

## Location and Extent Staff Report

**DATE:** DECEMBER 4, 2024  
**TO:** DOUGLAS COUNTY PLANNING COMMISSION  
**FROM:** HEATHER SCOTT, AICP, PRINCIPAL PLANNER *HS*  
JEANETTE BARE, AICP, CURRENT PLANNING MANAGER *J.B.*  
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES *SK*  
**SUBJECT:** 7667 WILD GEESE ST LIFT STATION – LOCATION AND EXTENT

**PROJECT FILE:** LE2024-029

**OWNER:**  
PARKER WATER AND SANITATION DISTRICT  
13939 ANCESTERY DRIVE  
PARKER, COLORADO 80134

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**PLANNING COMMISSION HEARING:**

**DECEMBER 16, 2024 @ 6:00 p.m.**

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### I. EXECUTIVE SUMMARY

Parker Water and Sanitation District (“District”) is requesting approval of a Location and Extent (L & E) for installation of a sanitary sewer lift station and force main within the Fields Filing 1 subdivision. The lift station and most improvements will be located within Tract A, to be owned by the District, in the northwestern portion of the subdivision. The applicant anticipates that construction will begin this spring and the project is expected to be completed within six months. The property is located within the Nonurban Northeast Subarea of the *2040 Comprehensive Master Plan*.

### II. REQUEST

#### A. Request

Parker Water & Sanitation requests approval of an L & E application for installation of a sanitary sewer lift station and force main.

#### B. Location

The Fields Filing 1 subdivision is located north of Singing Hills Road, along the east side of Hilltop Road. The lift station is proposed within Tract A, which is located on the northwest side of the subdivision. The Vicinity Map, Zoning Map, Aerial Map, and 2040 CMP map highlighting site location and existing conditions are attached.

### C. Project Description

The proposed sanitary sewer lift station and force main would serve the Fields Filing 1 subdivision, a final plat, which is currently being reviewed by the County. The lift station complex is approximately 69 feet by 75 feet and includes a wood structure to house pumps and electrical equipment, a generator pad for a diesel-powered backup generator, and the vault. The structure will be 8 feet by 10 feet and will have a standing seam roof which the applicant anticipates will be pleasing to the neighbors. The maximum height at roof peak is 12' or less. Staff requested the backup generator be colored a neutral color to be compatible with the pump house structure. The major components related to the proposed L & E project are listed below:

- Below grade lift station structures
  - Pump access vault
  - Storage tanks
  - Packaged submersible pumping system
  - Valve and metered vaults
- Pump station electrical and controls building
  - Electrical and control systems
  - Instrumentation
  - Backup generator
- Sanitation sewer force main for 10,175 feet and then switching to gravity interceptor for 1,615 feet to ultimately connect to an existing main northwest of the site.

The District anticipates that its contractor will be required to secure a temporary use permit from Douglas County for trailers and construction materials at the location to be shown on the L & E exhibit. The applicant stated the construction will run concurrently with the overall site grading and Tract A will hold the limits of the construction staging area. Construction of the project is anticipated to start in the spring of 2025 during weekdays from the hours of 7 a.m. to 7 p.m.

During facility operations, the District anticipates approximately one vehicle trip per day for standard maintenance following construction. Noise from the lift station pumps is not anticipated to be an issue as these are housed within a subgrade vault. The primary generators will be housed in the pump station structure to mitigate potential noise. The backup generator will only operate in emergency conditions and will not exceed 70 dBA. The District intends to regularly cycle the wastewater through a pumping system to minimize stagnation of wastewater. Odor will be further minimized with the addition of a vent stack with an activated carbon filter. Landscaping is proposed around the structure to buffer the Tallman Gulch neighborhood to the west. The above-ground appurtenances include the gravel access drive, access hatch, pump house building, backup generator, and vents. The District proposes an eight-foot-high black PVC chain-link fence around the perimeter for safety purposes to keep people out and allow staff to see through the site.

Once the Fields Filing 1 final plat is approved by the Board of County Commissioners a 0.952-acre tract (Tract A) will be dedicated to the District for the lift station facility. The structures and vaults associated with the lift station will comply with required setbacks for the tract.

The property is located within the Northeast Subarea as identified in Section 3 of the 2040 CMP. Goal 3-2 of the CMP states that the County should “Ensure that land use and design is compatible with the natural and rural character of the nonurban area.” Several objectives and policies are provided to further define different elements of this overall goal. Objectives and policies include Objective 3-2A: “Ensure the character and intensity of development is appropriate for the nonurban area;” Policy 3-2A.1: “Design should be of a scale and character that complement the nonurban area;” Objective 3-2B: “Design Development to conserve and showcase important natural and rural features;” and Policy 3-2B.1: “Use building envelopes, clustering, or other site design techniques, where appropriate, to direct building away from environmentally and visually sensitive lands.”

