



PLANNING COMMISSION REGULAR MEETING

MONDAY, OCTOBER 7, 2024

AGENDA

Monday, October 7, 2024

6:00 PM

Hearing Room

Disclaimer - This packet is provided for informational purposes only and is subject to change. Some documents may have been unavailable at the time this agenda was prepared. For additional information, contact the responsible staff person.

Instructions to access the video or audio of the meeting are available here:
<https://www.douglas.co.us/board-county-commissioners/boards-commissions/planning-commission/>
To submit written public comment and/or exhibits for a Planning Commission meeting, please send them, in advance, to planningcommission@douglas.co.us. Instructions for providing audio comments at the remote meeting are available at the webpage above.

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call
- c. Attorney Certification of the Agenda
- d. Planning Commission Disclosures

2. Approval of Minutes

Unofficial Minutes from September 9, 2024.

2830

Attachments: [Unofficial Minutes from September 9, 2024](#)

3. Land Use Hearing Items

- a. River Canyon Filing 2, 4th Amendment - Minor Development Plat - Project
File: SB2024-019.
Heather Scott, AICP, Principal Planner — *Department of Community Development*

2692

Attachments: [Continuance Request - SB2024-019](#)

- b. Macanta Regional Park - Location and Extent - Project File: LE2024-023. **2833**
Heather Scott, AICP, Principal Planner — *Department of Community Development*

Attachments: [LE2024-023 - Staff Report](#)

- c. 6453 Scott Ave, Pinery Water & Wastewater District Well 14 - Location and **2831**
Extent - Project File: LE2024-022.

Carolyn Washee-Freeland, AICP, Senior Planner — *Department of Community Development*

Attachments: [LE2024-022 - Staff Report](#)
 [LE2024-022 Supplemental- Referral Summary Report](#)

4. **Adjournment**

***The Next Regular Meeting Will be Held on Monday, October 21, 2024 @ 6:00 p.m. ***

www.douglas.co.us

MEETING DATE: October 7, 2024

DESCRIPTION: Unofficial Minutes from September 9, 2024.

ATTACHMENTS:

Unofficial Minutes from September 9
2024



PLANNING COMMISSION REGULAR MEETING

MONDAY, SEPTEMBER 9, 2024

MINUTES

Monday, September 9, 2024

6:00 PM

Hearing Room

1. Call to Order

Commissioner Browning presented virtual hearing instructions.

a. Pledge of Allegiance

b. Roll Call

PRESENT

Commissioner Stephen S. Allen
Commissioner Jim Browning
Commissioner C. J. Garbo
Commissioner Jack Gilmartin
Commissioner Edward Rhodes

EXCUSED

Commissioner John Griffith
Commissioner Jay Longmire
Commissioner Michael McKesson
Commissioner Priscilla S. Rahn
Alternate Matt Collitt
Alternate Barrett Miller

c. Attorney Certification of the Agenda

Andrew Steers, Sr. Assistant County Attorney, stated that all items on today's agenda have been reviewed by the County Attorney's Office, they have been properly noticed and the Commission has jurisdiction to hear them.

d. Planning Commission Disclosures

None.

2. Approval of Minutes

a. Unofficial Minutes from August 12, 2024.

Commissioner C. J. Garbo moved for the unanimous consent for the approval of the Minutes from August 12, 2024.

RESULT: APPROVED

MOVER: C. J. Garbo

SECONDER: Jim Browning

AYES: Stephen Allen, Jim Browning, C. J. Garbo, Jack Gilmartin, Edward Rhodes

- b. Unofficial Minutes from August 19, 2024.

Commissioner C. J. Garbo moved that the Commission approve the Minutes from August 19, 2024.

RESULT: APPROVED
MOVER: C. J. Garbo
SECONDER: Stephen Allen
AYES: Stephen Allen, Jim Browning, C.J. Garbo
ABSTAIN: Jack Gilmartin, Edward Rhodes

3. Land Use Hearing Items

- a. River Canyon Filing 2, 4th Amendment - Minor Development Plat - Project File: SB2024-019.

Heather Scott, AICP, Principal Planner - Department of Community Development - indicated the applicant wishes to continue this item to Monday, October 7, 2024, at 6:00 p.m.

Commissioner Browning opened Planning Commission discussion.

Commissioner Edward Rhodes moved that the Commission continue the River Canyon Filing 2, 4th Amendment - Minor Development Plat - Project File: SB2024-019 to October 7, 2024, at 6:00pm.

RESULT: APPROVED
MOVER: Edward Rhodes
SECONDER: Jack Gilmartin
AYES: Stephen Allen, Jim Browning, C. J. Garbo, Jack Gilmartin, Edward Rhodes
NAYS: None

- b. Oak Bluff Preliminary Plan – Project File: SB2019-038.

Matt Jakubowski, AICP, Chief Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Alan Westfall, Franktown Development Company - presented the proposed application.

The applicant's representative, Katie James, Esq., Folkestad Fazekas Law Firm- provided additional information.

Commissioner Browning opened citizen comment.

David Westfall - Denver, CO 80112 - provided comment.

Commissioner Browning closed citizen comment.

Commissioner Browning opened Planning Commission discussion.

Commissioner Stephen Allen moved that the Commission recommend approval of the Oak Bluff Preliminary Plan - Project File: SB2019-038, subject to the (7) conditions recommended by staff.

RESULT: APPROVED

MOVER: Stephen Allen

SECONDER: C. J. Garbo

AYES: Stephen Allen, Jim Browning, C. J. Garbo, Jack Gilmartin, Edward Rhodes

NAYS: None

c. Sundown Preliminary Plan – Project File: ZR2023-002.

Matt Jakubowski, AICP, Chief Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Alan Westfall, Franktown Development Company - presented the proposed application.

Commissioner Browning opened citizen comment.

Judy Linnett, Franktown, CO 80116 - provided comment.

Jonathan Hartley, Franktown, CO 80116 - provided comment.

Commissioner Browning closed citizen comment.

Commissioner Browning opened Planning Commission discussion.

Commissioner Jack Gilmartin moved that the Commission recommend approval of the Sundown Preliminary Plan - Project File: SB2019-046.

RESULT: APPROVED

MOVER: Jack Gilmartin

SECONDER: C. J. Garbo

AYES: Stephen Allen, Jim Browning, C. J. Garbo, Jack Gilmartin, Edward Rhodes

NAYS: None

4. Adjournment

The meeting was adjourned at 7:40 p.m.

Michael McKesson, Secretary

Samantha Hutchison, Recording Secretary

www.douglas.co.us

MEETING DATE: October 7, 2024

**STAFF PERSON
RESPONSIBLE:** Heather Scott, AICP, Principal Planner

DESCRIPTION: River Canyon Filing 2, 4th Amendment - Minor Development Plat - Project
File: SB2024-019.

SUMMARY: The applicant has requested a continuance of the Planning Commission's
hearing to October 7, 2024, to allow adequate time to finalize drainage and
access issues.

REVIEW:

| | | |
|--------------------------|----------------|----------|
| Steven E Koster | Approve | 8/8/2024 |
| Sabrina Bach - FYI | Notified - FYI | 8/8/2024 |
| Samantha Hutchison - FYI | Notified - FYI | 8/8/2024 |

ATTACHMENTS:

Continuance Request - SB2024-019

Minor Development Staff Report Addendum

DATE: SEPTEMBER 24, 2024
TO: DOUGLAS COUNTY PLANNING COMMISSION
FROM: HEATHER SCOTT, AICP, ASSOCIATE PLANNER *HS*
JEANETTE BARE, AICP, CURRENT PLANNING MANAGER *JB*
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES *SK*
SUBJECT: RIVER CANYON FILING 2, 4TH AMENDMENT – MINOR DEVELOPMENT PLAT
PROJECT FILE: SB2024-019

| | |
|--------------------------------------|------------------------|
| OWNER: | REPRESENTATIVE: |
| KEVIN COLLINS | KYNAN FRANKE |
| RIVER CANYON REAL ESTATE INVESTMENTS | SAGE DESIGN |
| 11118 CARETAKER ROAD | PEARL STREET |
| LITTLETON, CO 80125 | DENVER, CO 80202 |

| | |
|---|---------------------------------------|
| PLANNING COMMISSION HEARING: | AUGUST 19, 2024 @ 6:00 p.m. |
| PLANNING COMMISSION HEARING (CONTINUED): | OCTOBER 7, 2024 @ 6:00 p.m. |
| BOARD OF COUNTY COMMISSIONERS HEARING: | AUGUST 27, 2024 @ 2:30 p.m. |
| BOARD OF COUNTY COMMISSIONERS HEARING (CONTINUED): | SEPTEMBER 24, 2024 @ 2:30 p.m. |
| BOARD OF COUNTY COMMISSIONERS HEARING (CONTINUED): | NOVEMBER 19, 2024 @ 2:30 p.m. |

The applicant has revised its continuance request of the Planning Commissions hearing to November 18, 2024, to allow additional time to finalize drainage and access issues. The applicant's request letter is attached.



SAGE DESIGN GROUP

ENTITLEMENT
PLANNING
LANDSCAPE ARCHITECTURE

Heather,

Good afternoon! River Canyon Real Estate Investments LLC would like to request a continuance for the Planning Commission Hearing & Board of County Commissioners Hearing for project SB2024-019. We would like to continue our Planning Commission Hearing to November 18th, 2024 and our Board of County Commissioners Hearing to November 19th, 2024 to allow us to do additional research and make updates to the plans with staff as necessary.

Thank you very much for your continued help in this project. Please let me know if you need any additional information.

Best,

Kynan Franke ASLA



Sage Design Group

Office: [303-470-2855](tel:303-470-2855) ext 1007

Direct: 720-358-9519

Cell: 720-486-8995

Kynan@SageDesignGroup.com

1500 South Pearl Street, Suite 200

Denver, Colorado 80210

Sagedesigngroup.com

MEETING DATE: October 7, 2024

STAFF PERSON RESPONSIBLE: Heather Scott, AICP, Principal Planner

DESCRIPTION: Macanta Regional Park - Location and Extent - Project File: LE2024-023.

SUMMARY: The request is for approval of an application for the Macanta Regional Park on approximately 463.5 acres within the Canyons South Planned Development.

STAFF ASSESSMENT: Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has stated that the proposed Macanta Regional Park will enhance the quality of life for residents northeast of the Town of Castle Rock. Should the Planning Commission approve the L & E request, the applicant must obtain all required engineering and building permit approvals through Douglas County prior to construction.

REVIEW:

| | | |
|--------------------------|----------------|-----------|
| Steven E Koster | Approve | 9/24/2024 |
| Samantha Hutchison - FYI | Notified - FYI | 9/24/2024 |




ATTACHMENTS:

LE2024-023 - Staff Report

Location and Extent Staff Report

DATE: SEPTEMBER 23, 2024

TO: DOUGLAS COUNTY PLANNING COMMISSION

FROM: HEATHER SCOTT, AICP, PRINCIPAL PLANNER 
JEANETTE BARE, AICP, CURRENT PLANNING MANAGER 
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES 

SUBJECT: MACANTA REGIONAL PARK – LOCATION AND EXTENT

PROJECT FILE: LE2024-023

OWNER:
DOUGLAS COUNTY
100 THIRD STREET
CASTLE ROCK, COLORADO 80104

PLANNING COMMISSION HEARING:

OCTOBER 7, 2024 @ 6:00 p.m.

I. EXECUTIVE SUMMARY

Douglas County Parks, Trails and Building Grounds (PT&BG) is requesting approval of a Location and Extent (L & E) to construct a regional park with a trailhead; 6 miles of multi-use, soft surface trails; 6 miles of singletrack trails; and scenic overlooks. The trailhead will provide 202 parking spaces and 6 equestrian trailer parking spaces. The 463.5-acre property is located within the Canyons South Planned Development (Canyons South PD).

II. REQUEST

A. Request

PT&BG requests approval of an L & E application for the Macanta Regional Park on approximately 463.5 acres within the Canyons South PD. The proposed use is allowed within Planning Area A of the Canyons South PD.

B. Location

The Canyons South PD is located northeast of the Town of Castle Rock, along the southeast side of Crowfoot Valley Road, southwest of Pradera Parkway, and northeast of Founders Parkway. The property contains two parcels, both of which are not platted. The Vicinity Map, Zoning Map, and Aerial Map, highlighting site location and existing conditions, are in the attachment.

C. Project Description

PT&BG is proposing to construct a regional park with a trailhead; 6 miles of multi-use, soft surface trails; 6 miles of singletrack trails; and scenic overlooks on 463.5 acres within the Canyons South PD. The trailhead will have 202 parking spaces, 6 equestrian trailer parking spaces, shade structures, vault toilets, and a natural play area. The variety of trails may be used by cyclists, equestrians, and pedestrians. There are several fitness courses provided, numerous water crossings, directional and interpretive signage, and shelters proposed. Park hours will be one hour before sunrise to one hour after sunset. PT&BG anticipates approximately 146,000 annual users or 434 people to visit the park per day.

PT&BG is working with the Town of Castle Rock to complete a master plan for the adjacent Cobblestone Open Space, tying both sites together. In addition, several pedestrian paths and trail connections are proposed to link to the Canyons South neighborhood as well. These trails will ultimately link to the Cherry Creek Trail to the east and a future trail that will connect into the town of Castle Rock to the southwest. Further community benefits include scenic overlooks with views from Pike's Peak to Long's Peak, continuous wildlife corridors, and additional recreational opportunities.

The proposed project schedule is to complete the L&E application and necessary Public Works Engineering reviews and permits in 2024. PT&BG will send this project to bid in the first quarter of 2025, with the intent to start construction in May 2025. The projected opening of the Macanta Regional Park is set for April 2026.

III. CONTEXT

A. Background

The site was rezoned from Agricultural One (A-1) to Planned Development (PD) with the Board of County Commissioners (Board) approval of the Canyons Planned Development (the Canyons PD) on May 31, 2000. A major amendment to the Canyons PD was approved by the Board in December 2004, resulting in a division of the Canyons PD into two separate Planned Developments, which created the Canyons South PD. At that time, the developer committed to dedicating a minimum of 450 acres to Douglas County for a regional park.

Sketch and preliminary plans were approved by the Board in 2006. Several plats have been approved for a total of 786 lots to date. The County is currently processing a request to plat the final 182 lots within the Canyons South PD.

B. Adjacent Land Uses and Zoning

The following table reflects those zone districts and land uses surrounding the proposal.

| | Zoning | Land Use |
|-------|---------------------------------------|---|
| North | Pinery West PD Agricultural One | Residential lots and non-residential tracts |
| South | Canyons South PD | Residential lots and non-residential tracts |
| East | Pinery West PD | Residential lots and non-residential tracts |
| West | Agricultural One Rural Residential | Agricultural and Residential lots |

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The site is bounded on the northwest by Crowfoot Valley Road, and by residential development around the remainder of the site. The site consists of widely varied topography and vegetation, ranging from steep slopes heavily vegetated with Gambel Oak, Ponderosa Pine, Sumac, and Mountain Mahogany to flat upland shortgrass prairie areas.

B. Access

Access to the park will be from Crowfoot Valley Road. The trailhead parking lot is proposed in the northwestern portion of the site. A second parking lot will be located in the Town of Castle Rock's Cobblestone Open Space, off of Castle Oaks Drive. In addition to the street network, residents may access the park via proposed trail connections. A Traffic Conformance Letter was submitted with this request and is being reviewed by Public Works Engineering. There are no PD commitments for improvements to Crowfoot Valley Road related to the regional park. Improvements are accounted for with the residential development phases of the PD.

C. Drainage and Erosion

The applicant is responsible for preparation of any further site-specific engineering plans, which will include a Grading Erosion and Sediment Control (GESC) plan and report, and construction plans specific to the proposed regional park. The parking lot will require a detention and water quality pond. Engineering plans must be accepted by Public Works Engineering prior to permits being issued for the proposed improvements.

D. Floodplain

There is no mapped 100-year floodplain associated with the site.

V. PROVISION OF SERVICES

A. Fire Protection

Castle Rock Fire Protection District (Castle Rock Fire) provides firefighting and emergency medical services to the site. At the writing of this staff report, no response had been received from Castle Rock Fire.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. The Office of Emergency Management had no concerns with this project.

C. Water and Sanitation

This site will have vault toilets and will not be served by public water and sanitation services.

D. Utilities

Utility service providers include Xcel Energy for natural gas, CORE for electrical service, and CenturyLink and Comcast for phone and data services. At the writing of the staff report, no response had been received from CenturyLink, Comcast, CORE, nor Xcel Energy.

E. Other Required Processes and Permits

In addition to the L & E approval, the applicant is responsible for preparation of any further site-specific engineering plans, which will include a GESC plan and report, Phase III drainage report and plans, and other construction plans specific to the proposed facility. Engineering plans must be accepted by Public Works Engineering prior to permits being issued for the proposed improvements. In addition, permits will be required from Building Services for any structures.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to adjacent property owners on September 16, 2024. At the preparation of the staff report, no one from the public had responded to the courtesy notice. Homeowner Association's (HOA's) within a 1-mile radius were notified about the request. At the preparation of the staff report, no HOA or other members of the public commented on the proposal.

The referral response requests were sent to required referral agencies on September 16, 2024. Referral responses are due at the conclusion of the referral period on September 30, 2024, or prior to the Planning Commission hearing. Agency responses that have been received to date are included as an attachment to this staff report. Any additional responses received after the date of this staff report will be provided to the Planning Commission prior to the hearing and added to the project record.

VII. STAFF ASSESSMENT

Staff has evaluated the application in accordance with Section 32 of the *Douglas County Zoning Resolution*. The applicant has stated that the proposed Macanta Regional Park will enhance the quality of life for residents northeast of the Town of Castle Rock. Should the Planning Commission approve the L & E request, the applicant must obtain all required engineering and building permit approvals through Douglas County prior to construction.

| ATTACHMENTS | PAGE |
|--|-------------|
| Vicinity Map | 6 |
| Zoning Map | 7 |
| Aerial Map..... | 8 |
| Douglas County Land Use Application | 9 |
| Location and Extent Narrative and Report | 10 |
| Initial Referral Agency Response Report | 15 |
| Referral Agency Response Letters..... | 17 |
| Traffic Conformance Letter | 20 |
| Location and Extent Exhibit | 22 |

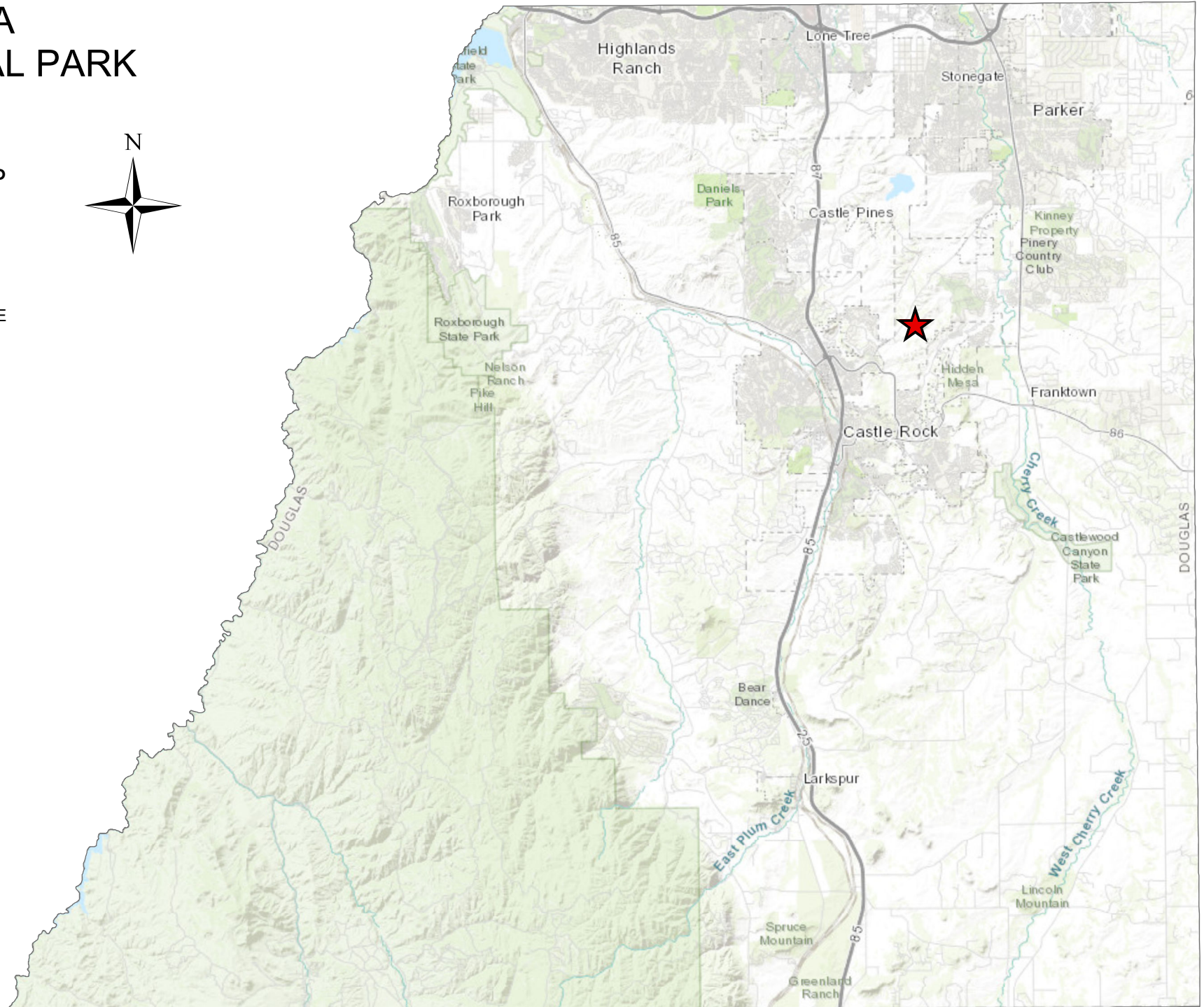
MACANTA REGIONAL PARK

LE2024-023
VICINITY MAP



LEGEND

 PROJECT SITE



MACANTA REGIONAL PARK

LE2024-023
ZONING MAP



LEGEND

 PROJECT SITE

 MAJOR ROADS

 OTHER ROADS

ZONE DISTRICT


 A1 - AGRICULTURAL ONE

 LRR - LARGE RURAL RESIDENTIAL


 RR - RURAL RESIDENTIAL

 ER - ESTATE RESIDENTIAL

 SR - SUBURBAN RESIDENTIAL

 MF - MULTIFAMILY

 LSB - LIMITED SERVICE BUSINESS

 B - BUSINESS

 C - COMMERCIAL

 LI - LIGHT INDUSTRIAL

 GI - GENERAL INDUSTRIAL

 CMTY - SEDALIA COMMUNITY

 D - SEDALIA DOWNTOWN

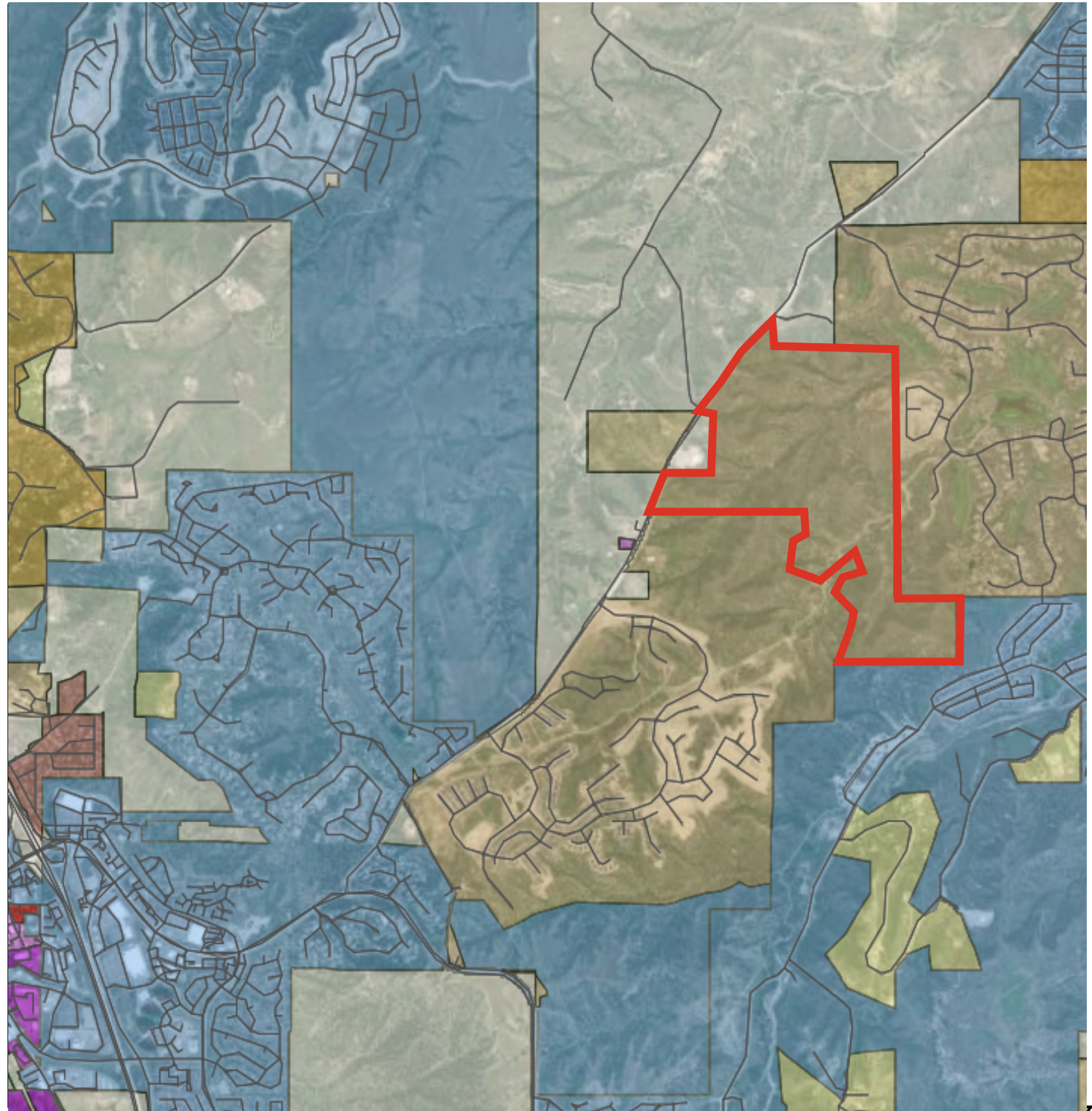
 HC - SEDALIA HIGHWAY COMMERCIAL

 MI - SEDALIA MIXED INDUSTRIAL

 PD - PLANNED DEVELOPMENT

 OS - OPEN SPACE CONSERVATION

 NF - NATIONAL FOREST






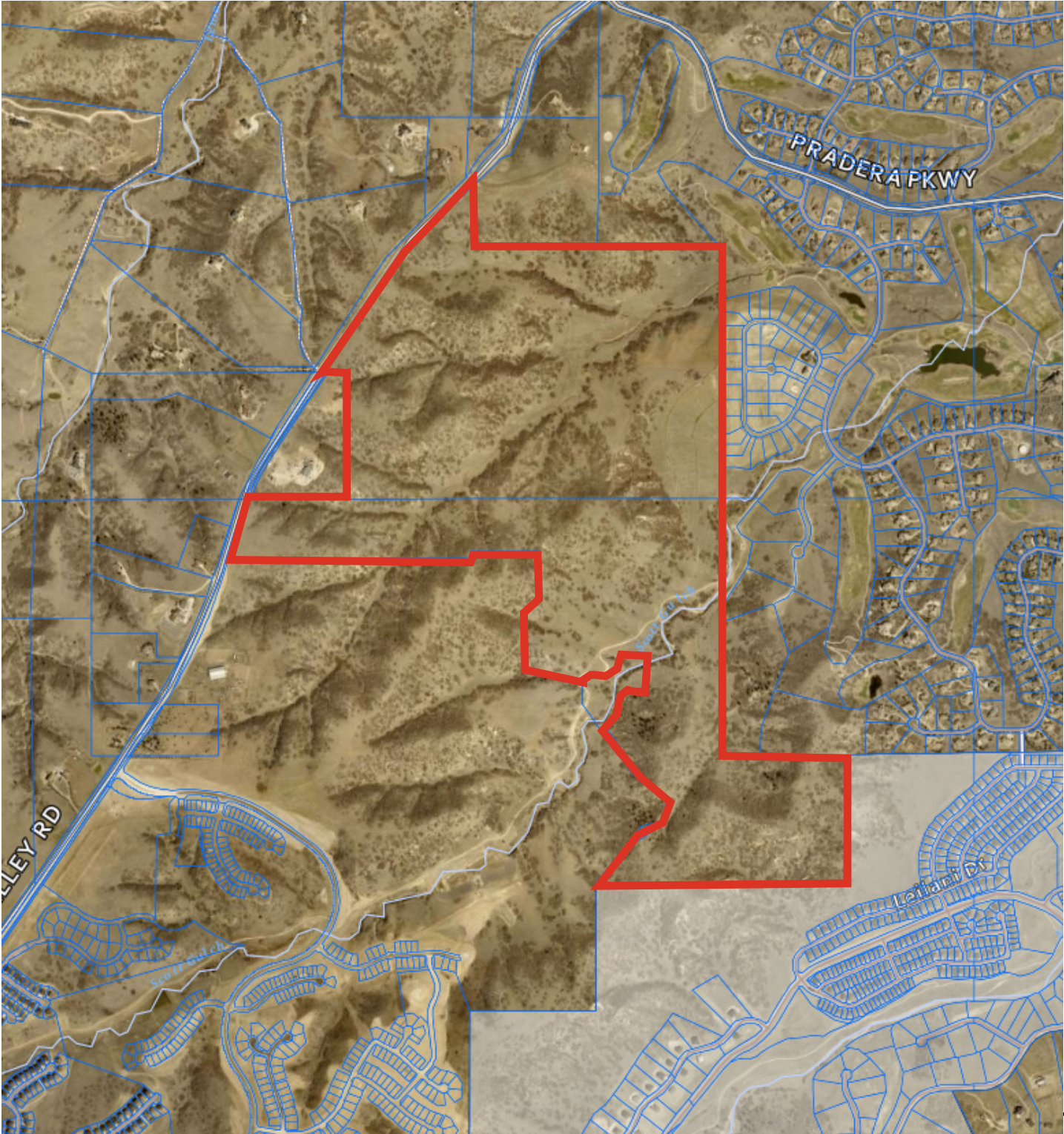
MACANTA REGIONAL PARK

LE2024-023
AERIAL MAP



LEGEND

-  PROJECT SITE
-  MAJOR ROADS
-  OTHER ROADS



LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLY

PROJECT FILE #:

PROJECT NAME: Macanta Regional Park, TR IN N1/2NE1/4 19-7-66 AND IN NW1/4 & NE1/4SW1/4 & NW1/4SE1/4LE2024-023PROJECT TYPE: Park Construction

PLANNING FEES:

MARKETING NAME: Macanta Regional Park

ENGINEERING FEES:

SITE ADDRESS: Parcel just south of 5054 Crowfoot Valley RD.

