

## Staff Report Addendum

**DATE:** JULY 12, 2024

**TO:** DOUGLAS COUNTY PLANNING COMMISSIONERS

**FROM:** ERIC PAVLINEK, PRINCIPAL PLANNER   
JEANETTE BARE, AICP, PLANNING MANAGER   
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES 

**SUBJECT:** **6360 ROXBOROUGH PARK ROAD – LOCATION AND EXTENT – SUPPLEMENTAL INFORMATION**

**PROJECT FILE: LE2024-021**

---

The Roxborough Water and Sanitation District Location and Extent (L & E) application for the water pump station building and buried water lines went out on referral and comments were provided to the applicant on July 9, 2024. The applicant has provided a response to the referral comments. A revised L & E plan exhibit was submitted and is included as an attachment.

### ATTACHMENTS

Updated Referral Agency Response Report & Referral Agency Letters  
Applicant Response to Referral Comments  
Revised L & E Plan Exhibit

**Referral Agency Response Report****Project Name:** 6360 Roxborough Park Rd**Project File #:** LE2024-021**Date Sent:** 06/24/2024**Date Due:** 07/08/2024

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Addressing Analyst	07/03/2024	<b>Verbatim Response:</b> No Comment.	No action required.
Arrowhead Shores		No Response Received.	
AT&T Long Distance - ROW	06/26/2024	<b>Summary of Response:</b> There should be no conflicts with AT&T Long Lines facilities.	Comments provided to applicant.
Aurora		No Response Received.	
Black Hills Energy	06/24/2024	<b>Verbatim Response:</b> No Comment.	
Building Services	07/05/2024	<b>Verbatim Response:</b> Permit is required, please visit Douglas county's web site for requirements and contact 303-660-7497 if you have any questions.	Comments provided to applicant.
CDPHE - All Referrals		No Response Received.	
CenturyLink		No Response Received.	
Chatfield Community Association		No Response Received.	
Colorado Parks and Wildlife (Northwest DC - District 551)		No Response Received.	
Comcast		No Response Received.	
CORE Electric Cooperative	06/26/2024	<b>Verbatim Response:</b> CORE Electric Cooperative conditionally approves the Location and Extent. CORE and the applicant will need to meet to address CORE's requirements that affect's CORE existing facilities and proposed electric services.	Comments provided to applicant.
Denver Water Board		No Response Received.	
Douglas County Health Department	07/01/2024	<b>Summary of Response:</b> The applicant will need to obtain CDPHE approval.	Comments provided to applicant.
Engineering Services	07/08/2024	See letter attached for detail.	Comments provided to applicant.
Office of Emergency Management	06/26/2024	<b>Verbatim Response:</b> OEM has no concerns with this project.	No action required.
Open Space and Natural Resources		No Response Received	
Ravenna Homeowners Master Association		No Response Received.	
Ravenna Metro District		No Response Received.	

**Referral Agency Response Report****Project Name:** 6360 Roxborough Park Rd**Project File #:** LE2024-021**Date Sent:** 06/24/2024**Date Due:** 07/08/2024

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Roxborough Park Foundation	06/25/2024	<b>Summary of Response:</b> The Foundation is in full support of the project.	No action required.
Roxborough Ridge HOA		No Response Received.	
Roxborough Village Filing 14B HOA		No Response Received.	
Roxborough Water & Sanitation District		No Response Received.	
Sheriff's Office		No Response Received.	
Sheriff's Office E911		No Response Received.	
West Metro Fire Protection District	06/27/2024	<b>Summary of Response:</b> WMFPD has no objection to the request or location of improvements. See letter attached for detail.	Comments provided to applicant.
Wildfire Mitigation		No Response Received.	
Xcel Energy-Right of Way & Permits	06/26/2024	<b>Summary of Response:</b> Xcel Energy has no apparent conflict.	No action required.

## Eric Pavlinek

---

**From:** annb cwc64.com <annb@cwc64.com>  
**Sent:** Wednesday, June 26, 2024 10:10 AM  
**To:** Eric Pavlinek  
**Cc:** Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com  
**Subject:** Roxborough Park Rd Littleton, Colorado Douglas County eReferral #LE2024-021  
**Attachments:** Roxborough Park Rd Littleton, Colorado.jpg

Hi Eric,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Roxborough Park Rd Littleton, Colorado. The Earth map shows the project area in red and based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

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, June 24, 2024 2:10 PM  
To: annb cwc64.com <annb@cwc64.com>  
Subject: Douglas County eReferral (LE2024-021) 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: LE2024-021

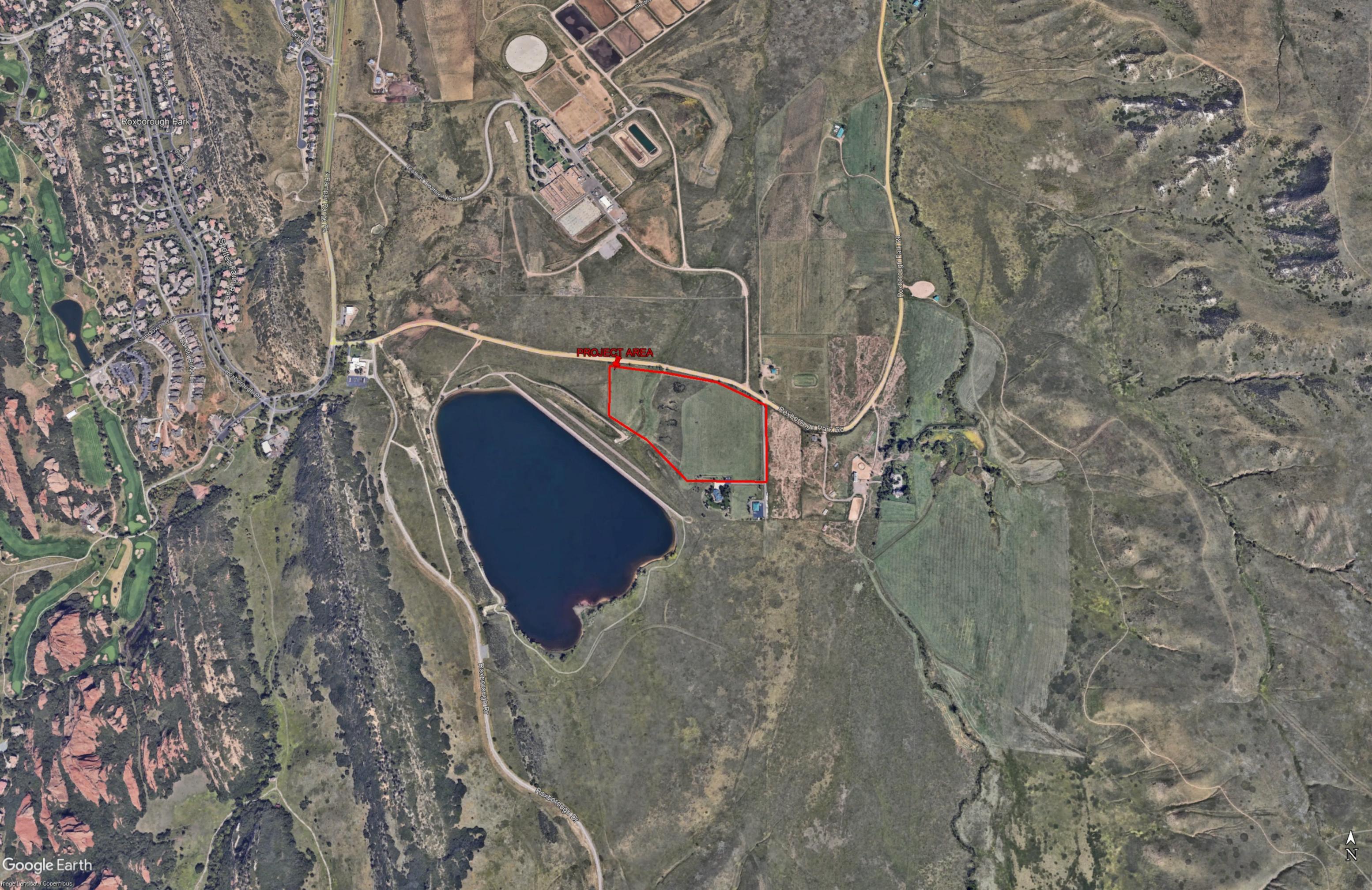
Project title: 6360 Roxborough Park Rd

Project Summary: Roxborough Water and Sanitation District, requests approval of a Location and Extent (L & E) for construction of a new pump station, raw water line, potable water line, and other improvements necessary to provide raw water to parcels within the District's service area.

This referral will close on Monday, July 8, 2024.

If you have any questions, please contact me.

