

## Location and Extent Staff Report

**Date:** December 23, 2025

**To:** Douglas County Planning Commission

**From:** Eric Pavlinek, Principal Planner *EP*  
Jeanette Bare, AICP, Planning Manager *JB*  
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*

**Subject:** **Hier Exemption, 1<sup>st</sup> Amendment, Parcel A2 – Lift Station and Force Main – Location and Extent**

**Project File:** LE2025-026

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**Planning Commission Hearing:**

**January 5, 2026 @ 6:00 p.m.**

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### **I. EXECUTIVE SUMMARY**

The Town of Castle Rock is requesting approval of a Location and Extent (L & E) application to construct a new sewer lift station and force main near downtown Sedalia. The lift station will be located southwest of the intersection of North US Highway 85 and State Highway 67 on a 15.95-acre parcel, south of downtown Sedalia. The 12-inch force main will connect to the lift station and will traverse south for approximately 5 to 6 miles, south of US Highway 85. The facilities will serve the existing Sedalia community and future development in this part of the Highway 85 corridor.

The proposed lift station is within the Sedalia Rural Community as identified in Section 4 of the 2040 Douglas County Comprehensive Master Plan (CMP).

### **II. APPLICATION INFORMATION**

#### **A. Applicant**

Town of Castle Rock  
100 N Wilcox Street  
Castle Rock, Colorado 80104

#### **B. Applicant's Representative**

Erin Evans  
Town of Castle Rock  
175 Kellogg Court  
Castle Rock, Colorado 80109

#### **C. Request**

The applicant, Town of Castle Rock, requests approval of an L & E application for the construction of a sanitary sewer lift station and installation of a sewer line to enable

Sedalia's transition from individual septic systems to a centralized sewer collection and treatment system.

#### **D. Location**

The lift station is proposed on Parcel A2 of the Hier Exemption, 1<sup>st</sup> Amendment, which is located in Sedalia, southwest of the intersection of North US Highway 85 and State Highway 67. The force main generally extends south from the lift station and will discharge at the Plum Creek Water Reclamation Authority in Castle Rock. Vicinity, zoning, and aerial maps are included as an attachment to the staff report to highlight site location and existing conditions.

#### **E. Project Description**

The applicant is requesting approval of an L & E for the construction of a new sanitary sewer lift station and sewer line. The proposal includes approximately 5 to 6 miles of new 12-inch force main. The buried pipeline will be installed within rights-of-way and on private property and will connect to the lift station as depicted on the applicant's L & E exhibit. All necessary approvals shall be finalized prior to project commencement, and all disturbed land will be restored preconstruction conditions. Easements have been identified and will be finalized prior to commencement of construction.

The new sanitary lift station will be located on a 15.95-acre parcel owned by Ice Tong Land & Cattle Company LLC. The approximate 109,560-square foot lift station site will be secured by a 6-foot-tall chain link fence with fabric mesh. On-site structures include a 16-foot high odor control biotrickling filter structure, a below grade vault, a generator pad, a transformer pad, a 21-foot tall SCADA tower, and a 16-foot high lift station building. The applicant indicates that the lift station building will have an architectural façade with earth tones and materials consistent with the surrounding area. Four wall-mounted light fixtures are proposed on the lift station building. Other lighting for the facility may be required for safety and security purposes. All proposed lighting shall conform to the County's Lighting Standards.

The site is located within the Sedalia Rural Community as identified in Section 4 of the CMP. Goal 4-3C, support water and sewer improvements in the Sedalia Rural Community. Construction is planned to begin in the Spring of 2026, with completion by Spring of 2027.

### **III. CONTEXT**

#### **A. Background**

The applicant has been working with Sedalia Water and Sanitation District and other stakeholders in the design process of this project. The applicant indicates that the improvements are necessary to provide a centralized collection system to be made available to residents and businesses in Sedalia. Having central sewer services along the Highway 85 corridor has been a long-term goal for the County.

**B. Adjacent Land Uses and Zoning**

The proposed lift station is bounded to the north by downtown Sedalia. The site is adjacent to other properties zoned Sedalia Community District, Sedalia Downtown District, Agricultural One, and Rural Residential. The following table reflects those zone districts and land uses surrounding the lift station.

**Zoning and Land Use**

| Direction | Zoning                     | Land Use                |
|-----------|----------------------------|-------------------------|
| North     | Sedalia Community District | Residential, Commercial |
| South     | Agricultural One           | Residential             |
| East      | Sedalia Downtown District  | Residential             |
| West      | Rural Residential          | Residential, Ranching   |

**IV. PHYSICAL SITE CHARACTERISTICS**

**A. Site Characteristics and Constraints**

No existing physical conditions are present that constrain construction of the proposed improvements.

**B. Access**

Access to the lift station is proposed via a 15-foot-wide gravel access drive from Douglas Avenue.

**C. Drainage and Erosion**

The applicant is responsible for preparation of site-specific engineering plans, which include a GESC Plan and Report and Phase III Drainage Report.

**D. Floodplain**

The lift station improvements are not located within the floodplain. Approximately 2,670 linear feet of force main will be installed within the floodplain, however a Floodplain Development Permit will be required for the portions of force main located within the floodplain.

**V. PROVISION OF SERVICES**

**A. Fire Protection**

West Douglas County Fire Protection District (WMFPD) provides firefighting and emergency medical services to the project area. WMFPD reviewed the request and had no concerns about the project.

**B. Sheriff Services**

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. At the writing of the staff report, no response had been received from the DCSO or the Office of Emergency Management.

**C. Water and Sanitation**

No additional water and sewer demands are generated by the proposed project.

**D. Utilities**

Area utility service providers were provided a referral on this application. AT&T noted no conflicts with AT&T infrastructure. Xcel Energy noted no concerns with the project. The comments were provided to the applicant. No other utility provider issued comments at the writing of the staff report.

**E. 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:

- Public Works Engineering:
  - GESC Plans and Report
  - Civil Construction Plans
  - Secondary Drainage Easement
  - Drainage Report
  - Operation & Maintenance Manual for the detention/water quality pond
  - Floodplain Development Permit
- Building and electrical permits
- CDPHE approval

**VI. PUBLIC NOTICE AND INPUT**

Courtesy notices of an application in process were sent to adjacent property owners. At the preparation of the staff report, no adjacent property owners or members of the public commented on the proposal. Referral response requests were sent to referral agencies on December 15, 2025. Referral responses are due at the conclusion of the referral period on December 29, 2025, or prior to the Planning Commission Hearing.

Referral agency responses received to date are attached to the staff report for reference. Responses received through the end of the referral period will be provided to the Planning Commission prior to the hearing and added to the project record.

**VII. STAFF ASSESSMENT**

Staff evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has indicated that the proposed improvements are necessary to enable Sedalia's transition from individual septic systems to a centralized collection and treatment system. The applicant also indicates that the project will eliminate long-term groundwater contamination risks, supports economic growth, and enhances public health for a rural area reliant on aging septic infrastructure.

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. Proof that necessary easements, permits, and approvals from other entities and property owners have been obtained is also needed prior to construction of commencement.

| <b>ATTACHMENTS</b>                                      | <b>PAGE</b> |
|---------------------------------------------------------|-------------|
| Douglas County Land Use Application .....               | 6           |
| Applicant’s Narrative and Community Impact Report ..... | 7           |
| Comprehensive Master Plan Land Use Reference Map .....  | 17          |
| Zoning Map .....                                        | 18          |
| Aerial Map.....                                         | 19          |
| Initial Referral Agency Response Report .....           | 20          |
| Referral Agency Response Letters .....                  | 23          |
| Location and Extent Plan Exhibit .....                  | 33          |

**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](mailto: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:** Hier Exemption, 1st Amendment, Parcel A2**PROJECT NUMBER:** LE2025-026**PROJECT TYPE:** Location and Extent (L&E)**MARKETING NAME:** Sewer Lift Station Project**PRESUBMITTAL REVIEW PROJECT NUMBER:** PS2025-082**PROJECT SITE:**

Address: 4210 DOUGLAS AVE, SEDALIA, 80135

State Parcel Number(s): 2353-144-00-032

Subdivision/Block#/Lot# (if platted): PARCEL A2 HIER EXEMPTION 1ST AMD 15.93 AM/L

**PROPERTY OWNER(S):**

Name(s): Ice Tong Land &amp; Cattle Company LLC

Address: 4210 DOUGLAS AVE , SEDALIA CO 80135

Phone: 303-885-0600

Email: polson@icetong.net

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

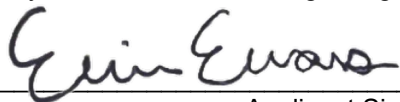
Name: Erin Evans

Address: 175 Kellogg Ct. Castle Rock, CO 80109

Phone: 303-653-0449

Email: eevans@crgov.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

8/29/25

Date

**NOTE:** This application is for a Castle Rock Water public improvements project. Land rights will be acquired from all landowners through a statutory acquisition process.

**100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460**

# Castle Rock Sedalia Lift Station & Force Main PDB

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## Douglas County Location & Extent Report



Prepared by:



188 Inverness Drive W.  
Ste. 500  
Englewood, CO 80112

November 2025

Garver Project No. 2401588

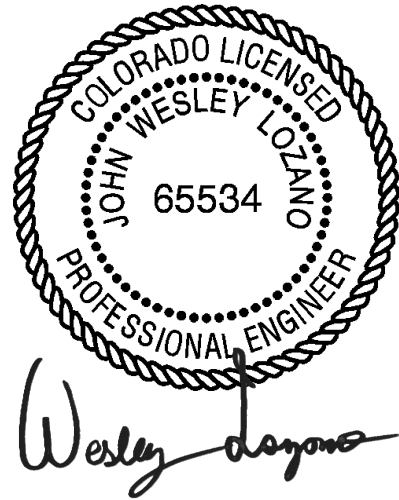


## **Engineer's Certification**

I hereby certify that this Location and Extent Report for the Castle Rock Sedalia Lift Station & Force Main PDB was prepared by Garver under my direct supervision for SJ Louis Construction and the Town of Castle Rock.

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Wesley Lozano, PE  
State of Colorado PE License 65534





## Table of Contents

|                                                   |    |
|---------------------------------------------------|----|
| Engineer's Certification .....                    | 2  |
| Table of Contents .....                           | 3  |
| List of Figures.....                              | 3  |
| List of Appendices .....                          | 3  |
| 1.0 Community Impact Assessment .....             | 4  |
| 1.1 Summary .....                                 | 4  |
| 1.2 Project Description .....                     | 4  |
| 1.3 Community Profile & Baseline Conditions ..... | 5  |
| 1.4 Potential Impacts & Mitigation Measures ..... | 8  |
| 1.5 Economic and Social Benefits .....            | 9  |
| 1.6 Stakeholder Engagement .....                  | 9  |
| 2.0 Traffic Impacts.....                          | 10 |

## List of Figures

|                                                                                       |   |
|---------------------------------------------------------------------------------------|---|
| Figure 1-1: 1-Mile Radius Land Use .....                                              | 6 |
| Figure 1-2: Open Cut Installation in 100-yr Floodplain (Cyan) and RCZ (Magenta) ..... | 7 |

## List of Appendices

|            |                           |
|------------|---------------------------|
| Appendix A | Location & Extent Exhibit |
| Appendix B | Phase 3 Drainage Report   |





## 1.0 Community Impact Assessment

### 1.1 Summary

The Town of Castle Rock, in partnership with the Town of Sedalia, is constructing a 1.2 MGD (expandable to 2.2 MGD) sanitary sewer lift station and approximately 5–6 miles of force main to enable Sedalia’s transition from individual septic systems to a centralized collection and treatment system. The project eliminates long-term groundwater contamination risks, supports economic growth, and enhances public health in a rural community currently reliant on aging septic infrastructure.

Construction is scheduled for Spring 2026 through Spring 2027 with a total budget of \$18.8 million (ARPA and Town of Castle Rock funds).

#### Key Findings:

- Minimal long-term community impact due to robust on-site odor control, architectural screening, and resilient design.
- Short-term construction impacts limited by trenchless crossings at Colorado Highway 67 (Manhart Ave), BNSF railroad, and East Plum Creek (HDD).
- Positive economic and environmental benefits include new development capacity and elimination of septic-related pollution.
- Stakeholder engagement has been proactive via biweekly design meetings, design workshops, and landowner coordination.

All mitigation measures comply with Douglas County Land Use Code, CDPHE Design Criteria, and CDOT standards.

### 1.2 Project Description

| Component             | Details                                                                                                                                                                                              |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lift Station Location | Private parcel southwest of Clay St & Douglas Ave, Sedalia, CO (~200 ft south of single-family homes; ~300 ft east of Sedalia Elementary School)                                                     |
| Capacity              | Phase 1: 1.2 MGD; Phase 2 (future): 2.2 MGD                                                                                                                                                          |
| Force Main            | ~5–6 miles, 12–16 in. diameter, parallels existing DWSD water pipeline easement and CORE electric easement; discharges to Plum Creek Water Reclamation Authority in Castle Rock.                     |
| Key Crossings         | <ul style="list-style-type: none"><li>• Colorado Highway 67 (Manhart Ave) – Auger bore</li><li>• BNSF Railroad – Auger bore</li><li>• East Plum Creek – Horizontal Directional Drill (HDD)</li></ul> |
| Installation Method   | Open-cut (majority); trenchless at sensitive crossings                                                                                                                                               |
| Ancillary Features    | Biotrickling filter odor control, 0.3 MG emergency overflow basin (>12 hr storage at buildout), backup generator, SCADA monitoring, stormwater retention pond                                        |
| Aesthetics            | Wet pit/dry pit with enclosed building; rural architectural treatment (stone/textured siding, low-profile roofline), perimeter security fencing with native landscaping buffer                       |



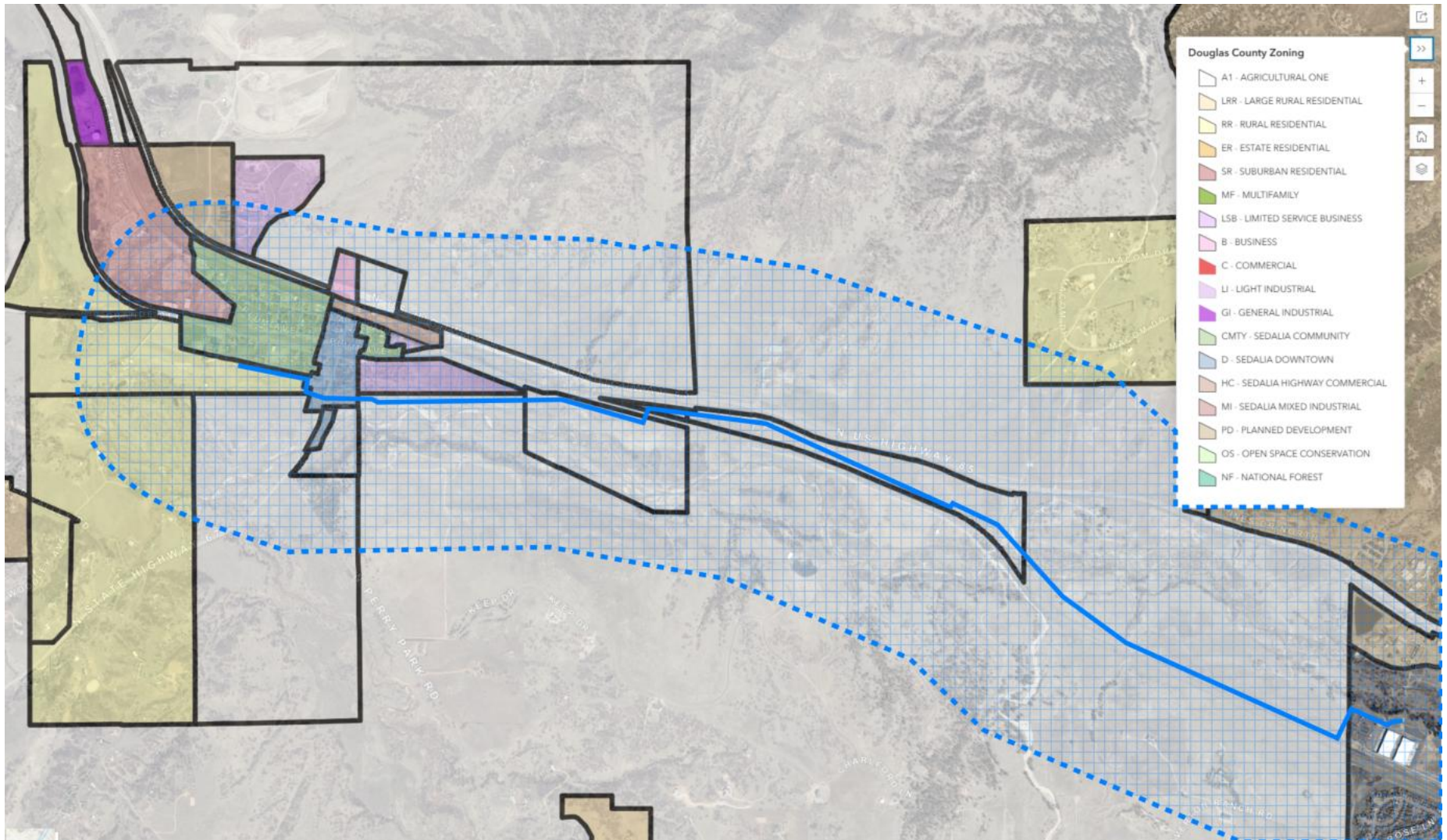


| Component       | Details                                                                                    |
|-----------------|--------------------------------------------------------------------------------------------|
| Timeline & Cost | Construction: Spring 2026 – Spring 2027; \$18.8M (Funded through ARPA + Castle Rock Water) |

