

SUBJECT: LE21-005 SKY RANCH ACADEMY

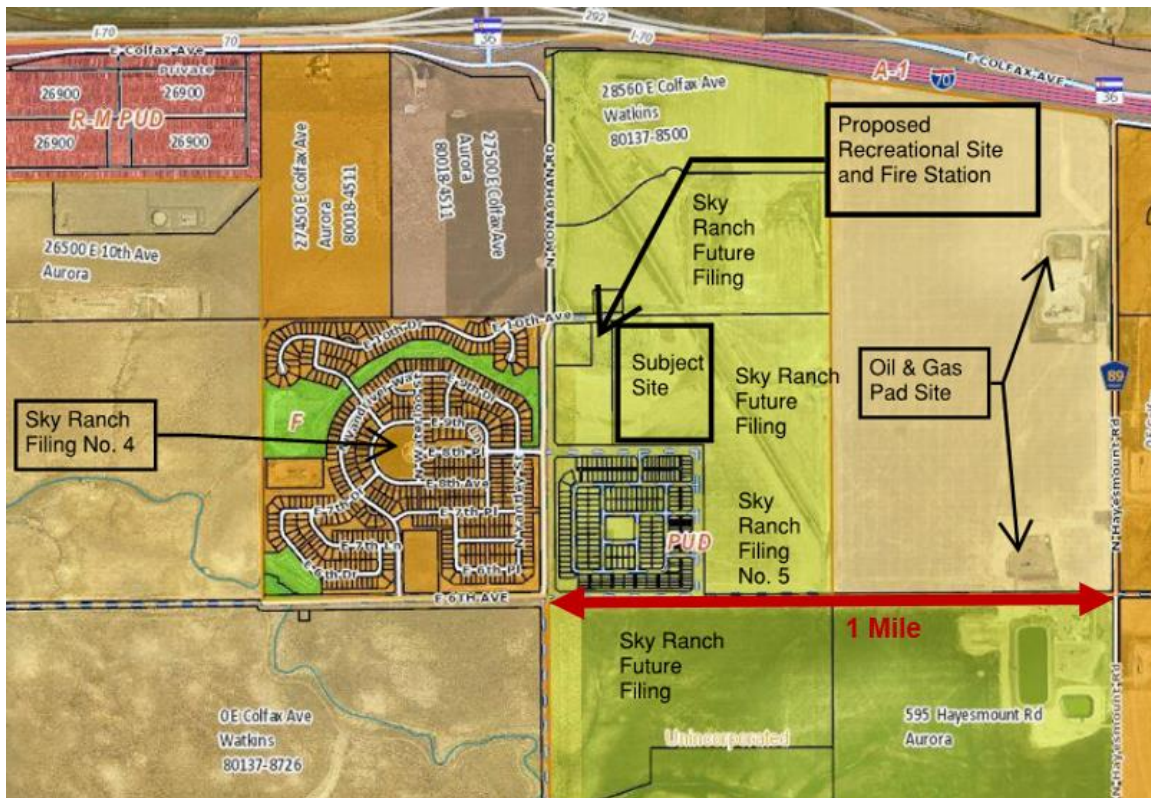
KAT HAMMER, SENIOR PLANNER

DECEMBER 6, 2021

LOCATION:

PCY Holdings, LLC on behalf of Sky Ranch Charter School and National Heritage Academies, Inc. is proposing a subdivision exemption and site plan review to create three lots for a proposed charter school within the development known as Sky Ranch. The site is located southeast of the intersection of I-70 and North Monaghan Road, and is approximately 33 acres and included in the Sky Ranch Planned Unit Development (PUD).

Vicinity and Zoning Map



The subject parcel is outlined in black.

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

West	Sky Ranch Filing No.4., MU-PUD, Future Recreational Site
North	Unplatted, MU – PUD, Sky Ranch Future Mixed Use Filing
East	Unplatted, MU- PUD, Sky Ranch Future Residential Filing
South	Sky Ranch Filing No. 4, MU-PUD, Single Family Residential

PROPOSAL:

The applicant is proposing an elementary and high school in the Bennett School District constructed in several phases. The initial phase will include an elementary school building, which at full occupancy; will include education facilities for grades K-6, with a subsequent high school building, to include education facilities for grades 7-12. The campus is expected to serve just under 1,600 students at full buildout. Additionally the applicant is allocating areas for outdoor play areas, athletic fields, and potential joint programming space with Sky Ranch Recreational facilities. Each facility will be programmed to meet the education needs of the Sky Ranch community and the instructional program of the charter school operator, National Heritage Academies.

The applicant has submitted engineering plans and reports for County review through a separate subdivision exemption plat case and additional engineering review will be required prior to construction. A letter of intent and plan set are attached to this staff report for the Planning Commission's review and comment.

BACKGROUND:

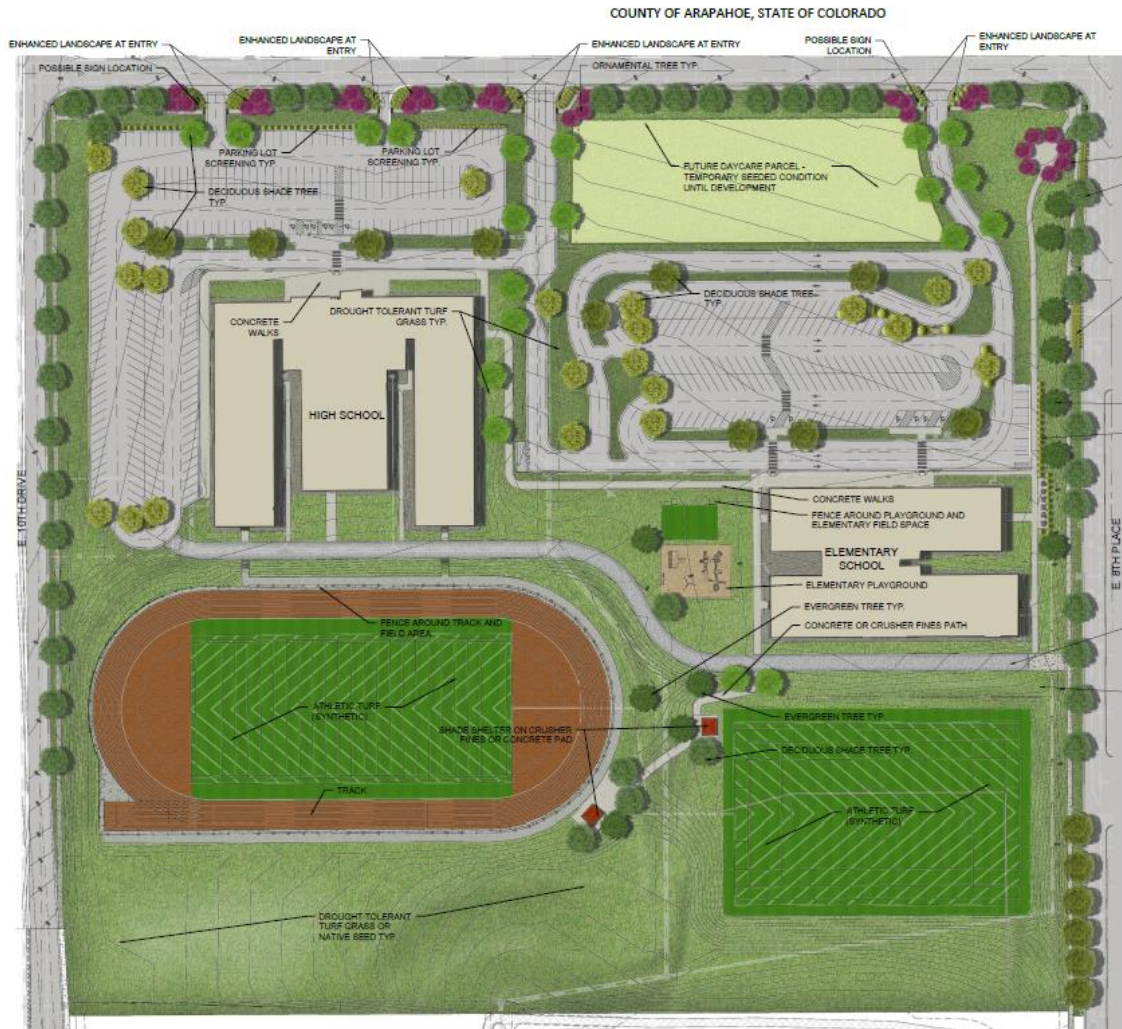
The property is zoned Mixed Use and is currently unplatted. The property was included in Sky Ranch General Development Plan approved by the Arapahoe County Board of Commissioners on October 27, 2020. The Sky Ranch General Development Plan identified the school site and designated as CV (Civic uses). The Board of County Commissioners is scheduled to make decision on the associated Subdivision Exemption Plat, case no. PX21-002, December 14, 2021. If approved the subject site will include three lots.

