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October 20, 2020

Arapahoe County Public Works & Development
Planning Division
6924 South Lima Street
Centennial, CO 80112

RE: New Horizon Academy – Letter of Intent
Case Type – Use by Special Review

Dear Public Works & Development:

Our company, Short Elliott Hendrickson Inc (SEH), on behalf of the New Horizon Academy, is proposing a project within unincorporated Arapahoe County. The project is located at Lot 5-A, Copperleaf Filing No. 23, Northeast Quarter of Section 11, Township 5 South, Route 66 West of Sixth Principal Meridian, Arapahoe County. The project includes 1.479 acres (64,462 square feet) and is currently zoned SDP.

The purpose of the project is to develop a 12,987 square foot single-story commercial childcare facility along with the surrounding site for New Horizon Academy as part of the Copperleaf development. The site is 64,462 square feet in size (1.479 acres), and is identified as Lot 5-A, Copperleaf Filing No. 23, Northeast Quarter of Section 11, Township 5 South, Routh 66 West of Sixth Principal Meridian, Arapahoe County.

Site improvements are proposed to include the following:

- One parking field along the south side of the building and adjacent to the front building entrance, with a total of 48 parking stalls, including 2 handicapped accessible stalls.
- 14,211 square feet of exterior fenced playground area divided between toddler and preschool groups: Playground 'A' at 8,560 square feet located along the west and north sides of the building, and Playground 'B' at 5,651 square feet located along the east side of the building. The playgrounds will be fully equipped with outdoor play materials, elements and structures to encourage child interaction.
- Exterior dumpster enclosure located in the west end of the parking field adjacent to the southwest corner of the site. Proposed enclosure materials are equivalent to those materials being proposed for the building exterior.
- Utility lines for stormwater, sanitary sewer, domestic and fire protection water, and electric from the perimeter of the site to the building. Stormwater from four roof downspouts will be diverted to stormwater utility lines. There is no proposed onsite water detention.
- Exterior site and building lighting.
- Site landscaping, including trees, shrubs, and smaller plantings and grasses.
- Bicycle racks adjacent to the front building entrance.
- There is a 30' utility easement along the east boundary of the site, and a smaller utility easement along a portion of the northeast boundary of the site. There is also a 12.5' public use easement along the north boundary of the site.
- There will be a monument sign placed along the north end of the site, location to be determined.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 3535 Vadnais Center Drive, St. Paul, MN 55110-5196

SEH is 100% employee-owned | sehinc.com | 651.490.2000 | 800.325.2055 | 888.908.8166 fax

The proposed site is currently undeveloped. Arapahoe County Zoning Map 2073-11 identifies the subdivision as revised to SDP 19-003. The Floor Area Ratio is calculated to be 20% and the Open Space is calculated at 42%. The building and all site appurtenances do not encroach upon perimeter site setback requirements; however, 289 square feet of paving at the east end of the parking field does encroach upon the 30' utility easement. The building height does not exceed any restrictions.

The facility is classified as a Large Childcare Center, and will be designed to meet the licensing requirements of CRS 26-6-102 as well as Colorado Department of Human Services regulations. The facility will be designed to accommodate 188 children, ranging from infants to toddlers to preschool and school-age children. The facility will be staffed in staff/child ratios that are in compliance with state requirements as well as with New Horizon Academy standards. Hours of operation are scheduled from 6:30 AM to 6:30 PM Monday through Friday.

The developer of the site is:

New Horizon Academy
3405 Annapolis Lane North
Suite 100
Plymouth, MN 55447
Alan Ruth – Vice President of Facilities and Construction

We hereby affirm that this application meets the requirements of the Arapahoe County Land Development Code or includes proper requests for variance, waiver or exception from provisions that it does not meet. We understand that if it does not meet these Regulation's requirements or if proper requests for variance, waiver or exception are not included, this application may be rejected and the Board of County Commissioner's hearing dates may be postponed.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott A. Blank". The signature is stylized with a large, looped 'S' and a cursive 'Blank'.

Scott A. Blank, AIA NCARB
Short Elliott Hendrickson Inc (SEH)

