



ARAPAHOE COUNTY

FOR STAFF USE ONLY

CASE NO Q 24 - 062

Meeting Date: August 1, 2024

Meeting Time: ☐ 1:00 ☐ 2:00 ☒ 3:00

Planner Assigned: Molly Orkild-Larson **Engineer Assigned:** Emily Gonzalez

Presubmittal Application

Please complete all portions of this application, so staff may adequately prepare for your meeting

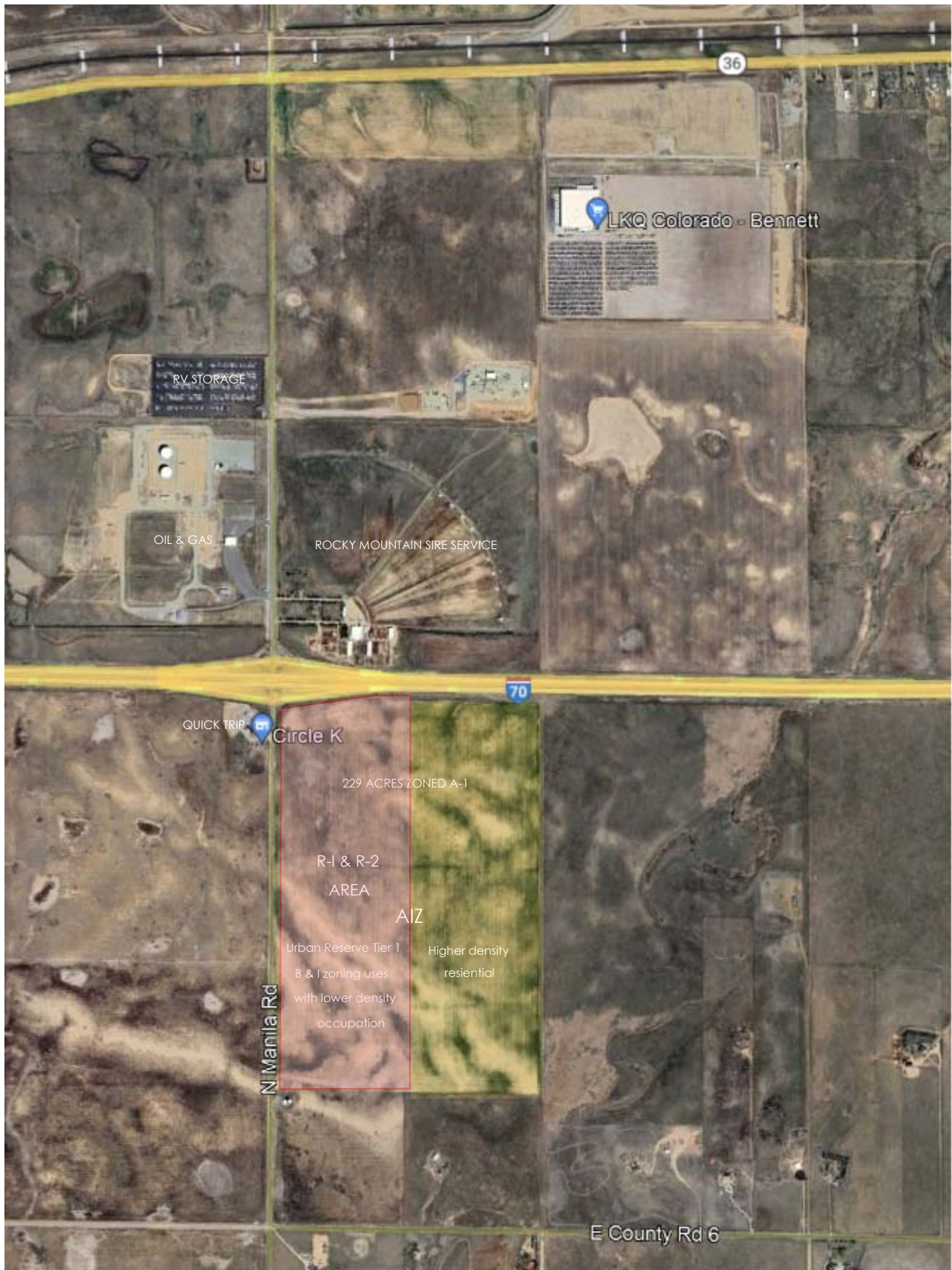
PROJECT SUMMARY					
Provide a brief description in the below section of what you plan to do on the property. Use a separate page as an attachment if you require more room. Completing this section of the application <i>does not replace</i> the required letter of intent.					
PROJECT INFORMATION					
Date	July 18, 2024				
Proposed Project Name	SE Corner I-70 & Manila Rd				
Subdivision Name (or short legal)	W1/2 except S1/2SW1/4 Section 2, Township 4 South, Range 64 West.				
Site Mailing Address/City/State/Zip	SE corner I-70 and Manila Rd Bennett CO 80102				
Site Parcel ID/AIN (12 digit number)	1979-00-0-00-116				
Site Nearest major cross streets	I-70 and Manila Rd				
Acres	229.0	Current Zoning	A-1	Current Land Use	Farming
Historic Case Numbers					
PRIMARY CONTACT INFORMATION					
Primary Contact Name	Frank Linnebur				
Company Name	Colorado Land Realty				
Title	Broker				
Mailing Address City/State/Zip	800 US Hwy 36, Byers CO 80103				
Phone Number	303-748-7028				
E-mail Address	7487028@gmail.com				
LANDOWNER CONTACT INFORMATION					
Landowner Name	SW Manila, LLC				
Company Name (applicable)	Larry Gayeski, Managing Member				
Mailing Address City/State/Zip	905 W 124th Avenue Ste 200 Westminster CO 80234-1716				
Phone Number	720-290-4448				
E-mail Address	larry-gayeski@comcast.net				