### 1.3 Community Profile & Baseline Conditions

| Attribute                | Description                                                                                                                                                                                                                                                                                                                           |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Population               | Sedalia: ~258 residents; low-density rural residential                                                                                                                                                                                                                                                                                |
| Land Use (1-mile radius) | Mix of Sedalia community/residential, agricultural/ranch, commercial (Sedalia Downtown), institutional (Sedalia Elementary), and mixed industrial. (Figure 1-1)                                                                                                                                                                       |
| Sensitive Receptors      | <ul style="list-style-type: none"> <li>• Sedalia Elementary School: ~300 ft west</li> <li>• Single-family homes: ~200 ft north</li> <li>• No designated low-income or minority-concentrated blocks (per EPA EJScreen)</li> </ul>                                                                                                      |
| Environmental Setting    | <ul style="list-style-type: none"> <li>• Plum Creek corridor</li> <li>• Minor force main segments in 100-yr floodplain/RCZ (Figure 1-2) <ul style="list-style-type: none"> <li>○ ~400 ft open cut in 100-yr floodplain</li> <li>○ ~2,270 ft open cut in RCZ</li> </ul> </li> <li>• No mapped wetlands at lift station site</li> </ul> |
| Current Issues           | Documented septic failures in older Sedalia homes (Tri-County Health, 2018–2022); nitrate concerns in private wells                                                                                                                                                                                                                   |





**Figure 1-1: 1-Mile Radius Land Use**



**Figure 1-2: Open Cut Installation in 100-yr Floodplain (Cyan) and RCZ (Magenta)**

#### 1.4 Potential Impacts & Mitigation Measures

| Impact Category        | Construction Phase                                                                                                                                                      | Operational Phase              | Mitigation & Design Features                                                                                                                                                                                                                     |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic & Access       | <ul style="list-style-type: none"> <li>Minor lane narrowing on Manhart Ave (CDOT)</li> <li>Local access maintained</li> </ul>                                           | None                           | <ul style="list-style-type: none"> <li>CDOT-approved Traffic Control Plan</li> <li>Flaggers, signage, advance notice of construction commencement</li> <li>No full closures</li> </ul>                                                           |
| Air Quality & Dust     | Fugitive dust from trenching and excavation                                                                                                                             | None                           | Water trucks                                                                                                                                                                                                                                     |
| Odor                   | Negligible                                                                                                                                                              | Negligible                     | <ul style="list-style-type: none"> <li>Sealed wet well, biotrickling filter (99% H<sub>2</sub>S removal)</li> <li>SCADA alarms for odor control equipment failures</li> </ul>                                                                    |
| Visual & Aesthetics    | Temporary equipment/storage                                                                                                                                             | Permanent ~16 ft tall building | <ul style="list-style-type: none"> <li>Architectural façade (earth tones, materials consistent with surrounding area)</li> <li>Security fencing</li> </ul>                                                                                       |
| Environmental          | <ul style="list-style-type: none"> <li>Limited floodplain entry</li> <li>Plum Creek HDD</li> </ul>                                                                      | Spill containment              | <ul style="list-style-type: none"> <li>HDD under Plum Creek (no in-stream work)</li> <li>Stormwater BMPs in accordance with Douglas County GESC requirements.</li> <li>Stormwater retention pond</li> <li>0.3 MG sewer overflow basin</li> </ul> |
| Property & Land Use    | <ul style="list-style-type: none"> <li>New sewer easements</li> <li>Temporary construction easements</li> <li>Douglas County Regional Trail surface easement</li> </ul> | None                           | <ul style="list-style-type: none"> <li>Fair market compensation per appraisal</li> <li>Restoration to pre-construction grade/vegetation</li> </ul>                                                                                               |
| Public Health & Safety | Worker and pedestrian risk                                                                                                                                              | Spill risk (low)               | <ul style="list-style-type: none"> <li>OSHA-compliant safety plan</li> <li>SCADA alarms to Castle Rock operations 24/7</li> <li>Redundant pumps + backup power generator</li> <li>Overflow containment basin</li> </ul>                          |

## **1.5 Economic and Social Benefits**

The addition of a Lift Station in Sedalia provides the following public health and economic benefits:

- Enables construction of centralized collection system infrastructure to be made available to residents and businesses in Sedalia.
- Moving from septic to sewer eliminates health risks from septic leachate, protecting groundwater, wells, and Plum Creek.
- Supports new commercial and residential development.
- Supports property value with reliable utilities.

## **1.6 Stakeholder Engagement**

Key stakeholders have been engaged throughout the course of this project to pursue an agreeable and compliant design:

- Recurring design meetings have included the following stakeholders:
  - key property owners
  - local businesses
  - local officials (Sedalia Water and Sewer, Town of Sedalia, Douglas County, Plum Creek Water Reclamation Authority, etc.)
  - Sedalia school district
  - CORE Electric
- Landowner Coordination: Direct negotiation with lift station parcel owner and all easement holders; draft agreements in review.
- Agency Coordination: CDPHE site location and design approval in progress, CDOT encroachment permit pending, and BNSF crossing agreement pending.



## **2.0 Traffic Impacts**

This project is expected to have minor impact on public traffic patterns. The crossing of HWY67/Manhart Ave will be completed via trenchless methods so only minor traffic control will be required along shoulders and for utility identification. Construction ingress and egress will be controlled at designated locations. Traffic Control plans will be submitted to CDOT and Douglas County for approval prior to commencement of construction.



# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

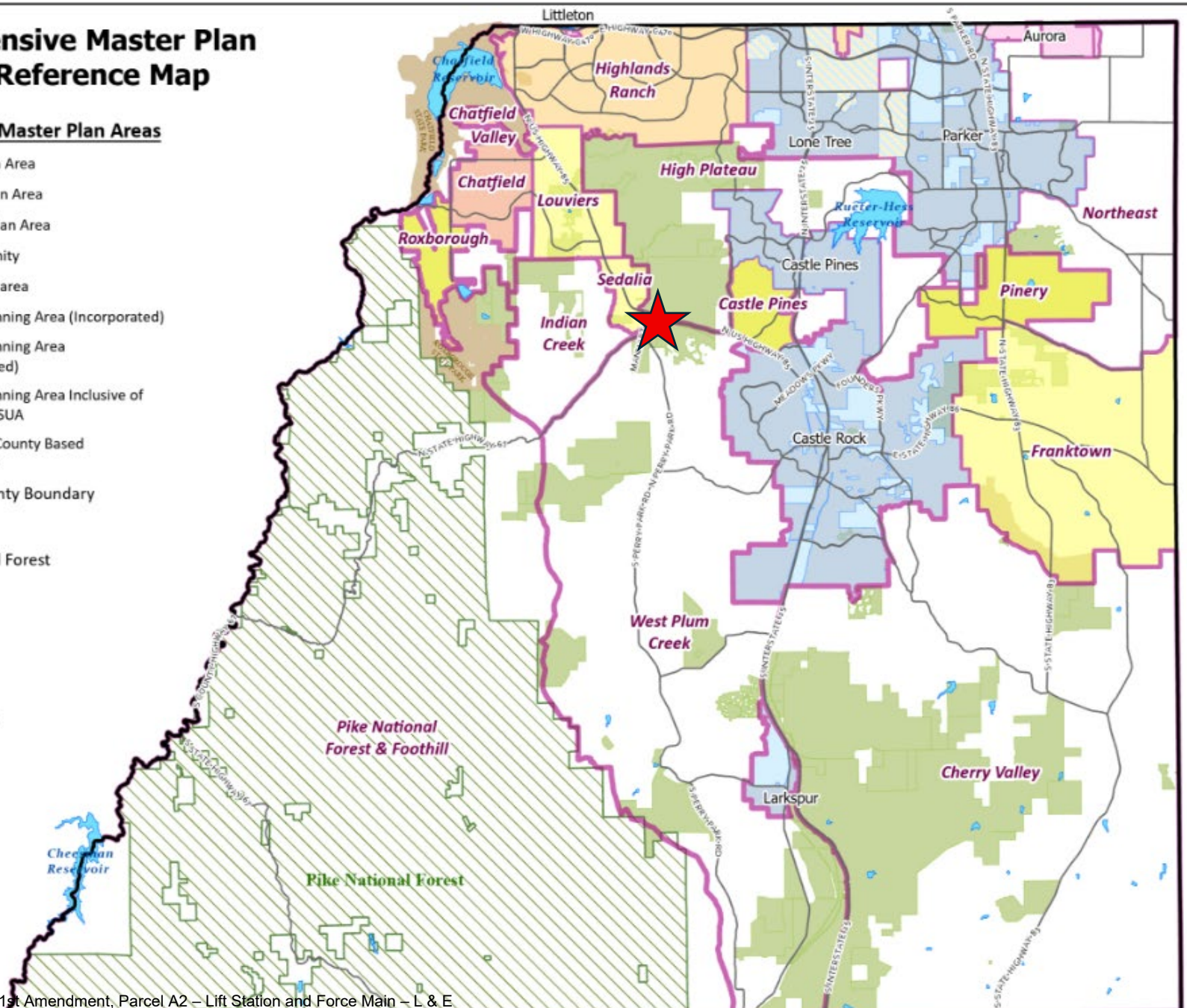
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

## Parks

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

## Roadways

- Major Roads

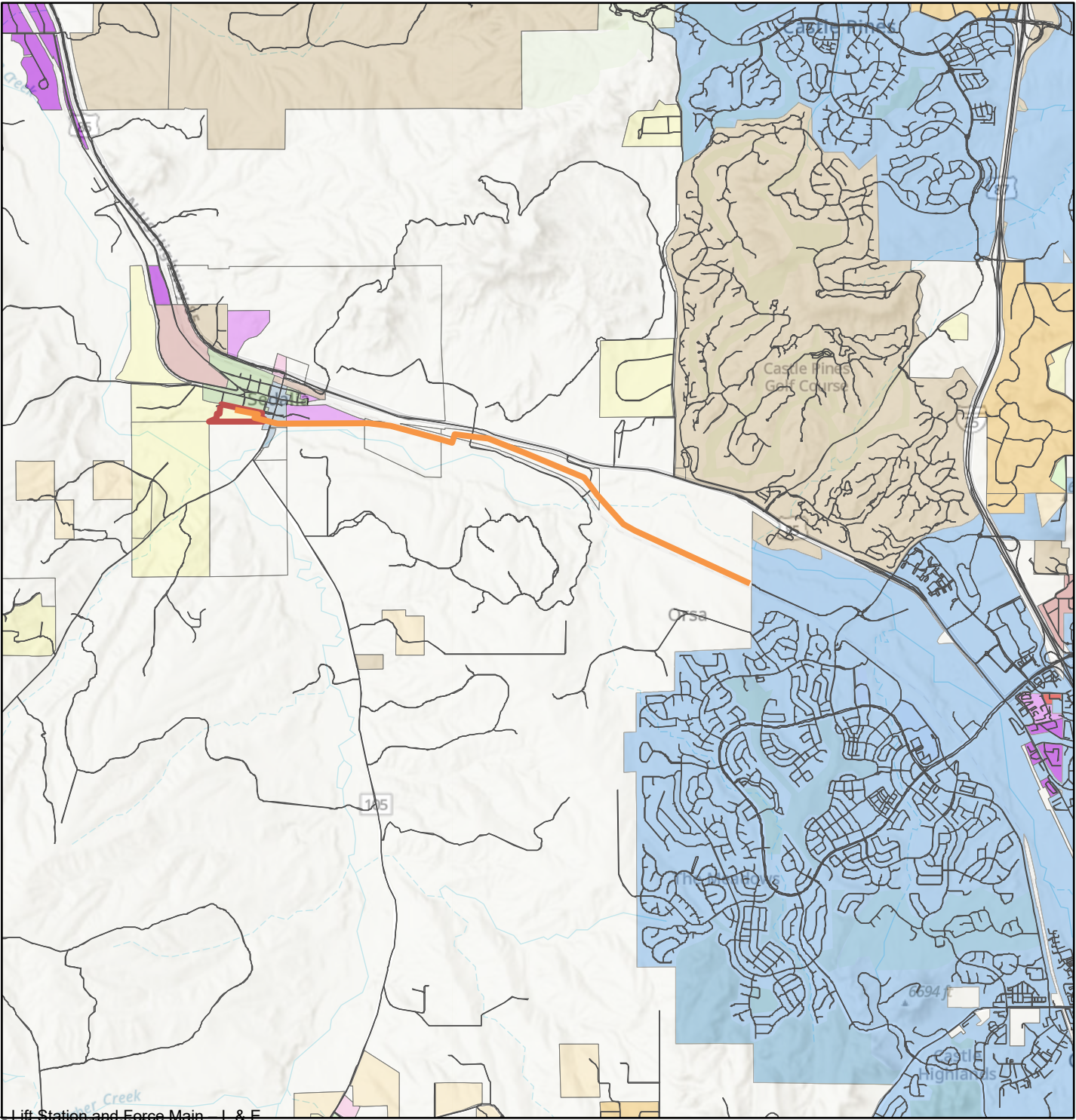


# Hier Exemption, 1st Amendment, Parcel A2

LE2025-026  
Zoning Map



- LEGEND
- Roads
  - Major Roads
- ZONE DISTRICT
- |                                 |                                 |
|---------------------------------|---------------------------------|
| A1 - AGRICULTURAL ONE           | A1 - AGRICULTURAL ONE           |
| LRR - LARGE RURAL RESIDENTIAL   | LRR - LARGE RURAL RESIDENTIAL   |
| RR - RURAL RESIDENTIAL          | RR - RURAL RESIDENTIAL          |
| ER - ESTATE RESIDENTIAL         | ER - ESTATE RESIDENTIAL         |
| SR - SUBURBAN RESIDENTIAL       | SR - SUBURBAN RESIDENTIAL       |
| B - BUSINESS                    | B - BUSINESS                    |
| C - COMMERCIAL                  | C - COMMERCIAL                  |
| CTY                             | CTY                             |
| LI - LIGHT INDUSTRIAL           | LI - LIGHT INDUSTRIAL           |
| GI - GENERAL INDUSTRIAL         | GI - GENERAL INDUSTRIAL         |
| CMTY - SEDALIA COMMUNITY        | CMTY - SEDALIA COMMUNITY        |
| D - SEDALIA DOWNTOWN            | D - SEDALIA DOWNTOWN            |
| HC - SEDALIA HIGHWAY COMMERCIAL | HC - SEDALIA HIGHWAY COMMERCIAL |
| MI - SEDALIA MIXED INDUSTRIAL   | MI - SEDALIA MIXED INDUSTRIAL   |
| PD - PLANNED DEVELOPMENT        | PD - PLANNED DEVELOPMENT        |
| OS - OPEN SPACE CONSERVATION    | OS - OPEN SPACE CONSERVATION    |
- World\_Hillshade