In the District’s L & E narrative, the project’s compliance with the CMP, is discussed in detail. The District indicates that the proposed lift station structure will be architecturally pleasing with a natural wood and earth-toned color and texture. The equipment will be primarily underground and is likely to be indistinguishable from typical sheds or outbuildings on rural properties. The District designed the landscaping to follow responsible water use principals including plant species found in the adjacent landscape and surrounding area. Policy 3-3E.3 encourages connections to central water and sewer district systems. This lift station is needed to link the Fields Filing 1 Subdivision into the Parker Water and Sanitation District’s infrastructure.

### **III. CONTEXT**

#### **A. Background**

The site was rezoned from Agricultural One (A-1) to Estate Residential (ER) with the Board of County Commissioners (Board) approval in March 2022. There are three separate Final Plat applications for the Fields Subdivision. Filing 1, proposed for 118 single family residences, has been included within the District’s boundaries for central water and sewer services. The tract for the lift station was shown on the approved Fields Preliminary Plan.

**B. Adjacent Land Uses and Zoning**

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

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Rural Residential (RR) Estate Residential (ER)	Bagnall – Single-family residential
<b>South</b>	Estate Residential (ER)	Single-family residential
<b>East</b>	Estate Residential (ER)	Single-family and agricultural
<b>West</b>	Rural Residential (RR) Open Space (OS)	Tallman Gulch Subdivision – Single-family residential lots and open space

**IV. PHYSICAL SITE CHARACTERISTICS**

**A. Site Characteristics and Constraints**

No existing physical conditions are present that constrain installation of the proposed lift station and related force main.

**B. Access**

Access to the lift station is proposed via a new 20-foot-wide asphalt paved access drive connecting to Wild Geese Street, a public road to be established with the Fields Filing 1 final plat.

**C. Drainage and Erosion**

The applicant is responsible for preparation of site-specific engineering plans, which will include a Grading Erosion and Sediment Control (GESC) plan and report. Construction plans specific to the proposed improvements will also be required.

**D. Floodplain**

Tract A is outside the limits of the 100-year floodplain.

**V. PROVISION OF SERVICES**

**A. Fire Protection**

South Metro Fire Rescue (South Metro) provides firefighting and emergency medical services to the site. At the writing of this staff report, South Metro, no response had been received from South Metro.

**B. Sheriff Services**

The Douglas County Sheriff’s Office (DCSO) provides emergency services to the site. At the writing of the staff report, no response had been received from the DCSO, DCSO 911, or the Office of Emergency Management.

**C. Water and Sanitation**

No additional water or sanitation service demands are generated by the proposed project.

**D. Utilities**

Utility service providers include AT&T, 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 AT&T, CenturyLink, Comcast, or CORE. Xcel Energy had no apparent conflicts, however they did caution the developer to call the Utility Notification 811 number prior to construction.

**E. Other Required Processes and Permits**

In addition to the L & E approval, the following permits and other approvals are required prior to commencement of construction.

- Public Works Engineering
  - GESC Plans and report
  - Construction plans
- Building Division
  - Building permits for permanent structures and temporary construction trailer
- Colorado Department of Public Health and Environment (CDPHE) approval of lift station and force main design

**VI. PUBLIC NOTICE AND INPUT**

Courtesy notices of an application in process were sent to adjacent property owners on November 25, 2024. At the preparation of the staff report, no adjacent property owners, or members of the public commented on the proposal. Homeowner Associations (HOAs) within a 2-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 November 25, 2024. Referral responses are due at the conclusion of the referral period on December 9, 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 indicates that the proposed lift station, force main, and related sewer infrastructure is necessary to serve the Fields Filing 1 subdivision. 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.

