for May 21, 2019.
- Planning Commission agendas, Board of County Commission agendas, and other important Arapahoe County information may be viewed online at www.arapahoegov.com or you may contact the Planning Division at 720-874-6650.

PLANNING COMMISSION MEMBERS:

Vacancy               Jamie Wollman         Randall Miller
Diane Chaffin         Jane Rieck, Chair  Richard Sall
Kathryn Latsis

Arapahoe County is committed to making its public meetings accessible to persons with disabilities.

Please contact the Planning Division at 720-874-6650 or TTY 711, at least three (3) days prior to a meeting, should you require special accommodations.
ATTENDANCE

A regular meeting of the Arapahoe County Planning Commission was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code. The following Planning Commission members were in attendance:

Jane Rieck, Chair; Richard Sall, Diane Chaffin, Kathryn Latsis, Chair Pro-Tem, Jamie Wollman, and Randall Miller.

Also present were: Robert Hill, Senior Asst. County Attorney; Chuck Haskins, Engineering Services Division Manager; Sue Liu, Engineer; Jason Reynolds, Current Planning Program Manager; and members of the public.

CALL TO ORDER

Chair Rieck called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.

DISCLOSURE MATTERS

There were no Planning Commission member conflicts with the matters before them.

GENERAL BUSINESS ITEMS:

APPROVAL OF THE MINUTES

The motion was made by Ms. Wollman and duly seconded by Mr. Miller to approve the minutes from the March 19, 2019 Planning Commission meeting, as presented.

The motion passed unanimously.

REGULAR ITEMS:

ITEM 1

Case No. LE19-001, Metrogrow Farm Shop & Equipment Building / Location and Extent (LE) 1st Amendment (Major) – Molly Orkild-Larson, Senior Planner, Public Works and Development (PWD)

Jason Reynolds, Current Planning Division Manager, standing in for Molly Orkild-Larson, introduced the case and established jurisdiction for the Planning Commission (PC) to proceed. He reported the applicant and owner, Metro Wastewater Reclamation District, doing business as Metrogro Farm, was requesting approval of an amendment to a Location and Extent Plan (LE) to add six (6) grain storage silos, a lift tower, and a load out tank to their existing
Troy Gottshalk, Metro Wastewater Reclamation District, applicant, presented a PowerPoint, a copy of which was retained for the record. He introduced the other members of his team, including Kelly Merritt, Public Relations, Elaine (inaudible), Legal Counsel, Patrick Stanley, Superintendent for the Farm, and Charlie Morris, Design Build Contractor. Mr. Gottshalk reported MetroGro Farm was a treatment plant for much of the front range. He said they owned 52,000 acres in eastern Arapahoe County, which was a non-irrigated farm facility. He said they raised wheat and fallowed. Mr. Gottshalk reported they fertilized crops with a byproduct from wastewater treatment. He explained the fertilizer stabilized and replenished the soil. He stated they needed a place to store the wheat they grew and were proposing six more metal grain bins to store an additional 62,500 bushels of grain. Further, Mr. Gottshalk reported they were proposing a 104-foot-tall tower, which could distribute the grain to the six bins. He asked the PC to approve the amendment to the LE.

There were discussions regarding who the primary consumers were. It was noted the applicant worked with Cargill in Byers, who currently sold the wheat. Potential revenue was considered. It was noted the goal was to offset the cost of trucking the waste and that there was really no windfall in revenue; however, it did offset the expense a little bit. Discussions ensued regarding wastewater product, local farming usage, number of employed by the district, and truck traffic generated.

Ms. Rieck opened the hearing for public comment. There were no public comments. The public hearing was closed.

It was moved by Ms. Latsis and duly seconded by Ms. Wollman, in the case of LE19-001, Metrogrow Farm Shop & Equipment Building / Location and Extent 1st Amendment, that the Planning Commission reviewed the staff report, including all exhibits and attachments, listened to the applicant’s presentation and any public comment as presented at the hearing, and moved to approve the application based on the findings in the staff report, subject to the following condition:

1. Prior to signature of the final copy of these plans, the applicant shall address all of Public Works Staff comments and concerns.

The vote was:
<table>
<thead>
<tr>
<th>ADJOURNMENT</th>
<th>There being no further business to come before the Planning Commission, the meeting was adjourned.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Miller, Yes; Mr. Sall, Yes; Ms. Latsis; Yes; Ms. Wollman, Yes.</td>
<td></td>
</tr>
</tbody>
</table>
LOCATION:
A temporary concrete batch plant is proposed to be located adjacent to the existing water storage pond located at the southwest corner of E. 6th Avenue and N. Hayesmount Road. The project is also within Commissioner District No. 3.
**ADJACENT SUBDIVISIONS, ZONING AND LAND USES:**

North: City of Aurora, oil and gas development and vacant.

West: Sky Ranch development, zoned MU-PUD.

South: Sky Ranch development, zoned MU-PUD, existing water storage pond.

East: Prosper Farms development, oil and gas development, zoned MU-PUD.

**PROPOSAL:**

The Sky Ranch Community Authority Board (CAB), a political subdivision and public corporation of the State established pursuant to Section 29-1-203.5 of the Colorado Revised Statutes, is proposing a temporary batch plant to produce concrete for the public improvements needed for the Sky Ranch development. Sky Ranch CAB proposes to locate the batch plant within a 5.29-acre easement on a 311-acre parcel owned by PCY Holdings, LLC. The concrete plant will consist of a control house, batch plant, material storage areas, crusher, conveyors, admixture storage containers, ancillary equipment, parking and loading areas. This plant will be operated by one to three part-time employees from 4:00 a.m. to 3:00 p.m., Monday through Saturday.

Due to the location of the Sky Ranch development, the applicant has experienced difficulty in obtaining construction materials. Placing the plant within close proximity of the proposed development, will facilitate the construction of public improvements in a more cost effective manner. The concrete from this plant will be used to build public curbs, gutters, sidewalks, culverts, foundations for public structures, and other similar items for public uses and purposes for multiple phases of the Sky Ranch development.

The batch plant is proposed for a two-year timeframe. The applicant also proposes an option of two additional one-year extensions for use of the batch plant in order to evaluate need for continuing operations based on anticipated build-out within the community as the project progresses.

A concrete batch plant is considered an industrial land use. Per Colorado Revised Statute (C.R.S.) 25-12-103, the maximum permissible noise level allowed for an industrial use is 80 db(A) from 7:00 a.m. to 7:00 p.m. and 75 db(A) 7:00 p.m. to 7:00 a.m. The batch plant would not be permitted to exceed the db(A)s as specified. Staff has set a condition of approval stating that the plant shall adhere to C.R.S. 25-12-103.

The County’s Land Development Code does not specify the days or hours of operation for concrete batch plants. After discussions with the County’s Building Division and researching batch plant requirements in other counties and municipalities, staff recommends that operations be restricted to the hours between 7:00 a.m. and 7:00 p.m., Monday through Saturday, instead of 4:00 a.m. to 3:00 p.m. as proposed by the applicant,
see table below. The batch plant would not be permitted to exceed 75db(A) during these hours.

<table>
<thead>
<tr>
<th>County or Municipality</th>
<th>Hours of Operation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adams County</td>
<td>7 am to 7 pm</td>
</tr>
<tr>
<td>Garfield County</td>
<td>7 am to 7 pm</td>
</tr>
<tr>
<td>City of Centennial</td>
<td>7 am to 7 pm if any one land use within a distance 1,000 feet is residential or 6 am to 10:00 pm in all other locations.</td>
</tr>
</tbody>
</table>

Staff’s recommended hours of operation have been included as a condition of approval for the Planning Commission’s consideration. Also included in this condition is the flexibility to extend these hours for large pour projects needed for the public facilities with the approval of the Planning Division Manager.

In the referral letter from Tri-County Health Department, permits will be required from the Colorado Department of Public Health and Environment (CDPHE) to address fugitive dust, truck washout, etc. Staff has set a condition of approval for the applicant to obtain all applicable permits for the batch plant.

The closest development, outside of Sky Ranch, to the proposed batch plant is the Harmony subdivision (under construction) along Powhaton Road and a number of existing residential homes north of Sky Ranch Neighborhood B on E. Colfax Avenue. The distance between the plant and these developments is approximately 1.4 miles. Situating the batch plant at a distance of 1.4 miles from residential development, combined with staff’s recommended restrictions on hours of operation, is expected to lessen the impacts on these neighboring residents.

**RECOMMENDATION:**

Staff: Staff recommends the application be approved with a change in the hours of operation based on the findings and subject to the conditions of approval outlined herein.

**I. BACKGROUND**

Both the Sky Ranch Neighborhood B and Sky Ranch Wastewater Treatment Facility were approved in 2018. Presently, the Sky Ranch Neighborhoods A, C, D, E and F General Development Plan is under review by County staff. The proposed batch plant would provide concrete for the construction of public improvements necessary to serve the Sky Ranch development.

**II. DISCUSSION**

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) review of pertinent zoning regulations; and 3) analysis of referral comments.
1. **The Comprehensive Plan**
The Comprehensive Plan designates the area in which the subject site is located as Urban Residential. The temporary concrete batch plant does not comply with this land use category. However, the batch plant is proposed as a public use by the Sky Ranch CAB and will assist in building public improvements for the proposed Sky Ranch development. The use will be temporary and cease over a period of two years with a maximum of four years, if approved for extensions.

This application complies with the following Goals and Policies of the Comp Plan:

- **Policy TM1.4 – Reduce Traffic in Residential Neighborhoods**
  *Situating the concrete batch plant close to the Sky Ranch development reduces the number of miles travelled by concrete trucks on Arapahoe County roads.*

- **Strategy NCR 4.1(a) – Continue Emphasis on Vehicle Mile Travel Reduction to Improve Air Quality**
  *Placing the temporary concrete plant next to the Sky Ranch development reduces total vehicle miles traveled by concrete trucks, thus reducing vehicle emissions.*

2. **Land Development Code (LDC) Review**
Chapter 13-700 of the Land Development Code covers the policy and regulatory aspects of a Location and Extent application for a public or quasi-public facility. The proposed temporary concrete batch plant for a private land development was determined to qualify for an Location and Extent process as it will be operated under the authority of The Sky Ranch Community Authority Board (CAB), a political subdivision and public corporation of the State established pursuant to Section 29-1-203.5 of the Colorado Revised Statutes and will be used for the public purpose of supplying material for public improvements such as roads, curbs, gutters and sidewalks.

The following includes a specific review of Location and Extent, Section 13-702 – General Requirements and Procedure. A Location and Extent does not have specific approval criteria, but may be approved upon the findings that:

13-702.01A No road, park, public way, ground, or space, no public building or structure, and no major facility of a public utility shall be constructed or authorized in the unincorporated areas of Arapahoe County unless and until the proposed location and extent thereof has been submitted to and approved by the Arapahoe County Planning Commission.
13-702.05 The Planning Commission and the Board of County Commissioners, when applicable, may approve the facilities as submitted, approve it with conditions, or deny the facility. The conditions to be imposed are those necessary, in the discretion of the Planning Commission and Board of County Commissioners, to mitigate or eliminate any adverse impacts of the proposed facility on the surrounding area, and may include the posting of sufficient performance guarantees with the County to guarantee the construction of any improvements.

