DOUGLAS COUNTY
COLORADO

Location and Extent Staff Report

Date: January 21, 2026

To: Douglas County Planning Commission

From: Trevor Bedford, AICP, Senior Planner TB
Jeanette Bare, AICP, Current Planning Manager JB
Steven E. Koster, AICP, Assistant Director of Planning Services SK

Subject: **7440 North US Highway 85 – Range Metro District Infrastructure Project – Location and Extent**

Project File: **LE2025-027**

Planning Commission Hearing: **February 2, 2026 @ 6:00 p.m.**

I. EXECUTIVE SUMMARY

Range Metropolitan District (RMD) requests approval of a Location and Extent (L&E) for two proposed water pump stations, a water storage tank, and associated infrastructure necessary to provide water service to residential lots within the Range Planned Development. The project is located on the east side of the intersection of US Highway 85 and Airport Road and will connect to off-site water infrastructure recently approved as part of a separate Location and Extent application.

The property is within the Louviers Rural Community as identified by the 2040 Comprehensive Master Plan.

II. APPLICATION INFORMATION

A. Applicant

Range Metropolitan District Nos. 1-3
2154 E. Commons Ave, Suite 2000
Centennial, CO 80122

B. Applicant's Representative

Bryan Horan
8678 Concord Center Drive, Suite 200
Englewood, CO 80112

C. Request

The applicant requests approval of an L&E for the construction of two water pump stations, a water storage tank, and associated infrastructure include water pipelines internal to the Range PD.

D. Location

The project is located within the Range Planned Development east of the intersection of US Highway 85 and Airport Road. The attached vicinity map, zoning map, and aerial map highlight site location and existing conditions.

E. Project Description

RMD proposes to construct two pump stations, a water tank, and associated infrastructure to provide the Range Planned Development with water utility service.

The lower pump station will be located along the north entrance road, approximately 1,000 feet east of US Highway 85. This pump station will include an approximately 20-foot by 17-foot building that will contain boost pumps to send water to the upper pump station. The upper pump station will be located in the southeast corner of the Range Filing 1 subdivision, approximately 2,900 feet east of US Highway 85. The upper pump station will include fire boost pumps within a 35-foot by 17-foot building. An emergency diesel generator will be located outside of the pump house to provide power in emergencies.

The water tank will be located near the upper pump station, approximately 37 feet from the eastern property line. The tank is proposed to be above ground and will measure 63 feet in diameter and 24 feet in height. The DCZR requires water storage tanks to be buried "unless this requirement is waived by the Director due to geological/topographical conditions that would prevent burial." In this case, as the project is a Location and Extent request, the Planning Commission would consider the overall tank design as part of its review of the L & E. In the project narrative, the applicants explained that the water tank must be above ground to ensure optimal performance and long-term reliability. They stated that a below-grade installation would reduce the elevation advantage needed for adequate pressure and would require larger pumps. They also stated that a below-grade tank would complicate inspections and maintenance.

The applicant anticipates construction to begin following approval of the Range Filing 1 final plat which is currently under review by County staff.

III. CONTEXT

A. Background

The proposed infrastructure is for the Range PD which was approved by the Board of County Commissioners (BCC) in 2021 for 550 residential units on 399 acres. The PD requires central water and sewer services. A preliminary plan for the 550 units was approved by the BCC in May of 2025. A condition of approval of the preliminary plan was "Prior to approval of the first final plat, Location and Extent applications shall be approved for water and sewer infrastructure improvements necessary to serve the Range." On December 15, 2025, the Planning Commission approved a Location and

Extent application for off-site utilities. This submittal is for additional on-site utilities to serve the Range.

B. Adjacent Land Uses and Zoning

Adjacent lands include residential, agricultural, industrial, and Highlands Ranch Backcountry.

Zoning and Land Use

	Zoning	Land Use
North	Rural Residential and Highlands Ranch PD	Residential Tract and Highlands Ranch Backcountry
South	Agricultural One	Vacant
East	Highlands Ranch PD	Highlands Ranch Backcountry
West	Agricultural One and General Industrial	Agricultural and Industrial

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The Range property generally slopes upwards towards the southeast corner of the property. A final plat is under review to develop the property for residential development.

B. Access

The lower pump house will be connected to a roadway within the Range Filing 1 via an driveway connection. The upper pump house and water storage tank will be connected to a trail with a roadway connection within Range Filing 1 via a driveway.

C. Drainage and Erosion

The applicant provided a Phase III Drainage Report for review. Engineering responded to the referral request noting that the project is in general conformance with Douglas County Engineering criteria and that detailed comments regarding site work will be provided with Range Filing 1 final plat comments. Approval of any necessary plans and permits including GESC and construction plans will be required prior to commencement of construction.

D. Floodplain

There is 100-year floodplain on a portion of the northern half of the Range property. The proposed improvements are south of the floodplain.

V. PROVISION OF SERVICES

A. Schools

This is an infrastructure project and does not directly impact school services. The Range Planned Development will continue to be evaluated for school impacts through the subdivision process.

B. Fire Protection

South Metro Fire Rescue (SMFR) provides fire and emergency services to the site. SMFR responded to the referral request with a conditional non-objection and with information regarding proposed addresses. The applicant will be required to obtain any approvals or permits necessary from SMFR prior to commencement of construction.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) will provide police protection to the site. The Office of Emergency Management responded to the referral request with no comment. No responses were received from E911 or DCSO.

D. Water and Sanitation

The purpose of this project is to provide water services to the Range Planned Development.

E. Utilities

Area utility providers were provided a referral on this application. AT&T and Xcel Energy responded with no conflicts. No response was received from CenturyLink or Comcast.

F. Other Required Processes and Permits

In addition to the L&E approval, the following permits and other approvals may be required prior to commencement of construction:

- Engineering: Construction Drawings approval, GESC report and plans approval, approval of any other necessary plans and permits.
- Building Division: Building permits.
- South Metro Fire Department: Any necessary permits.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in progress were sent to adjacent property owners. At the preparation of the staff report, no members of the public had responded to courtesy notices. Any comments received will be provided prior to the hearing. Referral responses were sent to required referral agencies on December 16, 2025. Referral responses were due at the conclusion of the referral period on December 30, 2025, or prior to the Planning Commission Hearing.

Referral agency responses received to date are attached to the staff report for reference. The Highlands Ranch Community Association (HRCA) noted concerns with the appearance of an above-ground water storage tank near the Backcountry Wilderness Area. HRCA requested that the tank be constructed below grade and that sound mitigation be required for generators. The applicant's responses to referral comments are attached to the staff report.

VII. STAFF ASSESSMENT

Staff evaluated the application in accordance with Section 32 of the DCZR. Should the Planning Commission approve the L&E request, the applicant will be required to receive approval of all necessary permits prior to commencement of the project.

ATTACHMENTS **PAGE**

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LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services. *NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application*.

OFFICE USE ONLY

PROJECT TITLE:

PROJECT NUMBER: LE2025-027

PROJECT TYPE: Location and Extent

MARKETING NAME: Range Metropolitan District Range Planned Development

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-211

PROJECT SITE:

Address: US-85 and Airport Road

State Parcel Number(s): 2353-031-00-001

Subdivision/Block#/Lot# *(if platted)*:

PROPERTY OWNER(S):

Name(s): Range Metropolitan District Nos. 1-3

Address: 2154 E. Commons Ave., Suite 2000, Centennial CO 80122

Phone: 303-525-2683

Email: bhoran@ventanacap.com

AUTHORIZED REPRESENTATIVE: *(Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)*

Name: Bryan Horan

Address: 8678 Concord Center Drive, Suite 200 Englewood, CO 80112

Phone: 303-525-2683

Email: bhoran@ventanacap.com

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.

Applicant Signature

12/11/2025
Date

PREBLE'S MEADOW JUMPING MOUSE

What is the Preble's Meadow Jumping Mouse?
The Preble's Meadow Jumping Mouse is a rare mouse designated by the United States Fish and Wildlife Service as a "threatened species" under the Endangered Species Act. The federal threatened species designation prohibits the unlawful "take" of the Preble's Meadow Jumping Mouse or its habitat.

Where does the mouse live?
The Preble's Meadow Jumping Mouse lives primarily in heavily vegetated riparian habitats. In Douglas County, the mouse has been located in or near many drainages, including tributaries and the mainstream reaches of East and West Plum Creek. However, any stream reach or potential habitat within Douglas County may be subject to the requirements of the Endangered Species Act. The mouse has also been found in Boulder, Elbert, El Paso, Jefferson, and Larimer counties and in parts of Wyoming.

What activities may be considered a violation of the Endangered Species Act?
In its listing decision, the United States Fish and Wildlife Service identified activities that may result in violation of the Endangered Species Act to include:

1. Unauthorized or unpermitted collection, handling, harassing, or taking of the species;

2. Activities that directly or indirectly result in the actual death or injury death of the mouse, or that modify the known habitat of the species, thereby significantly modifying essential behavioral patterns (e.g., plowing, mowing, or cutting; conversion of wet meadow or riparian habitats to residential, commercial, industrial, recreational areas, or cropland; overgrazing; road and trail construction; water development or impoundment; mineral extraction or processing; off-highway vehicle use; and, hazardous material cleanup or bioremediation); and;

3. The application or discharge of agrichemicals or other pollutants and pesticides onto plants, soil, ground water, or other surfaces in violation of label directions or any use following Service notification that such use, application or discharge is likely to harm the species; would be evidence of unauthorized use, application or discharge.

How to determine if a proposed activity would violate the Endangered Species Act.
Any questions regarding whether an activity will impact the Preble's Meadow Jumping Mouse or its habitat should be directed to:

Field Office Supervisor
USFWS Colorado ES Field Office (MS 65412)
Denver Federal Center
PO Box 25486
Denver, CO 80225-0486
303-236-4773
ColoradoES@fws.gov

Where to find more information on the Preble's Meadow Jumping Mouse.
More information can be found at the US Fish and Wildlife Service website at:
https://ecos.fws.gov/ecp/species/4090

Any approval given by Douglas County does not obviate the need to comply with applicable federal, state, or local laws and/or regulations.

TECHNICAL MEMORANDUM

DOUGLAS COUNTY LOCATION AND EXTENT REPORT

RANGE METROPOLITAN DISTRICT
RANGED PLANNED DEVELOPMENT
WATER SUPPLY SYSTEM
US-85 & AIRPORT RD.

Prepared for:
Douglas County

Prepared by:
RICK Engineering

On Behalf of:
Range Metropolitan District

RICK Job No. 2215
December 2025

RICK

RICK

303-537-8020
rickengineering.com

8678 Concord Center Drive #200
Englewood, CO 80112

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

December 3, 2025

Planning Service Division
Douglas County
100 Third Street
Castle Rock, CO 80104

RE: Range Metropolitan District Range Planned Development Water Supply System

Dear Douglas County Planning Service Division:

Please accept this letter on behalf of the Range Metropolitan District for district infrastructure proposed to support the Range Planned Development. We are pleased to submit this Limits and Extents application for Range Filing No 1 for your approval, located at the intersection of US 85 and Airport Rd. within the approved Range Planned Development area in unincorporated Douglas County. This report will outline the upper and lower pump stations connected by a feed line that is proposed for this project.

Construction

Construction will include site preparation and grading for two pump stations and a water storage tank to established design elevations. Water utilities will be installed, including all associated piping, appurtenances, and a dedicated feed line between the lower and upper pump stations. Following utility installation, access drives will be constructed to provide maintenance and operational access to the facilities. Final site work will include installation of landscaping and site stabilization measures to restore disturbed areas and provide long-term erosion control.

Location & Appearance

The proposed lower water pump station will be situated approximately 1,000 feet east of the intersection of US 85 and Airport Road, located off the north entrance road. The building will measure approximately 20 feet in width by 17 feet in length. This will house the boost pumps which will send water through approximately 3,700 feet of feed line pipe to the upper pump station. The upper pump station and the associated water tank will be in the southeast corner of the Range Filing 1 clustered homes, approximately 2,900 feet east of US-85 and adjacent to the east property line. The pump house measures approximately 35 feet wide by 17 feet long and will contain the fire boost pumps. An emergency diesel generator will be just outside of the pump house and will provide power to the fire boost pumps in the event of an emergency. The water tank measures 63 feet in diameter and 24 feet in height. This will hold approximately 560,000 gallons. Both buildings will utilize fully cut-off exterior lighting to ensure illumination remains contained on-site, preventing light spillover onto adjacent properties. The buildings and the water tank will be finished in natural, subdued tones and screened with native trees to blend with the surrounding environment and enhance visual compatibility with nearby residences.

The water tank is being installed above ground to ensure optimal system performance and long-term reliability. Because the site is located on a hill above the adjacent housing development, burying the tank would significantly reduce the natural elevation advantage needed to achieve adequate pressure and would require a substantially larger fire pump to meet emergency flow standards. An underground installation would also complicate routine inspections and maintenance, limiting access to valves, fittings, and structural components and increasing the potential for undetected leaks or corrosion. While cost is a consideration, the primary drivers for an above-ground configuration are improved operational efficiency, better fire-response capability, and enhanced accessibility for safe maintenance over the life of the system.

Conformance with Douglas County Master Plan

Care has been taken to ensure the project aligns with the applicable goals of the Louviers Rural Community Master Plan. The design prioritizes conservation and integration of the site's natural features, with terrain disturbance minimized to maintain existing topography and preserve trees and shrubs wherever feasible. Building colors for the pump houses and the water tank have been selected to blend with the surrounding environment, and landscape screening will be incorporated to the greatest extent possible to further reduce visual impacts.

Stormwater

An onsite storm sewer system will convey runoff to one of five detention ponds which will provide water quality controls and then release it at historical rates along existing drainage ways. The Phase III Drainage Report and map have been included that show adequate drainage has been designed for the site.

Noise Control

Noise attenuation measures for the pumps and generator focus on minimizing operational sound levels at nearby residences while maintaining equipment performance. Because the selected pump house structure is wood framed rather than concrete, additional mitigation strategies will be implemented to compensate for its lower inherent sound attenuation. These measures include installing insulation and sound-dampening materials within the building envelope to reduce pump noise transmission, as well as orienting the ventilation system away from neighboring homes to limit exterior sound propagation.

The emergency generator located at the upper pump house will be housed in a dedicated enclosure outfitted with acoustic insulation, and, if required to meet target noise thresholds, sound-attenuated air intake and exhaust vents will be incorporated to further reduce noise emissions.

RICK
303-537-8020
rickengineering.com
8678 Concord Center Drive #200
Englewood, CO 80112

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

Traffic

Traffic associated with the pump houses is expected to be minimal and limited to periodic operational needs. The Range Metro District will make infrequent site visits for routine inspections, repairs, and landscape maintenance, resulting in only occasional vehicle access to the facilities. Due to the low frequency and short duration of these visits, traffic impacts on nearby residents are anticipated to be negligible and will not alter normal neighborhood traffic patterns or adversely affect residents' quality of life. The Range TIA has been included for reference purposes.

Paving Design

All pavement design for roadways and paved areas leading up to the pump houses is included as part of the Range Development Filing 1 submittal. The pump houses themselves will be served only by small access drives, the design and construction of which will be directed in the field by a qualified geotechnical engineer based on site-specific subsurface conditions and performance requirements.

