



Board Summary Report

Date: February 11, 2020

To: Arapahoe County Board of County Commissioners

Through: Bryan Weimer, Director
Public Works and Development

Through: Chuck Haskins, PE, Division Manager
Public Works and Development – Engineering Services Division

From: Sue Liu, PE, Engineer III
Engineering Services Division

Case name: E19-066 Colorado Skies Academy

Subject: Approval and acceptance of the Uniform Easement Deed and Revocable Storm Drainage License Agreement for Drainage Easement within the Colorado Skies Academy Development

Purpose and Recommendation:

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

Staff has reviewed the drainage easement and has determined that they meet the County’s requirements. Staff recommends that the drainage easement, granted by Arapahoe County Public Airport Authority, be accepted by the Board.

Background:

The drainage easement is located within parcels of Land known as “Parcels 4-3A and 4-3B” Located in the Southeast ¼ of Section 36, Township 5 South, Range 67 West of the Sixth Principle Meridian, and is related to the development known as Colorado Skies Academy Development (hereinafter referred to as "Plan"). The site is located within the Centennial Airport.

There is one major drainageway in the area, Windmill Creek. This development seeks to discharge approved quantities and flows of clean stormwater into the County’s storm drainage collector facilities, existing regional detention and water quality ponds, W1/W2, on Windmill Creek. The Owner of the site requests that the attached drainage easement be conveyed to the County prior to the Plan being approved by the Engineering Services Division.

Links to Align Arapahoe

To enhance the quality of life for citizens of Arapahoe County to address their basic needs.

Alternatives

N/A

Fiscal Impact

There is no fiscal impact related to this request.

Concurrence

The Uniform Easement Deed and Revocable Storm Drainage License Agreement was reviewed by the County Attorney’s Office and the attached legal descriptions were reviewed by Mapping.

Actions Requested:

1. Approval and acceptance of the Uniform Easement Deed and Revocable Storm Drainage License Agreement for Drainage Easements within a parcels of Land known as “Parcels 4-3A and 4-3B” Located in the Southeast ¼ of Section 36, Township 5 South, Range 67 West of the Sixth Principle Meridian for the Colorado Skies Academy Development
2. Authorize Bryan Weimer, Director, Department of Public Works and Development to execute the specific easement on behalf of the Board.



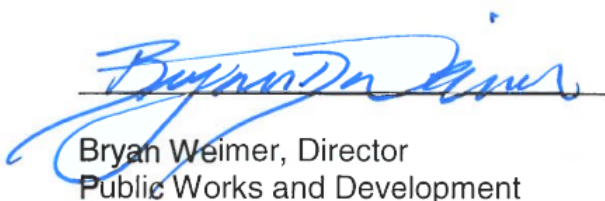
Sue Liu, PE, Engineer III
Engineering Services Division



Chuck Haskins, PE, Division Manager
Engineering Services Division



Robert Hill, Senior Assistant County Attorney
Attorney’s Office



Bryan Weimer, Director
Public Works and Development

Attachments: Uniform Easement Deed and Revocable Storm Drainage License Agreement for Drainage Easement



ACCEPTANCE OF DRAINAGE EASEMENT

RESOLUTION NO. _____ It was moved by Commissioner _____ and duly seconded by Commissioner _____ to accept, upon recommendation of the County's Case Engineer and Director of the Public Works and Development Department, the Uniform Easement Deed and Revocable Storm Drainage License Agreement for Drainage Easement within parcels of Land known as "Parcels 4-3A and 4-3B" Located in the Southeast $\frac{1}{4}$ of Section 36, Township 5 South, Range 67 West of the Sixth Principle Meridian, dated November 21, 2019, granted by Arapahoe County Public Airport Authority conveying the following real property interest to the County:

LEGAL DESCRIPTION:

DRAINAGE EASEMENT

A PORTION OF THOSE CERTAIN PARCELS OF LAND KNOWN AS PARCEL 4-3A AND 4-3B, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE SOUTH 15°35'40" WEST, A DISTANCE OF 3,614.97 FEET TO STATION -5+00 OF THE NORTHERLY EXTENSION OF THE CENTERLINE OF RUNWAY 17L/35R CENTENNIAL AIRPORT, SAID CENTERLINE BEARS SOUTH 02°02'00" EAST AND IS THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG SAID EXTENDED CENTERLINE, SOUTH 02°02'00" EAST, A DISTANCE OF 500.00 FEET TO STATION 0+00;