The Planning Commission is the deciding body for Location and Extent applications.

SUBMITTAL REQUIREMENTS - The applicant is in compliance with Section 13-703 by submitting all of the required materials.

3. Referral Comments
Comments received during the referral process are as follows:

<table>
<thead>
<tr>
<th>Referral Agency</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arapahoe County Engineering Services Division</td>
<td>Staff recommends this case favorably subject to addressing all Engineering Services and SEMSWA comments and concerns.</td>
</tr>
<tr>
<td>Arapahoe County Mapping</td>
<td>Staff is working with applicant to address comments.</td>
</tr>
<tr>
<td>Arapahoe County Zoning</td>
<td>No comments.</td>
</tr>
<tr>
<td>Arapahoe County Oil and Gas</td>
<td>No comments.</td>
</tr>
<tr>
<td>Arapahoe County Open Spaces</td>
<td>No comments received.</td>
</tr>
<tr>
<td>Arapahoe County Weed Manager</td>
<td>No comments received.</td>
</tr>
<tr>
<td>Arapahoe County Sheriff</td>
<td>No comments.</td>
</tr>
<tr>
<td>City of Aurora</td>
<td>No comments received.</td>
</tr>
<tr>
<td>Colorado Parks and Wildlife</td>
<td>If a prairie dog town exists on-site, this agency recommends at least within two weeks of initial site disturbance that a burrowing owl survey be conducted. This agency also recommends a weed management plan be developed for the site. <em>Staff has set these recommendations as conditions of approval.</em></td>
</tr>
<tr>
<td>Organization</td>
<td>Response</td>
</tr>
<tr>
<td>--------------------------------------------------</td>
<td>---------------------------------------</td>
</tr>
<tr>
<td>Bennett Fire Protection District</td>
<td>No response received.</td>
</tr>
<tr>
<td>Sky Ranch District #5</td>
<td>Supports application.</td>
</tr>
<tr>
<td>Post Office Growth Coordinator</td>
<td>No comments.</td>
</tr>
<tr>
<td>REAP I-70 Regional Economic Advancement Partnership</td>
<td>This group supports this application.</td>
</tr>
<tr>
<td>Tri-County Health Department</td>
<td>This agency recommends that fugitive dust, truck washout and hazardous materials stored on-site obtain all applicable permits from the Colorado Department of Public Health and Environment (CDPHE). <em>Staff has set a condition of approval that the applicant obtain all applicable permits for the batch plant.</em> Tri-County also has no objection to the applicant using portable toilets and recommends a method of hand sanitation. <em>The applicant is proposing to use hand sanitizer rather than a sink, which Tri-County said was sufficient.</em></td>
</tr>
<tr>
<td>Arapahoe County Economic Development Partnership</td>
<td>No comments.</td>
</tr>
<tr>
<td>West Arapahoe Conservation District</td>
<td>No comments received.</td>
</tr>
<tr>
<td>Denver International Airport</td>
<td>This agency requires the applicant to file Form 7460-1 if the proposed site is within 20,000 feet of a public use runway, (breaks a 100:1 plane coming off the nearest point of the nearest runway) or is more than 200 feet above ground level at any location. <em>The applicant indicates that neither of these requirements apply to the project.</em></td>
</tr>
<tr>
<td>CenturyLink</td>
<td>This agency approves this application with conditions. This agency has facilities located on the south side of E. 6th Avenue. CenturyLink requests that, if the proposed concrete batch plant conflicts with their facilities, the relocation of the plant will be done at the applicant’s expense and within CenturyLink’s guidelines. <em>Staff has set a condition to comply with this agency’s requests.</em></td>
</tr>
</tbody>
</table>
This agency has existing underground electric distribution facilities along the north and south sides of E. 6th Avenue west of Hayesmount. Should the proposed concrete batch plant conflict with existing Xcel facilities, the applicant must work with this agency and complete the Xcel application process. **Staff has set a condition to comply with this agency’s requests.**

<table>
<thead>
<tr>
<th>Agency</th>
<th>Details</th>
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<tbody>
<tr>
<td>Rangeview Water and Sanitation District</td>
<td>This district supports the application.</td>
</tr>
<tr>
<td>Southeast Metro Stormwater Authority (SEMSWA)</td>
<td>See Engineering comments.</td>
</tr>
<tr>
<td>Urban Drainage</td>
<td>No comments received.</td>
</tr>
<tr>
<td>East End Advisory</td>
<td>Three members had “no comments” and one had “no concerns.”</td>
</tr>
</tbody>
</table>

**STAFF FINDINGS:**

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

1. The submitted Location and Extent application is mainly in conformance with the Arapahoe County Comprehensive Plan. While a concrete plant would not be supported by the Urban Residential classification, the proposed plant is intended to facilitate the construction of public improvements necessary to serve the residential development in the area and is temporary in nature.

2. The submitted Location and Extent application is in conformance with submittal and processing requirements of the Arapahoe County Land Development Code.

3. With the recommended conditions of approval, including a restriction on the hours of operation, the temporary use of a batch plant for a limited period of time to support construction of public improvements within the Sky Ranch development is not expected to adversely impact quality of life for neighboring residents.

**RECOMMENDATION:**

Considering the findings and other information provided herein, staff recommends approval of Case No. LE18-006, Sky Ranch Concrete Batch Plant Location and Extent, with conditions recommended in this report.
DRAFT MOTIONS:
In the case of LE18-006, Sky Ranch Concrete Batch Plant Location and Extent, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant’s presentation and any public comment as presented at the hearing and hereby move to approve this application based on the findings in the staff report, subject to the following conditions:

1. Prior to signature of the final copy of these plans, the applicant shall address all of Public Works Staff comments and concerns.

2. The Owner or Operator of the concrete batch plant shall obtain and shall maintain as valid and current all federal, state, and local permits, authorizations, and certifications required for the operation of the concrete batch plant including, but not limited to Stormwater Industrial Discharge Permit(s), Process Water Industrial Permit(s), Air Permit(s) and Construction Permit(s).

3. The applicant shall comply with Colorado Parks and Wildlife recommendations.

4. The applicant shall comply with Xcel Energy and CenturyLink’s recommendations.

5. All noise generated from the operation shall not exceed the maximum permissible limits set forth in C.R.S. 25-12-103 for an industrial use to include a concrete batch plant.

6. The concrete batch plant is limited to use for construction of public improvements within the Sky Ranch development and shall not sell to private customers for use outside those intended under the terms of the application submitted.

7. If an additional year of operation is desired beyond the initial two-year period, the applicant shall submit a request for a one-year extension to the Planning Division Manager. This request shall be submitted at least one month prior to the end of the initial two-year period. If a second (and final) one-year extension is desired, the applicant shall repeat the extension request process at least one month prior to the end of the extended one-year period. The Planning Division Manager shall have the authority to approve the proposed extensions.

8. Operation of the concrete batch plant shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Saturday. If a public facility requires a large pour that will exceed the operating hours of 7:00 a.m. to 7:00 p.m., the applicant shall submit a request to the Planning Division Manager for review and approval.
Alternate Motions:
The following motions are provided as alternatives to the recommended motion for Conditional Approval:

DENY:
In the case of LE18-006, Sky Ranch Concrete Batch Plant Location and Extent, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant’s presentation and the public comment as presented at the hearing and hereby move to deny this application based on the following findings:

   a. State new or amended findings in support of denial as part of the motion.

   b. …

CONTINUE TO DATE CERTAIN:
In the case of LE18-006, Sky Ranch Concrete Batch Plant Location and Extent, I move to continue the decision on this request to [DATE], 2019, date certain, at 6:30 p.m., in the Arapahoe Room at 6954 S. Lima Street, Centennial, Colorado 80112, to receive additional information and to further consider information presented.

Attachments:
Application
Engineering Staff Report
Referral Comments & Applicant’s Response
Exhibit
Land Development Application

Form must be complete

Land Development Application materials received after 2pm shall be date stamped received the following working day.

**APPLICANT/REPRESENTATIVE:**
Sky Ranch CAB

**ADDRESS:**
34501 E. Quincy Ave., Bldg. 34, Watkins, CO 80137

**PHONE:** (303) 292-3456  **FAX:** (303) 292-3475

**EMAIL:** MHarding@purecyclewater.com

**SIGNATURE:**

**OWNER(S) OF RECORD:**
PCY Holding LLC

**ADDRESS:**
34501 E. Quincy Ave., Bldg. 34, Watkins, CO 80137

**PHONE:** (303) 292-3456  **FAX:** (303) 292-3475

**EMAIL:** MHarding@purecyclewater.com

**SIGNATURE:**

**ENGINEERING FIRM:**
Pure Cycle

**ADDRESS:**
34501 E. Quincy Ave., Bldg. 34, Watkins, CO 80137

**PHONE:** (303) 292-3456  **FAX:** (303) 292-3475

**EMAIL:** MHarding@purecyclewater.com

**CONTACT PERSON:**
Brent Brouillard

**NAME:**
Mark Harding

**TITLE:**
President

**NAME:**
Mark Harding

**TITLE:**
President

<table>
<thead>
<tr>
<th>Pre-Submittal Case Number:</th>
<th>18-095</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-Submittal Planner:</td>
<td>Jason Reynolds</td>
</tr>
<tr>
<td>Pre-Submittal Engineer:</td>
<td>Catheen Valenta</td>
</tr>
</tbody>
</table>

**Parcel AIN No.:**
1977-00-00-324

**Parcel Address or Cross Streets:**
E. 6th Avenue & N. Hayesmount Road

**Subdivision Name & Filing No.:**
Sky Ranch

**Related Case Numbers:**
(Preiminary/Final Development Plan, rezoning, and/or Plat)
N/A

**EXISTING**

<table>
<thead>
<tr>
<th>Zoning:</th>
<th>MU-PUD</th>
<th>C1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Case/Project/Subdivision Name:</td>
<td>Sky Ranch</td>
<td>Sky Ranch</td>
</tr>
<tr>
<td>Site Area (Acres):</td>
<td>311.3</td>
<td>5</td>
</tr>
<tr>
<td>Floor Area Ratio (FAR):</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Density (Dwelling Units/Acre):</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Building Square Footage:</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Disturbed Area (Acres):</td>
<td>5</td>
<td></td>
</tr>
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</table>

**PROPOSED**

<table>
<thead>
<tr>
<th>CASE TYPE (Administrative Case types are shaded in Gray)</th>
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<tbody>
<tr>
<td>☐ General Development Plan or Major Amendment</td>
</tr>
<tr>
<td>☐ Master Development Plan or Major Amendment</td>
</tr>
<tr>
<td>☐ Specific Development Plan or Major Amendment</td>
</tr>
<tr>
<td>☐ Planned Sign Program or Major Amendment</td>
</tr>
<tr>
<td>☐ Vacation of Right of Way/Easement/Plat</td>
</tr>
<tr>
<td>☐ 1041 - Areas &amp; Activities of State Interest - Use by Special Review</td>
</tr>
<tr>
<td>☐ Comprehensive Plan</td>
</tr>
</tbody>
</table>

**THIS SECTION FOR OFFICE USE ONLY**

<table>
<thead>
<tr>
<th>Case No:</th>
<th>Planning Manager:</th>
<th>Engineering Manager:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Fee:</td>
<td></td>
<td>Engineering Fee:</td>
</tr>
</tbody>
</table>

This application shall be submitted with all applicable application fees. Submittal of this application does not establish a vested property right in accordance with C.R.S. 24-66-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code. 
October 22, 2018

Arapahoe County Public Works & Development
Planning Division
6924 S Lima St.
Centennial, CO 80112
Attn: Ms. Molly Orkild-Larson, Senior Planner

RE: Sky Ranch Concrete Batch Plant, Location and Extent, Initial Submittal

Dear Ms. Orkild-Larson,

The Sky Ranch CAB is planning to construct a concrete batch plant to serve the proposed Sky Ranch PUD in unincorporated Arapahoe County. This document is an application for Location and Extent approval and includes a GESC plan for the project.