DISCUSSION:

Colorado state statutes limit the County's authority to regulate schools, including public charter schools such as Sky Ranch Charter Academy (C.R.S. 22-32-124). The law requires schools to advise local jurisdictions of their plans, and the local jurisdiction's Planning Commission may comment on those plans; however, the local jurisdiction does not have authority to approve or deny the plans. The Planning Commission may make recommendations on the proposed site plan and request the Bennett School District to hold a public hearing, if the Planning Commission has concerns over the proposed charter school site plan.

The Board of Education of the Bennett School District No. 29J approved the Application of Sky Ranch Charter Academy by resolution on March 25, 2021. If the School District

proceeds with the Sky Ranch Charter School site plan as presented, with or without School District public hearing and, if the Board of County Commissioners approves a subdivision exemption plat to create lots for the school grounds, Pure Cycle Corporation will transfer the properties to Charter Development Company, LLC for the school purposes.



Sky Ranch Academy Illustrative Site Plan

The proposed site plan provides internal and external pedestrian connections, interior landscaping and lighting, landscaped parking lot islands, perimeter landscaping and adequate parking spaces per the Land Development Code at full build out. The proposed access, signage and stripping plan, and right-of-way dedication will be determined through the subdivision exemption plat process.

Referral Comments:

Comments received during the referral process for this site plan review and the associated subdivision exemption plat, case no. PX21-002, are attached to this report. Staff is recommending 10 conditions of approval to address outstanding referral and

staff comments as part of the subdivision exemption plat. The County does not have the authority to attach conditions of approval for this site plan review.

RECOMMENDATION:

The school district is not obligated to follow Arapahoe County zoning requirements; however, the proposed school site appears to meet a number of the design requirements and guidelines in the Land Development Code, as mentioned earlier in this report. The proposal is also consistent with the Sky Ranch General Development Plan, which identified the property as a school site. Arapahoe County Public Works and Development will continue to review the subdivision exemption plat and address any outstanding items through this process, when feasible.

DRAFT MOTIONS:

Recommend No Further Hearings:

(This motion is consistent with the staff recommendation): With regard to the Sky Ranch Academy proposal, I move to recommend that the County process any required engineering cases; the Planning Commission is not requesting that the Bennett School District Board of Education hold a public hearing on this proposal.

Recommend Board of Education Public Hearing:

(This motion is not consistent with the staff recommendation): With regard to the Sky Ranch Academy proposal, I move to recommend that the Bennett School District Board of Education hold a public hearing regarding this proposal.

Continue to Date Certain:

(If continued, it should be continued until no later than January 23, 2022.)

I move to continue the Sky Ranch Academy item to [date], 6:30 p.m., to obtain additional information and to further consider the information presented.

Attachments:

Application & Exhibits

Engineering Staff Report

Referral Comments & Responses



BRYAN D. WEIMER, PWLF
Director

Lima Plaza
6924 South Lima Street
Centennial, Colorado 80112-3853
720-874-6500
arapahoegov.com

Planning Commission's Summary Report

Date: December 3, 2021

To: Arapahoe County Planning Commission

Through: Kat Hammer, Planning Division

Through: Chuck Haskins, PE
Engineering Services Division, Manager

From: Sue Liu, PE
Engineering Services Division



Case name: LE21-005 Sky Ranch Academy

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 Holdings is requesting approval of a Location and Extent plan for a School Parcel generally located east of Monahan Road and north of 8th Ave. This parcel includes approximately 32 acres and is intended to be a full K-12 campus which will be constructed in several phases. When the School Parcel is completely built out, the campus will serve 1,581 students.

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

1. This parcel is in the First Creek drainage basin.
2. This site lies within the Southeast Metro Stormwater Authority (SEMSWA) service area. SEMSWA jointly reviews and approves the Grading, Erosion, and Sediment Control Report and Plan, as well as the Drainage Study and the Construction Documents for all stormwater facilities.
3. The Sky Ranch development is allowed to construct up to 774 single-family residential equivalent units without additional improvements to the Interstate 70/Airpark frontage road interchange. The project was forwarded to the Colorado Department of Transportation (CDOT) for review and comment. CDOT accepts the traffic impact study and expects that the traffic generated by the School is in compliance with the cap of 774 single-family residential equivalent trips at the existing interchange.
4. All public streets shall be complete with curb, gutter, sidewalk and pavement that shall be constructed in accordance with the Arapahoe County's Infrastructure Design and Construction Standards Manual (IDCS).

5. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on site and off site public improvements identified in the construction documents. The SIA will be processed at time of the exemption platting application.
6. In order to improve the traffic operation to the School, vehicle access has been eliminated to the residential area east of the Carrie Street. A pedestrian/bicycle connection is still planned to remain.
7. Adequate right-of-ways for the roundabout are necessary and can be dedicated by this plat or by a separate document to the County.
8. The sign and striping plan is required for the entire School and must be approved by the County.
9. The traffic operation plan is included in the Traffic Impact Study, and is currently under review. This plan must be approved by the County prior to the signature of the exemption plat.
10. The access permit for the enrollment of 1,581 students must be issued by the County prior to opening of the School.

Engineering Services Staff is recommending the land use application favorably subject to the following conditions of approval to be applied with the related Subdivision Exemption Plat application:

1. The applicant agrees to address the Division of Engineering Services' comments and concerns as identified within this report.
2. The applicant agrees to address comments issued by SEMSWA and CDOT.
3. Prior to signature on the Mylar, the applicant executes the SIA and provides adequate collateral in accordance with the County Infrastructure Design and Construction Standards to secure the specified public improvements.
4. The applicant agrees to dedicate adequate right-of-ways by this plat or by a separate document to the County, and including land for the roundabout that is outside the plat boundary by separate document prior to signature on the Mylar.
5. Traffic operations for site usage shall follow the approved traffic operation plan identified in the Traffic Impact Study.
6. Prior to connection of any School access point to any County Road right of way, applicant shall obtain an access permit in accordance with Arapahoe County regulations (Infrastructure Design and Construction Standards) which permit will be based on the approved Traffic Study and designed for a total site enrollment of 1581 students. Any material increase in student enrollment will require a new access permit based on an updated Traffic Study.



ARAPAHOE COUNTY
COLORADO'S FIRST

Arapahoe County
Public Works and Development
Planning Division
6924 S. Lima Street
Centennial, Colorado 80112
Phone: 720-874-6650
www.arapahoegov.com

Land Development Application

This form must be **complete**.

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

APPLICANT NAME: National Heritage Academies Inc.	ADDRESS: 3850 Broadmoor SE Grand Rapids, MI. 49512 PHONE: 616-954-6381 EMAIL: jchamberlain@nhaschools.com	CONTACT: Jeff Chamberlain  TITLE: Director of Real Estate
OWNER(S) OF RECORD NAME(S): PCY Holdings LLC	ADDRESS: 34501 E. Quincy Ave. Building 34, Box 10, Watkins, CO. 80137 PHONE: 303-292-3456 EMAIL: mharding@purecyclewater.com	SIGNATURE(S): 
ENGINEERING FIRM NAME: PCS Group	ADDRESS: 240 Kalamath St Denver, CO. 80223 PHONE: 303-531-4905 EMAIL: matt@pcsgroupco.com	CONTACT: Matt Norcross TITLE: Landscape Architect

Pre-Submittal Case Number: Q 21 - 066 Pre-Submittal Planner: Kat Hammer Pre-Submittal Engineer: Sue Liu

State Parcel ID No. (AIN no.): 1977-00-0-00-449
Parcel Address or Cross Streets: Between E. 8th Place (on the south) and E.10th Drive (on the north) east of Monaghan Rd
Subdivision Name & Filing No: Sky Ranch Academy (Charter School)

	EXISTING	PROPOSED
Zoning:	CV - Civic Use - As per GDP18-007	CV- Civic Use - As Per GDP18-007
Project Name:	Sky Ranch Academy (Charter School)	Sky Ranch Academy (Charter School)
Site Area (Acres):	Approx. 30 AC.	Approx. 30 AC.
Density (Dwelling Units/Acre):	n/a	n/a
Building Square Footage:	n/a	Elementary Bldg: Approx. 42,575 S.F. / High School Bldg. Approx. 57,850 S.F.
Disturbed Area (Acres):	N/A	n/a

CASE TYPE (S)

☐ Location & Extent

THIS SECTION IS FOR OFFICE USE ONLY

Case No:		Assigned Planner:		Assigned Engineer:	
TCHD Fee:	\$	Planning Fee(s):	\$	Engineering Fee(s):	\$

This land use application shall be submitted with all required application fees. Incomplete applications will not be accepted. Submittal of this application does not establish a vested property right in accordance with C.R.S. 24-68-105(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 5, 2021

Arapahoe County Planning Commission
c/o Ms. Jan Yeckes, Planning Division Manager
6924 S. Lima St.
Centennial, CO 80112

Subject: Sky Ranch Academy advisory notification

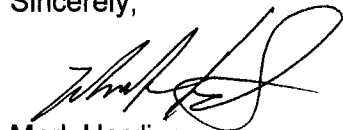
On behalf of the Sky Ranch Academy Board of Directors, this notice is to advise you of our intent to contract with National Heritage Academies to construct and operate a two-building charter school serving Kindergarten through 12th grades on an approximately 30-acre parcel of land to be subdivided from Arapahoe County tax parcel number 1977-00-0-00-449.