Sincerely,



Roxborough Park

Spotted Tail

PROJECT AREA



# ROXBOROUGH WATER AND SANITATION DISTRICT RAMPART PUMP STATION RELOCATION

SECTION 12, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO

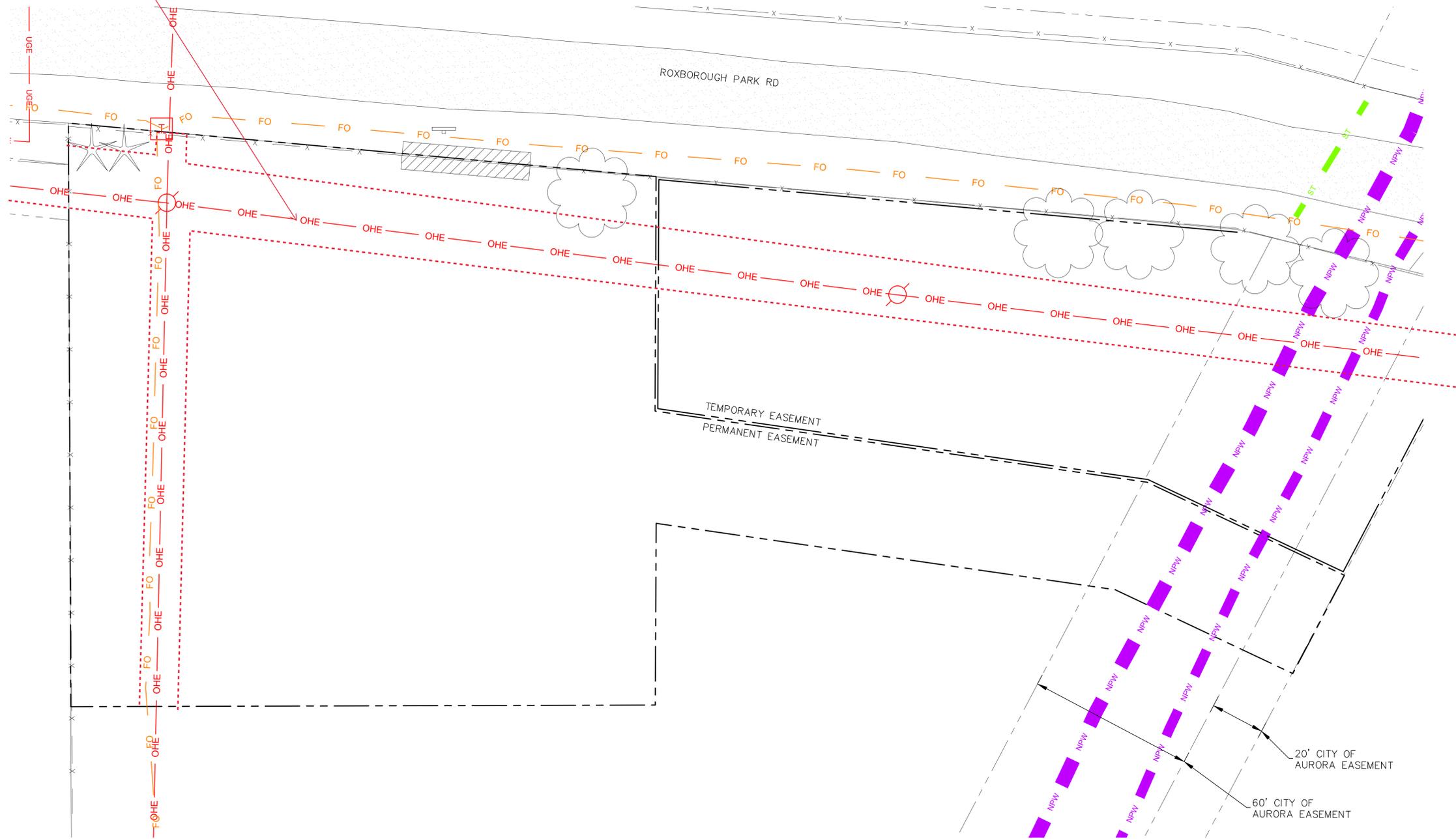
AREA 1.81 ACRES

LOCATION AND EXTENT PLAN -- PS2023-091

LITTLETON, CO 80125

CORE COMMENTS 6-26-24

EXISTING 20-FOOT CORE EASEMENT



*EXISTING SITE, UTILITY, AND DEMO PLAN*  
SCALE: 1"=20'


  
 Water & Sanitation District  
 TST INFRASTRUCTURE, LLC  
 Consulting Engineers  
 BAR PLOTS 1-INCH AT FULL SCALE

**EXISTING SITE AND DEMO PLAN**  
SHEET 3 OF 9

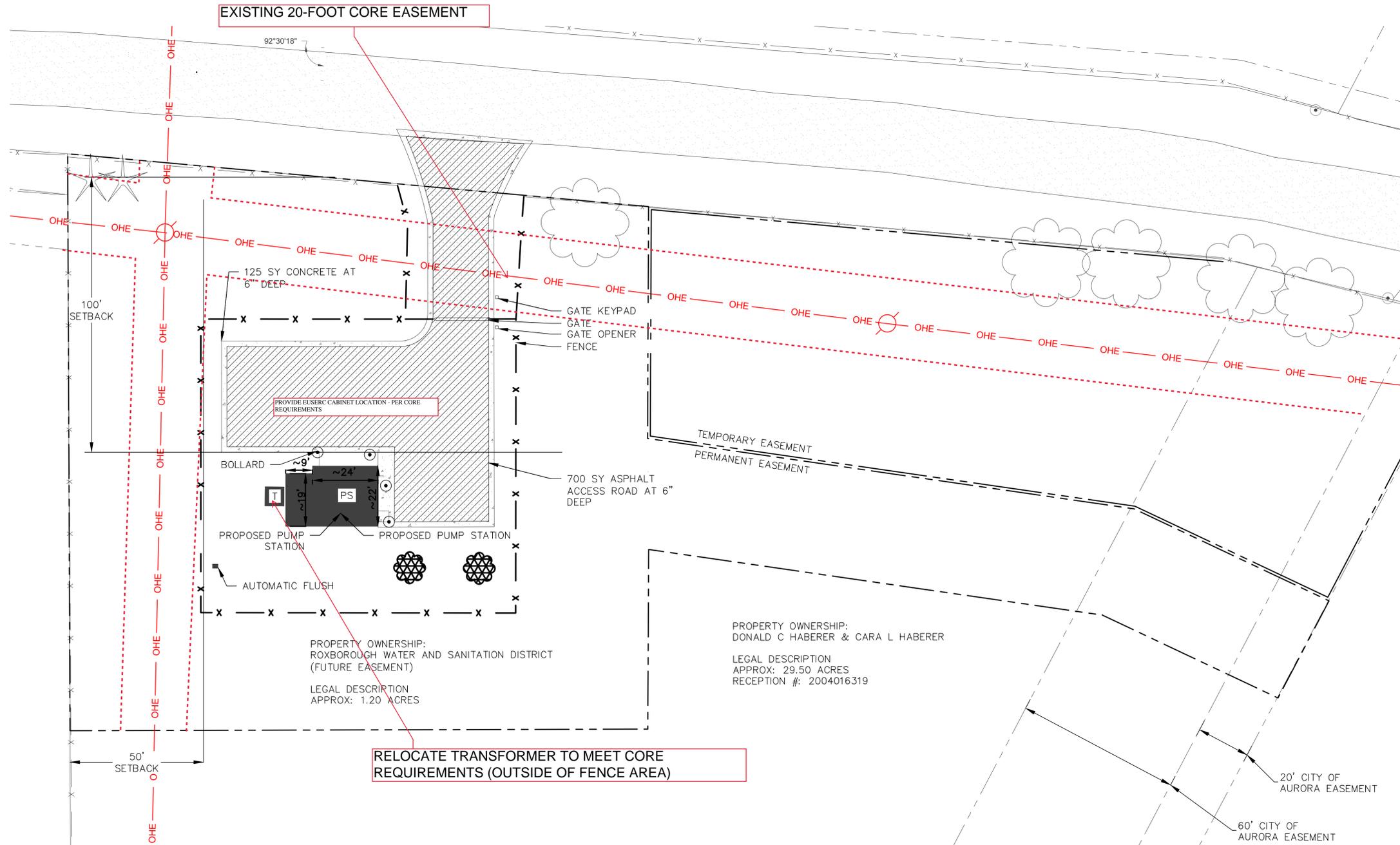
# ROXBOROUGH WATER AND SANITATION DISTRICT RAMPART PUMP STATION RELOCATION

SECTION 12, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO

AREA 1.81 ACRES

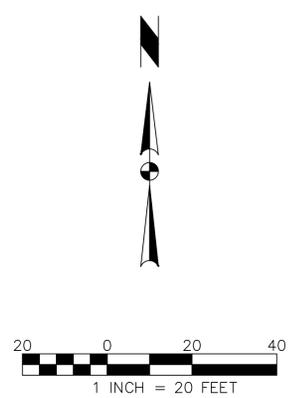
LOCATION AND EXTENT PLAN -- PS2023-091

LITTLETON, CO 80125



ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	78,844	100
NEW BUILDING	700	.01
ASPHALT ACCESS ROAD	6,290	0.08
CONCRETE PAN	1,115	0.01
<b>HARDSCAPE TOTAL</b>	<b>8105</b>	<b>0.10</b>
PLANTED AREA	180	.002
EXISTING VEGETATION	70,559	84.6
<b>LANDSCAPE TOTAL</b>	<b>70,729</b>	<b>90</b>

SUBURBAN RESIDENTIAL ZONING SETBACKS FROM:	REQUIRED SETBACK DISTANCE
SIDE LOT LINE	50 FT
FRONT LOT LINE	100 FT



H:\Drawings\Roxborough\001.363 - Rampart PS Relocation\Approvals\DC\LE Exhibits.dwg, SITE PLAN, 11/11/2021 2:09 PM

**RELOCATE TRANSFORMER TO MEET CORE REQUIREMENTS (OUTSIDE OF FENCE AREA)**

**SITE PLAN**  
SCALE: 1"=20'

NOTE:  
1. FENCE TO MATCH EXISTING AS DEPICTED IN PHOTO TO THE RIGHT.