Anticipated Process Timing

The Final Plat for Range Planned Development Filing 1 was placed in its first referral on December 9, 2025. We expect final permitting approvals in early 2026 with construction commencing shortly after county approvals. We anticipate Final Plat of Filing 2 to lag behind Filing 1 by approximately 6 months.

Thank you for your consideration of this pump house and water tank approval. We look forward to collaborating with Douglas County. Please do not hesitate to reach out with any questions or concerns you may have to help facilitate the approval process, and we look forward to your response.

Respectfully,

Troy Bales
tbales@rickengineering.com

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

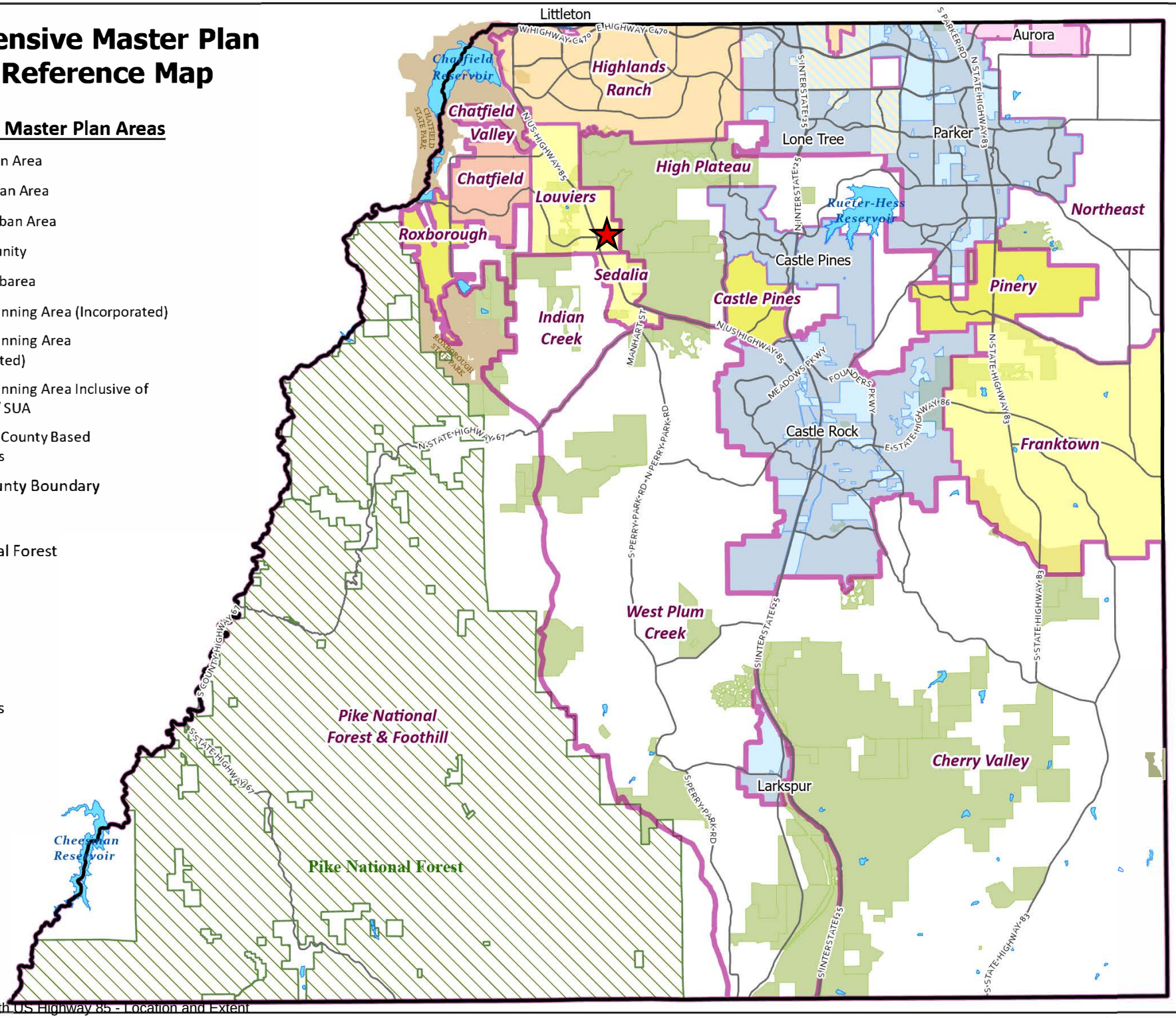
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

Parks

- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads



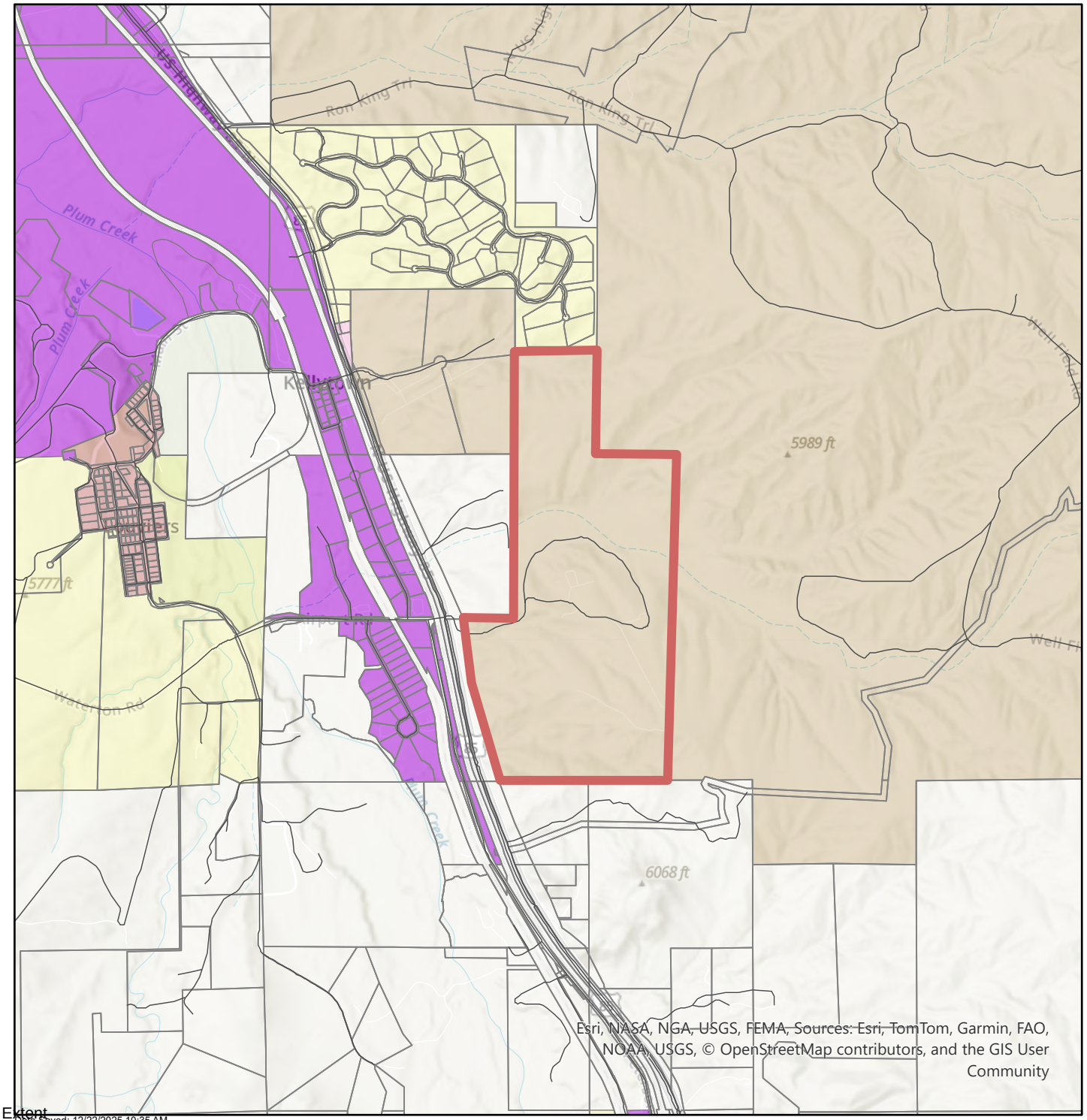
7440 North US Highway 85

LE2025-027
Zoning Map

N

LEGEND

- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- RR - RURAL RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- B - BUSINESS
- GI - GENERAL INDUSTRIAL
- PD - PLANNED DEVELOPMENT



7440 North US Highway 85 - Location and Extent
Date Saved: 12/22/2025 10:35 AM
Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0bd025cbcc2c

7440 North US Highway 85

LE2025-027
Aerial Map

N

LEGEND
- Major Roads
- Parcels - PARCELS

Date Saved: 12/22/2025 10:35 AM

Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0bd025cbcc2c

Project Name: 7440 North US Highway 85
Project File #: LE2025-027
Date Sent: 12/16/2025 **Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	12/16/2025	Received: Proposed addresses are: 7518 N US HWY 85 - LOWER PUMP STATION 7508 N US HWY 85 - UPPER PUMP STATION These addresses are not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.	Information acknowledged by applicant
AT&T Long Distance - ROW	12/17/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 7440 N HWY 85 Sedalia, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line/Core Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.	Information acknowledged by applicant
Building Services	12/22/2025	Received: Permit is required for structures. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.	Applicant acknowledged future permit requirement
CDPHE - All Referrals	12/22/2025	Received: See attached letter. Summary: Provided information regarding air quality regulations and fugitive dust pollution.	Applicant acknowledged comments and indicated that recommendations will be incorporated into the Range GESC plans as needed.
CDPHE - Water Quality Control Division		No Response Received:	No response necessary
CenturyLink		No Response Received:	No response necessary

Project Name: 7440 North US Highway 85
Project File #: LE2025-027
Date Sent: 12/16/2025 **Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Response Resolution
Chatfield Community Association		No Response Received:	No response necessary
Chatfield Watershed Authority		No Response Received:	No response necessary
Cherokee Ridge Estates HOA		No Response Received:	No response necessary
Colorado Department of Transportation CDOT-Region # 1	12/16/2025	Received: I have reviewed the referral for the L and E for construction of two pump stations and a water storage tank for the Range Metro District and have no objections. If any work will take place in the State Highway Right-of-Way a permit will be required. Application is made online at the following link: https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F	Applicant indicated no work specific to this L&E will take place in CDOT right-of-way

Project Name: 7440 North US Highway 85
Project File #: LE2025-027
Date Sent: 12/16/2025 **Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Water Resources	12/24/2025	Received: We have received your December 16, 2025 referral for Range Metropolitan District approval of a Location and Extent for the construction of two pump stations and a water storage tank. This referral does not appear to qualify as a "subdivision" as defined in section 30-28-101 (10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water. Our office has no objections to the proposed construction of two pump stations and a water storage, since no changes to the water supply plan for the Range Development were proposed.	Information acknowledged by applicant
Comcast		No Response Received:	No response necessary

Project Name: 7440 North US Highway 85
Project File #: LE2025-027
Date Sent: 12/16/2025 **Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Response Resolution
CORE Electric Cooperative	12/29/2025	Received: CORE Electric Cooperative has reviewed the materials included in the above-referenced referral response packet. Our review focused on existing CORE facilities, utility easements, electric loading, and overall service requirements for the proposed project. Based on this review, CORE offers the following comments and requests: CORE Electric Cooperative approves the Location and Extent for the project. Additional information is required. Due to the nature of this submittal, CORE requests that the applicant complete the enclosed Data Summary Sheet, which provides essential details regarding projected electrical loads and anticipated construction phasing. Please forward the attached Data Summary Sheet to the applicant and instruct them to return the completed form directly to me. The developer must provide information regarding: The maximum expected or allowable building square footage for each lot; and The anticipated type of business or occupancy for each lot. CORE understands that some of this information may be preliminary or based on best estimates; however, any details the applicant can provide will significantly assist us in ensuring that adequate electric facilities and capacity can be planned for and made available.	Applicant provided the requested information.
Dominion Water and Sanitation District		No Response Received:	No response necessary

Project Name: 7440 North US Highway 85
Project File #: LE2025-027
Date Sent: 12/16/2025 **Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Response Resolution
Douglas County Health Department	12/30/2025	Received: See attached letter Summary: Provided information regarding stormwater runoff and mosquito control.	Applicant indicated that the Phase III drainage plan for the Range Filing 1 final plat addresses the concerns.
Engineering Services	12/29/2025	Received: Overall the project appears to be in general conformance with Douglas County Engineering criteria. Detailed comments regarding site work for the pump and tank sites will be provided with Range Filing 1 final plat comments.	Applicant will address any concerns with the Range Filing 1 final plat.

Highlands Ranch Community Association	12/17/2025	Received: The Highlands Ranch Community Association appreciates the opportunity to review and comment on this L&E. As noted in §3 of our 12/10/2025 Letter to Mike Pesicka (Principal Planner, DougCO) regarding DougCo SB2025-036 (Range Flg 1, Final Plat), "HRCA notes that the Range water system includes a major water storage tank and pump station facilities located near the southeastern portion of the project. Given the proximity to HRCA land, HRCA requests that: • Architectural treatment and landscape screening be required to mitigate visual impacts. • Lighting for these facilities be dark-sky compliant and oriented to minimize spillover. • Sound attenuation be incorporated for pump and generator equipment. These measures are important to preserve the natural character of the adjacent Backcountry Wilderness Area." These concerns are not addressed in this L&E. For example, the above ground water storage tank located in the southeast corner of the Range property will stand approximately 30' above grade, and only approximately 37' from the shared property line. Additionally, the generator for the "upper pump station" in this location will also be located approximately 47' from the shared property line. The HRCA strongly encourages Douglas County to require the water storage tank be constructed below grade - like the multiple water storage tanks that serve Highlands Ranch - especially those close to the	Applicant provided additional information to justify the placement of the proposed water tank. The applicant indicated landscaping will be used to screen the area. Applicant indicated that dark sky wall pack lights will be used and any backup generators will be enclosed with standard sound attenuation materials. See applicant's responses for further details.

Project Name: 7440 North US Highway 85
Project File #: LE2025-027
Date Sent: 12/16/2025 **Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Response Resolution
		Backcountry Wildnerness Area, like this tank. This tank, placed on top of a manufactured high point, will not be aesthetically pleasing for either future residents of Range, or from the Backcountry Wilderness Area. A "residential grade muffler" for the generator should be required to ensure sound mitigation.	

Louviers Conservation Partnership	12/28/2025	Received: Louviers Conservation Partnership (LCP) has reviewed the documents for the 7440 North US Highway 85 Request by Range Metropolitan District for two water pump stations and a water storage tank and has comments following the document excepts below:: Below are excerpts from the documents reviewed of items important to the Town of Louviers including about Louviers and the current eastbound Airport Road level of Service (LOS). Conformance with Douglas County Master Plan Care has been taken to ensure the project aligns with the applicable goals of the Louviers Rural Community Master Plan. The design prioritizes conservation and integration of the site's natural features, with terrain disturbance minimized to maintain existing topography and preserve trees and shrubs wherever feasible. Building colors for the pump houses and the water tank have been selected to blend with the surrounding environment, and landscape screening will be incorporated to the greatest extent possible to further reduce visual impacts. Felsburg Holt & Ullevig Range 5th Revised Traffic Impact Analysis The Town of Louviers is to the northwest of US 85 and the project site. It is a relatively small enclave of residential homes that was originally constructed as a company town to support the E.I. du Pont de Nemours dynamite manufacturing facilities and it is one of the best preserved company towns in Colorado.	Applicant acknowledged comments and indicated that any comments will be addressed with the traffic review of the final plat. The traffic study mentioned was provided as a reference and is not specific to this L&E application.