# Hier Exemption, 1st Amendment, Parcel A2

LE2025-026  
Aerial Map



- LEGEND
- Roads
  - Major Roads
  - ▭ Parcels - PARCELS
  - 1% annual chance of flood (100 year flood).
  - 0.2% annual chance of flood (500 year flood).
  - World\_Hillshade
  - Lift Station Site
  - 12-inch Force Main



**Initial Referral Agency Response Report****Page 1 of 3****Project Name:** Hier Exemption, 1st Amendment, Parcel A2**Project File #:** LE2025-026**Date Sent:** 12/15/2025**Date Due:** 12/29/2025

| <b>Agency</b>                                         | <b>Date Received</b> | <b>Agency Response</b>                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Response Resolution</b>      |
|-------------------------------------------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Addressing Analyst                                    | 12/16/2025           | <b>Verbatim Response:</b><br>The proposed address is: 4282 DOULGAS AVENUE. This address is 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 DCAaddressing@douglas.co.us or 303.660.7411 with questions. | Comments provided to applicant. |
| AT&T Long Distance - ROW                              | 12/17/2025           | <b>Summary of Response:</b><br>AT&T reviewed the request and there should be no conflicts with AT&T Long Lines.                                                                                                                                                                                                                                                                                                                              | No action required.             |
| Building Services                                     | 12/22/2025           | <b>Verbatim Response:</b><br>Permit is required for structure(s). Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.                                                                                                                                                                                                                                                                | Comments provided to applicant. |
| CDPHE                                                 | 12/18/2025           | <b>Summary of Response:</b><br>CDPHE Air Pollution Control Division provided comments related to APEN and Regulation No. 3, odor, land development, and VOC and Hazardous Air Pollutants Analysis for small wastewater projects.                                                                                                                                                                                                             | Comments provided to applicant. |
| CenturyLink                                           |                      | No response received as of staff report preparation.                                                                                                                                                                                                                                                                                                                                                                                         |                                 |
| Chatfield Watershed Authority                         |                      | No response received as of staff report preparation.                                                                                                                                                                                                                                                                                                                                                                                         |                                 |
| Colorado Department of Transportation CDOT-Region # 1 | 12/15/2025           | <b>Summary of Response:</b><br>CDOT has no objection to the request. Any work that will take place in the State Highway will require a permit.                                                                                                                                                                                                                                                                                               | Comments provided to applicant. |
| Comcast                                               |                      | No response received as of staff report preparation.                                                                                                                                                                                                                                                                                                                                                                                         |                                 |
| CORE Electric Cooperative                             |                      | No response received as of staff report preparation.                                                                                                                                                                                                                                                                                                                                                                                         |                                 |
| Dominion Water and Sanitation District                |                      | No response received as of staff report preparation.                                                                                                                                                                                                                                                                                                                                                                                         |                                 |

**Initial Referral Agency Response Report****Page 2 of 3****Project Name:** Hier Exemption, 1st Amendment, Parcel A2**Project File #:** LE2025-026**Date Sent:** 12/15/2025**Date Due:** 12/29/2025

| <b>Agency</b>                              | <b>Date Received</b> | <b>Agency Response</b>                                                                                                                                                                                                                                        | <b>Response Resolution</b>                                                                                                                                                                                     |
|--------------------------------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Douglas County Health Department           |                      | No response received as of staff report preparation.                                                                                                                                                                                                          |                                                                                                                                                                                                                |
| Douglas County Conservation District       |                      | No response received as of staff report preparation.                                                                                                                                                                                                          |                                                                                                                                                                                                                |
| Douglas County Parks and Trails            |                      | No response received as of staff report preparation.                                                                                                                                                                                                          |                                                                                                                                                                                                                |
| Douglas County School District RE 1        |                      | No response received as of staff report preparation.                                                                                                                                                                                                          |                                                                                                                                                                                                                |
| Douglas Land Conservancy                   |                      | No response received as of staff report preparation.                                                                                                                                                                                                          |                                                                                                                                                                                                                |
| Elk Ridge Estates HOA                      |                      | No response received as of staff report preparation.                                                                                                                                                                                                          |                                                                                                                                                                                                                |
| Engineering Services                       | 12/19/2025           | <b>Summary of Response:</b><br>Engineering provided comments related to the permits and approval required for the project. Please also show the limits of the 100-yr floodplain on the L & E exhibit.                                                         | Comments provided to applicant.<br><br>All required permits and approvals will be obtained prior to project commencement.<br><br>The applicant updated the L & E exhibit to show the limits of the floodplain. |
| Hockaday Heights HOA                       |                      | No response received as of staff report preparation.                                                                                                                                                                                                          |                                                                                                                                                                                                                |
| Indian Creek Ranch Improvement Association |                      | No response received as of staff report preparation.                                                                                                                                                                                                          |                                                                                                                                                                                                                |
| Mile High Flood District                   |                      | No response received as of staff report preparation.                                                                                                                                                                                                          |                                                                                                                                                                                                                |
| Office of Emergency Management             | 12/18/2025           | <b>Verbatim Response:</b><br>No comment.                                                                                                                                                                                                                      | No action required.                                                                                                                                                                                            |
| Open Space and Natural Resources           |                      | No response received as of staff report preparation.                                                                                                                                                                                                          |                                                                                                                                                                                                                |
| Plum Creek Water Reclamation Authority     |                      | No response received as of staff report preparation.                                                                                                                                                                                                          |                                                                                                                                                                                                                |
| Ranch at Coyote Ridge HOA                  |                      | No response received as of staff report preparation.                                                                                                                                                                                                          |                                                                                                                                                                                                                |
| Sedalia Property Owners Coalition          |                      | No response received as of staff report preparation.                                                                                                                                                                                                          |                                                                                                                                                                                                                |
| Sedalia Water & Sanitation District        | 12/15/2025           | <b>Verbatim Response:</b><br>SWSD is aware of this project and working with applicant on water use/location of water taps. Inclusion into the SWSD and associated fees will be required. Applicant shall facilitate meetings with SWSD to begin that process. | Comments provided to applicant.                                                                                                                                                                                |
| Sheriff's Office                           |                      | No response received as of staff report preparation.                                                                                                                                                                                                          |                                                                                                                                                                                                                |

**Initial Referral Agency Response Report****Page 3 of 3****Project Name:** Hier Exemption, 1st Amendment, Parcel A2**Project File #:** LE2025-026**Date Sent:** 12/15/2025**Date Due:** 12/29/2025

| <b>Agency</b>                      | <b>Date Received</b> | <b>Agency Response</b>                                                                      | <b>Response Resolution</b>      |
|------------------------------------|----------------------|---------------------------------------------------------------------------------------------|---------------------------------|
| Sheriff's Office E911              |                      | No response received as of staff report preparation.                                        |                                 |
| Town of Castle Rock                |                      | No response received as of staff report preparation.                                        |                                 |
| West Douglas County FD             | 12/15/2025           | <b>Verbatim Response:</b><br>We have carefully reviewed this proposal and have no concerns. | No action required.             |
| Wildfire Mitigation                |                      | No response received as of staff report preparation.                                        |                                 |
| Xcel Energy-Right of Way & Permits | 12/16/2025           | <b>Summary of Response:</b><br>Xcel Energy does not have conflicts with the request.        | Comments provided to applicant. |

## Eric Pavlinek

---

**From:** annb cwc64.com <annb@cwc64.com>  
**Sent:** Wednesday, December 17, 2025 1:06 PM  
**To:** Eric Pavlinek  
**Cc:** VOHS, LENNY (lv2121@att.com); LANA SCARLETT-ROWELL (ls1762@att.com); duanew cwc64.com; jt cwc64.com  
**Subject:** Douglas Ave Sedalia, Colorado Douglas County eReferral #LE2025-026  
**Attachments:** Douglas Ave Sedalia, Colorado.jpg

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

Hi Eric,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Douglas Ave 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.

Please feel free to contact us with any questions or concerns.

Ann Barnowski  
Clearwater Consulting Group Inc  
120 9th Avenue South  
Suite 140  
Nampa, ID 83651  
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

-----Original Message-----

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>  
Sent: Monday, December 15, 2025 7:34 AM  
To: annb cwc64.com <annb@cwc64.com>  
Subject: Douglas County eReferral (LE2025-026) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:  
<https://apps.douglas.co.us/planning/projects/Login.aspx>

Project Number: LE2025-026

Project Title: Hier Exemption, 1st Amendment, Parcel A2 - Location and Extent

Project Summary: The applicant, Town of Castle Rock, requests approval of a Location and Extent (L & E) to construct a sewer lift station on property within Sedalia and construction of approximately 5 to 6 miles of force main to enable Sedalia's transition from individual septic systems to a centralized collection and treatment system.

This referral will close on Monday, December 29, 2025.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek

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





## COLORADO

Department of Public  
Health & Environment

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

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

### VIA EMAIL

RE: Douglas County eReferral (LE2025-026) Is Ready For Review

Dear Eric Pavlinek,

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 Sedalia lift station project as described in your correspondence dated December 15, 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.

### **APEN and Regulation No. 3**

We note that projects similar to this proposal have included the use of engines and/or generators. In Colorado, most businesses that are or will be emitting air pollutants above certain levels are required to report those emissions to the Division by completing an Air Pollutant Emissions Notice (APEN). This is a two in one form for reporting air emissions and to obtain an air permit, if a permit will be required. While only businesses that exceed the AQCC reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with the Colorado AQCC regulations, found here <https://cdphe.colorado.gov/aqcc-regulations>. APEN and permit reporting thresholds are provided at

<https://cdphe.colorado.gov/apens-and-air-permits/apen-and-permit-threshold-table>.

A permit may not be required if it meets the following criteria:<sup>1</sup>

- Is a stationary internal combustion engine that is an emergency power generator that operates no more than 250 hrs/year; or
- Is a stationary internal combustion engine with uncontrolled actual emissions less than 5 tons per year for each individual criteria pollutant emitted; or
- Is a stationary internal combustion engine with manufacturer's site-rated horsepower of less than 50

For additional information on exemptions and permitting requirements, please visit <https://cdphe.colorado.gov/apens-and-air-permits/common-apen-or-air-permit-exemptions>.

---

<sup>1</sup> APEN or Permit Exemptions, CDPHE,

<https://cdphe.colorado.gov/apens-and-air-permits/common-apen-or-air-permit-exemptions>



### **VOC and Hazardous Air Pollutants (HAPS) Analysis for Small Wastewater Projects**

An Air Pollutant Emissions Notice (APEN) for VOC and HAPS may be required depending on the existing and new throughput of your facility. Municipal wastewater projects may use the following chart to estimate VOC and HAPS emissions in order to determine if they are required to submit an APEN under Regulation Number 3.

| Pollutant         | Emission Factor<br>Lb/MM gallon | Reporting Threshold      |
|-------------------|---------------------------------|--------------------------|
| VOC               | 3.49414                         | 1 ton/year OR 2 ton/year |
| Hexamine          | 0.41207                         | 250 lbs/year             |
| Perchloroethylene | 0.00890                         |                          |
| Benzene           | 0.22873                         |                          |
| Toluene           | 0.00267                         |                          |
| Total Xylene      | 0.00267                         |                          |
| Ammonia           | 19.0000                         |                          |

### **Odor**

All businesses in Colorado are subject to AQCC Regulation Number 2 (Odor Emission) and a permit may be required for the installation of odor control equipment. Please refer to AQCC Number 2 for guidance on odor suppression actions. You may also view the complete regulatory language at <https://cdphe.colorado.gov/aqcc-regulations>.

### **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 regulated 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](mailto: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 Cicone  
Air Quality and Transportation Planner  
General SIP Unit  
Air Pollution Control Division  
Colorado Department of Public Health and Environment  
303-691-4104 // [brendan.cicone@state.co.us](mailto:brendan.cicone@state.co.us)



**From:** Loeffler - CDOT, Steven  
**To:** Eric Pavlinek  
**Subject:** Re: Douglas County eReferral (LE2025-026) Is Ready For Review  
**Date:** Monday, December 15, 2025 3:05:18 PM

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

Eric,

I have reviewed the referral for the Hier Exemption, 1st Amendment, Parcel A2 - Location and extent to construct a sewer lift station on property within Sedalia and construction of approximately 5 to 6 miles of force main to enable Sedalia's transition from septic systems to a centralized collection and treatment system and have no objections. If any work will take place in the State Highway a permit will be required. <https://sogov.my.site.com/portal/s/login?cc=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](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)



On Mon, Dec 15, 2025 at 7:35 AM <[epavlinek@douglas.co.us](mailto:epavlinek@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!eml7fnsYkw!EQ2z7K5NnsJYjCaG0hDzckCY2dLqshP5ntb\\_JP8aUq1H0EI3jCsDjrsjZUcTHM5\\_VWpOFn43bwdRL75XFaw\\$](https://urldefense.com/v3/__https://apps.douglas.co.us/planning/projects/Login.aspx__;!!PUG2raq7KiCZwBk!eml7fnsYkw!EQ2z7K5NnsJYjCaG0hDzckCY2dLqshP5ntb_JP8aUq1H0EI3jCsDjrsjZUcTHM5_VWpOFn43bwdRL75XFaw$)

Project Number: LE2025-026

Project Title: Hier Exemption, 1st Amendment, Parcel A2 – Location and Extent

Project Summary: The applicant, Town of Castle Rock, requests approval of a Location and Extent (L & E) to construct a sewer lift station on property within Sedalia and construction of approximately 5 to 6 miles of force main to enable Sedalia's transition from individual septic systems to a centralized collection and treatment system.

This referral will close on Monday, December 29, 2025.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek

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

December 19, 2025

Erin Evans  
Authorized Representative  
Town of Castle Rock  
175 Kellogg Court  
Castle Rock, CO 80109

DV 2025-607

Subject: Hier Exemption – 1<sup>st</sup> Amendment - Parcel A2 - Location & Extent

Dear Erin,

Plan Review Summary:

|                          |   |          |
|--------------------------|---|----------|
| Submitted to Engineering | - | 12/15/25 |
| Comments Sent Out        | - | 12/18/25 |

Engineering has reviewed this project and has the following concerns and comments:

**Location & Extent Comments**

**Comment #1**-Please show the limits of the 100-yr. floodplain on the location and extent exhibit.

**Comment #2**-Construction Access Permits may be required from the different entities.

**Comment #3**-The following items will need to be submitted for review and approval prior to permits being issued for the project:

- Construction Plans
- Drainage Report
- GESC Plans & Report
- Operation & Maintenance Manual for the proposed detention/water quality pond
- Secondary Drainage Easement will be required

If you have any questions, please give me a call.