Sky Ranch Academy was authorized by Bennett School District 29J and is anticipated to serve up to 1,572 students when the Elementary and High School buildings (combined total of slightly more than 100,000 square feet of interior space) enroll to capacity in the 2028-29 school year.

Colorado Revised Statutes 22-32-124 Subsection (1.5) (a) requires, prior to contracting for a facility, a charter school to advise the planning commission having jurisdiction over the territory in which the site is proposed to be located. This letter is intended to serve as the required advisory notification. The law further provides that the Planning Commission "may" request the school submit a Site Development Plan for the proposed facility, but it must do so within 10 days of receiving this notice. Please call or write within the required 10 days if the commission elects to have a site development plan submitted by the school.

Thank you for your attention to this matter, and please don't hesitate to call me at 303.292.3456 with your response or with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Harding', is written over a horizontal line.

Mark Harding
Board Treasurer
Sky Ranch Academy

Referral Agency	Referral Contact Responses	Additional Referral Contact Responses	Applicant's Response to Referral Comments
<u>ARAPAHOE COUNTY/OPEN SPACE</u>		No comments	ACKNOLWEDGED
<u>ARAPAHOE COUNTY/PLANNING-OIL & GAS</u>	The playground for the school would come under our definition of a Designated Outdoor Activity Area and any new O&G wells would have to be set back 2,000 ft. from the DOAA. However, I think Sky Ranch is done with new pad locations. Is that true?		AN O&G EXHIBIT SHOWING DISTANCES FROM SCHOOL SITE HAS BEEN SUBMITTED
<u>ARAPAHOE COUNTY/PWD/BUILDING DEPT</u>	Please apply for the correct permits for building codes approved by Arapahoe County. All plans to be stamped by the appropriate design professional and submitted electronically in the format prescribed in you ACA portal. Permits will not be reviewed if not complete and for construction.		ACKNOWLEDGE- ALL THE CORRECT PERMITS WILL BE SECURED
<u>ARAPAHOE COUNTY/R&B REFERRALS</u>	No comments or concerns.		ACKNOWLEDGED
<u>BENNETT-WATKINS FIRE RESCUE</u>	<p>The developer shall confer with BFPD and ensure that the proposed development conforms to adopted IFC standards.</p> <p>The developer shall ensure the proposed municipal water systems pertaining to hydrant distribution fire suppression is adequate to protect the proposed development as well as meet design expectations.</p> <p>The applicant will be required to submit a separate site overview and fire hydrant model demonstrating the placement and distances of all fire hydrants throughout the development directly to the fire district.</p> <p>The district recommends that the developer work directly with them, ISO, and Arapahoe County staff to provide and review information pertaining to the needed fire flow for the proposed development.</p> <p>Fire hydrant installation shall conform to the paintings and color coding system.</p> <p>If intersections may utilize signalization, the district will require preemption technology.</p> <p>The district is interested in working with the developer to ensure that adequate access is provided to areas should there be a need for vehicle access for</p>	<p>I have asked Mark to work with the fire District to get an updated letter. I included a general COA indicating the applicant must satisfy all of the Bennett Watkins Fire and Rescue requirements, per the will-serve letter dated November 18th 2021.</p>	ACKNOWLEDGED

Referral Agency	Referral Contact Responses	Additional Referral Contact Responses	Applicant's Response to Referral Comments
	<p>wildfire suppression.</p> <p>Two approved access points are required and are required to follow the remoteness guidelines, see the referral letter for more details.</p> <p>The district is requesting a modeling exhibit based on fire apparatus design criteria. The district might also require "fire lanes"</p>		
<u>MILE HIGH FLOOD DISTRICT</u>		No comments, there are no proposed features eligible for maintenance and the site does not include any proposed UDFCD master plan improvements.	
<u>TRI COUNTY HEALTH DEPARTMENT- REFERRALS</u>	<p>The applicant shall submit plans for the proposed food establishment along with the plan review specification packet to TCHD prior to the start of construction. TCHD recommends a review of the plans be completed before issuance of a building permit for construction.</p> <p>The applicant is required to submit plans to TCHD for review and approval of proposed childcare facilities before construction begins. TCHD recommends a review of the plans be completed prior to issuance of a building permit.</p> <p>TCHD strongly supports plans that incorporate pedestrian and bicycle amenities.</p> <p>TCHD recommends the applicant consider better and safer connectivity to the school site including safe pedestrian crossings at intersections. Pedestrian improvement should be raised, striped, or otherwise denoted. TCHD recommends internal crosswalks, see letter for specific recommendations.</p> <p>TCHD recommends the use of shade in common areas like courtyards, patios and play areas (trees or physical shade structures), specifically the elementary school playground.</p>	TCHD has no further comments than comments provided in the letter dated September 20, 2021.	ACKNOWLEDGED
<u>ARAPAHOE PARK & RECREATION DISTRICT</u>	No comments or concerns.		

Referral Agency	Referral Contact Responses	Additional Referral Contact Responses	Applicant's Response to Referral Comments
<u>ADAMS COUNTY REFERRALS</u>	No comments or concerns.		
<u>ARAPAHOE COUNTY/SHERIFF/#760 COCEM</u>	No comments or concerns.		
<u>ARAPAHOE COUNTY/SHERIFF/PATROL REFERRALS</u>	No comments or concerns.		
<u>COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO</u>	The site is not exposed to any geological hazards or unusual constraints that would preclude development and CGS has no objection but would like a geotechnical investigation.	CGS will review geotechnical report when received by the County, during the E-case process. No further comments.	ACKNOWLEDGED
<u>CDOT-DEPT. OF TRANSPORTATION/ STATE OF CO-REGION ONE</u>		According to the TIS submitted with this application, the proposed Charter School is expected to have a neutral effect on the Interchange operations at the I-70 Airpark interchange. CDOT accepts the TIS and expects that the traffic generated by the school comply with the cap of 774 single-family equivalent trips at the existing interchange.	ACKNOWLEDGED
<u>E-470 PUBLIC HIGHWAY AUTHORITY</u>	No comments or concerns.		
<u>RTD</u>		Project is in an area where RTD currently has no service. RTD requests that the developer attempt to keep the tree lawns within 100 feet of the major intersections less than 2% slope to provide for the potential future service of the area.	ACKNOWLEDGED
<u>CENTURYLINK NETWORK REAL ESTATE DEPARTMENT</u>	No objection.		
<u>PHILLIPS 66</u>	No comments or concerns.		
<u>XCEL ENERGY - PSCO</u>		The property owner/developer/contractor should complete the application	ACKNOWLEDGED

Referral Agency	Referral Contact Responses	Additional Referral Contact Responses	Applicant's Response to Referral Comments
		<p>process for any new natural gas or electrical service. It is the responsibility of the developer to contact the Designer assigned to the project for approval of design details.</p> <p>Additional easements will need to be acquired by separate document for new facilities, be sure to have the Designer contact a ROW and Permits Agent.</p>	
<u>DIVISION OF WATER RESOURCES- STATE ENGINEER/GROUNDWATER</u>	<p>We have reviewed the location and extent proposal for a school site on 32 acres located in the SW 1/4 of Sec. 3, T4S, and 65W. The school site's water supply is service provided by Pure Cycle Corp, a service provider for Rangeview Metropolitan District, according to the will serve letter dated August 19, 2021. Our records show that there is a well on the property, permit no. 83725-F, operated by PCY Holdings (a subsidiary of Pure Cycle Corporation). The well must be operated in compliance with its permitted conditions. Our office has no other comments or concerns with this proposal.</p>		<p>Acknowledged - well will be operated in compliance with its permitted conditions.</p>
<u>COLORADO PARKS & WILDLIFE/ 1ST POINT OF CONTACT</u>	<p>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 using the property.</p> <p>If prairie dog towns are on the site, CPW recommends at least within two weeks of initial site disturbance that a burrowing owl survey be conducted. If any earth moving will occur between March 15 and August 31, a burrowing owl survey should be performed.</p> <p>CPW recommends that an active weed management plan be implemented. Please reach out to Russell Johnson at Arapahoe County to discuss a weed management plan.</p> <p>This development contributes to the overall fragmentation and loss of native short grass prairie habitat.</p>	<p>I have asked CPW if they are satisfied with this response of if they suggest staff recommend a COA to address any outstanding items.</p>	<p>The site has been actively farmed for the past 20 years and for the past 2 years grading operations have been conducted in the area of the site as part of implementing drainage infrastructure and no wildlife has been noted.</p>