		The evaluation of an intersection controlled by a traffic signal provides average vehicle delay and LOS information for the entire intersection, as well as for individual movements. Figure 3 also shows the LOS results for existing conditions which finds that the US 85/Airport Road intersection is currently operating at LOS B during the AM and PM peak hours. Given the relatively high traffic demand on US 85, however, eastbound movements on Airport Road are currently experiencing LOS E during the AM peak hour and LOS F during the PM peak hour. Of note, the operational analyses are based on signal timing data provided by CDOT and it is understood that this intersection operates in a “free” mode which allows the traffic signal to fluctuate to meet vehicle movement demand without a specified cycle length. As such, the traffic signal controller appears to allocate more “green time” to movements along US 85, which, in turn, creates a higher level of delay for the eastbound Airport Road movements that result in the poor eastbound LOS. Projected vehicle-trips for Range is almost 5,000 vehicles per day with approximately 400 during the AM peak hour and about 525 during the PM peak hour. Although this is just location and extents for 2 pump stations and a water storage tank which would only have an impact when being built, it does include a full traffic study which mentions eastbound movements on Airport Road are currently experiencing LOS E during the AM peak hour and LOS F during	

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		the PM peak hour. This study used existing traffic data from 2020 which will not include the approved Brannan Asphalt Plant which has not started operating yet in addition to the approved Brannan crushing and existing Brannan concrete plant for a total of 1008 truck trips per day and also the added traffic from the recently approved Zebulon Mega Sports Complex where they are now requesting a change to add more residential units. Randy Johnson Director Louviers Conservation Partnership	
Mile High Flood District		No Response Received:	No response necessary
Office of Emergency Management	12/18/2025	No Comment:	No response necessary
Rural Water Authority of Douglas County		No Response Received:	No response necessary
Sheriff's Office		No Response Received:	No response necessary
Sheriff's Office E911		No Response Received:	No response necessary

Project Name: 7440 North US Highway 85
Project File #: LE2025-027
Date Sent: 12/16/2025 **Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Response Resolution
South Metro Fire Rescue	12/23/2025	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has conditional non-objection to the proposed Location and Extent. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project. COMMENTS: 1. Referrals for new structures must not use unapproved addresses as the project name. These facilities will be addressed from future roadways and will not be addressed from US Hwy 85, Addresses proposed by the Addressing Analyst (which does not match the project title) will also change. Building addresses and unit numbers shall be coordinated with and approved by SMFR and the Douglas County Addressing Analyst prior to submitting for construction permits.	Applicant acknowledged information.
Wildfire Mitigation		No Response Received:	No response necessary
Xcel Energy-Right of Way & Permits	12/19/2025	Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has no apparent conflict. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.	Applicant acknowledged information.

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: December 16, 2025 Comments due by: **December 30, 2025**

Project Name:	7440 North US Highway 85– Location and Extent
Project File #:	LE2025-027
Project Summary:	Range Metropolitan District requests approval of a Location and Extent for the construction of two pump stations and a water storage tank.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☐	No Comment
☒	Please be advised of the following concerns: Overall, the project appears to be in general conformance with Douglas County Engineering criteria. Detailed comments regarding site work for the pump and tank sites will be provided with Range Filing 1 final plat comments.
☐	See letter attached for detail.

Agency:	Douglas County Public Works	**Phone #:**	303-660-7490
Your Name:	Ken Murphy, P.E.	**Your Signature:**	Ken Murphy
(please print)		**Date:**	29 DEC 2025

A public hearing on this request will be held before the Douglas County Planning Commission on **Monday, January 5, 2026, at 6:00 pm**. ***This public hearing will be held on-line and in person. See the County website or contact the Planning Department for more information.***

Sincerely,

Trevor Bedford, AICP, Senior Planner

COLORADO
Department of Public Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

Trevor Bedford
Douglas County Planning Services
100 Third Street Castle Rock, CO 80104

VIA EMAIL
RE: Douglas County eReferral (Project Number LE2025-027) Is Ready For Review

Dear Trevor Bedford,

The Colorado Department of Public Health and Environment's Air Pollution Control Division (APCD or Division) received a request for an air quality administrative review concerning the proposed pump and water tank project as described in your correspondence dated December 16, 2025. The Division has reviewed the project letter and respectfully offers the following comments. Please note that the following Air Quality Control Commission (AQCC) regulations may not be inclusive of the regulations the proposed project will be subject to. It is the responsibility of the involved parties to determine what regulations they are subject to and follow them accordingly.

Land Development
We also note that projects similar to this proposal often involve land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by the Division. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. It is important to note that even if a permit is not required, fugitive dust control measures including the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	
Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Please refer to the website https://cdphe.colorado.gov/apens-and-air-permits for information on land use APENs and permit forms. Click on “Land Development” to access the land development specific APEN form. Please contact KC Houlden, Construction Permits Unit Supervisor, at 303-691-4092, kenneth.houlden@state.co.us if you have any specific questions about APENs and permit forms.

If you have any other questions or need additional information, please use the contact info listed above, or e-mail or call me directly. Thank you for contacting the Air Pollution Control Division about your project.

Sincerely,
Brendan Cicione
Air Quality and Transportation Planner
General SIP Unit
Air Pollution Control Division
Colorado Department of Public Health and Environment
303-691-4104 // brendan.cicione@state.co.us

DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

December 29, 2025

Trevor Bedford
Planning Services
100 Third Street
Castle Rock, CO 80104

RE: LE2025-027

Dear Trevor Bedford,

Thank you for the opportunity to review and comment on the referenced approval request of a Location and Extent for the construction of two pump stations and a water storage tank application submitted by Range Metropolitan District. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comment(s):

Stormwater Impacts on Nearby Waterway
Development of the subject parcel will potentially result in an increase of stormwater and snowmelt runoff that may contribute significant pollutant loadings to the Daniels Park drainage, a tributary to Plum Creek. These pollutants include bacteria, nutrients, metals, and oxygen consuming contaminants. *A Phase III Drainage Report for Range Filing 1 has been submitted.*

Mosquito Control - Stormwater Facilities
The site plan indicates that five full-spectrum detention ponds are proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, DCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and larviciding if mosquito larvae become a problem.

Please feel free to contact me at 720-907-4887 or KHochstetler@douglas.co.us if you have any questions about our comments.

Sincerely,

Kristin Hochstetler
Environmental Health Specialist
Douglas County Health Department

Trevor Bedford

From: Loeffler - CDOT, Steven <steven.loeffler@state.co.us>
Sent: Tuesday, December 16, 2025 2:58 PM
To: Trevor Bedford
Cc: Jessica Varner - CDOT; Joseph Tripple - CDOT
Subject: Re: Douglas County eReferral (Project Number LE2025-027) Is Ready For Review

Caution: This email originated outside the organization. Be cautious with links and attachments.

Trevor,

I have reviewed the referral for the L and E for construction of two pump stations and a water storage tank for the Range Metro District and have no objections. If any work will take place in the State Highway Right-of-Way a permit will be required. Application is made online at the following link: https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1

P 303.757.9891 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org

On Tue, Dec 16, 2025 at 11:29 AM <tbedford@douglas.co.us> wrote:

There is an eReferral for your review. Please use the following link to log on to your account: https://urldefense.com/v3/__https://apps.douglas.co.us/planning/projects/Login.aspx__;!!PUG2raq7KiCZwBk!eD8BOdbfe29ir2cjwvGNRSsLcqg6I8fCXBFb3ee8FMdmUf4TnN9WmN6zn7QsiSg4ocEoRA5iIpdl2YR1KONHlpQgp_uw$

Project number LE2025-027, 7440 North US Highway 85.

Range Metropolitan District requests approval of a Location and Extent for the construction of two pump stations and a water storage tank.

This referral will close on Tuesday, December 30, 2025.

If you have any questions, please contact me.

Sincerely,

Trevor Bedford, AICP
Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)

PROJECT REFERRAL LOADING AND DATA SUMMARY SHEET

Dear Applicant:

Please complete the following summary sheet and return to:

Sean Atkinson
CORE Electric Cooperative
5496 North U.S. Highway 85
P.O. Drawer A
Sedalia, Colorado 80135
satkinson@core.coop

Project Name _____

Residential Developments:

1. Total number of homes or units in development _____
2. Lot breakdown of construction phases:

Phase	Filing(s)	Block(s)	Lot(s)	Construction Date (Month/Year)

3. Electrical loads of homes or units:
   - Typical size of home or unit _____ (sq. ft.)
   - Typical size of electrical service _____ (amps)
   - Number of homes or units designed or built with A/C _____
4. Other electrical loads (Examples: schools, wells, booster pumps, water treatment facilities, clubhouses, or golf courses):
   _____
   _____

Commercial Developments:

1. Extent of commercial development:

Lot/Block	Lot Size (sq. ft.)	Building Size (sq. ft.)	Type of Business (i.e. retail, office, industrial, restaurant)	Construction Date (Month/Year)

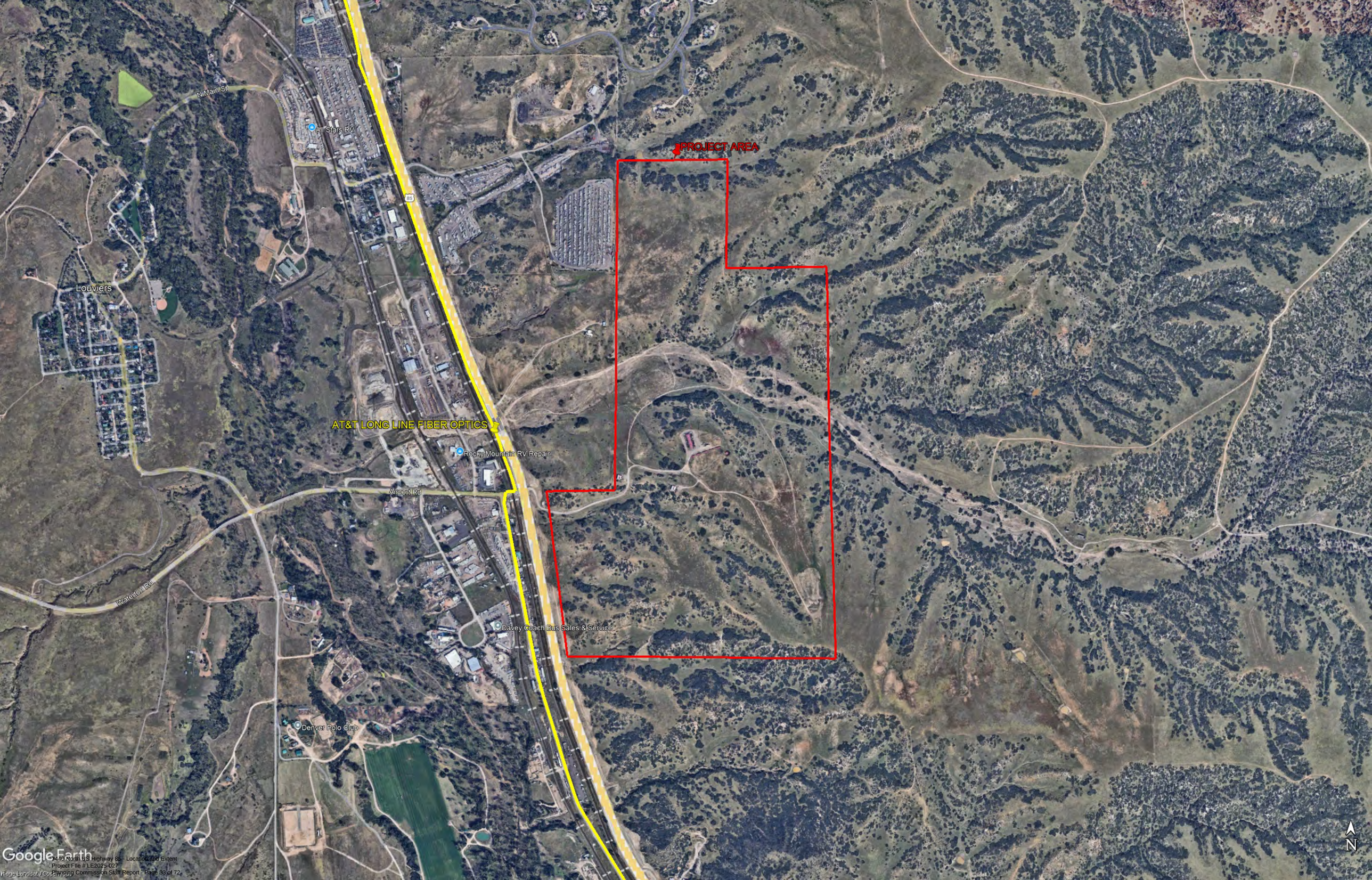
2. Type of electrical service: ☐ 1Ø, 120/240 V ☐ 3Ø, 120/208 V ☐ 3Ø, 277/480V
3. Estimated kW demand of load(s) if known:
   _____
   _____
4. Other electrical loads (Examples: wells, booster pumps, or water treatment facilities):
   _____
   _____

Project contact:

Name _____ Phone _____
Company _____
Address _____
_____

Thank you for completing the above information. If you have any questions, please contact me at (720) 733-5480.

Sean Atkinson
System Planner


PROJECT AREA
N Main St
AllStars RV
Louviers
AT&T LONG LINE FIBER OPTICS
Rocky Mountain RV Repair
Airport Rd
Waterford Rd
Davey Coach Bus Sales & Service
Denver Polo Club
N
Google Earth

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

Wednesday - December 10, 2025

Sent Via: Email to: mpesicka@douglas.co.us

Mr. Mike Pesicka, Principal Planner
Douglas County, ComDev Dpt: PLANNING
100 Third Street
Castle Rock, CO 80104-2425

RE: **DougCo SB2025-036: Range Filing 1, Final Plat**

HRCA Comments and Concerns

Greetings, Mr. Pesicka:

The Highlands Ranch Community Association (HRCA) appreciates the opportunity to review and opine on the Final Plat submittal for Range Filing No. 1. As you know, HRCA owns and manages the Backcountry Wilderness Area, which directly abuts the eastern and northeastern boundary of the Range property, and therefore has a significant interest in the long-term interface between this development and protected open space.

After reviewing the Final Plat documents and supporting technical materials, HRCA acknowledges that Filing No. 1 appears to be generally consistent with the previously approved Planned Development and Preliminary Plan, and that utility systems, drainage facilities, and roadway infrastructure are designed to be contained within the Range project and the associated metropolitan districts.

Accordingly, HRCA offers conditional support for Final Plat Filing No. 1, subject to the following concerns and expectations being formally recognized and addressed through future filings, site improvement plans, and associated approvals.

HRCA Conditions and Preserved Objections

1. *Boundary Treatment, Fencing, and Trespass Prevention*

   HRCA previously raised concerns during Preliminary Plan review regarding boundary treatments, fencing, and trespass management along the shared interface between Range and the Backcountry Wilderness Area. Those concerns remain unresolved at this stage.

   HRCA requests that future filings explicitly include:

   - Permanent fencing or physical boundary controls where residential lots or trails abut HRCA land.
   - Signage identifying the boundary between private/community property and protected open space.
   - Design measures that prevent informal access into HRCA property from Range neighborhoods.