Public Works and Development – Planning Division

6924 S Lima St, Centennial CO 80112 ♦ Phone: 720-874-6650 ♦ FAX 720-874-6611

Website: www.arapahoegov.com ♦ Email: presubmittals@arapahoegov.com

Rev 06-15-2022





PRESUBMITTAL MEETING NOTES

Case Number: Q24-062

Meeting Date: August 1, 2024

Planner Assigned: Molly Orkild-Larson

Engineer Assigned: Emily Gonzalez

PLEASE NOTE: The staff notes provided for this Presubmittal Meeting are based solely on the information provided by the applicant, and in consideration of County requirements and policies in effect at the time of the meeting. Actual requirements, fees, and criteria are subject to change and may be different at the time of the actual application.

APPLICANT INFORMATION

Name: Frank Linnebur

Phone: 303-748-7028

Address: 800 US Hwy 36, Byers CO

PROJECT INFORMATION

Project Name: SE Corner I-70 and Manila Road

Project Description: The applicant wants clarification on how to develop the property for commercial and industrial uses.

Address or Nearest Intersection: I-70 and Manila Road

Parcel Number: 1979-00-0-00-116

Parcel Size: 229 acres

Current/Approved Zoning: A-1

Comprehensive Plan Designation: Tier 1, Urban Reserve

Other Applicable Plans/Policies: (Sub Area Plans or Overlays, e.g. 4 Square Mile Area, CAEPA, Strasburg Zoning Overlay, etc.)

Related Cases:

REQUIRED PROCESSES:

It depends on what land uses the applicant wishes to place on the property and if the property is to be subdivided. Once the applicant decides, contact the Planning Division (720-874-6650) to schedule another presubmittal meeting to discuss the proposed project.

PLANNING DIVISION COMMENTS:

- The subject property is within the Urban Reserve. The Urban Reserve is land to be used for future development at an urban density but only if it is provided with a full range of urban services and facilities. The developer should discuss potential uses in this area with the Long Ranger Planner.
- Front Range Airport Map – 2021
 - The west half of the subject property is in Restricted Area #1. Limited commercial and industrial are allowed in this area. Limited commercial meaning uses that don't have large gatherings of people (movie theaters, bowling alleys, etc.)
- ArapaMap: Colorado Air and Space Port/Front Range Airport
 - Subject property is within the 60 and 55 DNL