<b>ATTACHMENTS</b>	<b>PAGE</b>
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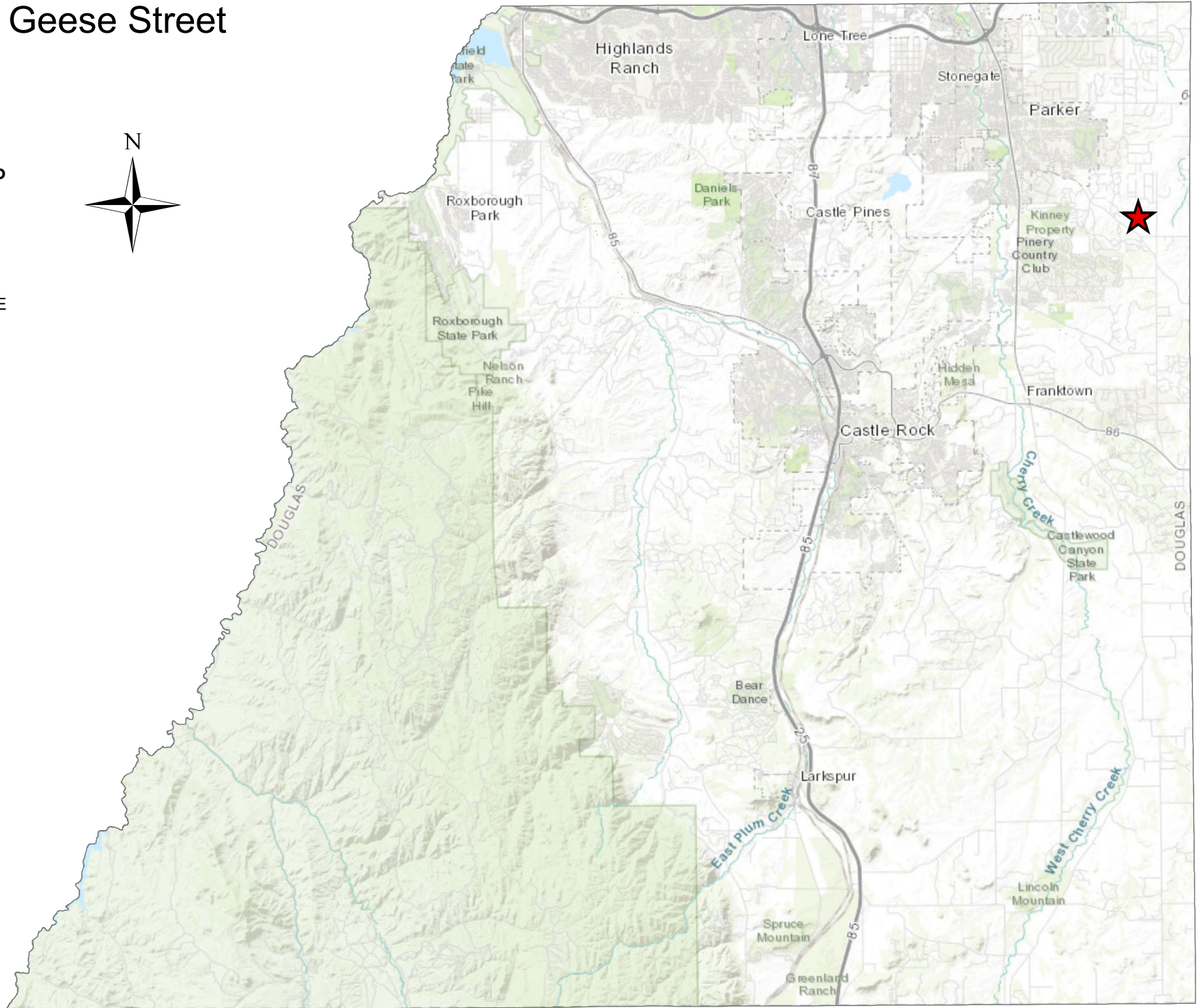
# 7667 Wild Geese Street