OWNER(S):

TOTAL FEES:

Name(s): Douglas CountyAddress: 100 3rd StreetPhone: 720 733-6990Email: ngiauque@douglas.co.us

RELATED PROJECTS:

ZR2023-021

AUTHORIZED REPRESENTATIVE (requires notarized letter of authorization if other than owner)

Name: Nick GiaqueAddress: 9651 S. Quebec StreetPhone: 7320 733-6983Email: ngiauque@douglas.co.us

LEGAL DESCRIPTION:

Subdivision Name: Canyons South

Filing #: _____ Lot #: _____ Block #: _____ Section #: _____ Township: _____ Range: _____

STATE PARCEL NUMBER(S): 234917000016,

ZONING:

Present Zoning: PD Proposed Zoning: _____ Gross Acreage: _____

Gross Site Density (DU per AC): _____ # of Lots or Units Proposed: _____

SERVICE PROVIDERS:

Fire District: Castle Rock Metro District: Crowfoot Valley Ranch Gas: XcelWater: Castle Rock Sewer: Castle Rock Electric: CORERoads: ☒ Public ☐ Private (please explain): _____

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

Revised 03.04.2021

Location and Extent

Project Narrative and Community Impact Report

Applicant: Douglas County Parks, Trails and Building Grounds

Nick Giauque, Parks Program Manager

Project: Macanta Regional Park

Purpose: Increase recreational trail opportunities in the High Plateau Nonurban Subarea

Background and Description:

Douglas County Parks, Trails and Building Grounds (PT&BG) is submitting the Location and Extent application to proceed with the planned design and construction of a trailhead with two hundred two (202) parking spaces, six (6) equestrian trailer parking spaces, shade structures, vault toilet, nature play area, six (6) miles of multi-use, soft surface trails, six (6) miles of singletrack trails, scenic overlooks, a low water trail crossing of an unnamed tributary to Scott Gulch and a pedestrian bridge crossing of Scott Gulch.

The land (463.5 acres) for Macanta Regional Park was conveyed to the County in 2007.

The purpose of this project is to create additional unique recreational opportunities for the residents of southern Douglas County.

Community Impacts:

Temporary construction impact: there will be temporary construction impacts (approx. 9 months) for residents that live near the site. There will be construction equipment and trucks delivering construction materials (asphalt, concrete, roadbase, etc.) accessing the site from Crowfoot Valley Road. Hours of operation will be 7:00 a.m. to 6:00 p.m., Monday through Friday.

Traffic impact: there will be additional traffic impacts on Crowfoot Valley Road as this is the only site access point. The road has been widened to the south and will likely be widened at the project site in the future. We will work closely with Public Works Engineering (PWE) to coordinate this future widening.

History of the Park Planning Effort:

The master plan process began in late 2018 and included topographic survey, natural resource assessment report, geotechnical report, initial site visits and preliminary planning drawings showing the proposed improvements. We worked with the Town of Castle Rock to complete a master plan for the adjacent Cobblestone Open Space, tying both sites together. A public meeting was held on Sept. 1, 2021, to show the community the proposed regional park and open space on a single unified plan.

Benefits to the Community:

The park improvements will provide the following benefits to the community:

- A variety of trails for increased community recreational use by cyclists, equestrians and pedestrians
- Increased fitness by use of the challenge course
- Scenic overlooks with views from Pike's Peak to Long's Peak
- Opportunities for wildlife viewing throughout the site
- Improved access from the project site to the McMurdo Gulch regional trail

Type of Construction:

The majority of the park improvements will be constructed by a pre-qualified general contractor. After initial grading, erosion and sediment control is installed, typical earth moving equipment will be utilized to construct the improvements while minimizing disturbance to existing vegetation. The single-track trails will be designed and constructed utilizing specialty equipment by a pre-qualified design/build trail contractor. All disturbed areas will be revegetated with native seed.

Preliminary Project Schedule:

- July - Aug. 2024 - Complete Location and Extent process
- July - Dec. 2024 – Construction documents, reports, Public Works Engineering review/permitting process
- Jan. - March. 2025 – Bidding
- May 2025 – March 2026 – Construction
- April 2026 – Construction completion/opening

Park Hours:

One hour before sunrise until one hour after sunset.

Anticipated Park Use:

Bluffs Regional Park had 145,917 annual users so we anticipate similar numbers once these park facilities are completed. That would equal approximately 12,159 users per month, 3,040 users per week or 434 users per day.

Compliance with Comprehensive Master Plan/Parks, Trails, and Open Space Master Plan:

This project complies with the objectives of the 2040 Douglas County Comprehensive Master Plan (CMP) and the 2030 Parks, Trails, and Open Space Master Plan (PTOSMP) in several sections as follows:

CMP Policy 3-2D.2 *Develop park facilities in the nonurban area for active and passive uses, where appropriate.*

The proposed park facilities meet the above criteria by providing different recreational opportunities for the community. The soft surface multi-use trail will be eight (8) feet wide, allowing recreational use

by cyclists, equestrians, and pedestrians. The natural earth single track trail will be three (3) feet wide and suitable for multiple uses. The fitness course steps provide sixty (60), one hundred twenty (120) and one hundred eighty (180) step options for different challenge levels.

CMP Policy 3-2D.3 *Develop local trail systems and a regional, interconnected system of multi-use trails that link communities, recreation areas, open space, neighborhood trails, and trail systems, including those outside of Douglas County.*

The proposed twelve (12) mile local trail system will connect to adjacent neighborhoods and through the Cobblestone Open Space in Castle Rock to the regional McMurdo Gulch Trail in Castle Rock.

PTOSMP Goal PT 1 *Provide a system of regional parks and trails that are interconnected and integrated within the community.*

Objective PT 1B *Support and establish designs that provide convenient access between parks and trail facilities and to the surrounding community.*

The trail system will provide trail connections to the Pradera/Pinery West neighborhood to the east and the Canyons South neighborhood to the south.

Objective PT 1C *Design and improve parks and trails facilities to strengthen their role as centers for community.*

The trailhead amenities area will act as a gathering place for community members. The six (6) mile multi-use trail can be used for community 10k running events.

Objective PT 1D *Provide trails that meet the needs of non-motorized trail users except as required by the Americans with Disabilities Act.*

The trail is designed to meet national trail standards for a variety of non-motorized trail users.

PTOSMP Goal PT 2 *Design and provide parks and trails facilities and programs to meet the recreational needs of a wide variety of users.*

Objective PT 2G *Support development of parks and trails that function as part of and augment the regional parks and trails systems within the County.*

The trail will complete the regional trail from Castlewood Canyon State Park north to the County line.

Objective PT 2H *Complete trail links that support trail connectivity.*

This trail link to the McMurdo Gulch Trail will support connectivity to destinations in the Town

of Castle Rock.

PTOSMP Goal PT 3 *Ensure that parks and trails are compatible with the natural and built environment and adjacent uses.*

Objective PT 3A *Establish parks and trails in locations suitable for proposed uses and community needs.*

The terrain of the proposed park facilities is suitable for multi-use trails and a fitness challenge course due to the steep terrain. The trails can be cut into the site with minimal earthwork impacts versus overlot grading.

Objective PT 3C *Design park and trails facilities to minimize and mitigate the impacts of the proposed facilities to adjacent communities, as feasible.*

The trail is designed to minimize impacts to adjacent communities and properties by minimizing the disturbance area for the facilities and directing construction access to a single point of access from Crowfoot Valley Road.

Objective PT 3D *Manage parks and trails facilities to minimize impacts to adjacent communities, as feasible.*

The management and maintenance of the facilities should have minimal impacts to adjacent communities and properties.

PTOSMP Goal PT 4 *Practice stewardship of the natural environment in the design, development, and management of parks and trails.*

Objective PT 4A *Work with appropriate entities and stakeholders to evaluate impacts to natural resources and systems during project design.*

ERO Resources conducted a Natural Resource Assessment prior to the start of the trail design. They evaluated the site for wetlands, waters of the U.S., threatened and endangered species, migratory birds and other wildlife. The trail alignment was designed to minimize impacts to wildlife. There are no jurisdictional wetlands on the site of the low water crossing. The pedestrian bridge will span Scott Gulch so there will be no impacts to potential wetlands or waters of the U.S.

Objective PT 4B *Protect and enhance natural resources and systems as part of project development, where appropriate.*

The trail design protects natural resources through careful alignment to minimize grading disturbance area. Instead of going parallel, the trail crosses the two drainage corridors to

minimize potential impacts to wildlife corridors.

Objective PT 4C *Design projects to protect and enhance riparian environments while providing access to improve recreational opportunities.*

The project will protect the riparian corridor of Scott Gulch by spanning the natural resources while providing recreational trail opportunities.

Referral Agency Response Report**Page 1 of 2****Project Name:** Macanta Regional Park**Project File #:** LE2024-023**Date Sent:** 09/16/2024**Date Due:** 09/30/2024

| Agency | Date Received | Agency Response | Response Resolution |
|---|-------------------|--|-----------------------|
| Addressing Analyst | Awaiting response | | |
| Arapahoe County Public Airport Authority-Centennial | 09/19/2024 | Summary of comments received (see attached letter for full comments): The Arapahoe County Public Airport Authority has no objection to the Macanta Regional Park as a whole but has the following comments to make on the project: The park will be subject to numerous aircraft overflights and their associated effects. These effects include, but are not limited to noise, smoke, dust, fumes, and vibrations. Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway, penetrates the FAA Part 77 airspace surface, impede signals associated with navigational equipment or any other reason the FAA deems necessary will require the filing and approval of FAA Form 7460-1. Please note that this is a State and Federal regulatory requirement. Runway endpoint data is available from the Airport for engineering calculations. In addition, please have crane operators advise the airport prior to erecting any cranes. | |
| Assessor | Awaiting response | | |
| AT&T Long Distance - ROW | 09/19/2024 | No Comment | No response necessary |
| Black Hills Energy | Awaiting response | | |
| Building Services | 09/19/2024 | Received: 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. | No response necessary |
| Castle Park Ranch Property Owners Association | Awaiting response | | |
| CenturyLink | Awaiting response | | |

Referral Agency Response Report**Page 2 of 2****Project Name:** Macanta Regional Park**Project File #:** LE2024-023**Date Sent:** 09/16/2024**Date Due:** 09/30/2024

| Agency | Date Received | Agency Response | Response Resolution |
|--|----------------------|--|----------------------------|
| City of Castle Pines | Awaiting response | | |
| Colorado Geological Survey | Awaiting response | | |
| Comcast | Awaiting response | | |
| CORE Electric | 09/20/2024 | No Comment | No response necessary |
| Crowfoot Valley Ranch Metro #1 & 2 | Awaiting response | | |
| Douglas County Health Department | Awaiting response | | |
| Engineering Services | Awaiting response | | |
| Office of Emergency Management | 09/21/2024 | Received: OEM has no concerns with this project | No response necessary |
| Pradera Homeowners Association | Awaiting response | | |
| Sheriff's Office | Awaiting response | | |
| Sheriff's Office E911 | Awaiting response | | |
| Town of Castle Rock Development Review | Awaiting response | | |
| Town of Castle Rock Fire and Rescue Department | Awaiting response | | |
| Town of Parker Development Review | Awaiting response | | |
| Town of Parker Public Works | 09/16/2024 | No Comment | No response necessary |
| Xcel Energy-Right of Way & Permits | Awaiting response | | |

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

 Date sent: September 16, 2024

 Comments due by: September 30, 2024
Project Name: Macanta Regional Park – Location and Extent

Project File #: LE2024-023

Project Summary: The applicant, Douglas County Parks, Trails, and Building Grounds (PT&BG) requests approval of a Location and Extent to construct trails, parking, and amenities on the 463.5-acre regional park within the Canyons South Planned Development.

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: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> | |
| <input checked="" type="checkbox"/> See letter attached for detail. | |
| Agency: Arapahoe County Public Airport Authority | Phone #: 303-218-2919 |
| Your Name: Zachary Gabehart (please print) | Your Signature: <i>Zachary Gabehart</i> |
| | Date: 09/17/24 |

A public hearing on this request will be held before the Douglas County Planning Commission on **Monday, October 7, 2024, at 6:00 pm.** **This public hearing will be held on-line and in person. See the County website or contact the Planning Department for more information.**

Sincerely,

Heather Scott, AICP, Principal Planner



CENTENNIAL AIRPORT
ARAPAHOE COUNTY AIRPORT AUTHORITY

7565 South Peoria Street, Unit D9
Englewood, Colorado 80112
main: 303-790-0598 | fax: 303-790-2129
www.centennialairport.com

September 17, 2024

Ms. Heather Scott
Principal Planner
Douglas County Department of Community Development
100 Third Street
Castle Rock, CO 80104

Re: LE2024-023 - Macanta Regional Park

Thank you for the opportunity to review the preliminary plan revision. The Arapahoe County Public Airport Authority has no objection to the Macanta Regional Park as a whole but has the following comments to make on the project:

- The proposed development lies outside Airport Influence Area (AIA), however because the park is in alignment with the approach to the main runway and in the vicinity of the outer marker for said approach in which aircraft establish on, the park will be subject to numerous aircraft overflights and their associated effects. These effects include, but are not limited to noise, smoke, dust, fumes, and vibrations.
- Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway, penetrates the FAA Part 77 airspace surface, impede signals associated with navigational equipment or any other reason the FAA deems necessary will require the filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. Please visit <https://oeaaa.faa.gov> to utilize the notice criteria tool to confirm filing requirements and to file the FAA Form 7460-1. **Please note that this is a State and Federal regulatory requirement.** Runway endpoint data is available from the Airport for engineering calculations. In addition, please have crane operators advise the airport prior to erecting any cranes.

Please feel free to call me if you have any questions.

Sincerely,

Zachary Gabehart
Noise & Environmental Specialist

From: annb.cwc64.com
To: [Heather Scott](#)
Cc: [Pam Choy \(pc2914@att.com\)](mailto:pc2914@att.com); duanew.cwc64.com; it.cwc64.com
Subject: Macanta Regional Park Parker, Colorado Douglas County eReferral #LE2024-023
Date: Thursday, September 19, 2024 10:18:58 AM

Hi Heather,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Macanta Regional Park Parker, Colorado. The Earth map shows the project area in red. 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.



From: [Chris Martin](#)
To: [Al Peterson](#)
Cc: [Nick Giauque](#); [Zeke Lynch](#)
Subject: Macanta Regional Park
Date: Wednesday, June 26, 2024 2:27:50 PM
Attachments: [image001.wmz](#)

Al,

Based on your request, I have prepared the following traffic analysis for the proposed Macanta Regional Park access to Crowfoot Valley Rd.

Project: Douglas County Parks and Trails, proposes to develop Trailhead, shade structure, parking and other public amenities for this regional park. The subject property totals approximately 463 acres in size and is located within the Canyons South Planned Development (PD), Planning Area (PA) A zone district.

Per Nick Giauque, Parks Programs Manager, this park is modeled after the Bluffs Regional Park and would be expected to have similar usage numbers. Nick has provided visitor counts for the Bluffs. (Note that Bluffs Regional Park is 240 acres. About half the size of Macanta Regional Park). Last year, per Nick's data, the total visitors to the Bluffs was 145,917 which breaks down to an average of 12,159 per month, 3,040 per week and 434 per day.

A comparison of the available parking at the two parks is as follows:

| | <u>Bluffs</u> | |
|----------------|---------------|---------------------------|
| <u>Macanta</u> | | |
| | 56 | Standard Parking Spaces |
| 203 | | |
| | 3 | Equestrian Trailer Spaces |
| 6 | | |

Access: The property will have a single point of access to Crowfoot Valley Rd. Crowfoot Valley Rd is a 2-Lane arterial roadway. It is assumed to be a four-lane arterial roadway by 2040. The posted speed limit in the vicinity of the site is 50 mph.

Trip Gen: Per the Trip Generation Manual, Institute of Transportation Engineers, 11th Edition, 2021 and using Land Use code 411 – Public Park, this park at 463 acres would be expected to generate about 361 one-way vehicle-trips on a weekday with about half entering and half exiting. During the AM Peak hour of the park, there would be approximately 32 trips with 20 entering and 12 exiting. For the PM Peak hour of the park, there would be approximately 51 trips with 20 entering and 31 exiting.

For a Saturday, the park is projected to generate about 907 trips during the day. The Saturday peak hour would generate 130 trips with 71 entering and 59 leaving.

For a Sunday, the park would generate about 1,014 trips during the day. The

Sunday peak hour would generate 144 trips with 56 entering and 88 leaving.

| | |
|-----------|--|
| Trip Dist | Based on the location and available roadway network, a 50/50 distribution southwest/northeast on Crowfoot Valley Rd is assumed. |
| Aux Lanes | <p>For the purpose of analyzing the need for auxiliary lanes on Crowfoot Valley Rd, the classification of the road will be the CDOT equivalent of an non-rural arterial (NR-A). The need for auxiliary lanes at the site access, is examined using the highest inbound trip generating peak hour of the park (Saturday) to be conservative. The auxiliary lane “triggers” per the State Highway Access Code for this classification are:</p> <ol style="list-style-type: none">1. A left turn deceleration lane is required for any access with a projected peak hour ingress turning volume greater than 10 vph2. A right turn deceleration lane is required for any access with a projected peak hour ingress turning volume greater than 25 vph.3. Right turn acceleration lane is required for any access with a projected peak hour right turning volume greater than 50 vph when the posted speed on the highway is greater than 40 mph.4. A left turn acceleration lane may be required if it would be a benefit to the safety and operation of the roadway. Engineering has determined that this requirement is met due to the higher speeds on Crowfoot Valley Rd. |

Conclusions and Recommendations

Based on the trip generation and distribution assumptions and engineering judgement, triggers 1, 2, & 4 are met. With the construction of the trail head, parking and amenities for the Macanta Regional Park, roadway improvements will be required on Crowfoot Valley Rd in order to provide left and right turn deceleration lanes and a left turn acceleration lane for the left turns exiting the park. The approach to Crowfoot Valley from the site will need to include both a left and right turn lane. A single inbound lane into the site is adequate.

While not triggered by traffic volume projections, a right turn acceleration lane should be considered as it would benefit operations by allowing right turners exiting the park to accelerate to a merging speed prior to entering the through lane instead of turning into the through lane from a stopped condition.

Let me know if you have any question about the information provided above or if additional information is needed in this analysis.

Thank you.

Chris Martin

Senior Traffic Engineer

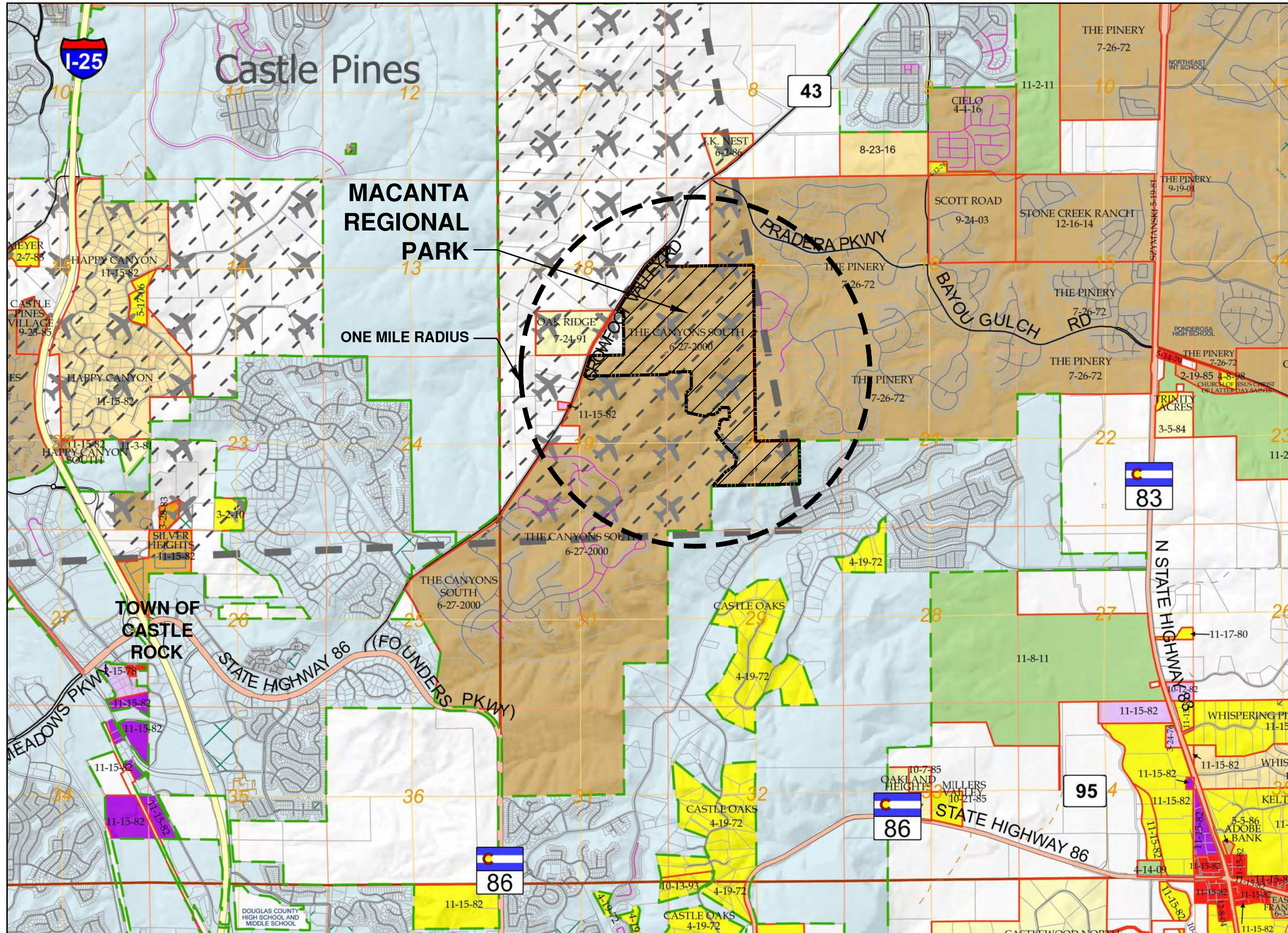
Douglas County

Department of Public Works Engineering



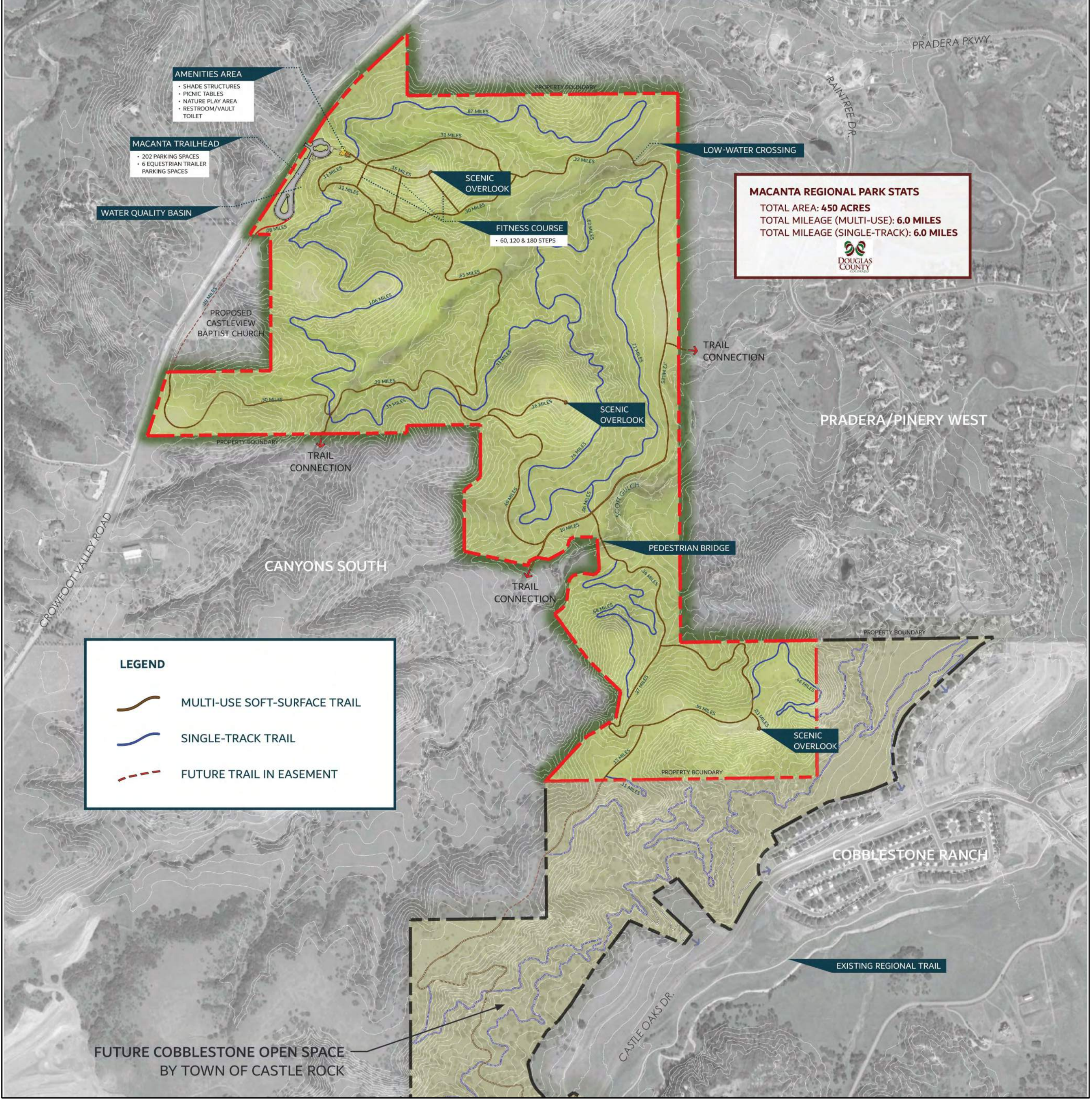
MACANTA REGIONAL PARK

ONE TRACT BEING THE SW ¼ OF SECTION 17 & PART OF THE E ½ OF SECTION 18, TOWNSHIP 7 SOUTH AND ONE TRACT BEING PART OF N ½ NE ¼ OF SECTION 19 & PART OF THE NW ¼ SW ¼ SE ¼ OF SECTION 20, TOWNSHIP 7 SOUTH, IN RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
LOCATION AND EXTENT XXXXXX - XXX



ZONE DISTRICT MAP / VICINITY MAP

N
NTS



SITE MASTER PLAN

N
NTS



ARCHITERRA GROUP

5881 South Del Norte Street
Littleton, Colorado 80127
303.468.0800
www.architerra.com

PROJECT # 0202306WNBV_KSW DATE: 11/15/22 CHD BY: DJP

SUBMITTALS:

LEE SUBMITTAL 06/17/24

OVERALL SITE PLAN

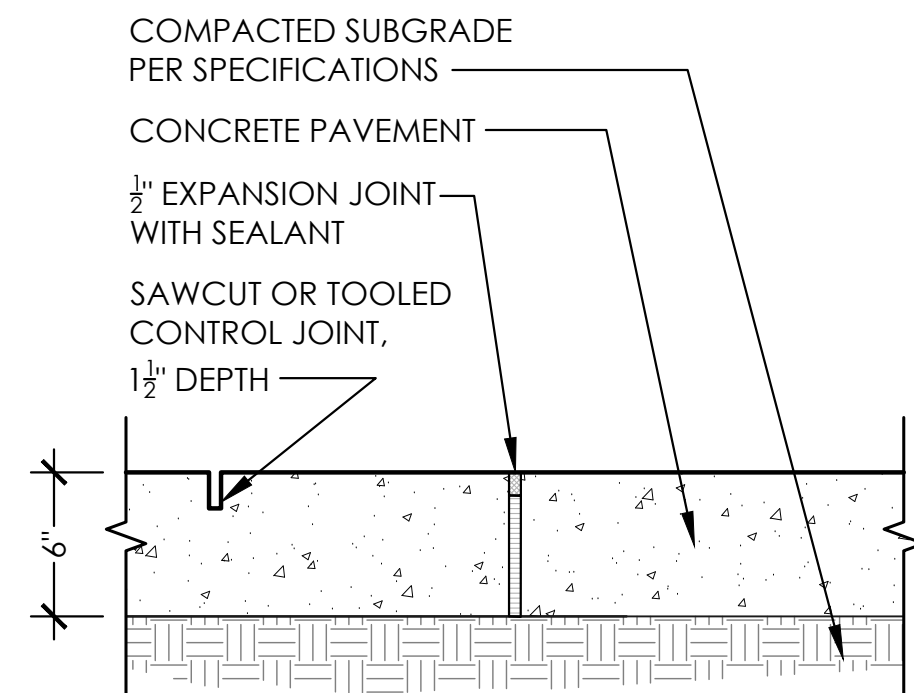
SHEET:
L-2

MACANTA REGIONAL PARK

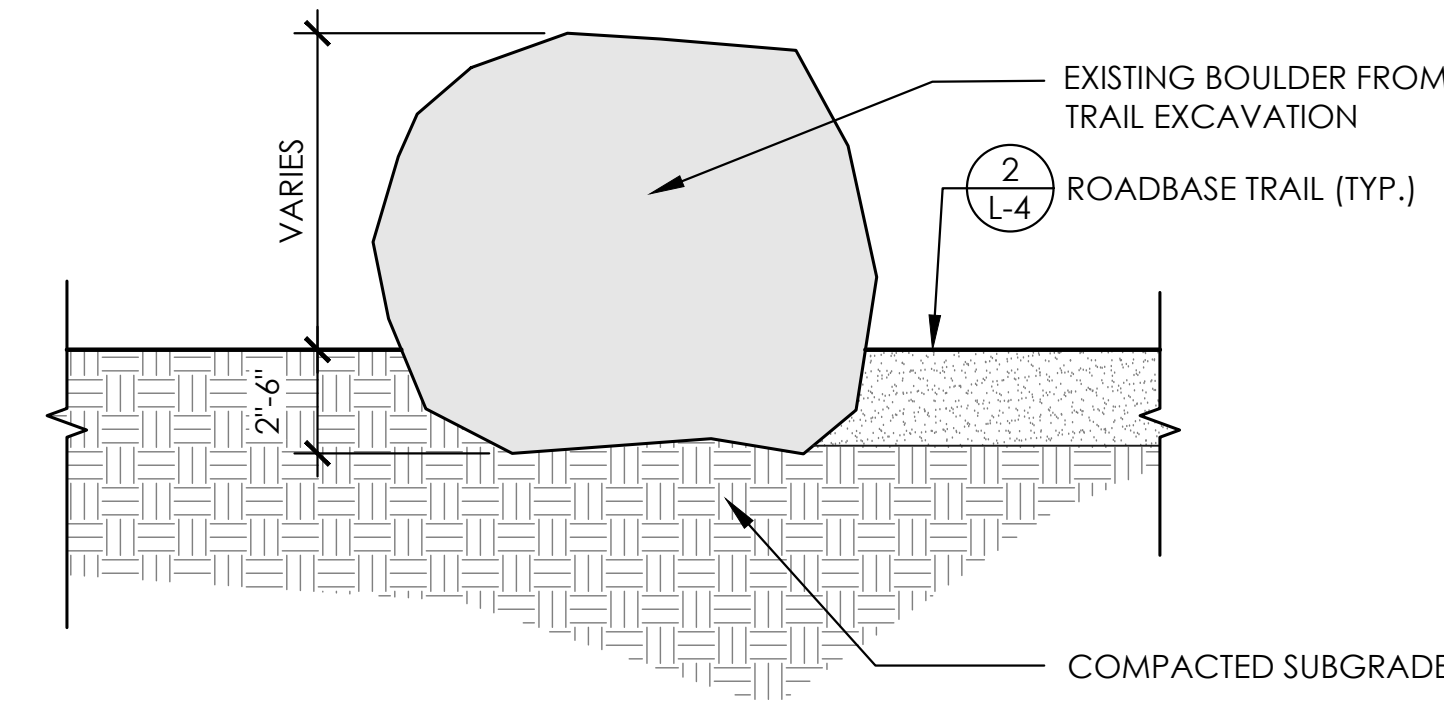
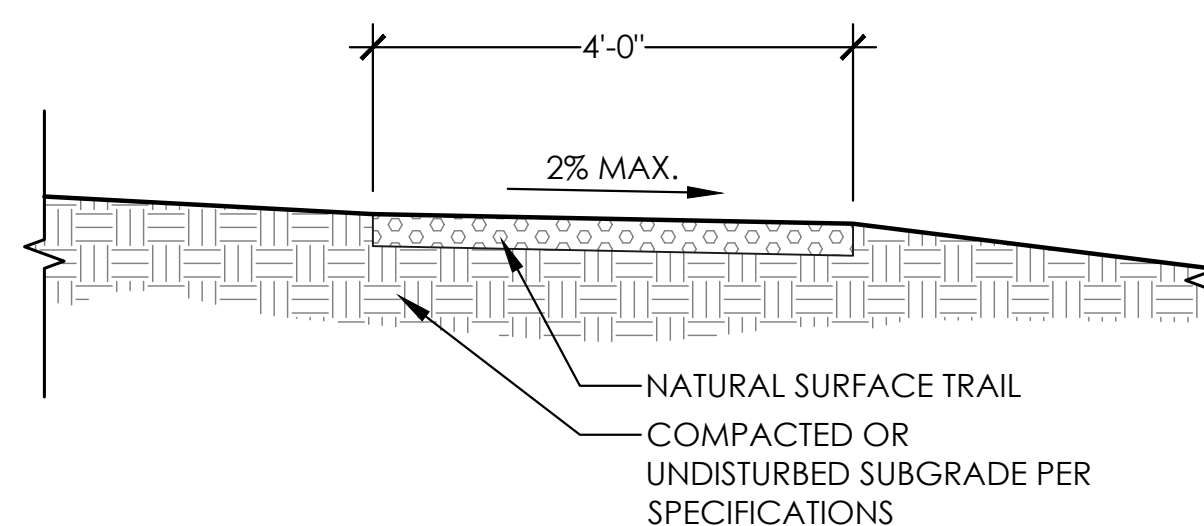
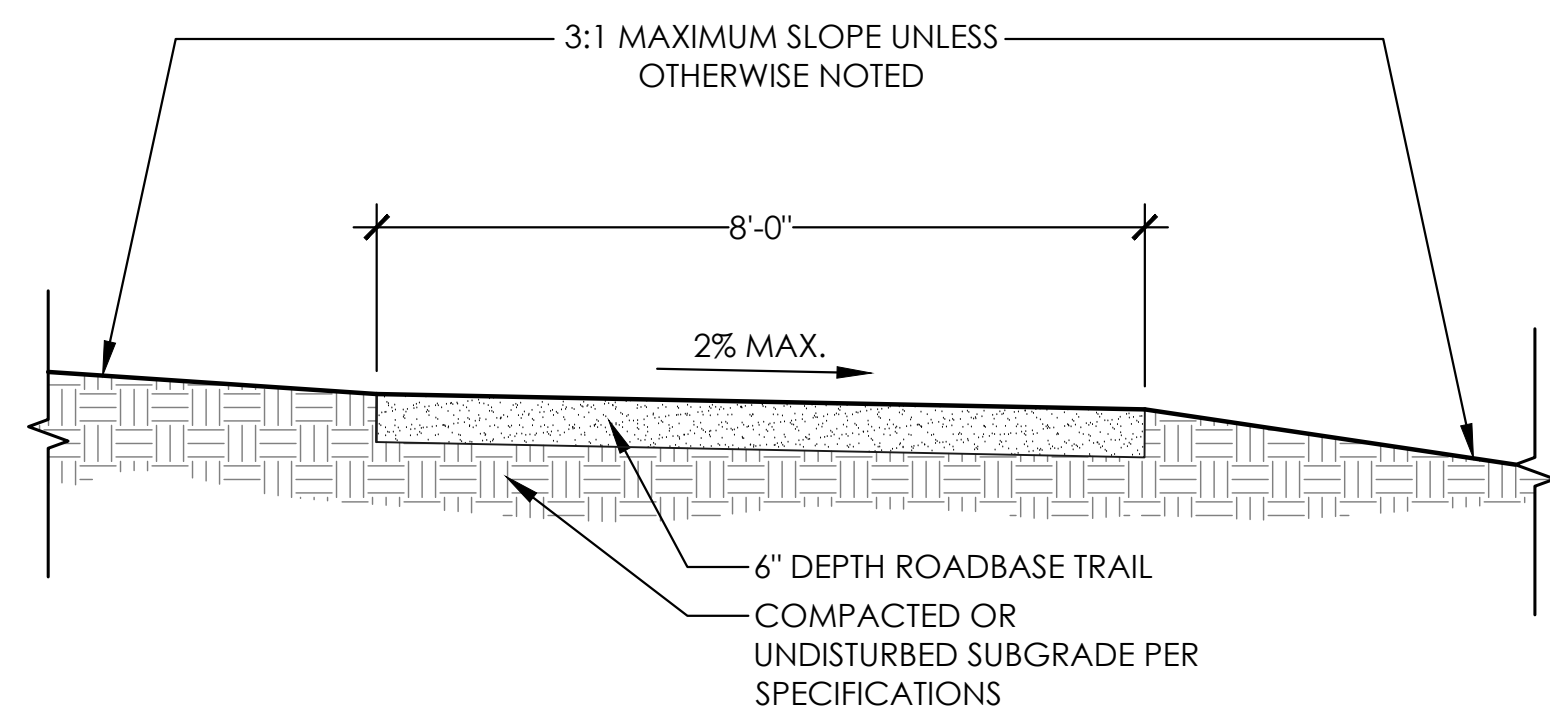
DOUGLAS COUNTY

Macanta Regional Park
Project File: LE2024-023
Planning Commission's Staff Report Page 23 of 26

33



- NOTES:
1. CONCRETE SHALL HAVE MEDIUM BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL.
 2. CONCRETE SHALL BE COLORED SAN DIEGO BUFF, PINECONE OR STAINED DARK WALNUT.



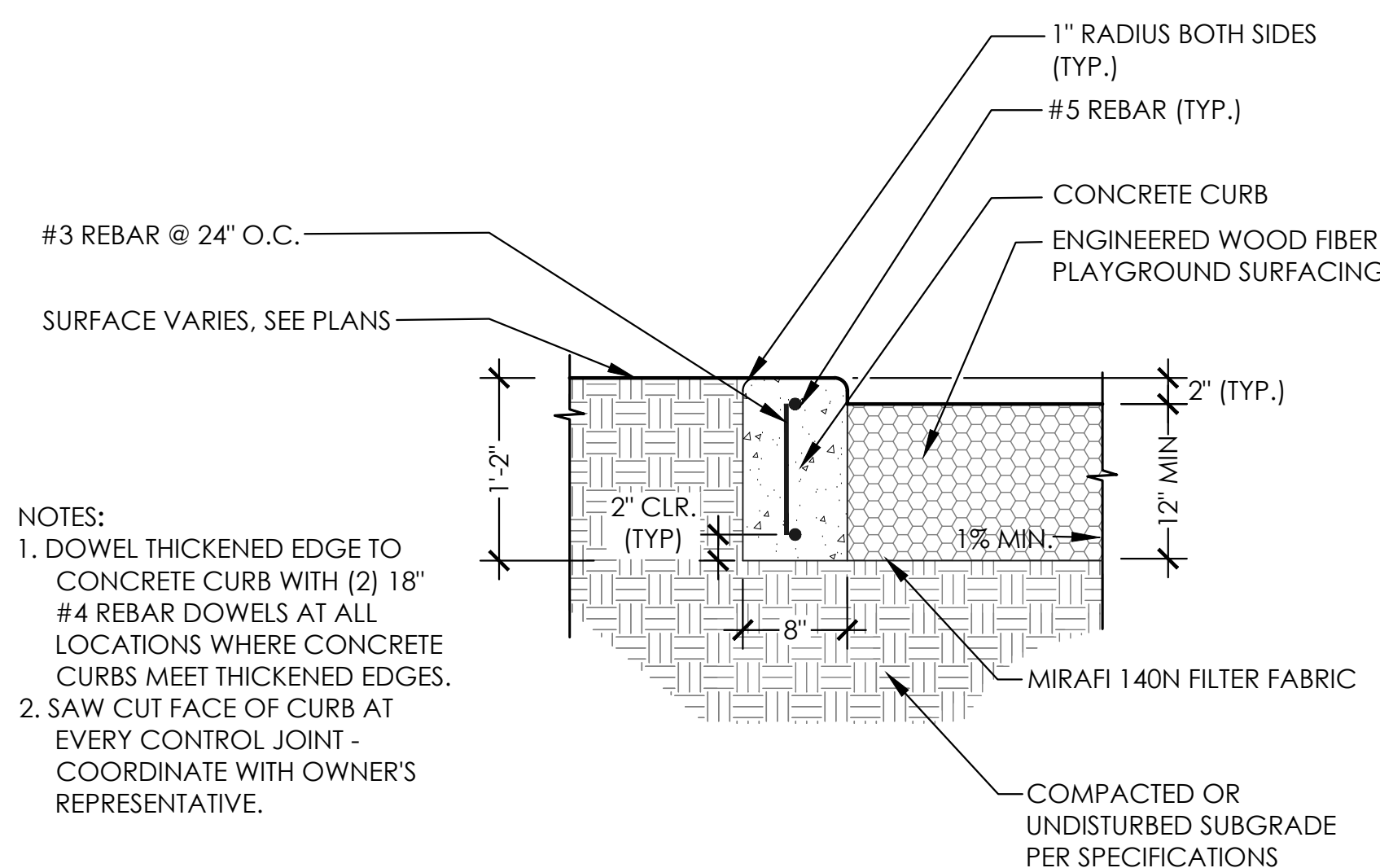
- NOTES:
1. COORDINATE WITH OWNER'S REPRESENTATIVE FOR LAYOUT AND PLACEMENT OF BOULDERS.
 2. BOULDERS SHALL BE PLACED SO THEY ARE STABLE AND WILL NOT MOVE.
 3. INDIVIDUAL BOULDERS MAY BE INSTALLED AS A STAND-ALONE, OR BOULDERS MAY BE INSTALLED ADJACENT TO OTHER BOULDERS.

1 CONCRETE PAVEMENT SECTION NTS

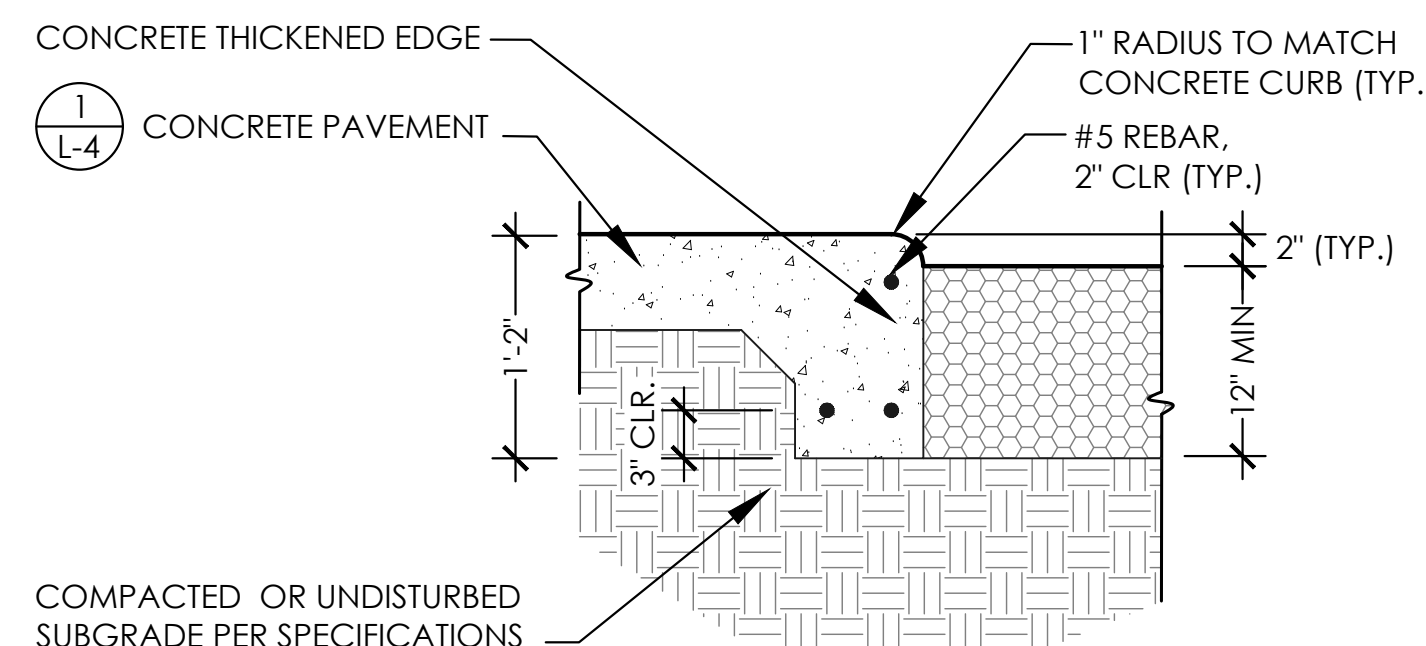
2 ROADBASE TRAIL SECTION NTS

3 NATURAL SURFACE TRAIL SECTION NTS

4 LANDSCAPE BOULDERS SECTION NTS



- NOTES:
1. DOWEL THICKENED EDGE TO CONCRETE CURB WITH (2) 18" #4 REBAR DOWELS AT ALL LOCATIONS WHERE CONCRETE CURBS MEET THICKENED EDGES.
 2. SAW CUT FACE OF CURB AT EVERY CONTROL JOINT - COORDINATE WITH OWNER'S REPRESENTATIVE.

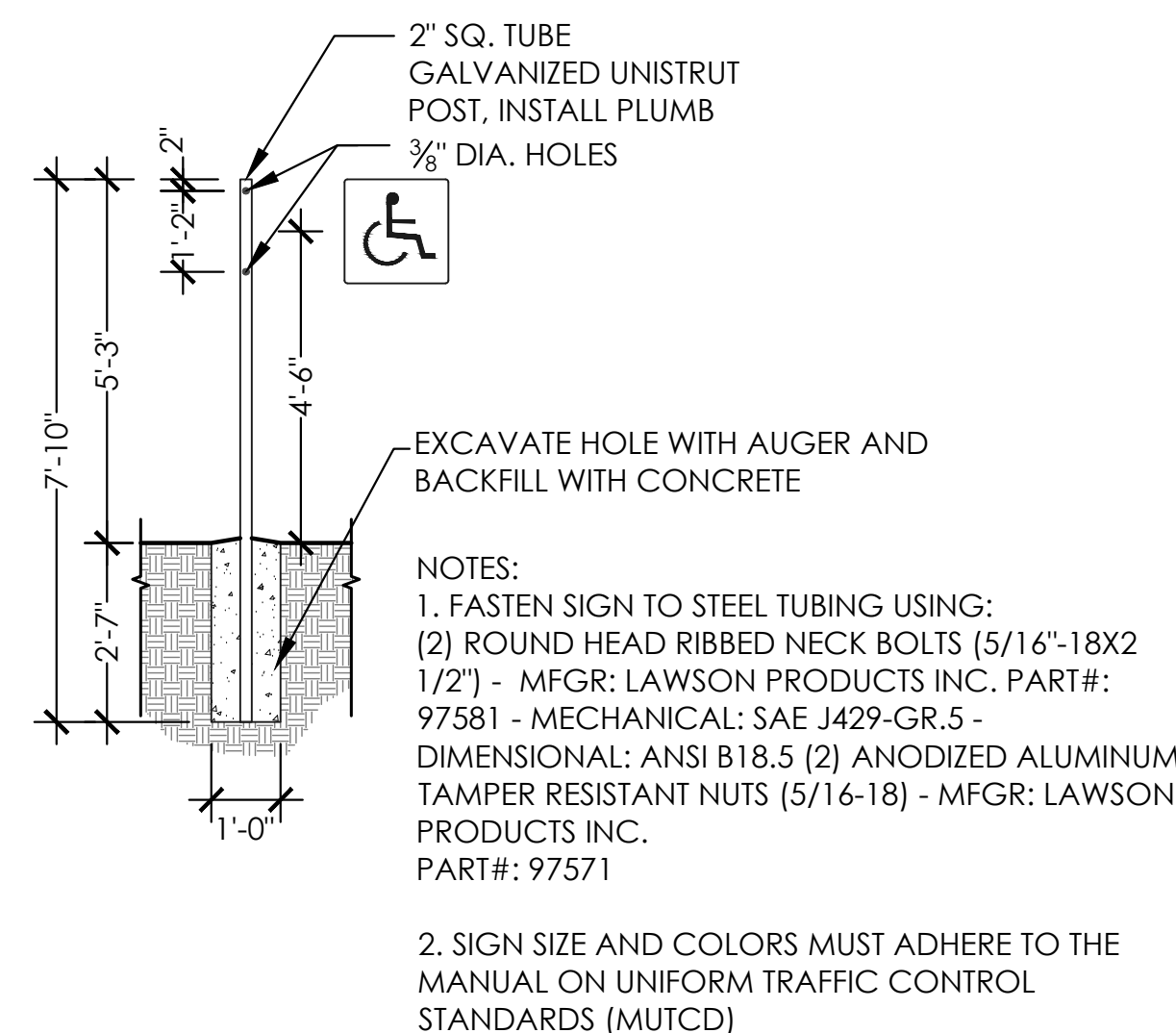


- NOTES:
1. DOWEL THICKENED EDGE TO CURB WITH (2) 18" #4 REBAR DOWELS AT ALL LOCATIONS WHERE CURBS MEET THICKENED EDGES.
 2. SAWCUT FACE OF THICKENED EDGE AT EVERY CONTROL JOINT - COORDINATE WITH OWNER'S REPRESENTATIVE.
 3. CONCRETE SHALL BE COLORED SAN DIEGO BUFF OR PINECONE.
 4. SEE DETAIL 5/L-4 FOR PLAYGROUND SURFACING NOTES.

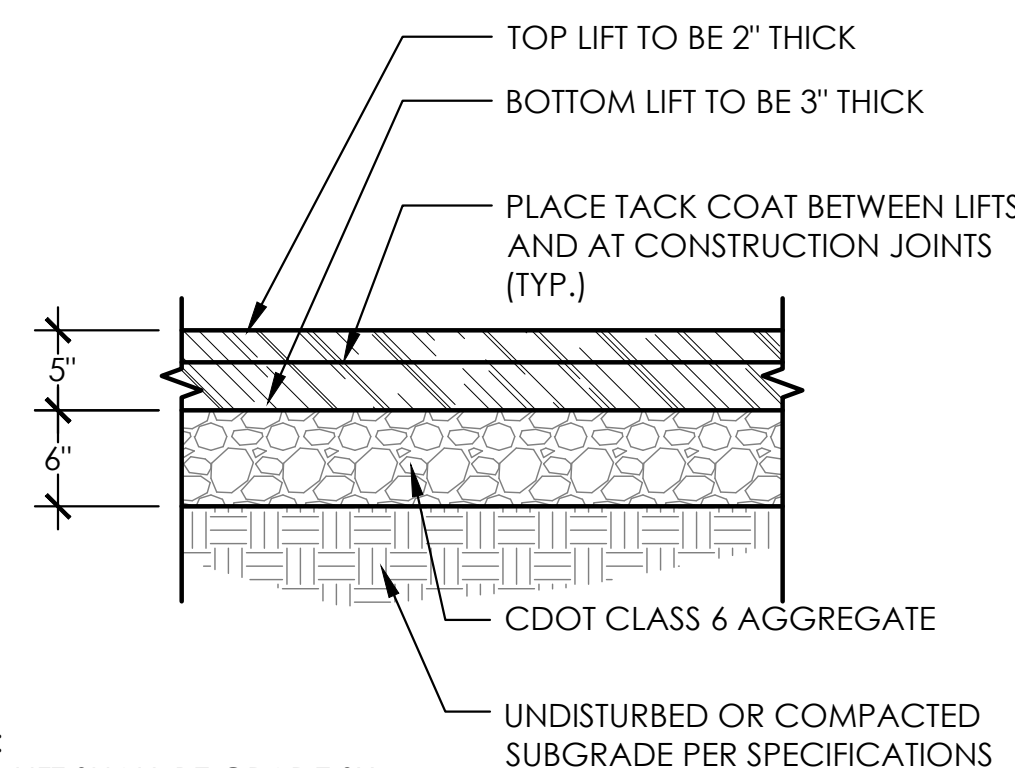
5 CONCRETE PLAYGROUND CURB SECTION NTS

6 CONCRETE THICKENED EDGE SECTION NTS

7 CONCRETE PLAYGROUND RAMP SECTION NTS



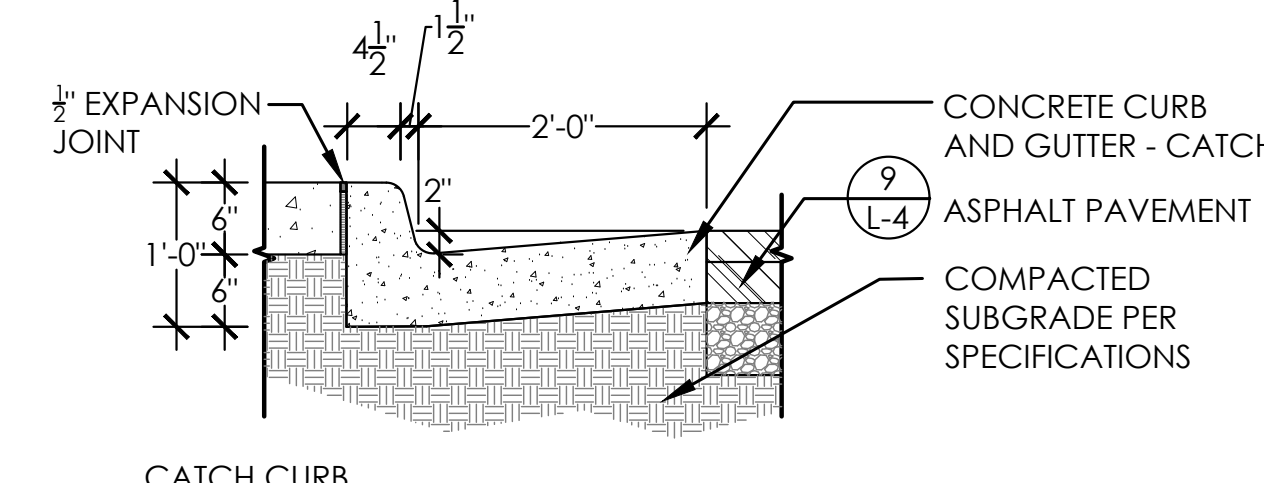
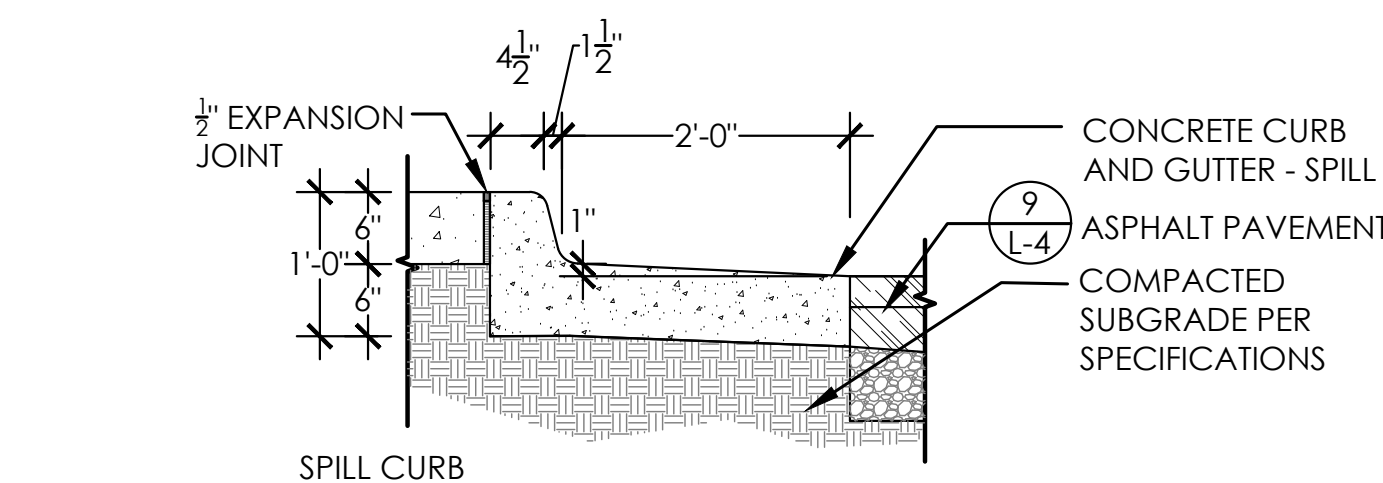
- NOTES:
1. FASTEN SIGN TO STEEL TUBING USING:
(2) ROUND HEAD RIBBED NECK BOLTS (5/16"-18X2 1/2") - MFGR: LAWSON PRODUCTS INC. PART#: 97581 - MECHANICAL: SAE J429-GR.5 - DIMENSIONAL: ANSI B18.5 (2) ANODIZED ALUMINUM TAMPER RESISTANT NUTS (5/16-18) - MFGR: LAWSON PRODUCTS INC. PART#: 97571
 2. SIGN SIZE AND COLORS MUST ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL STANDARDS (MUTCD)



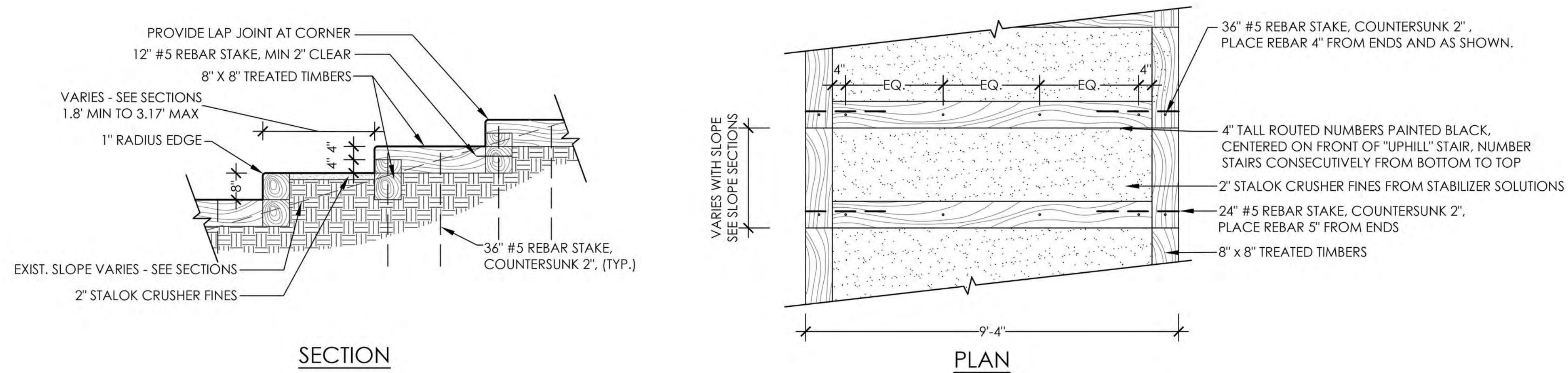
- NOTES:
1. TOP LIFT SHALL BE GRADE SX.
BOTTOM LIFT SHALL BE GRADE S.