Sincerely,



Chuck Smith  
Development Review Engineer

cc: Erik Pavlinek, Project Planner

DV25607



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.285.6612  
[violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)

December 16, 2025

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

Attn: Eric Pavlinek

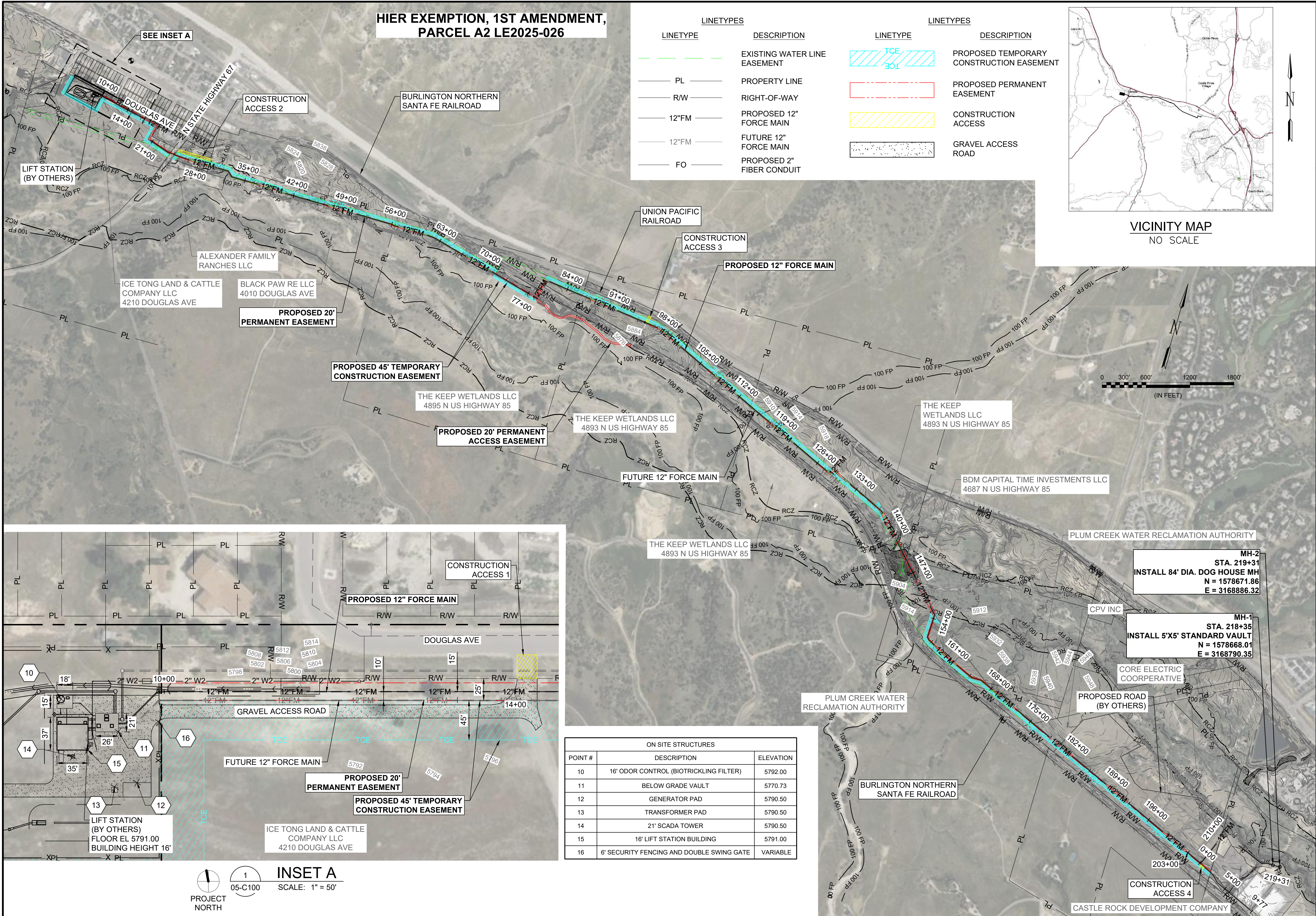
**RE: Hier Exemption, 1st Amendment, Parcel A2, Case # LE2025-026**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for approval of a Location and Extent (L & E) to construct a sewer lift station on property within Sedalia. Based on this review, no specific concerns regarding the proposed project have been identified.

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](mailto:violeta.ciocanu@xcelenergy.com)

File: L:\2024\W25-2401588 - Castle Rock Sedalia LS and FM PDB\Drawings - Force Main\EXHIBITS\CRS-05-C100-Overall Exhibit.dwg Last Save: 12/19/2025 2:53 PM Last saved by: OGPeretz  
Last plotted by: Perez, Osiel G. Plot Style: AECmonochrome.ctb Plot Scale: 1:2,584.9 Plot Date: 12/19/2025 3:38 PM Plotter used: None





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| BY | DESCRIPTION | DATE | REV |
|----|-------------|------|-----|
|    |             |      |     |
|    |             |      |     |
|    |             |      |     |

**CASTLE ROCK WATER**

**CASTLE ROCK SEDALIA FORCE MAIN**

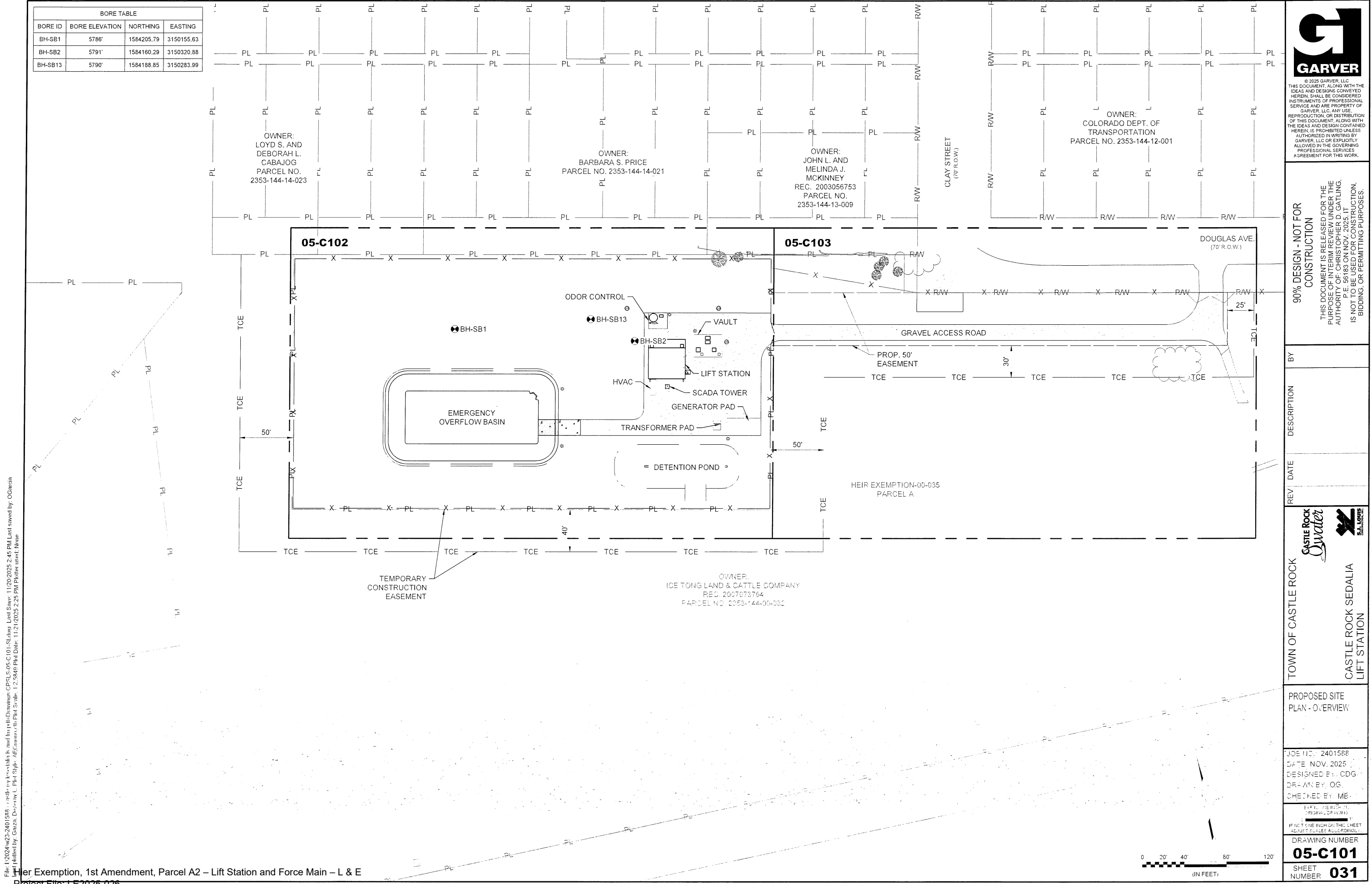
**TOWN OF CASTLE ROCK**

**LOCATION AND EXTENT PLAN EXHIBIT**

**JOB NO.:** 2401588  
**DATE:** DEC. 2025  
**DESIGNED BY:** PMB  
**DRAWN BY:** UOP  
**CHECKED BY:** PMB

**DRAWING NUMBER**

**SHEET NUMBER** **01**



| BORE TABLE |                |            |            |
|------------|----------------|------------|------------|
| BORE ID    | BORE ELEVATION | NORTHING   | EASTING    |
| BH-SB1     | 5786'          | 1584205.79 | 3150155.63 |
| BH-SB2     | 5791'          | 1584160.29 | 3150320.88 |
| BH-SB13    | 5790'          | 1584188.85 | 3150283.99 |



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|-----|------|-------------|----|
|     |      |             |    |

TOWN OF CASTLE ROCK



CASTLE ROCK SEDALIA LIFT STATION

PROPOSED SITE PLAN - OVERVIEW

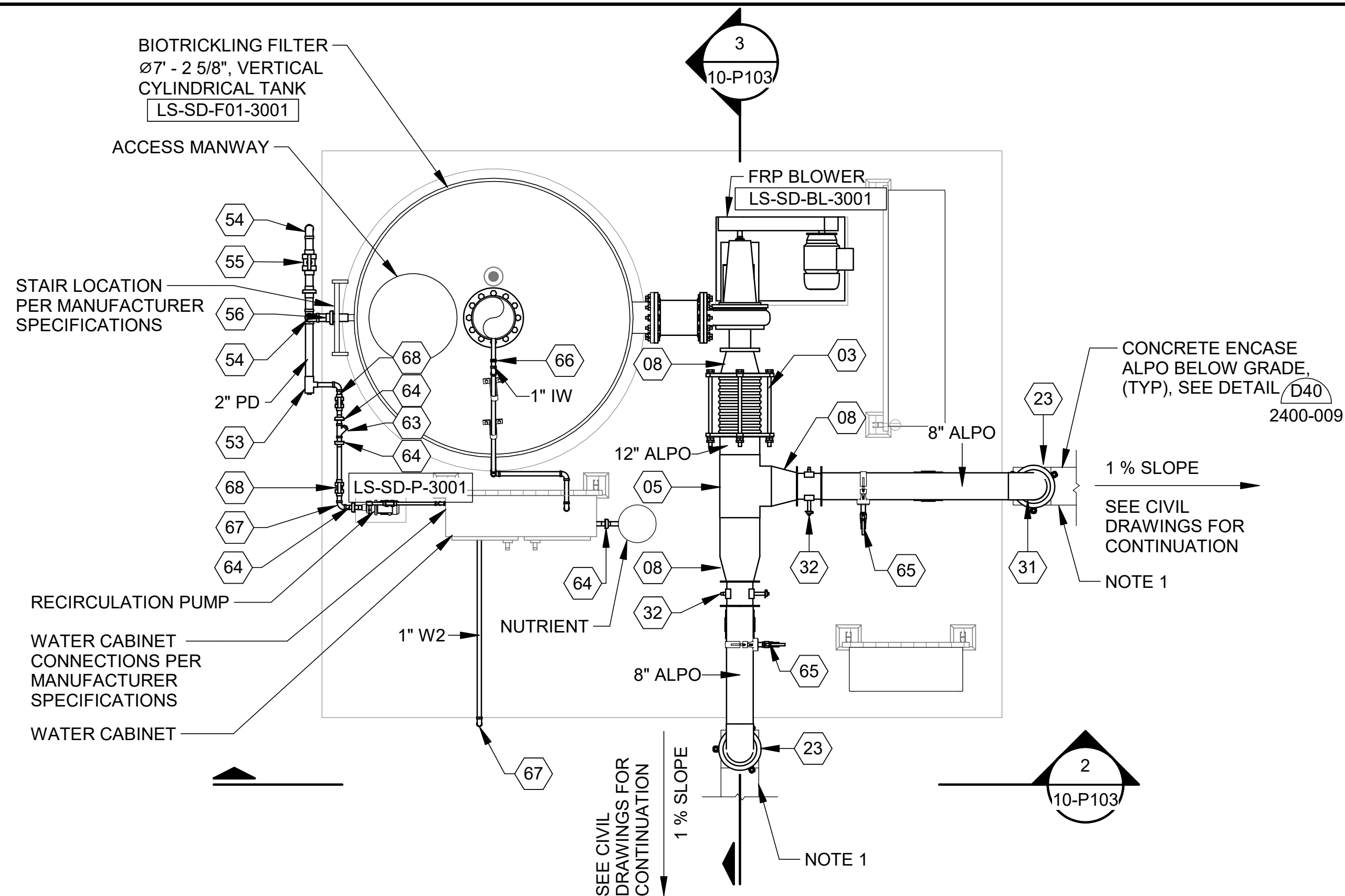
JOB NO. 2401588  
DATE NOV. 2025  
DESIGNED BY: CDG  
DRAWN BY: OG  
CHECKED BY: ME

IF NOT ONE NUMBER ON THE SHEET, SEPARATE SHEETS ARE REQUIRED.

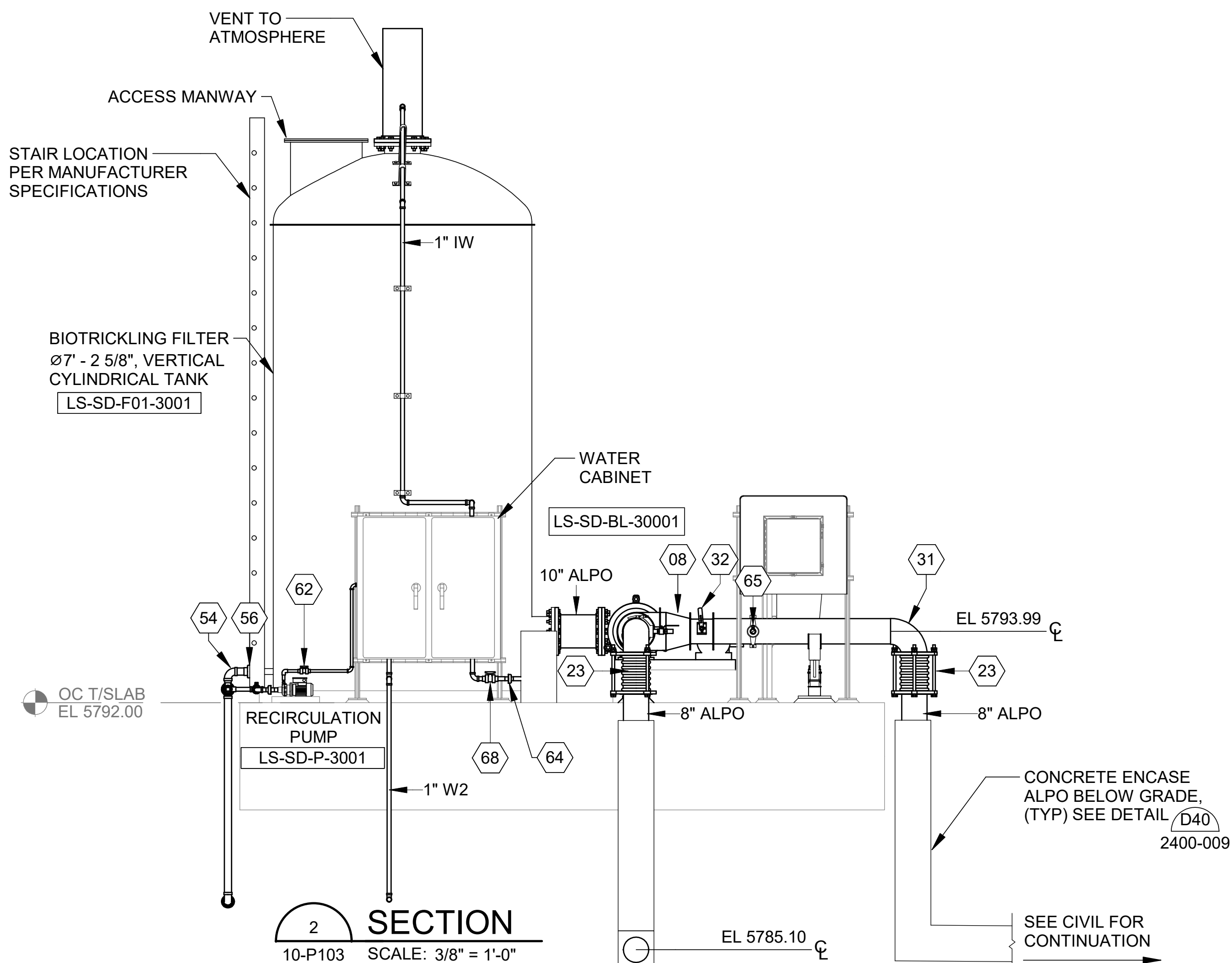
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**05-C101**