THENCE CONTINUING ALONG THE CENTERLINE OF SAID RUNWAY, SOUTH 02°02'00" EAST, A DISTANCE OF 6,030.00 FEET TO STATION 60+30.00;

THENCE DEPARTING SAID CENTERLINE, NORTH 87°58'00" EAST, A DISTANCE OF 4,345.00 FEET TO STATION 60+30.00, 4,345.00 FEET LEFT OF SAID CENTERLINE TO THE NORTHERLY BOUNDARY OF SAID PARCEL 4-3A AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 69°03'07" EAST, A DISTANCE OF 27.16 FEET TO STATION 60+40.60, 4,370.00 FEET LEFT OF SAID CENTERLINE;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 02°02'00" EAST, A DISTANCE OF 262.81 FEET TO STATION 63+03.41, 4,370.00 FEET LEFT OF SAID CENTERLINE;

THENCE SOUTH 87°58'00" WEST, A DISTANCE OF 236.11 FEET TO STATION 63+03.41, 4,133.89 FEET LEFT OF SAID CENTERLINE;

THENCE SOUTH 02°02'00" EAST, A DISTANCE OF 226.75 FEET TO THE NORTHERLY BOUNDARY OF AN ACWWA EASEMENT RECORDED AT RECEPTION NO. D5073271 IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER TO STATION 65+30.16, 4,133.89 FEET LEFT OF SAID CENTERLINE;



ACCEPTANCE OF DRAINAGE EASEMENT

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 63°19'34" WEST, A DISTANCE OF 31.53 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL 4-3B, TO STATION 65+43.31, 4,105.24 FEET LEFT OF SAID CENTERLINE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 275.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 72°06'41" WEST;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, ALONG SAID WESTERLY BOUNDARY, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°02'09", AN ARC LENGTH OF 38.57 FEET TO STATION 65+07.06, 4,092.14 FEET LEFT OF SAID CENTERLINE;

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THENCE NORTH 02°02'00" WEST, A DISTANCE OF 248.41 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 0.602 ACRES, (26,232 SQUARE FEET), MORE OR LESS.

The Easements shall be used in connection with Arapahoe County Case No. E19-066, and known as Colorado Skies Academy, and are accepted for the easement purposes expressed in the instrument.

Unless expressly stated in the instrument, Arapahoe County does not accept any interest in the property, including any responsibility for maintenance, repair, decontamination, cleanup, or hazardous material response on any portion of the real estate other than the improvements installed by or for Arapahoe County.

Authorization is hereby given to the Director of the Department of Public Works and Development to execute the subject easements on behalf of the Board of County Commissioners.

VOTE

The vote was:

Commissioner Baker,; Commissioner Conti,; Commissioner Holen,; Commissioner Jackson, ; Commissioner Sharpe,.

The Chair declared the motion carried and so ordered.

UNIFORM EASEMENT DEED AND REVOCABLE STORM DRAINAGE LICENSE AGREEMENT

This Easement Deed and Revocable Storm Drainage License Agreement is made this 12 day of December, 2019, between Arapahoe County Public Airport Authority, whose legal address is 7800 South Peoria St, Englewood, CO 80112, for itself and for its successors, tenants, licensees, heirs (if applicable) and assigns, (the "Owner"), and THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, COLORADO, a body corporate and politic, whose legal address is 5334 South Prince Street, Littleton, Colorado 80166, (the "County").

Owner is the owner in fee simple of the property described in Exhibit A (the "Easement Property"), and of the property upon which the Easement Property is located, described in Parcel 4-3A and 4-3B, Located at Centennial Airport in the Southeast ¼ of Section 36, Township 5 South, Range 67 West of the Sixth Principle Meridian (the "Development"). Owner desires a license to use certain components of County's storm drainage facilities to discharge approved volumes of clean stormwater from the Development. County has agreed to license Owner's use upon the terms of this Agreement, which include the grant by Owner of a permanent drainage and storm drainage easement to County. For and in consideration of the sum of ten dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner hereby grants and conveys to County, its successors and assigns, a permanent easement to enter, re-enter, occupy and use the Easement Property, and warrants the title to the same, for the purpose of constructing, connecting, disconnecting, rerouting, enlarging, removing, repairing, operating, monitoring and testing, and maintaining above ground, surface and underground:

Grass Buffer

which may include all necessary above ground, surface and underground facilities and appurtenances related thereto, including but not limited to: mains, manholes, conduits, valves, pavement, vaults, ventilators, retaining walls, drop structures, inlets, outfalls, erosion control structures, culverts, pipes, electric or other control systems, cable, wires and connections, including telephone wiring; in, upon, under, through and across the Easement Property, upon the terms and conditions stated in the instrument recorded at **Reception No. A7066570**, incorporated herein by this reference.