8 ACCESSIBLE PARKING SIGN SECTION NTS

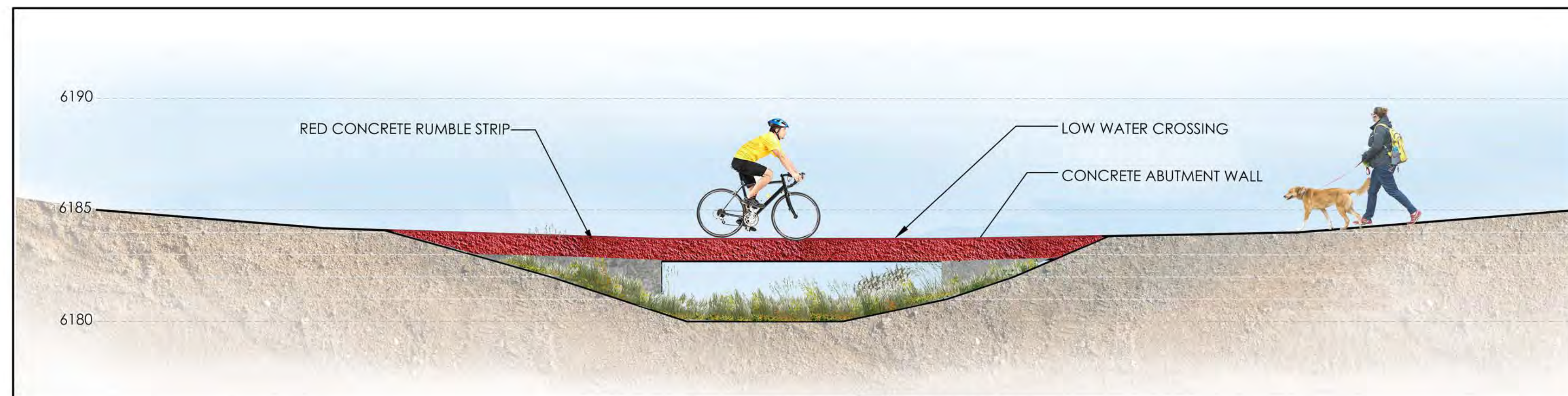
9 ASPHALT PAVEMENT SECTION NTS



10 CONCRETE CURB & GUTTER SECTION NTS

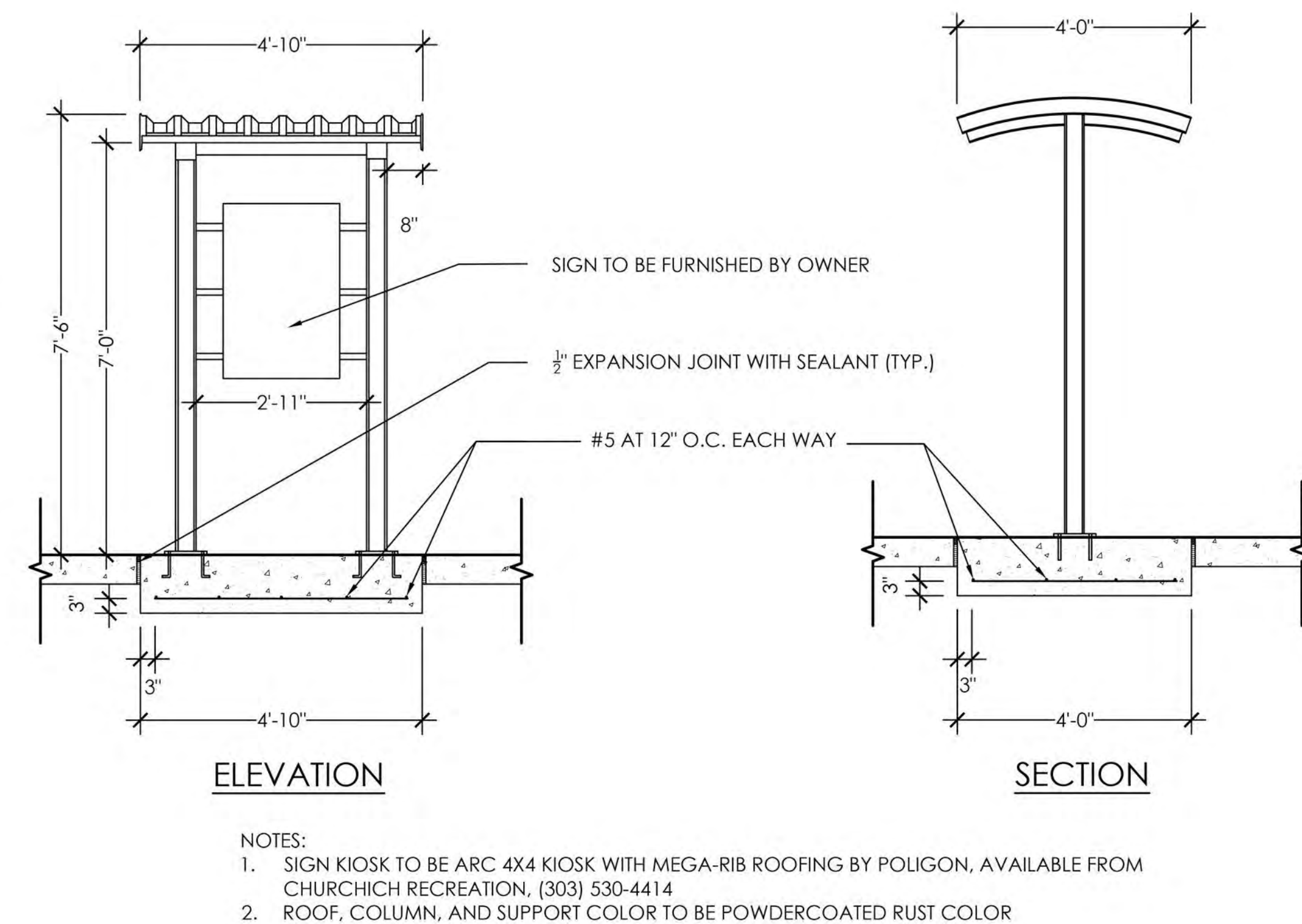


1
L-5 FITNESS COURSE STEPS
SECTION AND PLAN



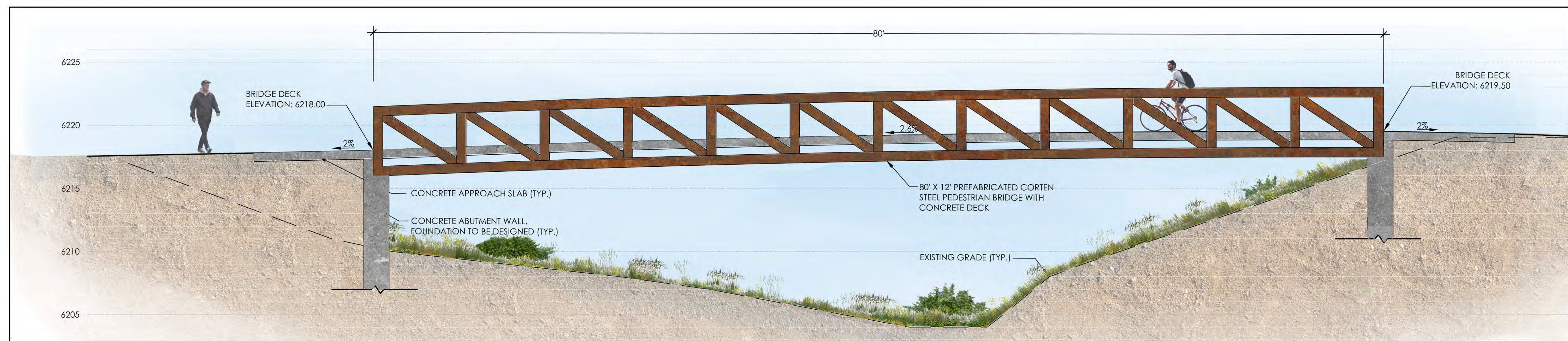
2
L-5 LOW WATER CROSSING
SECTION / ELEVATION

SCALE : 1/4" = 1'-0"



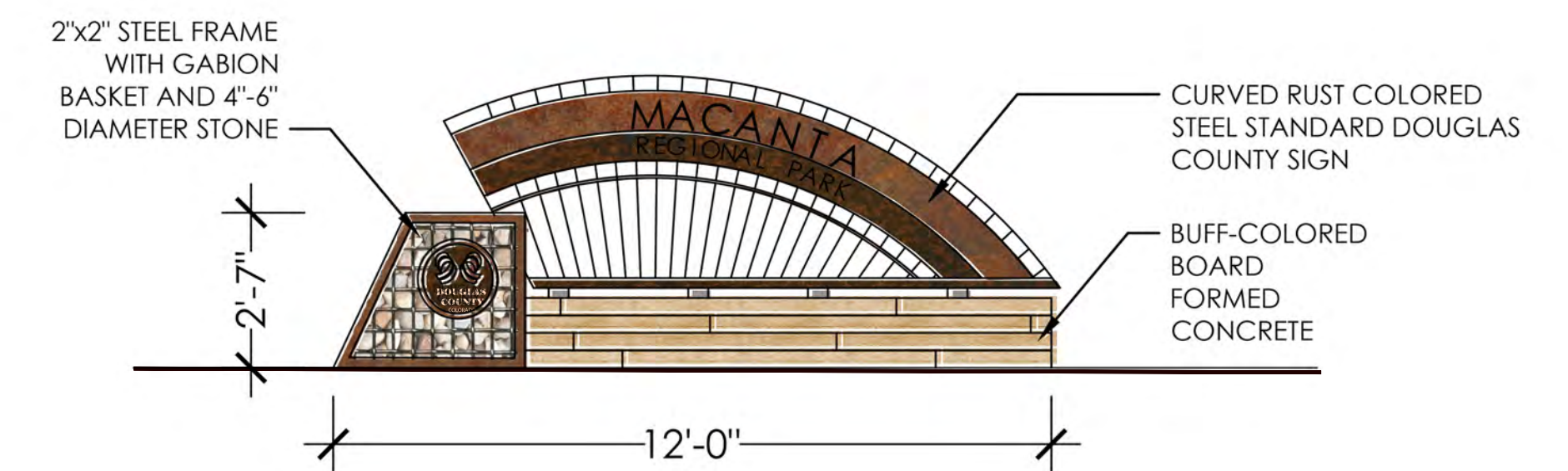
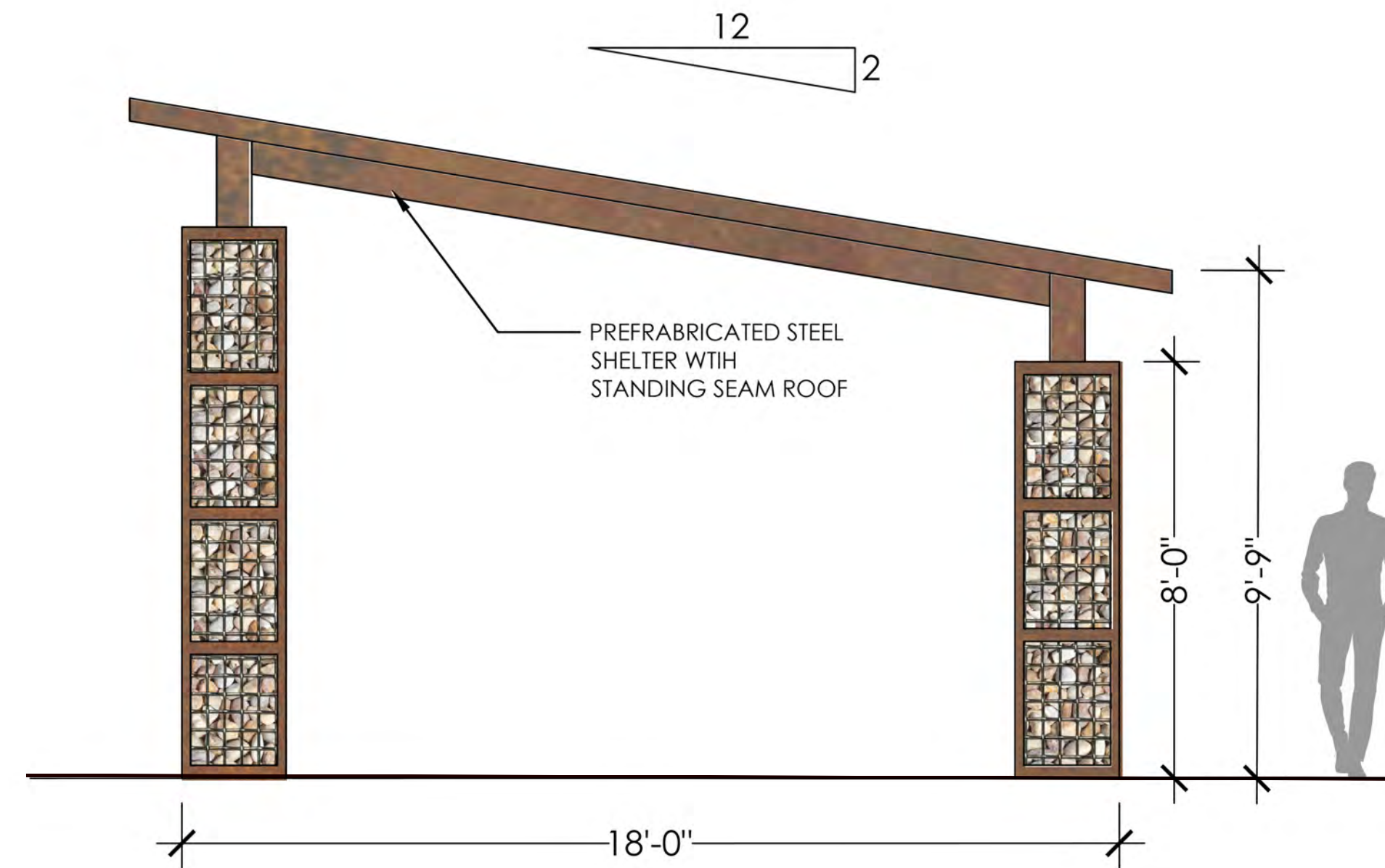
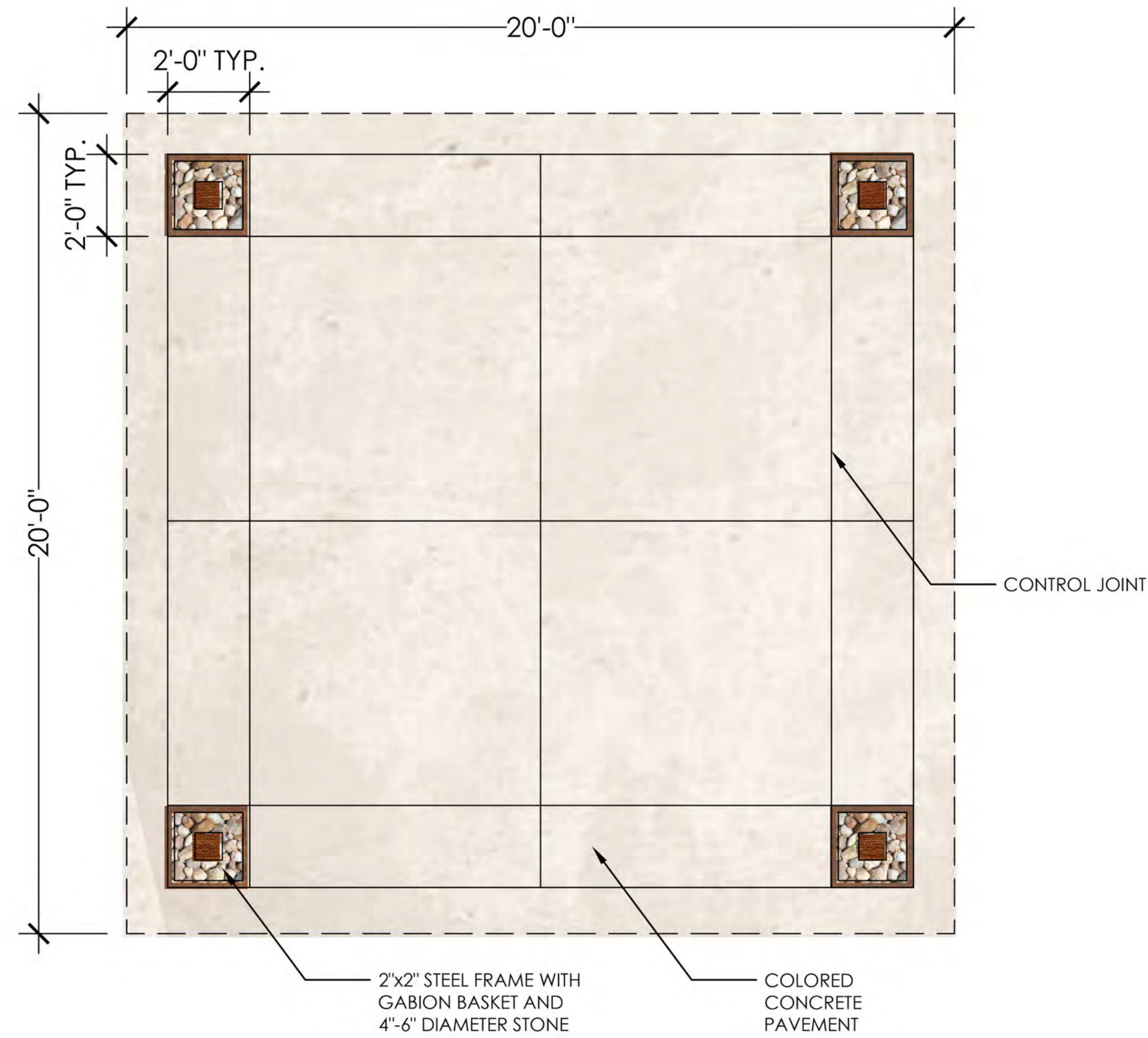
3
L-5 SIGN KIOSK
ELEVATION AND SECTION

NTS



4
L-5 PEDESTRIAN BRIDGE
SECTION / ELEVATION

SCALE: 1/4" = 1'-0"

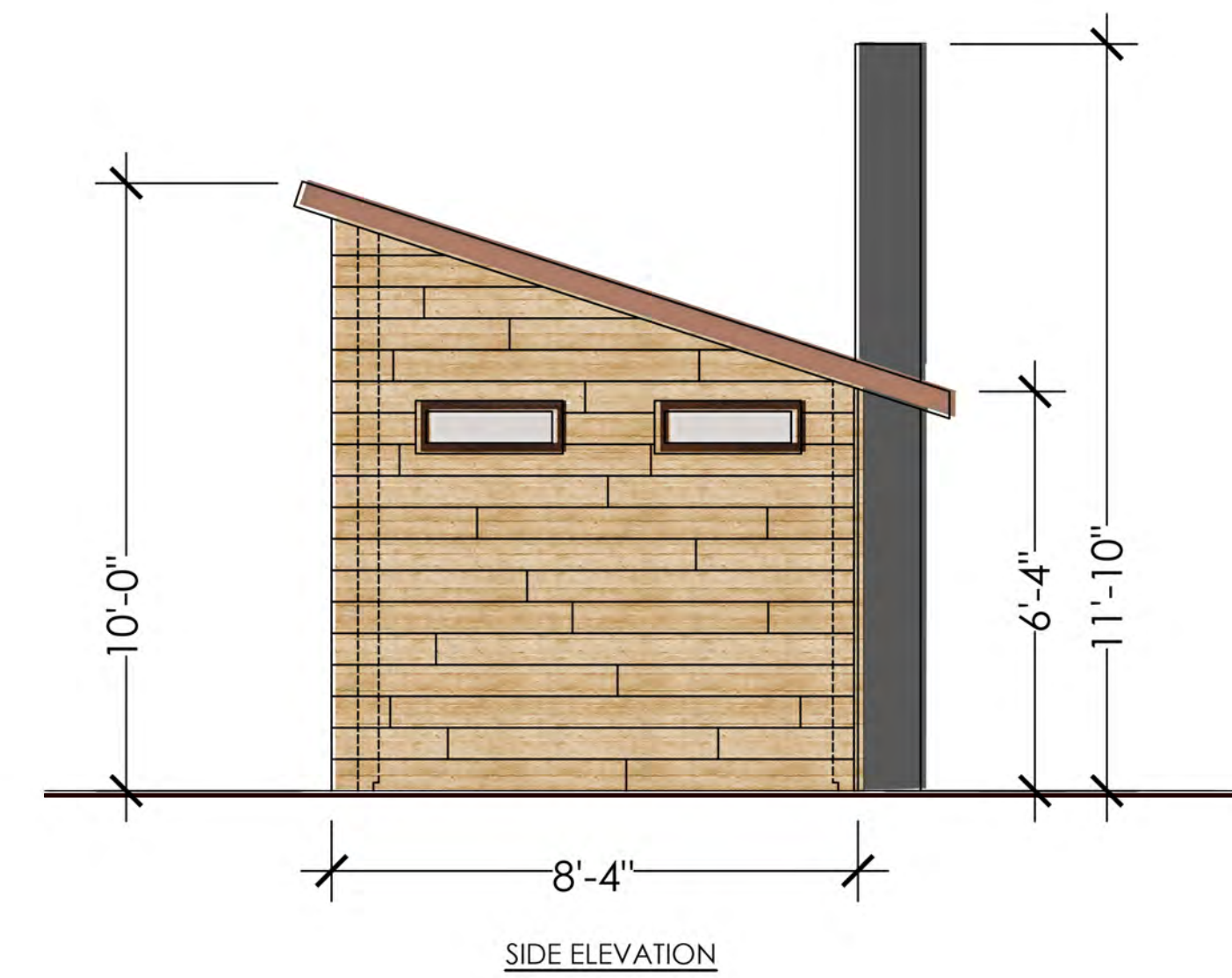
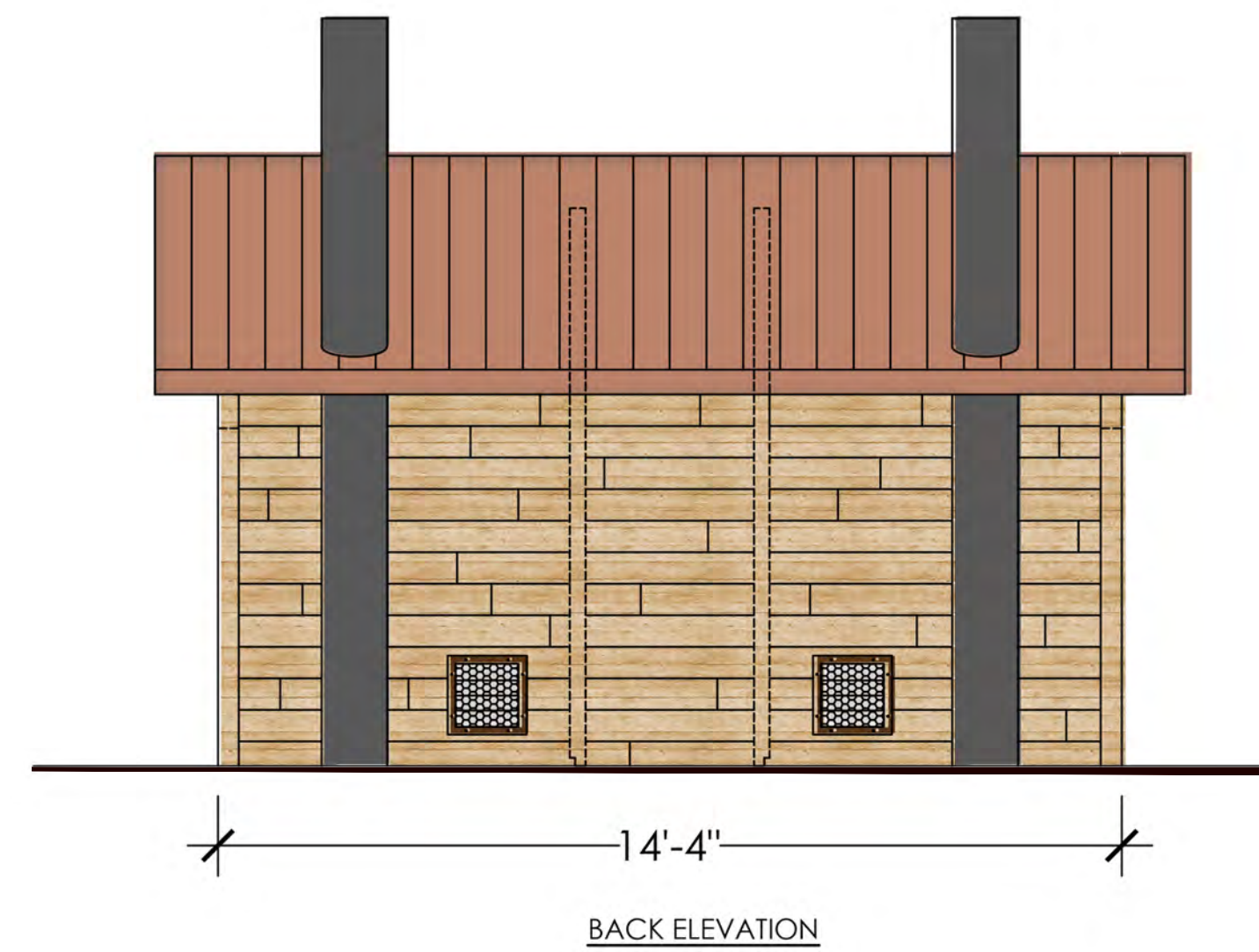
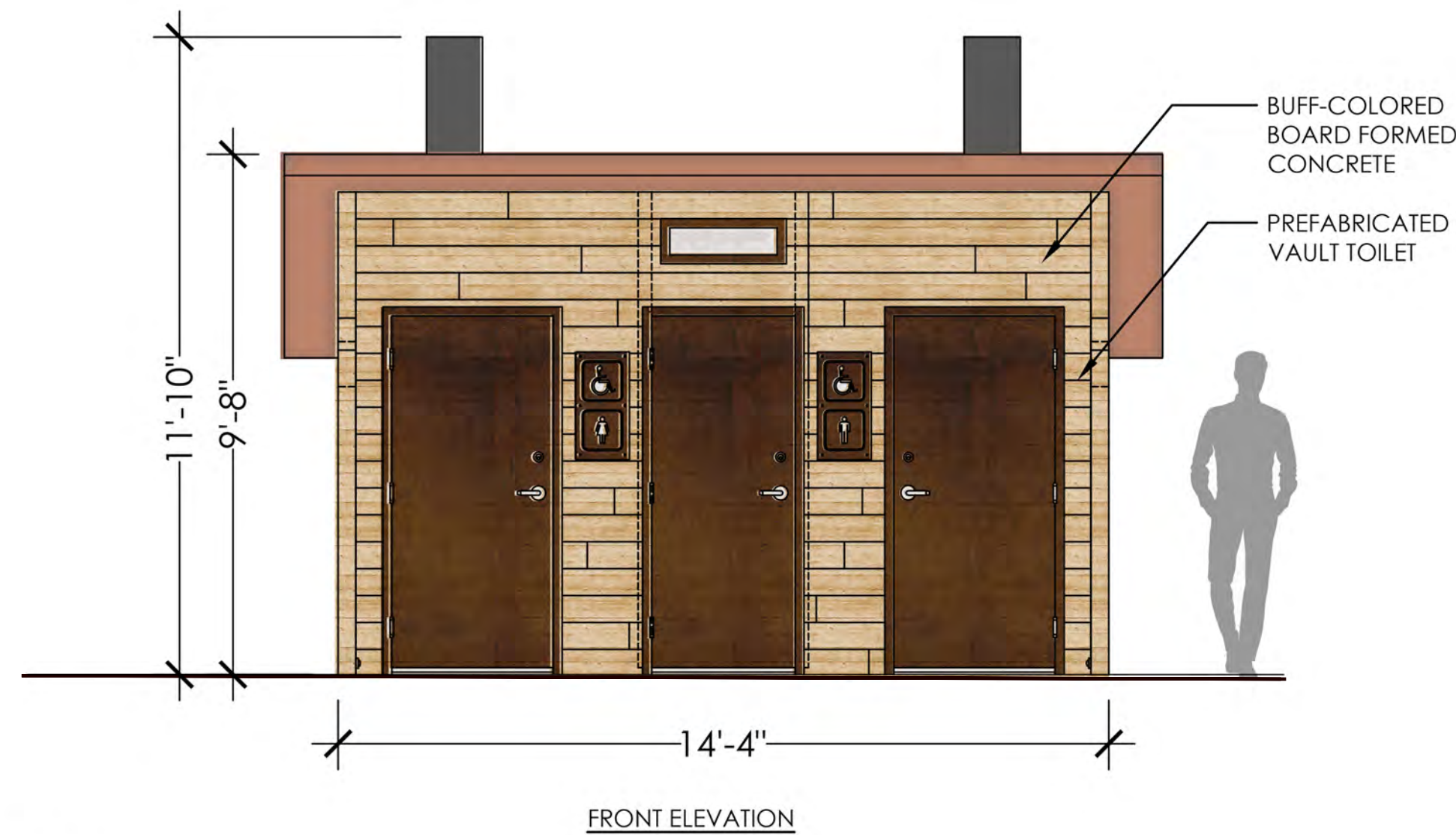


1 SHELTER
L-6 PLAN AND ELEVATION

SCALE: 3/8" = 1'

2 PARK SIGN
L-6 ELEVATION

SCALE: 3/8" = 1'



3 VAULT TOILET
L-6 ELEVATIONS

SCALE: 3/8" = 1'

SUBMITTALS:
L&E SUBMITTAL 06/17/24

ARCHITERRA GROUP
5881 South Delaware Street
Littleton, Colorado 80127
303.948.0766 | 303.948.0977
www.architerra-group.com



PROJECT #: 02023 DRAWN BY: SEW DATE: 11/15/22 CHD BY: DJP

DETAILS

MACANTA REGIONAL PARK
DOUGLAS COUNTY

SHEET:
L-6

MEETING DATE: October 7, 2024

STAFF PERSON RESPONSIBLE: Carolyn Washee-Freeland, AICP, Senior Planner

DESCRIPTION: 6453 Scott Ave, Pinery Water & Wastewater District Well 14 - Location and Extent - Project File: LE2024-022.

SUMMARY: The request is for construction of a new alluvial well, a pipeline, and site improvements for supplemental water supply to meet the future water supply demands during the dry seasons.

STAFF ASSESSMENT: Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has indicated that the proposed Well 14 is necessary to meet service demand for water supply during dry seasons of the year. Should the Planning Commission approve the Location and Extent request, the applicant will be required to obtain any necessary permits for completion of the proposed facilities.

In staff's assessment, the Location and Extent request may be approved, subject to additional information that may be presented at the Planning Commission hearing.