SHEET NUMBER  
**031**

Revit File: Autodesk Docs//W23-2401588 - Castle Rock Sedalia LS and FM PDE/W23-2401588 - Castle Rock Sedalia LS.rvt  
Plot Date: 11/21/2025 11:50:50 AM



1  
10-P103  
PLAN VIEW  
SCALE: 3/8" = 1'-0"



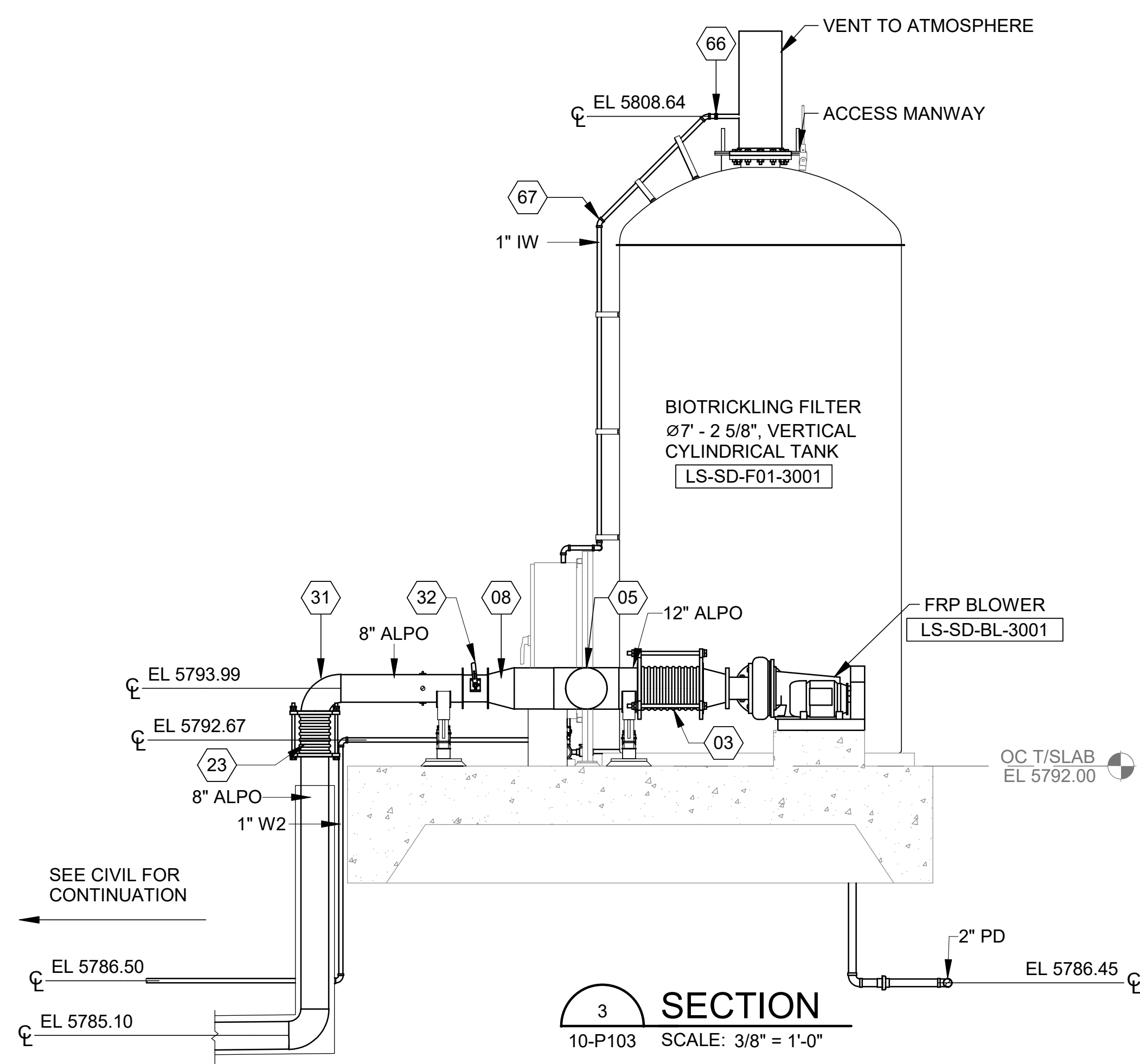
2  
10-P103  
SECTION  
SCALE: 3/8" = 1'-0"

#### NOTES:

1. SLOPE ALPO PIPING 1% AWAY FROM ODOR CONTROL TO ALLOW CONDENSATE TO DRAIN TO THE VAULT AND WET WELL.

#### KEYNOTES

|    |                                        |
|----|----------------------------------------|
| 03 | 12" EXPANSION JOINT (FLG x FLG)        |
| 05 | 12" x 12" x 12" TEE (WLD x WLD x WLD)  |
| 08 | 12" x 8" REDUCER (WLD x WLD)           |
| 23 | 8" EXPANSION JOINT (FLG x FLG)         |
| 31 | 8" 90° BEND (WLD x WLD)                |
| 32 | 8" BALANCING DAMPER (FLG x FLG)        |
| 53 | 2" x 2" x 1" TEE (SOC x SOC x SOC)     |
| 54 | 2" 90° BEND (SOC x SOC)                |
| 55 | 2" BALL VALVE - V330 (SOC X SOC)       |
| 56 | 2" UNION (SOC x SOC)                   |
| 62 | 1/2" BALL VALVE - V330 (SOC X SOC)     |
| 63 | 1" x 1" x 1" WYE TEE (SOC x SOC x SOC) |
| 64 | 1" UNION (SOC x SOC)                   |
| 65 | 1" BALL VALVE - V330 (THD X THD)       |
| 66 | 1" COUPLING (SOC x SOC)                |
| 67 | 1" 90° BEND (SOC x SOC)                |
| 68 | 1" BALL VALVE - V330 (SOC X SOC)       |



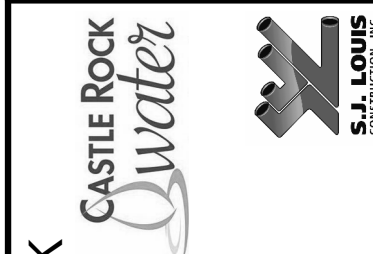
3  
10-P103  
SECTION  
SCALE: 3/8" = 1'-0"



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|-----|------|-------------|----|
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|     |      |             |    |



TOWN OF CASTLE ROCK  
CASTLE ROCK SEDALIA  
LIFT STATION

#### ODOR CONTROL PLAN & SECTIONS

JOB NO.: 2401588  
DATE: NOV. 2025  
DESIGNED BY: FSR  
DRAWN BY: MAR  
CHECKED BY: WJL

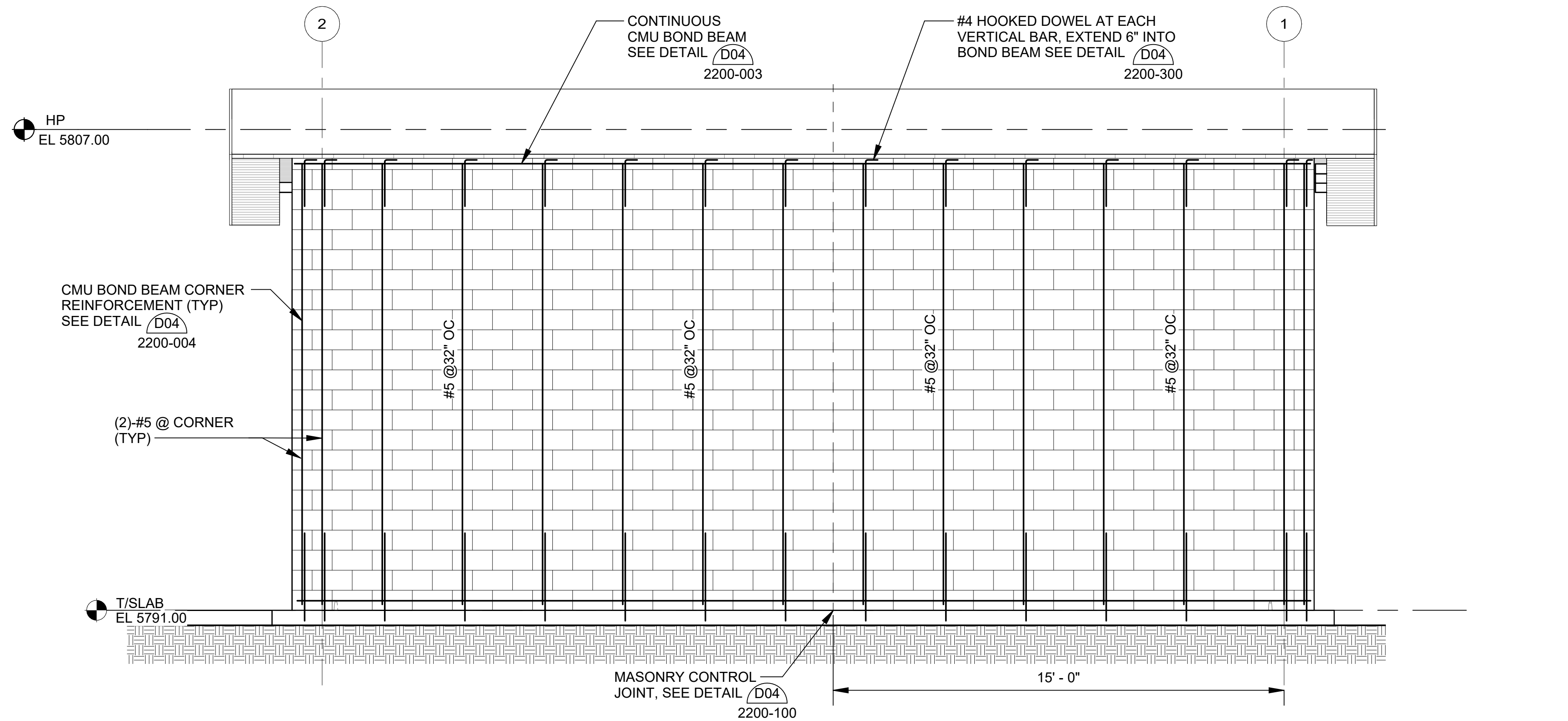
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ORIGINAL DRAWING 1"  
IF NOT ONE INCH ON THIS SHEET,  
ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER

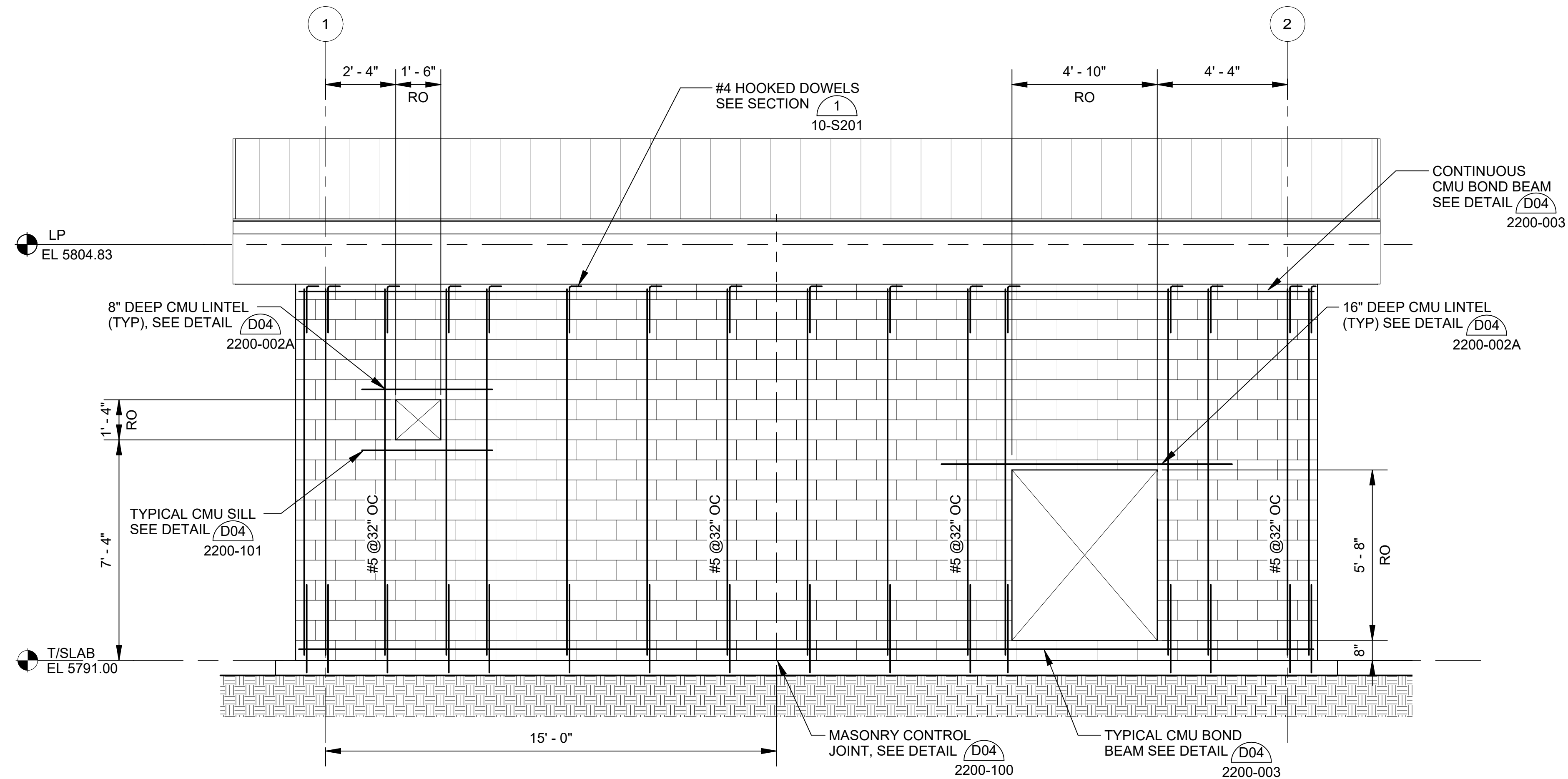
**10-P103**

SHEET  
NUMBER **074**

Revit File: Autodeskt Docs//W23-2401588 - Castle Rock Sedalia LS and FM PDB/W23-2401588 - Castle Rock Sedalia LS.rvt  
Plot Date: 11/21/2025 3:31:53 PM



**ELEVATION**  
1  
10-S102 SCALE: 3/8" = 1'-0"



**ELEVATION**  
2  
10-S102 SCALE: 3/8" = 1'-0"

**NOTES:**

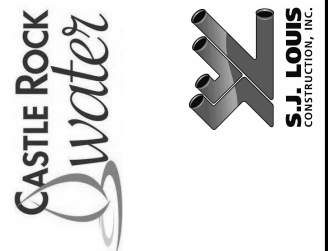
1. FOR GENERAL STRUCTURAL NOTES, SEE GENERAL DRAWINGS.
2. FOR FACILITY SITE COORDINATES AND GRADING, SEE CIVIL DRAWINGS.
3. COORDINATE WALL AND SLAB OPENINGS WITH OTHER DISCIPLINE DRAWINGS.
4. COORDINATE EQUIPMENT PAD DIMENSION AND LOCATION WITH OTHER DISCIPLINE DRAWINGS.