County hereby grants a revocable license to Owner and to the successors, heirs and permitted assigns of Owner, to discharge approved quantities and flows of clean stormwater into Cherry Creek, Arapahoe County, Colorado, (the "Outfall") upon the terms and conditions stated in the instrument recorded at Reception No. A7066570, incorporated herein by this reference.

This instrument relates to that certain Engineering Site Plan, Case No. E19-066, and known as Colorado Skies Academy

The Special Conditions, if any, attached to this instrument are a part of this instrument and if in conflict with any other term shall supersede and control over any other term.

Except to the extent described in any Special Conditions, the parties intend that the terms of this License Agreement be interpreted in accordance with the requirements of the subdivision improvement agreement ("SIA") and the Plan, if any. In the event of irreconcilable conflict between or among the terms of this License Agreement or the terms of the SIA or the Plan, the terms of this License Agreement shall control.

Termination, revocation or nonrenewal of the License shall not affect County's rights granted under this Easement. Each and every one of the benefits and burdens of this Easement shall inure to and be binding upon the respective legal representatives, successors and assigns of the Owner and County.

This License Agreement may be assigned, in whole or in part, by the County. Upon such assignment the County shall be released from all obligations and liabilities that run with this License Agreement.

Owner, being a political subdivision of the State and subject to certain requirements of the Federal Aviation Administration ("FAA") by and through its regulations and grant assurances, is responsible for maintaining the safe operating environment of the airport within which the Easement Property is located. Therefore, access to the airport environs (including without limitation the Easement Property) is subject to the following:

A. Standard Operational Procedures

1. If access to the Easement property will require any access to the Air Operations Area of the Airport, County shall contact Owner's staff a minimum of 24 hours before entering Easement Property, except in emergency situations.
2. Any access to the airport Air Operations Area may require a full-time escort from operations.
3. Work performed on the airport must comply with all applicable FAA requirements including, but not limited to Part 77, and with all airport construction standards.
4. Owner will have the right to suspend work, as it reasonably deems necessary, to ensure the safe operation of the airport.

B. Emergency Procedures

1. Notice of an emergency requiring immediate access to any portion of the Easement Property located within the Air Operations Area of the Airport property (including the Easement Property) shall be given to Owner's staff at the time that the emergency is discovered.
2. Owner's staff shall accommodate County's request for emergency access as soon as possible, to balance the public health and safety issues related to services provided through the Easement Property without jeopardizing the safety of airport operations within the Air Operations Area.

