



Arapahoe County Public Works & Development Engineering Services Division Staff Report Planning Commission

Date: November 10, 2025

To: Ernie Rose, Senior Planner, Planning Division

From: Emily Gonzalez, Case Engineer, Engineering Services Division

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

Re: Denver Pipeline Expansion (Magellan)
Use by Special Review (USR) with 1041
UASI25-002

Scope/Location:

The Project involves the installation of approximately 235 miles of new buried pipeline of varying diameter (i.e., 10-inch and 16-inch) that will be utilized to transport various transportation fuels, including aviation and sustainable aviation fuel from Scott City, Kansas to the Denver International Airport in Colorado. Of the 235 miles of pipeline, approximately 33 miles traverse Arapahoe County. The Project also involves the installation of several aboveground rupture mitigation valves (RMVs) and trap facilities along the new pipeline.

Construction of the Project is estimated to impact a total of 386.74 acres within Arapahoe County. Following construction, a 30-foot-wide and 50-foot-wide permanent easement along the 10-inch-diameter pipeline and 16-inch diameter pipeline, respectively, will be retained for the newly constructed pipeline. Operational impacts on land use will be limited to those areas associated with small aboveground facilities (e.g., RMV and pipeline junction sites) and the occasional mowing of the permanent pipeline right-of-way (ROW). There will be no proposed change in the existing zoning (Agricultural-1, Agricultural Estate, and Mixed Use). Construction of the overall Project is anticipated to take 8 to 9 months to complete, while Project construction activities within Arapahoe County are anticipated to take 4 to 5 months to complete.

Items included in the application:

Plan Exhibit – USR

1041 Package

Drainage Report – Permanent Site
Floodplain Delineation Report
Construction Drawings
Grading, Erosion, & Sediment Control Report & Plans

Findings:

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

1. This project crosses 70 drainageways within the County, which are defined as:
 - a) 11 FEMA Mapped Floodplains
 - b) 25 Local Floodplains, which are defined as drainageways with a tributary area of greater than or equal to 130 acres per the County Stormwater Management Manual (SMM).
 - c) 34 Drainageways with a tributary area of less than 130 acres.
2. The project crosses 19 County roadways and proposes taking access for the proposed valve site from South Manila Road (County Road 113).
3. The project is located outside of SEMSWA's service area and therefore the Grading, Erosion, and Sediment Control (GESC) Plans and Report will be reviewed by the County, and the County will issue the GESC permit and provide GESC inspections.
4. This project is located outside of the County's Municipal Separate Storm Sewer System (MS4) Permit area and therefore does not require permanent water quality facilities.
5. Engineering review and approval fees are paid in full.
6. The following waiver has been requested and granted. Detailed information can be found in the attached waiver request letter and Technical Review Committee (TRC) response letter.
 - a) Section 13.1.1 of the Stormwater Management Manual (SMM) requires that 100-yr flood detention be provided for all new development, redevelopment, or expansion of sites within the County. The applicant has requested a waiver request based on the property remaining largely undeveloped (less than 1% of the 400+ acre lot is being affected) and has demonstrated that adjacent properties will not be affected.

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 the remaining redlines on the engineering & planning documents.

2. Execution and recordation of all easements shown in the proposed construction drawings.
3. Execution and recordation of road crossing agreements, or demonstration of existing rights, for all crossings of County Right-of-Way.

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.
3. Grading operations and infrastructure proposed within the floodplain require permitting under a Floodplain Development Permit, and approval by FEMA if necessary.

Agreements Required

1. Road crossing agreements for the proposed pipeline, if it cannot be demonstrated that such agreements/rights already exist.

Permits Required

1. Street Cut- Right of Way (ROW) Use Permit
 - Required for access onto the County ROW.
 - Required for any construction and/or lane closures within County ROW.
2. Grading, Erosion and Sediment Control (GESC) Permit
 - Arapahoe County requires that a GESC (Grading, Erosion, and Sedimentation Control) Permit be obtained prior to the start of land disturbing activities within the unincorporated areas of the County. Information on the County's GESC permit requirements can be obtained in the Arapahoe County GESC Manual.
3. Floodplain Development Permit
 - Projects that include work within designated 100-year floodplain limits of major drainageways require a Floodplain Development Permit. Additional information on the floodplain permit can be found in Chapter 5 of the County's Stormwater Management Manual
4. 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.