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| REV | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |



**TOWN OF CASTLE ROCK**  
**CASTLE ROCK SEDALIA**  
**LIFT STATION**

**LIFT STATION**  
**STRUCTURAL**  
**ELEVATIONS 1**

JOB NO.: 2401588  
DATE: NOV. 2025  
DESIGNED BY: JCN  
DRAWN BY: RLF  
CHECKED BY: JG

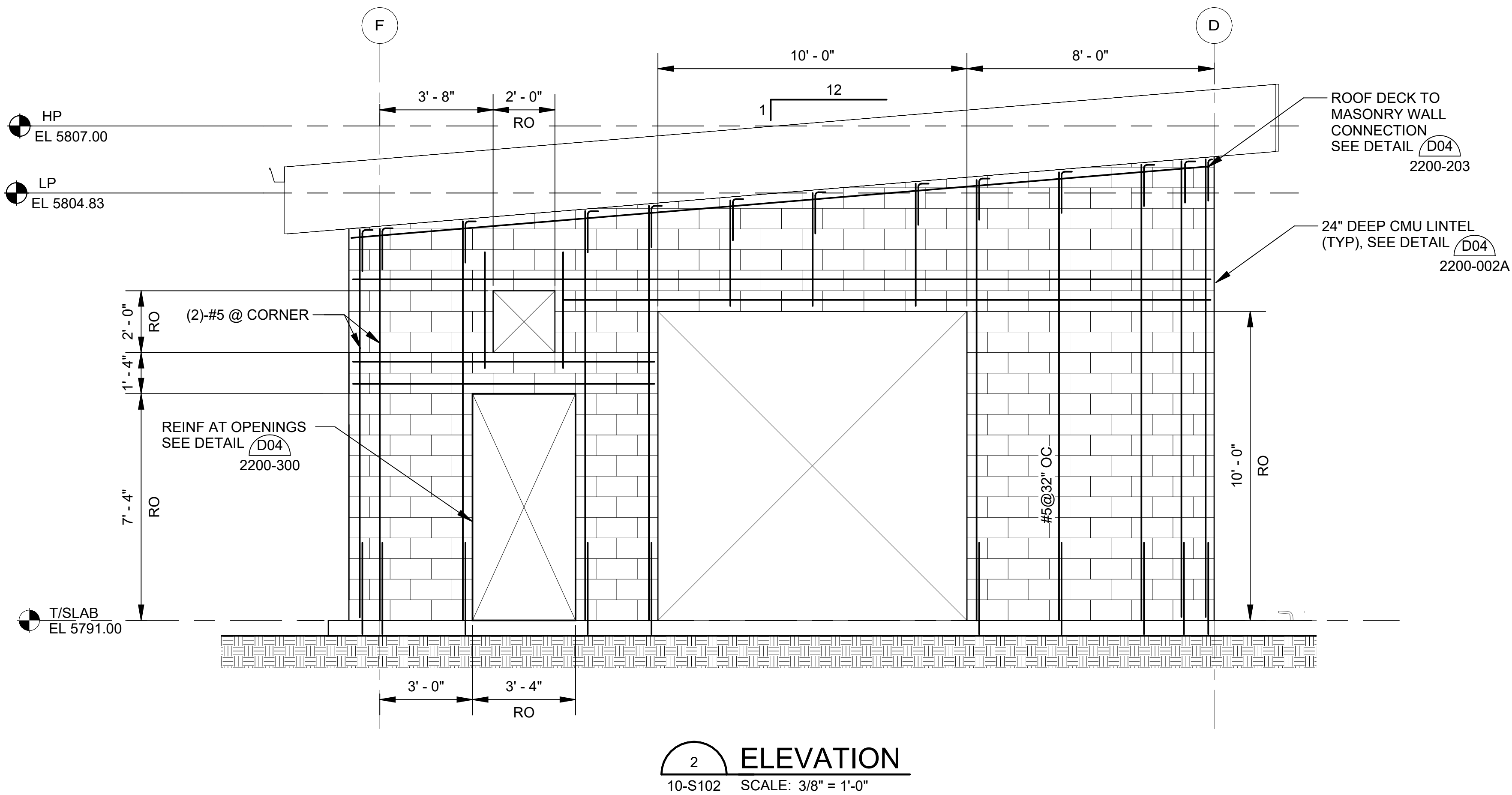
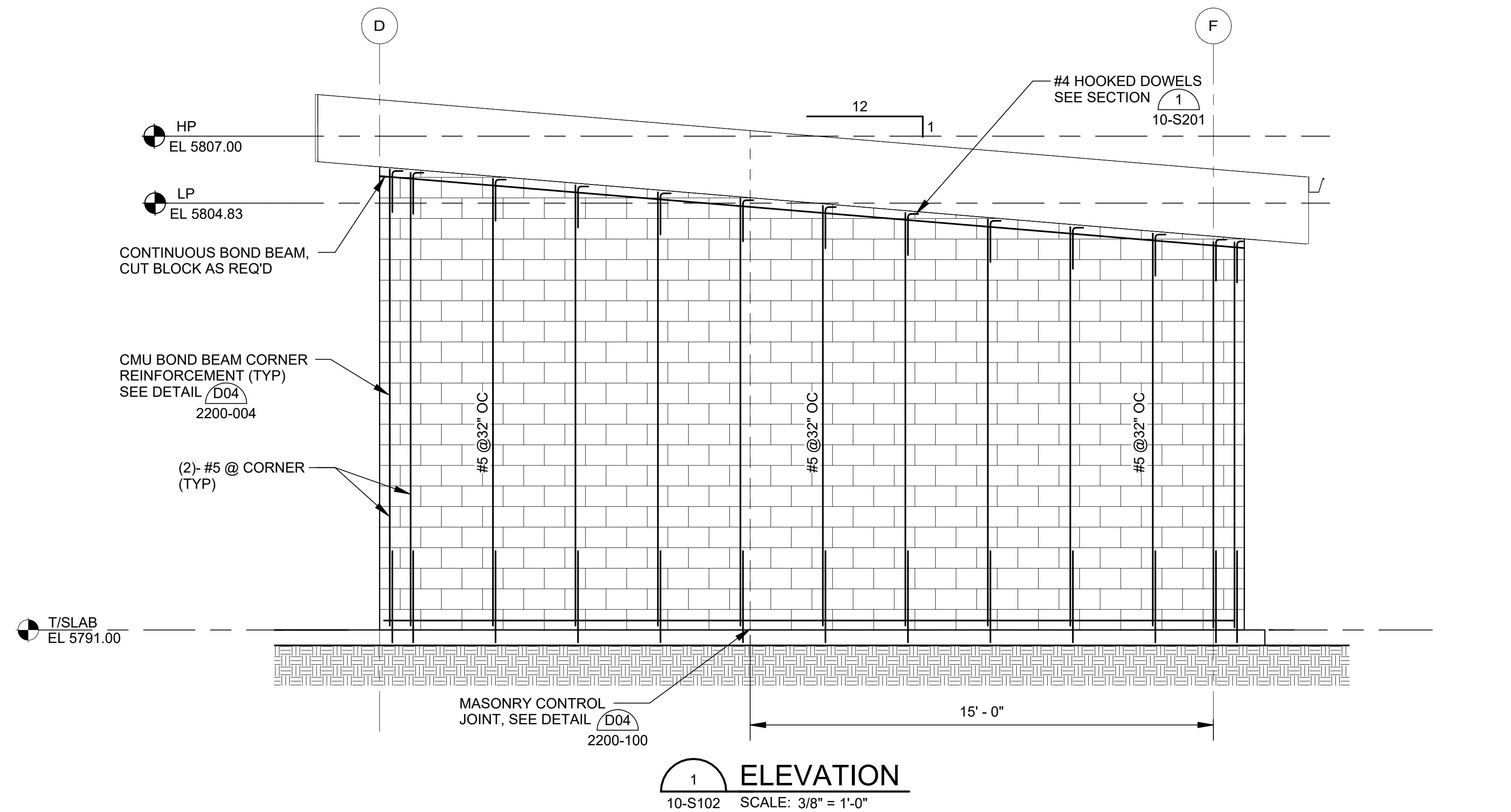
BAR IS ONE INCH ON ORIGINAL DRAWING  
0 1"  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER

**10-S201**

SHEET NUMBER **057**

Revit File: Autodeskt Docs//W23-2401588 - Castle Rock Sedalia LS and FM PDB/W23-2401588 - Castle Rock Sedalia LS.rvt  
Plot Date: 11/21/2025 3:31:54 PM



NOTES:

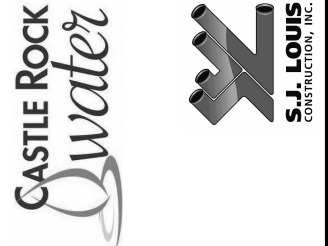
1. FOR GENERAL STRUCTURAL NOTES, SEE GENERAL DRAWINGS.
2. FOR FACILITY SITE COORDINATES AND GRADING, SEE CIVIL DRAWINGS.
3. COORDINATE WALL AND SLAB OPENINGS WITH OTHER DISCIPLINE DRAWINGS.
4. COORDINATE EQUIPMENT PAD DIMENSION AND LOCATION WITH OTHER DISCIPLINE DRAWINGS.



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| REV | DATE | DESCRIPTION | BY |
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TOWN OF CASTLE ROCK  
CASTLE ROCK SEDALIA  
LIFT STATION

LIFT STATION  
STRUCTURAL  
ELEVATIONS 2

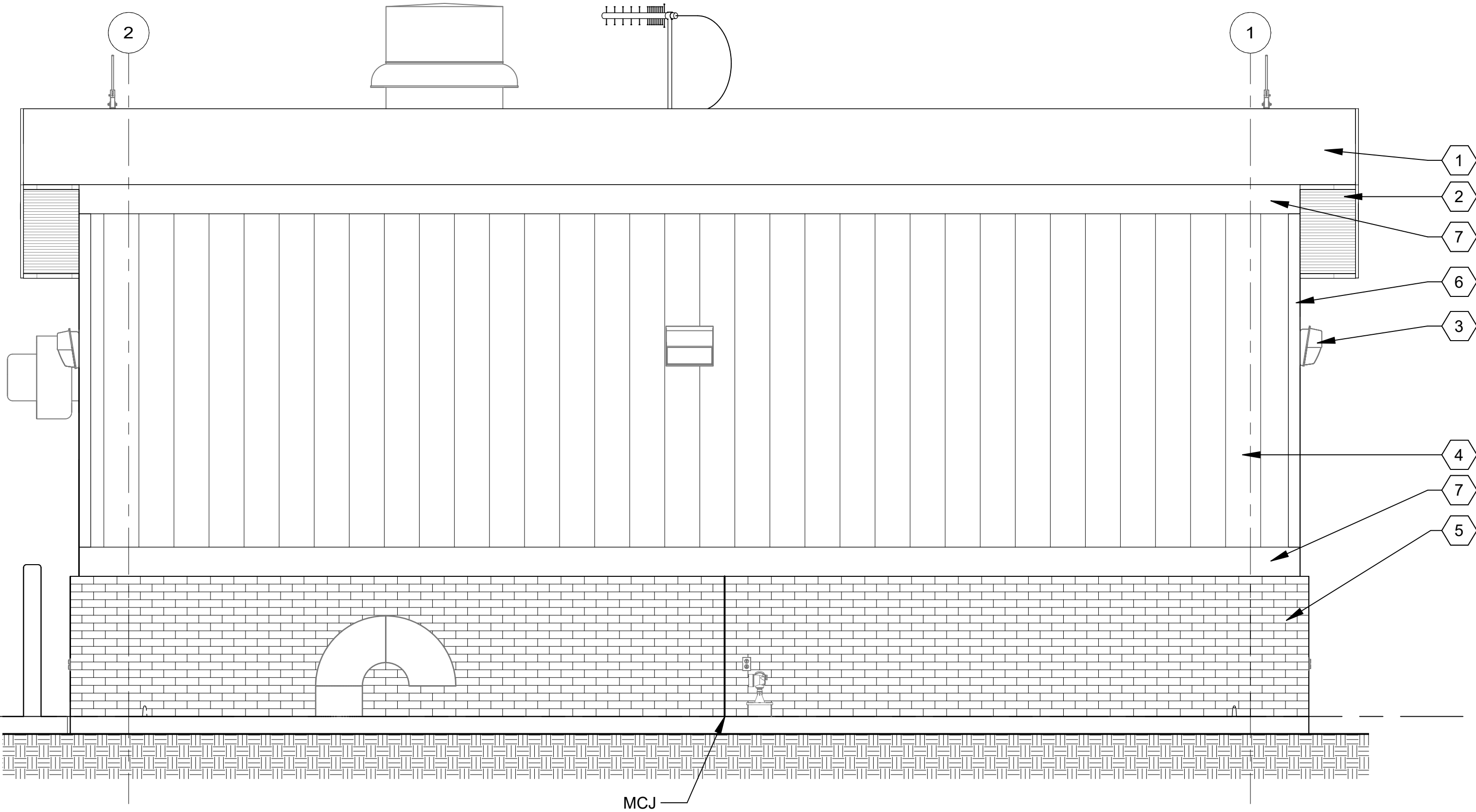
JOB NO.: 2401588  
DATE: NOV. 2025  
DESIGNED BY: JCN  
DRAWN BY: RLF  
CHECKED BY: JG

BAR IS ONE INCH ON ORIGINAL DRAWING  
0 1"  
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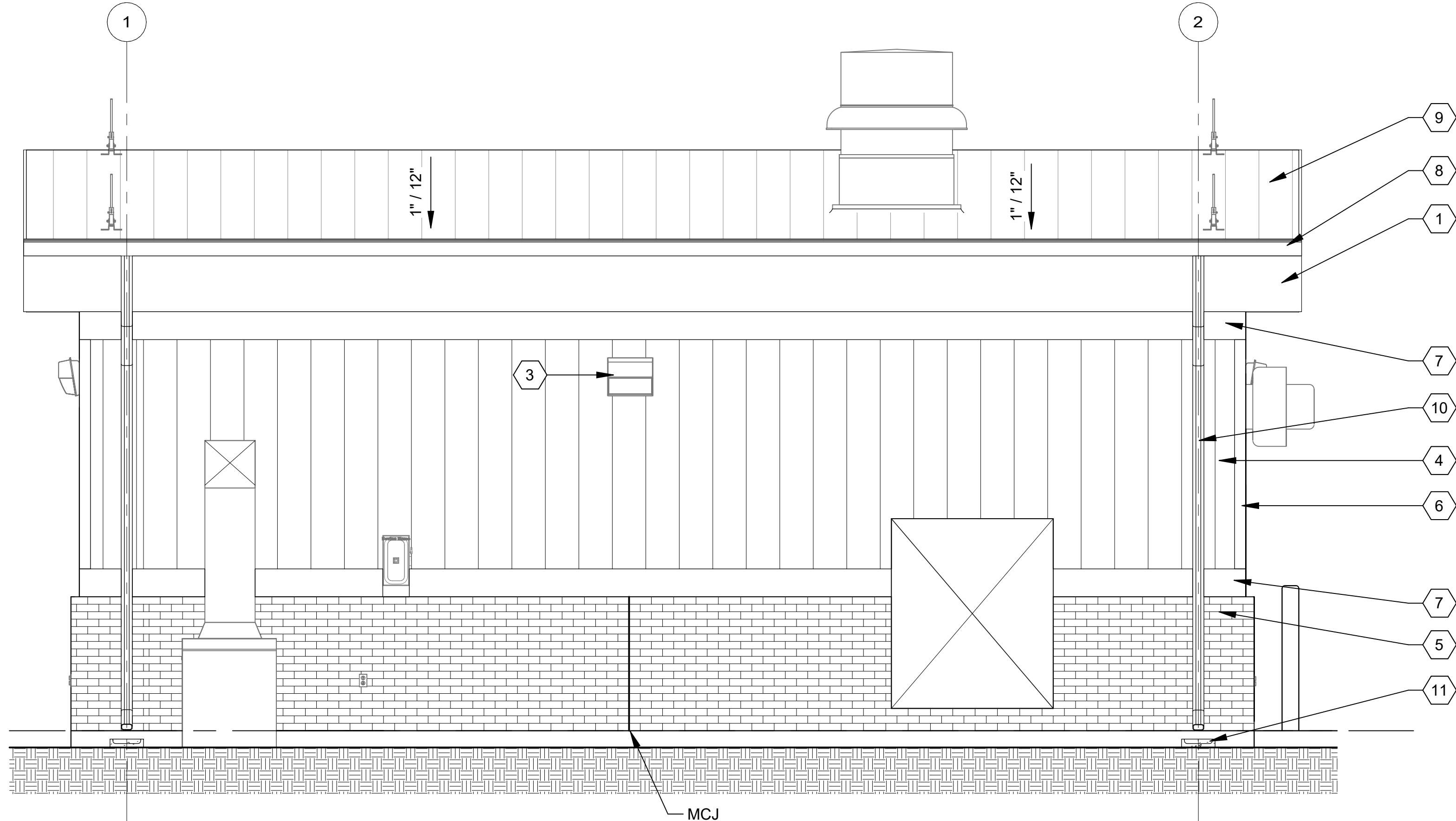
DRAWING NUMBER

**10-S202**

SHEET NUMBER **058**



1 ELEVATION  
10-A101 SCALE: 3/8" = 1'-0"



2 ELEVATION  
10-A101 SCALE: 3/8" = 1'-0"

NOTES:

- 1. FOR GENERAL STRUCTURAL NOTES, SEE GENERAL DRAWINGS.
- 2. FOR FACILITY SITE COORDINATES AND GRADING, SEE CIVIL DRAWINGS.
- 3. COORDINATE WALL AND SLAB OPENINGS WITH OTHER DISCIPLINE DRAWINGS.
- 4. COORDINATE EQUIPMENT PAD DIMENSION AND LOCATION WITH OTHER DISCIPLINE DRAWINGS.