REVIEW:

| | | |
|--------------------------|----------------|-----------|
| Steven E Koster | Approve | 9/23/2024 |
| Samantha Hutchison - FYI | Notified - FYI | 9/23/2024 |

ATTACHMENTS:

LE2024-022 - Staff Report
LE2024-022 Supplemental- Referral Summary Report

Location and Extent Staff Report

DATE: SEPTEMBER 20, 2024
TO: DOUGLAS COUNTY PLANNING COMMISSION
FROM: CAROLYN WASHEE-FREELAND, AICP, SENIOR PLANNER *CWF*
JEANETTE BARE, AICP, PLANNING MANAGER *JB*
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES *SK*
SUBJECT: 6453 SCOTT AVE, PINERY WATER & WASTEWATER DISTRICT WELL 14, LOCATION AND EXTENT

PROJECT FILE: LE2024-022

OWNER:

PINERY WATER & WASTEWATER DISTRICT
5242 OLD SCHOOLHOUSE ROAD
PARKER, CO 80134

REPRESENTATIVE:

PINERY WATER & WASTEWATER DISTRICT
RICHARD KRULISH, ENGINEERING PROJECT MGR
5242 OLD SCHOOLHOUSE ROAD
PARKER, CO 80134

PLANNING COMMISSION HEARING:

October 7, 2024 @ 6:00 PM

I. EXECUTIVE SUMMARY

The Pinery Water and Wastewater District (PWWD) requests approval of a Location and Extent (L & E) to construct a new alluvial well, pipeline, and site improvements referenced as "Well 14." Well 14 will be located approximately 2,000 linear feet north of Scott Avenue. PWWD indicates that Well 14 will provide a necessary source of supplemental water to serve the district's entire customer base during dry seasons.

II. REQUEST

A. Request

PWWD proposes to construct a new alluvial well, a pipeline, and site improvements for supplemental water supply to meet the future water supply demands during the dry seasons.

B. Location

The Well 14 project site will be located north of Scott Avenue, within Planning Area 2 of the Pinery Meadows Planned Development, directly east of the Cross Creek subdivision. The project site is generally located one-quarter of a mile west of the

intersection of Scott Avenue and Parker Road (SH83). Please see the vicinity, zoning, and aerial maps located within the attachments section of this staff report.

C. Project Description

PWWD will construct a new alluvial well (Well 14), pipeline, and proposed improvements to meet the water supply demands for the district's entire service area. PWWD completed the construction of Walker Reservoir located in Franktown. PWWD will exercise its water rights and store water in the Walker Reservoir during the wet seasons. Water will be released from Walker Reservoir into Cherry Creek during dry seasons, where the district will access the water directly from Cherry Creek via the Well 14 infrastructure. Well 14 will be constructed as a shallow well, and the well will not access deep groundwater or withdraw water from the Denver Basin aquifers.

The project will involve drilling Well 14 and constructing 800 feet of pipeline, an underground vault, and an access drive. The project will be constructed in two stages. The well drilling will be completed in stage one and is anticipated to start in mid-October 2024 and will be completed within a two-week timeframe. The well site activities and drilling operations will be conducted on site 24-hours per day, during the two-week timeframe. Worker shifts typically start at 7:00 a.m. and will continue over a 24-hour period each day. During construction, on-site lighting equipment will be used on the jobsite at night for the safety of drilling activities. The on-site lighting equipment will be directed to shine downward towards the ground while in use.

The next stage will be the construction of the site improvements. Stage two site improvements include construction of the pipeline, vaults, fencing, the access road, and electrical components. This stage is projected to start in January 2025, with an estimate of four months to complete.

In recent months, PWWD became aware that an active bald eagle nest is located near the Well 14 project site. The district is working with Colorado Parks and Wildlife and the U.S. Fish and Wildlife Service to ensure compliance with all environmental regulations. The applicant will modify the construction schedule as necessary for the site improvements based on the direction from these regulatory agencies.

The proposed site improvements associated with the well include electrical components, a 6-foot high white PVC fencing, an 800-foot pipeline, underground vaults, and an access driveway. All required easements for the construction of Well 14 have been obtained and recorded by separate instrument.

PWWD contracted Behrens and Associates, Inc. to conduct a noise modeling report to study the effects of potential noise pollution from well-drilling activity during construction on surrounding residential homes within the vicinity of the project area, which has been included in the submittal for reference. The nearest home is 1,290 feet to the northwest of the project area, in the Pinery West Filing 2 subdivision. The

Cross Creek subdivision is located directly to the west of the proposed well, and the subdivision site improvements are currently under construction, however, no homes have been built yet. Residential lots from the Stone Creek Ranch subdivision are located south at a distance of one-third of a mile from the project site.

The results of the noise report show that noise from construction activities will occur at 52 dBA. Section 17A of the DCZR sets maximum permissible noise levels for lots and parcels within all zone districts. The maximum permissible noise level for construction activities cannot exceed 75 dB(A) between 7:00 p.m. and the next 7:00 a.m., during the construction timeframe. The applicant has concluded that based on the results of the noise report, noise levels will fall within the noise level limits permitted by the DCZR.

PWWD staff has indicated that after construction is completed, there will be no noticeable noise from Well 14, and routine traffic to the site will generally consist of one to two PWWD pick-up trucks per day entering and leaving the site.

III. CONTEXT

A. Background

Well 14 will be located within open space in the Pinery Meadows Planned Development, Planning Area 2. Pinery Meadows was rezoned to Planned Development (PD) in 2023, from Agricultural One. Planning Area 2 consists of 15-acres of open space. Planning Area 1 has reserved 24 acres for 170 residential units within the Pinery Meadows PD. Planning Area 2 abuts the Cross Creek Filing 1 subdivision to the west, where approximately 110 residential lots will be located once constructed.

PWWD provides water and wastewater services to approximately 15,000 residents located within its service area. PWWD indicates that Well 14 will tie into the district's overall water delivery system with supplemental water. The PWWD recently completed a water storage reservoir, known as the Walker Reservoir, located in Franktown, in partnership with members of the Cherry Creek Project Water Authority (Authority). Members of the Authority, which includes PWWD, will store water in Walker Reservoir during wet seasons and use the stored water during the dry season in the summer. Water will be released from Walker Reservoir into Cherry Creek, allowing members of the Authority to withdraw water. PWWD will operate Well 14 to withdraw water from Cherry Creek to serve its customer base.

B. Adjacent Land Uses and Zoning

The following table reflects the zone districts and land uses surrounding the project area.

| | Zoning | Land Use |
|--------------|-----------------|---|
| North | The Pinery PD | Pinery Village Tract H Open Space |
| South | Scott Avenue PD | Vacant Land (Future Residential Development) |
| East | The Pinery PD | Vacant Land |
| West | Cross Creek PD | Vacant Land (Cross Creek Filing 1 Subdivision currently under construction) |

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The site will be located within the 100-year Floodplain of Cherry Creek. The Creek flows south to north through the subject property. The character of the site is relatively flat, with a contour elevation of 5,960 feet in height. The site has remained in a natural state with a vegetation composition of grasses, shrubs, small groves of pine trees, and wildlife habitat which includes the bald eagle nesting site among other wildlife species in the area.

The CMP Wildlife Resources map identifies the site with a moderate habitat value due to its proximity to Cherry Creek. The subject property is not located within a wildlife habitat conservation area, overland connection, wildlife movement corridor, or wildlife crossing area.

B. Access

The subject property is located approximately ½ mile west of the intersection of State Highway 83 and Scott Avenue. There will be one access point to the well site approximately one-quarter of a mile north from Scott Avenue. The new 12-foot wide access roadway to the well site will travel north from Scott Avenue through the Scott Avenue Holdings LLC property, and into the project area in Planning Area 2 of the Pinery Meadows PD.

C. Drainage and Erosion

PWWD has been granted a waiver from the Phase III Drainage report required by Douglas County Engineering. The applicant has indicated that the proposed well and site improvements will be located within a natural vegetated area, that can slowly absorb run-off or suspended materials produced during a severe storm event. A Grading, Erosion, and Sediment Control (GESC) plan and report will be submitted to Douglas County Engineering Services for approval prior to permits being issued for construction activities.

D. Floodplain

The Well 14 site is located within the Cherry Creek floodplain zone in the area.

V. PROVISION OF SERVICES

A. Fire Protection

The South Metro Fire Rescue Protection District (SMFRPD) provides fire and emergency medical services to the site. SMFRPD provided a referral agency review response of no objection to the Well 14 Location and Extent project.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. DCSO did not provide a comment to the referral agency review.

C. Water and Sanitation

PWWD staff has indicated that no additional water or sanitation service demands are generated by the proposed Well 14 project.

D. Utilities

There are no existing underground or overhead utilities within the project area. The site falls within the jurisdiction of Xcel Energy and CORE Electric Cooperative for electric and gas service. As of the writing of the staff report, CORE provided a "no comment" response to the request, and Xcel Energy has not provided a referral comment.

E. Other Required Processes and Permits

The proposed Well 14 project will require a building permit from Douglas County Building Services. Douglas County Engineering will require Construction and GESC Plans and a permanent access permit. The project will also require a separate address as required by Douglas County Addressing. No other required process or permits have been identified by other referral agencies at the writing of the staff report.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to abutting property owners. At the preparation of the staff report, there have been no public comments received from adjacent property owners or other members of the public.

Referral response requests were sent to referral agencies on September 16, 2024. Referral responses were due at the conclusion of the referral period on September 23, 2024, prior to the Planning Commission hearing. Agency responses received to date are included as an attachment to this staff report.

VII. STAFF ASSESSMENT

Staff has evaluated the application in accordance with Section 32 of the *Douglas County Zoning Resolution*. The applicant has indicated that the proposed Well 14 is necessary to meet service demand for water supply during dry seasons of the year. Should the Planning Commission approve the Location and Extent request, the applicant will be required to obtain any necessary permits for completion of the proposed facilities.

In staff's assessment, the Location and Extent request may be approved, subject to additional information that may be presented at the Planning Commission hearing.

| ATTACHMENTS | PAGE |
|--|-------------|
| Douglas County Land Use Application..... | 7 |
| Location and Extent Narrative and Community Impact Report..... | 8 |
| Location and Extent Plan Exhibits | 10 |
| Vicinity, Zoning, Aerial, and Floodplain Maps | 19 |
| Referral Agency Response Report..... | 23 |
| Referral Response Letters | 26 |
| Water Well 14 Noise Modeling Report | 29 |

LAND USE APPLICATION

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

OFFICE USE ONLYPROJECT TITLE: **6453 SCOTT AVENUE, LOCATION AND EXTENT**PROJECT NUMBER: **LE2024-022**PROJECT TYPE: LOCATION AND EXTENTMARKETING NAME: Shallow Well 14PRESUBMITTAL REVIEW PROJECT NUMBER: PS2024-1736**PROJECT SITE:**Address: 6453 Scott Avenue, Parker, CO 80134State Parcel Number(s): 2349-100-00-025

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

PROPERTY OWNER(S):Name(s): Pinery Water District - via easementsAddress: 5242 Old Schoolhouse Rd., Parker, CO 80134Phone: 720-751-2635Email: rkrulish@pinerywater.com

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

Name: Same as above

Address: _____

Phone: _____

Email: _____

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*.

Richard KrulishDigitally signed by Richard Krulish
Date: 2024.09.11 13:11:09 -06'00'

Applicant Signature

09/11/2024

Date



Applicant

- Pinery Water District – 5242 Old Schoolhouse Road, Parker, CO 80134. Richard Krulish – 720-751-2635, rkrulish@pinerywater.com
- The Pinery Water District provides water and wastewater services to approximately 15,000 Douglas County residents. The service area of the District includes Colorado Golf to the north near Stroh Road, The Club at Pradera to the southwest and to Crowfoot Valley Road, Colorado Horse Park and Trinity Lutheran Church to the southwest at Bayou Gulch Road, and the Timers to the east near Democrat Rd where North Pinery Parkway meets South Pinery Parkway. This well will tie into the District's overall system and will supplement the water provided to the entire population of our District. This District recently completed construction of Walker Reservoir in Franktown in partnership with the other members of the Cherry Creek Project Water Authority. Walker Reservoir is a water storage facility located upstream of the Pinery, which will allow the Authority to store water during wet seasons for use during the dry summer season. During the dry season, water will be released from Walker Reservoir into Cherry Creek, and this well will be used to withdraw the water from Cherry Creek for use by the Pinery to serve its residents. The Pinery Water District can store about 600 acre-feet of water in Walker Reservoir each year. 600 acre-feet of water can support approximately 1100 homes each year. This well is a critical component of the District's water supply infrastructure.

Pinery Shallow Well 14 - Location and Extent Report (Section 3206)

- This project is for a new alluvial well and pipeline for the Pinery Water and Wastewater District.

Section 3206.01 – Community Impact

- Construction of Shallow Well 14 will have a positive impact on the community and will be used to withdraw water released upstream from the newly constructed Walker Reservoir. This well is not a deep groundwater well and will not withdraw water from the Denver Basin aquifers.
- Drilling operations will take 2-3 days and will be a 24-hour operation. Well development and installation will be completed in 2-3 weeks and will be during normal daily hours. These improvements are expected to commence in October and be complete within a few weeks.
- Site improvements including electrical components, a 6-foot high, 28 ft x 29 ft white PVC fencing, approximately 800 feet of pipeline, and underground vaults. Construction of these improvements are expected to begin in December and should be completed within 6 months.
- The District is aware that there was a bald eagle nest on a nearby property to the northwest during the last nesting season and is working with Colorado Parks and Wildlife and U.S. Fish and Wildlife to ensure compliance with all regulations. It is possible that site improvements may be delayed due to criteria related to the bald eagle nest, in this case, construction will occur between July 31 and December 1, 2025.
- The District contracted with Behrens and Associated, Inc. to conduct a noise modeling study which has been included in the submittal for reference. The Cross Creek development is located directly to the west of the proposed well and the site improvements are currently under construction, no homes have been constructed yet. The results of the model show that the noise level and the nearest home 1290 feet to the northwest in Pinery West F2 are 52 dBA and Douglas County zoning resolution allow for up to 75 dBA for activities between 7pm and 7am.

Stone Creek Ranch is located to the south with the nearest residential home approximately 1340 feet away.

Section 3206.02 – Phase III Drainage Report

- The Douglas County Engineering Department has waived the Phase III Drainage report.
- The proposed facilities covered by this Location and Extent application are located within a natural vegetation area that can slow and absorb any run-off or suspended materials produced during a severe storm event.

Section 3206.03 – Traffic Impact

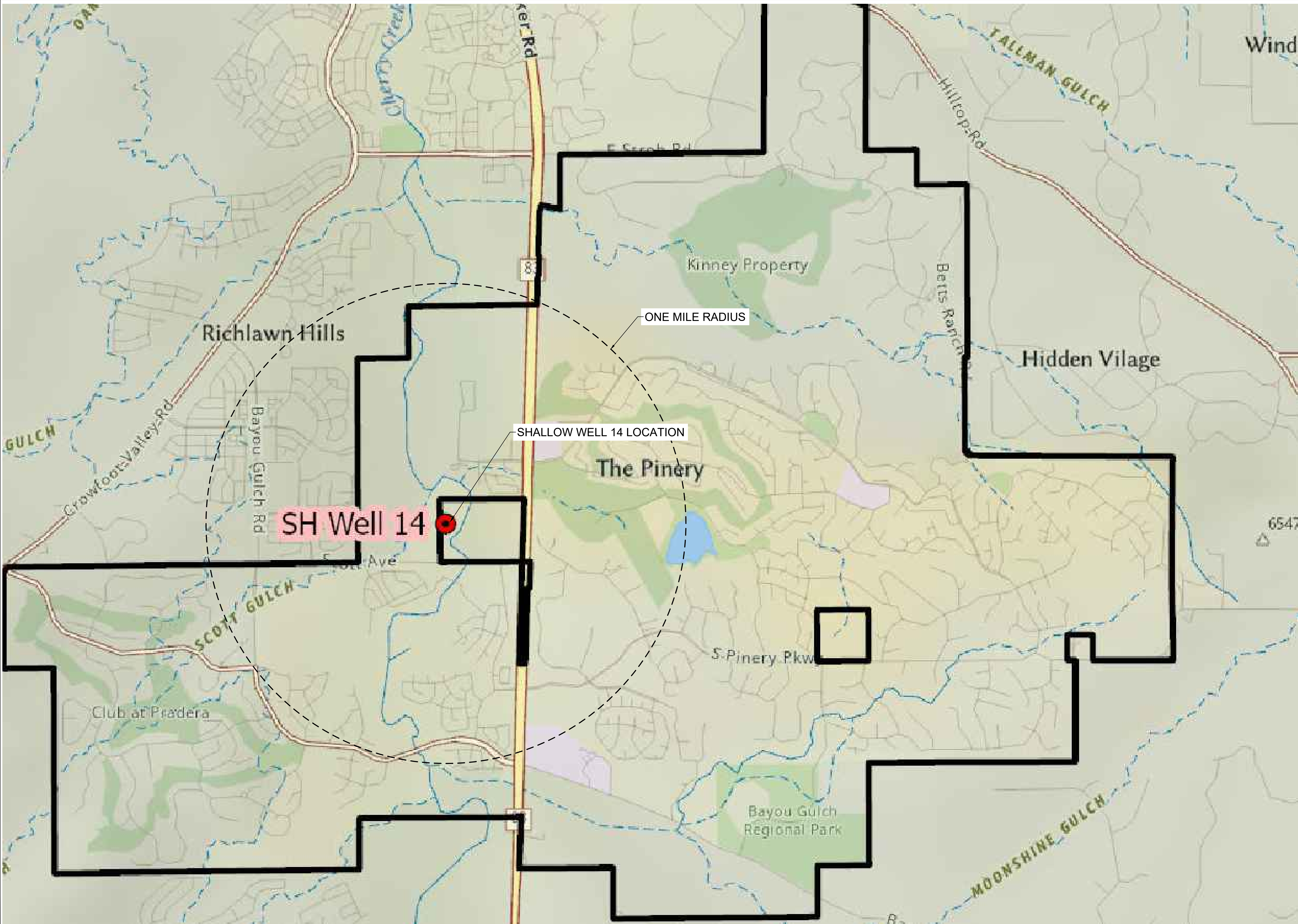
- An access road has been constructed as a part of the Cross Creek project, an extension will be constructed from the existing termination point, north to the Shallow Well 14 site and is subject to this L&E request.
- Parking of construction vehicles will be available at the Shallow Well 14 site.
- Construction traffic will be minimal during drilling operations and typically consist of a drilling rig and one or two work trucks for the duration of this phase.
- Heavy equipment will typically be brought to the site, off-loaded, and remain on site until the corresponding work is completed.
- Construction will continue with installation of the Horizontal Directionally Drilled (HDD) portion of the pipeline as well as the meter vault, air/vac manholes and interconnecting piping. Final construction activities will include backfilling, final grading, and re-establishment of vegetation. We anticipate 2-4 pieces of heavy equipment will be brought in and left, and an average of 4 workers/day will be on site for this activity.
- Upon completion of Shallow Well 14, an average of one to two District pick-up trucks will visit the site daily.

Section 3206.04 – Public Improvements

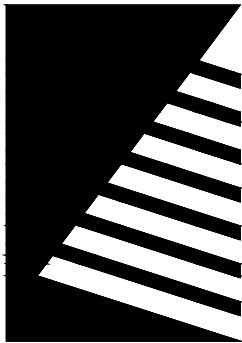
- All improvements contemplated under this submittal are being funded by the District with monies in-hand and are solely for public benefit. All easements required for the proposed improvement have been acquired.

Section 3206.05 – Additional Information

- GESC, Permanent Access, and Right-of-Way Use/Construction permits will be obtained prior to the start of any work at the site. All necessary Douglas County approvals and permits will be obtained prior to commencing construction.



1 VICINITY MAP



Farnsworth
GROUP

223 WILLOW STREET
FORT COLLINS, COLORADO 80524
(970) 484-7477 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

| ISSUE: | | |
|--------|-------|--------------|
| # | DATE: | DESCRIPTION: |

Project Status
NOT FOR CONSTRUCTION

PROJECT:
THE PINERY WATER &
WASTEWATER DISTRICT

LOCATION AND EXTENT
PLAN EXHIBIT
SHALLOW WELL 14
PINERY MEADOWS
TR IN S 1/2 10-7-66
LE2024-022

5242 OLD SCHOOLHOUSE ROAD
PARKER, CO. 80134

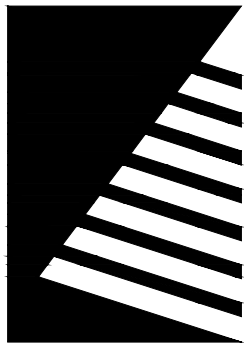
| | |
|-----------------|-----------|
| DATE: | 9/13/2024 |
| DESIGNED: | BD |
| DRAWN: | JWL |
| REVIEWED: | BD |
| FIELD BOOK NO.: | - |

SHEET TITLE:
LOCATION AND
EXTENT VICINITY MAP
SHALLOW WELL 14

SHEET NUMBER:

C0

PROJECT NO.: 0240175.00



Farnsworth
GROUP

223 WILLOW STREET
FORT COLLINS, COLORADO 80524
(970) 484-7477 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

PROJECT:
PINERY WATER AND
WASTEWATER DISTRICT

LOCATION AND EXTENT
PLAN EXHIBIT
SHALLOW WELL 14
PINERY MEADOWS
TR IN S 1/2 10-7-66
LE2024-022

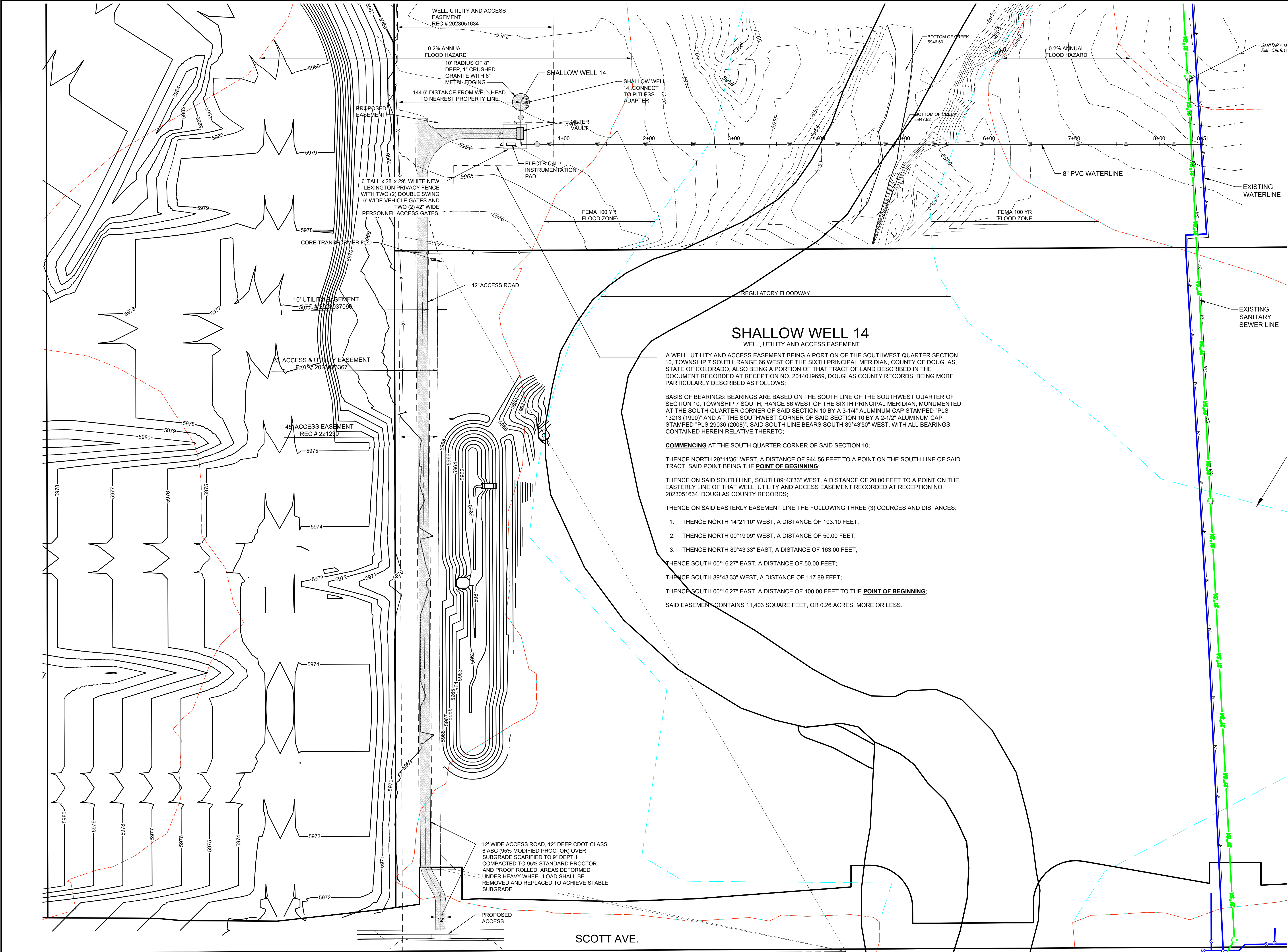
DATE: 9/13/2024
DESIGNED: BD
DRAWN: JWJ
REVIEWED: BD
FIELD BOOK NO.: -

SHEET TITLE:
LOCATION AND
EXTENT PLAN
SHALLOW WELL 14

SHEET NUMBER:

C1

PROJECT NO.: 0240175.00



1 OVERALL SITE PLAN SHALLOW WELL 14
SCALE: 1"=50'

223 WILLOW STREET
FORT COLLINS, COLORADO 80524
(970) 484-7477 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

| # | DATE: | DESCRIPTION: |
|---|-------|--------------|
|---|-------|--------------|

THE PINERY WATER & WASTEWATER DISTRICT

**PLAN EXHIBIT
SHALLOW WELL 14**

FINERTIMEADOWS
TR IN S 1/2 10-7-66
LE2024-022

5242 OLD SCHOOLHOUSE ROAD
PARKER, CO. 80134

DATE: 9/13/2024

DESIGNED: BD

DRAWN: JWL

REVIEWED: BD

FIELD BOOK NO.:

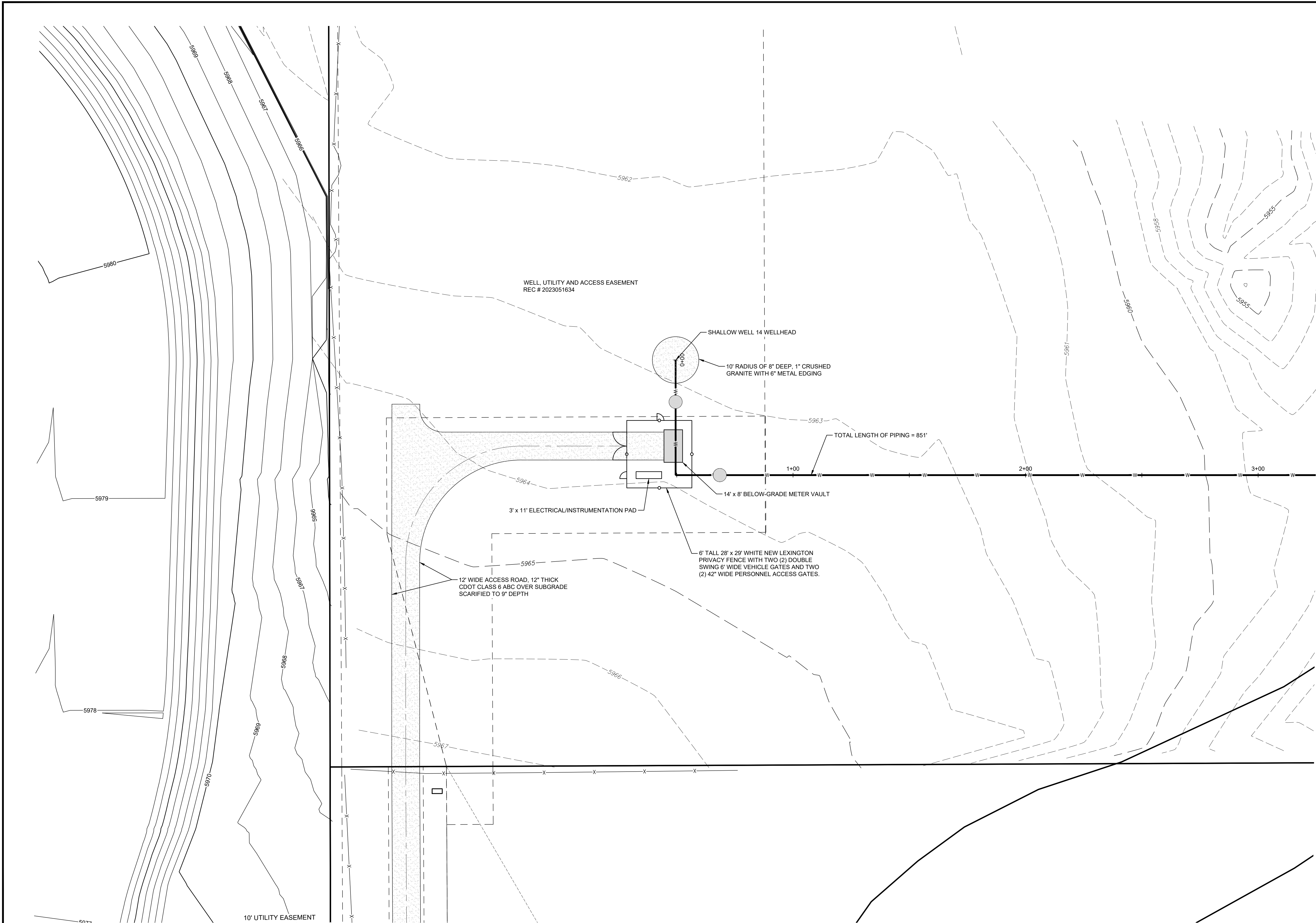
SHEET TITLE:

ENLARGED SITE PLAN SHALLOW WELL 14

SHEET NUMBER:

C2

PROJECT NO.: 0240175.00



| sturner | J:\2024\0240175.00 - Pinery Shallow Well 14\04_Drawings\DWG\C2 ENLARGED SITE PLAN.dwg | 9/13/2024 11:16 AM |

1

ENLARGED SITE PLAN

SCALE: 1"=20'

New Lexington



White

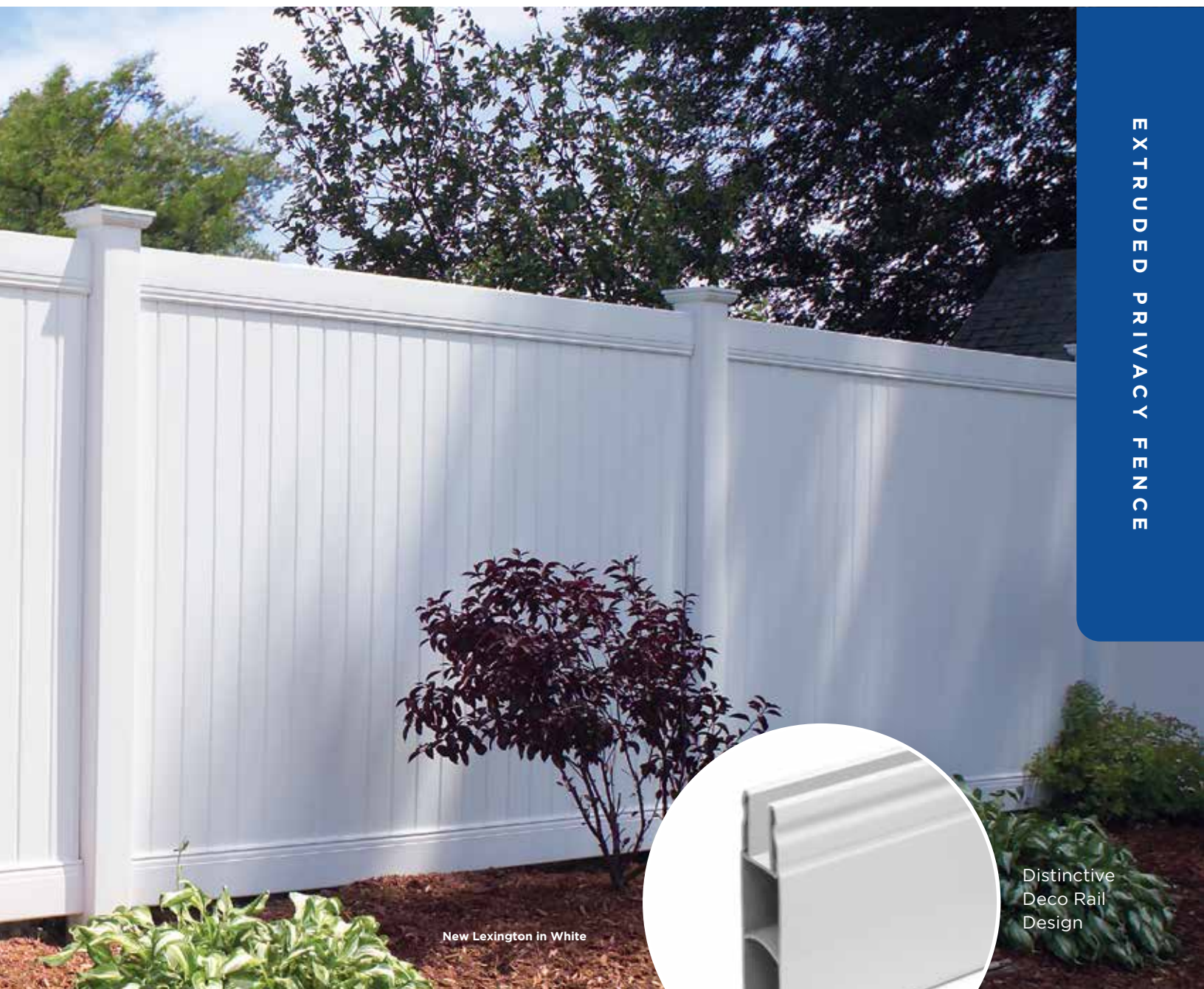
Almond

New Lexington

New Lexington offers dependable performance at an economical price with features you'd expect to find on higher-end fence products. New Lexington includes Bufftech's signature "v" groove picket and Classic Curve deco rail design.