The CAB, pursuant to its Service Plan, is authorized to construct certain public improvements within the Sky Ranch Development for governmental entities including Arapahoe County, SESMSWA, and Rangeview Metropolitan District as well as improvements which will be owned, operated, and maintained by the CAB. Due to Sky Ranch’s location, we have experienced difficulty obtaining certain construction materials including concrete, which the CAB is seeking to self-perform through this L&E application. The proposed batch plant is a temporary mobile plant that will be used to provide concrete for CAB infrastructure including curbs, gutters, sidewalks, drainage culverts, sewer plant foundations, and other public infrastructure over multiple phases of the Sky Ranch development. The plant will be leased by the CAB and operated under contract through the CAB with restrictions on use of material for CAB infrastructure only. The CAB desires L&E approval to operate the batch plant for a two-year timeframe, with the option of two additional one-year extensions.

Having on site concrete for its infrastructure needs will benefit the CAB and its citizens to assure a cost effective and reliable source of needed material, it will alleviate miles of wear and tear on public roads associated with hauling concrete large distances from other concrete plants, and provides the ability to obtain concrete in a timely manner. The Sky Ranch Concrete Batch Plant will consist of concrete material storage areas (for aggregate, sand, and cement), conveyors, admixture storage containers, ancillary equipment, and parking/loading areas.

The project is located in the NE ¼, Section 10, Township 4 South, Range 65 West of the 6th Principal Meridian; an un-subdivided 311.3-acre parcel, Arapahoe County Assessor’s parcel number 1977-00-0-00-324. The property is currently zoned MU-PUD and is owned by PCY Holding LLC, a wholly owned subsidiary of Pure Cycle Corporation. The Sky Ranch CAB will hold an easement for the batch plant site. Land use around the batch plant is cultivated agricultural; a use that will be maintained after construction of the
batch plant. A water storage pond is located to the south of the site and oil/gas infrastructure pads are located to the north and southeast.

The easement for the batch plant will encompass 5.29 acres and will be located directly south of E. 6th Avenue. Two turnouts will be constructed on the site from 6th Avenue. Site access from 6th Avenue will be available along an existing, privately maintained gravel road connecting to the southern I-70 frontage road at the Airpark exit from I-70, and to North Hayesmount Road which also connects to the I-70 frontage road further east of the Airpark exit.

If you have any questions regarding this project, please do not hesitate to contact me.

Sincerely,

Mark Harding
President, Sky Ranch CAB
Planning Commission’s Summary Report

Date: March 4, 2019

To: Arapahoe County Planning Commission

Through: Molly Orkild-Larson, Planning Division
Planning Division

Through: Chuck Haskins, PE
Engineering Services Division, Manager

From: Sue Liu, PE
Engineering Services Division

Case name: LE18-006 Sky Ranch Concrete Batch Plant

Purpose and Recommendation
The purpose of this report is to communicate the Engineering Services Staff findings, comments, and recommendations regarding the land use application(s) identified above.

Scope/Location:

PCY Holding LLC is requesting approval of the Location and Extent plan for Sky Ranch Concrete Batch Plant project. The concrete batch plant is proposed to serve the Sky Ranch Development. The batch plant will provide an appropriate concrete supply for all concrete structures, sidewalk, and curb and gutter required for the Sky Ranch Development. The Plant will consist of concrete material storage areas, conveyors, admixture storage containers, ancillary equipment, and parking/loading areas.

Site access is from 6th Avenue, an existing, privately maintained gravel road.

Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:

1. The site lies within the First Creek basin and its tributary.
2. Due to the minimum site traffic generated from the project - 26 to 58 average daily traffic import of concrete material from Airport Road exit 292 from I-70 on proposed or existing roadways within the Sky Ranch Property for delivery at the batch plant, and all concrete trucks will travel solely within the Sky Ranch project boundary, the traffic impact study is waived by Engineering Services Division Staff.
3. Paving requirement of East 6th Avenue is waived at this time due to the fact that a) the existing gravel access road meets and exceeds the access requirements for Bennett-Watkins Fire Protection District, and provide appropriate transportation infrastructure for the proposed project, and b) the batch plant is a temporary project and will only operate to supply concrete for Sky Ranch Development. East 6th Avenue will require to be paved when Sky Ranch Development occurs in the area.

4. SEMSWA, through a Memorandum of Understanding (MOU) and associated Standard Operating Procedures (SOPs), administers the GESC Program on behalf of the County. SEMSWA, with concurrence from the County, will approve the GESC plans, issue the GESC permit and provide GESC inspections.

**Engineering Services Staff is recommending the land use application favorably subject to the following conditions:**

1. The applicant agrees to address the Division of Engineering Services’ findings, comments, and concerns as identified within the staff’s report.
2. The applicant agrees to address SEMSWA’s comments and concerns.
October 31, 2018

Molly Orkild-Larson
Arapahoe County Planning Division
6924 S. Lima Street
Centennial, CO 80112
(720) 874-6650

Re: Sky Ranch Concrete Batch Plant / Location and Extent LE18-006 / Initial Submittal / Arapahoe County

Dear Molly Orkild-Larson:

Thank you for the opportunity to comment on the site plan for Sky Ranch Concrete Batch Plant. The 5.3-acre site will consist of concrete material storage areas (for aggregate, sand, and cement), conveyors, admixture storage containers, ancillary equipment, and parking/loading areas. The site is zoned MU-PUD and is located in the northeast ¼ of Section 10, Township 4 South, Range 65 West of the 6th Principal Meridian in Arapahoe County, Colorado.

The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado’s natural resources. CPW has a statutory responsibility to manage all wildlife species in Colorado, and to promote a variety of recreational opportunities throughout Colorado. One way we achieve this goal is by responding to information requests, as is the case for this project.

CPW previously commented on the adjacent property entitled Sky Ranch Development Filing No. 1. The approximately 5.3-acre Sky Ranch Concrete Batch Plant site is located directly south of E. 6th Avenue. Two turnouts will be constructed on the site from 6th Avenue. Site access from 6th Avenue will be available along an existing, privately maintained gravel road connecting to the southern I-70 frontage road at the Airpark exit from I-70, and to North Hayesmount Road which also connects to the I-70 frontage road further east of the Airpark exit.

Although the property is of minimal acreage and is located near a road, the site does hold value as wildlife habitat and if nothing else provides open space for many wildlife species. CPW would expect to find a variety of ground-nesting birds, small ground-dwelling mammals, raccoons, fox, coyotes, and deer along with a variety of avian raptor species such as eagles, falcons, owls, and hawks using the property for loafing, perching and foraging or simply passing through the area.
If prairie dog towns are present at the site, CPW recommends at least within two weeks of initial site disturbance that a burrowing owl survey(s) be conducted. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. These raptors are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing or taking of burrowing owls or disturbance of their nests. Therefore, if any earth-moving will occur between March 15th and October 31st a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey may be obtained from District Wildlife Manager Travis Harris, or by visiting the CPW website at www.wildlife.state.co.us or by calling the CPW Northeast Region Office at (303) 291-7227.

CPW recommends that an active weed management plan be implemented in accordance with Arapahoe County standards to control and eliminate the spread of any noxious weeds in and around the site. Invasive plants endanger the ecosystem by disturbing natural processes and jeopardizing the survival of native plants and the wildlife that depend on them. The spread and control of noxious weeds on the site is a concern for wildlife in the immediate and surrounding area. Weeds are defined as “a plant that interferes with management objectives for a given area of land at a given point in time” (Whitson, 1999). CPW recommends that the planting of any species listed as noxious weeds be avoided throughout the development and surrounding area. The threat is so severe in the United States that scientists now agree that the spread of invasive species is one of the greatest risks to biodiversity (Nature Conservancy - 2003).

Finally, it is important to note that incremental and cumulative loss of natural areas and open space will, over time, significantly degrade the overall quality of wildlife habitat in the area. Although relatively small in acreage, it is important to note that the development of Sky Ranch Concrete Batch Plant contributes to the overall fragmentation and loss of native short grass prairie habitat in Colorado and Arapahoe County.

Thank you again for the opportunity to comment on the proposed development of Sky Ranch Concrete Batch Plant. Please do not hesitate to contact us again about ways to continue managing the properties in order to maximize wildlife value while minimizing potential conflicts. If you have further questions please contact District Wildlife Manager Travis Harris at (303) 915-8444.

Sincerely,

Crystal Chick
Area 5 Wildlife Manager

Cc: M. Leslie, T. Kroening, T. Harris
Molly Orkild-Larson

From: Hilaire, Jeannette - DEN <Jeannette.Hilaire@flydenver.com>
Sent: Thursday, October 25, 2018 12:55 PM
To: Molly Orkild-Larson
Cc: Hester, Tim - DEN
Subject: FW: Sky Ranch Concrete Batch Plant (LE18-006)

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Morkild-Larson,

Thank you for providing Denver International Airport (DEN) the opportunity to comment on the Sky Ranch Concrete Batch Plant (LE18-006). Based on the application, the batch plant is located well to the south of DEN. However, it appears the site is at a much higher elevation than DEN, so we provide the following:

FAA reviews planning and construction proposals through the submittal of FAA Form 7460-1, Notice of Proposed Construction or Alteration. If any portion of the proposal is located within 20,000 feet of a public use runway (and breaks a 100:1 plane coming off the nearest point of the nearest runway); or, is more than 200 feet above ground level at any location, the FAA requires the project’s proponent to file a Form 7460-1. If the proposal does not meet any of the criteria above, it may still be necessary to file a Form 7460-1 if the structure requires an FCC license or there is a potential for navigational equipment interference. The FAA uses information provided on this form to conduct an aeronautical review to determine if the proposal will pose an aeronautical hazard and to minimize the adverse effects to aviation. FAA Form 7460-1 can be filed electronically at www.oeaaa.faa.gov.

Please use the notice criteria tool on this website to determine whether or not the proponent is required to file: https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm
If you have any further questions, please feel free to contact me or Mr. Tim Hester, Senior Airport Planner, cc’d on this email.