**ARAPAHOE COUNTY****PUBLIC WORKS & DEVELOPMENT****BRYAN D. WEIMER, PWLF**

Director

6924 South Lima Street
Centennial, CO 80112-3853

Phone: 720-874-6500

Relay Colorado: 711

www.arapahoegov.comJanuary 16th, 2025Attn: Virginia Steen, Applicant

Project Name: Denver Expansion Project – Watkins Junction
Case Number: Q24-067
Address: Parcel No. 1979-00-0-00-595

The Arapahoe County Technical Review Committee (TRC) and Southeast Metro Stormwater Authority (SEMSWA) met on December 18th, 2024 for a regularly scheduled meeting to discuss the Copperleaf Commercial project and associated request. The following variance/waiver is requested:

1. Section 13.1.1 of the Arapahoe County Stormwater Management Manual states that detention shall be provided for all new development, redevelopment, or site expansion.

Project and Requirement Summary:

TRC has the following comments as it relates to said request:

- A. An existing gravel road is being utilized and extended for the site, but the property will remain largely undeveloped; the applicant has also adjusted the location of the site and length of the roadway to reduce added impervious area.
- B. There are no existing drainageways or swales in the vicinity of the property.

The Technical Review Committee has reviewed the justification you provided in your waiver requests (copy attached) and has agreed to the following:

1. TRC agrees to waive detention for this project per the attached justification. The project should still take care not to cause any adverse effects to adjacent properties.

If the development intentions deviate from what was presented within this request, a new request(s) shall be sought from the Engineering Services Division.

If you have any questions, please feel free to contact me at 720-874-6500.

Sincerely,

Emily Gonzalez, PE
Engineering Services Division

cc: Arapahoe County Case Files: Q24-067, UASI25-002



December 13th, 2024

Technical Review Committee
c/o Emily Gonzalez
Arapahoe County
Sent via email to: EGonzalez@arapahoegov.com

Re: Presubmittal Case No. Q24-067 Denver Expansion Project- Watkins Junction
Detention Waiver Request

Dear Arapahoe County, Technical Review Committee:

This letter has been prepared on behalf Magellan Pipeline Company, L.P. for submission to the County Technical Review Committee to formally request a detention waiver for the Denver Expansion Project (Presubmittal Case No. Q24-067) Watkins Junction site ("Project") located at Arapahoe County Parcel No. 1979-00-0-00-596 at coordinates 39°42'35.9"N 104°31'43.1"W. Note that at the time of this report, Epic Estates at Hutto, LLC has a vested interest in Arapahoe County Parcel No. 1979-00-0-00-595 immediately adjacent to the Project; therefore, this land is considered as part of this site and report as under the same ownership. The Project is a new development that will consist of a 22,500-SF gravel area and restoration of the existing gravel access drive. Within the 22,500-SF gravel area, 1 pipeline will be routed above ground to facilitate connections between the proposed inflow and outflow piping and allow for pig traps and valves to be installed. There will be no above ground storage tanks, break out piping, or buildings as part of the Project. See Exhibit A for Site Layout and Exhibit B for Overview Aerial.

The Arapahoe County Stormwater Management Manual Section 13.1.1 states that flood control detention shall be provided for all new development, redevelopment, or expansion of a site. It is believed that compliance with the standard detention requirement outlined in the manual is not applicable to the Project and that on-site detention should be forgone. The existing site conditions include largely undeveloped agricultural land (zone A-1) with surrounding properties to the north, west, and south consisting of largely the same undeveloped agricultural land while the east is bounded by South Manila Road. An existing gravel site access drive is located between the proposed Project area and South Manila Road. Existing grade on the southern parcel of the 473-ac site primarily slopes to the west where a large natural depression exists roughly 500-FT west of the proposed Project area. There appears to be an existing sub-catchment ridge line at the existing site access drive approximately 500-FT west of the site entrance. The apparent 2-ac sub-catchment east of the ridge line appears to flow to an existing swale along South Manila Road while sub-catchments west of the ridge line appear to flow west to an existing natural depression contained within the site. It appears that no existing waterways or conveyance swales are located to outlet runoff from the existing depressional areas. Approximate flow lines and sub-catchment areas are outlined in Exhibit C – Drainage Exhibit. The soils on the subject parcel primarily consist

of Nunn-Bresser-Ascalon complex with hydrologic soil type B. No apparent waterways exist within or directly adjacent to a majority of the Project.

The proposed improvements include a 22,500 SF gravel pad and a 20-FT wide proposed gravel site access drive between the site and South Manila Road to match the existing site access road; no proposed or existing habitable structures are within the property that would require flood protection. Site fencing will be proposed outside of the 22,500 SF gravel area, and within the fence limits will include a temporary work area as shown in Exhibit A. The proposed site impacts less than 0.4% of the land on the site, and in areas where improvements are proposed, gravel is proposed in lieu of pavement to minimize runoff from the proposed site to the surrounding area. It appears that the proposed Project area receives runoff from offsite areas to the north and east of the Project. A perimeter conveyance system including a swale will be proposed along the north side of the proposed site access drive and the north and east end of the gravel pad. This swale will maintain a connection to the existing surrounding natural system and will be sized according to Arapahoe County standards. Proposed drainage patterns are outlined in Exhibit C – Drainage Exhibit.