Heights: 4', 5' & 6'

Picket Style: 5/8" x 11-3/8" Tongue & Groove
Steel Reinforced Bottom Rail



New Lexington in White



Distinctive
Deco Rail
Design

Cap Styles (shown in White)



Gothic

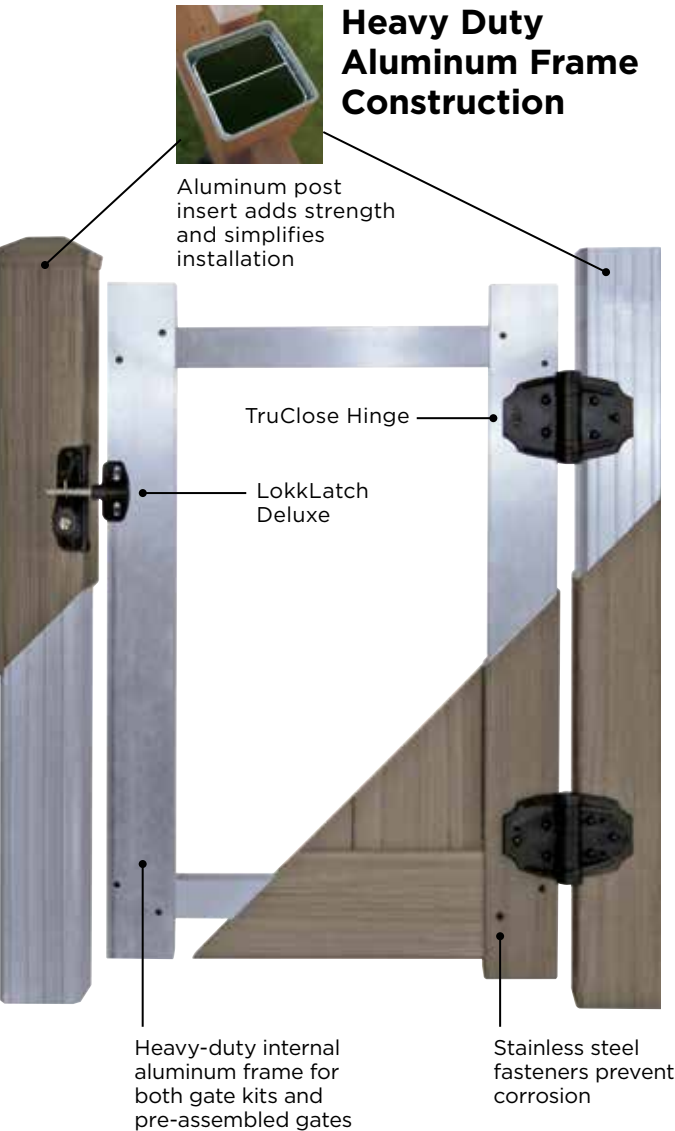
Flat Internal

Flat External

New England

Ball

Bufftech offers a wide selection of residential gates designed to match all of our fence styles, in a choice of heights and widths. Beautiful and durable, Bufftech gates deliver easy installation and great performance. Choose from unassembled gate kits or pre-assembled gates that ship ready to install.



| | Pre-Assembled Gate Widths | Unassembled Gate Kit Max Width | Extension Kit Required** |
|-----------------------------|-------------------------------|--------------------------------|--------------------------|
| Brookline | 50-1/2" | 70" | Yes |
| Galveston | 50-1/2" | 50-1/2" | No |
| Chesterfield [†] | 36-1/2" 50-1/2" 64-3/4" | 70" | Yes |
| Chesterfield Concave Accent | 50-1/2" | na | na |
| Chesterfield Convex Accent | 50-1/2" | na | na |
| New Lexington | 42-1/2" 50-1/2" 65-1/4" | 72" | Yes |
| Breezewood | 50" | 60" | Yes |
| Imperial | 50" | 72" | Yes |
| Baron | 50" | 72" | Yes |
| Princeton | 50" | 72" | Yes |
| Countess | 50" | 72" | Yes |
| Manchester | 50" | 50" | No |
| Manchester Concave | na | 50" | No |
| Danbury | 50" | 50" | No |
| Cape Cod | 50" | 60" | Yes |
| Rothbury | 50" | 50" | No |
| 2-Rail* | na | 72" | na |
| 3-Rail* | na | 96" | na |
| 4-Rail* | na | 96" | na |
| Crossbuck* | na | 96" | na |

[†] Not all widths available in all heights/styles

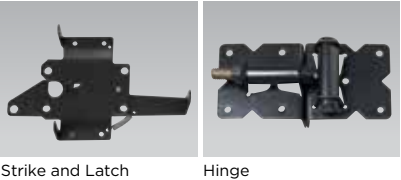
* All Gates are rackable, except Post & Rail (2-Rail, 3-Rail and 4-Rail smooth finish), and Crossbuck styles.

** For unassembled gate kits over 50" wide to achieve maximum width

EXTRUDED GATES

Stainless Steel Gate Hardware

Give your gate the old-world look of wrought iron with our rugged, rust-free stainless steel gate hardware. The hardware includes hinge, strike and latch and is available in Black Pebble.



High Performance Nylon Gate Hardware Kits

Versatile and virtually maintenance free, our premium nylon gate hardware offers key lockable latches, self-closing hinges and contoured gate handles. Available in Black.

LokkLatch® Key-Lockable Gate Latch, GateHandle™, MagnaLatch™ Magnetic Safety Gate Latch, LokkLatch Magnetic® and TruClose® Self-Closing Gate Hinges are registered trademarks of D&D Technologies.





TALL ENCLOSURES

For Tall PVB & Large Diameter
“N” Pattern Backflow Assemblies

Large backflow valves have bypass assemblies and brass gate valve stems which thieves will steal for scrap, resulting in costly repairs and water shut downs. Even simple vandalism or tampering can cause shut downs of your large domestic or fire water lines. These enclosures are cost effective protection against unnecessary downtime, or liability concerns at your facility.

Our tall enclosures feature our signature rounded design without any sharp corners providing both superior strength and safety. They come standard in 8 sizes for different applications.

M SERIES

The “M” Series is ideal for protecting tall Pressure Vacuum Breaker installations.

These tall and thin enclosures are mostly used in golf courses or anywhere where the landscape increases in elevation and the backflow needs to be placed higher than the highest point on the property. Their bodies are hinged to mitigate the cage’s weight. They come in either a single body w/ hinged gate (GS-M1 pictured above) or a double body formation (GS-M3 pictured right). They have a primed and powder coated finish



NP SERIES

The NP series is for protecting large diameter “N” Pattern backflow assemblies.

Roughly square shaped in design, they come in 4 standard sizes to accommodate valves from 2.5”-10”.



Each has a hinged body and gate to mitigate weight and have 2 locking points. They can be accessed from the front or by opening the entire cage. They have a primed and powder coated finish.



ADDITIONAL INFORMATION & SPECIFICATIONS

Tall Enclosures

Our tall enclosures are constructed of strong 1¼" Schedule 40 steel pipe, never tubing, and ½" #13 gauge expanded metal.

They are meticulously welded and exceeds ASSE Structural Strength Standards. These cages come standard with prime and premium powder coating.

"M" SERIES SIZES

| Model | Type | Internal Dimensions W x H x L |
|-------|----------------|----------------------------------|
| GS-M1 | Hinged w/Gate | 16" x 37" x 18" |
| GS-M2 | Hinged w/Gate | 16" x 48" x 18" |
| GS-M3 | 2 PC Clamshell | 16" x 37" x 39" |
| GS-M4 | 2 PC Clamshell | 16" x 48" x 39" |

Use the "M" series to cover tall backflows or controllers

"NP" SERIES SIZES

| Model | Type | Internal Dimensions W x H x L |
|-----------|---------------|----------------------------------|
| GS-NP-1 | Hinged w/Gate | 24" x 40" x 31" |
| GS-NP-1.5 | Hinged w/Gate | 24" x 40" x 38" |
| GS-NP-2 | Hinged w/Gate | 30" x 48" x 47" |
| GS-NP-3 | Hinged w/Gate | 38" x 60" x 47" |

Use the "NP" series for angle pattern backflows, but also work well for covering pumps and other valuable equipment

FABRICATION & POWDER COAT SPECIFICATIONS

Materials: GuardShacks are made of 1¼" Schedule 40 pipe A.S.T.M. A-53 grade All Electric Weld steel for end frames, 1" x 1" x 1/8" steel angle iron, ½" #13 gauge diamond pattern flat rolled expanded steel with all welded construction 4" O/C expanded metal die formed for uniformity. Welds every 4" to exceed ASSE 1060-98 Structural Strength Standards.

Powdercoating: State-of-the-art aeronautics industry five step metal cleaning process and iron phosphate solution treatment. Units preheated before applying 2-4 mil thickness polyester powder to A.S.T.M. D-2794 Impact Resistant and A.T.S.M. D-3359 Adhesive Specifications

2-Year Manufacturer's Warranty

Warranty: GuardShack Products warranties this product for two (2) years from the date of purchase to be free of defects in material and workmanship. All claims must be made known to GuardShack Products in writing within 30 days of the defect becoming known to the purchaser. There are no warranties that extend beyond those described herein, either expressed or implied. GuardShack Products reserves the sole right, at its own option to repair or replace any defective product, and shall exclude any damage caused by accident, misuse or abuse of the product.

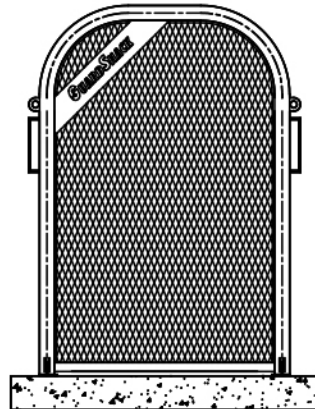
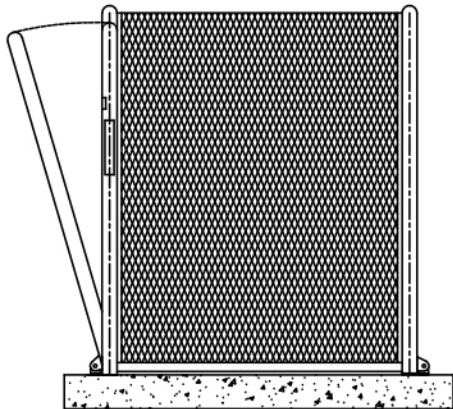
In no case shall Guardshack Products be liable for any incidental or consequential damages what-so-ever.

1-800-266-5411

6453 Scott Avenue, Pinery Water & Wastewater District Well 14 - Location and Extent Request

Project File: LE2024-022

Planning Commission Staff Report Page 17 of 46



GUARDSHACK™ GENERAL SPECIFICATIONS

- All pipe shall be 1 ¼" schedule 40 A.S.T.M. A-53 Grade A- Electric Weld pipe.
- Angle Iron shall be 1" x 1" x ⅛" steel.
- Expanded metal shall be ½" spacing x # 13 Ga. flattened diamond pattern steel.
- All hinges shall have hidden/internal mounting points.
- All stainless steel shall be sandblasted after fabrication to remove burrs, flashing and sharp edges.
- There shall be no exposed ends of expanded metal on the outside of the enclosure.
- Welding shall be a minimum of ¼" long welds on 4" spacing.
- Hardware kits provided for mounting enclosures. See HK-300/HK-700 for hardware specifications.
- All hardware shall be securely attached to enclosures.
- All enclosures shall withstand a minimum of 200 lbs. per square foot without any permanent deflection or distortion.
- 3/8" spacing between angle iron framework of enclosure and slab to prevent rusting. Only pipe ends to touch slab.

STANDARD GUARDSHACK™ SIZES INTERNAL DIMENSIONS

| | | |
|-------------|-----------------------|----------------|
| GS - M1 | 16" W x 37" H x 18" L | HINGED W/ GATE |
| GS - M2 | 16" W x 48" H x 18" L | HINGED W/ GATE |
| GS - NP-1 | 24" W x 40" H x 31" L | HINGED W/ GATE |
| GS - NP-1.5 | 24" W x 40" H x 38" L | HINGED W/ GATE |
| GS - NP-2 | 30" W x 48" H x 47" L | HINGED W/ GATE |
| GS - NP-3 | 38" W x 60" H x 47" L | HINGED W/ GATE |
| GS - NP-3.5 | 38" W x 60" H x 58" L | HINGED W/ GATE |

POWDERCOATED UNITS

Pre-powdercoat Treatment Process

Clean GuardShack™ unit with a S-44 alkaline cleaner, overflow rinse, apply an AC-8115 iron phosphate treatment, overflow rinse and finish with a #198 sealer rinse to prevent rusting and improve adhesion.

Powdercoat Treatment Process

Units shall be preheated and coated by electrostatic application of 2.0 to 3.5 mil thickness on all surfaces. Powder shall be RAL 1019 Woodlands Tan or TCI 8810-6058 Forest Green or approved equal Impact Resistance Finish 160 inch pounds direct 160 inch pounds reverse, per ASTM D-2794 specs. Gloss Finish >85, per ASTM D-523. Adhesion to be rated excellent when tested to ASTM D-3359 standards.

SCALE: NTS
BODY / GATE
GSP 011821-1
REV. 0

GENERAL SPECIFICATIONS FOR GUARDSHACK™ BODY WITH GATE

GuardShack Products, LLC.

3831 E. GROVE STREET

6453 Scott Avenue, Pinery Water & Wastewater District Well 14 - Location and Extent Request

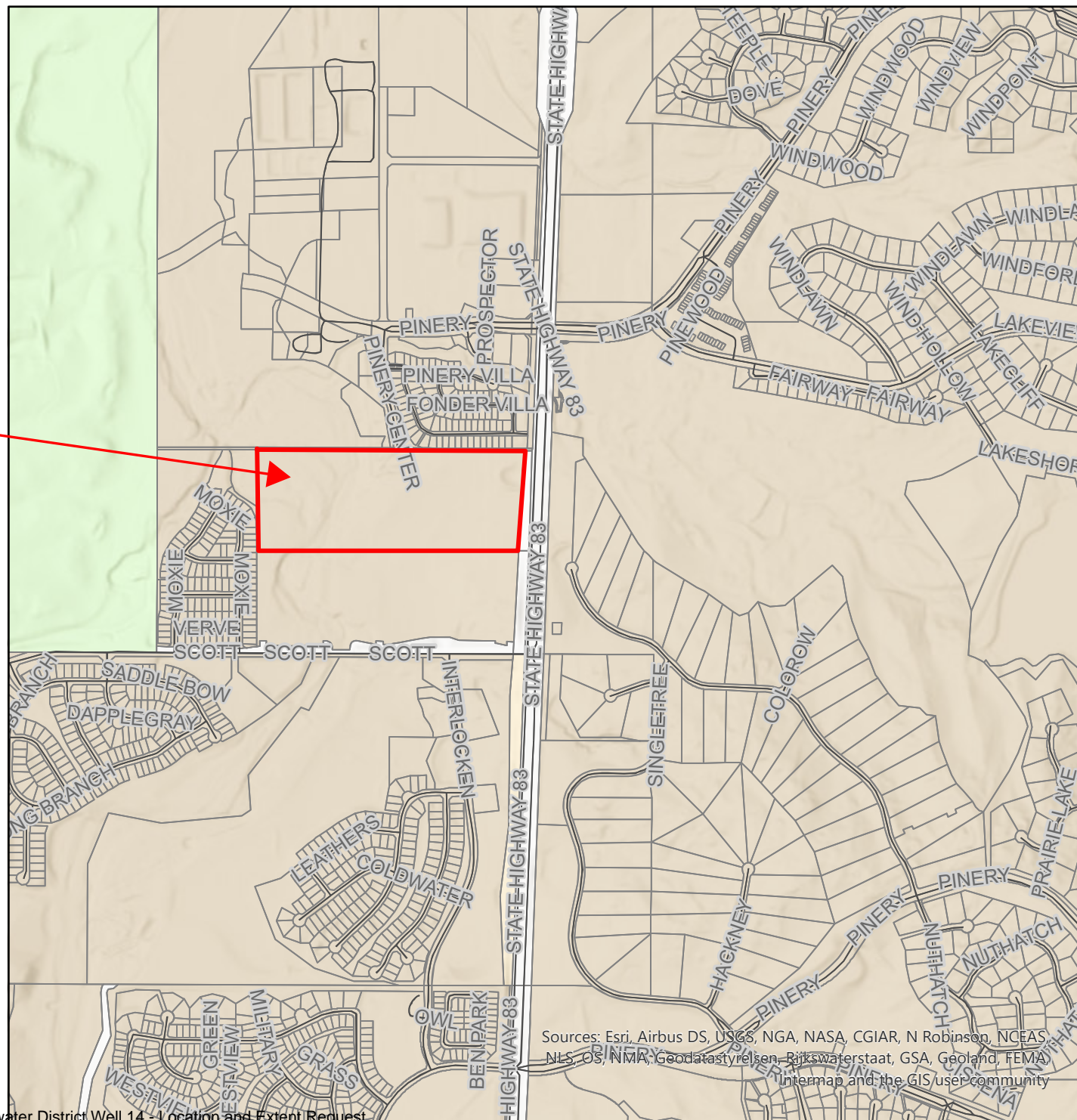
PHOENIX, ARIZONA 85040 (602) 426-1002

Project File: LE2024-022
Planning Commission Staff Report Page 18 of 46

LE2024-022
ZONING MAP



 - OPEN SPACE CONSERVATION



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

LE2024-022
AERIAL MAP



— Roads
— Major Roads
 Project Area

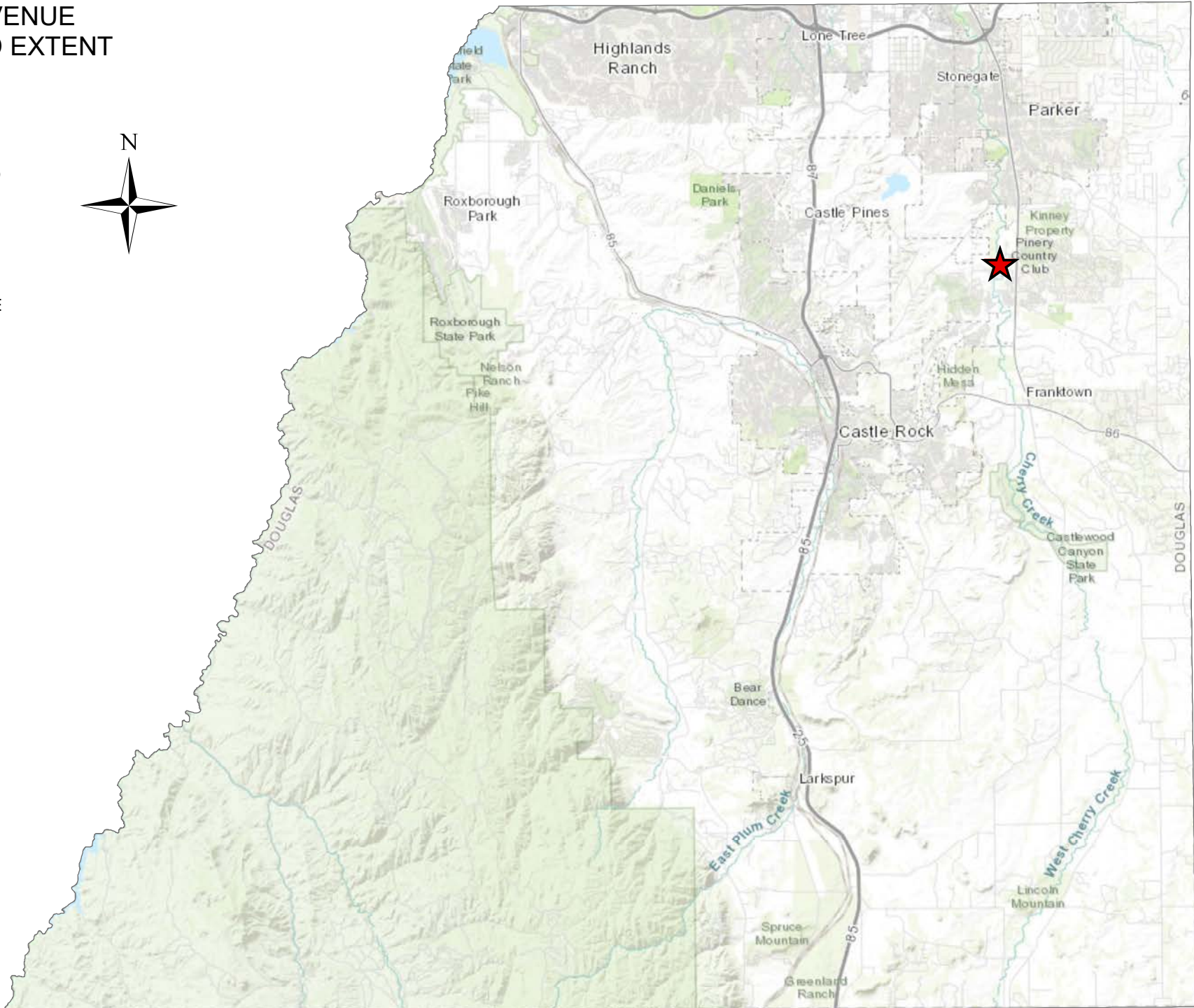


6453 SCOTT AVENUE
LOCATION AND EXTENT

LE2024-022
VICINITY MAP

LEGEND

 PROJECT SITE

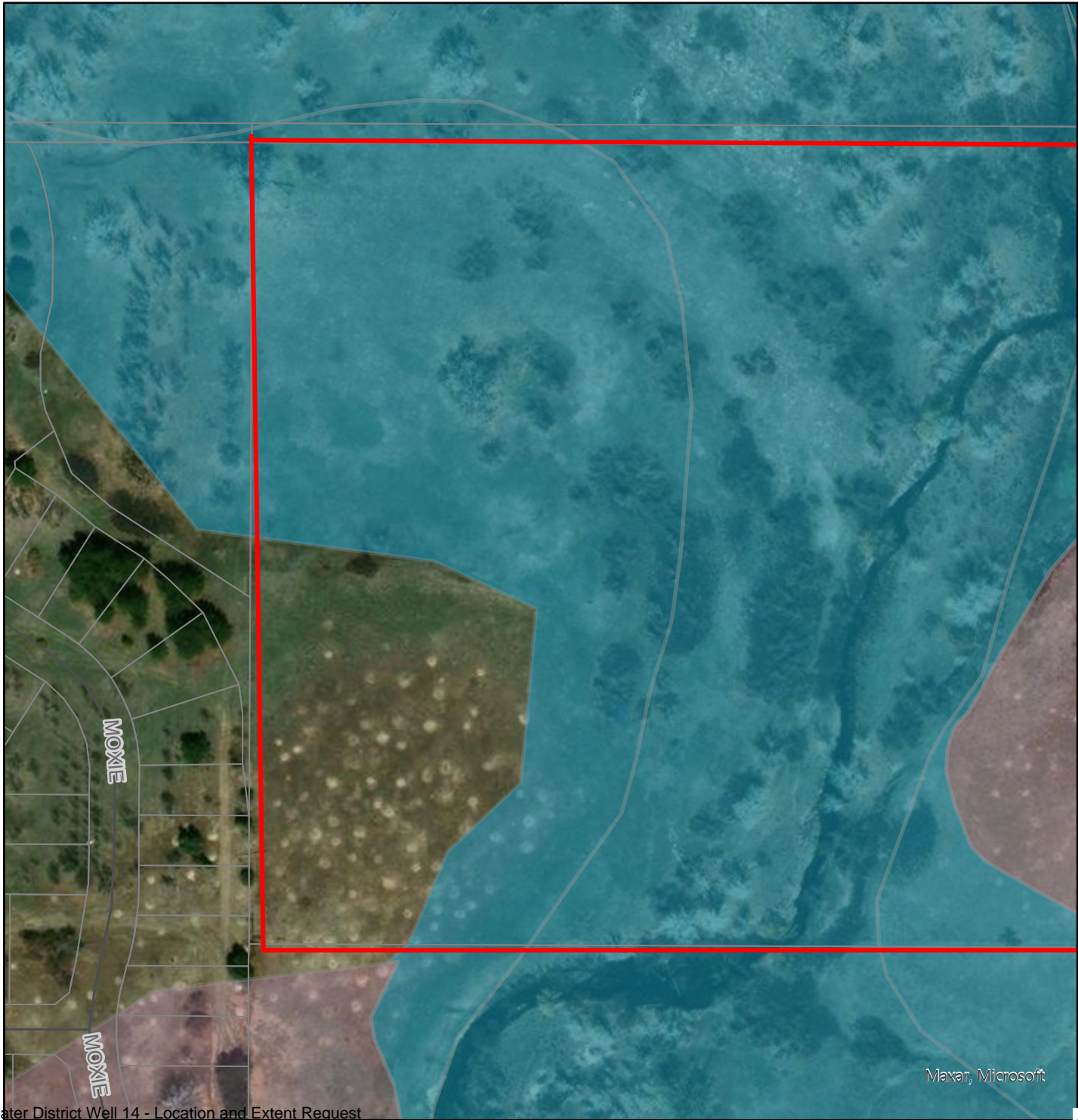


6453 SCOTT AVENUE LOCATION & EXTENT

LE2024-022
FLOODPLAIN MAP



- LEGEND
- Roads
 - Major Roads
 - 1% annual chance of flood (100 year flood).
 - 2% annual chance of flood (500 year flood).
 - Parcels - PARCELS



Project Name: Pinery Water & Wastewater District, 6453 Scott Avenue, Well 14 – Location and Extent

Project File #: LE2024-022

Initial Referral: Date Sent: 09/16/2024 **Date Due:** 09/30/2024

| Agency | Rec'd | Agency Response | Response Resolution |
|---|-------------------|--|---------------------|
| Addressing Analyst | Awaiting Response | | |
| Assessor | Awaiting Response | | |
| AT&T | Awaiting Response | | |
| Black Hills Energy | Awaiting Response | | |
| Building Services | Awaiting Response | | |
| CenturyLink | 09/17/2024 | We have received your request for an Encroachment and have set up a Lumen project accordingly. Your project number is P863373 and it should be referenced in all emails sent n for review. Your project owner is Stephanie Canary and they can be reached by email at stephanie.canary@lumen.com with any questions that you may have regarding this project. Lumen will endeavor to respond within 30 days. Kelley Franklin Faulk & Foster Project Coordinator Kelley.Franklin@lumen.com Direct 318.807.2619 Fax 318.807.2705 | No action necessary |
| Cities: Town of Parker Development Review | Awaiting Response | | |
| Cities: Town of Parker Public Works | Awaiting Response | | |
| Comcast | Awaiting Response | | |
| CORE Electric Cooperative | 09/20/2024 | No Comment | No action necessary |
| Colorado Department of Transportation CDOT Region 1 | 09/17/2024 | CDOT has reviewed referral LE2024-002 and | No action necessary |

Project Name: Pinery Water & Wastewater District, 6453 Scott Avenue, Well 14 – Location and Extent

Project File #: LE2024-022

Initial Referral: Date Sent: 09/16/2024 **Date Due:** 09/30/2024

| | | | |
|---|-------------------|--|--|
| | | has no comment. This location is off the state highway system. | |
| Drainage: Mile High Flood District | Awaiting Response | | |
| Engineering Services | 09/17/2024 | <p>Engineering has reviewed this project and have the following concerns and requirements:</p> <p>Location & Extent Comments</p> <p>Comment #1-The engineering review fee (\$1000.00) will need to be paid prior to our approval of this L&E.</p> <p>Comment #2-The following items will need to be submitted for review and approval prior to permits being issued for the project:</p> <p>GESC Plans</p> <p>GESC - Opinion of Probable Cost</p> <p>If you have any questions, please give me a call.</p> <p>Sincerely, Chuck Smith Development Review Engineer</p> | <p>Applicant to acknowledge referral comments and address accordingly.</p> <p>Coordinate directly with Engineering to resolve comments.</p> <p>Provide a written response to the Staff Planning stating how referral comments were resolved.</p> |
| Fire Districts: South Metro Fire Rescue | 09/17/2024 | South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent. | No action necessary |
| Historic Preservation: Douglas County Historic Preservation | Awaiting Response | | |
| Homeowners Association: Misty Pines HOA | Awaiting Response | | |
| Homeowners Association: Pinery 8B HOA | Awaiting Response | | |
| Homeowners Association: Pinery West HOA | Awaiting Response | | |

Project Name: Pinery Water & Wastewater District, 6453 Scott Avenue, Well 14 – Location and Extent**Project File #:** LE2024-022**Initial Referral: Date Sent:** 09/16/2024 **Date Due:** 09/30/2024

| | | | |
|---|-------------------|--|---------------------|
| Homeowners Association: Pinewood Townhome HOA | Awaiting Response | | |
| Homeowners Association: Pradera Homeowners Association | Awaiting Response | | |
| Metro District: Stone Creek Metropolitan District | Awaiting Response | | |
| Office of Emergency Management | 09/17/2024 | OEM has no concerns with this project | No action necessary |
| Sheriff's Office | Awaiting Response | | |
| Sheriff's Office E911 | Awaiting Response | | |
| Water: Cherry Creek Basin Water Quality Authority | Awaiting Response | | |
| Wildlife: Colorado Parks and Wildlife (East DC – Dist 549) | Awaiting Response | | |
| Xcel Energy-Right of Way & Permits | Awaiting Response | | |

September 17, 2024

Robert Krulish
Engineering Project Manager
Pinery Water & Wastewater District
5242 Old Schoolhouse Road
Parker, CO 80134

DV 2024-415

Subject: Pinery Meadows – Shallow Well 14 – Location & Extent

Dear Robert,

Plan Review Summary:

| | | |
|--------------------------|---|---------|
| Submitted to Engineering | - | 9/16/24 |
| Comments Sent Out | - | 9/17/24 |

Engineering has reviewed this project and have the following concerns and requirements:

Location & Extent Comments

Comment #1-The engineering review fee (\$1000.00) will need to be paid prior to our approval of this L&E.