K/r
From: Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>
Sent: Thursday, October 25, 2018 8:44 AM
To: Hilaire, Jeannette - DEN <Jeannette.Hilaire@flydenver.com>
Subject: Sky Ranch Concrete Batch Plant (LE18-006)

Please find the attached link to review the above mentioned application. [https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID1=18CAP&capID2=00000&capID3=00533&agencycode=Arapahoe](https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID1=18CAP&capID2=00000&capID3=00533&agencycode=Arapahoe) Once at the link click on “Record Info” and then select “Attachments”, scroll down to see the documents. Please contact me if you have trouble accessing the application’s documents.

Please provide me with your comments on or before November 15.

Molly Orkild-Larson, Senior Planner
Arapahoe County Public Works and Development
Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO 80112
720-874-6650/ 720-874-6658 TDD/ 720-874-6611 Fax
Morkild-larson@arapahoegov.com
Hi Molly,
I don't have any comments on the proposed Sky Ranch Concrete Batch Plant.

I hope that you have a great weekend and an awesome Thanksgiving!

Deb Deitchel
East End Advisory Committee
Please find attached a referral routing form and the links to access to the material to be reviewed.  https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID at the link click on “Record Info” and then select “Attachments”, scroll down to see the documents. Please contact me.

Please provide me with your comments on or before November 15.

Thanks,

Molly Orkild-Larson, Senior Planner

Arapahoe County Public Works and Development

Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO  80112

720-874-6650/ 720-874-6658 TDD/ 720-874-6611 Fax

Morkild-larson@arapahoegov.com

FREE Animations for your email - by IncrediMail

Click Here!
Molly, I have no comment on this application

Dear all:

Please find attached a referral routing form and the links to access to the material to be reviewed.  https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID1=18CAP&capID2=00000&capID3=00533&agencycode=Arapahoe  Once at the link click on “Record Info” and then select “Attachments”, scroll down to see the documents.  Please contact me if you have trouble accessing the application’s documents.

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Arapahoe County Public Works and Development
Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO  80112
720-874-6650/ 720-874-6658 TDD/ 720-874-6611 Fax
Morkild-larson@arapahoegov.com
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<td>Have NO Comments to make on the case as submitted</td>
<td>Shellie Miller</td>
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<tr>
<td>Have the following comments to make related to the case: I have no concerns regarding this project.</td>
<td>Shellie Miller</td>
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</table>
## Arapahoe County Agencies

- **Assessor / Arapahoe County (Residential)**: Karen Hart
- **Attorney / Arapahoe County**: Robert Hill
- **Building / Arapahoe County**: Joe Richards
- **Engineering / Arapahoe County**: Sue Liu
- **Mapping / Arapahoe County**: Karen Kennedy
- **Oil & Gas / Arapahoe County**: Diane Koels
- **Open Space / Arapahoe County**: Raymond Winn
- **Planning / Arapahoe County**: Molly Orkild-Larson
- **Sheriff / Arapahoe County**: 1 to Scott Sjakofske, 1 to Glenn Thompson, 1 to Jason Presley

## Citizen's Organizations

- **CCNA-Cherry Creek Neighborhoods Ass.**
- **CECON-(Within Centennial)**
- **Four Square Mile Neighborhood**
- **Arapahoe County Economic Development Partnership**
- **Transportation**
- **Conservation District**
- **Deer Trail Conservation District**
- **West Arapahoe Conservation District**
- **Tasha Chevarria**

## Referral Agencies

- **Architectural Review Committee**: Caitlyn Cahill
- **Arapahoe Library District**: Amber Lindberg
- **CGS Colorado Geological Survey-Soils**: Jill Carlson
- **City – Aurora**: Porter Ingrum
- **Colorado Parks and Wildlife**: Crystal Chick
- **Town**:
- **DRCOG**
- **Bennet Fire Protection District**: Caleb Connor
- **Metro District – Sky Ranch District #5**: Lisa Johnson
- **Post Office Growth Coordinator**: Krissy Summerfield
- **Reap I-70 Regional Economic Advancement Partnership**: Gary Duke and Jack Keever
- **Arapahoe County Parks and Recreation District**: Lynn Cornell
- **School District – Bennett**:
- **Tri-County Health Department**: Sheila Lynch
- **HOMEOWNER'S ASSOCIATIONS**

## Utilities: Gas, Electric & Phone

- **Centurylink/Phone**
- **Conoco Phillips / Gas Pipeline**
- **XCEL**
- **IREA**
- **Denver International Airport**
- **Thomas Reed**

## Water / Sanitation / Stormwater / Wetlands

- **Rangeview Water and Sanitation District**
- **U.S. Army Corp. of Engineer**
- **Division of Water Resources**
- **SEMSWA**
- **Urban Drainage & Flood**
- **East End Advisory (5 sets)**
- **Scott Lehman**
- **Kiel Downing**
- **Joanne Williams**
- **Tiffany Clark**
- **Paul Kim**

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### COMMENTS:

- [x] Have NO Comments to make on the case as submitted
- [ ] Have the following comments to make related to the case:

### SIGNATURE:

[Signature]

EAC/AEC
**Referral Routing**

**Case Number / Case Name:** LE18-006, Sky Ranch Concrete Batch Plant – Location and Extent

**Planner:** Molly Orkild-Larson  
**Engineer:** Sue Liu  
**Date sent:** October 24, 2018  
**Date to be returned:** November 15, 2018

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**COMMENTS:**
- Have NO Comments to make on the case as submitted  
- Diane Kocs  
- Have the following comments to make related to the case:

**SIGNATURE**
**Planning Division**

**Referral Routing**

**Case Number / Case Name:** LE18-006, Sky Ranch Concrete Batch Plant – Location and Extent  
**Planner:** Molly Orkild-Larson  
**Engineer:** Sue Liu  
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| City – Aurora | Porter Ingrum | |
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| Town | IREA | Donna George |
| DRCOG | | Brooks Kaufman |
| Bennet Fire Protection District | Caleb Connor | Rangeview Water and Sanitation District |
| Metro District – Sky Ranch District #5 | Lisa Johnson | U.S. Army Corp. of Engineer |
| Post Office Growth Coordinator | Krissy Summerfield | Division of Water Resources |
| Reap I-70 Regional Economic Advancement Partnership | Gary Duke and Jack Keever | SEMSWA |
| Arapahoe County Parks and Recreation District | Lynn Cornell | Urban Drainage & Flood |
| School District – Bennett | | East End Advisory (5 sets) |
| Tri-County Health Department | Sheila Lynch | Colorado Department of Public Health and Environment (CDPHE) |
| HOMEOWNER’S ASSOCIATIONS | | Paul Kim |

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**COMMENTS:**  
☐ Have NO Comments to make on the case as submitted  
☐ Have the following comments to make related to the case:  

**SIGNATURE:**  
Jason Eddleman USPS-Growth Coordinator
October 24, 2018

Arapahoe County Public Works & Development
Planning Division
6924 S Lima St.
Centennial, CO 80112
Attn: Ms. Molly Orkild Larson, Senior Planner

RE: Sky Ranch Concrete Batch Plant, Location and Extent (LE18-006), Referral Routing

Dear Ms. Orkild-Larson,

Rangeview Metropolitan District has reviewed the Location & Extent application for the Sky Ranch Concrete Batch Plant (LE18-006). Although we have no specific comments on the project, we would like to express our support for the project. By constructing a concrete batch plant within the Sky Ranch property, this project will decrease truck traffic on adjacent roads by keeping concrete deliveries within Sky Ranch. Rangeview Metropolitan District will also be the water service provider for the batch plant and we hope this application is approved.

If you have any other questions or concerns, please feel free to contact me.

Sincerely,

Scott Lehman, Director
Rangeview Metropolitan District
slehman@purecyclewater.com
Molly Orkild-Larson

From: jack keever <jakreap@aol.com>
Sent: Wednesday, October 24, 2018 4:56 PM
To: Molly Orkild-Larson
Subject: Re: Sky Ranch Concrete Batch Plant L&E - Referral Request

Dear Molly;

Reap has supported the development of Sky Ranch since its inception.  We hope you will approve this application.

Thank you,

Jack Keever

-----Original Message-----
From: Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>
To: Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>
Cc: Terri Maulik <TMaulik@arapahoegov.com>; Michelle Lengyel <MLengyel@arapahoegov.com>
Sent: Wed, Oct 24, 2018 7:55 am
Subject: Sky Ranch Concrete Batch Plant L&E - Referral Request

Dear all:

Please find attached a referral routing form and the links to access to the material to be reviewed.  https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID1=18CAP&capID2=00000&capID3=00533&agencycode=Arapahoe Once at the link click on “Record Info” and then select “Attachments”, scroll down to see the documents. Please contact me if you have trouble accessing the application’s documents.

Please provide me with your comments on or before November 15.

Thanks,
Molly Orkild-Larson, Senior Planner
Arapahoe County Public Works and Development
Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO 80112
720-874-6650/ 720-874-6658 TDD/ 720-874-6611 Fax
Morkild-larson@arapahoegov.com
**Case Number / Case Name:** LE18-006, Sky Ranch Concrete Batch Plant – Location and Extent

**Planner:** Molly Orkild-Larson  
**Engineer:** Sue Liu  
**Date sent:** October 24, 2018  
**Date to be returned:** November 15, 2018

**Arapahoe County Agencies**

- **Assessor / Arapahoe County (Residential)**: Karen Hart
- **Building / Arapahoe County**: Joe Richards
- **Engineering / Arapahoe County**: Sue Liu
- **Mapping / Arapahoe County**: Karen Kennedy
- **Oil & Gas / Arapahoe County**: Diane Kocis
- **Planning / Arapahoe County**: Molly Orkild-Larson
- **Sheriff / Arapahoe County**: 1 to Scott Sickafosse  
  1 to Glenn Thompson  
  1 to Jason Presley
- **Weed Control / Arapahoe County**: Russell Johnson
- **Zoning / Arapahoe County**: Caitlyn Cahill
- **CGS Colorado Geological Survey-Soils**: Jill Carlson
- **City – Aurora**: Porter Ingrum
- **Colorado Parks and Wildlife**: Crystal Chick
- **Town**: IREA
- **DRCOG**:  
- **Bennet Fire Protection District**: Caleb Connor
- **Metro District – Sky Ranch District #5**: Lisa Johnson
- **Post Office Growth Coordinator**: Krissy Summerfield
- **Reap I-70 Regional Economic Advancement Partnership**: Gary Duke and Jack Keever
- **Arapahoe County Parks and Recreation District**: Lynn Cornell
- **School District – Bennett**:  
- **Tri-County Health Department**: Sheila Lynch
- **HOMEOWNER’S ASSOCIATIONS**: ☐

**Referral Agencies**

- **Architectural Review Committee**: Amber Lindberg  
- **Arapahoe Library District**:  
- **CGS Colorado Geological Survey-Soils**: Jill Carlson
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**Citizen’s Organizations**

- **CCNA-Cherry Creek Neighborhoods Ass.**: CT
- **CECON-(Within Centennial)**:  
- **Four Square Mile Neighborhood**:  
- **Arapahoe County Economic Development Partnership**: Janet Cook

**Conservation District**

- **Deer Trail Conservation District**:  
- **West Arapahoe Conservation District**: Tasha Chevarria

**Transportation**

- **CDOT / State Highway Dept- Region 1**: Richard Solomon
- **E-470 Authority**: Peggy Davenport
- **RTD**: Chris Quinn