- Arapahoe County (AC) Airport Influence Area Map
 - Identifies the subject site as being within the Arapahoe County Airport Influence Area, Arapahoe County Noise Impact Area, and the Front Range Restricted Development Zone. An aviation easement is required for both the influence and noise impact areas.
 - Airport Influence Area is an area within the unincorporated portions of Arapahoe County, proximate to an airport, which is recognized by the Board of County Commissioners as containing lands that are expected to be significantly affected by noise and/or safety hazards associated with aircraft operations associated with said airport. For purposes of these regulations, the airport influence area shall be the outside boundary of the 55 Ldn contour for that airport.
 - If a property is within the Noise Impact Areas, the seller needs to disclose to the buyer the noise, vibration, exhaust, air and vehicular traffic, and other conditions associated with the operation of the airport.
- Arapahoe County Land Development Code – 2-5.1 AIA-O, Airport Influence Area – the applicant needs to adhere to the portions of this section that apply.
- The applicant needs to decide what land uses that are to be placed on the property. Once decided, another presubmittal meeting will need to be scheduled.
- Supply of water and sanitary sewer to the subject property is a concern since extending service lines under I-70 is costly.

ENGINEERING SERVICES DIVISION COMMENTS:

- See attached comments.

MAPPING DIVISION COMMENTS:

- No comments.

BUILDING SERVICES DIVISION COMMENTS:

- It is too early to provide comments.

Pre-Submittal Meeting Notes

Engineering Services Division

Date: 08-01-2024 @ 3:00 PM

Pre-Submittal Case Number: Q24-062

APPLICANT INFORMATION:

Name: Frank Linnebur, Colorado Land Realty

Phone: 303-748-7028, 7487028@gmail.com

Address: 800 US Hwy 36, Byers, CO 80103

PROJECT INFORMATION:

Project Summary: Clarification of Colorado Air & Space Port R1 restriction constraints for SE Corner of I-70 and Manila Rd

Address or Intersection: I-70 and Manila Rd

PPI: 1979-00-0-00-116

Parcel Size: 229.0 ac

Related Cases:

CASE PROCESS:

GENERAL

The purpose of these notes is to provide general information on engineering requirements related to land use submittals. Please refer to the following codes and criteria with regard to your submittal requirements. County Engineering Criteria may be found on-line at [Engineering Services Division Webpage](#)

County Codes and Criteria

- Land Development Code and Land Development Application Manual
- Infrastructure Design and Construction Standards – adopted April 19, 2019
- Stormwater Management Manual – adopted January 30, 2007, revised July 1, 2019, Chapter 14 - revised June 25, 2021
- Grading, Erosion, and Sediment Control (GESD) Manual – adopted February 22, 2005, revised July 1, 2019
- Guidelines for Traffic Impact Studies – revised December 7, 2010
- Public Works & Development – Engineering Fee Schedule

Also applicable

- Mile High Flood District Drainage Criteria Manuals (formerly Urban Drainage and Flood Control District)

Engineering Services Division Representative Contact Information:

Ceila Rethamel, PE, PMP

CRethamel@arapahoegov.com

Phone: 720-874-6500

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Traffic Impact Study Requirements:

- A Traffic Impact Study is required for this proposed development.
- A Pre-Study Meeting shall be held with the Engineering Services Division to determine the level of traffic analysis. The applicant shall provide the list of items detailed below a minimum of five days prior to the Pre-Study Meeting being scheduled. The Developer's Transportation Consultant Engineer must attend this meeting.

Pre-Study Requirements:

- Project description, including type of land uses (single family, fast food, etc.), and size (number of dwelling units, square footage, etc.)
 - Preliminary project site plan, showing proposed access locations and land uses
 - Estimates for the number of vehicle trips generated by the overall proposed development with no trip reductions applied (Average Daily Traffic and peak hour traffic based on the latest ITE Trip Generation Manual)
 - Vicinity Map showing the location of the site and its relationship to adjacent properties and their existing access(s) with the local and regional road network surrounding the proposed site (area based on the expected Analysis Category from the overall development trip generation estimate)
 - Potential pedestrian and bicycle generators, such as schools, parks, playgrounds, municipal buildings, shopping centers, other commercial areas, or shared-use paths within ¼ mile (½ mile for schools), shown on the Vicinity Map for the site
 - Request for DiExSys traffic crash data for the most current three-year period available
 - Anticipated project completion date and project phasing
- The Traffic Study is valid for 2 years. It will be required with the SDP and if ASP/Plat is done within the 2 year period it may also be used for those cases, otherwise a new traffic study will be required.

