



## Legislation Text

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**File #:** 21-700, **Version:** 1

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**To:** Board of County Commissioners

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

**Through:** Chuck Haskins, PE, Division Manager, Public Works and Development

**Prepared By:**

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

**Subject:**

EE21-031 Valley Country Club Drainage Easement

### **Purpose and Request:**

The purpose of this report is to request the Board accept the conveyance of 1 drainage easement for recordation by separate document and to allow Bryan D. Weimer, Director, Department of Public Works and Development to execute the specific easement on behalf of the Board.

**Background and Discussion:** Valley Country Club, located at 14601 Country Club Drive, is proposing a project at the Clubhouse. The Project Site is approximately 1.69 acres, and zoned “O” Open Space. The site lies within Cherry Creek major drainageway. The existing project site has a Clubhouse, auxiliary bathhouse, swimming pool and recreational areas. The proposed development includes replacing the bathhouse with a two story fitness building and a pavilion, which consists of a dining area, a kitchen and member amenities. The existing pool and recreational areas will be replaced with three swimming pools and outdoor play/ fitness areas and improved landscaping and hardscaping. There will also be a designated area for cart parking along with a terrace with seating. The existing Clubhouse does not have a detention basin or water quality enhancement. Due to the amount of disturbance and added imperviousness, the project triggers water quality and detention requirements. The site meets currently zoning and planning regulations, therefore the land development requirements are documented with an Engineering “E” land use case. 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 Developer of this parcel has provided the drainage easement to be conveyed to the County for drainage purposes in conjunction

with engineering case EE21-031. Staff has reviewed the drainage easement and has determined that it meets the County's requirements. Staff recommends said drainage easement, granted by Valley Country Club be accepted by the Board.

**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 easement via Arapahoe County's Uniform Easement Deed and Revocable Storm Drainage License Agreement.

**Resolution:** Attach a copy of the draft resolution.