**Utilities: Gas, Electric & Phone**

- **Centurylink/Phone**:  
- **Conoco Phillips / Gas Pipeline**:  
- **XCEL**: Donna George
- **IREA**: Brooks Kaufman

**Water / Sanitation / Stormwater / Wetlands**

- **Rangeview Water and Sanitation District**: Scott Lehman
- **U.S. Army Corp. of Engineer**: Kiel Downing
- **Division of Water Resources**: Joanne Williams
- **SEMSWA**: Tiffany Clark
- **Urban Drainage & Flood**:  
- **East End Advisory (5 sets)**:  

**The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. 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, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.**

<table>
<thead>
<tr>
<th>COMMENTS:</th>
<th>SIGNATURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Have NO Comments to make on the case as submitted</td>
<td>Glenn Thompson, Bureau Chief, Arapahoe County Sheriff’s Office 10/25/18.</td>
</tr>
<tr>
<td>☐ Have the following comments to make related to the case:</td>
<td></td>
</tr>
</tbody>
</table>
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- Assessor / Arapahoe County (Residential): Karen Hart
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**COMMENTS:**

- Have NO Comments to make on the case as submitted
- Have the following comments to make related to the case:

**SIGNATURE:**
November 6, 2018

Molly Orkild-Larson  
Arapahoe County Public Works and Development  
6924 S. Lima Street  
Centennial, CO 80112

RE: Sky Ranch Concrete Batch Plant, LE18-006  
TCHD Case No. 5257

Dear Ms. Orkild-Larson,

Thank you for the opportunity to review and comment on the Location and Extent for a temporary concrete batch plant located at the southwest corner of Hayesmount Road and 6th Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

**Fugitive Dust**  
Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions, including fugitive dust. Control measures may be necessary to minimize the amount of fugitive emissions from site activities including concrete crushing, haul roads, stockpiles, and erosion. The applicant shall contact the APCD, at (303) 692-3100 for more information. Additional information is available at [https://www.colorado.gov/pacific/cdphe/categories/services-and-information/environment/air-quality/business-and-industry](https://www.colorado.gov/pacific/cdphe/categories/services-and-information/environment/air-quality/business-and-industry).

**Truck Washout Wastes**  
Concrete washout wastes are caustic and they also contain fine particles of sand and cement that can degrade water quality if allowed to run off the site and enter surface or groundwater. The washout area should be located so as to prevent washout water from leaving the washout location, and to prevent runoff from rainstorms or rapid snowmelts from carrying wastes away from the washout location. Also, it is important to minimize the amount of water used to wash out trucks and hoppers both to prevent contaminated runoff and to conserve the scarce water supply. The applicant may be required to obtain a Stormwater Construction Permit from the Colorado Department of Public Health and Environment (CDPHE) Water Quality Control Division. For information about the State permitting process along with best management practice guidance, visit [https://www.colorado.gov/pacific/cdphe/wq-construction-permits](https://www.colorado.gov/pacific/cdphe/wq-construction-permits). We strongly encourage the operator to require employees to follow these procedures.
At the washout location, scrape as much concrete as possible from the chutes or hopper after the pour before beginning the washout;
- Use as little water as possible to do the job;
- Stop washing out if you observe water is running off the designated washout area;
- Never add anything to the wash water, as additives such as solvents can make the washout a hazardous waste that must be managed as such.

**Wastewater – Portable Toilets for Onsite Personnel**
Sewage has the potential to carry illness-causing organisms and must be handled properly to avoid spreading disease. The applicant did not specify if a portable toilet is proposed for onsite personnel. TCHD has no objection to the use of portable toilets, provided the units are properly cleaned and maintained. TCHD recommends that a portable hand sink be provided near the restroom.

**Construction and Demolition Recycling Facility**
Recycling of industrial materials has the potential to cause odors, ground water contamination, and nuisance conditions. The Hazardous Materials and Waste Management Division of Colorado Department of Public Health and Environment (CDPHE) regulates recycling facilities. This facility must meet the requirements of Section 8 of 6CCR 1007-2, Part 1. More information can be found at [https://www.colorado.gov/pacific/cdphe/recycling](https://www.colorado.gov/pacific/cdphe/recycling).

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions on TCHD’s comments.

Sincerely,

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Dylan Garrison, TCHD
The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. 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, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

**Comments:**

- Have NO Comments to make on the case as submitted
- Have the following comments to make related to the case:

**Signature:**

[Signature]

---

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- **Building / Arapahoe County:** Joe Richards
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- **Colorado Department of Public Health and Environment (CDPHE):** Paul Kim

**Referral Division**

- **Planner:** Molly Orkild-Larson
- **Engineer:** Sue Liu
- **Case Number / Case Name:** LE18-006, Sky Ranch Concrete Batch Plant – Location and Extent
- **Date sent:** October 24, 2018
- **Date to be returned:** November 15, 2018
November 15, 2018

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

Attn: Molly Orkild-Larson

Re: Sky Ranch Concrete Batch Plant, Case # LE18-006

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the location and extent plans for Sky Ranch Concrete Batch Plant. Please be aware PSCo owns and operates existing overhead and underground electric distribution facilities including a transformer pad within the subject property and requests that they are all shown on the plans.

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.

The property owner/developer/contractor must complete the application process for any new electric service or modification to existing facilities via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start, stop, transfer/new construction service activation for builders). 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.

Should there be any questions with this referral response, please contact me at 303-571-3306 or donna.l.george@xcelenergy.com.

Donna George
Right of Way and Permits
Public Service Company of Colorado
January 17, 2019

Arapahoe County Public Works & Development
Planning Division
6924 S Lima St.
Centennial, CO 80112

Attn: Ms. Molly Orkild-Larson, Senior Planner

Re: Sky Ranch Concrete Batch Plant, LE18-006, Referral Agency Comments

Dear Ms. Orkild-Larson,

The Sky Ranch CAB is planning to construct the Sky Ranch Concrete Batch Plant and as part of the Location and Extent application process, the application was sent to various Referral Agencies for review. This letter addresses the comments from these Agencies and County Staff. Comments are shown (in some cases abbreviated) below in italics, with the associated responses shown in plain text.

**Colorado Parks & Wildlife Comments:**

*If prairie dog towns are present at the site, CPW recommends at least within two weeks of initial site disturbance that a burrowing owl survey(s) be conducted. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. These raptors are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing or taking of burrowing owls or disturbance of their nests. Therefore, if any earth-moving will occur between March 15st and October 31st a burrowing owl survey should be performed.*

A burrowing owl study will be conducted prior to construction if it occurs within the above noted dates using methods outlined by CPW if Prairie dog towns are present.

*CPW recommends that an active weed management plan be implemented in accordance with Arapahoe County standards to control and eliminate the spread of any noxious weeds in and around the site.*

A weed management plan will be implemented at the site.
Finally, it is important to note that incremental and cumulative loss of natural areas and open space will, over time, significantly degrade the overall quality of wildlife habitat in the area. Although relatively small in acreage, it is important to note that the development of Sky Ranch Concrete Batch Plant contributes to the overall fragmentation and loss of native short grass prairie habitat in Colorado and Arapahoe County.

Although the Sky Ranch CAB is sensitive to wildlife habitat, the area that will be repurposed for the Batch Plant is directly adjacent (within 0 to 300’) of a gravel road, three oil and gas pad sites, well infrastructure, and a water storage pond. The easement is already used for water supply and oil and gas activity and the addition of the batch plant will not likely add to more fragmentation of habitat.

**Denver International Airport Comments:**

*FAA reviews planning and construction proposals through the submittal of FAA Form 7460-1, Notice of Proposed Construction or Alteration. If any portion of the proposal is located within 20,000 feet of a public use runway (and breaks a 100:1 plane coming off the nearest point of the nearest runway); or, is more than 200 feet above ground level at any location, the FAA requires the project’s proponent to file a Form 7460-1. If the proposal does not meet any of the criteria above, it may still be necessary to file a Form 7460-1 if the structure requires an FCC license or there is a potential for navigational equipment interference.*

None of these requirements fit the proposed construction.

**East Arapahoe County Advisory Committee (Deb Deitchel) Comments:**

*Had no comments.*

Acknowledged.

**East Arapahoe County Advisory Committee (Arnold Hollingsworth) Comments:**

*Had no comments.*

Acknowledged.

**East Arapahoe County Advisory Committee (Shellie Miller) Comments:**

*Had no comments.*

Acknowledged.
East Arapahoe County Advisory, Planning Commission (Joseph Southerland) Comments:

Had no comments.
Acknowledged.

Arapahoe County, Oil and Gas (Diane Kocis) Comments:

Had no comments.
Acknowledged.

USPS, Growth Coordinator Comments:

Had no comments.
Acknowledged.

Rangeview Metropolitan District Comments:

Although we have no specific comments on the project, we would like to express our support for the project. By constructing a concrete batch plant within the Sky Ranch property, this project will decrease truck traffic on adjacent roads by keeping concrete deliveries within Sky Ranch. Rangeview Metropolitan District will also be the water service provider for the batch plant and we hope this application is approved.

Acknowledged.

I-70 Regional Economic Advancement Partnership Comments:

Reap has supported the development of Sky Ranch since its inception. We hope you will approve this application.

Acknowledged.

Arapahoe County Sherriff Comments:

Had no comments.
Acknowledged.
**Tri-County Health Department Comments:**

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions, including fugitive dust. Control measures may be necessary to minimize the amount of fugitive emissions from site activities including concrete crushing, haul roads, stockpiles, and erosion.

All regulations will be followed regarding the construction and operation of the Batch Plant. Numerous steps will be taken to mitigate fugitive emissions from the site including dust suppression techniques and appropriate material handling.

Concrete washout wastes are caustic and they also contain fine particles of sand and cement that can degrade water quality if allowed to run off the site and enter surface or groundwater. The washout area should be located so as to prevent washout water from leaving the washout location, and to prevent runoff from rainstorms or rapid snowmelt from carrying wastes away from the washout location. Also, it is important to minimize the amount of water used to wash out trucks and hoppers both to prevent contaminated runoff and to conserve the scarce water supply. The applicant may be required to obtain a Stormwater Construction Permit from the Colorado Department of Public Health and Environment (CDPHE) Water Quality Control Division.

All regulations will be followed regarding the construction and operation of the Batch Plant. Concrete washouts and proper washout procedures will be utilized to mitigate concrete waste runoff from leaving the washouts and prevent surface/groundwater degradation.

Sewage has the potential to carry illness-causing organisms and must be handled properly to avoid spreading disease. The applicant did not specify if a portable toilet is proposed for onsite personnel. TCHD has no objection to the use of portable toilets, provided the units are properly cleaned and maintained. TCHD recommends that a portable hand sink be provided near the restroom.

A portable toilet and hand sanitizers will be provided for onsite personnel.

Recycling of industrial materials has the potential to cause odors, groundwater contamination, and nuisance conditions. The Hazardous Materials and Waste Management Division of Colorado Department of Public Health and Environment (CDPHE) regulates recycling facilities. This facility must meet the requirements of Section 8 of 6CCR 1007-2, Part 1.