Education and wayfinding, while beneficial, do not replace physical boundary measures where development directly interfaces with conservation land.

2. *Trail Design and Connectivity*

HRCA requests that trail systems be designed to:

- Avoid directing users toward HRCA land unless an access agreement exists.
- Prevent trail terminations that encourage informal use or "social trails" into the Backcountry.
- Acknowledge HRCA property as a restricted, managed open space rather than general recreation land.

Any future trail planning near the HRCA boundary shall be coordinated with HRCA prior to approval.

3. *Infrastructure Siting: Water Storage Tank and Pump Stations*

HRCA notes that the Range water system includes a major water storage tank and pump station facilities located near the southeastern portion of the project.

Given the proximity to HRCA land, HRCA requests that:

- Architectural treatment and landscape screening be required to mitigate visual impacts.
- Lighting for these facilities be dark-sky compliant and oriented to minimize spillover.
- Sound attenuation be incorporated for pump and generator equipment.

These measures are important to preserve the natural character of the adjacent Backcountry Wilderness Area.

4. *Weed Control and Edge Management*

HRCA requests that the Final Plat and associated agreements clearly establish responsibility for:

- Ongoing weed control along the shared boundary.
- Native revegetation and restoration in areas disturbed adjacent to HRCA property.
- Prevention of invasive species transport into protected open space.

Control programs should be formalized in operating agreements, not left to informal management practices.

5. *Future Filings and Record Preservation*

HRCA expects that the matters outlined above be addressed in detail in:

- Filing No. 2.
- Any future Site Improvement Plans (SIPs).
- Utility facility approvals.
- Trail infrastructure submittals.

HRCA submits this letter to ensure these issues are documented in the land-use record and preserved for future review.

In summary, HRCA does not oppose Final Plat Filing No. 1 as a technical matter. However, HRCA's support is expressly conditioned on the expectation that boundary treatment, trail design, and infrastructure impacts are addressed in future approvals in a manner that protects HRCA-owned conservation lands.

Nothing in this letter shall be construed as a waiver of HRCA's ability to comment on or object to future filings, permits, or approvals related to the Range development that affect HRCA land or operational interests.

Please include this letter in the official project file. HRCA appreciates the opportunity to remain engaged in this process and welcomes continued coordination with Douglas County and the applicant as future submittals occur.

Sincerely,

HIGHLANDS RANCH COMMUNITY ASSOCIATION
Community Improvement Services

Weylan A. "Woody" Bryant, M LS, PE
Director: Community Improvement Services
303.471.8802 (direct) | 303.471.8821 (general office) | 303.549.0053 (cell)
Woody.Bryant@hrcaonline.org (email) | commercialreview@hrcaonline.org (alternate email)

Attachments: As noted, if applicable.

Cc: Mr. Mike Bailey, GM/CEO HRCA via: mike.bailey@hrcaonline.org
Mr. John Mezger, HRCA via: john.mezger@hrcaonline.org

HELP CONSERVE OUR NATURAL RESOURCES!

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Trevor Bedford, AICP, Project Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: 7440 North US Highway 85 – Location and Extent
Project File #: **LE2025-027**
S Metro Review # REFSP25-00312

Review date: December 23, 2025

Plan reviewer: Aaron Miller
720.989.2246
aaron.miller@southmetro.org

Project Summary: Range Metropolitan District requests approval of a Location and Extent for the construction of two pump stations and a water storage tank

Code Reference: Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has conditional non-objection to the proposed Location and Extent. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

COMMENTS:

1. **Referrals for new structures must not use unapproved addresses as the project name.** These facilities will be addressed from future roadways and will not be addressed from US Hwy 85, Addresses proposed by the Addressing Analyst (which does not match the project title) will also change. Building addresses and unit numbers shall be coordinated with and approved by SMFR and the Douglas County Addressing Analyst prior to submitting for construction permits.

Fire Flow per Appendix B

Construction Type	Building Area (SF)	Fire Flow (GPM)	Sprinkler System (Type)	Reduced Fire Flow

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

FIRE ACCESS ROAD DESIGN CRITERIA

BUILDING exterior walls (and any portion thereof) of any buildings that are more than 150 feet from the curb line of a public street shall be served by a Fire Apparatus Access Road which shall be unobstructed. This distance is measured by an approved route around the exterior of the building or facility. Additional allowances may be made for some sprinkler protected structures. Alternate access arrangements may be accepted based on site conditions and building fire protection features.

Due to the possibility of heavy vehicle traffic, residential and commercial collector and arterial roads may not be considered adequate for fire suppression operations; no credit for access to perimeter of buildings shall be given from collectors or arterials, unless specifically approved.

Sites not be capable of meeting these requirements and any alternative means must be evaluated and approved by the Fire Marshal.

FIRE APPARATUS ACCESS ROADS shall be of an all-weather surface capable of supporting the imposed loads of fire apparatus. Maximum grade on site shall not exceed six percent (6%). Roads shall be asphalt or concrete. Other surfaces may be accepted on a case by case basis.

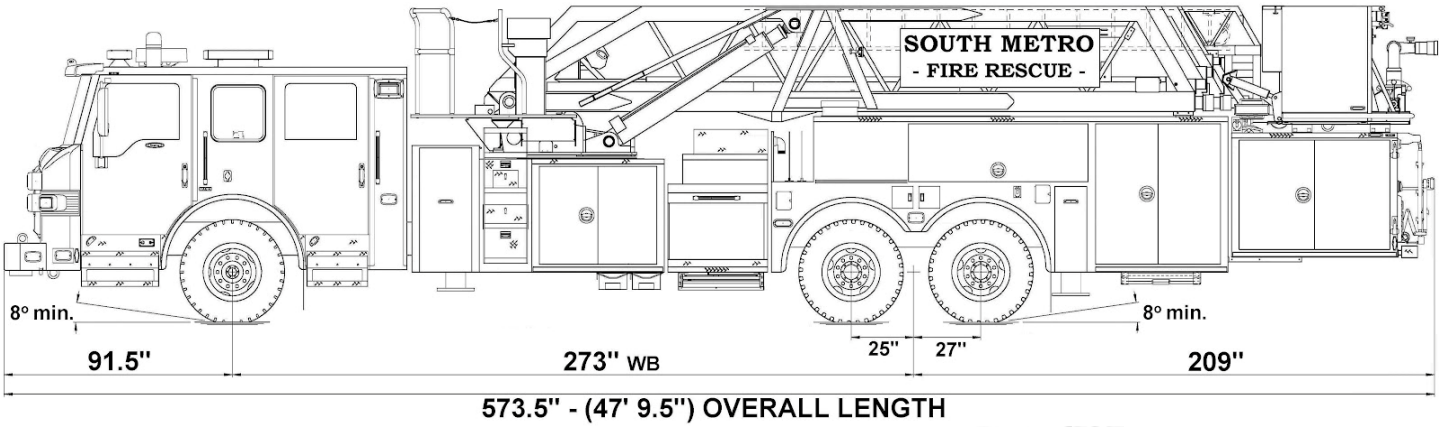
The minimum unobstructed width of the fire apparatus access road shall be 20 feet. In order to maintain the minimum width and prevent obstructions such as parking of vehicles fire lane signs shall be installed in an approved manner. A minimum vertical clearance of 13 feet, 6 inches shall be maintained for the entire required width of the access road.

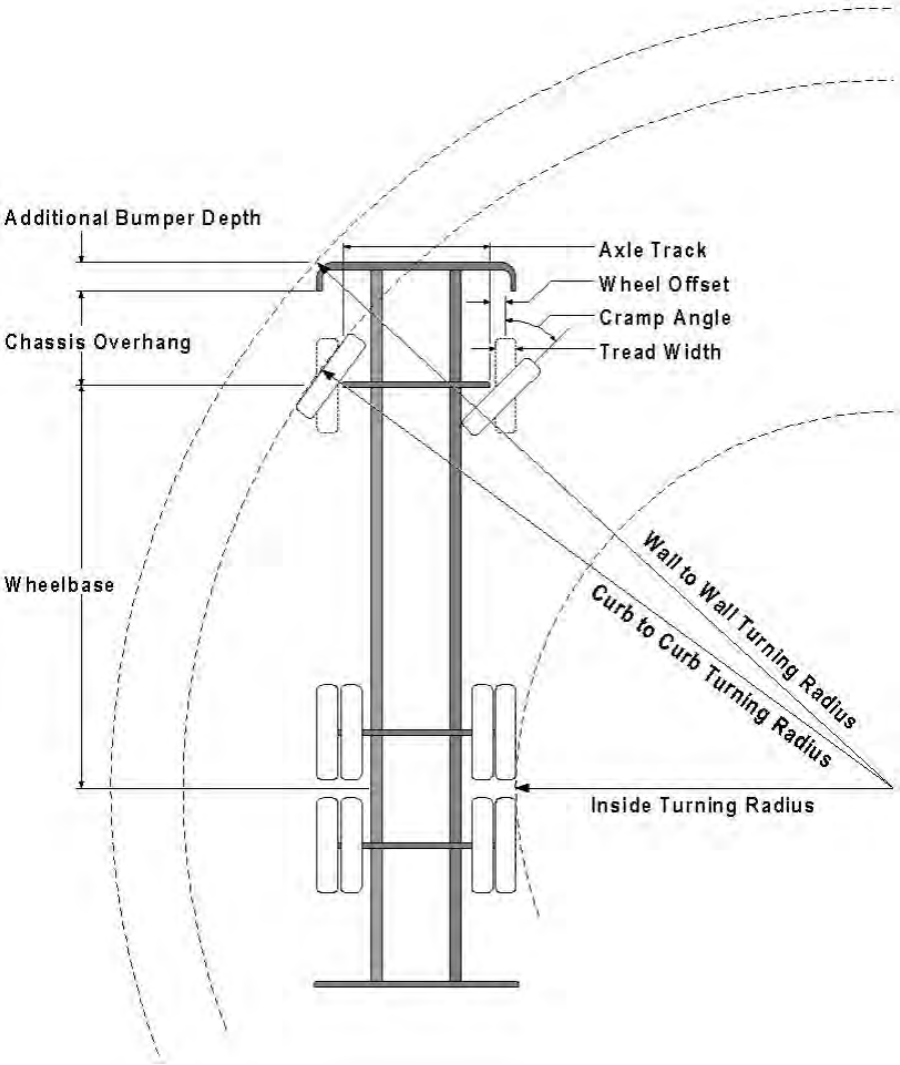
Any dead-end access road over 150 feet long shall be provided with an approved turnaround that may be a circle, tee, hammerhead, or other functional approved design.

9195 East Mineral Avenue, Centennial, Colorado 80112 Phone: 720-989-2230 Fax: 720-989-2030

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

VEHICLE SPECIFICATIONS are provided for the largest apparatus in use by South Metro Fire Rescue. Fire Apparatus Access Roads shall be capable of accommodating this apparatus.





Vehicle Specifications

Length: 47' 9.5"

Width: 8' 5" - (10' 1" mirror to mirror)

Height: 10' 9"

Wheelbase: 273 in.

Design load: 80,000 pounds

Inside Cramp Angle: 40°

Axle Track: 83"

Wheel Offset: 5.3"

Tread Width: 13.5"

Turning Radii:

Inside Turn: 26 ft. 1 in.

Curb to curb: 41 ft. 11 in.

Wall to wall: 46 ft. 8 in.

Where objects are present adjacent to the fire apparatus access road, particularly on turns and turn arounds which require backing, a reasonable safety margin shall be provided to prevent potential damage to the property and to the fire apparatus.

PRIVATE ROADS that provide access to more than two dwellings or one or more commercial buildings shall be constructed to meet the roadway standards approved by the South Metro Fire Rescue Authority for fire apparatus access. Private roads that do not meet the roadway standard may be accepted provided that alternative methods and materials are incorporated into the subdivision that address the fire and life safety of the citizens.

Outlook

Louviers Conservation Partnership Range Location and Extent (LE2025-027) Comments

From Randy Johnson <rj2376@outlook.com>
Date Sun 12/28/2025 8:39 PM
To tbedford@douglas.co.us <tbedford@douglas.co.us>

Louviers Conservation Partnership (LCP) has reviewed the documents for the 7440 North US Highway 85 Request by Range Metropolitan District for two water pump stations and a water storage tank and has comments following the document excepts below::

Below are excerpts from the documents reviewed, noting in Bold items important to the Town of Louviers including about Louviers and the current eastbound Airport Road level of Service (LOS) highlighted in bold.

Conformance with Douglas County Master Plan
Care has been taken to ensure the project aligns with the applicable goals of the Louviers Rural Community Master Plan. **The design prioritizes conservation and integration of the site's natural features, with terrain disturbance minimized to maintain existing topography and preserve trees and shrubs wherever feasible. Building colors for the pump houses and the water tank have been selected to blend with the surrounding environment, and landscape screening will be incorporated to the greatest extent possible to further reduce visual impacts.**

Felsburg Holt & Ullevig Range 5th Revised Traffic Impact Analysis
The Town of Louviers is to the northwest of US 85 and the project site. It is a relatively small enclave of residential homes that was originally constructed as a company town to support the E.I. du Pont de Nemours dynamite manufacturing facilities and it **is one of the best preserved company towns in Colorado.**

The evaluation of an intersection controlled by a traffic signal provides average vehicle delay and LOS information for the entire intersection, as well as for individual movements. Figure 3 also shows the LOS results for existing conditions which finds that the US 85/Airport Road intersection is currently operating at LOS B during the AM and PM peak hours. **Given the relatively high traffic demand on US 85, however, eastbound movements on Airport Road are currently experiencing LOS E during the AM peak hour and LOS F during the PM peak hour.**

Of note, the operational analyses are based on signal timing data provided by CDOT and it is understood that this intersection operates in a "free" mode which allows the traffic signal to fluctuate to meet vehicle movement demand without a specified cycle length. As such, the traffic signal controller appears to allocate more "green time" to movements along US 85, which, in turn, **creates a higher level of delay for the eastbound Airport Road movements that result in the poor eastbound LOS.**

Projected vehicle-trips for Range is almost 5,000 vehicles per day with approximately 400 during the AM peak hour and about 525 during the PM peak hour.

Although this is just location and extents for 2 pump stations and a water storage tank which would only have an impact when being built, it does include a full traffic study which mentions **eastbound movements on Airport Road are currently experiencing LOS E during the AM peak hour and LOS F during the PM peak hour.** This study used existing traffic data from 2020 which will not include the approved Brannan Asphalt Plant which has not started operating yet in addition to the approved Brannan crushing and existing Brannan concrete plant for a total of 1008 truck trips per day and also the added traffic from the recently approved Zebulon Mega Sports Complex where they are now requesting a change to add more residential units.