Adjacent Street Right of Way (ROW):

- Manila is classified as a Rural Arterial.
Existing ROW: 60 feet
Required ROW: 114 feet
Additional 27 ft ROW will be required to be dedicated to Arapahoe County
 - The typical cross section for a Minor Collector provided in the County standard detail includes 6 ft. detached sidewalk, 7 ft. landscaping, 2 ft. gutter/pan, 6 ft. parking, 5 ft. bike lane and 12 ft. traffic lane on each side.
 - ROW (30-ft for rural minor) needs to be dedicated on the east side of the parcel.
- This proposal impacts the rights-of-way in the following jurisdictions:
 - Colorado Department of Transportation (CDOT)
- The applicant is responsible for obtaining any approvals from these jurisdictions. It is recommended that the applicant approach this jurisdiction early in the development process for any additional requirements.

Roadway Improvements:

- Per section 4-2.4 of the Arapahoe County Land Development Code: All streets abutting a subdivision shall be complete with curb, gutters, sidewalks, and pavements which shall be designed and constructed in accordance with the Arapahoe County Infrastructure Design and Construction Standards

Platting or development of this site would trigger roadway and/or frontage improvements along N Manila Rd. Because this area is still rural and these street front improvements are not warranted at this time, you may request a waiver for the improvement requirements. (see waiver instructions)

Transportation Impact Fees:

- This development is subject to the Rural Transportation Impact Fee (RuTIF). RuTIF is a one-time fee for new development to help offset the impacts on roadway infrastructure that occur with development east of Gun Club Road.

Residential / 1000 ft ² or less	=	\$1,503 / unit
Residential / 1101 to 1700 ft ²	=	\$2,111 / unit
Residential / 1701 to 2300 ft ²	=	\$2,531 / unit
Residential / 2301 to 2900 ft ²	=	\$2,857 / unit
Residential / 2901 ft ² or more	=	\$3,118 / unit
Commercial (Retail/Restaurant)	=	\$3,806 / 1,000 sq. ft.
Industrial (Production, Storage)	=	\$769 / 1,000 sq. ft.
Office and other Services	=	\$2,223 / 1,000 sq. ft.

- ❖ Based on square foot of living area per unit - exclude unfinished basement and garage
- ❖ The Building Division collects the fee with the issuance of building permits.
- ❖ For additional details on fee structure and requirements, visit County webpage:

Private Roads: (for individually parceled lots)

- Private road need to meet Arapahoe County Private Road Standards (refer to IDCS section 4.11), these standards should also meet or exceed both fire and water department's requirements.
- Private roadway width - parking required on both sides (one side parking with approval of fire department) min 30ft paved section
- Confirm with Bennett-Watkins Fire Rescue District for any restrictions or requirements needed.
- Private Roadways shall be placed in a tract of common ownership (typically an HOA). Roadway tract will need to include all appurtenances to private road, including but not limited to; curb, gutter, and sidewalk.
- Roadway tract owner must provide a perpetual maintenance plan. The plan shall be prepared and certified by a PE – refer to IDCS section 4.11.4.3 for additional details & requirements.
- Private road shall include pavement design. For additional details, refer to IDCS Chapter 5.
- Private roadways, sidewalks and roadway appurtenances costs shall be included as necessary improvements within the Subdivision Improvement Agreement (SIA) and subject to collateral.