KEYNOTES

|    |                                      |
|----|--------------------------------------|
| 1  | PREFINISHED METAL FASCIA             |
| 2  | PREFINISHED METAL SOFFIT             |
| 3  | WALL MOUNTED DOWNLIGHT               |
| 4  | PREFINISHED METAL WALL PANEL         |
| 5  | 8" MODULAR BRICK VENEER              |
| 6  | PREFINISHED METAL TRIM 1X4           |
| 7  | PREFINISHED METAL TRIM 1X10          |
| 8  | PREFINISHED METAL GUTTER             |
| 9  | PREFINISHED METAL STANDING SEAM ROOF |
| 10 | PREFINISHED METAL DOWNSPOUT          |
| 11 | PRECAST CONCRETE SPLASH BLOCKS       |



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TOWN OF CASTLE ROCK

CASTLE ROCK SEDALIA  
LIFT STATION

LIFT STATION  
ELEVATIONS 1

JOB NO.: 2401588  
DATE: NOV. 2025  
DESIGNED BY: JCN  
DRAWN BY: RLF  
CHECKED BY: JG

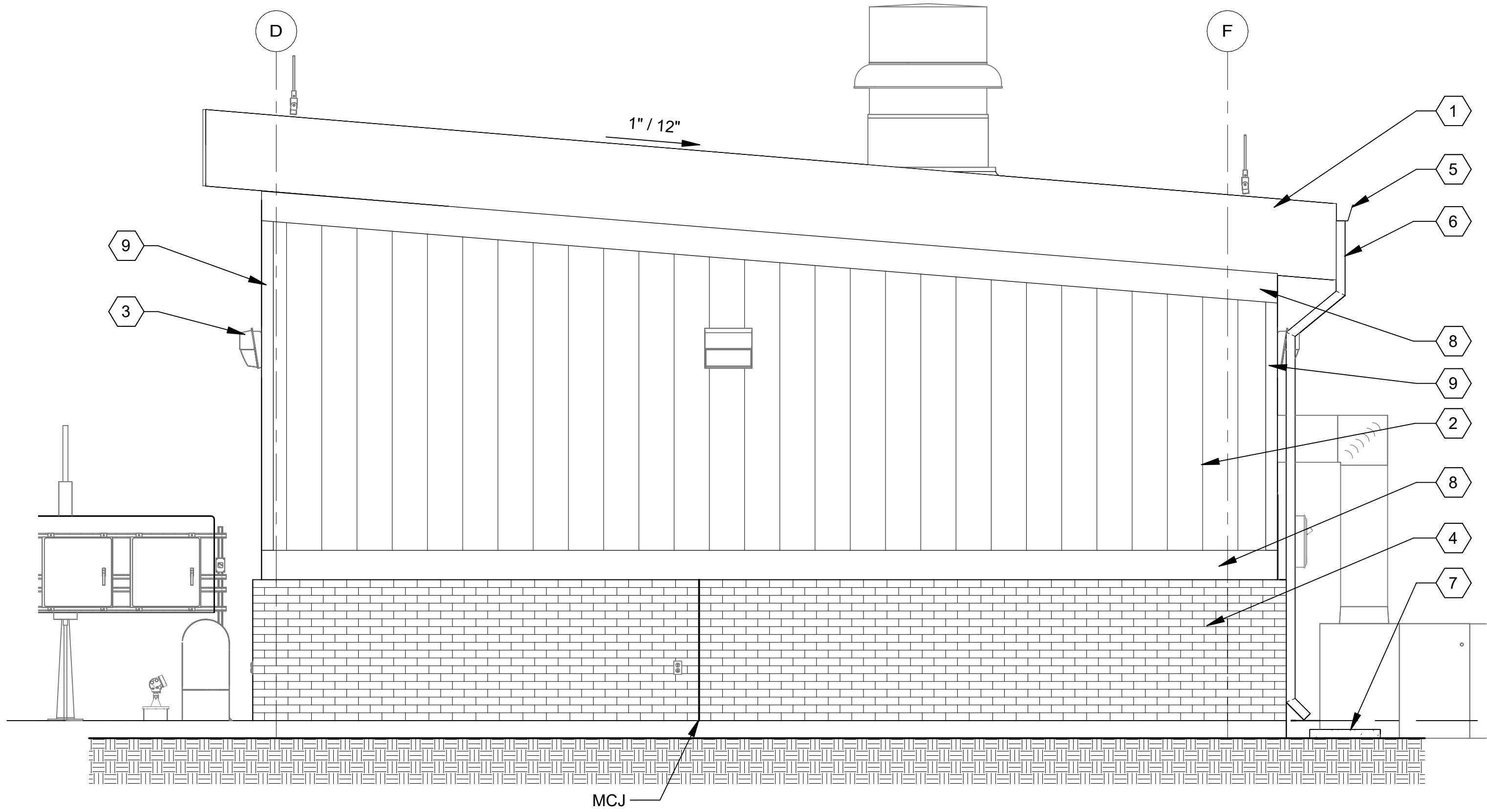
BAR IS ONE INCH ON ORIGINAL DRAWING  
0 1"

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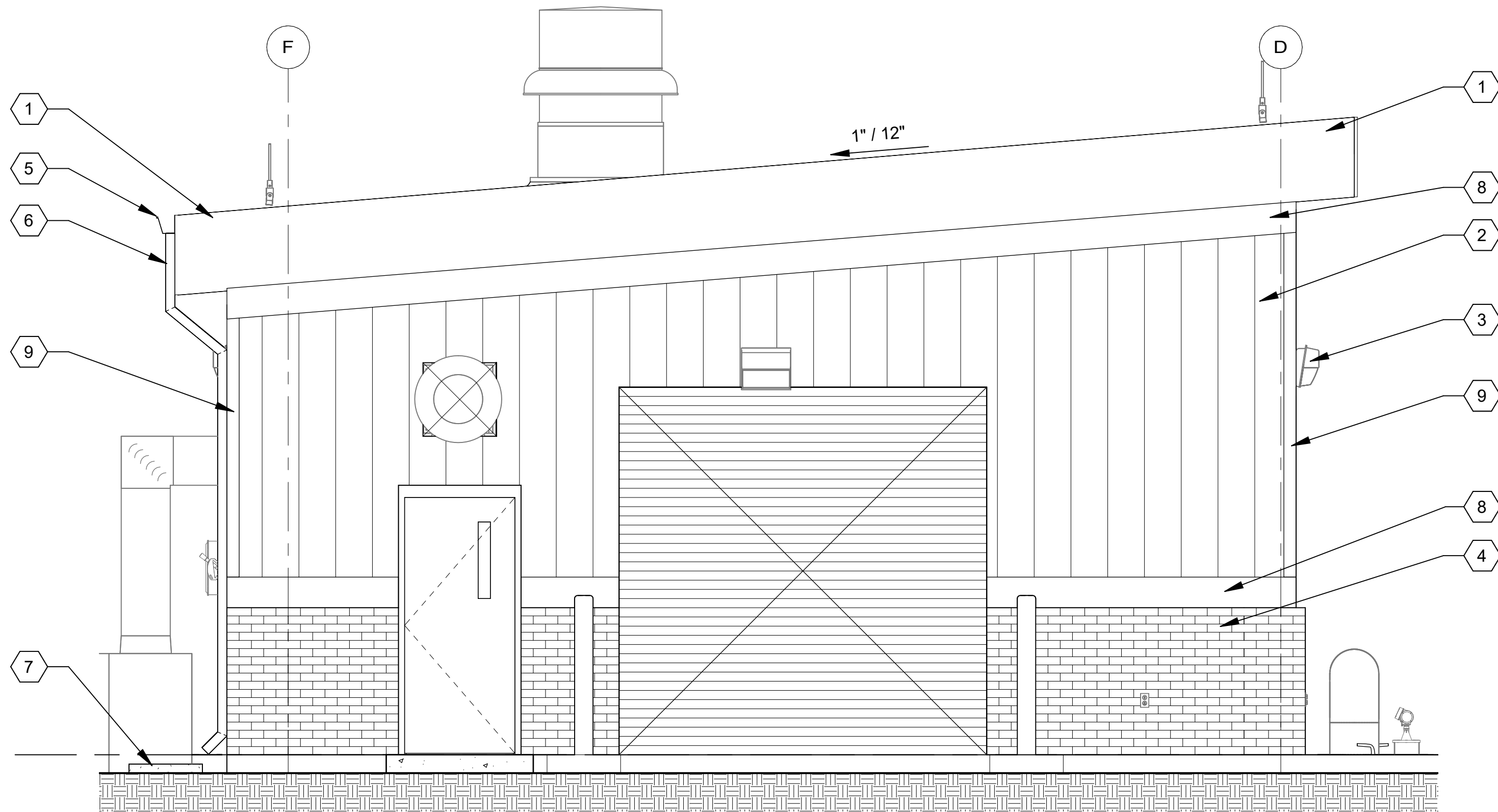
DRAWING NUMBER

10-S203

SHEET  
NUMBER 059



**1 ELEVATION**  
10-A101 SCALE: 3/8" = 1'-0"



**2 ELEVATION**  
10-A101 SCALE: 3/8" = 1'-0"

NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE GENERAL DRAWINGS.
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3. COORDINATE WALL AND SLAB OPENINGS WITH OTHER DISCIPLINE DRAWINGS.
4. COORDINATE EQUIPMENT PAD DIMENSION AND LOCATION WITH OTHER DISCIPLINE DRAWINGS.

KEYNOTES

|   |                                |
|---|--------------------------------|
| 1 | PREFINISHED METAL FASCIA       |
| 2 | PREFINISHED METAL WALL PANEL   |
| 3 | WALL MOUNTED DOWNLIGHT         |
| 4 | 8" MODULAR BRICK VENEER        |
| 5 | PREFINISHED METAL GUTTER       |
| 6 | PREFINISHED METAL DOWNSPOUT    |
| 7 | PRECAST CONCRETE SPLASH BLOCKS |
| 8 | PREFINISHED METAL TRIM 1X10    |
| 9 | PREFINISHED METAL TRIM 1X4     |



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TOWN OF CASTLE ROCK  
CASTLE ROCK SEDALIA  
LIFT STATION

LIFT STATION  
ELEVATIONS 2

JOB NO.: 2401588  
DATE: NOV. 2025  
DESIGNED BY: JCN  
DRAWN BY: RLF  
CHECKED BY: JG

BAR IS ONE INCH ON ORIGINAL DRAWING  
0 1"

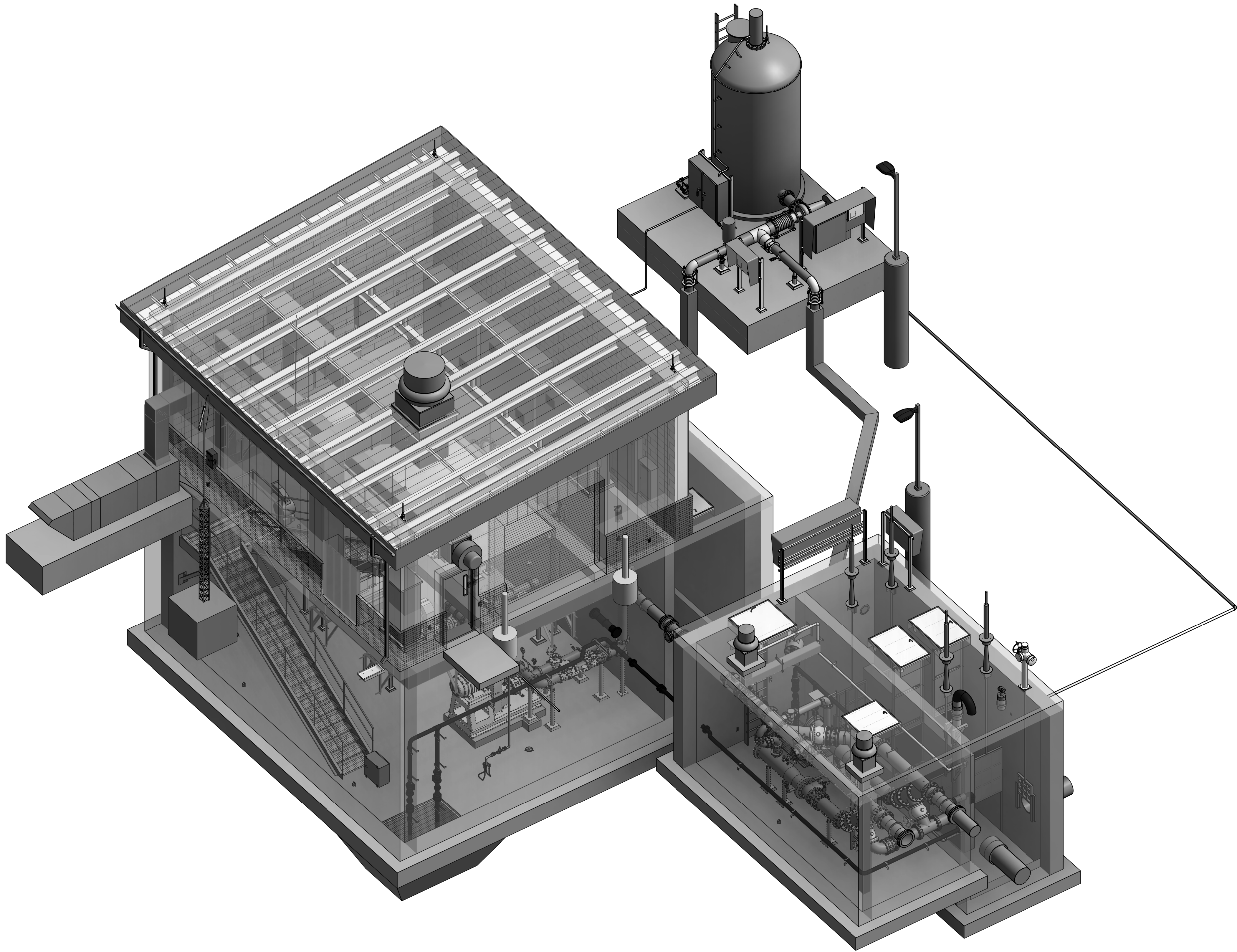
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DRAWING NUMBER

**10-S204**

SHEET NUMBER **060**

Revit File: AutodesK Docs\\W23-2401588 - Castle Rock Sedalia LS and FM PDE\\W23-2401588 - Castle Rock Sedalia LS.rvt  
Plot Date: 11/21/2025 11:53:35 AM



1 ISOMETRIC  
10-P904 SCALE: NOT TO SCALE



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TOWN OF CASTLE ROCK  
CASTLE ROCK SEDALIA  
LIFT STATION

LIFT STATION  
ISOMETRIC 4

JOB NO.: 2401588  
DATE: NOV. 2025  
DESIGNED BY: FSR  
DRAWN BY: MAR  
CHECKED BY: W.JL

BAR IS ONE INCH ON  
ORIGINAL DRAWING  
0 1"  
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DRAWING NUMBER

10-P904

SHEET  
NUMBER 084

File: L:\2024\W25-240-1588 - Castle Rock Sedalia LS and FM PDB\Drawings\CRS\_90-E102.dwg, Last Saved: 11/21/2025 12:36 AM Last saved by: RGGarcia  
Last plotted by: Garcia, Rogelio G., Plot Style: AECmono.ctb Plot Scale: 1/2"=2025 12:49 AM Plotter used: None

| KEYNOTES |                             |
|----------|-----------------------------|
| 1        | INTEGRAL DISCONNECT SWITCH. |



