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Board of County Commissioner's Summary Report

Date: September 9, 2021

To: Arapahoe County Board of County Commissioners

Through: Kat Hammer, Planning Division

Through: Chuck Haskins, PE
Engineering Services Division, Manager

From: Emily Gonzalez, PE
Engineering Services Division

Case name: **PF21-001 Millstone at Columbine - Final Plat**



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:

The ASP and Final Plat will continue with 22 lots for the construction of 22 single family detached ranch style homes: a total density of 3.89 dwelling units/acre. The ASP and FP will continue to follow the intent of the approved SDP and PP. The main access for the development will be a private street leading from S. Platte Canyon Road, utilizing the existing curb cut/driveway for the Columbine Trail parking lot.

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

1. This parcel is in the Bowles South drainage basin.
2. This parcel is in the SEMSWA MS4 permit area.
3. This parcel is within the Platte Canyon Water & Wastewater Authority service area.
4. Access for this development is taken off of South Platte Canyon Road which is a State highway.
5. Improvements for this development cross a Denver Water parcel.
6. All engineering fees have been paid.
7. Developments adjacent to this property include The Hamlet at Columbine F3 and Les Maisonettes Subdivision, both within the City of Littleton.
8. SEMSWA, through a Memorandum of Understanding and associated Standard Operating Procedures administers the GESC Program on behalf of the County. SEMSWA, with

concurrence from the County, will approve the GESC plans, issue the GESC permit and provide GESC inspections.

Engineering Services Staff is recommending the land use application(s) favorably subject to the following conditions:

1. The Applicant agrees to address all remaining Engineering Services comments on the plat.