

SEMSWA

Land Development Program

Update – April 2014

Paul Danley, PE

Land Development Program Manager

Development Notes

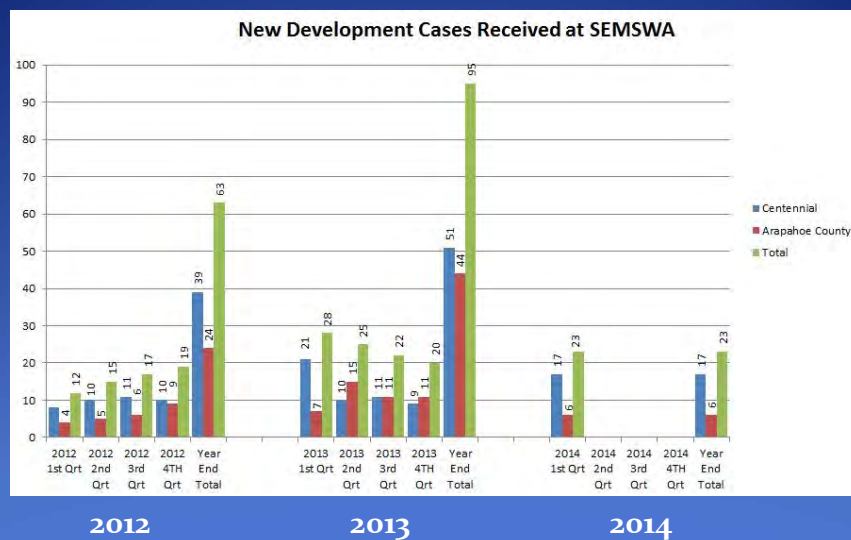
From the Metro Denver Economic Development Corp (EDC) 2014 Economic Forecast:

- “2013 was a year of records in areas such as employment growth, housing, commercial real estate, and the stock market...we do expect similar growth and expansion in the coming months.”
- Unemployment rate is at 6.5% and should decrease to 6%.
- “Metro Denver will have quite strong employment growth in three leading sectors of our economy in 2014 – natural resources and construction (8%), professional and business services (4.3%), and education and healthcare services (3.5%).”

Recent Land Development Program Activities

- Participating on the Energov - project tracking/ work management software implementation team
- Continuing to work on our website update - additional resources to be available on line
- Assisting with construction project management for SEMSWA's new office and maintenance facility under construction

New Development Cases Received



Land Development Program

Outcome Statement:

The Land Development Program ensures that new projects are constructed in compliance with stormwater criteria and regulations through outreach to customers and collaboration with City, County and other partners. Program staff coordinate reviews and seek problem solutions with other SEMSWA programs, then communicate to customers with “one voice.”

Development Review

Customer Service Highlight - “Pre-submittal Meetings”



Pre-Submittal Meetings

- Meetings are required by both the City of Centennial and Arapahoe County
- Meetings are scheduled with staff weekly – Planning, Engineering, and SEMSWA staff
- Specific to each project being proposed
- The applicant is provided all applicable criteria and regulations, list of documents required, approximate review schedule, and an estimate of fees
- Allows for better, more complete submittals and shorter time to project approval.

Pre-submittal Steps

- Pre-submittal meeting is requested and scheduled (usually within a week).
- Staff does location and project specific research and fills out the pre-submittal notes form.
- The applicant receives the specific information at the meeting along with City / County application requirements.
- Makes the submittal, review and approval process more predictable and efficient.



**Southeast Alaska
STORMWATER
Authority**

Date: _____
 Time: _____

Stormwater Pre Submittal Meeting Notes
To Accompany County of Arapahoe Pre Submittal Notes

APPLICANT POINT OF CONTACT INFORMATION

Representative's Name: _____ Rep's Phone: _____
 Firm Name: _____ Rep's Fax: _____
 Firm Address: _____
 e-mail Address: _____

Engineer's Name: _____ Eng's Phone: _____
 Firm Name: _____ Eng's Fax: _____
 Firm Address: _____
 e-mail Address: _____

☐ _____ Applicant's Engineer has acknowledged these Pre-Submittal Notes. Please check box and initial

PROJECT INFORMATION

Legal Description: _____
 Address or Intersection: _____ Parcel Size: _____

PROPOSAL SUMMARY:

STORMWATER CODES AND CRITERIA:

☒ Arapahoe County Storm Water Management Manual (SWM), January 2007*
☒ Grading, Erosion, and Sediment Control (GESC) Manual, Arapahoe County*
☒ "Understanding Improvement Agreements" (Formerly Arapahoe County Technical Bulletin 87-3), March 1988
☒ Urban Drainage and Flood Control District Drainage Criteria Manuals Volume I, II, and III, latest edition
☒ CEBWQA, 1-2-3-33, 2011, Council Resolution 3, CEBWQA, 1-2-3-33, 2011, Council Resolution 3, CEBWQA, 1-2-3-33, 2011, Council Resolution 3

SUMMARY OF REQUIREMENTS

The following items will *or may* be required to be submitted, collected, addressed, approved and/or recorded by SEMSWA over the course of this development. Bolded items will be required, italicized items may be required, and will be determined over the course of the project, once more information is known.

<input type="checkbox"/> Drainage Letter Report	<input type="checkbox"/> SIA - Subdivision Improvement Agreement
<input type="checkbox"/> Operations and Maintenance Manual	<input type="checkbox"/> Stormwater Public Improvement Permit
<input type="checkbox"/> Maintenance Agreement	<input type="checkbox"/> Cost Estimates for Public Storm Improvements
<input type="checkbox"/> GESC Plan and Report and Cost estimate	<input type="checkbox"/> Collateral for Public Stormwater Improvements
<input type="checkbox"/> GESC Permit	<input type="checkbox"/> Floodplain Development Permit
<input type="checkbox"/> Collateral for the GESC Permit	<input type="checkbox"/> Floodplain Certification of no-impacts
<input type="checkbox"/> Easement Agreement	<input type="checkbox"/> Floodplain Study-CLOMR/LOMR
<input type="checkbox"/> Easement Description & Exhibit	<input type="checkbox"/> Collateral for LOMR
<input type="checkbox"/> License Agreement	<input type="checkbox"/> As-Built Drawings for Public Stormwater Improvements
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/> System Development Fees
<input type="checkbox"/> Construction Documents	<input checked="" type="checkbox"/> Review Fees
<input type="checkbox"/> Site plan, and/or Plat	<input checked="" type="checkbox"/> Permit Fees
<input type="checkbox"/> MS4 Agreement	<input type="checkbox"/> Other _____

DRAINAGE IMPACTS

Required Minimum Level of Drainage Report and Documents:

☐ Drainage Letter of Compliance/Technical Drainage Letter
☐ Phase I Drainage Report** - With a Preliminary Development Plan*
☐ Phase II Drainage Report** - With a Preliminary Plat*
☐ Phase III Drainage Report** - With any Final Plan or Final Plats
 (*When sufficient detail is available, a Phase III report may be substituted for a Phase I or II report.)
☐ Construction Documents & Engineers' Cost Estimate - With any proposal that will have any "public" storm system components.
☐ Operations and Maintenance Manual & Agreement - With any Final Plan or Final Plat that requires a permanent

SEMSWA FEES

- ☐ See Review and Permit Fee Sheet. Note that the fees indicated on the sheet is a preliminary estimate based upon the presently available information. These fees may be adjusted as more information is known, or if the plans are changed.
- ☐ System Development Fees (SDFs)-see table
- ☐ Other: _____

Note: Review Fees shall be paid directly to SEMSWA prior to the start of the initial review.

System Development Fees (SDFs) & Excess Capacity Fees (ECFs):

SDFs and ECFs are estimated at the time of presubmittal meetings and finalized prior to execution of the Subdivision Improvement Agreement. Payment of the Fee will be a condition of GESC and/or Stormwater Public Improvement Permits, and are required for all cases submitted to the County as of June 24, 2009. Effective January 1, 2011 ECFs will be collected in addition to the SDFs for the Dove, Lone Tree and Windmill Creek Basins. Fees are charged based on impervious area.

	Basin	Fee per Impervious Acre (\$)	Estimated Impervious Acreage	Estimated Fee
Basin Group 1				
	Bear Creek	\$9,360		
	Big Dry Creek	\$11,006		
	Coon Creek	\$9,360		
	Dutch Creek	\$9,791		
	Greenwood Gulch	\$11,430		
	Lee Gulch **	\$1,389		
	Little Dry Creek	\$11,656		
	Little's Creek	\$10,886		

Pre-Submittal Meetings

	<u>2012</u>	<u>2013</u>	<u>2014</u> (1 st Qtr)
City	42	56	19
County	<u>28</u>	<u>49</u>	<u>16</u>
Total	70	105	35