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TOWN OF CASTLE ROCK



CASTLE ROCK SEDALIA  
LIFT STATION

ELECTRICAL SCHEDULES

JOB NO.: 2401588  
DATE: NOV. 2025  
DESIGNED BY: ECO  
DRAWN BY: RGG  
CHECKED BY: ECO

BAR IS ONE INCH ON ORIGINAL DRAWING  
0 1"  
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DRAWING NUMBER  
**90-E103**

SHEET NUMBER  
**110**

| VOLTS <u>120/240</u> $\Phi$ <u>1</u> W <u>3</u>    |           |          |     |     |      |       |     |        |   |   |        |     |       |      |     | PANELBOARD <u>LS-SD-LP-1001</u>        |           | (KVA) <u>12.5</u> PH A | MIN AIC <u>18KA</u>                     |
|----------------------------------------------------|-----------|----------|-----|-----|------|-------|-----|--------|---|---|--------|-----|-------|------|-----|----------------------------------------|-----------|------------------------|-----------------------------------------|
| SECONDARY MAIN <u>175A 100% RATED</u>              |           |          |     |     |      |       |     |        |   |   |        |     |       |      |     | LOCATION: <u>LIFT STATION BUILDING</u> |           |                        |                                         |
| SOURCE <u>LS-SD-TX-1001</u> CIRC. SPACES <u>42</u> |           |          |     |     |      |       |     |        |   |   |        |     |       |      |     | FEEDER AMPS <u>156A</u>                |           | <u>11.5</u> PH C       |                                         |
| MOUNT <u>SURFACE</u>                               |           |          |     |     |      |       |     |        |   |   |        |     |       |      |     | TOTAL AMPS <u>100A</u>                 |           | <u>24.0</u> TOTAL      | NEMA 3R SS                              |
| LOAD DESCRIPTION                                   | LOAD (VA) |          | LTG | REC | COND | GAUGE | CIR | BKR    | A | C | BKR    | CIR | GAUGE | COND | REC | LTG                                    | LOAD (VA) |                        | LOAD DESCRIPTION                        |
|                                                    | $\Phi$ A  | $\Phi$ B |     |     |      |       |     |        |   |   |        |     |       |      |     |                                        | $\Phi$ A  | $\Phi$ B               |                                         |
| LIFT STATION BLDG UPPER LEVEL LIGHTING             | 306       | -        | 6   |     | 1"   | #12   | 1   | 20/1P  |   |   | 20/1P  | 2   | #10   | 1"   |     |                                        | 240       | -                      | SCADA CONTROL PANEL (LS-SD-CP-1001)     |
| LIFT STATION BLDG LOWER LEVEL LIGHTING             | -         | 153      | 3   |     | 1"   | #12   | 3   | 20/1P  |   |   | 20/1P  | 4   | #12   | 1"   |     |                                        | -         | 233                    | EXHAUSTS FAN NO.3 (LS-SD-FAN-1001)      |
| EXIT LIGHTING                                      | 4         | -        | 1   |     | 1"   | #12   | 5   | 20/1P  |   |   | 20/1P  | 6   | #12   | 1"   | 4   |                                        | 720       | -                      | LIFT STATION OUTDOOR REC                |
| LIFT STATION BLDG OUTDOOR LIGHTING                 | -         | 60       | 4   |     | 1"   | #12   | 7   | 20/1P  |   |   | 20/1P  | 8   | #12   | 1"   | 1   |                                        | -         | 180                    | ODOR CONTROL REC                        |
| LIFT STATION BLDG REC UPPER LEVEL                  | 900       | -        |     | 5   | 1"   | #12   | 9   | 20/1P  |   |   | 20/1P  | 10  |       |      |     |                                        | 300       | -                      | LS-SD-GEN-1001 BATTERY CHARGER          |
| LIFT STATION BLDG REC LOWER LEVEL                  | -         | 720      |     | 4   | 1"   | #12   | 11  | 20/1P  |   |   | 20/1P  | 12  | #12   | 1"   |     | 2                                      | -         | 102                    | OCU & SITE LIGHTING                     |
| LS-SD-GEN-1001 CRANKCASE HEATER                    | 500       | -        |     |     | 1"   | #12   | 13  | 30/1P  |   |   | 20/1P  | 14  | #12   | 1"   | 1   | 1                                      | 231       | -                      | LS-SD-GEN-1001 LIGHTING AND REC         |
| LOWER VAULT REC                                    | -         | 360      |     | 2   | 1"   | #12   | 15  | 20/1P  |   |   | 20/1P  | 16  | #12   | 1"   | 1   | 1                                      | -         | 231                    | GATE ENTRANCE LIGHTING & REC            |
| LOWER VAULT LIGHTING                               | 236       | -        | 4   |     | 1"   | #12   | 17  | 20/1P  |   |   | 30A/2P | 18  | #12   | 1"   |     |                                        | 1920      | -                      | SUMP PUMP CONTROL PANEL (LS-SD-CP-1004) |
| SUMP PUMP CONTROL PANEL (LS-SD-CP-1003)            | -         | 1920     |     |     | 1"   | #12   | 19  |        |   |   |        | 20  |       |      |     |                                        | -         | 1920                   |                                         |
|                                                    | 1920      | -        |     |     |      |       | 21  | 30A/2P |   |   |        | 22  | #10   | 1"   |     |                                        | 3000      | -                      | LS-SD-GEN-1001 WATER JACKET HEATER      |
| BASIN LIGHTING & REC                               | -         | 564      | 4   | 2   | 1"   | #12   | 23  | 20/1P  |   |   |        | 24  |       |      |     |                                        | -         | 3000                   |                                         |
| HEAT TRACING                                       | 75        | -        |     |     | 1"   | #12   | 25  | 20/1P  |   |   | 20A/1P | 26  | #12   | 1"   |     |                                        | 35        | -                      | LOWER SMOKE DETECTOR                    |
| LS-SD-GEN-1001 FUEL OIL HEATER                     | -         | 2000     |     |     | 1"   | #12   | 27  | 30/1P  |   |   | 20A/1P | 28  | #12   | 1"   |     |                                        | -         | 10                     | FLOW METER (LS-SD-FIT-1001)             |
| LS-SD-GEN-1001 ALT SPACE HEATER                    | 500       | -        |     |     | 1"   | #12   | 29  | 20/1P  |   |   | 20A/1P | 30  | #12   | 1"   |     |                                        | 1656      | -                      | RECIRCULATION PUMP (LS-SD-P-3001)       |
| UPPER SMOKE DETECTOR                               | -         | 35       |     |     | 1"   | #12   | 31  | 20/1P  |   |   | -      | 32  |       |      |     |                                        |           |                        | SPACE                                   |
| SPACE                                              |           |          |     |     |      |       | 33  | -      |   |   | -      | 34  |       |      |     |                                        |           |                        | SPACE                                   |
| SPACE                                              |           |          |     |     |      |       | 35  | -      |   |   | -      | 36  |       |      |     |                                        |           |                        | SPACE                                   |
| SPACE                                              |           |          |     |     |      |       | 37  | -      |   |   | -      | 38  |       |      |     |                                        |           |                        | SPACE                                   |
| SPACE                                              |           |          |     |     |      |       | 39  | -      |   |   | -      | 40  |       |      |     |                                        |           |                        | SPACE                                   |
| SPACE                                              |           |          |     |     |      |       | 41  | -      |   |   | -      | 42  |       |      |     |                                        |           |                        | SPACE                                   |

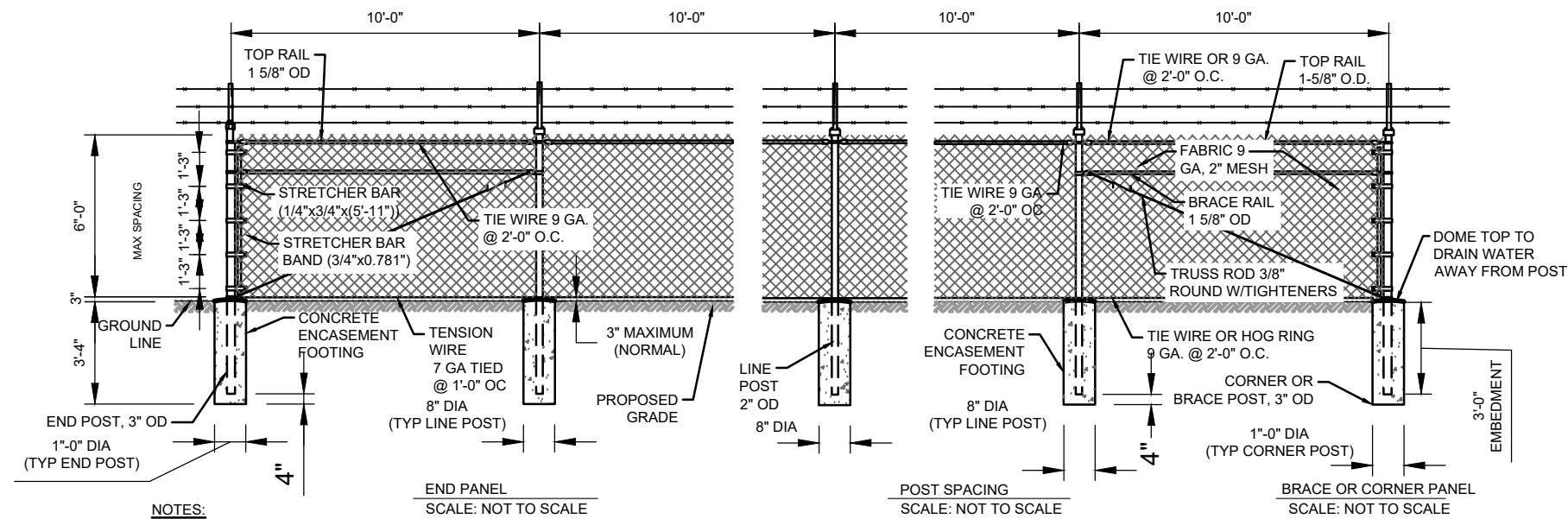
1  
90-E103

PANEL SCHEDULE  
SCALE: NONE

| LIGHT FIXTURE SCHEDULE |              |                                                  |                                                                    |       |                   |    |         |          |                   |
|------------------------|--------------|--------------------------------------------------|--------------------------------------------------------------------|-------|-------------------|----|---------|----------|-------------------|
| MARK                   | MANUFACTURER | CATALOG NUMBER                                   | DESCRIPTION                                                        | LAMPS | SIZE              | VA | VOLTAGE | MOUNTING | MOUNTING HEIGHT   |
| A                      | LITHONIA     | FEM L48 8000LM IMAFL MD MVOLT 40K 80CRI          | INDUSTRIAL LINEAR LED WET LOCATIONS                                | LED   | 52" X 7" X 4"     | 51 | 120V    | PENDANT  | AS NOTED ON PLANS |
| AE                     | LITHONIA     | FEM L48 8000LM IMAFL MD MVOLT 40K 80CRI E10WMC   | INDUSTRIAL LINEAR LED WET LOCATIONS WITH BATTERY BACKUP            | LED   | 52" X 7" X 4"     | 51 | 120V    | PENDANT  | AS NOTED ON PLANS |
| C                      | LITHONIA     | DSX1 LED P1 40K 80CRI TFTM MVOLT SPA PIR SPD20KV | SITE AREA POLE MOUNTED LIGHT, WITH SURGE PROTECTION AND PHOTOCCELL | LED   | 32"L x 15"W x 7"D | 51 | 120V    | POLE     | 12' AFG           |
| WE                     | LITHONIA     | WDGE2 LED P2 40K 80CRI VW MVOLT SRM E20WC PE     | WALL PACK WITH BATTERY BACKUP                                      | LED   | 15" X 11" X 9"    | 15 | MULTI   | WALL     | 10' AFF           |
| X                      | LITHONIA     | ECRG HO SQ M6                                    | EXIT COMBO                                                         | LED   | 19" X 9"          | 4  | MULTI   | WALL     | ABOVE DOORWAY     |

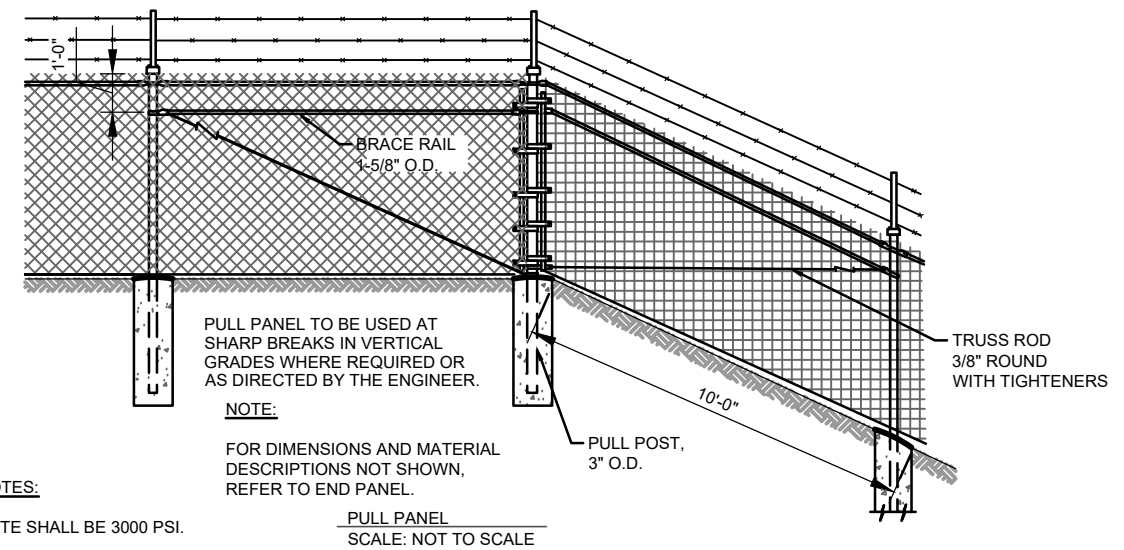
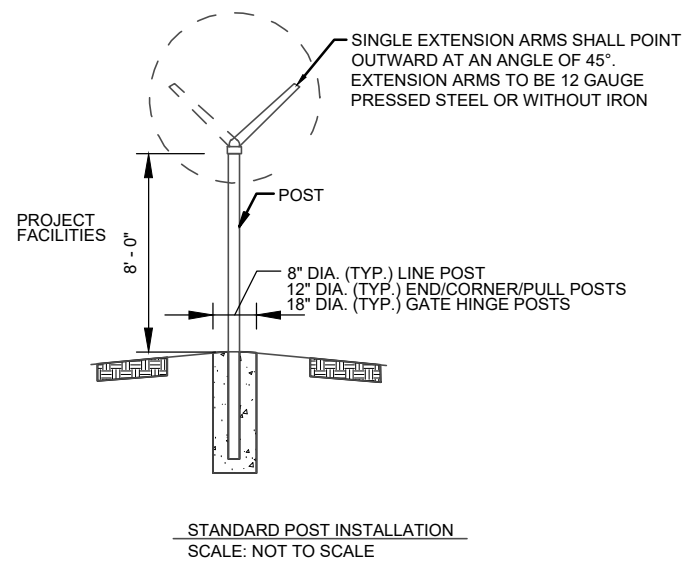
1  
90-E103

LIGHT FIXTURE SCHEDULE  
SCALE: NONE



**NOTE:**

BRACE PANEL SHALL BE PLACED A MAXIMUM OF 400 FEET CENTER TO CENTER FROM END, CORNER, OR BRACE POSTS. ANY BREAKS IN HORIZONTAL ALIGNMENT OF MORE THAN 30 DEGREES SHALL BE CONSIDERED A CORNER.



**GENERAL NOTES:**

- CONCRETE SHALL BE 3000 PSI.

**TOWN OF CASTLE ROCK**  
CASTLE ROCK, COLORADO  
**CASTLE ROCK SEDALIA LIFT STATION**

JOB NO.: 2401588

| REV                  | DATE | DESCRIPTION | BY                               |
|----------------------|------|-------------|----------------------------------|
| TYPICAL FENCE DETAIL |      |             |                                  |
| DIVISION<br>D32      |      |             | SECTION - DETAIL NO.<br>3113-001 |
| DATE: 11/06/2025     |      |             |                                  |