Miscellaneous Transportation Notes:

- Access driveway width and turning requirements should meet standards from local emergency responder, Bennett-Watkins Fire Rescue
- Access road should meet rural standards for private drive/access or approval from local emergency responder.
- Joint Access Easement: The applicant will be responsible for providing joint access easement(s) and agreements when needed.
- This proposal impacts a State Highway. The applicant should coordinate with the Colorado Department of Transportation (CDOT) officials to address any requirements or concerns that CDOT may have regarding the proposal prior to submittal of the case to Arapahoe County

CDOT
2829 W Howard PL., Denver, CO 80204
Phone 303-512-4272
[David Dixon David.dixon@state.co.us](mailto:David.dixon@state.co.us)
aaron.eyl@state.co.us

Additional contacts are:
Bradley.Sheehan@state.co.us
Steven.Loeffler@state.co.us

- Access is controlled by CDOT. They will review any new access points. Contact CDOT for additional information.
- Interchange improvements have been planned for the I-70/Manila Rd interchange. Participation in these improvements will be required.
- Per section 15-202 of the Arapahoe County Land Development Code, all public streets shall be complete with curb, gutter, sidewalk and pavement which shall be constructed in accordance with the Arapahoe County IDCS.

DRAINAGE IMPACTS

Drainage Major Basin Information and Requirements:

- The site lies within the Crooked Run and West Sand Creek drainage basins. Master Drainage Plans may be obtained from the County's records department or available online at <https://mhfd.org/resources/mapping/>
- Major drainageways and improvements to major drainageways that are within the Mile High Flood District (FHFD) boundaries are required to meet MHFD criteria and may be required to have MHFD Maintenance Eligibility (MEP).

Detention, Water Quality Treatment, and Conveyance:

- Detention shall be required for all new development, redevelopment or site expansions.
 - ❖ Detention requirements are currently not provided for the existing development.
 - ❖ Water Quality Treatment is not required for this proposed development.
 - Site is outside of the MS4 permit
 - ❖ Drainage easement required for detention, water quality facilities and all public storm sewers.
- Drainage easement required for detention basin, water quality facilities and all public storm sewers
- Drainage tract required for detention basin and/or water quality facilities. (common ownership)

Required Minimum Level of Drainage Study:

- **Phase I Drainage Study** - (Required with a General Development Plan)
Phase II Drainage Study - (Required with a Specific Development Plan)
Phase III Drainage Study - (Required with any Administrative Site Plan and Final Plat)
 - ❖ Refer to Arapahoe County Stormwater Management Manual for standards and criteria
 - ❖ Drainage Report checklist to be submitted as a part of the drainage report appendix.
 - ❖ Checklist and report requirements are located on the County webpage.

Operations & Maintenance Manual (Site Plan and Agreement)

- Required for Water Quality Detention Pond, open channels, post-construction BMPs and/or other Stormwater management facilities. The O&M Manual must be executed and recorded prior to the recording of the final development plan. (Refer to Section 3.5 of the ACSMM).
 - ❖ The requirements for O&M site plan are located on the County's website.
 - ❖ For the maintenance and operation requirements - If using standard water quality control measure (CM), applicant does not need to prepare or submit Exhibit B, CM maintenance procedures. However, if providing modifications from the standard design, applicant's engineer must prepare operation and maintenance procedures.
 - ❖ The O&M Agreement will utilize the County Standard Agreement and will be prepared by County Staff during site plan review. Any changes to the agreement must be approved by the Board of County Commissioners.
 - ❖ The O&M manual will be recorded. The Final site plan/Final plat has a stormwater maintenance note that requires the reception number once the O&M Manual is recorded.

Drainage Fees:

- **Drainage Master Planning Fee** (\$115/Gross Acre) (Area outside of the SEMSWA's Boundary) - Initial Site Platting (preliminary plat and minor sub)
Arapahoe County participates in the development of regional master drainage plans. New development shall be charged a fee to cover the cost of the drainage master plan development. The county collects this fee with initial lot platting.

Grading, Erosion, & Sediment Control (GESC):

- Grading, Erosion, and Sediment Control (GESC) Report and Plans are required. The GESC Manual is available on the County's website.
 - ❖ A Grading, Erosion and Sediment Control (GESC) Permit is required.
 - ❖ Collateral associated with the GESC permit will be required
 - ❖ GESC permit will be issued by SEMSWA.
- Construction activities that disturb one-acre or more are required by the Environmental Protection Agency to obtain a *Stormwater Construction Permit*. The applicant should refer to the handout provided identifying the Colorado Department of Public Health & Environment – Water Quality Control Division's requirements for the ***Stormwater Management Plan and Construction Permit (SWMP)***. The Colorado Department of Public Health and Environment – Air Quality Control Division requires all land development activities greater than one-acre to file a *Fugitive Dust Control Plan*. For developments greater than 25 acres, applications for an *Air Pollutant Emission Notice and Emission Permit* must be filed.