The portions of Section 8 of 6CCR 1007-2, Part 1, pertaining to the Batch Plant will be adhered to.
Arapahoe County Economic Development Partnership Comments:

Had no comments.

Acknowledged.

XCEL Energy Comments:

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. The property owner/developer/contractor must complete the application process for any new electric service or modification to existing facilities via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start,_stop,_transfer/new_construction_service_activation_for_builders). 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.

Utility locates will be called prior to construction and XCEL will be contacted if a new electric service is required.

If there are further comments from Referral Agencies or the County Staff regarding this project, please do not hesitate to contact me.

Sincerely,

Brent Brouillard, PE
Pure Cycle Corporation
bbrouillard@purecyclewater.com
LOCATION
The Copperleaf No. 21 Final Development Plan site is located approximately 700 feet southwest of the intersection of E Quincy Avenue and S Picadilly Street. This location is in Commissioner District No. 3.

Vicinity Map - (site is indicated by red outline)
**PROPOSAL**

This Final Development Plan (FDP) proposes 266 multifamily housing units in three story buildings on a 12.17 acre lot at an average density of 21.9 du/ac. The proposed density complies with the Copperleaf PDP Parcel L density restriction of no more than 30 du/ac, which theoretically allows up to 365 units on this 12.17 acre property.

Final Plat PF18-009 is undergoing a concurrent review, and if approved will establish the lots and tracts depicted in this FDP. Final Plat applications do not appear at the Planning Commission. Staff is recommending a condition of approval that stipulates approval of FDP18-005 is contingent on the approval of the PF18-009 Final Plat.

**ZONING**

The property is currently zoned MU-PUD, Use Area Parcel L. This zoning was approved with the original Copperleaf Preliminary Development Plan (PDP), and most recently amended with the fourth, fifth, and sixth amendment to the Copperleaf PDP, known as cases A15-010, Z16-009, and GDP18-002. Approval of application GDP18-002 added PUD Multi-Family 2 uses to Parcel L and established the zoning upon which this FDP is based.

---

**ADJACENT LAND USES**

<table>
<thead>
<tr>
<th>North</th>
<th>A vacant lot in Copperleaf, currently zoned for commercial development.</th>
</tr>
</thead>
<tbody>
<tr>
<td>South</td>
<td>An approved but unconstructed single family detached neighborhood known as Copperleaf Filing No.18.</td>
</tr>
<tr>
<td>East</td>
<td>Existing commercial and paired home sites in Copperleaf.</td>
</tr>
<tr>
<td>West</td>
<td>An approved but unconstructed paired home neighborhood known as Copperleaf Filing No.18.</td>
</tr>
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</table>
DISCUSSION
Staff review of this application included a comparison of the proposal to: 1) the approved Copperleaf PDP; 2) applicable policies and goals outlined in the Comprehensive Plan; 3) review of pertinent zoning regulations; 4) compatibility with surrounding development; and 5) analysis of referral comments.

1. The underlying Z16-009 Copperleaf PDP
FDP18-005 complies with the underlying Z16-009 Copperleaf PDP, which allows multi-family with a density of up to 30 dwellings per acre.

2. The Comprehensive Plan
The Arapahoe County Comprehensive Plan (Comp Plan) designates this site as “Urban Residential”. Urban Residential areas are anticipated to “contain primarily residential neighborhood development. Neighborhoods will contain a variety of housing types”

Application FDP18-005 proposes 266 multifamily housing units in three story buildings on a 12.17 acre lot at an average density of 21.9 du/ac. The proposed development site is approximately one quarter mile from commercial uses such as grocery stores, neighborhood commercial/retail services, and childcare facilities located in at the Tallgrass Commercial Center located north of the intersection of E Quincy Avenue and S Piccadilly Road. It is located west of commercial properties in Copperleaf that include a coffee shop and convenience store/fuel station with additional commercial sites expected to develop in the near future. The applicant’s proposal for residential development conforms to County Comprehensive Plan direction that suggests blending uses that are “complementary and supportive.”

This multi-family development is proposed in close proximity to paired homes and approved, but yet unconstructed single family detached homes to be erected on the lots south of this site. Additional paired and single family detached homes of varied size exist throughout Copperleaf, and north of Copperleaf in the East Quincy Highlands and Tallgrass communities. In this regard, this proposal is aligned with the goal of Policy NL 4.1 – Promote a Diversity of Housing Types, as set forth in the Comprehensive Plan.

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

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

The site is located adjacent to South Picadilly Street. This roadway provides vehicle access. Secondary access to the north is proposed via cross lot access agreements and easements that are being secured as part of the approval of this application. The developer is required, and has agreed to construct a public sidewalk adjacent to S Picadilly Street.
RTD bus service is available at the intersection of S Picadilly Street and Copperleaf Boulevard.

The Engineering Services Division has evaluated the proposal in light of the existing and proposed infrastructure and has determined that it is adequate to support the proposed use.

The applicant reports that water, sewer, storm drainage utilities are present in the adjacent right of ways. They indicate the proposed development will be able to connect to these utilities as needed. None of the utility providers contacted through the external referral process expressed concerns about serving the project.

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

The subject property and surrounding properties south of Quincy Avenue are zoned and master planned by the Copperleaf PDP. This continuity in zoning provides ample opportunities for the Copperleaf master developers to coordinate activities occurring on the various individual properties as they develop.

There are various retail and neighborhood service businesses, places of worship, schools, and child care providers located in the vicinity, with more being planned or constructed in Copperleaf along Quincy Avenue.

The Copperleaf development preserves open space along existing drainage corridors south of E Radcliff Parkway near the site.

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

The Copperleaf PDP includes provisions for dedicated school sites within the confines of the PDP. The Cherry Creek School District has responded to this application with “no comment”, and acknowledges that school sites have been provided in Copperleaf.

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

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

The proposal is located in close proximity to employment and retail services. The closest example of these services is the Tallgrass Commercial Center located 1/4-mile north of the site at the intersection of E Quincy Avenue and S Picadilly Road. Additional retail businesses are operating, or are under construction on some of the five Copperleaf lots on the south side of S. Quincy Avenue east of South Picadilly Street northeast of the site. The site plan provides a sidewalk connection north to a future retail development adjacent to the property.
e. Ensure that public health and safety is adequately protected against natural and man-made hazards, which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

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

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

The Arapahoe County Planning, Engineering Services Divisions, and Open Space Department have evaluated the accessibility of the proposal and have determined that the proposed sidewalks meet current County standards.

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

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

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

The Copperleaf PDP does not require a public open space dedication in Parcel L as the overall Copperleaf public land dedications included open space contributions that were deemed adequate at the time the PDP was approved. The Filing No. 21 FDP proposes 35.8% onsite open space, which exceeds the Copperleaf Parcel L PDP requirement for 20% onsite open space. Proposed onsite recreational activities include a dog park, great lawn, an outdoor pool, and a clubhouse with indoor fitness area.

The overall height and mass of the proposed pitched roof three-story buildings will impact mountain views from a limited number of lots located generally east of this site on the, but not to an extent which is unreasonable in the context of metro area urban development. The proposed buildings comply with the Copperleaf design guidelines which were approved as part of the original Copperleaf PDP in 2004.

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

Recreational opportunities provided specifically for the intended residents of Copperleaf Filing No. 21. are cited in section h.

The FDP criteria stated above, must be addressed prior to approval of a FDP request, and are intended to provide clarity of purpose and direction for applicants, neighbors, concerned citizens, and Arapahoe County decision-makers. As discussed, the proposed FDP meets the criteria.
4. Surrounding Development
The properties surrounding the subject property are part of the Copperleaf development, and consist of vacant land or land undergoing various stages of residential development, all of which are part of the larger master planned Copperleaf community.

5. Referral Comments
Comments received during the referral process are as follows: Applicant responses are in italics.

<table>
<thead>
<tr>
<th>Agency</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arapahoe County Planning</td>
<td>Comments are being addressed</td>
</tr>
<tr>
<td>Arapahoe County Engineering</td>
<td>Comments are being addressed</td>
</tr>
<tr>
<td>Arapahoe County Mapping</td>
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<tr>
<td>Arapahoe County Sheriff</td>
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</tr>
<tr>
<td>Arapahoe County Zoning</td>
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</tr>
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<td>Arapahoe County Weed Control</td>
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<td>City of Aurora</td>
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<tr>
<td>Colorado Parks and Wildlife</td>
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<td>South Metro Fire Rescue District</td>
<td>Approved</td>
</tr>
<tr>
<td>Library District</td>
<td>No response</td>
</tr>
<tr>
<td>US. Post Office</td>
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<tr>
<td>Arapahoe Parks and Recreation District</td>
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<tr>
<td>Cherry Creek School District</td>
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<tr>
<td>Tri-County Health</td>
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</tr>
<tr>
<td>Copperleaf Metro District #3</td>
<td>No response</td>
</tr>
<tr>
<td>West Arapahoe Conservation District</td>
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</tr>
<tr>
<td>E-470 Authority</td>
<td>No response</td>
</tr>
<tr>
<td>RTD</td>
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</tr>
<tr>
<td>CDOT</td>
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</tr>
<tr>
<td>Xcel</td>
<td>Comments are being addressed by the applicant</td>
</tr>
<tr>
<td>Century Link</td>
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</tr>
<tr>
<td>Army Corps Engineers</td>
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</tr>
<tr>
<td>Urban Drainage &amp; Flood Control</td>
<td>No response</td>
</tr>
<tr>
<td>East Cherry Creek Valley Water &amp; Sanitation</td>
<td>No response to referral. A will serve letter has been provided.</td>
</tr>
<tr>
<td>Colorado Geological Survey</td>
<td>No objections</td>
</tr>
<tr>
<td>Copperleaf HOA</td>
<td>No response</td>
</tr>
<tr>
<td>East Quincy Highlands HOA</td>
<td>No response</td>
</tr>
<tr>
<td>Tallgrass HOA</td>
<td>No response</td>
</tr>
</tbody>
</table>
STAFF FINDINGS
Staff has visited the site and reviewed the plans, supporting documentation, referral comments, and citizen input in response to this application. Based on the review of applicable policies and goals, as set forth in the Comp Plan, review of the development regulations, and analysis of referral comments, our findings include:

1. The proposed FDP conforms to the overall goals and intent of the Arapahoe County Comp Plan in regards to the policies set forth in those plans.

2. The proposed FDP complies with the process and review criteria outlined in Chapter 13-100, PUD of the LDC.

3. The proposed FDP is in substantial conformance with the Copperleaf PDP and subsequent amendments.

STAFF RECOMMENDATION
Considering the findings and other information provided herein, staff recommends approval of Case No. FDP18-005 Copperleaf Parcel L, Filing No. 21 Final Development Plan subject to the following conditions:

1. Prior to signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns.

2. Approval of FDP18-005 Copperleaf Parcel L, Filing No. 21 Final Development Plan is contingent on the approval of the PF18-009 Copperleaf No. 21 Final Replat.