Comment #2-The following items will need to be submitted for review and approval prior to permits being issued for the project:

- GESC Plans
- GESC - Opinion of Probable Cost

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

Sincerely,



Chuck Smith
Development Review Engineer

cc: Carolyn Washee – Freeland, AICP, Senior Planner

DV24415

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

 Date sent: **September 16, 2024**

 Comments due by: **September 30, 2024**

Project Name: *Pinery Meadows, TR IN S ½ 10-7-66, Pinery Water & Wastewater District (PWWD) Shallow Well 14 - Location and Extent*

Project File #: **LE2024-022**

Project Summary:

PWWD requests approval of a Location and Extent to construct a shallow well (Shallow Well 14) within the Pinery Meadows Planned Development. The well will tie into the district's overall system and will supplement water provided to the district's overall customer base. Using the district's storage rights, during the dry season, water will be released from Walker Reservoir into Cherry Creek, and the new well will be used to withdraw the water from Cherry Creek for use by the Pinery to serve its residents. The site is located at 6453 Scott Avenue, Parker, SPN: 2349-100-00-025 and will be accessed from Scott Avenue.

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

| | |
|---|---|
| <input checked="" type="checkbox"/> No Comment | |
| <input type="checkbox"/> Please be advised of the following concerns: | |
| <input type="checkbox"/> See letter attached for detail. | |
| Agency: CDOT | Phone #: 720-703-5737 |
| Your Name: Aaron Eyl (please print) | Your Signature: <i>aaron eyl</i> |
| | Date: 9.16.23 |

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **October 7, 2024, at 6:00 pm; located at 100 Third Street, Castle Rock, CO 80104 in the Commissioner's Hearing Room.**

Sincerely,

Carolyn Washee-Freeland

Carolyn Washee-Freeland, AICP

Senior Planner

303-660-7460

cfreeland@douglas.co.us

Enclosure

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

6453 Scott Avenue, Pinery Water & Wastewater District Well 14 - Location and Extent Request

Project File: LE2024-022

Planning Commission Staff Report Page 27 of 46

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Carolyn Washee-Freeland, AICP, Senior Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: Pinery Meadows, TR IN S ½ 10-7-66, Pinery Water & Wastewater District (PWWD)
Shallow Well 14 - Location and Extent
Project File #: **LE2024-022**
S Metro Review # REFOTH24-00155

Review date: September 17, 2024

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

Project Summary: PWWD requests approval of a Location and Extent to construct a shallow well (Shallow Well 14) within the Pinery Meadows Planned Development. The well will tie into the district's overall system and will supplement water provided to the district's overall customer base. Using the district's storage rights, during the dry season, water will be released from Walker Reservoir into Cherry Creek, and the new well will be used to withdraw the water from Cherry Creek for use by the Pinery to serve its residents. The site is located at 6453 Scott Avenue, Parker, SPN: 2349-100-00-025 and will be accessed from Scott Avenue.

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

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.

Water Well 14 Noise Modeling Report

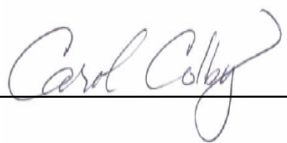
April 24, 2024

Prepared for:


Pinery Water & Wastewater District
5242 Old Schoolhouse Road
Parker, CO 80134

Prepared by:

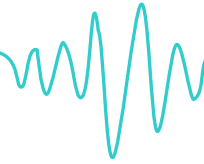
Behrens and Associates, Inc.
2320 Alaska Avenue
El Segundo California, 90245



Carol Colby
Acoustical Engineer



Jason Peetz
Engineering Manager



1. Introduction

The following report provides a noise modeling assessment of the proposed water well drilling operations at the Water Well 14 well site to be operated by Pinery Water & Wastewater District in relation to the Douglas County noise standards. The Water Well 14 well site (39.452339°, -104.766847°) is located along Scott Road, approximately 1,250 west of S. Parker Road as shown in Figure 1-1.

To assess the operational noise levels of the proposed well site, historical noise level data previously measured by Behrens and Associates Environmental Noise Control (BAENC) typical of water well drilling equipment was used in the noise models. The noise model was developed using SoundPLAN 9.0 software.

The following is provided in this report:

- A brief introduction of the fundamentals of noise
- A discussion of the Douglas County noise standards
- A discussion of noise modeling methodology
- An assessment of the predicted operational noise levels in relation to the Douglas County noise standards noise limits.

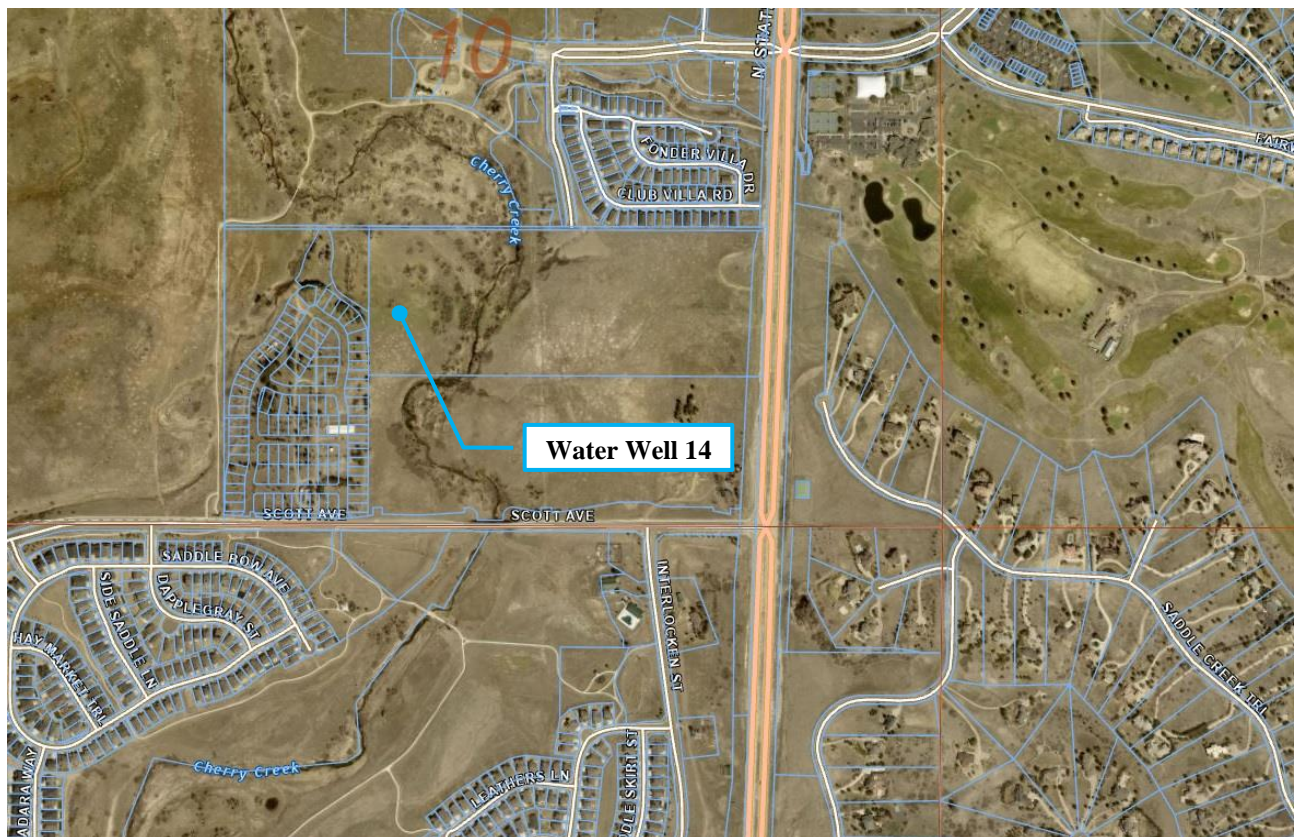
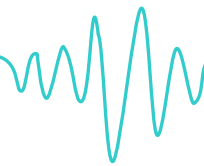


Figure 1-1 Water Well 14 Drill Site Location



2. Noise Fundamentals

Sound is most commonly experienced by people as pressure waves passing through air. These rapid fluctuations in air pressure are processed by the human auditory system to produce the sensation of sound. The rate at which sound pressure changes occur is called the frequency. Frequency is usually measured as the number of oscillations per second or Hertz (Hz). Frequencies that can be heard by a healthy human ear range from approximately 20 Hz to 20,000 Hz. Toward the lower end of this range are low-pitched sounds, including those that might be described as a “rumble” or “boom”. At the higher end of the range are high-pitched sounds that might be described as a “screech” or “hiss”.

2.1 Environmental Noise

Environmental noise generally derives, in part, from a combination of distant noise sources. Such sources may include common experiences such as distant traffic, wind in trees, and distant industrial or farming activities. These distant sources create a low-level "background noise" in which no particular individual source is identifiable. Background noise is often relatively constant from moment to moment but varies slowly from hour to hour as natural forces change or as human activity follows its daily cycle.

Superimposed on this low-level, slowly varying background noise is a succession of identifiable noisy events of relatively brief duration. These events may include the passing of single-vehicles, aircraft flyovers, screeching of brakes, and other short-term events. The presence of these short-term events causes the noise level to fluctuate. Typical indoor and outdoor A-weighted sound levels are shown in Figure 2-1.

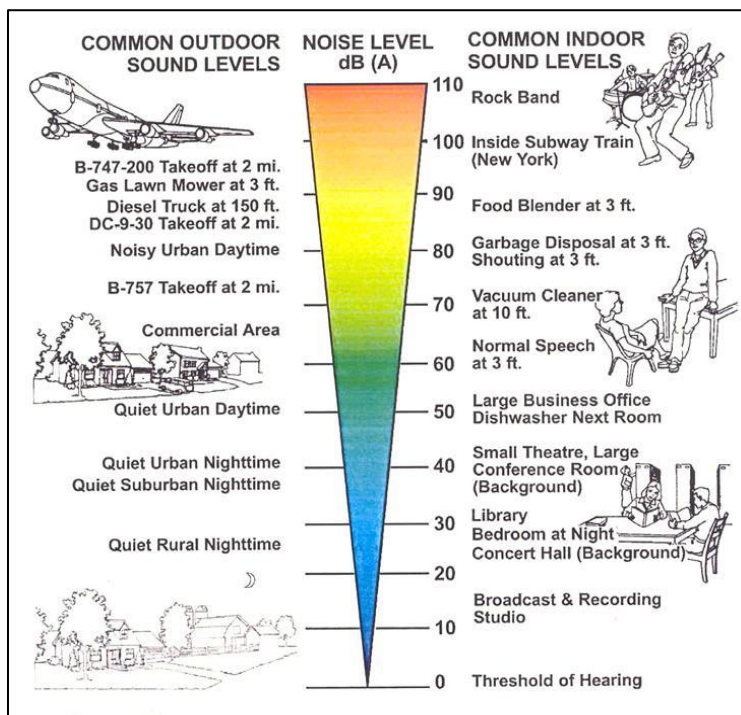
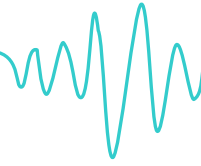


Figure 2-1 Typical Indoor and Outdoor A-Weighted Sound Levels



2.2 Relative Loudness of Environmental Noise

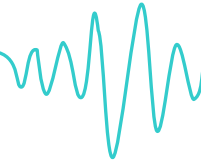
Published data exists describing how humans generally respond to changes in relative loudness. Table 2-1, adapted from the Highway Traffic Noise: Analysis and Abatement Guidance (revised December 2011) published by the Federal Highway Administration, shows typical responses to changes in relative loudness.

Table 2-1 Decibel Changes, Loudness, and Relative Loudness¹

| Sound Level Change | Relative Loudness |
|---------------------------|----------------------------|
| 0 dB(A) | Reference |
| -3 dB(A) | Barely Perceptible Change |
| -5 dB(A) | Readily Perceptible Change |
| -10 dB(A) | Half as Loud |
| -20 dB(A) | 1/4 as Loud |
| -30 dB(A) | 1/8 as Loud |

The table describes reductions in noise levels, but the opposite holds true for increases in noise level.

¹ Table adapted from FHWA Highway Traffic Noise: Analysis and Abatement Guidance, revised December 2011

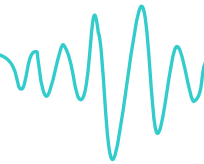


3. Douglas County Noise Standards

Per the Douglas County code, the modeling analysis was developed to predict operational noise levels at code compliance points and verify compliance points and verify compliance of operations with the Colorado Revised (CRS) 25-12-103 noise standards. The CRS code establishes permissible sound levels by type of property and hours of the day. The measurement location is defined in Section 25-12-103(1) as “Sound levels of noise radiating from a property line at a distance of twenty-five feet or more therefrom in excess of the dB(A) established for the following time periods and zones shall constitute prima facie evidence that such noise is a public nuisance”.

Douglas County Zoning Resolution, Section 17A, 1703A.03 states that “In all zone districts, the maximum permissible noise level for construction activities shall not exceed 80 dB(A) between 7:00 a.m. and the next 7:00 p.m., and 75 dB(A) between 7:00 p.m. and the next 7:00 a.m., for the period within which construction is to be completed pursuant to any applicable construction permit issued, or if no time limitation is imposed, for a reasonable period of time for completion of project, as determined by the Director. [§25-12-103(5), C.R.S.]”.

The proposed water well drilling operations will occur for 24 hours per day over multiple days and therefore the stricter nighttime construction noise limit of 75 dBA will be the design target for this study.



4. Water Well 14 Drill Site Noise Modeling

4.1 Noise Modeling Methodology

The noise modeling was completed with the use of three-dimensional computer noise modeling software. All models in this report were developed with SoundPLAN 9.0 software using the ISO 9613-2 standard. Noise levels are predicted based on the locations, noise levels and frequency spectra of the noise sources, and the geometry and reflective properties of the local terrain, buildings and barriers. To ensure a conservative assessment and compliance with ISO 9613-2 standards, light to moderate winds are assumed to be blowing from the source to receptor. The predicted noise levels represent only the contribution of the proposed operations and do not include ambient noise or noise from other facilities. Actual field sound level measurements may vary from the modeled noise levels due to other noise sources such as traffic, other facilities, other human activity, or environmental factors.

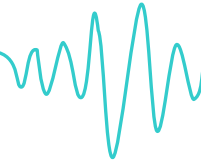
Sound level data utilized in the model was based on file data previously measured and similar equipment associated with the Challenger 360 Drilling Rig operated by Hydro Resources. At the time of this assessment, a drill rig and drill rig positioning was not yet finalized, the modeled rig placement was oriented in a position to represent worst-case scenario sound level impacts at the nearest sensitive noise receptors. The predicted modeling results are dependent on equipment and mitigation orientation as indicated.

At the time of this study, a drilling subcontractor has not yet been assigned. Therefore, drilling equipment associated with the Hydro Resources Challenger 360 Drilling Rig was used to model a drilling rig typical for the proposed operations. The modeled equipment and associated sound power levels are presented in Table 4-1. Figure 4-1 shows the proposed water well and drilling pad location provided by Pinery Water & Wastewater District and used in this study.

Table 4-1 Modeled Equipment and Sound Power Levels (Lw)

| Quantity | Equipment Type | Proposed Equipment | Data Source | Source Sound Power Level (Lw, dBA) |
|----------|-----------------------------|------------------------------------|-----------------|------------------------------------|
| 2 | Air Compressor | Sullair HH700 | File data, FHWA | *114.3 |
| 1 | Rig Engine | CAT C-15, 475 hp @ 2100 rpm | File Data | 115.9 |
| 1 | Rig Engine Exhaust Silencer | Not Specified | File Data | 110.8 |
| 1 | Mud Shaker | MiSWACO Mongoose Pro Linear Shaker | File Data | 97.7 |
| 2 | Small Generator | Generac MM130, 100kw | File Data | 98.5 |

*Sound power level calibrated according to the U.S. Department of Transportation, Federal Highway Administration, Construction Noise Handbook



4.2 Noise Sensitive Receptors

The noise sensitive receptors have been chosen to be consistent with the requirements of the CRS 25-12-103 noise standards. The requirements indicate that “sound levels of noise radiating from a property line at a distance of twenty-five feet or more therefrom in excess of the dB(A) established for the following time periods and zones shall constitute prima facie evidence that such noise is a public nuisance”. As such, receptor locations were chosen at 25 feet from surrounding property lines of the parent parcel for the Water Well 14 site to represent potential regulatory measurement points should a complaint be made. Figure 4-1 shows the dBA noise sensitive receptor locations.

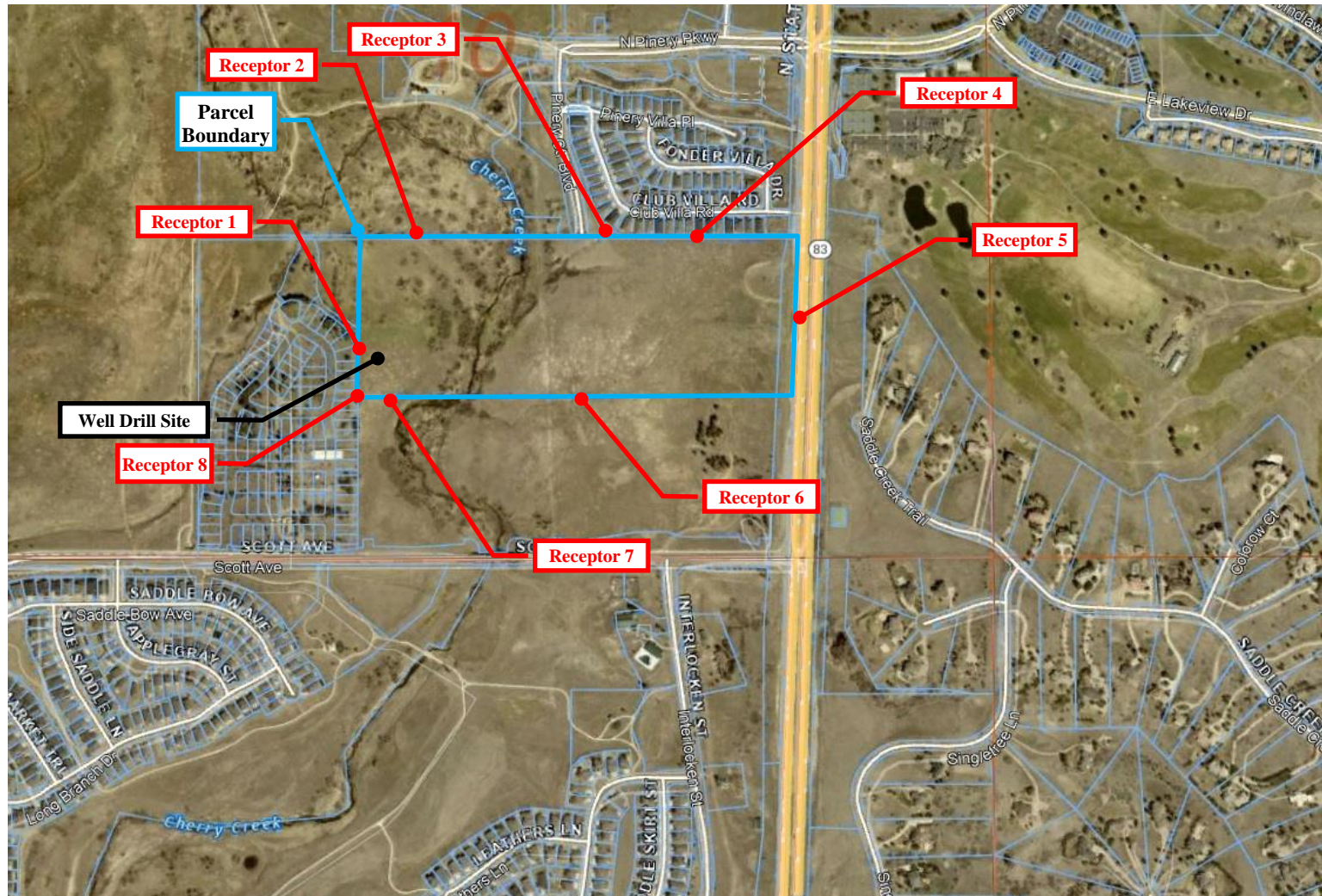
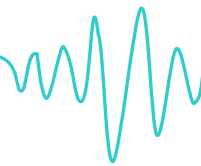


Figure 4-1 Site and Noise Sensitive Receptor Locations



4.3 Unmitigated Noise Modeling Results

The proposed borehole drilling program operations will operate for 24 hours per day for multiple days and therefore the nighttime noise standard for construction of 75 dBA has been used to assess compliance. The results of the unmitigated noise modeling are presented in Table 4-2. The locations in the tables correspond to the receptor locations identified in Figure 4-1. The results of the unmitigated noise modeling are also shown as a noise contour map in Figure 4-2. The noise contours are provided in 5 dB increments with the color scale indicating the sound level of each contour.

Table 4-2 A-Weighted Unmitigated Noise Modeling Results (dBA)

| Receptor | Drilling | Predicted Noise Level (dBA Leq) |
|-------------------------------------|------------------------------------|---------------------------------|
| Location 1 | 25 feet from West Parcel Boundary | 73 |
| Location 2 | 25 feet from North Parcel Boundary | 58 |
| Location 3 | 25 feet from North Parcel Boundary | 52 |
| Location 4 | 25 feet from North Parcel Boundary | 49 |
| Location 5 | 25 feet from East Parcel Boundary | 48 |
| Location 6 | 25 feet from South Parcel Boundary | 55 |
| Location 7 | 25 feet from South Parcel Boundary | 69 |
| Location 8 | 25 feet from West Parcel Boundary | 69 |
| CRS Construction Noise Limit | 25 Feet From Property Line | 75 dBA Nighttime |

The results of the unmitigated noise modeling indicate that the proposed Water Well 14 drilling activities are predicted to comply with the allowable nighttime construction noise limit of 75 dBA at all modeled receptor locations.

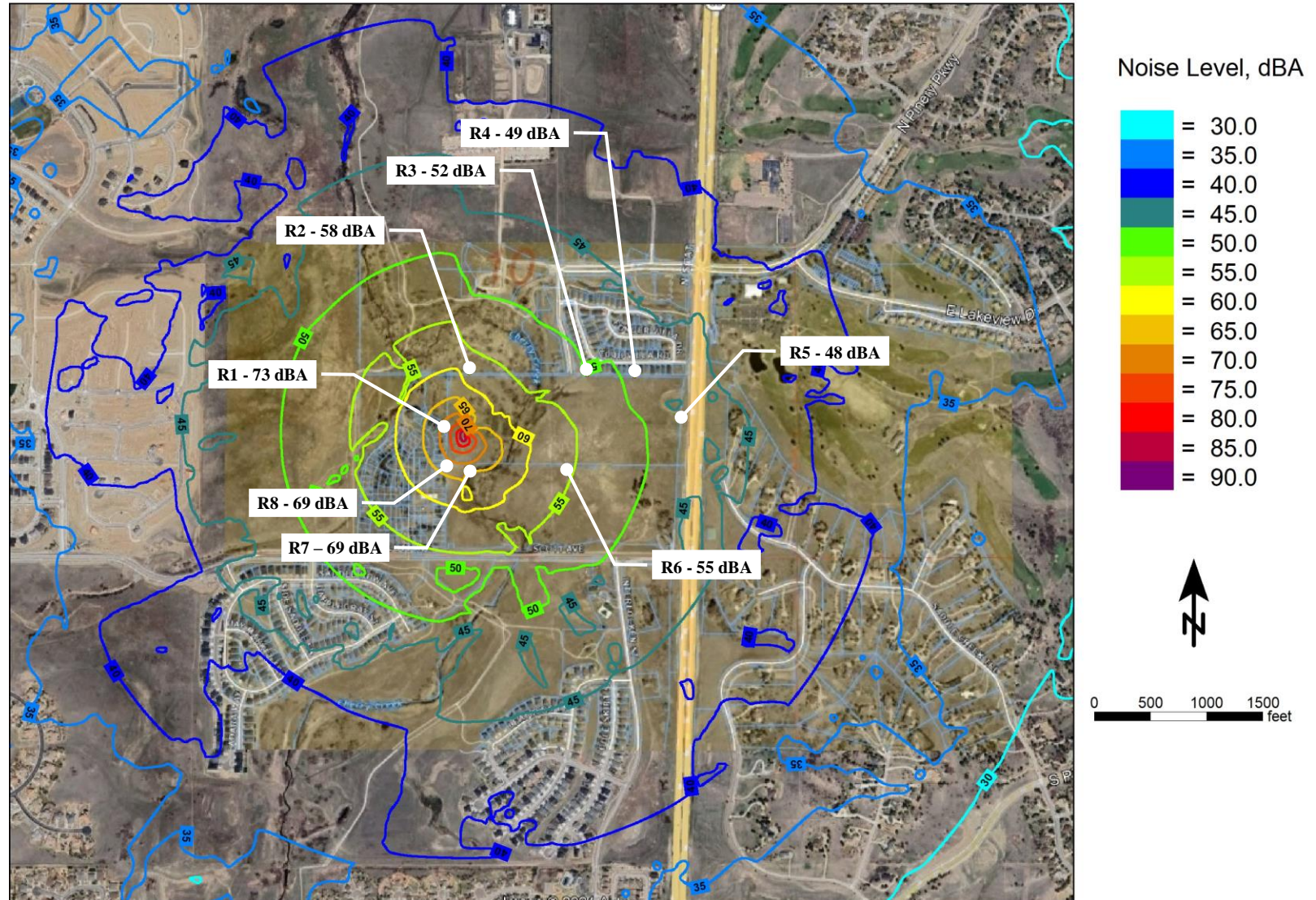
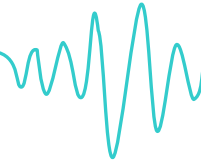


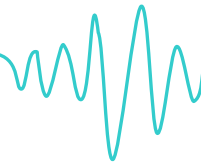
Figure 4-2 Unmitigated Water Well 14 Drilling Activities Noise Contour Map (dBA)



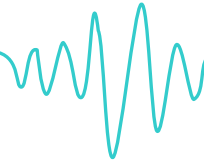
5. Conclusion

A predictive noise model representing the proposed drilling operations at the Water Well 14 well site was created to assess the operational drilling noise levels in relation to the Douglass County Noise limits. To assess the noise levels of the proposed well site, historical noise level data previously measured by Behrens and Associates Environmental Noise Control (BAENC) and typical of water well drilling equipment was used in the noise model. The noise model was developed using SoundPLAN 9.0 software.

The results of the unmitigated modeling indicate that the proposed Water Well 14 drilling activities are predicted to comply with the allowable nighttime construction noise limit of 75 dBA at all modeled receptor locations.



Appendix A - Glossary of Acoustical Terms



Ambient Noise

The all-encompassing noise associated with a given environment at a specified time, usually a composite of sound from many sources both near and far.

Average Sound Level

See Equivalent-Continuous Sound Level

A-Weighted Sound Level, dB(A)

The sound level obtained by use of A-weighting. Weighting systems were developed to measure sound in a way that more closely mimics the ear's natural sensitivity relative to frequency so that the instrument is less sensitive to noise at frequencies where the human ear is less sensitive and more sensitive at frequencies where the human ear is more sensitive.

C-Weighted Sound Level, dBC

The sound level obtained by use of C-weighting. Follows the frequency sensitivity of the human ear at very high noise levels. The C-weighting scale is quite flat and therefore includes much more of the low-frequency range of sounds than the A and B scales. In some jurisdictions, C-weighted sound targets are used to target the low-frequency content of noise sources.

Community Noise Equivalent Level (CNEL)

A 24-hour A-weighted average sound level which takes into account the fact that a given level of noise may be more or less tolerable depending on when it occurs. The CNEL measure of noise exposure weights average hourly noise levels by 5 dB for the evening hours (between 7:00 pm and 10:00 pm), and 10 dB between 10:00 pm and 7:00 am, then combines the results with the daytime levels to produce the final CNEL value. It is measured in decibels, dB.