LE2024-029  
VICINITY MAP



## LEGEND

 PROJECT SITE



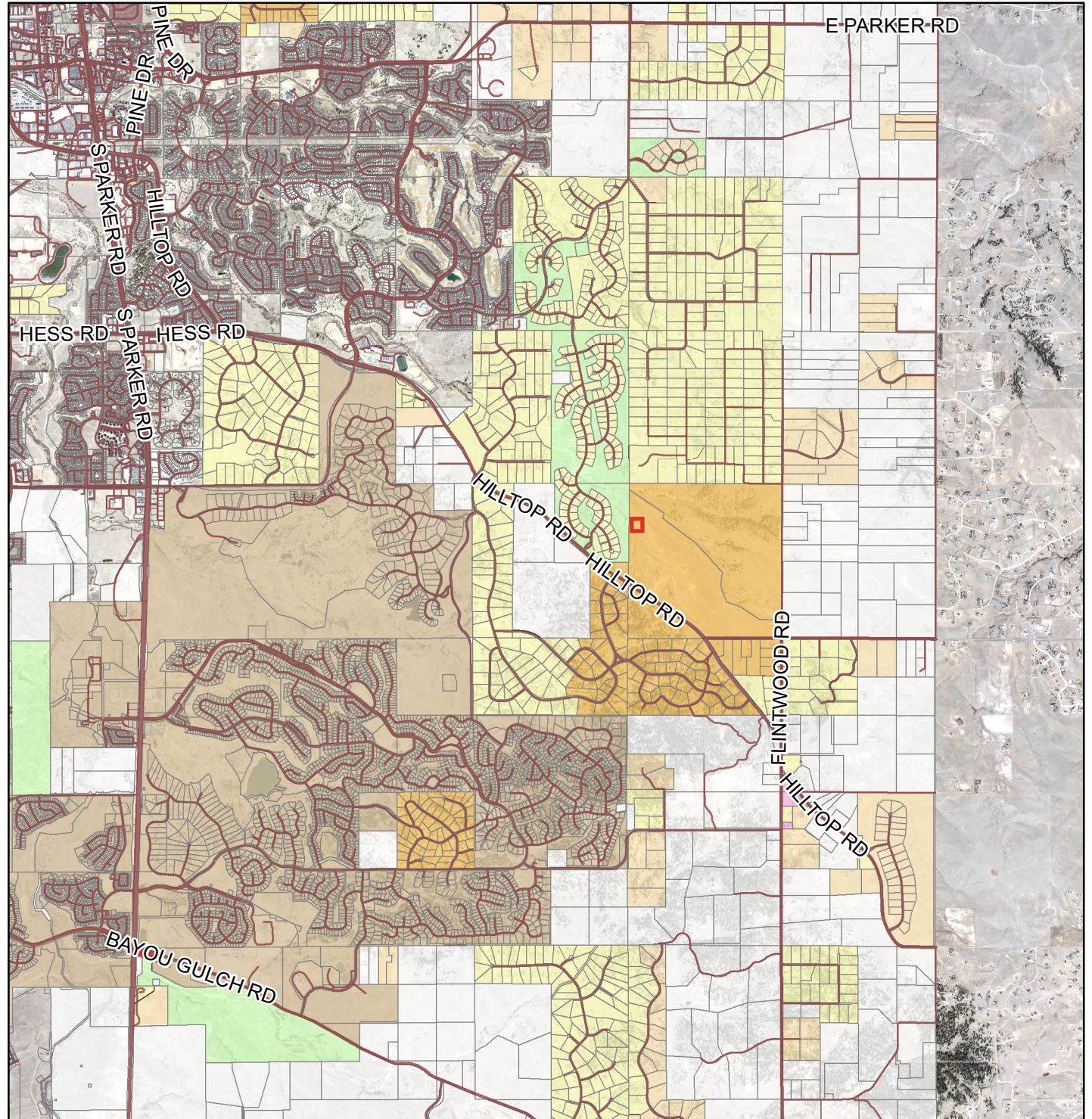
# 7667 Wild Geese St

## LE2024-029 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








# 7667 Wild Geese St

LE2024-029  
AERIAL MAP



## LEGEND

-  PROJECT SITE
-  MAJOR ROADS
-  OTHER ROADS



# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

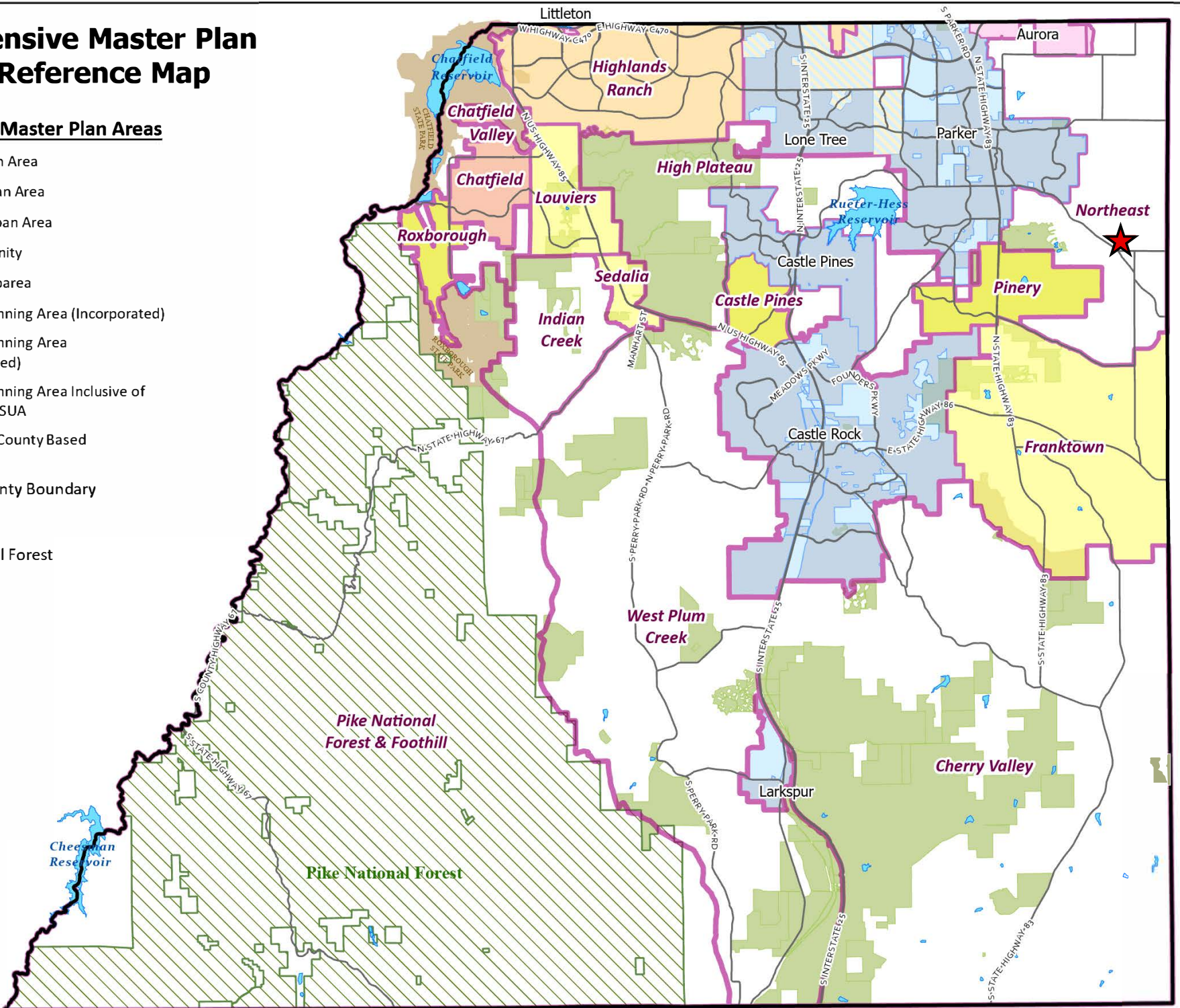
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