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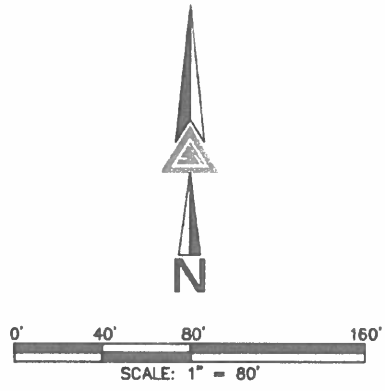
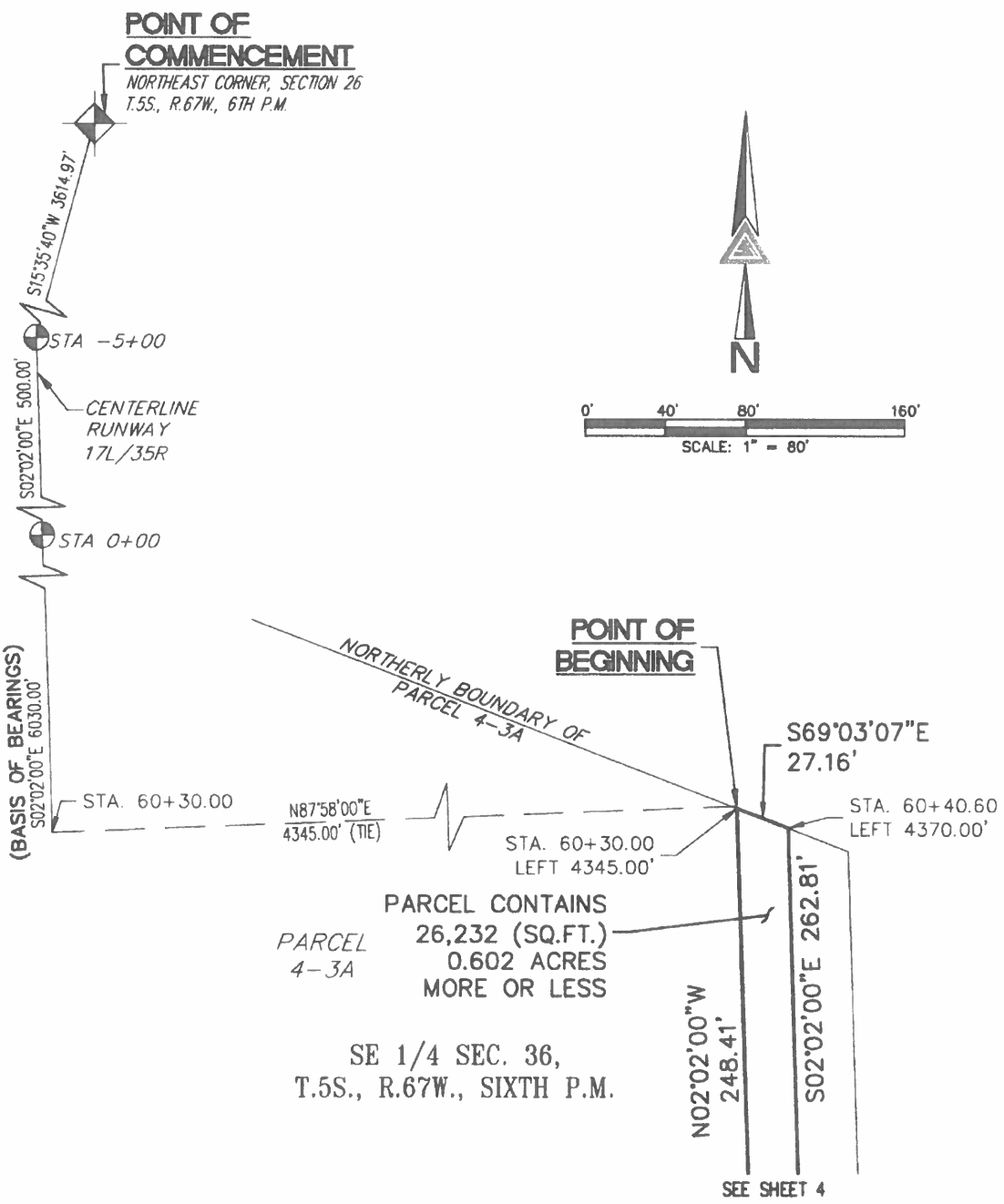
CONTAINING AN AREA OF 0.602 ACRES, (26,232 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



GERALD E. BOYSEN JR.
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 32428
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122
(303) 718-1898

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: _____
 DWG NAME: DRAINAGE EASEMENT.DWG
 DWG: RDR CHK: GEB
 DATE: 11/05/2019
 SCALE: 1" = 80'

AZTEC
CONSULTANTS, INC.