EASEMENTS/WARRANTY DEEDS

Easements Required:

- **Drainage Easement (D.E.)**
 - ❖ All public storm drainage and water quality facilities will need to be within a drainage easement.
- **Public Use Easement (P.U.E.)**
 - ❖ If sidewalks or other public facilities cannot be placed within County Right of Way, a public use easement will be required for walk placement and maintenance.
- **Joint Access Easement**
 - ❖ A joint access easement may be needed and will be further evaluated during review and/or with the traffic study.

- For all easements and or warranty deeds to be dedicated to Arapahoe County:
 - ❖ All legal descriptions will need to be submitted along with your submittal for review by County GIS/Mapping department.
 - ❖ Please note for easements to be dedicated to Arapahoe County requires the easements to be presented to the Board of County Commissioners for acceptance. Once the legal descriptions are approved, the agreements/ deeds are accepted by all parties, Staff will present to the BoCC. The reception number from these documents will need to be added to all applicable site plans and/or plats. Allow for sufficient time to get this completed or get done early so there are no delays.
 - ❖ Easements dedicated with the Plat or by separate document, these reception numbers will need to be referenced on the ASP. For Plats and ASP processed together, the Plat will record first- once the reception information is known the Mylar for the ASP can be reproduced with the Plat reception information.
 - ❖ County review for easements done by separate document is \$250.00 per easement.

PUBLIC IMPROVEMENTS

- Public Improvements may be required. The public improvements generally include improvements within County Right-of-Way, Easements and/or tracts. This includes but is not limited to private roadways, sidewalks, Stormwater facilities, on-site water quality enhancement facilities, etc.
- **Civil Construction Drawings (CDs)**
Public Improvements must be reviewed and approved by the Engineering Services Division. All Civil Construction Plans must adhere to the criteria set forth in the County's Infrastructure Design and Construction Standards Manual.

Civil Construction drawings are required for the following proposed items:

- ❖ Cover Sheet with vicinity map, standard notes, engineer cert, materials list
- ❖ Existing Conditions / Demo Plan
- ❖ Overall Site plan
- ❖ Overall Utility Plan
- ❖ Horizontal Control Plan
- ❖ Overall grading plan and detailed grading plan if details not available on overall plan
- ❖ Detention/WQ CM: plan, profile and details
- ❖ Storm sewer plan and profile
- ❖ Inlets, Manholes
- ❖ Roadway Plan and Profile
- ❖ Sidewalks
- ❖ Curb and gutter
- ❖ ADA Curb Ramps
- ❖ Crosspans
- ❖ Curb cuts
- ❖ Signage and Striping plan
- ❖ Any roadway work in the ROW
- ❖ Plan and profile for utility in ROW
- ❖ ROW pothole/trench patch if required
- ❖ Any other details required for construction of public improvements
- ❖ If development is a part of the Fire lane program, the fire lane, no parking signs shall be included in the details and placement shown on the signing and striping plans.

The standard details for WQ facilities (PLD) are located on the ESD webpage.

The standard details for placement of signs within the ROW are located on the ESD webpage.

Refer to the infrastructure Design & Construction Standards for additional construction details and design standards.

The standard details for placement of signs within the ROW are located on the ESD webpage:

- ❖ The developer will provide the placement of the signs as per page 1 and 2 of the standard details.
 - ❖ Sign details will follow MUTCD guidelines for the specific sign type.
 - ❖ County specific signs such as street signs should reference signing and striping requirements per the County Traffic Operations guide, also available on the same ESD webpage.
 - ❖ No parking and stop signs with street signs have some additional details and are included on page 3 and 4 of those same standard placement details.
 - ❖ If development is a part of the Fire lane program, the fire lane, no parking signs shall be included in the details and placement shown on the signing and striping plans.
- **Engineer's Cost Estimate (ECE) / Subdivision Improvement Agreement (SIA)**
The applicant will be required to enter into a Subdivision Improvement Agreement (SIA) with the County to guarantee the Public Improvements. The Unit Cost for Public Improvements is available on the County's website.
- ❖ Provide an Engineer's Cost Estimate (ECE) based on the 'Unit Costs for Improvement Projects' with a 15-20% contingency depending on the project – discuss with your case engineer. The ECE will become "Exhibit A" of the SIA.
 - ❖ Provide a Cost estimate for the storm sewer recovery fee, as a separate cost estimate (Exhibit B of the SIA).
 - ❖ County Case Engineer will prepare the SIA once the ECE has been finalized.
- **Collateral Letter of Intent**
Collateral is required for the Public Improvements, as established in the ECE.
- ❖ A collateral letter of intent is required in order for the County Case Engineer to draft the SIA.
 - ❖ The collateral letter of intent shall also include the legal name, legal address, and title (if any) of the Owner, assign, or person with signatory authority on behalf of the Owner who will be signing the SIA.
 - ❖ Provide a collateral letter of intent from the party that will be posting collateral.
 - ❖ A sample letter of intent is shown in **Appendix F** of the County's IDCS.
- **Pavement Design**
Private intersections with public roads shall meet all public roadway standards at the intersection. Transitions of pavement width and transition distance will be discussed in pavement design. Pavement Thickness Design Report shall be submitted with supporting geotechnical information
- ❖ Refer to Chapter 5 of IDCS for Pavement Design and Technical Criteria
 - ❖ Final Construction Plans may be signed without a Final Pavement Design. An appropriate note indicating (1) a preliminary design basis or (2) that no design is complete, must be included. No pavement construction permits will be issued without an approved pavement design.
- **Landscaping and Irrigation (L&I)**
Landscaping and Irrigation Plans is required for any landscaping proposed within County Rights-of-Way. The improvements could affect sight distances, drainage characteristics, structural stability of existing or proposed public improvements, or other safety issues. Chapter 3, Section 3.19 of the Standards and the Arapahoe County Land Development Code, Streetscape Guidelines latest edition.

Landscaping and Irrigation Plans including but not limited to, location and description of all proposed vegetation, irrigation lines, proposed street cuts, direction of drainage flows, street names, vicinity map, key map, general notes and the signature block. Plans to be signed sealed by landscape architect or party who prepares the landscape plans.

PERMITS

County permits that may be required are listed below. Both [Engineering Permit fees](#) and [Building Permit Fees](#) are found on the County's website.

Engineering Permits

- **Public Improvements Construction Permit.**
All public improvements constructed in the County require an Arapahoe County Public Improvements Construction Permit. This will include all public stormwater facilities, any improvements within County Right of Way and construction within dedicated easements.
- **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 Stormwater Management Manual
- **Street Cut and Right-of-Way Use Permit**
Projects that include work within and/or use of the County right-of-way must obtain an Arapahoe County Street Cut/Right-of-Way Use permit. Information on the Arapahoe County Street Cut/Right-of-Way Use permit can be found in the County IDCS.
- **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.
- **Oversize/Overweight Vehicle Permit**
This permit governs the use of Arapahoe County Roadways where vehicles exceeds size or weight limitations as established by the State of Colorado or by Arapahoe County.
- **Traffic, Signing, Striping and Signalization Permit**
Arapahoe County requires that a Traffic, Signing, Striping and Signalization Permit be obtained prior to the placement, removal or modification to any traffic signs, striping or signals maintained by Arapahoe County or placed within designated Fire Lanes.

Building Permits

- **Building Permit**
Plans may be submitted to County Building Department for review concurrent with the land development case(s); however, permits are not released until all land development documents are approved and all engineering permits are obtained.
- **Fence Permit**
Fences over 6 ft. in height, structural fences and retaining walls will be included with the building permit. Fences under 6 ft. have a permit issued through the zoning department.

REVIEW FEES – ENGINEERING

Engineering Fees are charged separately from Planning Department fees, and are based on the size of development and the scope of the engineering review. Refer to the current fee schedule for full details.