Randy Johnson
Director
Louviers Conservation Partnership

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

December 19, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Trevor Bedford

Re: 7440 North US Highway 85, Case # LE2025-027

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Project Name: 7440 North US Highway 85
Project File #: LE2025-027
Date Sent: 12/16/2025 **Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Applicant Responses to Referral Comments
Addressing Analyst	12/16/2025	Received: Proposed addresses are: 7518 N US HWY 85 - LOWER PUMP STATION 7508 N US HWY 85 - UPPER PUMP STATION These addresses are not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.	Acknowledged. These temporary addresses will be used until the permanent street name is recorded and Addressing issues the final address.
AT&T Long Distance - ROW	12/17/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 7440 N HWY 85 Sedalia, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line/Core Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.	Noted, we acknowledge your approval.
Building Services	12/22/2025	Received: Permit is required for structures. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.	A permit will be requested and approved before any vertical construction takes place.
CDPHE - All Referrals	12/22/2025	Received: See attached letter. Summary: Provided information regarding air quality regulations and fugitive dust pollution.	See CDPHE response letter
CDPHE - Water Quality Control Division		No Response Received:	
CenturyLink		No Response Received:	

Project Name: 7440 North US Highway 85
Project File #: LE2025-027
Date Sent: 12/16/2025 **Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Applicant Responses to Referral Comments
Chatfield Community Association		No Response Received:	
Chatfield Watershed Authority		No Response Received:	
Cherokee Ridge Estates HOA		No Response Received:	
Colorado Department of Transportation CDOT-Region # 1	12/16/2025	Received: I have reviewed the referral for the L and E for construction of two pump stations and a water storage tank for the Range Metro District and have no objections. If any work will take place in the State Highway Right-of-Way a permit will be required. Application is made online at the following link: https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F	See CDOT response letter

Project Name: 7440 North US Highway 85
Project File #: LE2025-027
Date Sent: 12/16/2025 **Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Applicant Responses to Referral Comments
Colorado Division of Water Resources	12/24/2025	Received: We have received your December 16, 2025 referral for Range Metropolitan District approval of a Location and Extent for the construction of two pump stations and a water storage tank. This referral does not appear to qualify as a "subdivision" as defined in section 30-28-101 (10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water. Our office has no objections to the proposed construction of two pump stations and a water storage, since no changes to the water supply plan for the Range Development were proposed.	Acknowledged. Thank you for the review.
Comcast		No Response Received:	

Project Name: 7440 North US Highway 85
Project File #: LE2025-027
Date Sent: 12/16/2025 **Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Applicant Responses to Referral Comments
CORE Electric Cooperative	12/29/2025	Received: CORE Electric Cooperative has reviewed the materials included in the above-referenced referral response packet. Our review focused on existing CORE facilities, utility easements, electric loading, and overall service requirements for the proposed project. Based on this review, CORE offers the following comments and requests: CORE Electric Cooperative approves the Location and Extent for the project. Additional information is required. Due to the nature of this submittal, CORE requests that the applicant complete the enclosed Data Summary Sheet, which provides essential details regarding projected electrical loads and anticipated construction phasing. Please forward the attached Data Summary Sheet to the applicant and instruct them to return the completed form directly to me. The developer must provide information regarding: The maximum expected or allowable building square footage for each lot; and The anticipated type of business or occupancy for each lot. CORE understands that some of this information may be preliminary or based on best estimates; however, any details the applicant can provide will significantly assist us in ensuring that adequate electric facilities and capacity can be planned for and made available.	The data summary sheet has been filled out and provided with this submittal
Dominion Water and Sanitation District		No Response Received:	

Project Name: 7440 North US Highway 85
Project File #: LE2025-027
Date Sent: 12/16/2025 **Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Applicant Responses to Referral Comments
Douglas County Health Department	12/30/2025	Received:	
Engineering Services	12/29/2025	Received: Overall the project appears to be in general conformance with Douglas County Engineering criteria. Detailed comments regarding site work for the pump and tank sites will be provided with Range Filing 1 final plat comments.	We will respond to any comments with the Filing 1 submittals.

Highlands Ranch Community Association	12/17/2025	Received: The Highlands Ranch Community Association appreciates the opportunity to review and comment on this L&E. As noted in §3 of our 12/10/2025 Letter to Mike Pesicka (Principal Planner, DougCO) regarding DougCo SB2025-036 (Range Flg 1, Final Plat), "HRCA notes that the Range water system includes a major water storage tank and pump station facilities located near the southeastern portion of the project. Given the proximity to HRCA land, HRCA requests that: • Architectural treatment and landscape screening be required to mitigate visual impacts. • Lighting for these facilities be dark-sky compliant and oriented to minimize spillover. • Sound attenuation be incorporated for pump and generator equipment. These measures are important to preserve the natural character of the adjacent Backcountry Wilderness Area." These concerns are not addressed in this L&E. For example, the above ground water storage tank located in the southeast corner of the Range property will stand approximately 30' above grade, and only approximately 37' from the shared property line. Additionally, the generator for the "upper pump station" in this location will also be located approximately 47' from the shared property line. The HRCA strongly encourages Douglas County to require the water storage tank be constructed below grade - like the multiple water storage tanks that serve Highlands Ranch - especially those close to the	Facilities and Visual Character: The developer study the feasibility of above ground and below ground tank. An above ground tank placed on a graded pad near the existing ground elevation at highest point of the site was chosen. This solution proved to be the most efficient to achieve required water main pressure for development by reasonably maximizing gravity provided system pressure while minimizing pump assisted pressure. Long term, this solution will minimize noise and operation and maintenance costs creating a more resilient system for the district. Landscaping, including shrubs and trees, will be provided to help visually screen the facilities from view from HRCA and Range lands. Lighting and Sound: The only outside lighting planned for the structures is a wall pack over the building's openings (i.e. man door, sectional doors, etc.). A dark-sky compliant wall pack can be specified. Necessary backup generated located outside of the pump houses will be enclosed. This will be equipped with standard sound attenuation materials to dampen the noise. The pump house enclosure will be insulated and will provide dampening to noise made from the pumps. Weekly generator testing can be scheduled during the day to provide the least amount of disturbance to surrounding areas.

Project Name: 7440 North US Highway 85
Project File #: LE2025-027
Date Sent: 12/16/2025 **Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Applicant Responses to Referral Comments
		Backcountry Wildnerness Area, like this tank. This tank, placed on top of a manufactured high point, will not be aesthetically pleasing for either future residents of Range, or from the Backcountry Wilderness Area. A "residential grade muffler" for the generator should be required to ensure sound mitigation.	

Louviers Conservation Partnership	12/28/2025	Received: Louviers Conservation Partnership (LCP) has reviewed the documents for the 7440 North US Highway 85 Request by Range Metropolitan District for two water pump stations and a water storage tank and has comments following the document excepts below:: Below are excerpts from the documents reviewed of items important to the Town of Louviers including about Louviers and the current eastbound Airport Road level of Service (LOS). Conformance with Douglas County Master Plan Care has been taken to ensure the project aligns with the applicable goals of the Louviers Rural Community Master Plan. The design prioritizes conservation and integration of the site's natural features, with terrain disturbance minimized to maintain existing topography and preserve trees and shrubs wherever feasible. Building colors for the pump houses and the water tank have been selected to blend with the surrounding environment, and landscape screening will be incorporated to the greatest extent possible to further reduce visual impacts. Felsburg Holt & Ullevig Range 5th Revised Traffic Impact Analysis The Town of Louviers is to the northwest of US 85 and the project site. It is a relatively small enclave of residential homes that was originally constructed as a company town to support the E.I. du Pont de Nemours dynamite manufacturing facilities and it is one of the best preserved company towns in Colorado.	See LCP response letter

		The evaluation of an intersection controlled by a traffic signal provides average vehicle delay and LOS information for the entire intersection, as well as for individual movements. Figure 3 also shows the LOS results for existing conditions which finds that the US 85/Airport Road intersection is currently operating at LOS B during the AM and PM peak hours. Given the relatively high traffic demand on US 85, however, eastbound movements on Airport Road are currently experiencing LOS E during the AM peak hour and LOS F during the PM peak hour. Of note, the operational analyses are based on signal timing data provided by CDOT and it is understood that this intersection operates in a “free” mode which allows the traffic signal to fluctuate to meet vehicle movement demand without a specified cycle length. As such, the traffic signal controller appears to allocate more “green time” to movements along US 85, which, in turn, creates a higher level of delay for the eastbound Airport Road movements that result in the poor eastbound LOS. Projected vehicle-trips for Range is almost 5,000 vehicles per day with approximately 400 during the AM peak hour and about 525 during the PM peak hour. Although this is just location and extents for 2 pump stations and a water storage tank which would only have an impact when being built, it does include a full traffic study which mentions eastbound movements on Airport Road are currently experiencing LOS E during the AM peak hour and LOS F during	

Agency	Date Received	Agency Response	Applicant Responses to Referral Comments
		the PM peak hour. This study used existing traffic data from 2020 which will not include the approved Brannan Asphalt Plant which has not started operating yet in addition to the approved Brannan crushing and existing Brannan concrete plant for a total of 1008 truck trips per day and also the added traffic from the recently approved Zebulon Mega Sports Complex where they are now requesting a change to add more residential units. Randy Johnson Director Louviers Conservation Partnership	
Mile High Flood District		No Response Received:	
Office of Emergency Management	12/18/2025	No Comment:	
Rural Water Authority of Douglas County		No Response Received:	
Sheriff's Office		No Response Received:	
Sheriff's Office E911		No Response Received:	

Project Name: 7440 North US Highway 85
Project File #: LE2025-027
Date Sent: 12/16/2025 **Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Applicant Responses to Referral Comments
South Metro Fire Rescue	12/23/2025	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has conditional non-objection to the proposed Location and Extent. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project. COMMENTS: 1. Referrals for new structures must not use unapproved addresses as the project name. These facilities will be addressed from future roadways and will not be addressed from US Hwy 85, Addresses proposed by the Addressing Analyst (which does not match the project title) will also change. Building addresses and unit numbers shall be coordinated with and approved by SMFR and the Douglas County Addressing Analyst prior to submitting for construction permits.	Noted we acknowledge your approval.
Wildfire Mitigation		No Response Received:	
Xcel Energy-Right of Way & Permits	12/19/2025	Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has no apparent conflict. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.	Acknowledged.

RICK

303-537-8020
rickengineering.com

8678 Concord Center Drive #200
Englewood, CO 80112

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

January 12, 2026

Colorado Department of Transportation
Permits Unit – Region 1
2829 W. Howard Place
Denver, CO 80204
Attn: Steve Loeffler

RE: Range Location and Extent, LE2025-027

Dear Steve Loeffler,

Please find below our point-by-point responses to the 1st Location & Extent referral review email received on behalf of CDOT, dated December 16, 2025, for the Range Development. Responses are shown in blue beneath staff's comments.

I have reviewed the referral for the L and E for construction of two pump stations and a water storage tank for the Range Metro District and have no objections. If any work will take place in the State Highway Right of Way a permit will be required. Application is made online at the following link:
https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F

- **Rick Response Comments: No work will be completed within the CDOT right of way during pump house construction.**

Please let me know if you have any questions concerning this response letter and/or the enclosed documents.

Sincerely,

RICK ENGINEERING COMPANY

Dave Ploense

David Ploense, PE
Project Manager

RICK

303-537-8020
rickengineering.com

8678 Concord Center Drive #200
Englewood, CO 80112

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

January 12, 2026

Colorado Department of Public Health
4300 Cherry Creek Drive South
Denver, CO 80246
Attn: Brendan Cicione

Dear Brendan Cicione,

Please find below our point-by-point responses to the 1st Location & Extent referral review email received on behalf of CDOT, dated December 22, 2025, for the Range Development. Responses are shown in blue beneath staff's comments.

The Colorado Department of Public Health and Environment's Air Pollution Control Division (APCD or Division) received a request for an air quality administrative review concerning the proposed pump and water tank project as described in your correspondence dated December 16, 2025. The Division has reviewed the project letter and respectfully offers the following comments. Please note that the following Air Quality Control Commission (AQCC) regulations may not be inclusive of the regulations the proposed project will be subject to. It is the responsibility of the involved parties to determine what regulations they are subject to and follow them accordingly.

Rick's response comments: All regulations will be considered and outlined within the GESC report prepared for the overall project.

Land Development

We also note that projects similar to this proposal often involve land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by the Division. Small land development activities are not subject to the same reporting and permitting requirements as large hand activities. Specifically, hand development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. It is important to note that even if a permit is not required, fugitive dust control measures including the Land Development APEN Form APCD-223 ITIUSt be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below:

Control Options for Unpaved Roadways	
Watering Paving Graveling	Use of chemical stabilizer Controlling vehicle speed
Control Options for Mud and Dirt Carry-Out onto Paved Surfaces	
Gravel entry ways Covering the load	Washing vehicle wheels Not overfilling trucks
Control Options for Disturbed Areas	
Watering Revegetation Compaction Wind Breaks	Application of a chemical stabilizer Controlling vehicle speed Furrowing the soil Minimizing the areas of disturbance Synthetic or Natural Cover for Stopes

Please refer to the website https://cdphe.colorado.eov/apens-and-air-permits for information on land use APENs and permit forms. Click on “Land Development" to access the land development specific APEN form. Please contact KC Houlden, Construction Permits Unit Supervisor, at 303-691-4092, kenneth.houlden@state.co.us If you have any specific questions about APENs and permit forms.

Rick’s response comments: Acknowledged. Thank you.

Please let me know if you have any questions concerning this response letter and/or the enclosed documents.

Sincerely,

RICK ENGINEERING COMPANY

David Ploense, PE
Project Manager

PROJECT REFERRAL LOADING AND DATA SUMMARY SHEET

Dear Applicant:

Please complete the following summary sheet and return to:

Sean Atkinson
CORE Electric Cooperative
5496 North U.S. Highway 85
P.O. Drawer A
Sedalia, Colorado 80135
satkinson@core.coop

Project Name RANGE WATER SYSTEM (LOWER PUMP STATION)

Residential Developments:

1. Total number of homes or units in development _____
2. Lot breakdown of construction phases:

Phase	Filing(s)	Block(s)	Lot(s)	Construction Date (Month/Year)

3. Electrical loads of homes or units:
   - Typical size of home or unit _____ (sq. ft.)
   - Typical size of electrical service _____ (amps)
   - Number of homes or units designed or built with A/C _____
4. Other electrical loads (Examples: schools, wells, booster pumps, water treatment facilities, clubhouses, or golf courses):

_____

_____

Commercial Developments:

1. Extent of commercial development:

Lot/Block	Lot Size (sq. ft.)	Building Size (sq. ft.)	Type of Business (i.e. retail, office, industrial, restaurant)	Construction Date (Month/Year)

2. Type of electrical service: ☐ 1Ø, 120/240 V ☐ 3Ø, 120/208 V ☒ 3Ø, 277/480V
3. Estimated kW demand of load(s) if known:
   67 KVA OF DEMAND LOAD
4. Other electrical loads (Examples: wells, booster pumps, or water treatment facilities):
   15 HP PUMP ON RVSS, 30 KVA LIGHTING TRANSFORMER, 15 KW HEATER

Project contact:

Name Michael Maughan Phone 801-299-1327
Company AQUA Engineering
Address 533 W. 2600 S., Ste 275
Bountiful, UT 84010

Thank you for completing the above information. If you have any questions, please contact me at (720) 733-5480.