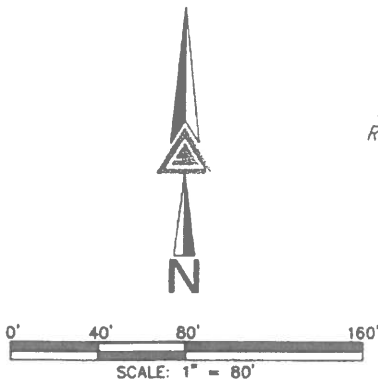
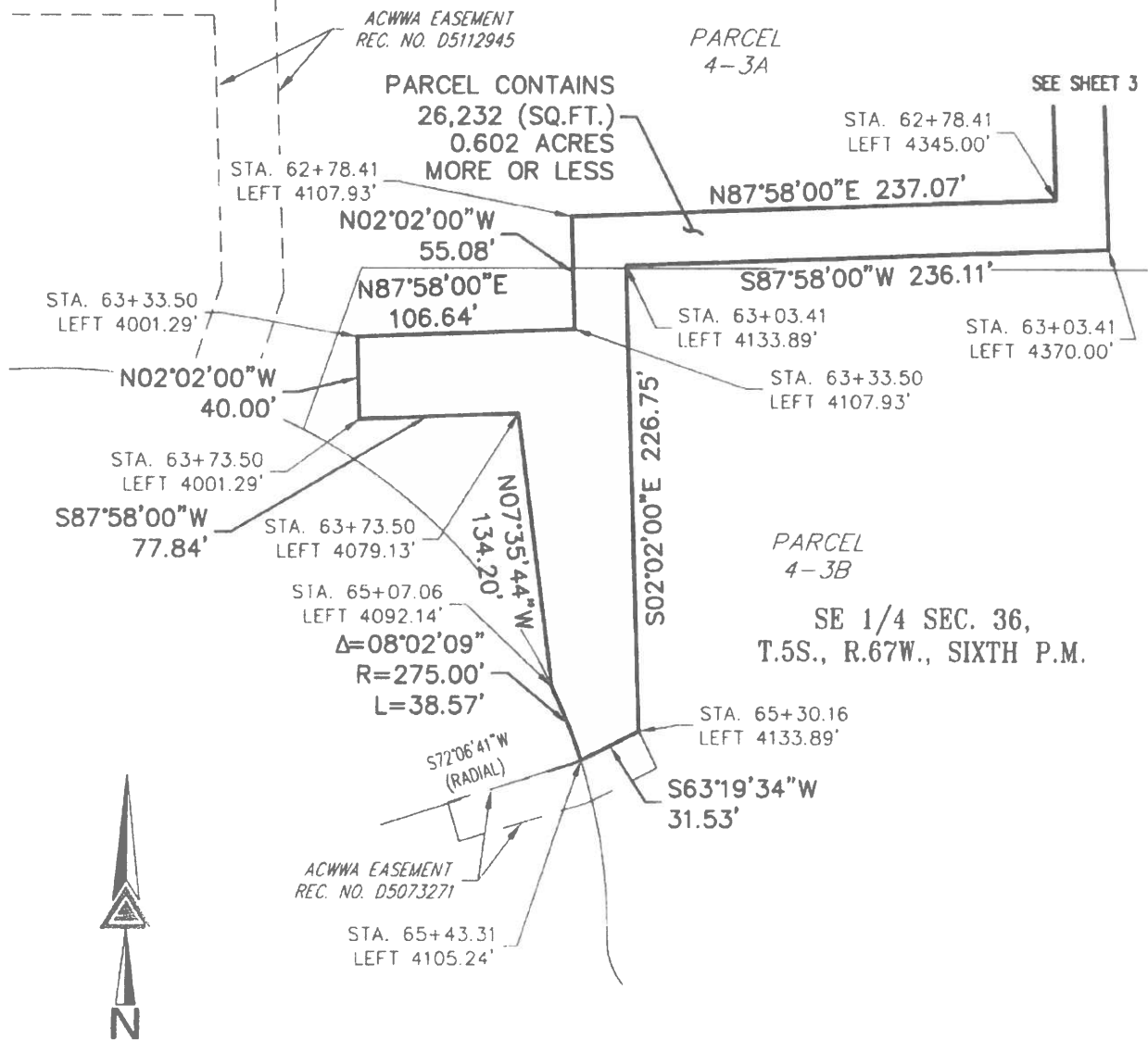
300 East Mineral Ave.
Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

Q:\125319-01 - Wings Over The Rockies Black Sky Gallery\Draw\ED08BITS

DRAINAGE EASEMENT
 SE 1/4 SEC. 36, T.5S., R.67W., SIXTH P.M.
 ARAPAHOE COUNTY, COLORADO

JOB NUMBER 125319-01 3 OF 4 SHEETS

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:
DWG NAME **DRAINAGE EASEMENT.DWG**
DWG: **RDR** CHK: **GEB**
DATE: **11/05/2019**
SCALE: **1" = 80'**



AZTEC
CONSULTANTS, INC.

G:\125319-01 - Wings Over The Rockies Block Sky Gallery\DWG\EXHIBITS

300 East Mineral Ave.
Suite 1
Littleton Colorado, 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DRAINAGE EASEMENT
SE 1/4 SEC. 36, T.5S., R.67W., SIXTH P.M.
ARAPAHOE COUNTY, COLORADO

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4 OF 4 SHEETS