## Parks

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

## Roadways

- Major Roads



**LAND USE APPLICATION**

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

**OFFICE USE ONLY**PROJECT TITLE: 7667 Wild Geese StPROJECT NUMBER: LE2024-029PROJECT TYPE: Lift Station L&EMARKETING NAME: The Fields Lift StationPRESUBMITTAL REVIEW PROJECT NUMBER: PS2024-225**PROJECT SITE:**Address: NW Corner of Hilltop Road and Singing Hills RoadState Parcel Number(s): 801380000Subdivision/Block#/Lot# (if platted): (Future) Tract A of The Fields Filing No. 1**PROPERTY OWNER(S):** (Intended with current plat application)Name(s): Parker Water & Sanitation DistrictAddress: 13939 Ancestry Dr., Parker, CO 80134Phone: 303-841-4627Email: JBaylie@pwsd.org**AUTHORIZED REPRESENTATIVE:** (Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)Name: Jarod BaylieAddress: 13939 Ancestry Dr., Parker, CO 80134Phone: 303-841-2058Email: JBaylie@pwsd.org

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 Signature11/05/2024

Date



THE FIELDS FILING NO. 1  
DOUGLAS COUNTY, COLORADO  
LIFT STATION  
NARRATIVE

PREPARED FOR:  
DOUGLAS COUNTY

PREPARED BY:  
LJA

ON BEHALF OF:  
TOLL BROTHERS

November 21, 2024

November 21th, 2024

Planning Service Division  
Douglas County  
100 Third St., 2<sup>nd</sup> Floor  
Castle Rock, CO 80104

Reference: The Fields Filing No. 1 Lift Station Limits & Extents Application

Dear Douglas County Planning Service Division:

Please accept this letter on behalf of Toll Brothers, the applicant for The Fields Filing No. 1. We are pleased to submit this Limits & Extents Application for Fields Filing No. 1 for your approval, located northeast of Hilltop Road within the approved Fields Preliminary Plan area in unincorporated Douglas County.

### **Location & Appearance**

The proposed lift station will be located along the eastern property line within a dedicated tract for this purpose. The small building is anticipated to be approximately 8' wide by 10' long, and 8' in height. The building roof is anticipated to be standing seam room, which is the preference of Parker Water & Sanitation District. Full cut-off lighting will be designed to be on-site, such that there would be no light illuminance outside of the site. The building will be in natural tones, with the goal of making the building as pleasing to the neighbors. Parker Water & Sanitation District generally visits their sites almost every day for routine checks, and at minimum would visit the site weekly.

### **Compliance with Comprehensive Master Plan**

The property is located within the Northeast Nonurban Subarea of the 2040 Douglas County Comprehensive Master Plan (CMP). The project complies with the CMP's applicable goals, objectives, and policies as outlined below.

*Objective 3-1E: Preserve and provide for the stewardship of open space and natural areas.*

Response: Areas of open space and natural areas have been preserved and integrated as a component of the development. The location of the lift station was not contemplated as active open space.

*Policy 3-1E.1: Identify and set aside, through the land use and development review processes, important open spaces in tracts or easements, where appropriate.*

Response: Not including the proposed 0.952 Lift Station Tract, the proposed plat contains 118.052 acres of open space/undeveloped acreage.