Sean Atkinson
System Planner

PROJECT REFERRAL LOADING AND DATA SUMMARY SHEET

Dear Applicant:

Please complete the following summary sheet and return to:

Sean Atkinson
CORE Electric Cooperative
5496 North U.S. Highway 85
P.O. Drawer A
Sedalia, Colorado 80135
satkinson@core.coop

Project Name RANGE WATER SYSTEM (UPPER PUMP STATION)

Residential Developments:

1. Total number of homes or units in development _____
2. Lot breakdown of construction phases:

Phase	Filing(s)	Block(s)	Lot(s)	Construction Date (Month/Year)

3. Electrical loads of homes or units:
   - Typical size of home or unit _____ (sq. ft.)
   - Typical size of electrical service _____ (amps)
   - Number of homes or units designed or built with A/C _____
4. Other electrical loads (Examples: schools, wells, booster pumps, water treatment facilities, clubhouses, or golf courses):

_____

_____

Commercial Developments:

1. Extent of commercial development:

Lot/Block	Lot Size (sq. ft.)	Building Size (sq. ft.)	Type of Business (i.e. retail, office, industrial, restaurant)	Construction Date (Month/Year)

2. Type of electrical service: ☐ 1Ø, 120/240 V ☐ 3Ø, 120/208 V ☒ 3Ø, 277/480V
3. Estimated kW demand of load(s) if known:
   59 KVA OF DEMAND LOAD
4. Other electrical loads (Examples: wells, booster pumps, or water treatment facilities):
   3 - 5 HP PUMP ON VFD, 30 KVA LIGHTING TRANSFORMER, 15 KW HEATER

Project contact:

Name Michael Maughan Phone 801-299-1327
Company AQUA Engineering
Address 533 W. 2600 S., Ste 275
Bountiful, UT 84010

Thank you for completing the above information. If you have any questions, please contact me at (720) 733-5480.

Sean Atkinson
System Planner

RICK

303-537-8020
rickengineering.com

8678 Concord Center Drive #200
Englewood, CO 80112

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

January 12, 2026

Douglas County Health Department
11045 E. Lansing Circle, Suite 300
Englewood, CO 80112
Attn: Kristin Hochstetler

RE: Range Location & Extent
SB2025-036

Dear Kristin Hochstetler,

Please find below our point-by-point responses to the 1st Location & Extent referral review email received on behalf of the Douglas County Health Department, dated December 29, 2025, for the Range Development. Responses are shown in blue beneath staff's comments.

Thank you for the opportunity to review and comment on the referenced approval request of a Location and Extent for the construction of two pump stations and a water storage tank application submitted by Range Metropolitan District. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comment(s):

Stormwater Impacts on Nearby Waterway
Development of the subject parcel will potentially result in an increase of stormwater and snowmelt runoff that may contribute significant pollutant loadings to the Daniels Park drainage, a tributary to Plum Creek. These pollutants include bacteria, nutrients, metals, and oxygen consuming contaminants, A Phase III Drainage Report for Range Filing 1 has been submitted.

Mosquito Control – Stormwater Facilities
The site plan indicates that five full-spectrum detention ponds are proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, DCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and larvicide if mosquito larvae become a problem.

- **Rick Response Comments: Acknowledged. Our Range Filing 1 Phase III Drainage design addresses all the noted concerns.**

Please let me know if you have any questions concerning this response letter and/or the enclosed documents.

Sincerely,

RICK ENGINEERING COMPANY

David Ploense, PE
Project Manager

RICK

303-537-8020
rickengineering.com

8678 Concord Center Drive #200
Englewood, CO 80112

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

January 12, 2026

Louviers Conservation Partnership
7791 Valley View Street
Louvier, CO 80131
Attn: Randy Johnson

RE: Range Location and Extent
LE2025-027

Dear Randy Johnson,

Please find below our point-by-point responses to the 1st Location & Extent referral review email received on behalf of LCP, dated December 28, 2025, for the Range Development. Responses are shown in blue beneath staff's comments.

Louviers Conservation Partnership (LCP) has reviewed the documents for the 7440 North US Highway 85 Request by Range Metropolitan District for two water pump stations and a water storage tank and has comments following the document excepts below:

Below are excerpts from the documents reviewed, noting in Bold items important to the Town of Louviers including about Louviers and the current eastbound Airport Road level of Service (LOS) highlighted in bold.

<u>Conformance with Douglas County Master Plan</u>
Care has been taken to ensure the project aligns with the applicable goals of the Louviers Rural Community Master Plan. **The design prioritizes conservation and integration of the site's natural features, with terrain disturbance minimized to maintain existing topography and preserve trees and shrubs wherever feasible. Building colors for the pump houses and the water tank have been selected to blend with the surrounding environment, and landscape screening will be incorporated to the greatest extent possible to further reduce visual impacts.**

- **Rick Response Comments: Acknowledged.**

<u>Felsburg Holt & Ullevig Range 5th Revised Traffic Impact Analysis</u>

The Town of Louviers is to the northwest of US 85 and the project site. It is a relatively small enclave of residential homes that was originally constructed as a companv town to support the E.I. du Pont de Nemours dynamite manufacturing facilities, and it **is one of the best-preserved company towns in Colorado**.

The evaluation of an intersection controlled by a traffic signal provides average vehicle delay and LOS information for the entire intersection, as well as for individual movements. Figure 3 also shows the LOS results for existing conditions which finds that the US 85/Airport Road intersection is currently operating at LOS B during the AM and PM peak hours. **Given the relatively high traffic demand on US 85, however, eastbound movements on Airport Road are currently experiencing LOS E during the AM peak hour and LOS F during the PM peak hour**.

Of note, the operational analyses are based on signal timing data provided by CDOT and it is understood that this intersection operates in a ”free" mode which allows the traffic signal to fluctuate to meet vehicle movement demand without a specified cycle length. As such, the traffic signal controller appears to allocate more “green time” to movements a(ong US 85, which, in turn, **creates a higher level of delay for the eastbound Airport Road movements that result in the poor eastbound LOS**.

Projected vehicle-trips for Range is almost 5,000 vehicles per day with approximately 400 during the AM peak hour and about 525 during the PM peak hour.

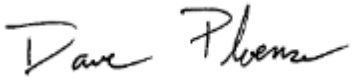
Although this is just location and extents for 2 pump stations and a water storage tank which would only have an impact when being built, it does include a full traffic study which mentions **eastbound movements on Airport Road are currently experiencing LOS E during the AM peak hour and LOS F during the PM peak hour**. This study used existing traffic data from 2020 which will not include the approved Brannan Asphalt Plant which has not started operating yet in addition to the approved Brannan crushing and existing Brannan concrete plant for a total of 1008 truck trips per day and also the added traffic from the recently approved Zebulon Mega Sports Complex where they are now requesting a change to add more residential units.

- **Rick Response Comments: Noted that the traffic study was submitted for reference. We acknowledge the comments and will address them in the Traffic Study submitted with the Final Plat.**

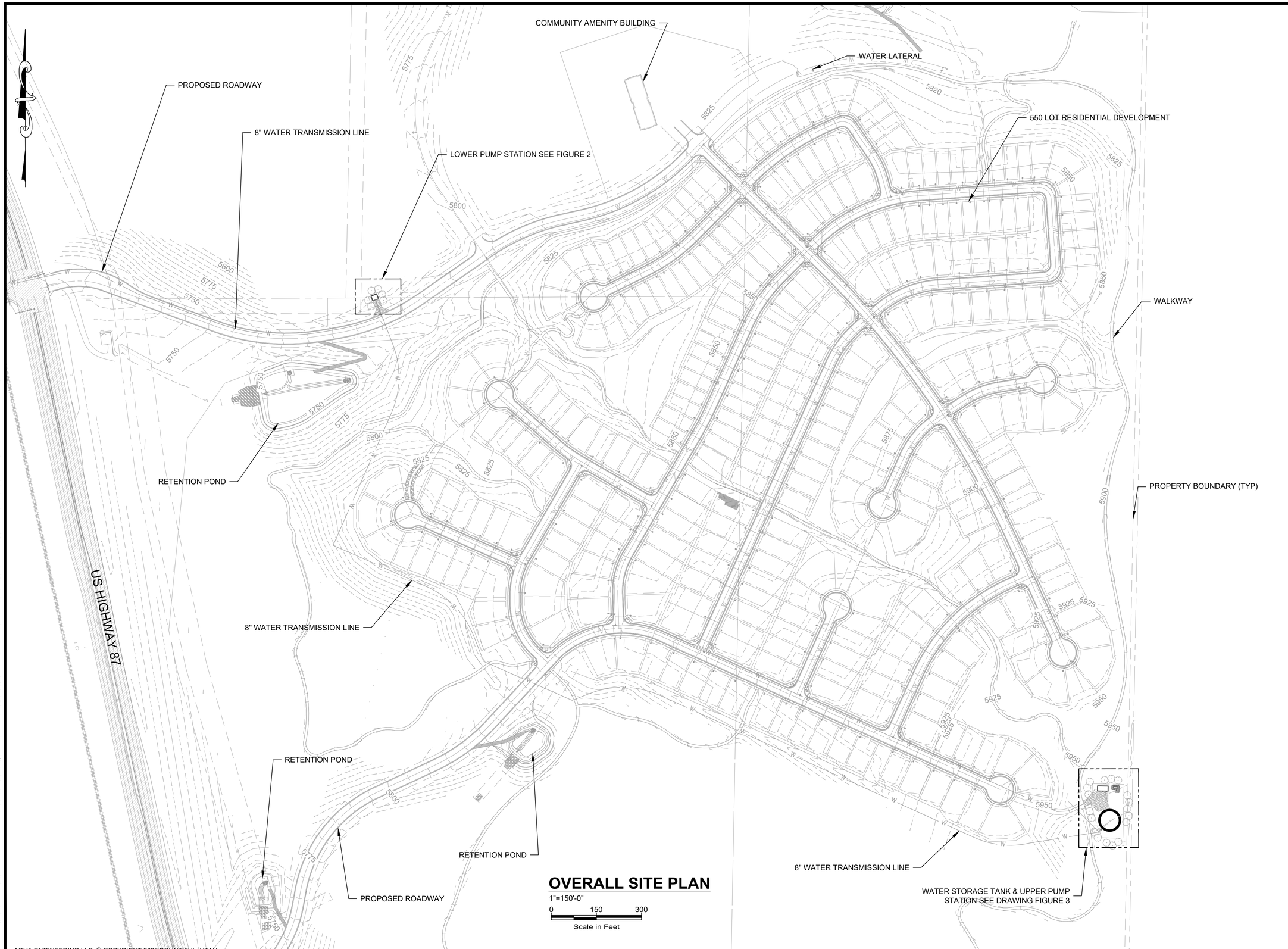
Please let me know if you have any questions concerning this response letter and/or the enclosed documents.

Sincerely,

RICK ENGINEERING COMPANY



David Ploense, PE
Project Manager



OVERALL SITE PLAN

1"=150'-0"

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE 1/2" = HALF SCALE

NO.	DATE	DESIGN	DRAWN	CHECKED
0	10/15/2025	ALF	VE	-

ORIGINAL

REVISIONS

RANGE METRO DISTRICT

RANGE WATER SYSTEM DESIGN

CIVIL

OVERALL SITE PLAN

AQUA ENGINEERING

DRAWING NO.

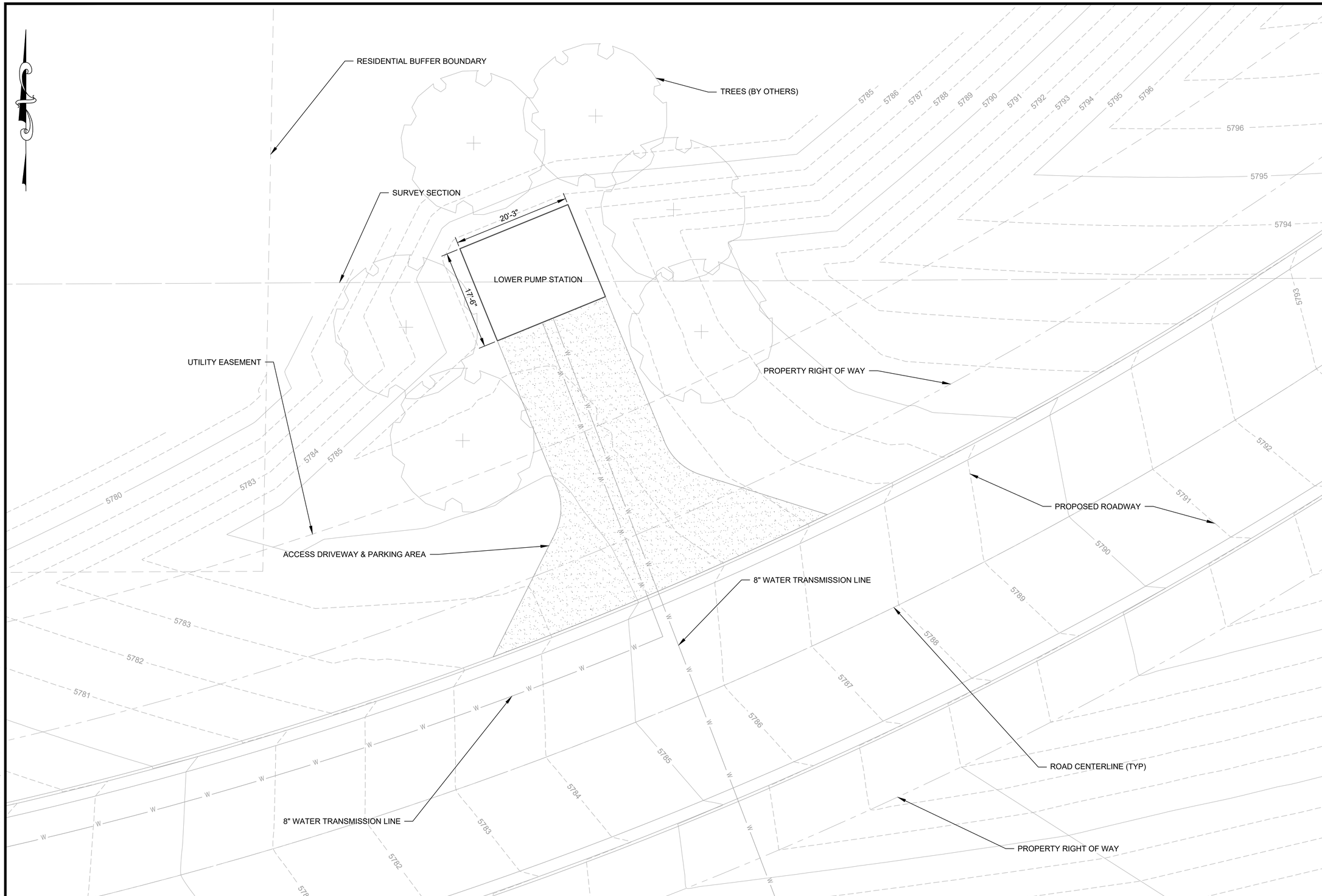
FIGURE 1

SHEET

C:\USERS\DEREK.HYDE\DC\ACCDOCS\AQUA ENGINEERING\002885.C - RANGE METRO DISTRICT\PROJECT FILES\001 SITE CIVIL\FIGURE 1 - OVERALL SITE PLAN.DWG

12/5/2025

AQUA ENGINEERING LLC. © COPYRIGHT 2023 BOUNTIFUL, UTAH



LOWER PUMP STATION SITE PLAN

1"=8'-0"

0 8 16

Scale in Feet

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C:\USERS\DEREK.HYDE\DC\ACCDOCS\AQUA ENGINEERING\002885.C - RANGE METRO DISTRICT\PROJECT FILES\001 SITE CIVIL\FIGURE 2 - ENLARGED SITE PLAN.DWG