Day-Night Average Sound Level (Ldn)

A measure of noise exposure level that is similar to CNEL except that there is no weighting applied to the evening hours of 7:00 pm to 10:00 pm. It is measured in decibels, dB.

Daytime Average Sound Level

The time-averaged A-weighted sound level measured between the hours of 7:00 am to 7:00 pm. It is measured in decibels, dB.

Decibel (dB)

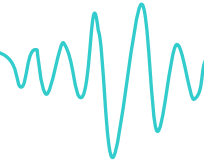
The basic unit of measurement for sound level.

Direct Sound

Sound that reaches a given location in a direct line from the source without any reflections.

Divergence

The spreading of sound waves from a source in a free field, resulting in a reduction in sound pressure level with increasing distance from the source.



Energy Basis

This refers to the procedure of summing or averaging sound pressure levels on the basis of their squared pressures. This method involves the conversion of decibels to pressures, then performing the necessary arithmetic calculations, and finally changing the pressure back to decibels.

Equivalent-Continuous Sound Level (Leq)

The average sound level measured over a specified time period. It is a single-number measure of time-varying noise over a specified time period. It is the level of a steady sound that, in a stated time period and at a stated location, has the same A-Weighted sound energy as the time-varying sound. For example, a person who experiences an Leq of 60 dB(A) for a period of 10 minutes standing next to a busy street is exposed to the same amount of sound energy as if he had experienced a constant noise level of 60 dB(A) for 10 minutes rather than the time-varying traffic noise level.

Fast Response

A setting on the sound level meter that determines how sound levels are averaged over time. A fast sound level is always more strongly influenced by recent sounds, and less influenced by sounds occurring in the distant past, than the corresponding slow sound level. For the same non-steady sound, the maximum fast sound level is generally greater than the corresponding maximum slow sound level. Fast response is typically used to measure impact sound levels.

Field Impact Insulation Class (FIIC)

A single number rating similar to the impact insulation class except that the impact sound pressure levels are measured in the field.

Field Sound Transmission Class (FSTC)

A single number rating similar to sound transmission class except that the transmission loss values used to derive this class are measured in the field.

Flanking Sound Transmission

The transmission of sound from a room in which a source is located to an adjacent receiving room by paths other than through the common partition. Also, the diffraction of noise around the ends of a barrier.

Frequency

The number of oscillations per second of a sound wave

Hourly Average Sound Level (HNL)

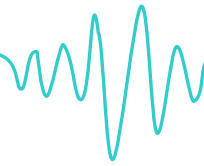
The equivalent-continuous sound level, Leq, over a 1-hour time period.

Impact Insulation Class (IIC)

A single number rating used to compare the effectiveness of floor/ceiling assemblies in providing reduction of impact-generated sound such as the sound of a person's walking across the upstairs floor.

Impact Noise

The noise that results when two objects collide.



Impulse Noise

Noise of a transient nature due to the sudden impulse of pressure like that created by a gunshot or balloon bursting.

Insertion Loss

The decrease in sound power level measured at the location of the receiver when an element (e.g., a noise barrier) is inserted in the transmission path between the sound source and the receiver.

Inverse Square Law

A rule by which the sound intensity varies inversely with the square of the distance from the source. This results in a 6dB decrease in sound pressure level for each doubling of distance from the source.

L_n Sound Level

Time-varying noise environments may be expressed in terms of the noise level that is exceeded for a certain percentage of the total measurement time. These statistical noise levels are denoted L_n , where n is the percent of time. For example, the L_{50} is the noise level exceeded for 50% of the time. For a 1-hour measurement period, the L_{50} would be the noise level exceeded for a cumulative period of 30 minutes in that hour.

Masking

The process by which the threshold of hearing for one sound is raised by the presence of another sound.

Maximum Sound Level (L_{max})

The greatest sound level measured on a sound level meter during a designated time interval or event.

NC Curves (Noise Criterion Curves)

A system for rating the noisiness of an occupied indoor space. An actual octave-band spectrum is compared with a set of standard NC curves to determine the NC level of the space.

Noise Reduction

The difference in sound pressure level between any two points.

Noise Reduction Coefficient (NRC)

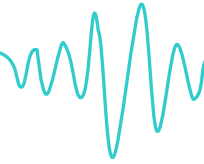
A single number rating of the sound absorption properties of a material. It is the average of the sound absorption coefficients at 250, 500, 1000, and 2000 Hz, rounded to the nearest multiple of 0.05.

Octave

The frequency interval between two sounds whose frequency ratio is 2. For example, the frequency interval between 500 Hz and 1,000 Hz is one octave.

Octave-Band Sound Level

For an octave frequency band, the sound pressure level of the sound contained within that band.



One-Third Octave

The frequency interval between two sounds whose frequency ratio is $2^{(1/3)}$. For example, the frequency interval between 200 Hz and 250 Hz is one-third octave.

One-Third-Octave-Band Sound Level

For a one-third-octave frequency band, the sound pressure level of the sound contained within that band.

Outdoor-Indoor Transmission Class (OITC)

A single number rating used to compare the sound insulation properties of building façade elements. This rating is designed to correlate with subjective impressions of the ability of façade elements to reduce the overall loudness of ground and air transportation noise.

Peak Sound Level (Lpk)

The maximum instantaneous sound level during a stated time period or event.

Pink Noise

Noise that has approximately equal intensities at each octave or one-third-octave band.

Point Source

A source that radiates sound as if from a single point.

RC Curves (Room Criterion Curves)

A system for rating the noisiness of an occupied indoor space. An actual octave-band spectrum is compared with a set of standard RC curves to determine the RC level of the space.

Real-Time Analyzer (RTA)

An instrument for the determination of a sound spectrum.

Receiver

A person (or persons) or equipment which is affected by noise.

Reflected Sound

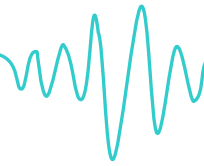
Sound that persists in an enclosed space as a result of repeated reflections or scattering. It does not include sound that travels directly from the source without reflections.

Reverberation

The persistence of a sound in an enclosed or partially enclosed space after the source of the sound has stopped, due to the repeated reflection of the sound waves.

Room Absorption

The total absorption within a room due to all objects, surfaces and air absorption within the room. It is measured in Sabins or metric Sabins.



Slow Response

A setting on the sound level meter that determines how measured sound levels are averaged over time. A slow sound level is more influenced by sounds occurring in the distant past than the corresponding fast sound level.

Sound

A physical disturbance in a medium (e.g., air) that is capable of being detected by the human ear.

Sound Absorption Coefficient

A measure of the sound-absorptive property of a material.

Sound Insulation

The capacity of a structure or element to prevent sound from reaching a receiver room either by absorption or reflection.

Sound Level Meter (SLM)

An instrument used for the measurement of sound level, with a standard frequency-weighting and standard exponentially weighted time averaging.

Sound Power Level

A physical measure of the amount of power a sound source radiates into the surrounding air. It is measured in decibels.

Sound Pressure Level

A physical measure of the magnitude of a sound. It is related to the sound's energy. The terms sound pressure level and sound level are often used interchangeably.

Sound Transmission Class (STC)

A single number rating used to compare the sound insulation properties of walls, floors, ceilings, windows, or doors. This rating is designed to correlate with subjective impressions of the ability of building elements to reduce the overall loudness of speech, radio, television, and similar noise sources in offices and buildings.

Source Room

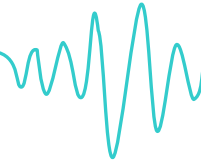
A room that contains a noise source or sources

Spectrum

The spectrum of a sound wave is a description of its resolution into components, each of different frequency and usually different amplitude.

Tapping Machine

A device used in rating different floor constructions against impacts. It produces a series of impacts on the floor under test, 10 times per second.

**Tone**

A sound with a distinct pitch

Transmission Loss (TL)

A property of a material or structure describing its ability to reduce the transmission of sound at a particular frequency from one space to another. The higher the TL value the more effective the material or structure is in reducing sound between two spaces. It is measured in decibels.

White Noise

Noise that has approximately equal intensities at all frequencies.

Windscreen

A porous covering for a microphone, designed to reduce the noise generated by the passage of wind over the microphone.

Referral Agency Response Report**Page 1 of 8****Project Name:** Pinery Meadows, TR IN S1/2 10-7-66**Project File #:** LE2024-022**Date Sent:** 09/16/2024**Date Due:** 09/30/2024

| Agency | Date Received | Agency Response | Response Resolution |
|--------------------------|---------------|---|--|
| Addressing Analyst | 09/24/2024 | Received: The address for the well is: 6453 SCOTT AVE. Contact: DCAddressing@douglas.co.us or 303.660.7449. | No action necessary |
| Assessor | 09/27/2024 | No Comment | No action necessary |
| AT&T Long Distance - ROW | 09/19/2024 | Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 6453 Scott Ave Parker, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line 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. Ann Barnowski Clearwater Consulting Group Inc 120 9th Avenue South Suite 140 Nampa, ID 83651 Annb@cw64.com | No action necessary |
| Black Hills Energy | | No Response Received | No action necessary |
| Building Services | 09/25/2024 | Received: Permit required for gate, and for any electrical work. Please call 303-660-7497 if you have any questions. | Forwarded to applicant to address <u>APPLICANT RESPONSE:</u> <i>Acknowledged, all permits will be obtained prior to construction.</i> |

Referral Agency Response Report**Page 2 of 8****Project Name:** Pinery Meadows, TR IN S1/2 10-7-66**Project File #:** LE2024-022**Date Sent:** 09/16/2024**Date Due:** 09/30/2024

| Agency | Date Received | Agency Response | Response Resolution |
|--|---------------|--|---------------------|
| CenturyLink | 09/17/2024 | Received: We have received your request for an Encroachment and have set up a Lumen project accordingly. Your project number is P863373 and it should be referenced in all emails sent n for review. Your project owner is Stephanie Canary and they can be reached by email at stephanie.canary@lumen.com with any questions that you may have regarding this project. Kelley Franklin Faulk & Foster Project Coordinator Kelley.Franklin@lumen.com Kelley.Franklin@FaulkandFoster.com Direct 318.807.2619 Fax 318.807.2705 | No action necessary |
| Cherry Creek Basin Water Quality Authority | | No Response Received | No action necessary |
| Colorado Department of Transportation CDOT-Region # 1 | 09/17/2024 | Received: CDOT has reviewed referral LE2024-002 and has no comment. This location is off the state highway system. | No action necessary |

Referral Agency Response Report**Page 3 of 8****Project Name:** Pinery Meadows, TR IN S1/2 10-7-66**Project File #:** LE2024-022**Date Sent:** 09/16/2024**Date Due:** 09/30/2024

| | | | |
|--|------------|---|--|
| Colorado Parks and Wildlife (East DC - Dist 549) | 09/30/2024 | <p>Summary of Comment Letter:</p> <p>There is an active bald eagle nest within ¼ mile of the proposed site. Spatial buffers from development and other human activities are a proven management tool to address impacts on breeding activities at raptor nest sites. CPW has established recommended buffer zones and seasonal restrictions for raptors in Colorado, including bald eagles. CPW developed these raptor guidelines to assist with compliance with the Federal Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. To avoid impacts to nesting bald eagles, CPW recommends:</p> <p>No surface occupancy within ¼ mile of an active eagle nest, and no human activities within ½ mile of the nest from December 1st to July 31st.</p> <p>CPW recommends landscape buffers and observing seasonal restrictions to minimize disturbance. To minimize disturbance for all birds, CPW recommends all security lighting for on-ground structures and equipment during and after construction be motion- sensitive, down shielded, and of a minimum intensity to reduce nighttime bird attraction and eliminate constant nighttime illumination.</p> <p>Other raptors and migratory birds are protected from take, harassment, and nest disruption at both the state and federal levels. If any other active nest is discovered within the development area, CPW</p> | <p>Forwarded to applicant to address</p> <p><u>APPLICANT RESPONSE:</u> <i>Acknowledged, Pinery Water has contracted with ERO Resources to ensure compliance with all County, CPW, and Fish and Wildlife regulations and criteria related to these species.</i></p> |
|--|------------|---|--|

Referral Agency Response Report**Page 4 of 8****Project Name:** Pinery Meadows, TR IN S1/2 10-7-66**Project File #:** LE2024-022**Date Sent:** 09/16/2024**Date Due:** 09/30/2024

| | | | |
|--|--|---|--|
| | | <p>recommends that buffer zones around the nest site be implemented during any period of activity that may interfere with the nesting season. This will prevent the intentional or unintentional destruction of an active nest. If a prairie dog colony is discovered within the project area, the potential may also exist for the presence of burrowing owls. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. Burrowing owls are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or disturbance of their nests. Therefore, if any earth-moving will begin between March 15th and August 31st, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey can be obtained from your local District Wildlife Manager. If prairie dog colonies are active, CPW recommends humane euthanasia of live animals before any earth-moving occurs. The possibility of donating carcasses to a raptor rehabilitation facility or the black-footed ferret recovery program may also exist. If interested, please contact the local District Wildlife Manager for more information and any required permits or forms. Please note that a permit from CPW will be required for any live relocation of prairie dogs to another site within the county and if outside of the county,</p> | |
|--|--|---|--|

Referral Agency Response Report**Page 5 of 8****Project Name:** Pinery Meadows, TR IN S1/2 10-7-66**Project File #:** LE2024-022**Date Sent:** 09/16/2024**Date Due:** 09/30/2024

| Agency | Date Received | Agency Response | Response Resolution |
|---------------------------|---------------|--|---------------------|
| | | approval from the receiving Board of County Commissioners would be required. Matt Martinez, Area Wildlife Manager - Area 5 P 303.291.7122 C 303.325.4185 6060 Broadway, Denver CO 80216 matt.martinez@state.co.us cpw.state.co.us | |
| Comcast | | No Response Received | No action necessary |
| CORE Electric Cooperative | 09/20/2024 | No Comment | No action necessary |

Referral Agency Response Report**Page 6 of 8****Project Name:** Pinery Meadows, TR IN S1/2 10-7-66**Project File #:** LE2024-022**Date Sent:** 09/16/2024**Date Due:** 09/30/2024

| Agency | Date Received | Agency Response | Response Resolution |
|---|---------------|--|--|
| Douglas County Historic Preservation | 09/30/2024 | <p>Summary of Comment Letter: A Class II survey is expected during the Pinery Meadows Preliminary Plan process. At this time, the Douglas County Curator recommends to closely monitor any ground disturbance during the construction of the well. If any resources are found, please contact a professional archaeologist. There is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.</p> | <p>Forwarded to applicant to address</p> <p><u>APPLICANT RESPONSE:</u> <i>Understood, we will closely monitor all activities as requested.</i></p> |

Referral Agency Response Report**Page 7 of 8****Project Name:** Pinery Meadows, TR IN S1/2 10-7-66**Project File #:** LE2024-022**Date Sent:** 09/16/2024**Date Due:** 09/30/2024

| Agency | Date Received | Agency Response | Response Resolution |
|-----------------------------------|---------------|--|---|
| Engineering Services | 09/17/2024 | <p>Received:</p> <p>Engineering has reviewed this project and have the following concerns and requirements:</p> <p>Location & Extent Comments</p> <p>Comment #1-The engineering review fee (\$1000.00) will need to be paid prior to our approval of this L&E.</p> <p>Comment #2-The following items will need to be submitted for review and approval prior to permits being issued for the project:</p> <p>GESC Plans</p> <p>GESC - Opinion of Probable Cost</p> <p>If you have any questions, please give me a call.</p> <p>Sincerely, Chuck Smith</p> <p>Development Review Engineer</p> | <p>Forwarded to applicant to address</p> <p><u>APPLICANT RESPONSE:</u> <i>Acknowledged, the fee was paid via Receipt #2024-0014545 on 09/17/2024 and the consultant engineer is completing the required GESC plans and OPC for review.</i></p> |
| Mile High Flood District | 09/24/2024 | No Comment | No action necessary |
| Misty Pines HOA | 09/27/2024 | No Comment | No action necessary |
| Office of Emergency Management | 09/17/2024 | Received: OEM has no concerns with this project | No action necessary |
| Pinery 8B HOA | | No Response Received | No action necessary |
| Pinery West HOA | | No Response Received | No action necessary |
| Pinewood Townhome HOA | | No Response Received | No action necessary |
| Pradera Homeowners' Association | | No Response Received | No action necessary |
| Sheriff's Office | | No Response Received | No action necessary |
| Sheriff's Office E911 | | No Response Received | No action necessary |
| South Metro Fire Rescue | 09/17/2024 | Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent. | No action necessary |
| Stone Creek Metropolitan District | | No Response Received | No action necessary |

Referral Agency Response Report**Page 8 of 8****Project Name:** Pinery Meadows, TR IN S1/2 10-7-66**Project File #:** LE2024-022**Date Sent:** 09/16/2024**Date Due:** 09/30/2024

| Agency | Date Received | Agency Response | Response Resolution |
|------------------------------------|---------------|---|---|
| The Pinery HOA | 09/30/2024 | No Comment | No action necessary |
| Town of Parker Development Review | 09/30/2024 | No Comment | No action necessary |
| Town of Parker Public Works | | No Response Received | No action necessary |
| Xcel Energy-Right of Way & Permits | 09/25/2024 | Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned project 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 | Forwarded to applicant to address <u>APPLICANT RESPONSE:</u> <i>Understood, Utility locates will be called in prior to any digging takes place.</i> |

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

 Date sent: **September 16, 2024**

 Comments due by: **September 30, 2024**

Project Name: *Pinery Meadows, TR IN S ½ 10-7-66, Pinery Water & Wastewater District (PWWD) Shallow Well 14 - Location and Extent*

Project File #: **LE2024-022**

Project Summary:

PWWD requests approval of a Location and Extent to construct a shallow well (Shallow Well 14) within the Pinery Meadows Planned Development. The well will tie into the district's overall system and will supplement water provided to the district's overall customer base. Using the district's storage rights, during the dry season, water will be released from Walker Reservoir into Cherry Creek, and the new well will be used to withdraw the water from Cherry Creek for use by the Pinery to serve its residents. The site is located at 6453 Scott Avenue, Parker, SPN: 2349-100-00-025 and will be accessed from Scott Avenue.

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

| | |
|---|---|
| <input checked="" type="checkbox"/> No Comment | |
| <input type="checkbox"/> Please be advised of the following concerns: | |
| <input type="checkbox"/> See letter attached for detail. | |
| Agency: CDOT | Phone #: 720-703-5737 |
| Your Name: Aaron Eyl (please print) | Your Signature: <i>aaron eyl</i> |
| | Date: 9.16.23 |

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **October 7, 2024, at 6:00 pm; located at 100 Third Street, Castle Rock, CO 80104 in the Commissioner's Hearing Room.**

Sincerely,

Carolyn Washee-Freeland

Carolyn Washee-Freeland, AICP

Senior Planner

303-660-7460

cfreeland@douglas.co.us

Enclosure

September 17, 2024

Robert Krulish
Engineering Project Manager
Pinery Water & Wastewater District
5242 Old Schoolhouse Road
Parker, CO 80134

DV 2024-415

Subject: Pinery Meadows – Shallow Well 14 – Location & Extent

Dear Robert,

Plan Review Summary:

| | | |
|--------------------------|---|---------|
| Submitted to Engineering | - | 9/16/24 |
| Comments Sent Out | - | 9/17/24 |

Engineering has reviewed this project and have the following concerns and requirements:

Location & Extent Comments

Comment #1-The engineering review fee (\$1000.00) will need to be paid prior to our approval of this L&E.

Comment #2-The following items will need to be submitted for review and approval prior to permits being issued for the project:

- GESC Plans
- GESC - Opinion of Probable Cost

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

Sincerely,



Chuck Smith
Development Review Engineer

cc: Carolyn Washee – Freeland, AICP, Senior Planner

DV24415



Right of Way & Permits

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

September 25, 2024

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

Attn: Carolyn Washee-Freeland

Re: Pinery Meadows, Case # LE2024-022

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the **above-mentioned project** 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

From: annb cwc64.com <annb@cwc64.com>
Sent: Thursday, September 19, 2024 10:35 AM
To: Carolyn Freeland
Cc: Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com
Subject: 6453 Scott Ave Parker, Colorado Douglas County eReferral #LE2024-022
Attachments: 6453 Scott Ave Parker, Colorado.jpg

Hi Carolyn,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 6453 Scott Ave Parker, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line 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-----

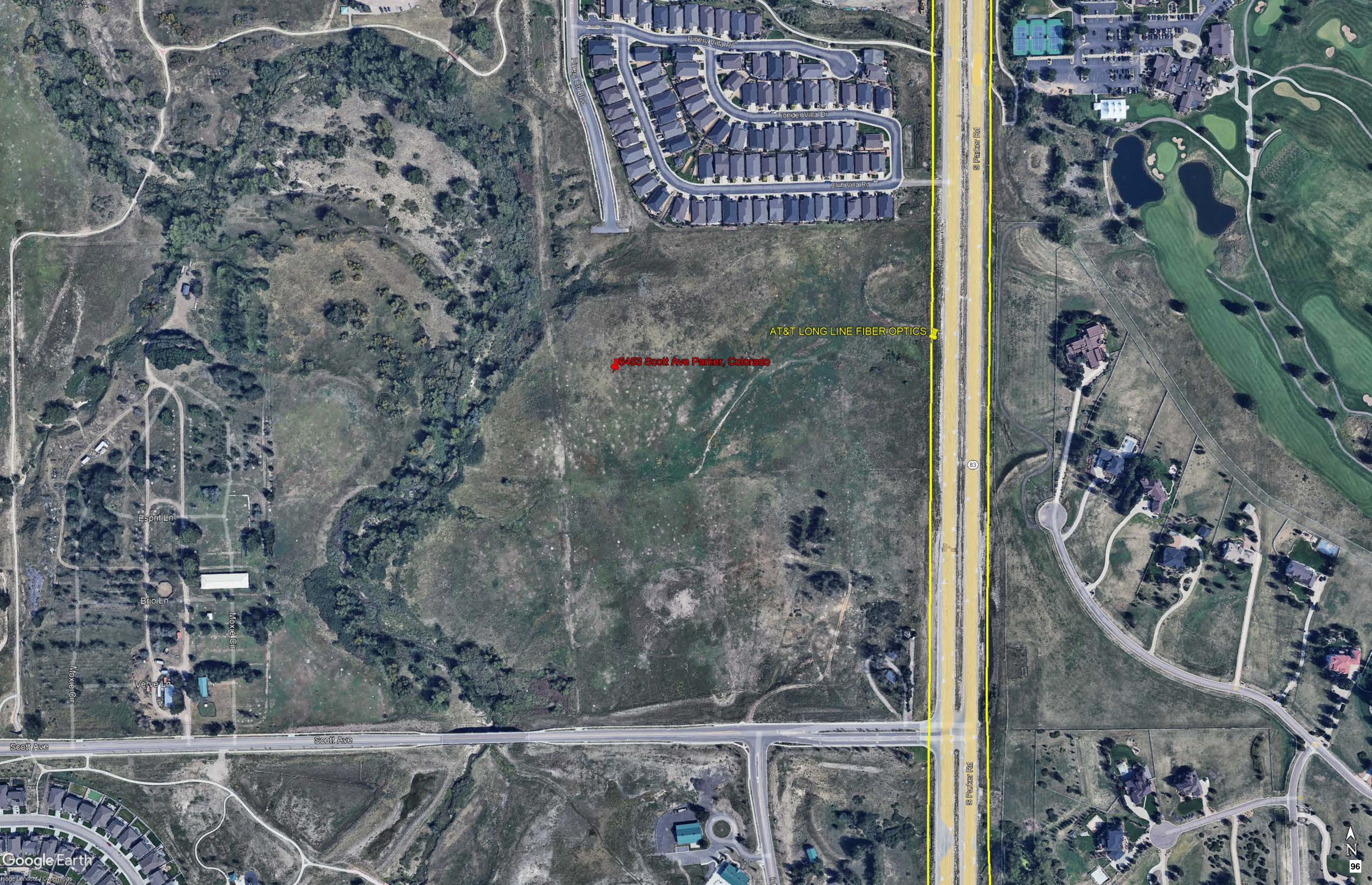
From: cfreeland@douglas.co.us <cfreeland@douglas.co.us>
Sent: Monday, September 16, 2024 2:39 PM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (Project Number LE2024-022) Is Ready For Review

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>

LE2024-022, Pinery Meadows, TR IN S 1/2, 10-7-66, Pinery Water & Wastewater District (PWWD) - Location and Request for a New Well (Shallow Well 14)

PWWD requests approval of a Location and Extent to construct a shallow well (Shallow Well 14) within the Pinery Meadows Planned Development. The well will tie into the district's overall system and will supplement water provided to the district's overall customer base. Using the district's storage rights, during the dry season, water will be released from Walker Reservoir into Cherry Creek, and the new well will be used to withdraw the water from Cherry Creek for use by the Pinery to serve its residents. The site is located at 6453 Scott Avenue, Parker, SPN: 2349-100-00-025 and will be accessed from Scott Avenue.

This referral will close on September 30, 2024.



6453 Scott Ave Parker, Colorado

AT&T LONG LINE FIBER OPTICS



COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Regional Office
6060 Broadway
Denver, CO 80216
P 303.291.7227

September 30, 2024

Carolyn Washee-Freeland
Senior Planner
Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

RE: Pinery Meadows, TR IN S 1/2, 10-7-66, (Shallow Well 14), Project # (LE2024-022)

Dear Ms. Washee-Freeland,

Thank you for the opportunity for Colorado Parks and Wildlife (CPW) to comment on the proposed Pinery Meadows, TR IN S 1/2, 10-7-66, - Shallow Well 14. The mission of CPW is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. CPW has a statutory responsibility to manage all wildlife species in Colorado, and to promote a variety of recreational opportunities throughout Colorado. One way we achieve this goal is by responding to referral comment requests, as is the case for this project.

It is our understanding that this project is for a new alluvial well and pipeline for the Pinery Water and Wastewater District located at 6453 Scott Avenue, Parker, within the Pinery Meadows Planned Development.

CPW would expect a variety of wildlife species to utilize this site on a regular basis, most notably, small to mid-sized mammals, songbirds and raptors. There is also potential for larger mammals, such as deer to visit the site, as the site is located in the overall range for both mule deer and whitetail deer. The main concern would be the likely disturbance of nesting bald eagles.

Bald Eagles

There is an active bald eagle nest within ¼ mile of the proposed site. Spatial buffers from development and other human activities are a proven management tool to address impacts on breeding activities at raptor nest sites. CPW has established recommended buffer zones and seasonal restrictions for raptors in Colorado, including bald eagles. CPW developed these raptor guidelines to assist with compliance with the Federal Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. To avoid impacts to nesting bald eagles, CPW recommends:



Jeff Davis, Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: Dallas May, Chair · Richard Reading, Vice-Chair · Karen Bailey, Secretary · Jessica Beaulieu
Marie Haskett · Tai Jacober · Jack Murphy · Gabriel Otero · Murphy Robinson · James Jay Tutchton · Eden Vardy

- No surface occupancy within ¼ mile of an active eagle nest, and no human activities within ½ mile of the nest from December 1st to July 31st.

CPW recommends landscape buffers and observing seasonal restrictions to minimize disturbance. To minimize disturbance for all birds, CPW recommends all security lighting for on-ground structures and equipment during and after construction be motion- sensitive, down shielded, and of a minimum intensity to reduce nighttime bird attraction and eliminate constant nighttime illumination.

Other raptors and migratory birds are protected from take, harassment, and nest disruption at both the state and federal levels. If any other active nest is discovered within the development area, CPW recommends that buffer zones around the nest site be implemented during any period of activity that may interfere with the nesting season. This will prevent the intentional or unintentional destruction of an active nest.

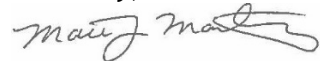
Prairie Dogs and Burrowing Owls

If a prairie dog colony is discovered within the project area, the potential may also exist for the presence of burrowing owls. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. Burrowing owls are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or disturbance of their nests. Therefore, if any earth-moving will begin between March 15th and August 31st, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey can be obtained from your local District Wildlife Manager.

If prairie dog colonies are active, CPW recommends humane euthanasia of live animals before any earth-moving occurs. The possibility of donating carcasses to a raptor rehabilitation facility or the black-footed ferret recovery program may also exist. If interested, please contact the local District Wildlife Manager for more information and any required permits or forms. Please note that a permit from CPW will be required for any live relocation of prairie dogs to another site within the county and if outside of the county, approval from the receiving Board of County Commissioners would be required.

Thank you again for the opportunity to comment on the Pinery Meadows, TR IN S 1/2, 10-7-66, - Shallow Well 14. Please do not hesitate to contact us about ways to continue managing the property in order to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Katie Doyle at (303) 291-7132 or katie.doyle@state.co.us.

Sincerely,



Matt Martinez
Area Wildlife Manager

Cc: M. Leslie, S. Schaller, K. Doyle

September 30, 2024

Carolyn Washee-Freeland
Senior Planner
Douglas County Community Development
100 Third Street
Castle Rock, CO 80104

Re: Project LA2024-022, Pinery Meadows

Dear Ms. Washee-Freeland:

The letter provides comments regarding Pinery Water & Wastewater District (PWWD) - Location and Request for a New Well (Shallow Well 14) PWWD requests approval of a Location and Extent to construct a shallow well (Shallow Well 14) within the Pinery Meadows Planned Development.

A Class II survey is expected during the Pinery Meadows Preliminary Plan process. At this time, the Douglas County Curator recommends to closely monitor any ground disturbance during the construction of the well. If any resources are found, please contact a professional archaeologist.

There is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.

Thank you in advance for your attention to the preservation and protection of Douglas County's cultural resources for future generations.

Sincerely,

Brittany Cassell

Brittany Cassell, Curator

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Carolyn Washee-Freeland, AICP, Senior Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: Pinery Meadows, TR IN S ½ 10-7-66, Pinery Water & Wastewater District (PWWD)
Shallow Well 14 - Location and Extent
Project File #: **LE2024-022**
S Metro Review # REFOTH24-00155

Review date: September 17, 2024

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

Project Summary: PWWD requests approval of a Location and Extent to construct a shallow well (Shallow Well 14) within the Pinery Meadows Planned Development. The well will tie into the district's overall system and will supplement water provided to the district's overall customer base. Using the district's storage rights, during the dry season, water will be released from Walker Reservoir into Cherry Creek, and the new well will be used to withdraw the water from Cherry Creek for use by the Pinery to serve its residents. The site is located at 6453 Scott Avenue, Parker, SPN: 2349-100-00-025 and will be accessed from Scott Avenue.

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

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.