



Arapahoe County

5334 South Prince Street
Littleton, CO 80120
303-795-4630
Relay Colorado 711

Board Summary Report

File #: 22-541

Agenda Date: 9/27/2022

Agenda #:

To: Board of County Commissioners

Through: Bryan D. Weimer, Director, Public Works and Development

Prepared By:

Sarah White, PE, Engineer III, PWD Engineering Services Division

Subject:

ASP21-009 Dove Valley Industrial Drainage Easements

Purpose and Request:

The purpose of this report is to request the Board accept the conveyance of 3 drainage easements for recordation by separate document and to allow Bryan D. Weimer, Director, Department of Public Works and Development to execute the specific easement agreement on behalf of the Board.

Staff has reviewed the drainage easements and has determined that they meet the County's requirements. Staff recommends said drainage easements, granted by DV CHAMBERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, be accepted by the Board.

Background and Discussion:

DV Chambers, LLC is proposing a project within unincorporated Arapahoe County. The project is located at 8039 S Chambers Rd, AIN 2073-31-4-09-001, on the northwest corner of South Chambers Road and South Fairplay Street. The entire parcel encompasses 14.78 acres of which 14.78 acres are proposed for development, including dedicated open space. The parcel is zoned MU-PUD and is currently undeveloped. The site lies adjacent to the Dove Creek drainageway.

DV Chambers, LLC has submitted a land use application for an Administrative Site Plan (ASP), Arapahoe County Case number ASP21-009. DV Chambers, LLC proposes a project for construction of 2 warehousing buildings; Building 1 at 140,247 SF and Building 2 at 54,328 SF. Due to the amount of disturbance and added imperviousness, the project triggers water quality and detention requirements. The site is eligible to use the regional detention and water quality pond in the Dove Creek drainageway. In order to comply with the requirements of the Municipal Separate Storm Sewer System (MS4) Permit and of the Arapahoe County

Stormwater Management Manual, the site will also need to include additional onsite water quality enhancement ("20/10 Rule"). The water quality enhancement proposed will be a sand filter basin.

As per Arapahoe County Stormwater Management Manual, drainage easements are required in order to ensure for the proper construction, maintenance and access to drainage improvements that have the potential to affect the public drainage system and other properties. Drainage easements shall be granted to the County for inspection and maintenance purposes. The drainage easement also provides the County, or its designee, the right of access for inspection and maintenance purposes. Drainage easements shall be kept clear of obstructions.

The development also proposed 2 other stormwater outfalls that direct flow into the Dove Creek channel. In accordance with the Arapahoe County Stormwater Management Manual, Storm Sewer Easements shall be provided for all storm sewer systems that convey or impact the public storm drainage system. Drainage easements are required in order to ensure the proper construction and maintenance of storm sewers and related facilities.

The Developer of this parcel has provided 3 drainage easements to be conveyed to the County for drainage purposes in conjunction with land development case ASP21-009.

Alternatives: N/A

Fiscal Impact: None

Alignment with Strategic Plan:

- ☐ Be fiscally sustainable
- ☒ Provide essential and mandated service
- ☒ Be community focused

Concurrence: Engineering Services Staff recommends acceptance of the drainage easements via Arapahoe County's Uniform Easement Deed and Revocable Storm Drainage License Agreement.

Resolution: Attached is a copy of the draft resolution.