*Goal 3-2: Ensure land use and design is compatible with the natural and rural character of the nonurban area.*

Response: The project respects the natural and rural character of the site primarily by staying out of the historic drainageway areas and is envisioned as a large lot community which provides a transition from denser developments to the west to less dense areas of the County to the east (ultimately transitioning into rural Elbert County areas).

Policy 3-2A.1: *Design should be of scale and character that compliments the nonurban area.*

Response: The proposed lift station building will be architecturally pleasing, with natural wood/earth toned color and textures. The equipment will be mostly underground and will likely be indistinguishable from typical shed/outbuildings on rural properties.

Policy 3-2A.2: *Where possible, fencing should be wildlife-friendly, in accordance with standards recommended by the Colorado Division of Wildlife.*

Response: The fencing proposed with this small facility, which does not isolate or cut off wildlife areas, is per Parker Water & Sanitation District's standards and requirements. The fencing is 8' black PVC coated chain link fence per CDOT standards.

Policy 3-2B.2: *Design structures and site amenities with materials and colors that complement the natural landscape.*

Response: The proposed lift station building will be architecturally pleasing, with natural wood/earth toned color and textures. The equipment will be mostly underground and will likely be indistinguishable from typical shed/outbuildings on rural properties.

Policy 3-2B.5: *Design landscape plantings to minimize water consumption and blend with native vegetation using existing on-site trees and vegetation.*

Response: Landscape application follows responsible water use principals and plantings utilize select species found in the adjacent landscape as well as compatible vegetation to the area. Efforts have been made to provide sufficient screening of the facility from residents to the west via tree planting as there are no natural trees in the are of the lift station.

Objective 3-3E: *Ensure development in the Northeast Subarea is consistent with this plan.*

Response: The project follows the principals laid out within the Northeast Subarea plan and is consistent with the Comprehensive Master Plan. This specific facility is required to provide services to the parcel identified in Policy 3-3E.3 below.

Policy 3-3E.3: *Encourage connections to central water and sewer district systems, when possible.*

Response: This facility allows for the connection of the development to the central sewer district, without this facility the project would either need to have it's own wastewater treatment facility, or provide individual septic to lots if different sizes than those proposed.

Policy 3-3E.5: *New development within the Northeast Subarea should be designed to minimize the removal of vegetation and to use trees and landforms to screen development, where possible. Additional trees and vegetation should be planted, where necessary and appropriate, to screen development.*

Response: There is no existing native vegetation in this specific area as it is prior crop/farmland. Additional trees have been added for screening as described in the response to Policy 3-2B.5.

Policy 3-3E.6: *Maintain natural drainages for wildlife movement, where possible, and provide open space linkages within and between large-lot developments.*

Response: The development respects the natural drainageways, preserving them as continuous and connected pathways for wildlife movement and natural systems.

### **Noise Control**

The proposed primary operational pumps are electrically driven submersible pumps within a wet well. The well is approximately 20' in depth and the pumps are fully submerged at all times. For all intents and purposes, the pumps will not be audible at the surface, including on-site at the lift station. The pumps will be driven by variable frequency drives that will be housed in the small building. The building will have its own heating, ventilation, and air conditioning to protect the drives. This HVAC system will have similar effect as HVAC for one of the adjacent residences.

In addition to the primary electrically driven pumps, the lift station will be equipped with a diesel powered Dri-Prime pump for emergency situations in lieu of a large emergency generator. The diesel powered Dri-Prime pump provides additional benefit of emergency pumping for Parker Water & Sanitation District beyond just redundant power for the primary operational pumps. The pump will only operate for an extended period in emergency conditions such as a long power outage, or major failure of both pumps, both being unlikely on a consistent basis. Parker Water & Sanitation District may choose to program the pump to operate for a short period of time once a week to exercise the engine. This can be programmed to be during the day to avoid disruption of adjacent residents through their Supervisory Control and Data Acquisition and controls system. The Dri-Prime pump is anticipated to be a critically silenced unit which reduces noise levels to 70 dBA at 30', roughly the equivalent to a vacuum cleaner.

### **Odor Control**

Odor control is anticipated to be primarily controlled through adjustments in level controls and variable frequency drives to minimize the retention time within the lift station wet well. In addition to operational controls, with this being a small lift station facility, the design will include a linear vent stack activated carbon filter to address the odor control demands. The activated carbon filter should eliminate any odors on site.

### **Traffic**

The site is expected to see semi-daily visits from Parker Water & Sanitation District maintenance vehicles, expected to average one or less daily trips in and out of the associated development. These trips are necessary to oversee operations of the facility. Routine observations and minor maintenance are anticipated to require no more than a standard fleet truck from an operations standpoint. The additional single trip per day is not expected to trigger additional improvement requirements for the subdivision's access point which is already providing auxiliary lanes above and beyond threshold warrants for the purpose of enhanced intersection safety.