LOCATION & EXTENT PLAN

SKY RANCH ACADEMY

A PART OF THE WEST HALF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

LEGAL WILL BE ADDED/UPDATED ONCE SUBDIVISION EXEMPTION PLAT IS RECORDED

NOTES

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE LOCATION & EXTENT PLAN KNOWN AS SKY RANCH ACADEMY THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE

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

DRAINAGE MAINTENANCE

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

EMERGENCY ACCESS

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

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE

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

PRIVATE STREET MAINTENANCE

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

DRAINAGE LIABILITY

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

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE MAINTENANCE

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

PUBLIC IMPROVEMENTS NOTE

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

DRAINAGE MASTER PLAN

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

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

SPECIFIC NOTES

RURAL TRANSPORTATION IMPACT FEE (RUTIF) AREA

THIS SKY RANCH ACADEMY LOCATION & EXTENT IS LOCATED WITHIN AN AREA WHICH IS SUBJECT TO A RURAL TRANSPORTATION IMPACT FEES TO DEFRAY COSTS OF IMPACTS TO CAPITAL ROAD FACILITIES CAUSED BY NW DEVELOPMENT WITHIN THE AREA AS SET FORTH IN BOARD OF COUNTY COMMISSIONER RESOLUTION NO. 160669. SAID RESOLUTION ESTABLISHES THE FEE SCHEDULE WHICH FEES WILL BE CHARGED BY THE BUILDING DIVISION AND COLLECTED UPON THE ISSUANCE OF ALL BUILDING PERMITS FOR NEW CONSTRUCTION WITHIN THE IMPACT FEE AREA BOUNDARIES. THE FEES, THE IMPACT FEE AREA BOUNDARIES, THE RURAL TRANSPORTATION INFRASTRUCTURE PROPOSED TO BE FUNDED BY THE FEES AND OTHER PERTINENT PORTIONS OF THE FEE SCHEDULE MAY BE FURTHER STUDIED AND AMENDED FROM TIME TO TIME BY ACTION OF THE BOARD OF COUNTY COMMISSIONERS, AS NEEDED TO ENSURE A FAIR AND BALANCED SYSTEM.

AIRPORT INFLUENCE AREA NOTE

ALL PROPERTY WITHIN THE 55 DAY-NIGHTY AVERAGE SOUND LEVEL (DNL) IS EXPECTED TO BE EXPOSED TO DAILY AIRCRAFT NOISE LEVELS THAT EQUAL OR EXCEED AN AVERAGE OF 55 DECIBELS (DNL). A LEVEL OF AIRCRAFT NOISE THAT THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS HAS DETERMINED IS THE MAXIMUM ACCEPTABLE LEVEL FOR RESIDENTIAL USE. BECAUSE OF THE, ARAPAHOE COUNTY HAS REQUIRED THAT ALL RESIDENCES IN THE AREA, AND WITHIN THE SKY RANCH ACADEMY LOCATION & EXTENT BE CONSTRUCTED IN WAYS THAT LESSEN THE EFFECTS OF THE AIRCRAFT NOISE TO THE RESIDENTS OF SKY RANCH. THESE CONSTRUCTION TECHNIQUES REQUIRE, BUT ARE NOT LIMITED TO, AIR CONDITIONING, ADDITIONAL INSULATION, INSULATED PENETRATIONS, AND SIMILAR TECHNIQUES INTENDED TO ACHIEVE AND EXPECTED INTERIOR NOISE LEVEL OF 45 DECIBEL (DNL) IN THE EXPOSURE AREA.

AIRPORT INFLUENCE AREA (AVIGATION EASEMENT / HAZARD EASEMENT)

TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE BOARD OF COUNTY COMMISSIONERS, OWNERS, SUCCESSORS AND ASSIGNS HEREBY AGREE:
1. TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL PLANS.
2. TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR OTHER SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS NECESSITATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
3. TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
4. TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY, IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

AIRPORT INFLUENCE AREA (OFF-SITE IMPROVEMENTS)

TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE BOARD OF COUNTY COMMISSIONERS, OWNERS, SUCCESSORS AND ASSIGNS HEREBY AGREE:
1. TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL PLANS.
2. TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR OTHER SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS NECESSITATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
3. TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
4. TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY, IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

DRAINAGE

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

PUBLIC USE EASEMENT

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

SITE DATA		
GROSS SITE AREA	32.4 AC.	
PROPOSED LAND USE	ELEMENTARY SCHOOL, HIGH SCHOOL, DAYCARE (OWNED AND OPERATED BY CHARTER SCHOOL) & ASSOCIATED RECREATION	
PROPOSED DENSITY	N/A	
ZONING	EXISTING	PROPOSED
	CV - CIVIC PER GDP	CV- CIVIC PER GDP
DEVELOPMENT CRITERIA		
DEVELOPMENT STANDARDS PER SKY RANCH GENERAL DEVELOPMENT PLAN, ARAPAHOE COUNTY CASE GDP18-007		

CERTIFICATE OF OWNERSHIP

I, _____, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS SKY RANCH ACEDEMY ARAPAHOE COUNTY CASE NO. LE21-005.

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF _____)
)S.S.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, A.D., 2021 BY _____ (Name)

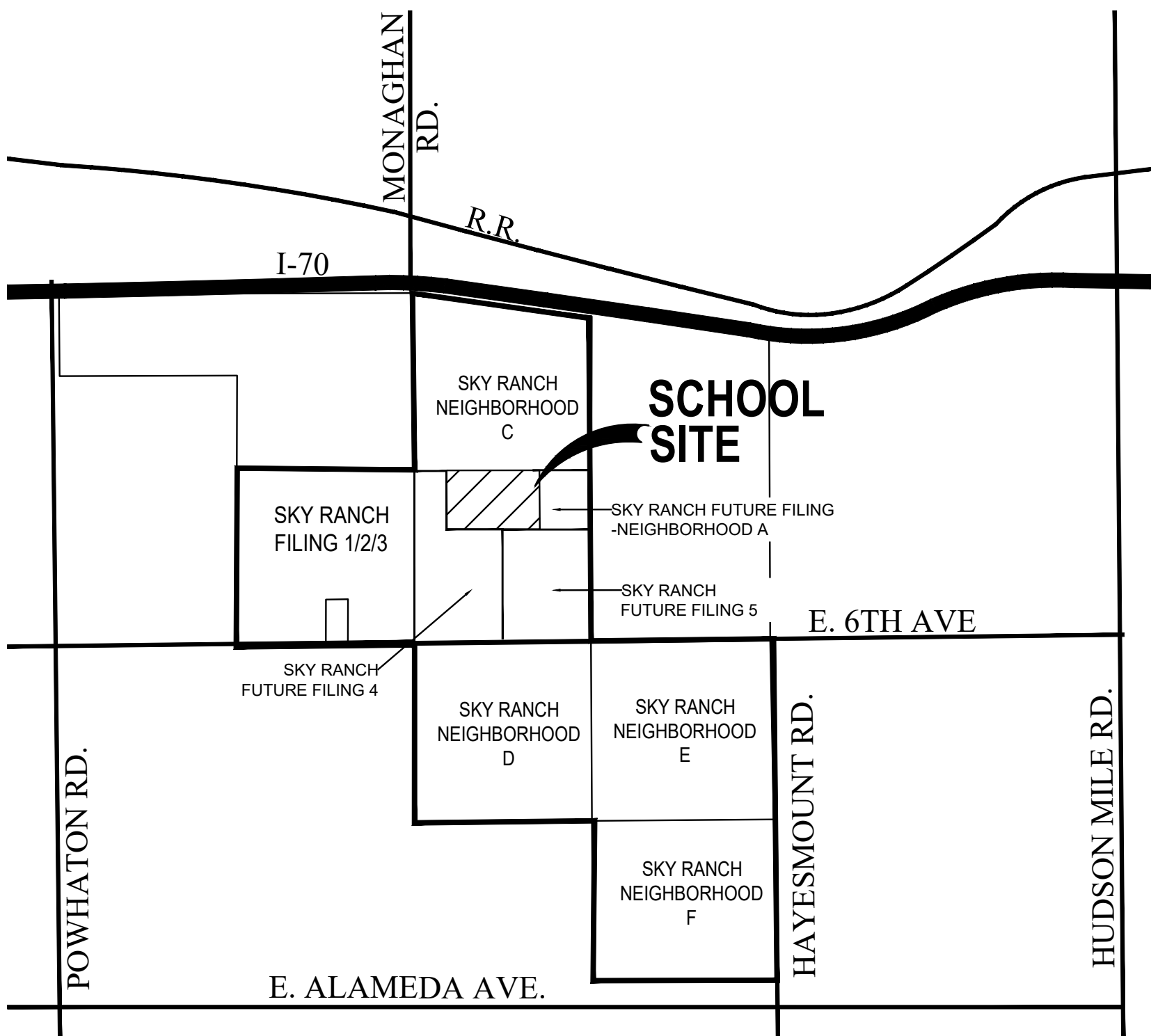
AS _____ OF _____ AN AUTHORIZED SIGNATORY.
(Title) (Entity)

BY _____
NOTARY PUBLIC

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____.