TST INFRASTRUCTURE, LLC  
Consulting Engineers

BAR PLOTS 1-INCH AT FULL SCALE

SITE PLAN  
SHEET 4 OF 9

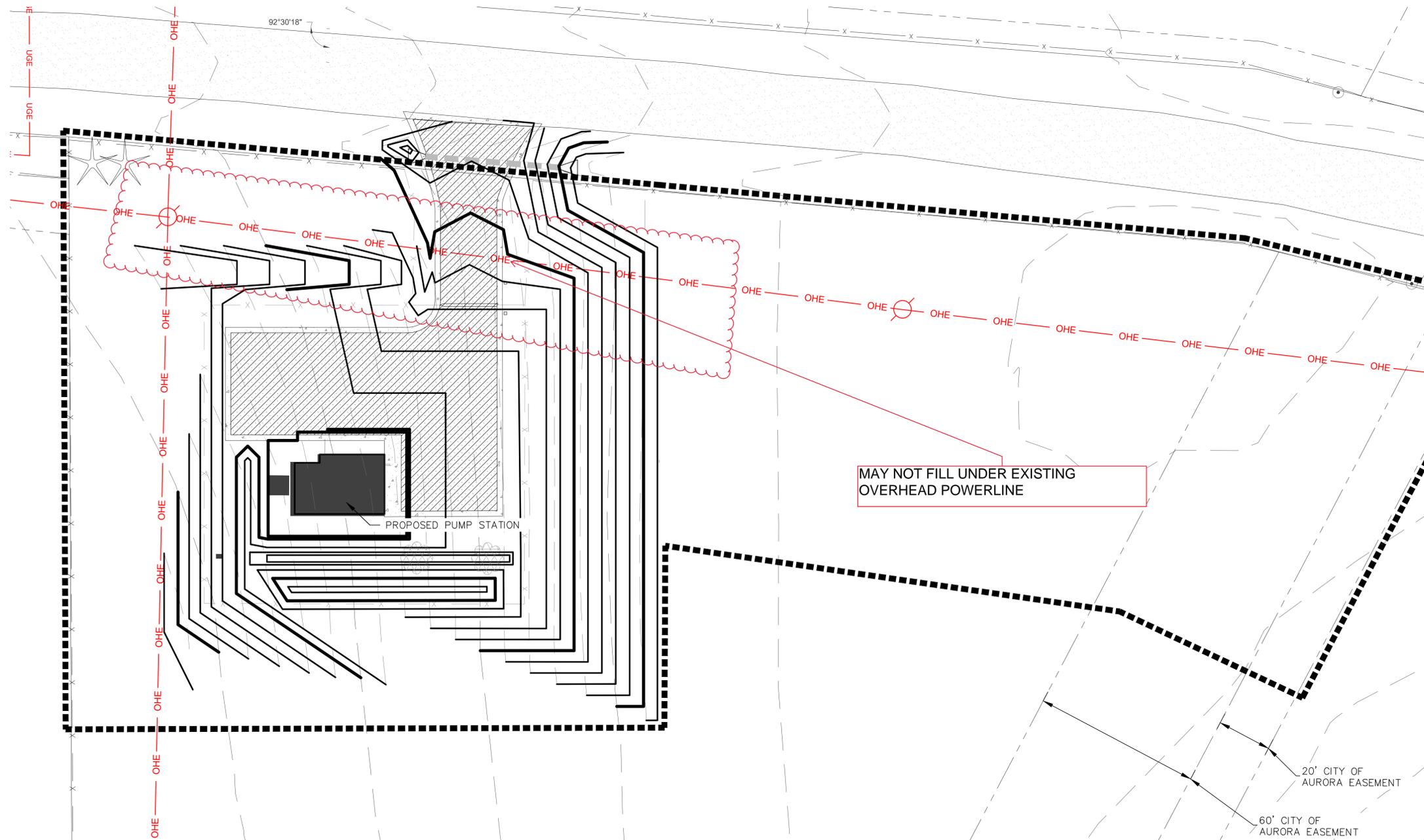
# ROXBOROUGH WATER AND SANITATION DISTRICT RAMPART PUMP STATION RELOCATION

SECTION 12, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO

AREA 1.81 ACRES

LOCATION AND EXTENT PLAN -- PS2023-091

LITTLETON, CO 80125



**GRADING PLAN**  
SCALE: 1"=20'

GRADING QUANTITIES TABLE	
DESCRIPTION	VALUE
TOTAL CUT VOLUME	485.42
TOTAL FILL VOLUME	1661.50
NET VOLUME CHANGE	1176.08

Roxborough  
Water & Sanitation District

**TST**  
TST INFRASTRUCTURE, LLC  
Consulting Engineers

BAR PLOTS 1-INCH AT FULL SCALE

**GRADING PLAN**  
SHEET 6 OF 9

07/01/2024

Eric Pavlinek  
Planning Services  
100 Third Street  
Castle Rock, CO 80104  
303-660-7460

LE: SB2024-021

Dear Eric,

Thank you for the opportunity to review and comment on the Roxborough Water and Sanitation District request for water pump station and line. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with applicable environmental and public health regulations. After reviewing the application, DCHD has the following comments:

**Lift Station Facility Design & Approval Process**

CDPHE approves both site location as well as design for lift stations, including the subject project. The applicant may contact Bret Icenogle, P.E. with the CDPHE Water Quality Control Division, at 303-692-3278 or [bret.icenogle@state.co.us](mailto:bret.icenogle@state.co.us) regarding those requirements.

Sincerely,

Jacob Deitz

cc: Skyler Sicard

**REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT**

Date sent: June 24, 2024

Comments due by: July 8, 2024

**Project Name:** 6360 Roxborough Park Road

**Project File #:** LE2024-021

**Project Summary:** The applicant, Roxborough Water and Sanitation District, proposes a Location and Extent for the construction and relocation of the District’s Rampart Pump Station. The request will include the construction of a new pump station, raw water line, potable water line, and other improvements necessary to provide raw water to parcels within the District’s service area.

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

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns:  _____	
<input checked="" type="checkbox"/> See letter attached for detail.	
<b>Agency:</b> PW - Engineering	<b>Phone #:</b> (303) 660-7490
<b>Your Name:</b> Jacob Gabel <i>(please print)</i>	<b>Your Signature:</b> 
	<b>Date:</b> 7/8/2024

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **July 15, 2024, at 6:00 pm.** See the County website or contact the Planning Department for instructions on how to participate.

Sincerely,  
*Eric Pavlinek*  
Eric Pavlinek, Project Planner  
Enclosure

# MEMORANDUM

To: Eric Pavlinek, Principal Planner

CC:

From: Jacob Gabel, Development Review Engineer

Date: 7/8/2024

**RE: 6360 Roxborough Park Rd: DV2024-305**

Initial Submittal: 6-24-2024  
1st Engineering response letter: 7-8-2024

---

The Douglas County Department of Public Works Engineering has reviewed the 6360 Roxborough Park Rd Project and has the following comments:

## General

1. For the following comments, please note that these documents are not required for the approval of the L&E, but are required before construction of any improvements:
  - a. The construction plans appear to be missing.
  - b. The GESC Plan appears to be missing.
  - c. The Drainage Letter appears to be missing. At this time, we are requiring a minimum of a Drainage Letter. Calculations will need to be provided to show the impact that the improvements have on the area. If the calculations show that there is increased runoff due to the improvements, then detention and water quality may be required.
  - d. A GESC Permit, ROW Use and/or Construction Permit, and any other applicable permits will be required. Other such permits could include Temporary Access and/or Permanent Access Permits.
2. From what is discerned from the exhibit and the narrative, it appears that pipes will be placed in the roadway. Will the pipes be included as part of the L&E? Regardless, please note that a Plan and Profile will be required for their installation.
  - a. Please be aware that the proposed water lines may possibly go into the 100-yr floodplain. If this is the case, please know that a Floodplain Development Permit will be needed.
3. Please coordinate with Jeff Willis with Berkeley Homes ([jwillis@liveberkeley.com](mailto:jwillis@liveberkeley.com), 303-916-9139) as they are developing the subdivision on the south side of Roxborough Park Rd and plan to pave a section of the road. In coordinating with them, the goal would be to get the District's water lines in the road prior to its paving.

**Traffic**

4. Please be aware that the County will not support the proposed road closure. One lane will need to be made open to traffic at all times and a Traffic Control Plan will be required as part of the ROW Use and/or Construction Permit.
5. Please include as part of the narrative the number of visits the site will receive in post-construction conditions for maintenance and the like.

With the next submittal, please enclose a written response to these comments. Please let me know if you have any questions.

**REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT**

Date sent: June 24, 2024

Comments due by: July 8, 2024

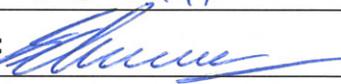
**Project Name:** 6360 Roxborough Park Road

**Project File #:** LE2024-021

**Project Summary:**

The applicant, Roxborough Water and Sanitation District, proposes a Location and Extent for the construction and relocation of the District's Rampart Pump Station. The request will include the construction of a new pump station, raw water line, potable water line, and other improvements necessary to provide raw water to parcels within the District's service area.

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

<input type="checkbox"/> No Comment	
<input checked="" type="checkbox"/> Please be advised of the following concerns: <u>ROXBOROUGH PARK FOUNDATION IS IN FULL SUPPORT OF THIS PROJECT.</u>	
<input type="checkbox"/> See letter attached for detail.	
<b>Agency:</b> <u>ROXBOROUGH PARK FOUNDATION</u>	<b>Phone #:</b> <u>720-536-2441</u>
<b>Your Name:</b> <u>BRIAN LENCE</u> <i>(please print)</i>	<b>Your Signature:</b> 
	<b>Date:</b> <u>6/25/24</u>

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **July 15, 2024, at 6:00 pm.** See the County website or contact the Planning Department for instructions on how to participate.

Sincerely,

*Eric Pavlinek*  
Eric Pavlinek, Project Planner  
Enclosure



# West Metro Fire Protection District

433 S. Allison Parkway  
Lakewood, CO 80226  
Bus: (303) 989-4307  
Fax: (303) 989-6725  
[www.westmetrofire.org](http://www.westmetrofire.org)

June 27, 2024

Heather Scott  
Douglas County Planning Services  
100 Third Street  
Castle Rock, CO 80104  
[hscott@douglas.co.us](mailto:hscott@douglas.co.us)  
303-660-7460

RE: LE2024-021

Heather Scott,

This property is within the West Metro Fire Protection District (WMFPD). Fire service will be provided as long as provisions of the currently adopted edition of the International Fire Code, including Douglas County amendments are met in development.

- WMFPD has no objection to the replacement of the pump house
- WMFPD accepts the proposed site plan, access to the site meets fire department requirements
- WMFPD accepts the proposed location for a fire hydrant as it will serve the site and potential future development

Permits are required from the fire district for new and core/shell buildings, tenant improvement projects, all work on automatic fire protection systems, all work on automatic fire detection systems, solar photovoltaic systems, underground fire line, radio amplification, and for the storage of hazardous materials.

WMFPD reserves the right to provide additional comments/requirements if there are any changes to the application or at the time plans are submitted and reviewed per applicable codes and amendments.

If you have any questions contact me at 303-989-4307 extension 558 or e-mail: [jbrennan@westmetrofire.org](mailto:jbrennan@westmetrofire.org).

Respectfully,

**Captain John Brennan**  
*Deputy Fire Marshall*  
*Life Safety Division*  
*West Metro Fire Protection District*



**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)

June 26, 2024

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

Attn: Eric Pavlinek

**Re: 6360 Roxborough Park Rd, Case # LE2024-021**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **6360 Roxborough Park Rd** 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](mailto:violeta.ciocanu@xcelenergy.com)

## Eric Pavlinek

---

**From:** Hoopes, Varina <Varina.Hoopes@lumen.com>  
**Sent:** Wednesday, July 10, 2024 2:51 AM  
**To:** Eric Pavlinek  
**Subject:** P862428 - Letter of Acknowledgment/Referral Response Form - 6360 Roxborough Park Rd - Douglas County eReferral (LE2024-021)  
**Attachments:** Referral Response Request\_93610472\_7.10.24.pdf; P862428 - Letter of Acknowledgment - 6360 Roxborough Park Rd - Douglas.pdf

To Whom It May Concern,

Thank you for your request. As requested, attached you will find the Letter of Acknowledgment, as well as the signed/dated Referral Response Request Form for the request located at the aforementioned subject parcel and more specifically depicted on Exhibit "A" of the attachment hereto. **Please pay special attention to all the bullet points as outlined in the Letter of Acknowledgement.**

### **RESERVATIONS:**

**Existing underground copper facilities running the whole South side East to West on N Roxborough Park Rd. Aerial copper runs North and South through the middle of the West side of proposed location. Copper splice, cables and point of interest within the proposed water treatment building area.**

Please reach out anytime with questions or concerns as we are here to help in any way possible.

If you need any additional information or forms reviewed for signing, please reply to this email.