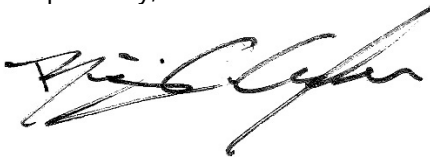
### **Anticipated Process Timing**

It is anticipated that the Site Application Permit will be submitted to Parker Water & Sanitation District in November of 2024. Upon approval, the Site Application will be required to also be reviewed by Douglas County Health and the Cherry Creek Basin Authority prior to submission to Colorado Department of Public Health & Environment. Four to five months is anticipated for Site Application approval, with the final design of the construction plans in a similar time frame. The final designs do not

require the interim review of other agencies. It is anticipated that Colorado Department of Public Health & Environment approval would be in April or May of 2025.

Thank you for your consideration of this Lift Station approval. We look forward to collaborating with Douglas County. Please do not hesitate to reach out with any questions or concerns to help facilitate the approval process, and we look forward to your positive response.

Respectfully,

A handwritten signature in black ink, appearing to read 'Ben Carlson', written in a cursive style.

Ben Carlson  
Senior Planner



**Referral Agency Response Report****Project Name:** 7667 Wild Geese St**Project File #:** LE2024-029**Date Sent:** 11/25/2024**Date Due:** 12/09/2024

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Addressing Analyst		No Response Received	Awaiting referral response
Assessor		No Response Received	Awaiting referral response
AT&T Long Distance - ROW	11/26/2024	Received: No conflicts as there are no facilities in that area.	No response necessary
Building Services		Received: Permit is required, please visit Douglas County's website for requirements and contact 303-660-7497 if you have any questions.	The applicant will continue to work Building Services to obtain all necessary permits
South Metro Fire and Rescue Department		No Response Received	Awaiting referral response
CenturyLink		No Response Received	Awaiting referral response
Cherry Creek Basin Water Quality Authority		No Response Received	Awaiting referral response
Colorado Department of Transportation		No Response Received	Awaiting referral response
Colorado Division of Water Resources		No Comment	No response necessary
Colorado Geological Survey		No Response Received	Awaiting referral response
Comcast		No Response Received	Awaiting referral response
CORE Electric Cooperative		No Response Received	Awaiting referral response
Douglas County Conservation District		No Response Received	Awaiting referral response
Douglas County Health Department		No Response Received	Awaiting referral response
Elbert County		No Response Received	Awaiting referral response
Engineering Services		No Response Received	The applicant will continue to work with Engineering to obtain all necessary permits.
Office of Emergency Management		No Response Received	Awaiting referral response
Crest View Estates Homeowners' Association		No Response Received	Awaiting referral response
Evans Ranch Association		No Response Received	Awaiting referral response
Hidden Village POA		No Response Received	Awaiting referral response
Mile Hi Flood District		No Response Received	Awaiting referral response
Misty Pines Homeowners' Association		No Response Received	Awaiting referral response
Sprint Ridge Homeowners' Association		No Response Received	Awaiting referral response

**Referral Agency Response Report****Project Name:** 7667 Wild Geese St**Project File #:** LE2024-029**Date Sent:** 11/25/2024**Date Due:** 12/09/2024

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Sterling Tree Farm Homeowners' Association		No Response Received	Awaiting referral response
The Pinery Homeowners' Association		No Response Received	Awaiting referral response
Rural Water Authority of Douglas County		No Response Received	Awaiting referral response
Sheriff's Office		No Response Received	Awaiting referral response
Sheriff's Office E911		No Response Received	Awaiting referral response
South Metro Fire Rescue		No Response Received	Awaiting referral response
Town of Parker Development Review		No Response Received	Awaiting referral response
Town of Parker Public Works		No Response Received	Awaiting referral response
Wildfire Mitigation		No Response Received	Awaiting referral response
Xcel Energy-Right of Way & Permits		No Comment	No response necessary

**From:** [annb.cwc64.com](mailto:annb.cwc64.com)  
**To:** [Heather Scott](mailto:Heather.Scott)  
**Cc:** [Pam Choy \(pc2914@att.com\)](mailto:Pam.Choy(pc2914@att.com)); [duanew.cwc64.com](mailto:duanew.cwc64.com); [jt.cwc64.com](mailto:jt.cwc64.com)  
**Subject:** 7667 Wild Geese St Elizabeth, Colorado Douglas County eReferral #LE2024-029  
**Date:** Tuesday, November 26, 2024 10:44:42 AM