12/4/2025

DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

0 1/2 1

ORIGINAL

NO.	DATE	DESIGN	DRAWN	CHECKED
0	10/15/2025	ALF	VE	-

REVISIONS

RANGE METRO DISTRICT

RANGE WATER SYSTEM DESIGN

CIVIL

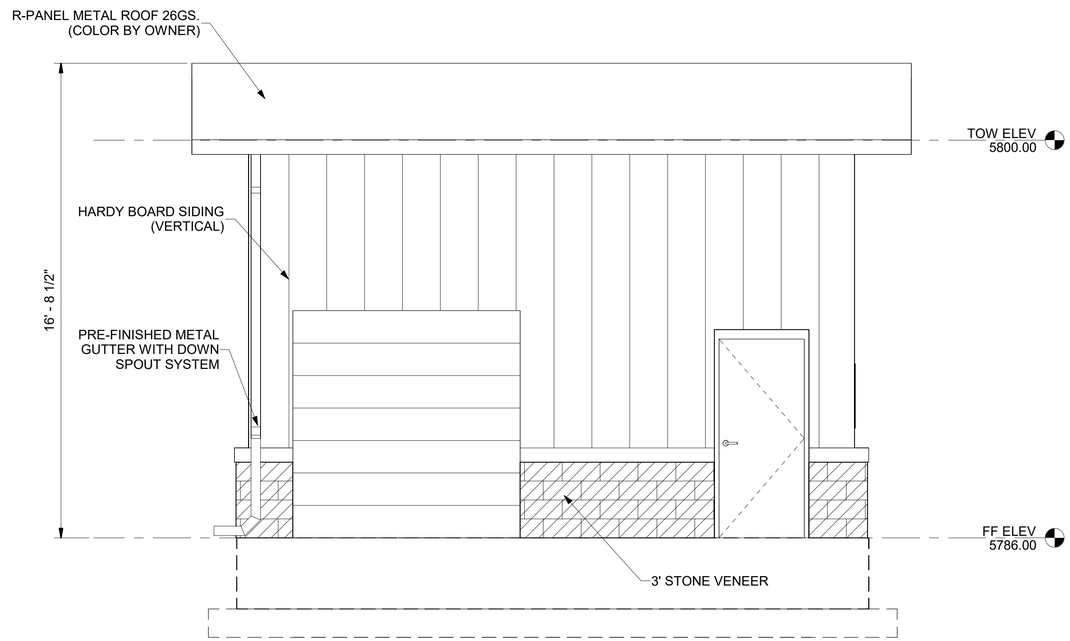
LOWER PUMP STATION SITE PLAN

AQUA ENGINEERING

DRAWING NO.

FIGURE 2

SHEET

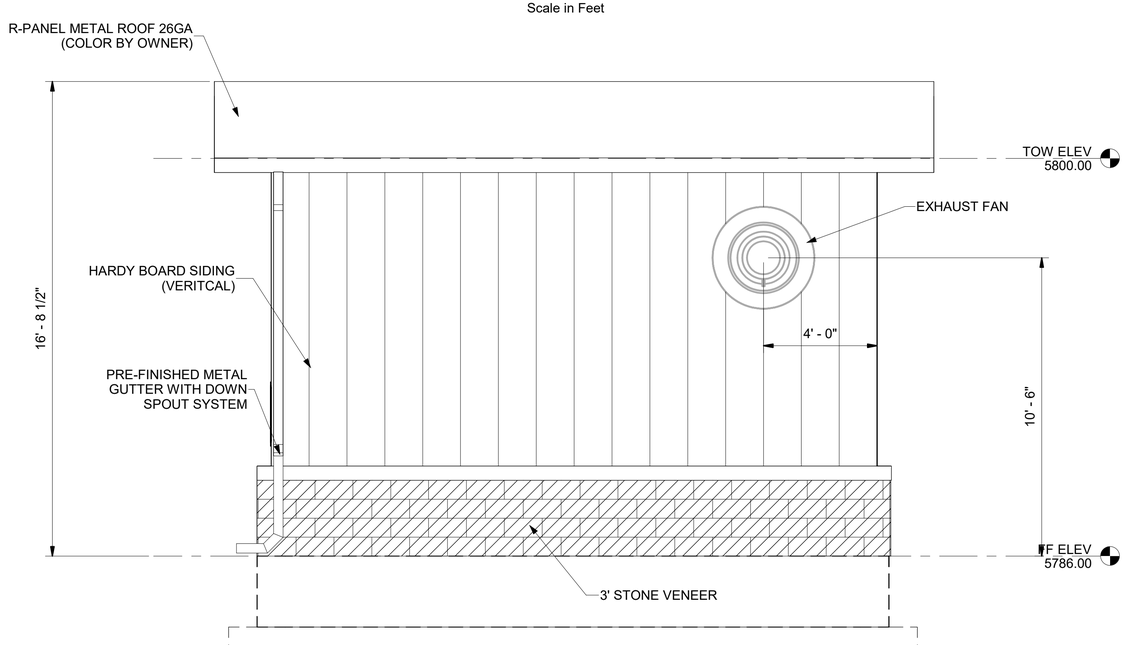


NORTH ELEVATION

3/8" = 1'-0"

0 2 4

Scale in Feet



SOUTH ELEVATION

3/8" = 1'-0"

0 2 4

Scale in Feet

NOT FOR CONSTRUCTION

0 1/2 1

DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

ORIGINAL

NO.	DATE	DESIGN	DRAWN	CHECKED
0	08/08/2021	Designer	Author	Checker

REVISIONS

NO.	DATE	DESIGN	DRAWN	CHECKED

RANGE METRO DISTRICT
RANGE WATER SYSTEM DESIGN

LOWER PUMP STATION
ARCHITECTURAL
ELEVATIONS

AQUA ENGINEERING

DRAWING NO.

10A301

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11/12/2025 11:29:19 AM Autodesk Docs://002885.C - Range Metro District/10-LOWER PUMP STATION-V24.rvt

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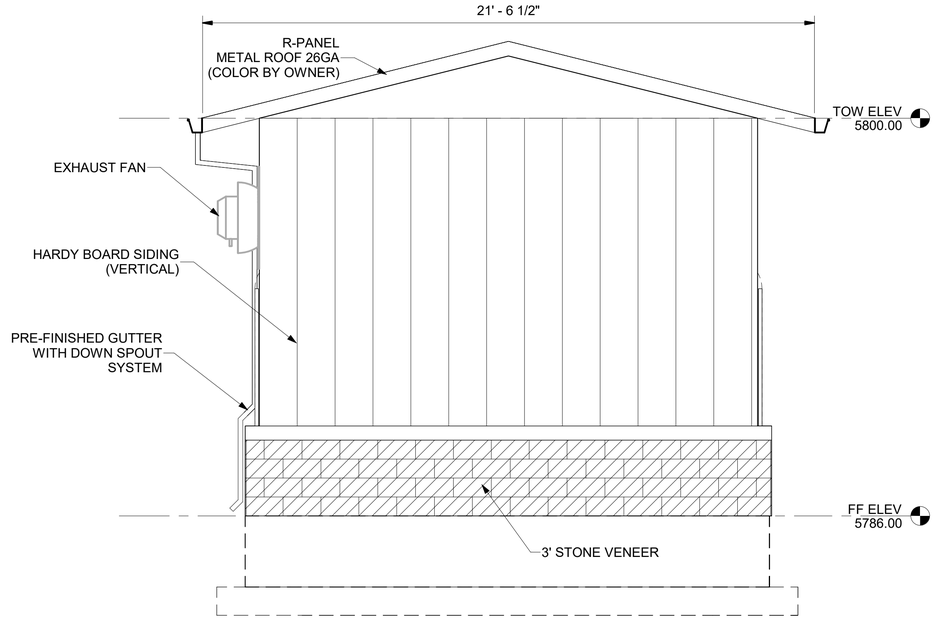
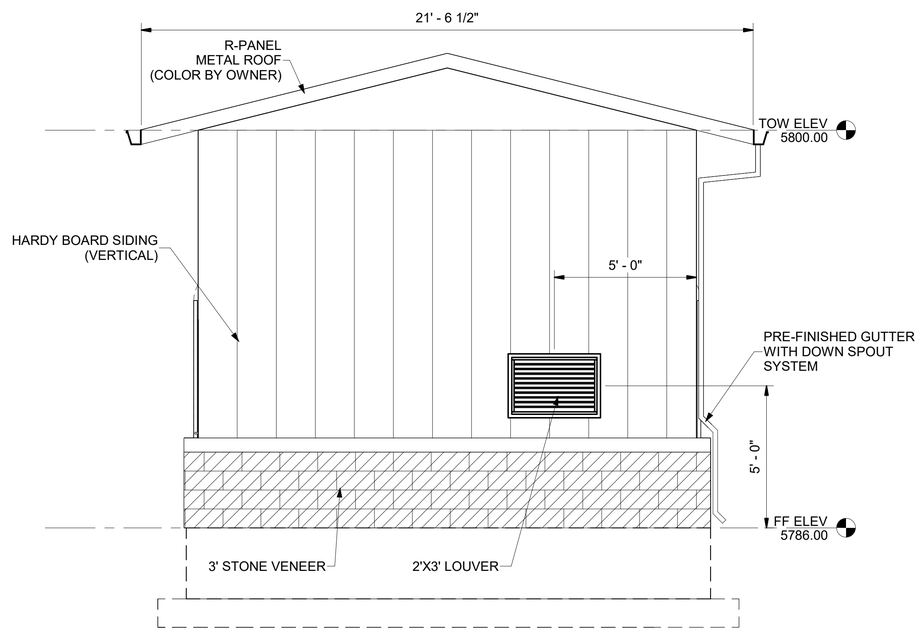


EAST ELEVATION

3/8" = 1'-0"

0 2 4

Scale in Feet



WEST ELEVATION

3/8" = 1'-0"

0 2 4

Scale in Feet

NOT FOR CONSTRUCTION

0 1/2 1

DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

ORIGINAL

NO.	DATE	DESIGN	DRAWN	CHECKED
0	08/08/2021	Designer	Author	Checker

REVISIONS

NO.	DATE	DESIGN	DRAWN	CHECKED

RANGE METRO DISTRICT
RANGE WATER SYSTEM DESIGN

LOWER PUMP STATION
ARCHITECTURAL
ELEVATIONS

AQUA ENGINEERING

DRAWING NO.

10A302

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11/12/2025 11:29:20 AM Autodesk Docs://002885.C - Range Metro District/10-LOWER PUMP STATION-V24.rvt

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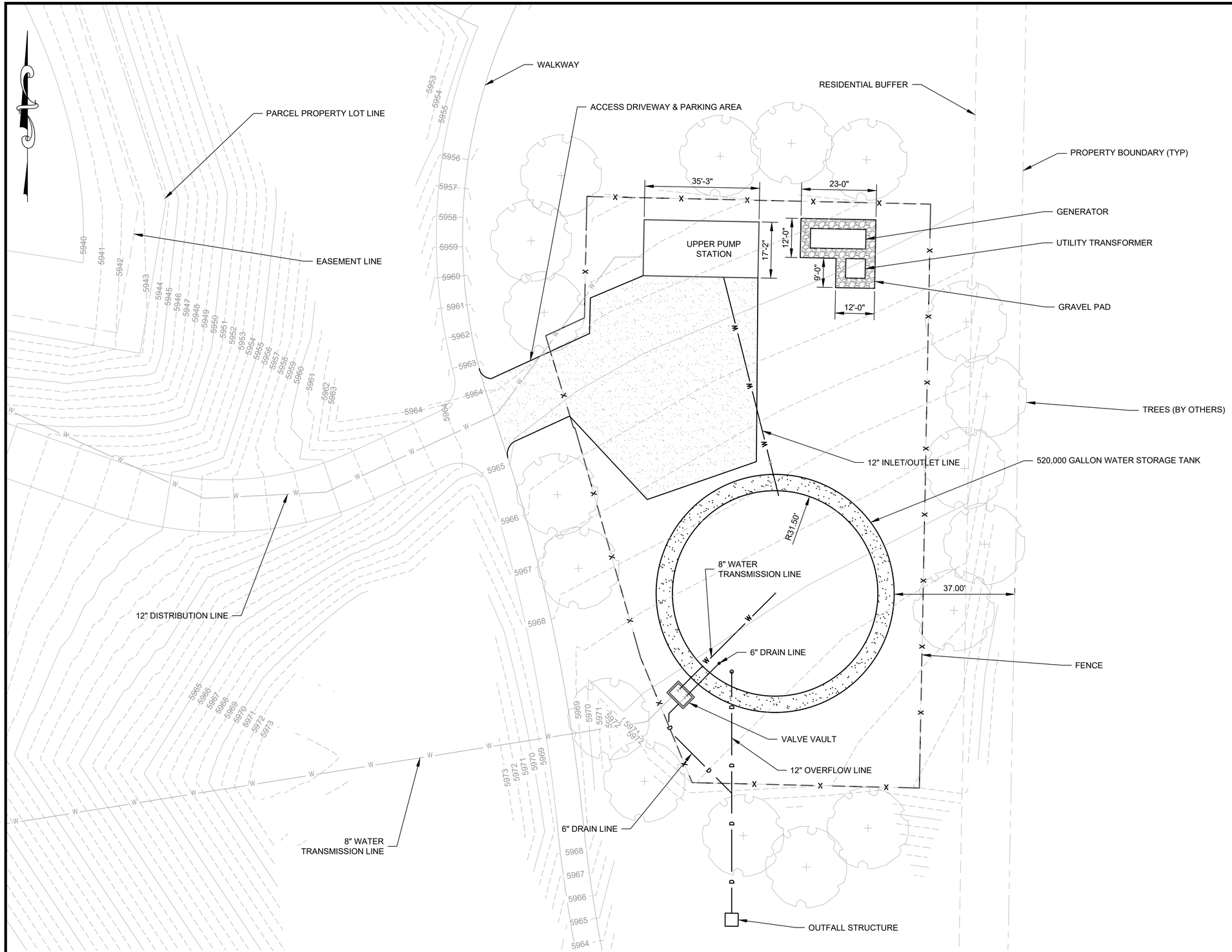

WATER STORAGE TANK & BOOSTER PUMP STATION SITE PLAN

1"=15'-0"

0 15 30

Scale in Feet

C:\USERS\DEREK.HYDE\DC\ACCDOCS\AQUA ENGINEERING\002885.C - RANGE METRO DISTRICT\PROJECT FILES\001 SITE CIVIL\FIGURE 3 - ENLARGED SITE PLAN.DWG

12/5/2025

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DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