NOTARY IDENTIFICATION NUMBER: _____.



VICINITY MAP

SCALE: 1" = 2,000'

ARAPAHOE COUNTY CASE NO. LE21-005



OWNER:
PURE CYCLE CORPORATION
ATTN: MARK HARDING
34501 E. QUINCY AVE #34 BOX 10
WATKINS, CO 80137

PLANNER / LANDSCAPE
ARCHITECT
people creating spaces
pcs group inc. www.pcsgruppco.com
#3, 9-180 independence plaza
1007 16th street, denver, co 80202
1.303.531.4905 1.303.531.4908

CIVIL ENGINEER/
SURVEYOR

Westwood
Westwood Professional Services, Inc.

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

SKY RANCH
ACADEMY
L & E
ARAPAHOE COUNTY,
COLORADO
NOT FOR CONSTRUCTION
SUBMITTAL DATE: November 30, 2021
PROJECT # LE21-005
REVISIONS:
1
2
3
4
5
6
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8
9
10

COVER SHEET

SHEET
1 OF 7

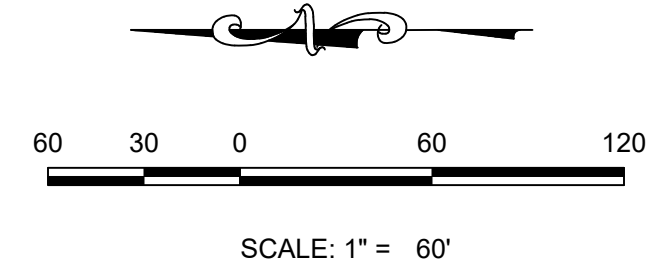
A PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO



LOCATION & EXTENT PLAN SKY RANCH ACADEMY

A PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN

COUNTY OF ARAPAHOE, STATE OF COLORADO

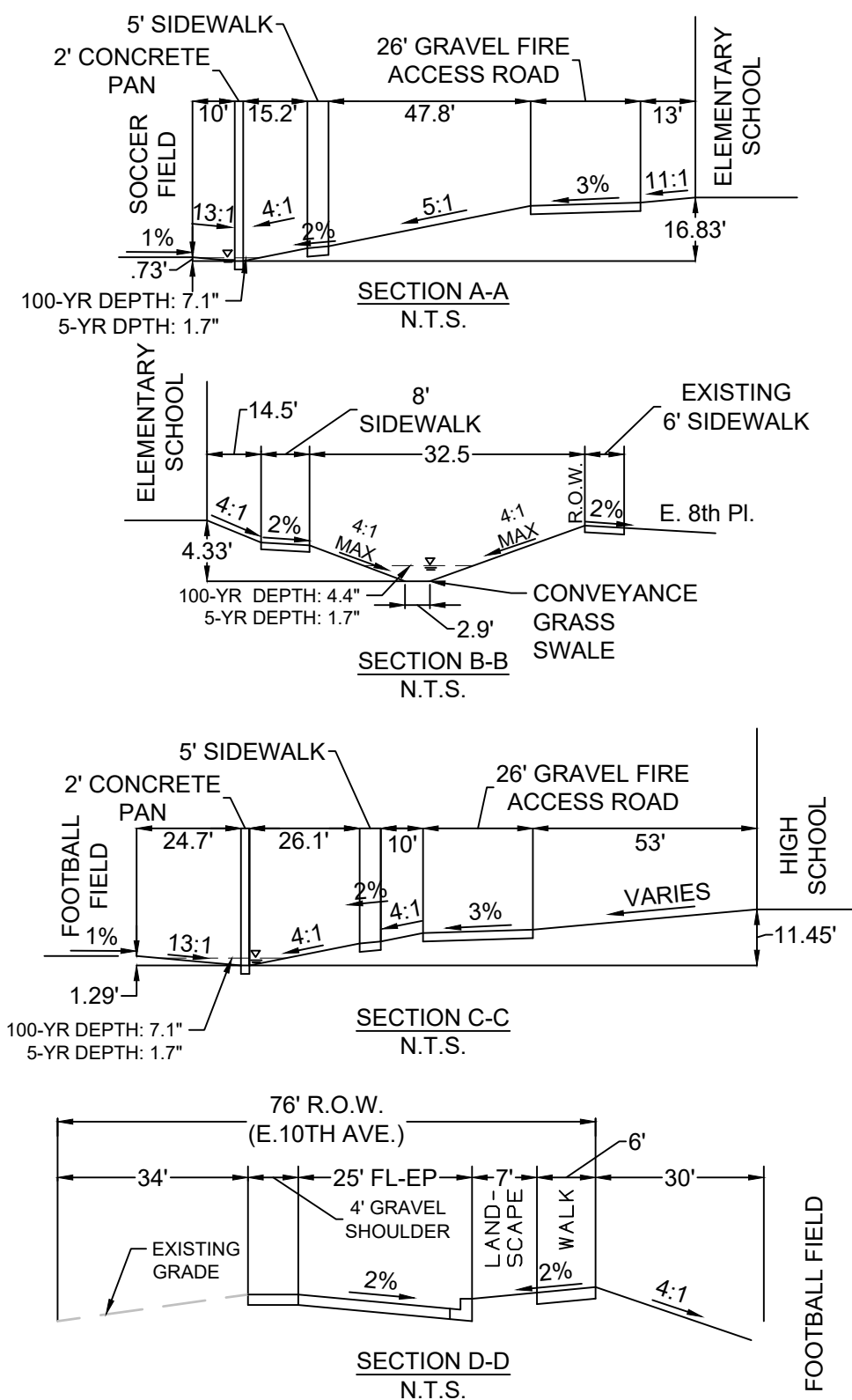
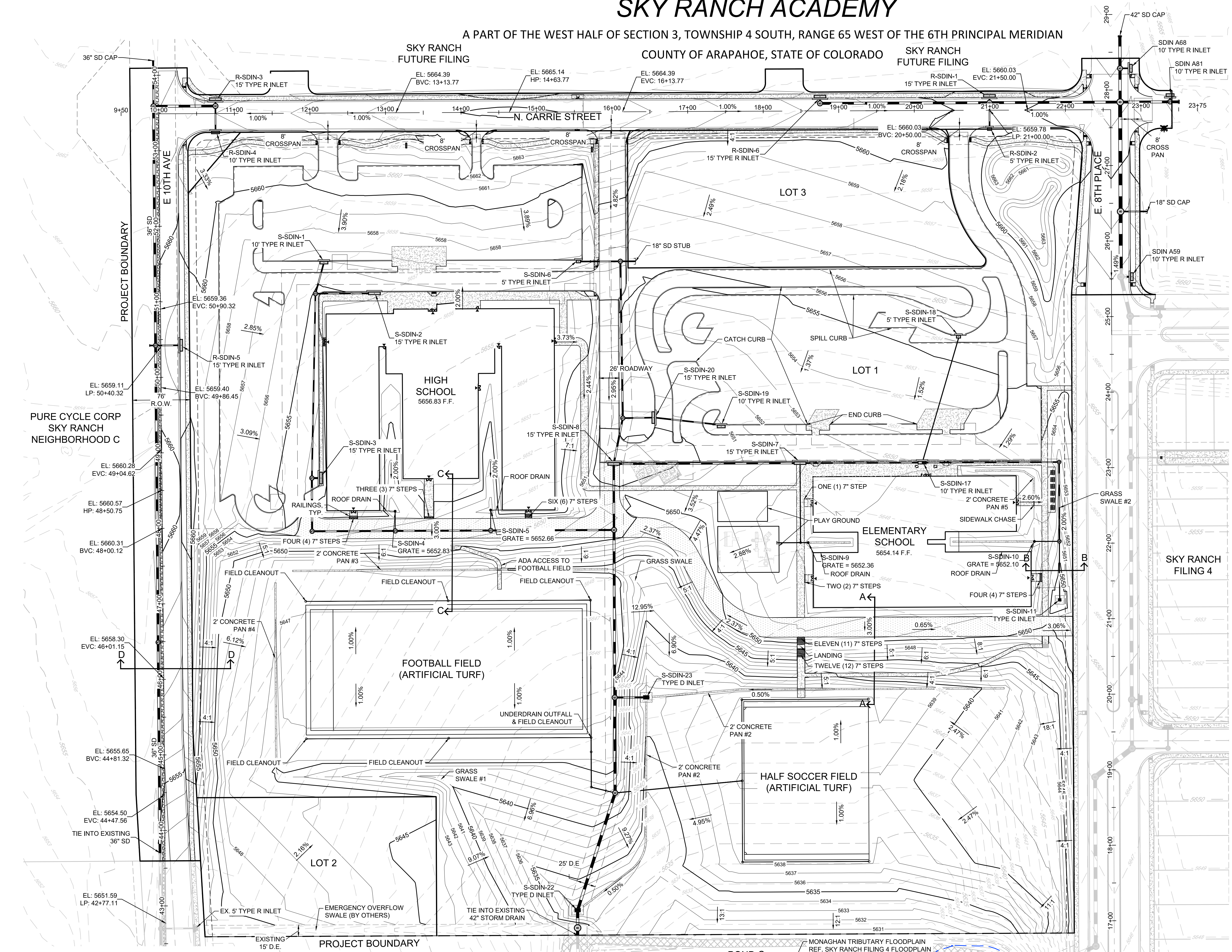


LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM DRAIN (SD)
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SLOPE AND DIRECTION
- PROPOSED OVERFLOW PATH
- CONCRETE
- FILING BOUNDARY
- BUILDING DOOR LOCATION
- PROPOSED CATCH CURB
- PROPOSED SPILL CURB

NOTES

- ALL ON-SITE SIDEWALKS SHALL BE 5% MAX. ON-GRADE SLOPE.
- SEE SHEET 2 FOR EASEMENT RECORDATION INFORMATION.



SKY RANCH ACADEMY
L & E
ARAPAHOE COUNTY,
COLORADO
NOT FOR CONSTRUCTION

SUBMITTAL DATE: NOVEMBER 26, 2021

PROJECT # LE21-005

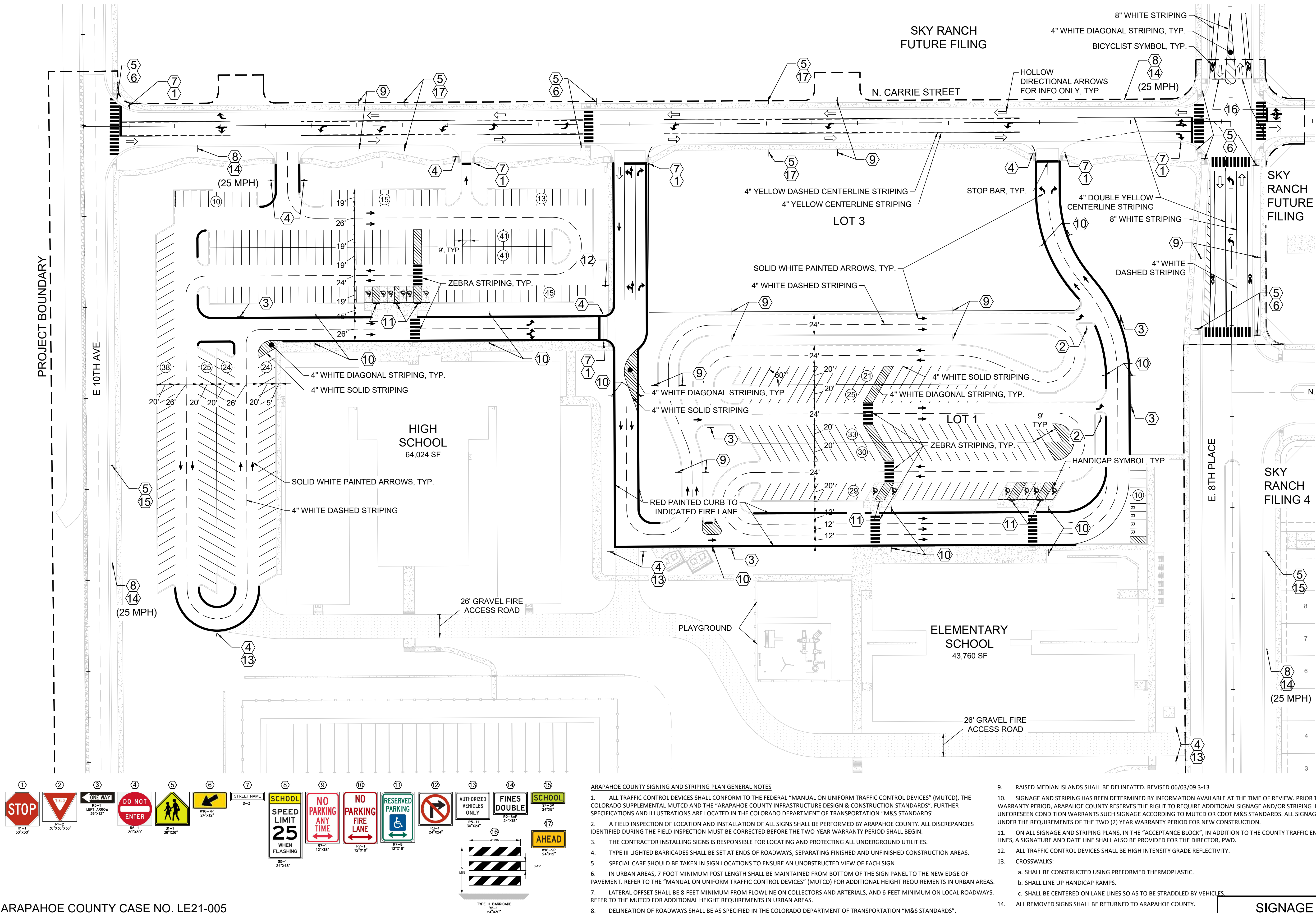
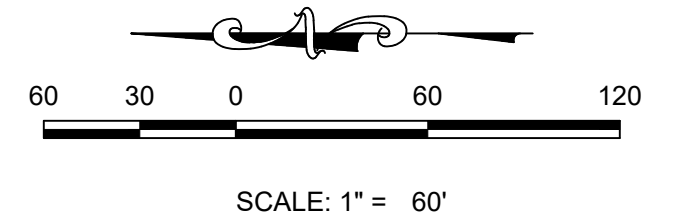
REVISIONS:

NO.	DESCRIPTION	DATE

SHEET
3 OF 7

LOCATION & EXTENT PLAN SKY RANCH ACADEMY

A PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND	
①	STOP SIGN R1-1
②	YIELD SIGN R1-2
③	ONE WAY LEFT ARROW SIGN R6-1
④	DO NOT ENTER SIGN R5-1
⑤	SCHOOL ZONE CROSSING SIGN S1-1
⑥	POINTING ARROW SIGN W16-7P
⑦	STREET NAME SIGN D3
⑧	SCHOOL ZONE SPEED LIMIT SIGN S5-1
⑨	NO PARKING ANY TIME SIGN R7-1
⑩	NO PARKING FIRE LANE SIGN R7-1
⑪	HANDICAP RESERVED PARKING SIGN R7-B
⑫	NO RIGHT TURN SIGN R3-1
⑬	AUTHORIZED VEHICLES ONLY SIGN R5-11
⑭	FINES DOUBLE SIGN R2-6AP
⑮	SCHOOL SIGN S4-3P
⑯	TYPE III BARRICADE
⑰	AHEAD SIGN W16-9P
PAINTED FIRE LANE (RED)	

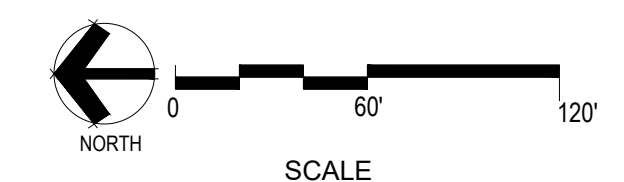
- NOTES:
1. AN ARAPAHOE COUNTY "SIGNING, STRIPING AND SIGNALIZATION" PERMIT IS REQUIRED BEFORE INSTALLATION. THIS PLAN WILL BE A REQUIRED ATTACHMENT TO PERMIT APPLICATION.
 2. TYPE III BARRICADES (SIGN 16) ARE INTENDED AS TEMPORARY UNTIL SUCH TIME AS FUTURE IMPROVEMENT OCCURS. FUTURE PLANS WILL DEPICT REMOVAL OF TEMPORARY DEVICES.
 3. SIGNAGE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO DIGGING POST HOLES.
 4. ALL STREETS ARE LOCAL ROADWAYS UNLESS OTHERWISE NOTED.
 5. PARKING LOT AND EMERGENCY ACCESS ARE PRIVATE ROADWAYS UNLESS OTHERWISE NOTED.
 6. SEE SHEET 2 FOR EASEMENT RECORDATION INFORMATION.