DRAFT MOTIONS – FDP18-005 Copperleaf Parcel L, Filing No. 21 Final Development Plan

APPROVAL
In the case of FDP18-005 Copperleaf Parcel L, Filing No. 21 Final Development Plan, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant’s presentation and any public comment as presented at the hearing and hereby move to recommend approval of this application based on the findings in the staff report, subject to the following conditions:

1. Prior to signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns.

2. Approval of FDP18-005 Copperleaf Parcel L, Filing No. 21 Final Development Plan is contingent on the approval of the PF18-009 Copperleaf No. 21 Final Replat.
DENY
(This recommendation would not be consistent with the staff recommendation. Any alternate motion must include new findings and conditions in support of the motion for denial where those differ from the recommended findings and conditions):

In the case of FDP18-005 Copperleaf Parcel L, Filing No. 21 Final Development Plan, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant’s presentation and the public comment as presented at the hearing and hereby move to recommend denial of this application based on the following findings:

Findings:

1. State new or amended findings to support “Denial” as part of the motion.

2. ...

CONTINUE
In the case of FDP18-005 Copperleaf Parcel L, Filing No. 21 Final Development Plan, I move to continue the decision on this request to [DATE], 2019, date certain, at 6:30 p.m., at this same location [to receive further information] [to further consider information presented during the hearing].

(Verify location with staff before making a motion to continue)

Attachments:
Application & Exhibits
Engineering Staff Report
Referral Comments
Planning Commission Summary Report

Date: May 7, 2019
To: Arapahoe County Planning Commission
Through: Bill Skinner
Planning Division, Case Planner

Through: Chuck Haskins, PE
Engineering Services Division, Manager

From: Kurt Cotten, PE
Engineering Services Division, Case Engineer

Case name: FDP18-005 and PF18-009 – Copperleaf Filing 21

Purpose and Recommendation
The purpose of this report is to communicate the Engineering Staff findings, comments, and recommendations regarding the land use application identified above.

Engineering Staff has reviewed the land use application and has the following findings:

1. The project proposes apartment buildings consisting of 266 apartment units total.

2. Stormwater detention and water quality for the site will be provided by existing infrastructure that was designed to accommodate this development. This development will be constructing an onsite stormsewer system to connect to the existing system.

3. A traffic study was conducted for this development and as a result of the lower intensity use compared to what was originally proposed, the traffic signal at their Picadilly site access will no longer be warranted. The developer will instead be constructing a raised median that will not allow a left out from either side of Picadilly.

Engineering Staff is recommending the land use application(s) favorably subject to the following conditions:

1. Applicant addresses all Arapahoe County Engineering Services Division comments.
2. Applicant obtains all necessary approvals and permits.
3. Applicant constructs a raised median in South Picadilly St prior to the issuance of the first Certificate of Occupancy.
4. Applicant constructs a paved access to and completes the signal at E Quincy Ave north of their site prior to the first Certificate of Occupancy or as otherwise agreed to with Staff.
5. Applicant revises the striping and signage at the existing Filing 12 access on Picadilly to be appropriate for a ¾ movement intersection.
6. Applicant enters into an SIA and provides collateral to the County for all public improvements associated with the project.
December 20, 2018

Arapahoe County Public Works and Development - Planning & Land Development  
Mr. Bill Skinner  
6924 S. Lima Street  
Centennial, Colorado 80112

Re: Copperleaf Parcel L-1 – Filing 19: Letter of Intent for Arapahoe County FDP and Final Plat Submittals

Dear Mr. Skinner,

On behalf of the Applicant, Grand Peak Properties, it is our pleasure to submit to you and Arapahoe County this application for the Copperleaf Parcel L–1, Filing 19 Final Development Plan (FDP) and Final Plat for this property located in unincorporated Arapahoe County.

Project Location  
The project is located within the Copperleaf Master Planned Community, more specifically, Parcel L-1 near the intersection of S. Picadilly St. and East Quincy Avenue. The neighborhood commercial Parcel L lies north of Parcel L-1. Parcel K lies on the western and southern border of this project. The project includes approximately 12.17 acres and is currently zoned MU PUD.

Project Description  
The proposed project includes 266 for-rent, market-rate, multi-family residential units at an average density of 21.9 dus/acre, well below the 30 du/ac that that the approved PDP permits. Parking is provided with a mix of surface, free-standing garages, and tuck-under garages, that meets the required parking of the underlying zoning. Extensive amenities are planned for the project, including, but not limited to: a dog park, great lawn, a resort-style pool, and a clubhouse with indoor fitness area. Overall provided open space is 35.8%.

The overall comprehensive vision for the project is a high-quality, multi-family, residential community that is consistent with the goals and objectives of the greater Copperleaf Master Planner Community. This additional residential development within the community will provide needed housing stock for the County and provide for orderly and well-planned growth in accordance with the policies and goals set forth in the Arapahoe County Comprehensive Master Plan and the vision set forth within the approved Copperleaf PDP.

Compliance with Approved Preliminary Development Plan and Arapahoe County Standards  
On December 11, 2018, the Arapahoe County Board of Commissioners approved the Grand Peak Properties Preliminary Development Plan (PDP) (Case #GDP-18-002) for this property. At the time, the Arapahoe County Board of Commissioners determined that the rezoning of this property and the standards included within the PDP were entirely appropriate for the subject property, met the standards of the Arapahoe County Development Code, and were consistent with the goals and objectives of the Arapahoe County Comprehensive Master Plan.

The plans presented as a part of these FDP and Final Plat applications are consistent with standards as required by the approved Copperleaf PDP. All development standards required by the PDP are being followed by this FDP.
application, including, but not limited to: setbacks, building height, signage, building sizes, minimum unobstructed open space requirements, density, and permitted uses.

The Applicant believes they have provided a complete submittal that meets all applicant Arapahoe County Standards and regulations, is in compliance with the approved PDP, meets the goals and objectives of the Arapahoe County Comprehensive Master Plan, and is consistent with the overall framework and quality within the established Copperleaf community. We are excited about the future of this new development and look forward to working with Arapahoe County Staff through the Final Development Plan and Final Plat approval process. We are available to quickly respond to any questions you may have about the information contained within this initial submittal package. As always, please feel free to contact me with any questions or comments at 303.892.1166 or rmcbreen@norris-design.com.

Sincerely,
Norris Design

Ryan F. McBreen
Principal
January 22, 2019

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

Attn: Bill Skinner

Re: Copperleaf Parcel L, Case # SDP18-005 and PF18-009

Public Service Company of Colorado’s (PSCo) Right of Way and Permits Referral Desk has reviewed the final development plans and final plat for Copperleaf Parcel L. As always, thank you for the opportunity to take part in the review process. In order to ensure that adequate utility easements are available within this development and per state statutes §31-23-214 (3) and 30-28-133(e), PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

*Minimum ten-foot (10’) wide dry utility easements are hereby dedicated on private property abutting all public streets, and around the perimeter of each lot in the subdivision or platted area. These easements are dedicated to Arapahoe County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

Public Service Company also requests that all utility easements be depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

Please be aware PSCo owns and operates existing natural gas distribution facilities along the easterly property line. The property owner/developer/contractor must complete the application process for any new gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of
design details. Additional easements will need to be acquired by separate document for new facilities.

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.

Please contact me at 303-571-3306 or donna.l.george@xcelenergy.com if there are any questions about this referral response.

Donna George
Right of Way and Permits
Public Service Company of Colorado
Narrative:


South Metro Fire Rescue’s Life Safety Division has reviewed the above project and has approved the plans based on the following unresolved issues.

Jeff Sceili and Rachel Patton, met and address previously unresolved issues of Autoturn analysis and water line distribution.

SITE SPECIFIC COMMENTS:

- The civil engineer is required to submit water distribution plans to SMFR for approval.
- The Autoturn exhibit provided is acceptable.
Bill Skinner

From: Lynn Cornell <Lynncor@APRD.org>
Sent: Friday, January 11, 2019 2:47 PM
To: Bill Skinner
Subject: RE: ARAPCO - EXTERNAL REFERRAL - FDP18-005 & PF18-009, Copperleaf Parcel L / Final Development Plan and Final Plat

Bill,

I have no comments on either of these matters.

Lynn H. Cornell  I  District Manager
Arapahoe Park and Recreation District
16799 E. Lake Ave., Centennial, CO 80016
phone: 303-269-8412
email: lynncor@aprd.org

website:
From: Bill Skinner
Sent: Wednesday, February 13, 2019 3:47 PM
To: 'Strohfus, David'
Subject: RE: ARAPCO - EXTERNAL REFERRAL - FDP18-005 & PF18-009, Copperleaf Parcel L / Final Development Plan and Final Plat

Thank you David,

No, nothing more needed.

Bill Skinner, AICP
Arapahoe County Public Works - Planning Division
6924 S. Lima Street
Centennial, CO, 80112
720-874-6651
Front Desk and/or Duty Planner available at 720-874-6650
bskinner@arapahoegov.com

From: Strohfus, David <dstrohfus@CherryCreekschools.org>
Sent: Wednesday, February 13, 2019 2:55 PM
To: Bill Skinner <WSkinner@arapahoegov.com>
Subject: RE: ARAPCO - EXTERNAL REFERRAL - FDP18-005 & PF18-009, Copperleaf Parcel L / Final Development Plan and Final Plat

Bill,

Land dedication requirements from Copperleaf have been met and/or accounted for (with our future school site yet to be dedicated). CCSD has no further comments on this application. Is anything else needed from CCSD at this time?

David Strohfus

Director of Planning and Interagency Relations
Educational Services Center
4700 South Yosemite Street
Greenwood Village, CO 80111

dstrohfus@cherrycreekschools.org
720-554-4244
Bill,

The RTD has no comments for this project.
Hi Bill,

Colorado Geological Survey has no objection to approval of the Copperleaf Parcel L-1 final plat and final development plan for 266 multi-family units on 12.17 acres located at the southwest corner of E. Quincy and S. Picadilly St. The site is not exposed to any geologic hazards that would preclude the proposed residential use and density. Potential development constraints that should be addressed through a site-specific geotechnical investigation include expansive soils and bedrock.

Please call or email if you have questions or need further review.

Thanks,

Jill Carlson

Land Use Review Program
Colorado Geological Survey
1801 19th Street
Golden, CO 80401
cgs_lur@mines.edu
303-384-2655
COPPERLEAF PARCEL L
LOT 2, BLOCK 1, COPPERLEAF SUBDIVISION FILING NO. 21
SITUATED IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

FINAL DEVELOPMENT PLAN

STANDARD NOTES

The plans on the following pages are based on the FINAL DEVELOPMENT PLAN shown as copperleaf parcel L, located in the proposed subdivision, as approved by the governing body.

STREET MAINTENANCE

The city/county shall maintain and service all streets and alleys and associated infrastructure according to the governing body.

DRAINAGE MAINTENANCE

The city/county shall maintain and service all drainage structures and associated infrastructure according to the governing body.

EMERGENCY ACCESS NOTE

Each property owner on the site has access to all public roads for fire, police, and emergency service.

DRIVES, PARKING AREAS, AND UTILITY EASEMENT MAINTENANCE

The City/County shall maintain and service all drives, parking areas, and utility easements and associated infrastructure according to the governing body.

PRIVATE STREET MAINTENANCE

The developer shall be responsible for maintaining and servicing all private streets and associated infrastructure.

