



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

Date: January 14th, 2025

To: Ernie Rose, Planner, Planning Division

From: Emily Gonzalez, Case Engineer, Engineering Services Division

Cc: Ceila Rethamel, Engineering Services Division, Division Manager
Case File

Re: Copperleaf Filing 30 – Little Sunshine’s Preschool
Final Development Plan Use by Special Review
FDP23-001 USR23-002

Scope/Location:

Entitlement & Engineering Solutions, on behalf of the property owner, The Lennox at Copperleaf, LLC, is proposing a project within unincorporated Arapahoe County. The project is the Little Sunshine’s Playhouse and Preschool, to be located at 4401 S. Copperleaf Blvd, Copperleaf Filing No. 30, Lot 2, Block 1, Parcel ID 2073-12-2-34-002. The project includes 2.03 acres (66,346 square feet) and is currently zoned MU.

Items included in the application:

Construction Drawings
Drainage Report
Final Development Plan
GESC Documents (Plan & Report)
L & I Plans
Traffic Impact Study
Use by Special Review

Findings:

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

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

Recommendations:

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

1. The applicant agrees to address the Division of Engineering Services’ comments and concerns as identified within this report and project redlines.

Staff Comments:

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

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

Construction Drawings

3. Please submit the signed and sealed construction drawings.

Drainage Report

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

Final Development Plan

5. No additional comments.

Grading, Erosion and Sediment Control (GESC) Documents

6. Arapahoe County will be issuing the GESC permit and will require GESC collateral. Collateral amount will be determined as the higher of the two cost estimates: Interim/Initial \$21,107.40.
7. No further comments on GESC Report or Plans, please submit signed documents including cost estimates (developer and engineer).

Traffic Impact Study

8. No additional comments.

Use by Special Review

9. No additional comments.

Permits Required

1. Grading, Erosion and Sediment Control (GESC) Permit
 - Per agreement with SEMSWA the GESC for Copperleaf is reviewed and permitted by Arapahoe County.
2. Building Permit
 - As soon as you have an address assigned to the property, plans may be submitted to County Building Department for review concurrent with this land use application. Building permits are not released until all land development documents are approved.
3. Oversize/Overweight Vehicle Permit
 - This permit governs the use of Arapahoe County Roadways where vehicles exceed size or weight limitations as established by the State of Colorado or by Arapahoe County.