Given the existing conditions and proposed conditions outlined in this letter, we believe the requirements in Section 13.1.1 are not applicable to the Project. Construction of a new detention basin for the Project would not reasonably function given the absence of nearby waterbodies or sewer systems for detention outflow. Additionally, measures for new construction are specifically taken to reduce runoff from the less than 0.4% of the 473-ac site impacted by the work. Flow patterns onsite will be maintained to generally convey runoff to the western depressional area without impact to the surrounding properties.

The waiver of flood control detention requirements for this Project:

- a. Will not compromise or present a risk to the health, safety, and welfare of the public.
- b. Will provide a comparable level of safety, level of service, and quality of design to what would otherwise be present through the application of the criteria outlined in the standards.
- c. Shows that the existence of project-specific constraints, conditions, limitations, restrictions, conflicts, or practical difficulties are present and warrant additional consideration and flexibility in the application of these standards.
- d. Considers other alternative standards, criteria, or practices that will result in an equal or better condition and reflect comparable local and industry standard practices.
- e. Will not create a burden for the County with respect to operations, maintenance, or enforcement.
- f. Will not unduly transfer ownership, obligations, or liability to the County because of the variance.
- g. Will create a benefit to the project that would not otherwise be achievable without the variance.
- h. Shows that where reasonable conditions exist, the strict application of these standards may provide limited practical benefit or use.

*Denver Expansion Project- Watkins Junction
Detention Waiver Request
Case No. Q24-067
December 13, 2024*

Please feel free to contact Virginia Steen at 832.360.0626 if you have any questions or require further clarification regarding this detention waiver request.

Sincerely,



Nicholas S. Karpathy, P.E., ENV SP*
Site Civil Group Manager
EXP U.S. Services, Inc.

*AL, DC, FL, GA, IN, IL, KY, LA, MI, MN, NJ, NY, OH, TN, VA, WV

Attachments:

Exhibit A – Site Layout

Exhibit B – Overview Aerial

Exhibit C – Drainage Exhibit

Name	Area (ac)
Access Road	1.00
Valve Site	0.52
Temporary Workspace	0.39



0 125 250 500 Feet

S Manilla Rd

Disclaimer: Content on this figure is preliminary, and must be treated as confidential and proprietary. Sources are believed to be reliable and EXP does not assume responsibility for accuracy of data.

VICINITY MAP



LEGEND

- Access Road
- Temporary Workspace
- Valve Site Area

PREPARED BY

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 United States of America
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REVISIONS

Date: 2024-12-06 Revised by: DH Checked by: JW
1 - Submit to ARAP. CO.
 Submitted to ARAP. CO.
 Date: Revised by: Checked by:

DENVER EXPANSION PROJECT

Client:

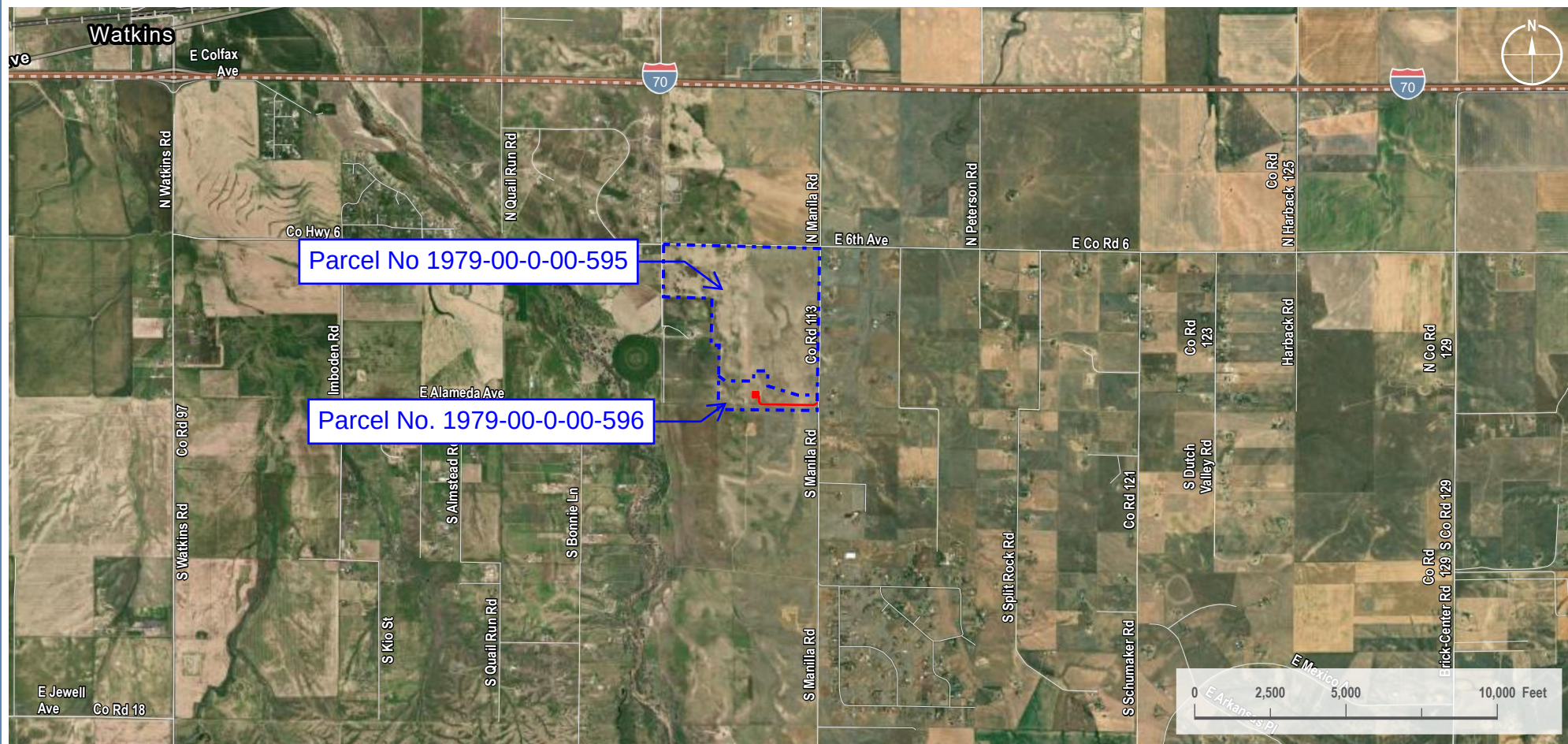
Figure Title: **Watkins Junction Site & Access Road
 Site Layout - Arapahoe Co.**

Scale:
1 : 3,000
 1 inch equals 250 feet

Projection:
Transverse Mercator
 NAD 1983 UTM Zone 13N

Sheet:
1
 1 of 1

Drawing Number:
1002-01-001-07
 Revision 1



Disclaimer: Content on this figure is preliminary, and must be treated as confidential and proprietary. Sources are believed to be reliable and EXP does not assume responsibility for accuracy of data.

VICINITY MAP



LEGEND

 Proposed Project Area

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REVISIONS

Date: 2024-12-06 Revised by: DH Checked by: JW
1 - Submit to ARAP. CO.
Submitted to ARAP. CO.

Date: Revised by: Checked by:

DENVER EXPANSION PROJECT

Client:



Figure Title: **Watkins Junction Site & Access Road
Overview Map (Aerial) - Arapahoe Co.**

Scale:
1 : 60,000
1 inch equals 5,000 feet

Projection:
Transverse Mercator
NAD 1983 UTM Zone 13N

Sheet:
1
1 of 1

Drawing Number:
1002-01-001-01
Revision 1



PROPERTY LINE
EXISTING CONTOUR
EXISTING UNDERGROUND GAS
EXISTING FENCE
EXISTING OVERHEAD ELECTRIC
EXISTING WATER STRUCTURE

EXISTING ELECTRICAL STRUCTURE

EXISTING GRAVEL

PROPOSED FENCE
PROPOSED PIPELINE

PROPOSED GRAVEL

PROPOSED SWALE
EXISTING RIDGE LINE
PROPOSED RIDGE LINE

GENERAL NOTES

1. ALL PROPOSED IMPROVEMENTS ARE CONCEPTUAL AND SUBJECT TO CHANGE UPON DEVELOPMENT OF DESIGN AND AGENCY APPROVAL.
2. THE TOPOGRAPHIC SURVEY WAS PROVIDED BY LW SURVEY COMPANY CONSULTING GROUP ON 11/7/2024 . THESE IMPROVEMENT PLANS DO NOT WARRANT THE ACCURACY OF THE PROVIDED SURVEY.
3. EXISTING UTILITY INFORMATION AS SHOWN ON PLANS ARE FOR REFERENCE ONLY AND SHALL NOT BE TAKEN AS EXACT. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS WITHIN THE LIMITS OF DISTURBANCE AND AS IT RELATES TO THE WORK HEREIN

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MAGELLAN
PIPELINE COMPANY, L.P.

DRAINAGE EXHIBIT
WATKINS JUNCTION SITE

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