ARAPAHOE COUNTY SIGNING AND STRIPING PLAN GENERAL NOTES

1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE FEDERAL "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), THE COLORADO SUPPLEMENTAL MUTCD AND THE "ARAPAHOE COUNTY INFRASTRUCTURE DESIGN & CONSTRUCTION STANDARDS". FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION "M&S STANDARDS".
2. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY ARAPAHOE COUNTY. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE TWO-YEAR WARRANTY PERIOD SHALL BEGIN.
3. THE CONTRACTOR INSTALLING SIGNS IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
4. TYPE III LIGHTED BARRICADES SHALL BE SET AT ENDS OF ROADWAYS, SEPARATING FINISHED AND UNFINISHED CONSTRUCTION AREAS.
5. SPECIAL CARE SHOULD BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
6. IN URBAN AREAS, 7-FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM BOTTOM OF THE SIGN PANEL TO THE NEW EDGE OF PAVEMENT. REFER TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) FOR ADDITIONAL HEIGHT REQUIREMENTS IN URBAN AREAS.
7. LATERAL OFFSET SHALL BE 8-FOOT MINIMUM FROM FLOWLINE ON COLLECTORS AND ARTERIALS, AND 6-FOOT MINIMUM ON LOCAL ROADWAYS. REFER TO THE MUTCD FOR ADDITIONAL HEIGHT REQUIREMENTS IN URBAN AREAS.
8. DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION "M&S STANDARDS".

9. RAISED MEDIAN ISLANDS SHALL BE DELINEATED. REVISED 06/03/09 3-13
10. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO INITIATION OF THE WARRANTY PERIOD, ARAPAHOE COUNTY RESERVES THE RIGHT TO REQUIRE ADDITIONAL SIGNAGE AND/OR STRIPING IF THEY DETERMINE THAT AN UNFORESEEN CONDITION WARRANTS SUCH SIGNAGE ACCORDING TO MUTCD OR CDOT M&S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO (2) YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION.
11. ON ALL SIGNAGE AND STRIPING PLANS, IN THE "ACCEPTANCE BLOCK", IN ADDITION TO THE COUNTY TRAFFIC ENGINEER SIGNATURE AND DATE LINES, A SIGNATURE AND DATE LINE SHALL ALSO BE PROVIDED FOR THE DIRECTOR, P.W.D.
12. ALL TRAFFIC CONTROL DEVICES SHALL BE HIGH INTENSITY GRADE REFLECTIVITY.
13. CROSSWALKS:
 - a. SHALL BE CONSTRUCTED USING PREFORMED THERMOPLASTIC.
 - b. SHALL LINE UP HANDICAP RAMPS.
 - c. SHALL BE CENTERED ON LANE LINES SO AS TO BE STRADDLED BY VEHICLES.
14. ALL REMOVED SIGNS SHALL BE RETURNED TO ARAPAHOE COUNTY.

A PART OF THE WEST HALF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO

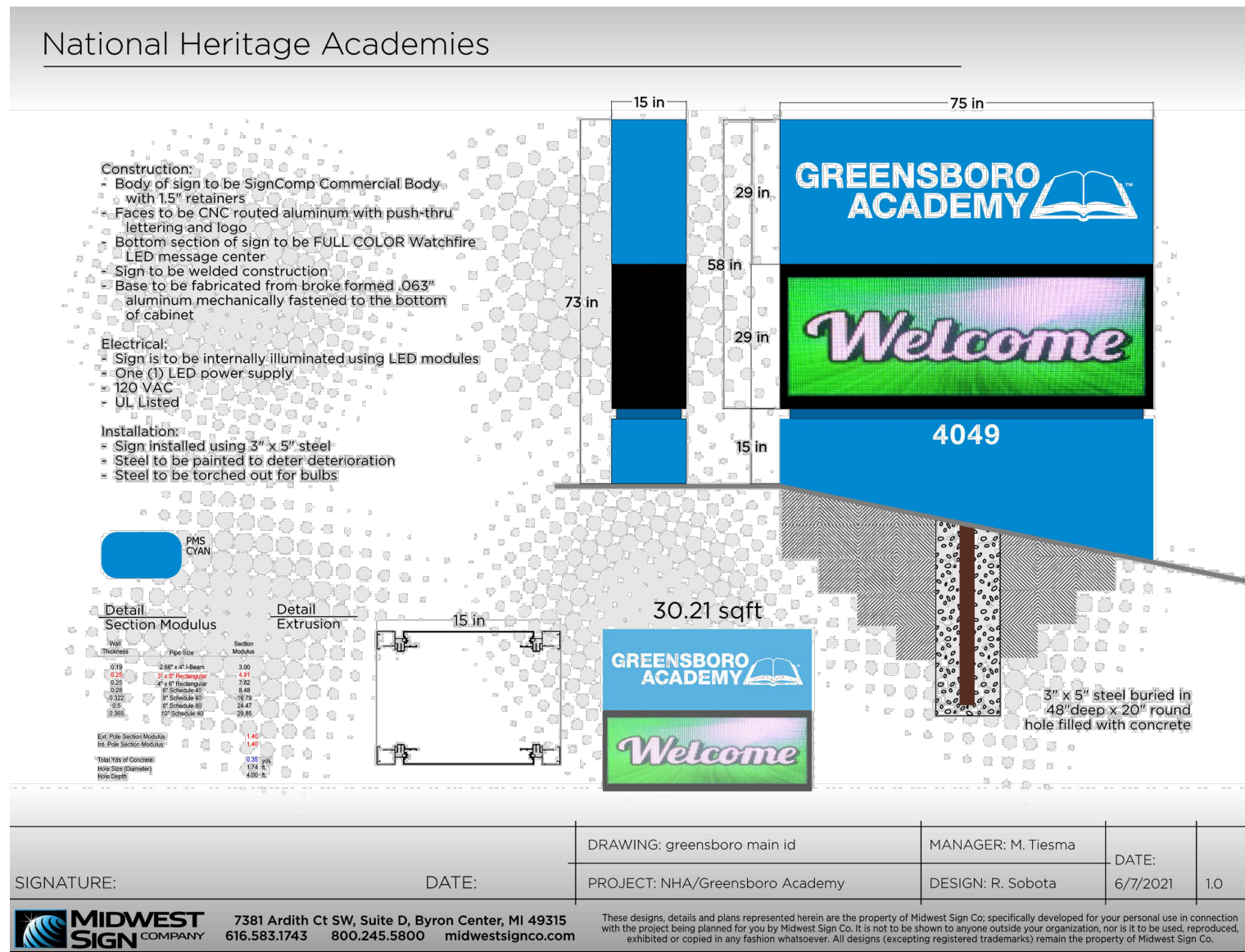
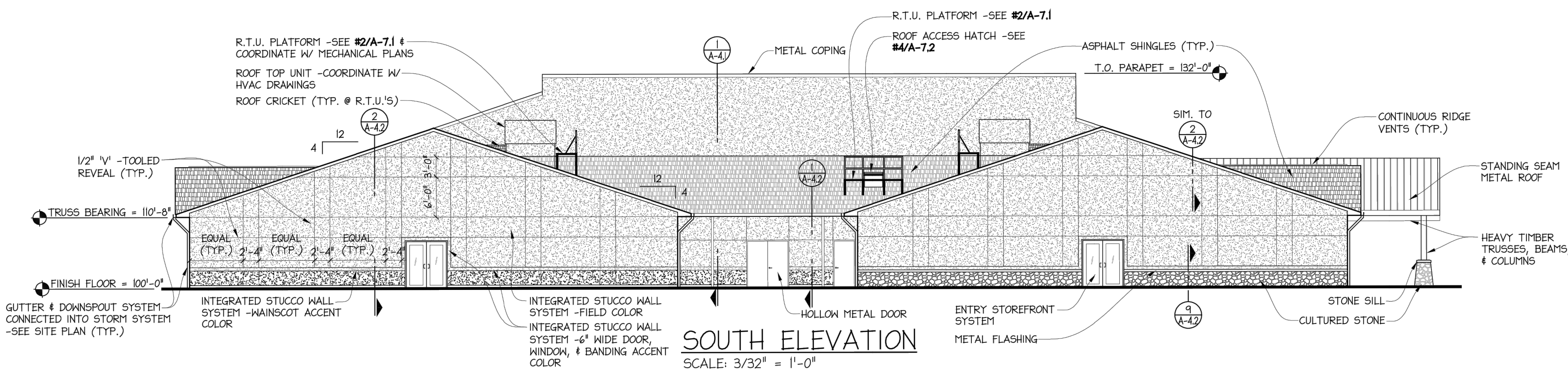
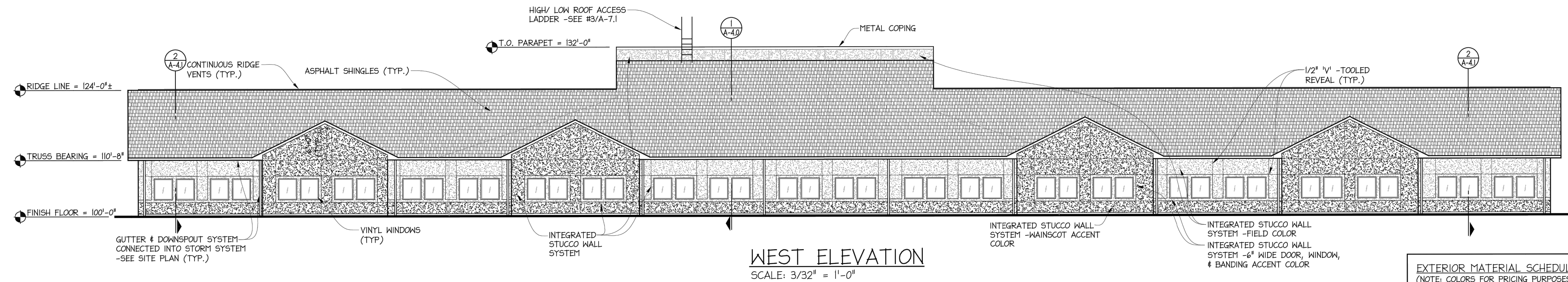
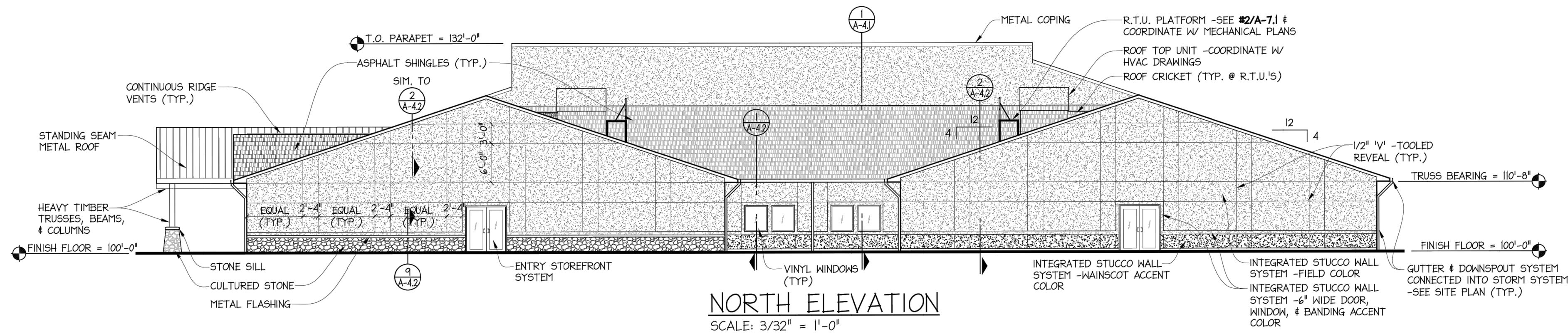
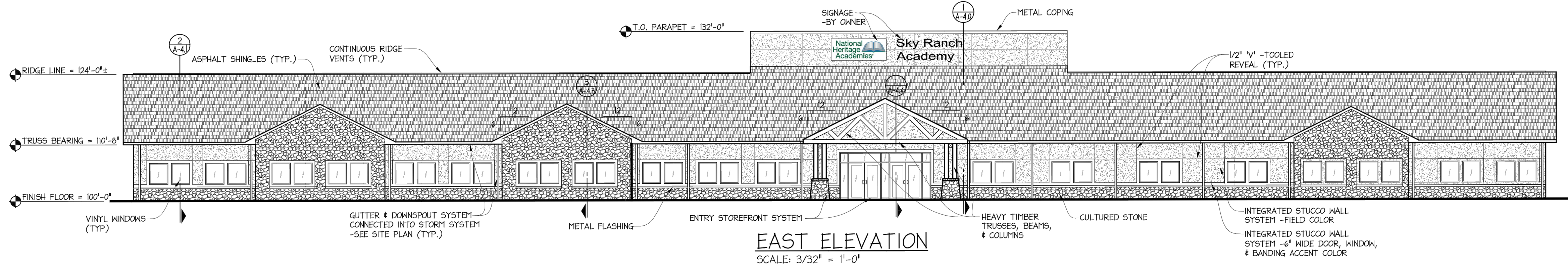