Kindest regards,

Rina

**Rina Hoopes | Contractor - Right of Way Agent II**

Work | 681.221.4770

[Varina.Hoopes@Lumen.com](mailto:Varina.Hoopes@Lumen.com)

**LUMEN®**

---

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

**REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT**

Date sent: June 24, 2024

Comments due by: July 8, 2024

**Project Name:** 6360 Roxborough Park Road

**Project File #:** LE2024-021

**Project Summary:** The applicant, Roxborough Water and Sanitation District, proposes a Location and Extent for the construction and relocation of the District’s Rampart Pump Station. The request will include the construction of a new pump station, raw water line, potable water line, and other improvements necessary to provide raw water to parcels within the District’s service area.

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

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns:  _____	
<input checked="" type="checkbox"/> See letter attached for detail.	
<b>Agency:</b> CenturyLink Right of Way Team	<b>Phone #:</b> 407.592.6104
<b>Your Name:</b> Varina Hoopes <i>(please print)</i>	<b>Your Signature:</b> 
	<b>Date:</b> 7/10/2024

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **July 15, 2024, at 6:00 pm.** See the County website or contact the Planning Department for instructions on how to participate.

Sincerely,  
*Eric Pavlinek*  
Eric Pavlinek, Project Planner  
Enclosure

7/10/2024



**REQUESTOR:** Eric Pavlinek – Planning Services

**PROJECT INFO:** Location and Extent – Douglas County, State of Colorado

**PROJECT SUMMARY:** Letter of Acknowledgment – Location and Extent: for construction of a new pump station, raw water line, potable water line, and other improvements necessary to provide raw water to parcels within the District's service area located within Southdowns at Roxborough, Filing 3 – Douglas County, Colorado

**APPROVAL TO PROCEED:** 6360 Roxborough Park Road – Douglas County, CO

**P862428  
LE2024-021**

To Whom It May Concern:

CenturyLink of Colorado, Inc. d/b/a CenturyLink (“CenturyLink”) has reviewed your request to proceed with improvements and incorporated by this reference, within the Easement Tract and has no objections providing, however, the following terms and conditions are agreed to, and met, by Landowner:

- 1. Locates must be performed by a state recognized organization (i.e. Call Before You Dig, Blue Stake, etc.).**
- 2. A minimum of three feet of cover above CenturyLink facilities is maintained at all times and the final grade provides for no less than three feet of cover.**

**3. If any CenturyLink facilities are damaged or require relocation as a result of said Improvements, or the act of installing, maintaining, or removing said Improvements, Landowner agrees to bear the cost of repair and/or relocation of said CenturyLink facilities.**

**4. No buildings or structures are to be placed within the Easement Tract other than those, if any, that are approved by this APPROVAL TO PROCEED.**

**5. If you require existing facilities to be moved, relocated, or removed, please contact me to coordinate the issuance of required Easement and/or Release Agreements to facilitate request. The issuance of this Letter does not constitute either acceptance or approval of moving, relocating or removing of facilities without first obtaining the needed Agreements.**

It is the intent and understanding of CenturyLink that this action shall not reduce our rights to any existing easements or rights we have on this site or in the area.

If you have any questions or would like to discuss this action further, please contact Varina Hoopes at [Varina.Hoopes@lumen.com](mailto:Varina.Hoopes@lumen.com).

Sincerely yours,

/s/

CenturyLink Right of Way Team



Eric Pavlinek  
Principal Planner  
Douglas County Department of Community Development  
Planning Services Division  
100 Third Street  
Castle Rock, CO 80104

RE: Rampart Pump Station Relocation  
PS2024-021 Applicant Response to Referral Agency Comments

Mr. Pavlinek,

Per your referral response request for PS2024-021, we offer the following comments:

**AT&T Long Distance - ROW:**

1. The Earth map shows the project area in red and based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

**Response: Response received.**

**Black Hills Energy:**

1. No comment.

**Response: Noted.**

**Building Services:**

1. Permit is required, please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.

**Response: Necessary permits will be obtained.**

**CenturyLink and Lumen:**

1. Lumen holds reservations around underground copper facilities running on South side of N Roxborough Park Rd from east to west. Copper splice, cables and point of interest exist within the proposed water treatment building area.

**Response: Discussions with Lumen are pending. The final design will incorporate Lumen's comments.**

2. CenturyLink shared five terms and conditions to be met including performing locates, maintaining three feet cover above CenturyLink Facilities, protocol for damaging or requiring relocation of facilities, no buildings or structures to be placed within easement tract other than those, if any, approved by this approval to proceed, if existing facilities are to be moved, relocation, or removed CenturyLink should be contacted for appropriate procedure.

**Response: Discussions with CenturyLink are pending. The final design will incorporate CenturyLink's comments.**

**CORE Electric Cooperative:**

1. CORE Electric Cooperative conditionally approves the Location and Extent. CORE and the applicant will need to meet to address CORE's requirements that affect CORE existing facilities and proposed electric services.
  - CORE existing 20' easement across property
  - Relocate transformer
  - Provide EUSERC cabinet
  - Address proposed fill under overhead powerline

**Response: Conversations to address this concern have begun. The final design will incorporate CORE Electric Cooperative comments.**

**Douglas County Health Department:**

1. CDPHE approves both site location and as well as design for lift stations, including the subject project.

**Response: The facility is an irrigation water pump station and does not pump wastewater. A site application and design review should not be required for this facility.**

**Office of Emergency Management:**

1. OEM has no concerns with this project.

**Response: Response received.**

**Public Works Engineering:**

1. Construction plans, GESC Plan, Drainage Letter, and permits are required before construction  
**Response: These will be submitted.**

2. Plan and Profiles will be required for the installation of the pipes in the roadway. Please be aware that the proposed water lines may possibly go into the 100-yr floodplain. If this is the case, please know that a Floodplain Development Permit will be needed.

**Response: Plan and profiles will be included in the construction drawing submittal with Public Works Engineering. A Floodplain Development Permit will be acquired if needed.**

3. Please coordinate with Jeff Willis with Berkeley Homes (jwillis@liveberkeley.com, 303-916-9139) as they are developing the subdivision on the south side of Roxborough Park Rd and plan to pave a section of the road. In coordinating with them, the goal would be to get the District's water lines in the road prior to its paving.

**Response: TST has been in communication with Berkeley Homes regarding the potable water line and other future utilities in Roxborough Park Road. Berkeley Homes agreed this project should be coordinated appropriately with development of the subdivision.**

Referral Response

July 10, 2024

Page 3

4. Please be aware that the County will not support the proposed road closure. One lane will need to be made open to traffic at all times and a Traffic Control Plan will be required as part of the ROW Use and/or Construction Permit.

**Response: Response received, we would like to further discuss options that may be less of a disturbance to traffic and reduce impact duration to Roxborough Park Road.**

5. Please include as part of the narrative the number of visits the site will receive in post-construction conditions for maintenance and the like.

**Response: Section III.A. (page 3) of the submitted L&E report includes this information, "Following the completion of construction for this project, routine maintenance and operation of the facility is expected to occur once per week from Monday – Friday between 7:00 AM – 3:30 PM during irrigation season only. Weekend or after-hours use of the facility is not anticipated at this time."**

**Roxborough Park Foundation:**

1. Roxborough Park Foundation is in full support of this project.

**Response: Response received.**

**West Metro Fire District:**

1. WMFPD has no objection to the replacement of the pump house. WMFPD accepts the proposed site plan, access to the site meets fire department requirements. WMFPD accepts the proposed location for a fire hydrant as it will serve the site and potential future development. Permits are required from the fire district for new and core/shell buildings, tenant improvement projects, all work on automatic fire detection systems, solar photovoltaic systems, underground fire line, radio amplification, and for the storage of hazardous materials.

**Response: Necessary permits will be obtained.**

**Xcel:**

1. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for 6360 Roxborough Park Rd and currently has no apparent conflict.

**Response: Response received.**

If you have any questions on these responses, please contact us at (303) 799-5197.

Sincerely,

Michael Gerstner, PE  
Principal

On behalf of  
Roxborough Water and Sanitation District

# ROXBOROUGH WATER AND SANITATION DISTRICT RAMPART PUMP STATION RELOCATION

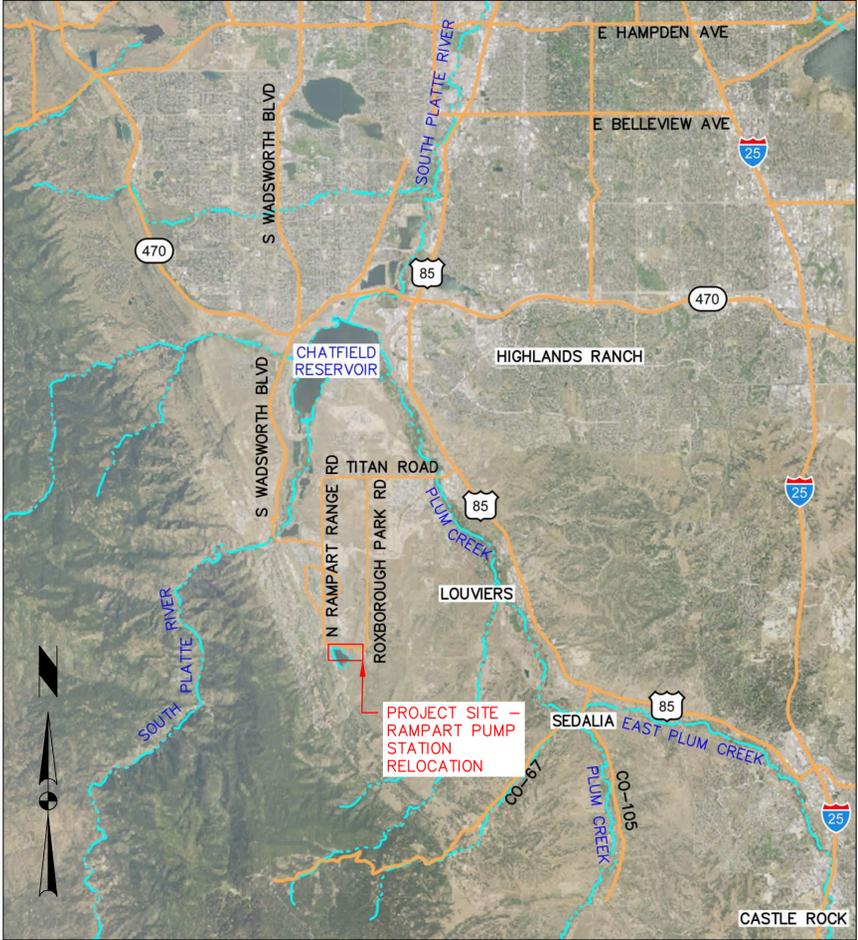
SECTION 12, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO

AREA 1.81 ACRES

LOCATION AND EXTENT PLAN -- PS2023-091

6400 N. ROXBOROUGH PARK ROAD

LITTLETON, CO 80125



VICINITY MAP  
1" = 10,000'

## LOCATION AND EXTENT PLAN RAMPART PUMP STATION RELOCATION

**Preparer:** TST Infrastructure, LLC  
**Contact:** Michael Gerstner, PE  
**Address:** 5655 South Yosemite Street, Suite 101  
 Greenwood Village, CO 80111  
**Phone:** 303-799-5197

**Owner:** Roxborough Water and Sanitation District  
**Contact:** Mike Marcum  
**Address:** 6222 N. Roxborough Park Road  
 Littleton, CO 80125  
**Phone:** 303-979-7286

### SHEET INDEX

<b>SHEET 1</b>	<b>COVER / VICINITY MAP</b>
<b>SHEET 2</b>	<b>ROW PIPING PLAN</b>
<b>SHEET 3</b>	<b>EXISTING SITE PLAN</b>
<b>SHEET 4</b>	<b>SITE PLAN</b>
<b>SHEET 5</b>	<b>YARD PIPING PLAN</b>
<b>SHEET 6</b>	<b>GRADING PLAN</b>
<b>SHEET 7</b>	<b>LANDSCAPING PLAN</b>
<b>SHEET 8</b>	<b>ISOMETRIC VIEWS</b>
<b>SHEET 9</b>	<b>ARCHITECTURAL VIEWS</b>

ROXBOROUGH WATER AND SANITATION DISTRICT  
 6222 N. ROXBOROUGH PARK ROAD  
 LITTLETON, CO 80125  
 PHONE: 303-979-7286




TST INFRASTRUCTURE, LLC  
Consulting Engineers

---

BAR PLOTS 1-INCH  
AT FULL SCALE

**COVER / VICINITY MAP**  
SHEET 1 OF 9

# ROXBOROUGH WATER AND SANITATION DISTRICT RAMPART PUMP STATION RELOCATION

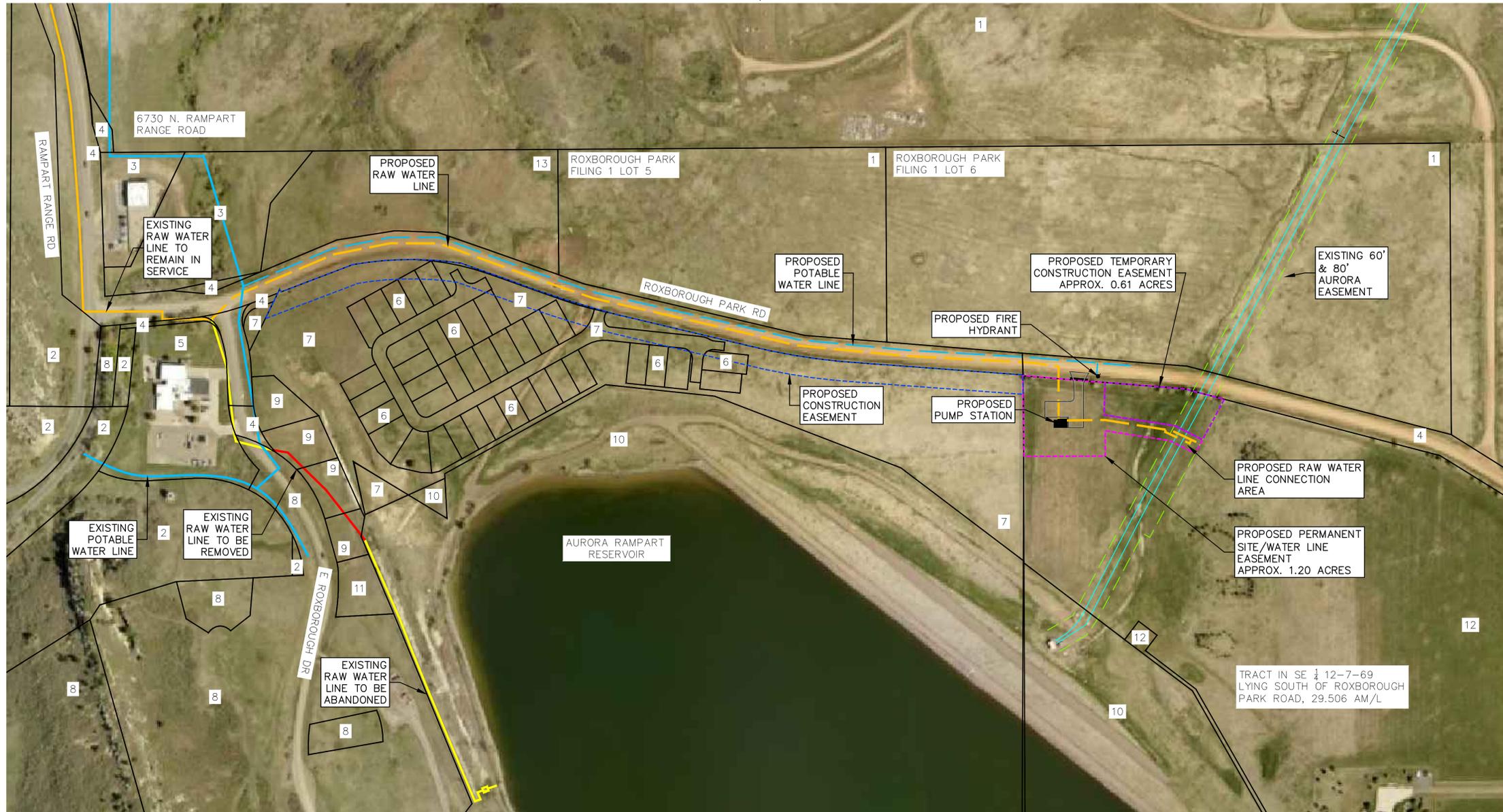
SECTION 12, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO

AREA 1.81 ACRES

LOCATION AND EXTENT PLAN -- PS2023-091

6400 N. ROXBOROUGH PARK ROAD

LITTLETON, CO 80125



**ROW PIPING AND PUMP STATION PROJECT OVERVIEW**

SCALE: 1"=150'

- PROPERTY OWNERSHIP KEY:**
1. CITY & COUNTY OF DENVER
  2. ROXBOROUGH PARK FOUNDATION
  3. A DOGS WORLD LLC
  4. DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
  5. WEST METRO FIRE PROTECTION DISTRICT
  6. BH HIDDEN WATER LLC
  7. HIDDEN WATER HOMEOWNERS ASSOCIATION INC.
  8. STATE OF COLORADO
  9. STEVEN W KETCHAM & LINDA I KETCHAM
  10. CITY OF AURORA
  11. COLORADO DEPT OF NATURAL RESOURCES
  12. DONALD C HABERER & CARA L HABERER
  13. 6301 ROXBOROUGH LLC

- NOTES:**
1. ALL UTILITY LOCATIONS AND PROPERTY LINES SHOWN ARE APPROXIMATE.
  2. PROPERTY LINES AND CONTOURS ARE FROM DOUGLAS COUNTY GIS SYSTEM AND ARE NOT PROVIDED FROM SURVEY OR INTENDED TO BE DEPICTED AS A SURVEY BOUNDARY.
  3. OTHER EXISTING UTILITIES NOT SHOWN.

LEGEND			
	PROPOSED PUMP STATION		PROPERTY LINE
	EXISTING 60' & 80' AURORA EASEMENT		EXISTING AURORA RAW WATER LINES
	PROPOSED RAW WATER LINE		EXISTING RAW WATER LINE TO REMAIN IN SERVICE
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT		EXISTING RAW WATER LINE TO BE REMOVED
	PROPOSED PERMANENT SITE/WATER LINE EASEMENT		EXISTING RAW WATER LINE TO BE ABANDONED
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT		EXISTING POTABLE WATER LINE
	PROPOSED POTABLE WATER LINE		PROPOSED FIRE HYDRANT

BAR PLOTS 1-INCH AT FULL SCALE

**ROW PIPING PLAN**

SHEET 2 OF 9

# ROXBOROUGH WATER AND SANITATION DISTRICT RAMPART PUMP STATION RELOCATION

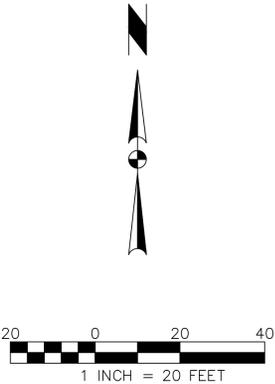
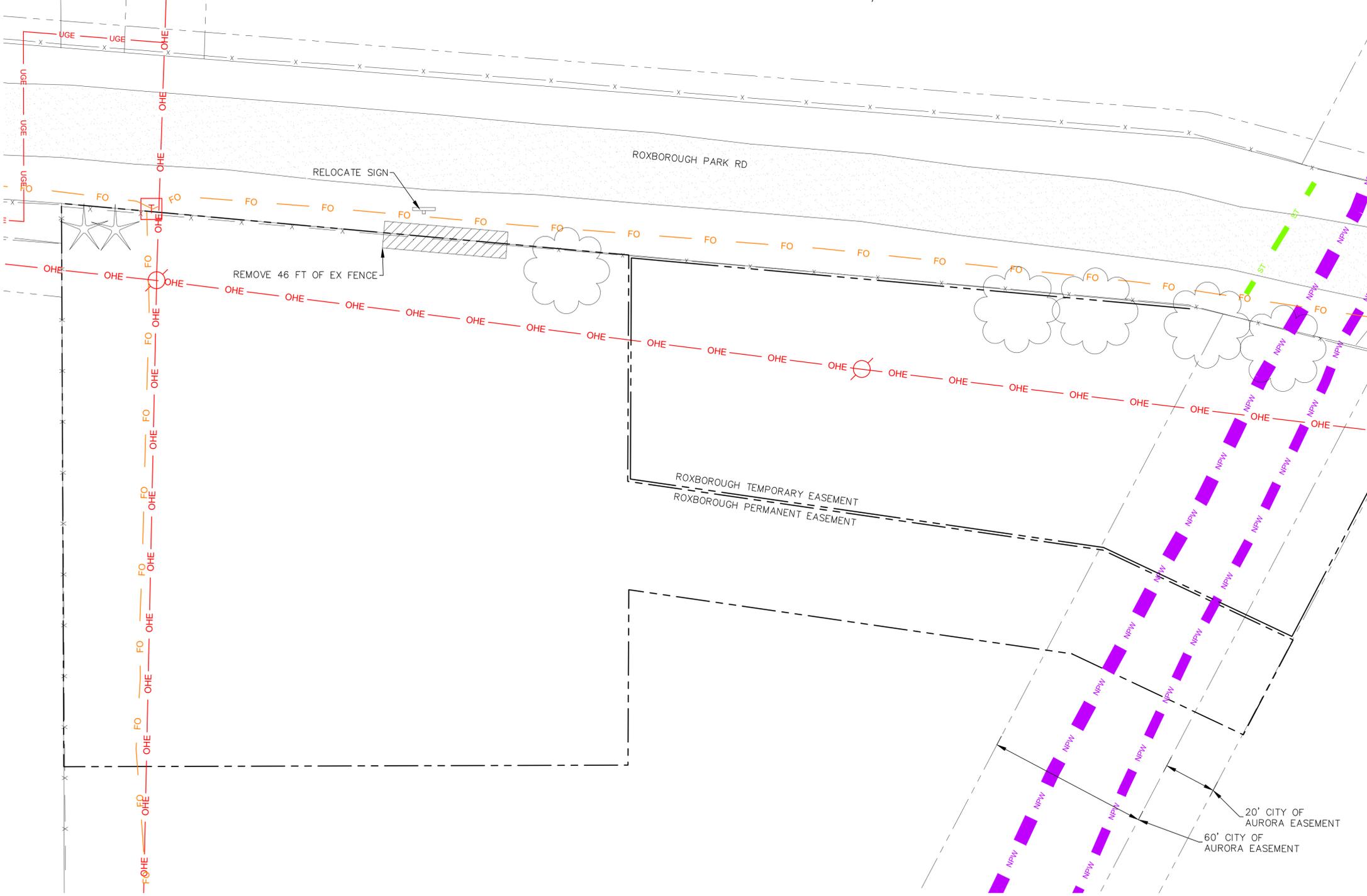
SECTION 12, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO

AREA 1.81 ACRES

LOCATION AND EXTENT PLAN -- PS2023-091

6400 N. ROXBOROUGH PARK ROAD

LITTLETON, CO 80125



*EXISTING SITE, UTILITY, AND DEMO PLAN*

SCALE: 1"=20'

**Roxborough**  
Water & Sanitation District

**TST**  
TST INFRASTRUCTURE, LLC  
Consulting Engineers

BAR PLOTS 1-INCH AT FULL SCALE

**EXISTING SITE AND DEMO PLAN**  
SHEET 3 OF 9

# ROXBOROUGH WATER AND SANITATION DISTRICT RAMPART PUMP STATION RELOCATION

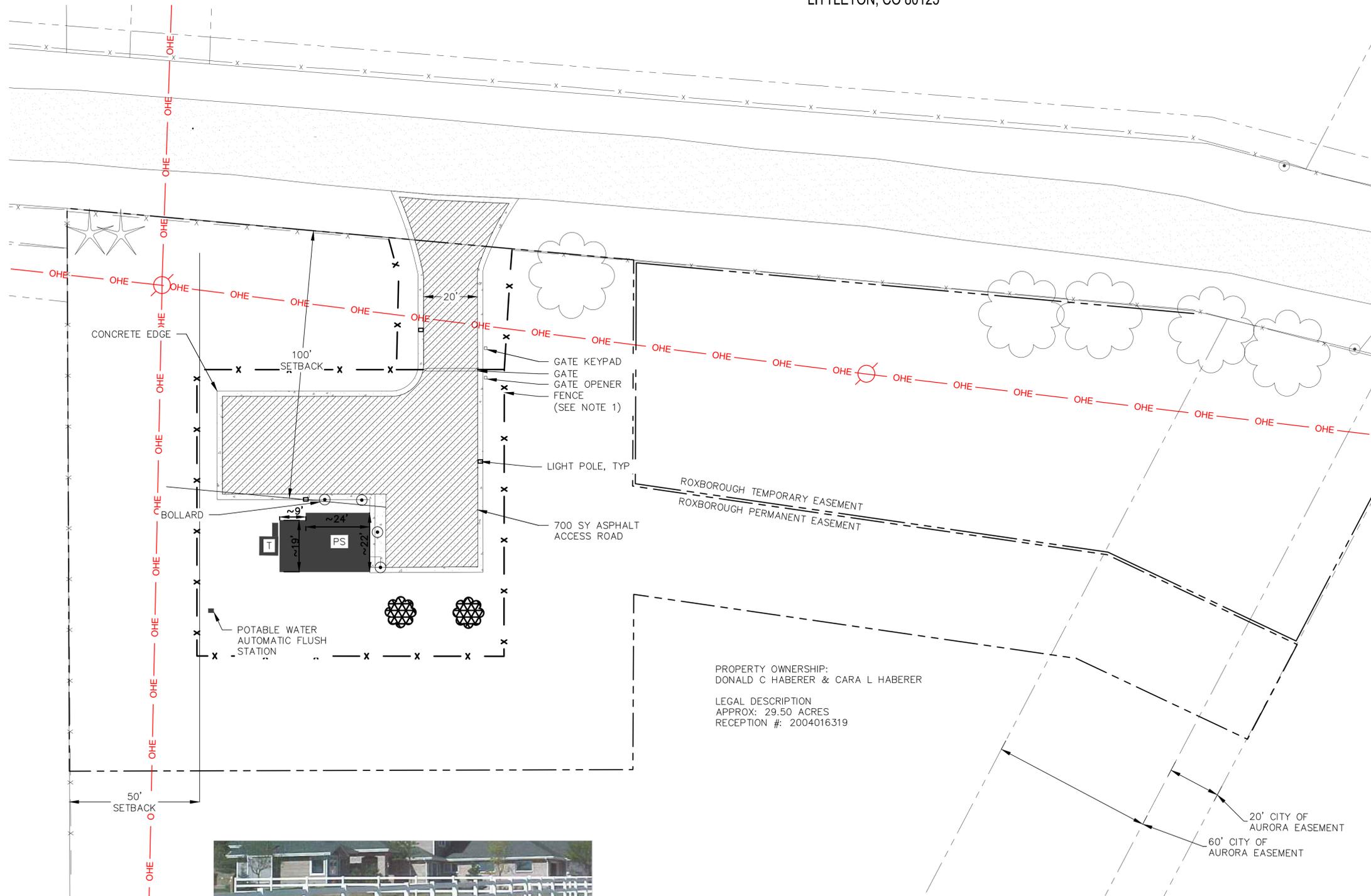
SECTION 12, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO

AREA 1.81 ACRES

LOCATION AND EXTENT PLAN -- PS2023-091

6400 N. ROXBOROUGH PARK ROAD

LITTLETON, CO 80125

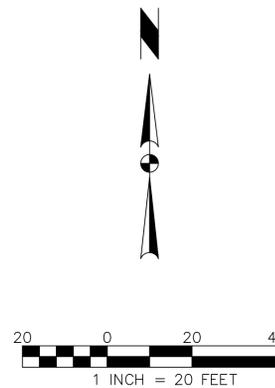


ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	78,844	100
NEW BUILDING	700	0.88
ASPHALT ACCESS ROAD	6,290	8.00
CONCRETE PAN	1,115	1.40
<b>HARDSCAPE TOTAL</b>	<b>8105</b>	<b>10.28</b>
PLANTED AREA	180	0.22
EXISTING VEGETATION	70,559	89.50
<b>LANDSCAPE TOTAL</b>	<b>70,729</b>	<b>89.72</b>

SUBURBAN RESIDENTIAL ZONING SETBACKS FROM:	REQUIRED SETBACK DISTANCE
SIDE LOT LINE	50 FT
FRONT LOT LINE	100 FT

PROPERTY OWNERSHIP:  
DONALD C HABERER & CARA L HABERER

LEGAL DESCRIPTION  
APPROX: 29.50 ACRES  
RECEPTION #: 2004016319



NOTE:  
1. FENCE TO MATCH EXISTING AS DEPICTED IN PHOTO TO THE RIGHT.



**SITE PLAN**  
SCALE: 1"=20'




BAR PLOTS 1-INCH AT FULL SCALE

**SITE PLAN**  
SHEET 4 OF 9

# ROXBOROUGH WATER AND SANITATION DISTRICT RAMPART PUMP STATION RELOCATION

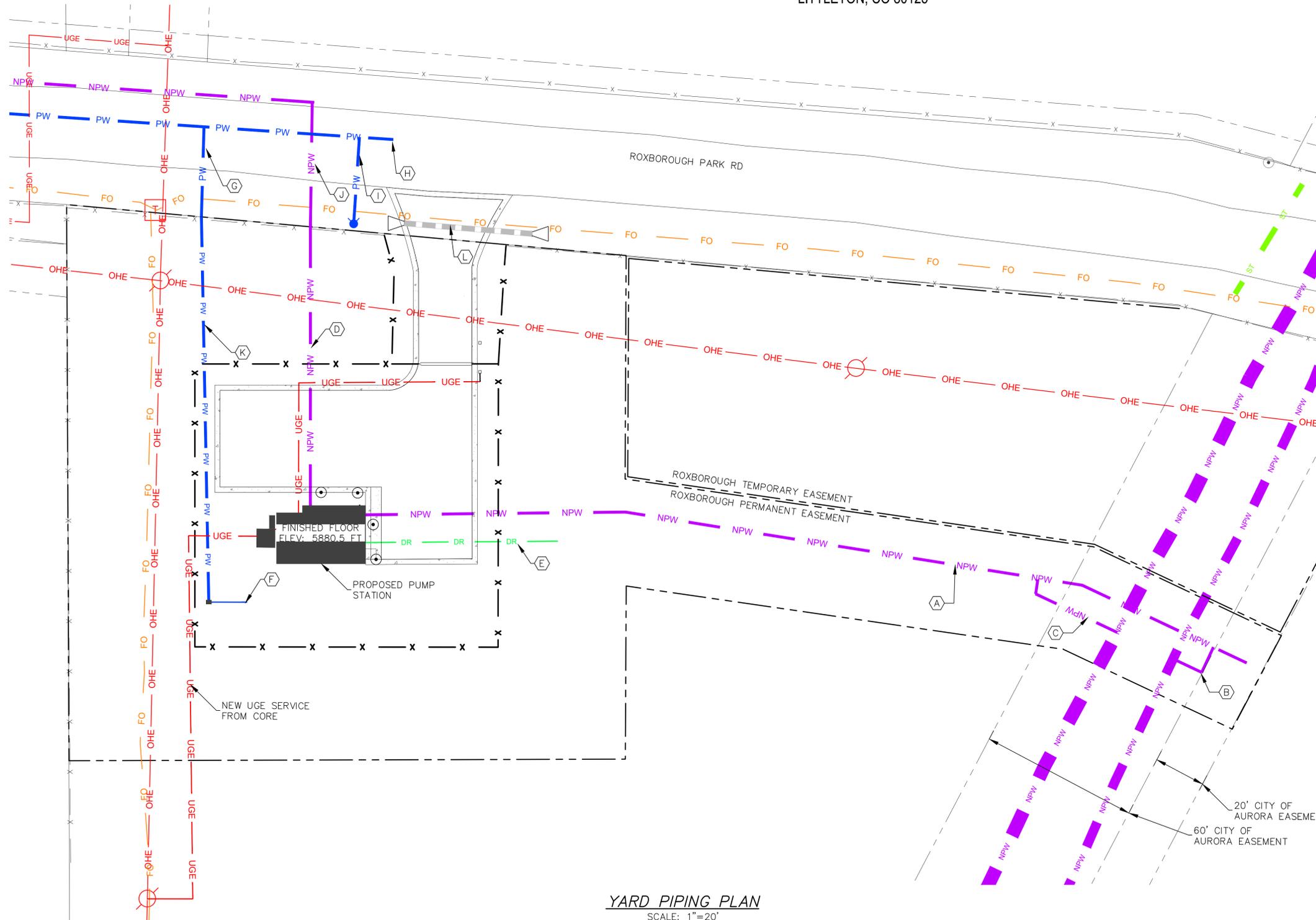
SECTION 12, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO

AREA 1.81 ACRES

LOCATION AND EXTENT PLAN -- PS2023-091

6400 N. ROXBOROUGH PARK ROAD

LITTLETON, CO 80125



NEW YARD PIPING		
LINE	DESCRIPTION	MATERIAL
(A)	12" RAW WATER FROM CONDUITS	PVC
(B)	12" RAW WATER TAP FROM 42"	PVC
(C)	12" RAW WATER TAP FROM 60"	PVC
(D)	12" RAW WATER LINE	PVC
(E)	4" FLOOR DRAIN LINE	PVC
(F)	4" POTABLE WATER AUTOMATIC FLUSH DRAIN	PVC
(G)	2" WATER SERVICE LINE	PVC
(H)	12" POTABLE WATER LINE	PVC
(I)	6" FIRE HYDRANT SERVICE LINE	PVC
(J)	12" RAW WATER LINE	PVC
(K)	2" AUTOMATIC FLUSH SERVICE	PVC
(L)	24" STORM CULVERT	RCP

**YARD PIPING PLAN**  
SCALE: 1"=20'



**Roxborough**  
Water & Sanitation District



**TST**  
TST INFRASTRUCTURE, LLC  
Consulting Engineers

BAR PLOTS 1-INCH AT FULL SCALE

**YARD PIPING PLAN**  
SHEET 5 OF 9

H:\Drawings\Roxborough\001.363 -- Rampart PS Relocation\Approvals\DC\LE Exhibits.dwg, YARD PIPING PLAN, 6/17/2024 11:40 AM

# ROXBOROUGH WATER AND SANITATION DISTRICT RAMPART PUMP STATION RELOCATION

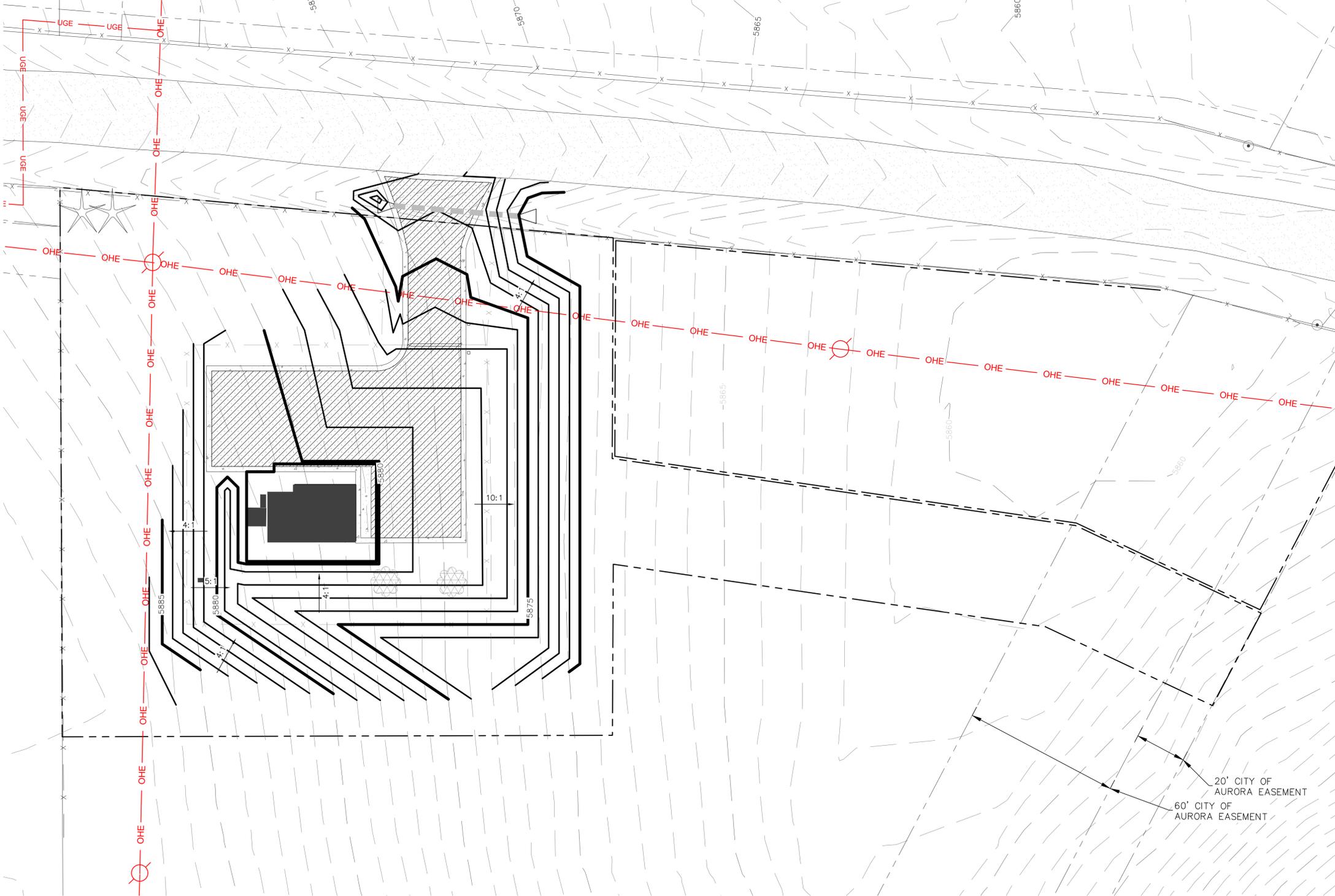
SECTION 12, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO

AREA 1.81 ACRES

LOCATION AND EXTENT PLAN -- PS2023-091

6400 N. ROXBOROUGH PARK ROAD

LITTLETON, CO 80125



**GRADING PLAN**  
SCALE: 1"=20'



 **Roxborough**  
Water & Sanitation District

 **TST**  
TST INFRASTRUCTURE, LLC  
Consulting Engineers

BAR PLOTS 1-INCH AT FULL SCALE

H:\Drawings\Roxborough\001.363 - Rampart PS Relocation\Approvals\DC\LE Exhibits.dwg, GRADING PLAN, 6/17/2024 11:40 AM

# ROXBOROUGH WATER AND SANITATION DISTRICT RAMPART PUMP STATION RELOCATION

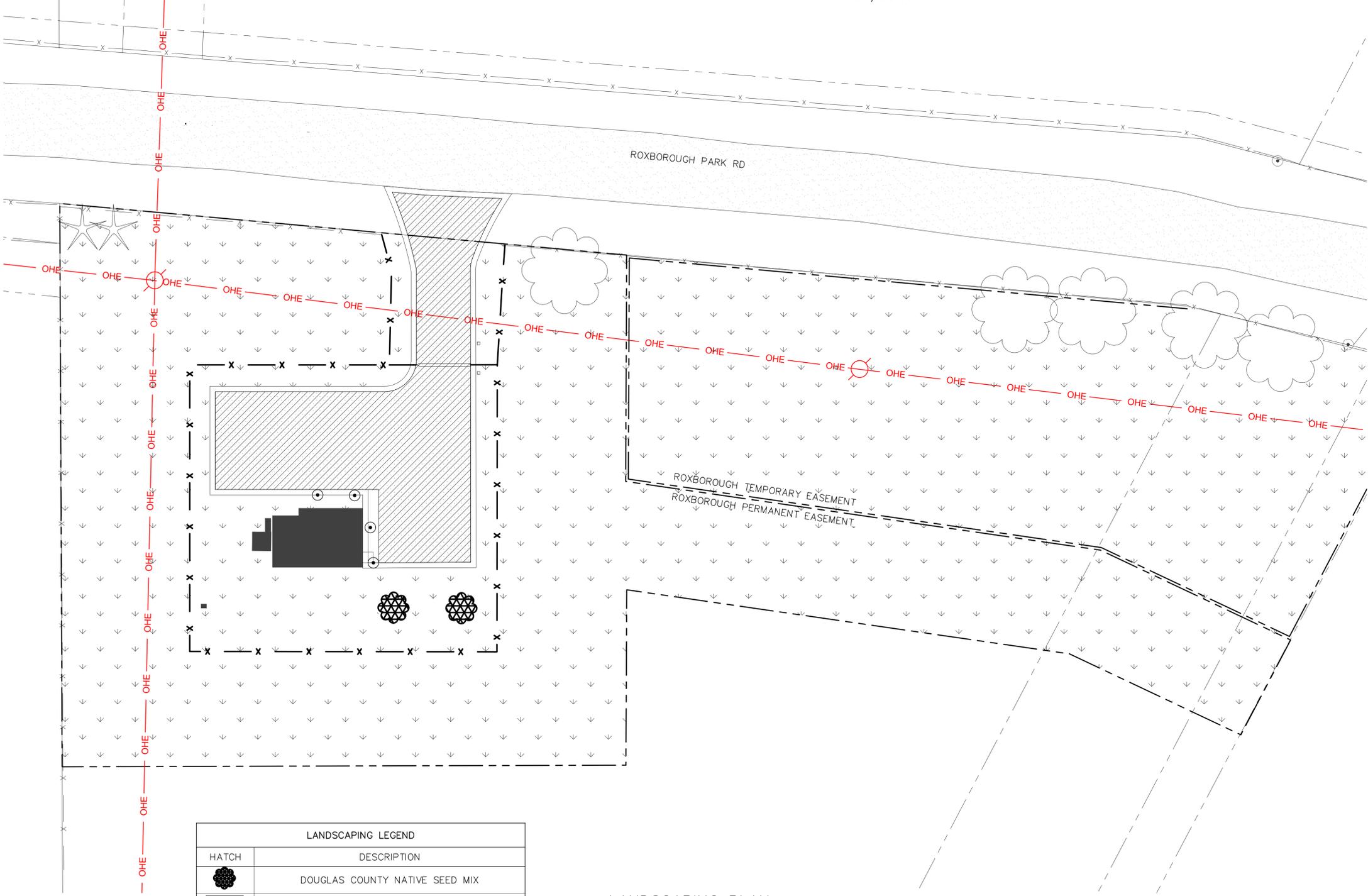
SECTION 12, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO

AREA 1.81 ACRES

LOCATION AND EXTENT PLAN -- PS2023-091

6400 N. ROXBOROUGH PARK ROAD

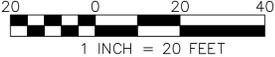
LITTLETON, CO 80125



NOTE:  
1. LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.