DRAINAGE LIABILITY

If the City/County fails to maintain and service the drainage structures and associated infrastructure, the developer shall be responsible for maintaining and servicing the same.

LANDSCAPE MAINTENANCE

The City/County shall maintain the public open space areas to the standards established by the governing body.

SIGHT DISTANCE MAINTENANCE

All sight distance requirements shall be met and maintained by the developer.

PUBLIC IMPROVEMENTS NOTE

The developer shall be responsible for the installation and maintenance of all public improvements.

DRAINAGE MASTER PLAN NOTE

The developer shall be responsible for the installation and maintenance of all drainage systems.

SPECIFIC NOTES

PERSONAL TRANSPORTATION IMPROVEMENT SITE (RTI) AREA

The area shall be designed and constructed to provide adequate access for personal transportation improvements.

AIRPORT INFLUENCE AREA NOTE (OFF-SITE IMPROVEMENTS)

1. The developer shall provide a drawing showing the proposed improvements.

2. The developer shall provide a drawing showing the proposed improvements.

3. The developer shall provide a drawing showing the proposed improvements.

4. The developer shall provide a drawing showing the proposed improvements.

AIRPORT INFLUENCE AREA NOTE (EASEMENT/HAZARD)

The developer shall provide a drawing showing the proposed improvements.

STREET LIGHTING

The developer shall provide a drawing showing the proposed improvements.

DRAINAGE

The developer shall provide a drawing showing the proposed improvements.

PUBLIC USE EASEMENT

The developer shall provide a drawing showing the proposed improvements.

NOTES

ARAPAHOE COUNTY CASE NUMBER: FDP18-005

REVISED: 03-15-2019
ISSUE: 12-20-2018

SHEET 2 OF 34
COPPERLEAF PARCEL L
LOT 2, BLOCK 1, COPPERLEAF SUBDIVISION FILING NO. 21
SITUATED IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

FINAL DEVELOPMENT PLAN

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 14

TRACT B-L
COPPERLEAF FILING NO. 18

NOTE:

- HarrisKocherSmith.com

ARAPAHOE COUNTY CASE NUMBER: FDP18-005

FILEPATH:
P:\180306\ENGINEERING\UTILITIES\FDP - UTILITY PLAN.DWG

LAYOUT:
UP 4

7 XREFs: e-base, e-legal, e-util, keymap, p-base, p-legal, p-util

PLOTTED:
FRI 03/15/19 9:35:13A

BY:
Rachel Patton

REVISION DATE:
OF
ISSUE DATE:

PROJECT NUMBER:

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
1. The contractor shall follow the landscape plans and specifications as closely as possible. Any substitution or reduction shall not be allowed without approval of the owners representative. Overall plant quantity and quality shall be consistent with the plans.

2. The contractor shall be responsible for verifying all plant quantities.

3. The owners representative reserves the right to inspect and adjust plant quantities. Requests for variation of plant materials and quantities shall be submitted by the contractor and approved in writing by the owners representative.

4. The owners representative may reject any lot that contains plant material that is not in the approved landscape plans.

5. The contractor shall immediately remove all plant material that is not approved.

6. The contractor shall verify the plant material with owners representative prior to purchasing, shipping or storing of plant materials. Submittal change order requests to owners representative for approval. An additional cost to the contractor is required if any plant material is discarded or damaged.

7. The contractor shall verify all plant material and materials for a period of one year after substantial completion has been issued by the owners representative for the entire project unless otherwise specified.

8. Refer to irrigation plans for limits and types of irrigation designated for the landscape. In no case shall irrigation be directed within the minimum distance from building or wall foundations as stipulated in the geotechnical report. All irrigation distribution lines, heads and emitters shall be kept outside the minimum distance away from all building and wall foundations as stipulated in the geotechnical report.

9. Refer to landscape plans for grading. Overflow irrigation, minimum and lateral locations, coordinate irrigation installation of irrigation equipment so that it does not interfere with the planting of trees or other landscape material.

10. The landscape contractor shall be responsible for ensuring positive drainage exists in all landscape areas. Surface drainage on landscapes shall not cause standing water or puddles. Surface drainage shall not cause standing water or puddles on sidewalks or driveways.

11. Trees shall not be located in drainage swales, drainage areas, or utility easements.

12. All trees shall be spaced a minimum of 100 feet from the center of any reinforced concrete pipe (RCP) within the project.

13. Evergreen trees shall not be located within 100 feet of a side walk, street or driveway curb.

14. All trees shall be staked and staked per details for a period of 1 year. The contractor shall be responsible for removing stakes at the end of 1 year from acceptance of a landscape installation by the owners representative. Obtain approval by owners representative prior to removal.

15. Retaining walls that are necessary within the copperleaf area shall be constructed of 6" concrete block. The owners representative reserves the right to inspect and approve all retaining walls. Retaining walls on slopes exceeding 1:4 (horizontal to vertical) shall be hand dug to protect slopes. If slopes exceed 1:4, they shall be cut to specified details. Approval must by obtained from owners representative prior to doing work.

16. All trees in seed or turf areas shall receive mulch rings. Obtain approval from owners representative for any trees that will not be mulched for excessive moisture reasons.

17. Retaining walls that are necessary within the copperleaf filing no. 21 shall be constructed of pre-mulched final grade. Edger shall not be required to separate mulch types unless specified on the plans.

18. In all cases, irrigation and personal fees shall be designed for the landscape. In no case shall irrigation be directed within the minimum distance from building or wall foundations as stipulated in the geotechnical report. Edger shall not be required to separate mulch types unless specified on the plans.

19. Trees shall not be located within 15 feet of a side walk, street or driveway curb. Ground cover, hedges, and trees shall be separated by a minimum of 15 feet of landscape area. Exception: pre-mulched final grade.

20. Trees shall not be located within 10 feet of a side walk, street or driveway curb.

21. Existing turf areas that are disturbed during construction, establishment and the maintenance period shall be restored with new sod to match existing turf types. Species, density, and the maintenance period shall be consistent with specified sod/mulch mix.

22. See all maintenance or service access benches unless otherwise noted on the plans.

23. See all maintenance or service access benches unless otherwise noted on the plans.

24. See all maintenance or service access benches unless otherwise noted on the plans.

25. See all maintenance or service access benches unless otherwise noted on the plans.

26. All landscape improvements and related appurtenances placed in or adjacent to the landscape shall be scheduled to the original grading and drainage as shown on the plans.

27. A 5-foot minimum offset from the inside edge of tree root to the outside of any nozzled fixtures. Nozzles shall be maintained.
COPPERLEAF PARCEL L
LOT 2, BLOCK 1, COPPERLEAF SUBDIVISION FILING NO. 21
SITUATED IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

FINAL DEVELOPMENT PLAN

LEGEND

DECIDUOUS CANOPY TREES
EVERGREEN TREES
DECIDUOUS ORNAMENTAL TREES
EVERGREEN SHRUBS
DECIDUOUS SHRUBS
ORNAMENTAL GRASS
PERENNIALS
STEEL EDGER
NATIVE SEED
SOD
SHRUB BED ROCK MULCH
CORBEL
BIKE RACK
BENCH, SEE AMENITY SCHEDULE
TRASH AND RECYCLING RECEPTACLES
PROPERTY LINE
PRECAST CONCRETE SEAT WALL
POOL FENCE
DOG PARK FENCE
BEDDERS
DRINKING FOUNTAIN
PET PICKUP STATION

NOTE: SEE SHEETS 3, 4, 5, 6 FOR EASEMENT RECORDATION INFORMATION

POOL FENCE AND GATE

NOT TO SCALE
COPPERLEAF PARCEL L
LOT 2, BLOCK 1, COPPERLEAF SUBDIVISION FILING NO. 21
SITUATED IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

FINAL DEVELOPMENT PLAN

1. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING. BRANCHES OVER 1" IN DIAMETER SHALL BE REMOVED PRIOR TO PLANTING.
2. WIRE OR CABLE SHALL BE MIN. 15 GAUGE, TOGETHER WIRE OR CABLE ONLY ENOUGH TO KEEP FROM TOUCHING TREE TRUNK (FINISHED GRADE REFERENCE TOP OF MULCH). 1/4 COLOR ON SIDES OF PLANTING HOLE.
3. USE ALL THREE HOPE, DISPLAY AND FANS FROM ENTIRE ROOT BALL AND TRUNK.

SCALE: 3/16" = 1'-0"
COPPERLEAF PARCEL L
LOT 2, BLOCK 1, COPPERLEAF SUBDIVISION FILING NO. 21
SITUATED IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

FINAL DEVELOPMENT PLAN

NOTES:
1. FENCE SHALL BE BY FORTRESS FENCE - V2 OR APPROVED EQUAL. www.fortressfence.com
2. MATERIALS AND COLORS TO BE APPROVED BY OWNER.
3. FENCE TO QUALIFY AS A CONFORMING PEDESTRIAN GUARDRAIL, WHERE PEDESTRIAN GUARDRAILS ARE REQUIRED DUE TO FALLING HAZARDS.
4. FENCE MAX. HEIGHT: 6’
5. CONTRACTOR TO MEASURE FINAL FENCING AND MEET SPECIFICATIONS.
6. SLEEVE-IT SYSTEM TO BE INSTALLED WITH FENCE WHERE NEEDED IN PLAIN OF VIEW CONDITIONS RESTRICT TYPICAL FOOTER INSTALLATION BEHIND RETAINING WALLS. 

1. DOG PARK FENCE DETAIL

SCALE: 1" = 2'

2. BENCH

NOT TO SCALE

3. POOL FENCE AND GATE

SCALE: 1/2" = 1'-0'

METAL ORNAMENTAL FENCE
2. FENCE SHALL BE BY FORTRESS FENCE - V2 OR APPROVED EQUAL. www.fortressfence.com
3. COLOR: BLACK.
4. FENCE TO QUALIFY AS A CONFORMING PEDESTRIAN GUARDRAIL, WHERE PEDESTRIAN GUARDRAILS ARE REQUIRED DUE TO FALLING HAZARDS.
5. FENCE MAX. HEIGHT: 6’
6. CONTRACTOR TO MEASURE FINAL FENCING AND MEET SPECIFICATIONS.
7. SLEEVE-IT SYSTEM TO BE INSTALLED WITH FENCE WHERE NEEDED IN PLAIN OF VIEW CONDITIONS RESTRICT TYPICAL FOOTER INSTALLATION BEHIND RETAINING WALLS. 
8. CRASH BAR (NO CRASH BAR REQUIRED ON DOG PARK GATES)
COPPERLEAF PARCEL L
LOT 2, BLOCK 1, COPPERLEAF SUBDIVISION FILING NO. 21
SITUATED IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

FINAL DEVELOPMENT PLAN

ARAPAHOE COUNTY CASE NUMBER: FDP18-005

Site Lighting Fixtures

TYPE 381

EAST HAVEN

Description:

Specifications:

Reference:

Service Information:

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TYPE 382

EAST HAVEN

Description:

Specifications:

Reference:

Service Information:

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TYPE SPS, SPSD, SP4, SPS4, SPLA, SPLA

Sternberg Lighting

Service Information:

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REVISION DATE: OF ISSUE DATE:

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