KY RANCH CADEMY & E APACHE COUNTY, FLORADO (NOT FOR CONSTRUCTION)	
INITIAL DATE: November 30, 2021	
PROJECT #: LE21-005	
TYPSONS:	

5 OF 7

LOCATION & EXTENT PLAN SKY RANCH ACADEMY

A PART OF THE WEST HALF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO



1 SCHOOL ENTRY SIGN EXAMPLE

- NOTES:
- THIS IS AN ILLUSTRATIVE EXAMPLE OF THE SIGNS NATIONAL HERITAGE ACADEMIES (NHA) TYPICALLY USES AT THEIR CHARTER SCHOOL FACILITY.
 - SIGN MUST MEET ALL ARAPAHOE COUNTY CODE STANDARDS FOR SIGNS.

EXTERIOR MATERIAL SCHEDULE (NOTE: COLORS FOR PRICING PURPOSES - SUBMIT SAMPLES FOR OWNER APPROVAL)

- CULTURED STONE: "CULTURED STONE" COUNTRY LEDGESTONE -COLOR: CARAMEL
- ALUMINUM FASCIA: "PETERSEN ALUM. CO." FLUSH PANEL -COLOR: BONE WHITE
- SOFFIT: FULLY VENTED "PETERSEN ALUM. CO. PAC -850" -COLOR: BONE WHITE
- ENTRY STOREFRONT: -COLOR: "KANNEER" MEDIUM BRONZE
- STOREFRONT WINDOWS: "KANNEER" TRI-FAB 4618 THERMALLY BROKEN ACCENT COLORED FLUOROPAN ALUMINUM FRAME W/ TEMPERED INSULATED LOW 'E' GLASS.
A. STOREFRONT FRAME COLOR: MEDIUM BRONZE
- HOLLOW METAL DOORS & FRAMES -COLOR: PAINT TO MATCH ACCENT SIDING
- COPING & DRIP FLASHING: 0.032" ALUMINUM -COLOR: MATCH "PETERSEN ALUMINUM CO." BONE WHITE
- INTEGRATED STUCCO WALL SYSTEM: STO STOPOWERWALL CI -OUTBOUND INSULATION INTEGRATED STUCCO WALL SYSTEM
A. TYPICAL FIELD COLOR: SHERWIN WILLIAMS SW 6106 KLIM BEIGE
B. WAINSCOT ACCENT COLOR: SHERWIN WILLIAMS SW 6109 HOPSACK
C. DOOR, WINDOW, & BANDING ACCENT -COLOR: SHERWIN WILLIAMS SW 7007 CEILING BRIGHT WHITE
- VINYL WINDOWS: -COLOR: WHITE
- GUTTERS & DOWNSPOUT: ALUMINUM -COLOR: MATCH "PETERSEN ALUMINUM CO." BONE WHITE
- STANDING SEAM METAL ROOF -COLOR: MEDIUM BRONZE
- ASPHALT SHINGLES: "CERTAINTED" NORTHGATE SBS MODIFIED IMPACT RESISTANT ASPHALT SHINGLE -COLOR: MAX. DEF. WEATHERED WOOD
- HEAVY TIMBER ENTRY: -COLOR: CLEAR COAT IN SATIN FINISH
- ENTRY CANOPY: SOFFIT & TRIM -COLOR: CLEAR COAT IN SATIN FINISH

PLEASE NOTE THAT THE HIGH SCHOOL IS IN THE DESIGN PHASE AND NOT INCLUDED WITHIN.
THE HIGH SCHOOL IS NOT ANTICIPATED TO BE BUILT FOR 3 YEARS AND ELEVATIONS WILL BE INCLUDED WHEN COMPLETE.

ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE

ARAPAHOE COUNTY CASE NO. LE21-005

ELEMENTARY SCHOOL ELEVATIONS