LANDSCAPING LEGEND	
HATCH	DESCRIPTION
	DOUGLAS COUNTY NATIVE SEED MIX
	NEW TREE

**LANDSCAPING PLAN**  
SCALE: 1"=20'



BAR PLOTS 1-INCH AT FULL SCALE

# ROXBOROUGH WATER AND SANITATION DISTRICT RAMPART PUMP STATION RELOCATION

SECTION 12, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO

AREA 1.81 ACRES

LOCATION AND EXTENT PLAN -- PS2023-091

6400 N. ROXBOROUGH PARK ROAD

LITTLETON, CO 80125



LOOKING SOUTHWEST



LOOKING NORTHWEST



LOOKING NORTHEAST

*ISOMETRIC VIEW*



LOOKING SOUTHEAST



BAR PLOTS 1-INCH  
AT FULL SCALE

**ISOMETRIC VIEWS**

**SHEET 8 OF 9**

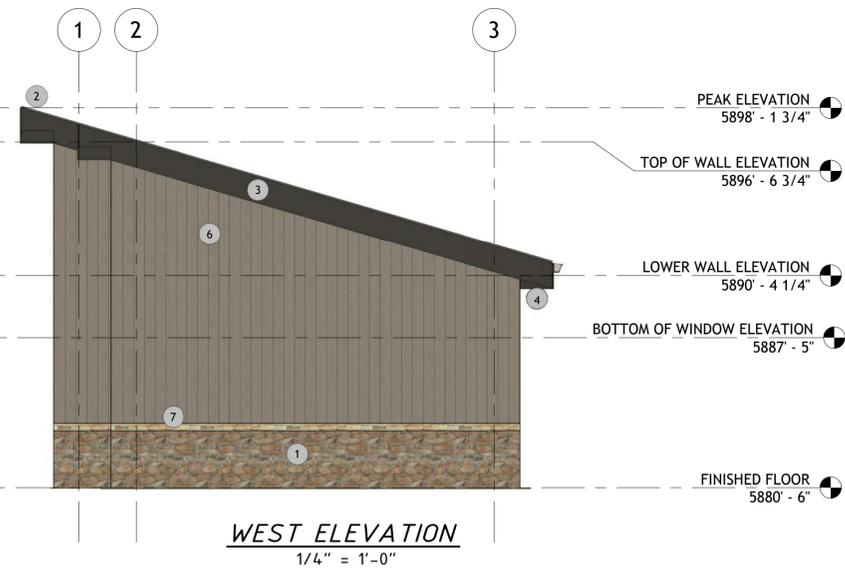
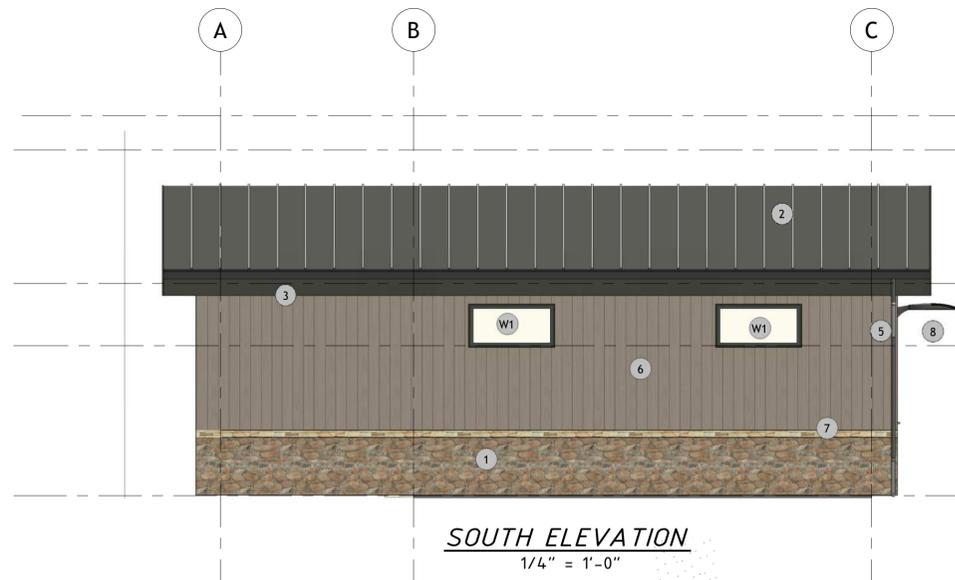
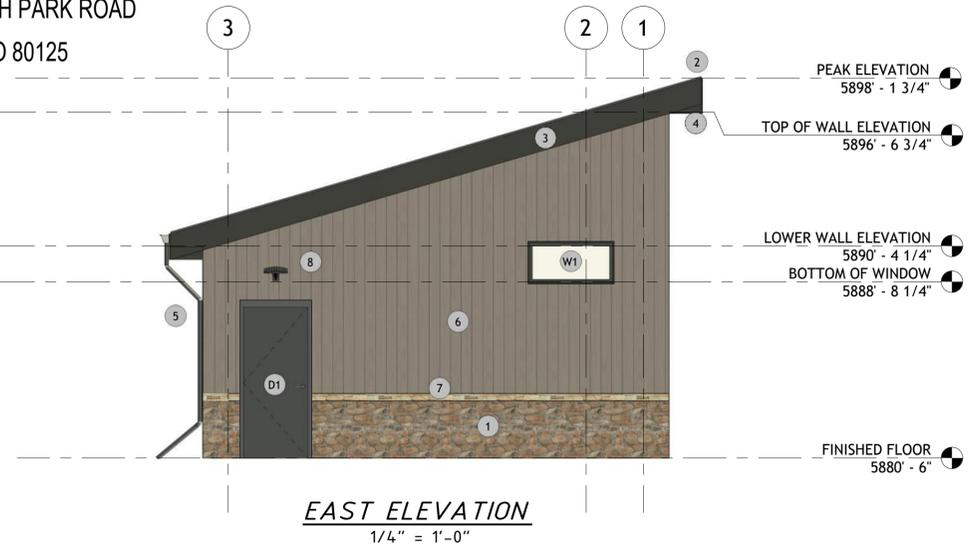
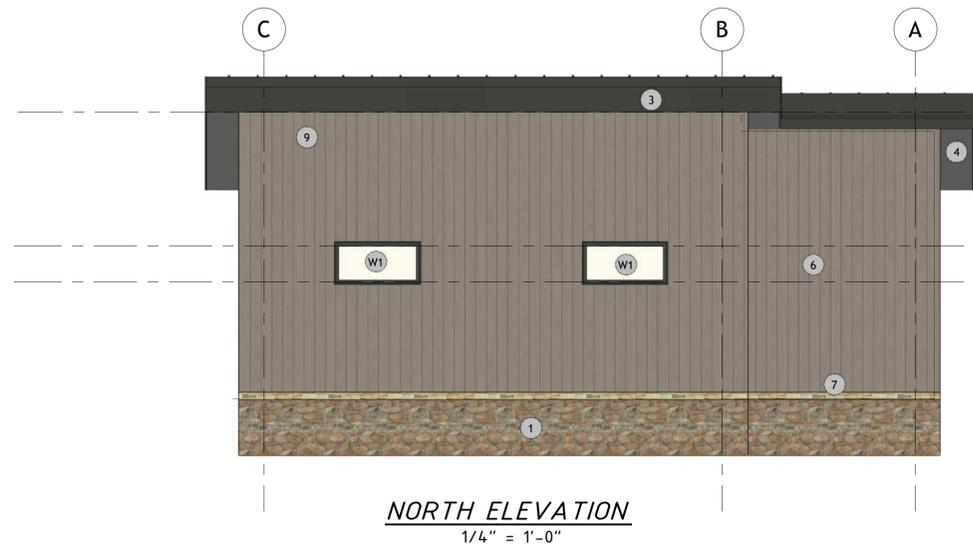
# ROXBOROUGH WATER AND SANITATION DISTRICT RAMPART PUMP STATION RELOCATION

SECTION 12, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO

AREA 1.81 ACRES

LOCATION AND EXTENT PLAN -- PS2023-091

6400 N. ROXBOROUGH PARK ROAD  
LITTLETON, CO 80125



**SCHEDULE OF WINDOWS, DOORS, AND FRAMES**

- |      |  |     |   |
|------|--|-----|---|
| (W1) | 48" X 24" FIBERGLASS SANDWICH PANELS                     | (6) | 6" HARDIBOARD PANEL - COLOR LIGHT BROWN |
| (D1) | 36" X 84" METAL EXTERIOR DOOR                            | (7) | 4" STONE DRIP EDGE - COLOR MEDIUM BROWN |
| (1)  | 3' STONE EXTERIOR, COLOR, MEDIUM BROWN                   | (8) | OUTDOOR LIGHTING                        |
| (2)  | 16" BATTEN SEAM GALVANIZED STEEL ROOF - COLOR DARK BROWN | (9) | BUILDING ADDRESS                        |
| (3)  | STEEL FASCIA PANEL - COLOR DARK BROWN                    |     |   |
| (4)  | STEEL SOFFIT PANEL - COLOR DARK BROWN                    |     |   |
| (5)  | GUTTER AND DOWNSPOUT COLOR DARK BROWN                    |     |   |

H:\Drawings\Roxborough\001.363 - Rampart PS Relocation\PS-RevitBase\Rampart PS Relocation.rvt  
6/16/2024 10:05:50 PM

**ARCHITECTURAL VIEWS**  
SHEET 9 OF 9