0 1/2 1

ORIGINAL

NO.	DATE	DESIGN	DRAWN	CHECKED
0	10/15/2025	ALF	VE	-

REVISIONS

RANGE METRO DISTRICT

RANGE WATER SYSTEM DESIGN

CIVIL

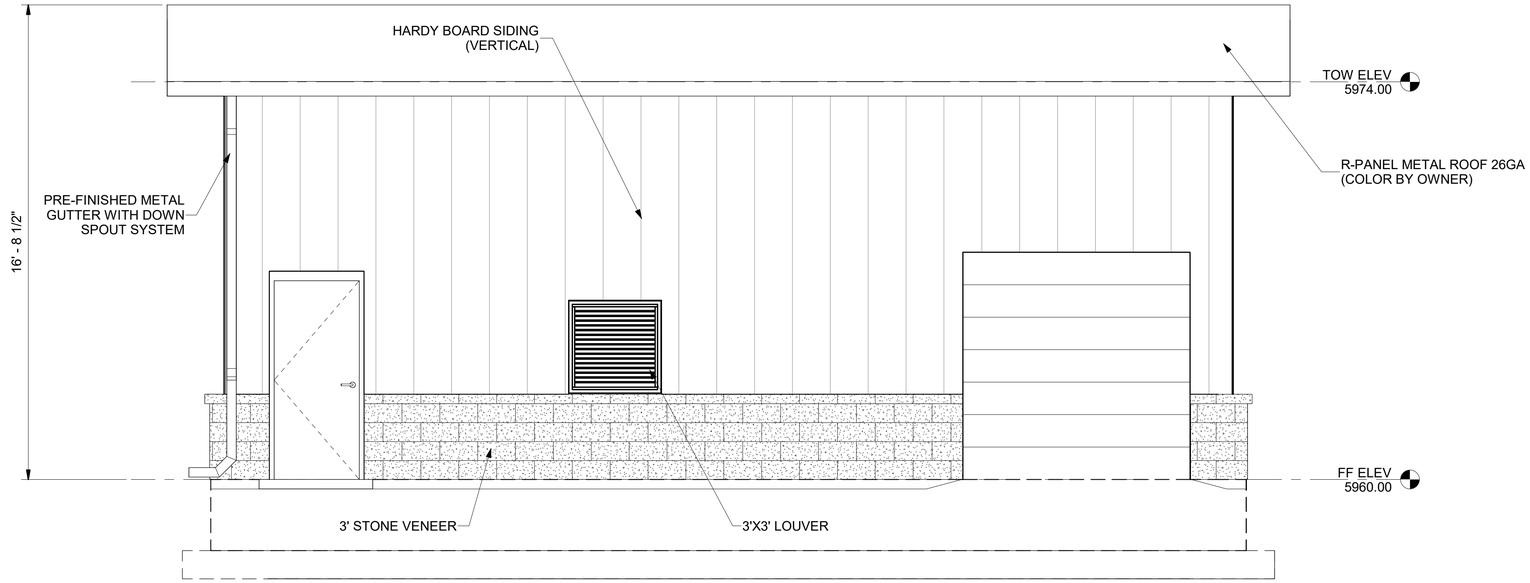
WATER STORAGE TANK & BOOSTER PUMP STATION SITE PLAN

AQUA ENGINEERING

DRAWING NO.

FIGURE 3

SHEET

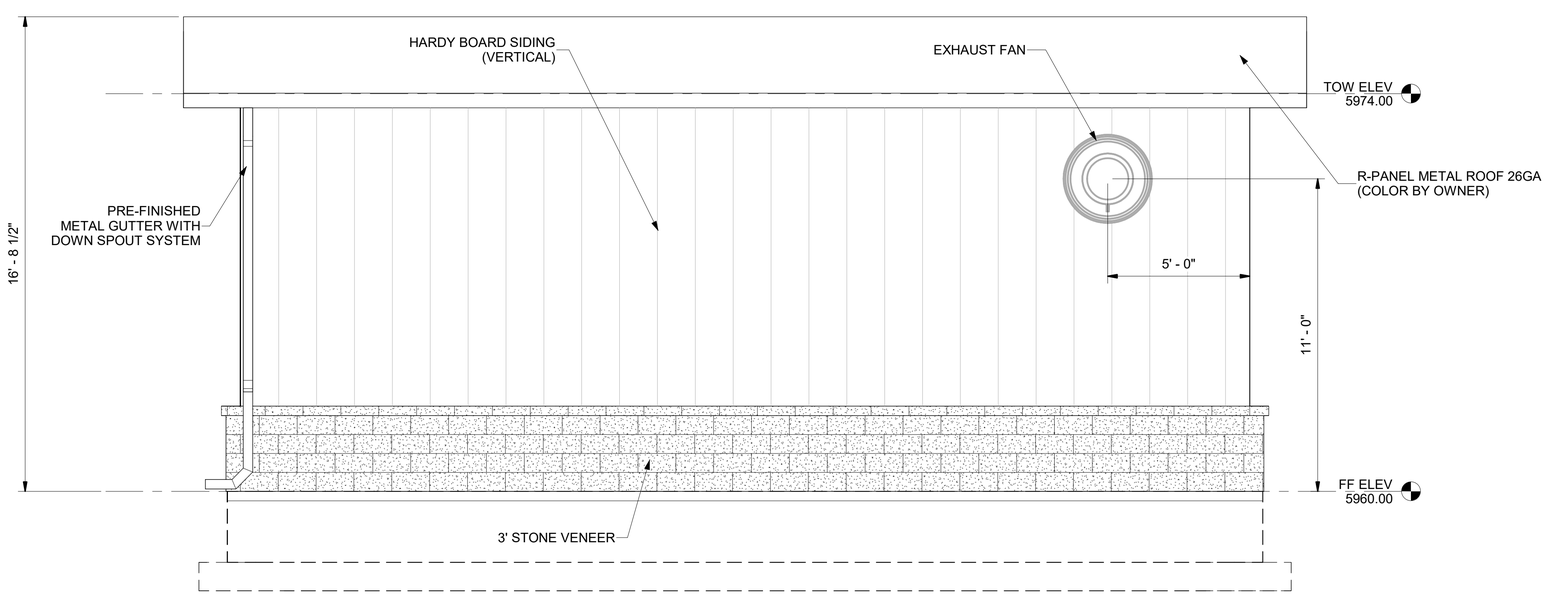


NORTH ELEVATION

3/8" = 1'-0"

0 2 4

Scale in Feet



SOUTH ELEVATION

3/8" = 1'-0"

0 2 4

Scale in Feet

NOT FOR CONSTRUCTION

DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

0 1/2 1

ORIGINAL

NO.	DATE	DESIGN	DRAWN	CHECKED
0	08/08/2021	Designer	Author	Checker

REVISIONS

NO.	DATE	DESIGN	DRAWN	CHECKED

RANGE METRO DISTRICT
RANGE WATER SYSTEM DESIGN

UPPER PUMP STATION
ARCHITECTURAL
ELEVATIONS

AQUA ENGINEERING

DRAWING NO.

30A301

SHEET

11/12/2025 3:24:30 PM Autodesk Docs://002885.C - Range Metro District/30-UPPER PUMP STATION-V24.rvt

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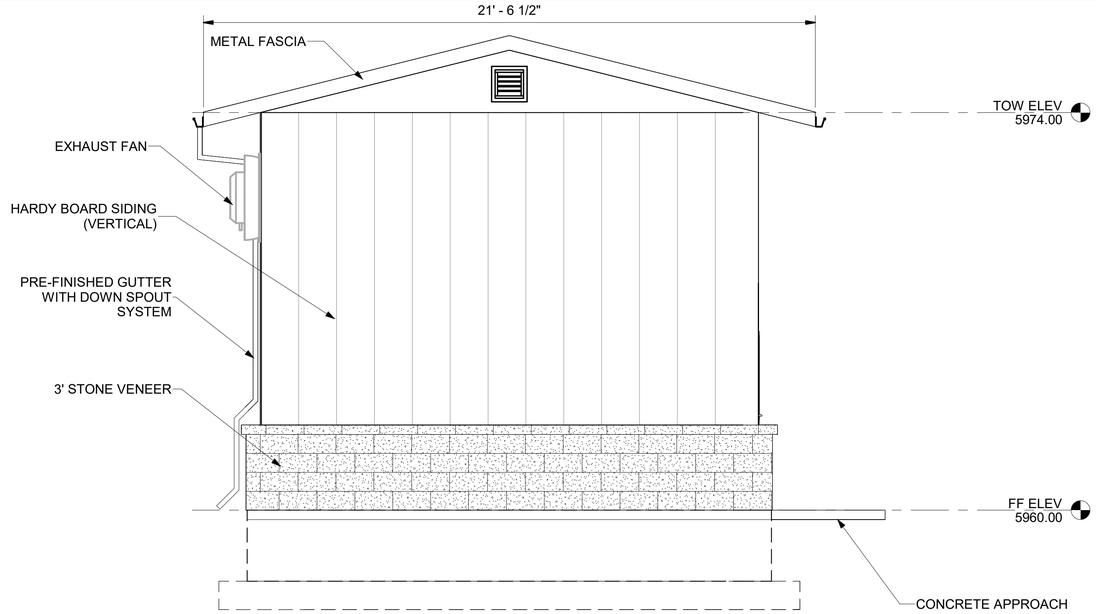
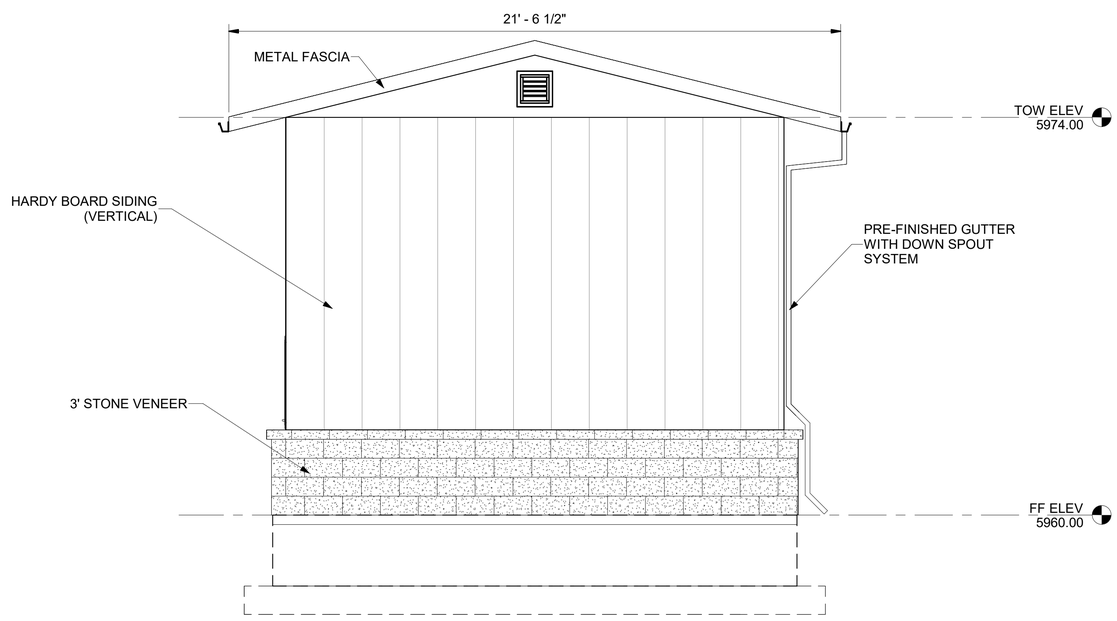


EAST ELEVATION

3/8" = 1'-0"

0 2 4

Scale in Feet



WEST ELEVATION

3/8" = 1'-0"

0 2 4

Scale in Feet

NOT FOR CONSTRUCTION

DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

0 1/2 1

ORIGINAL

NO.	DATE	DESIGN	DRAWN	CHECKED
0	08/08/2021	Designer	Author	Checker

REVISIONS

NO.	DATE	DESIGN	DRAWN	CHECKED

RANGE METRO DISTRICT
RANGE WATER SYSTEM DESIGN

UPPER PUMP STATION
ARCHITECTURAL
ELEVATIONS

AQUA ENGINEERING

DRAWING NO.

30A302

SHEET

11/12/2025 3:24:31 PM Autodesk Docs://002885.C - Range Metro District/30-UPPER PUMP STATION-V24.rvt

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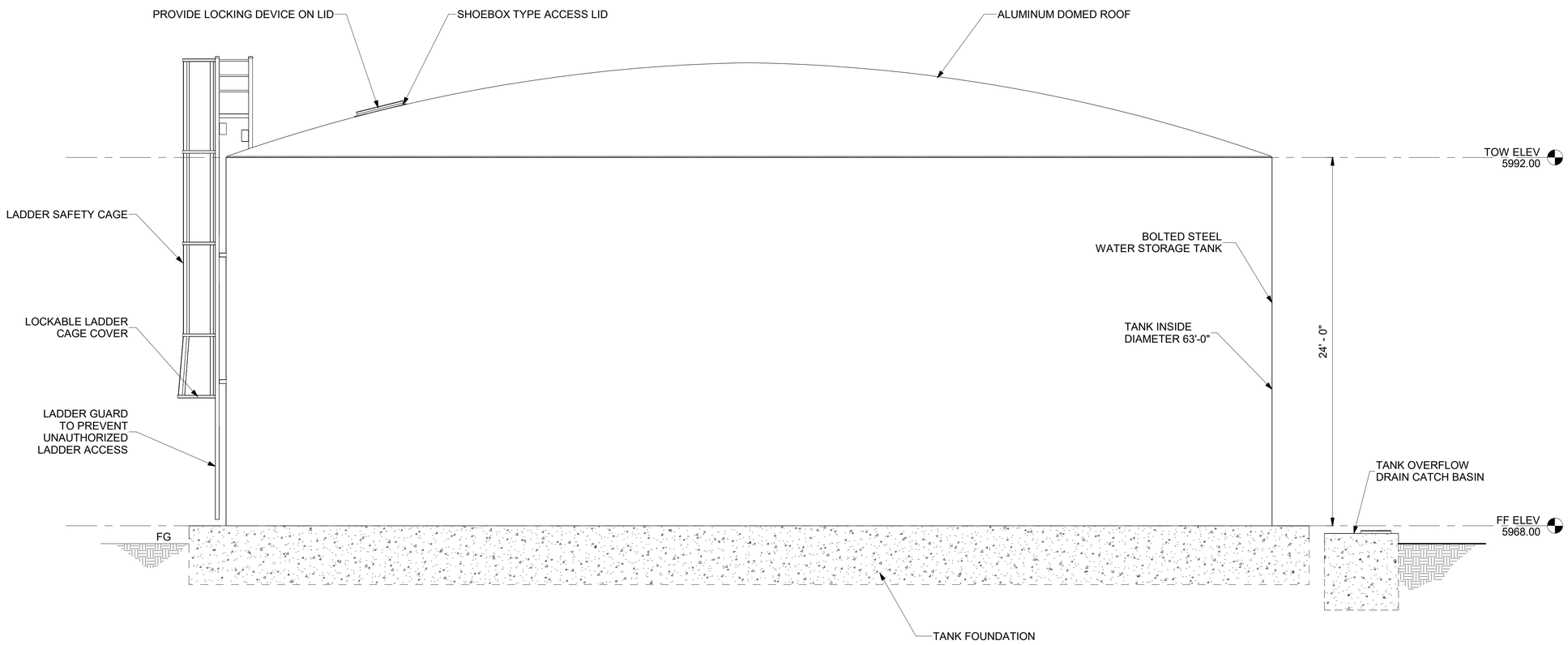

TANK ELEVATION

1/4" = 1'-0"

0 4 8

Scale in Feet

12/4/2025 11:25:55 AM Autodesk Docs://002885.C - Range Metro District/20-TANK-V24.rvt

0 1/2 1

DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

ORIGINAL

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0	12/05/2025	ALF	DNS	MMM

REVISIONS

NO.	DATE	DESIGN	DRAWN	CHECKED

RANGE METRO DISTRICT
RANGE WATER SYSTEM DESIGN

520,000 GALLON TANK
ARCHITECTURAL
ELEVATION

AQUA ENGINEERING

DRAWING NO.

20A301

SHEET

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