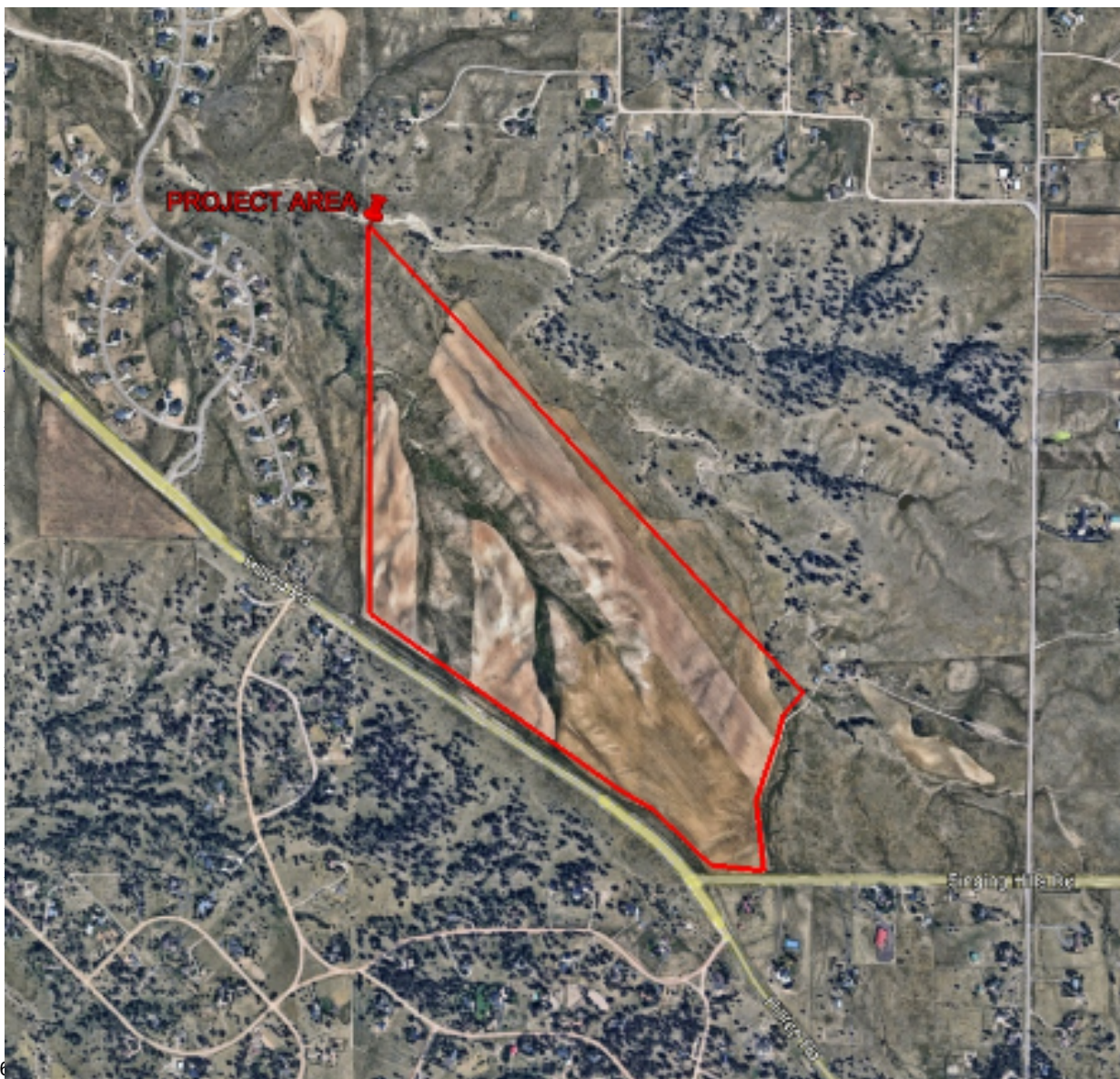
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Hi Heather,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 7667 Wild Geese St Elizabeth, 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](mailto:Annb@cwc64.com)



**From:** [Tripple - CDOT, Joseph](#)  
**To:** [Heather Scott](#)  
**Cc:** [Steve Loeffler](#)  
**Subject:** Douglas County eReferral (LE2024-029)  
**Date:** Monday, December 2, 2024 3:25:31 PM

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Heather,

CDOT has no comment as this location is off system.

Thank you for the opportunity to review this project.

**Joey Tripple**  
Permits Unit- Region 1



P 303.656.8692  
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204  
[joseph.tripple@state.co.us](mailto:joseph.tripple@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)



**Right of Way & Permits**

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

December 2, 2024

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

Attn: Heather Scott

**Re: 7667 Wild Geese Street, Case # LE2024-029**

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

The property owner/developer/contractor must complete the application process for any new natural gas service facilities via [xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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

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

November 7, 2024

Engineering Division  
Department of Public Works  
100 Third Street  
Castle Rock, CO 80104

Reference: Fields Filing 1 Lift Station Location & Extent: Drainage Conformance Letter to the Phase III Drainage Report for Fields Filing No. 1

To Whom it May Concern:

This letter was prepared by LJA to demonstrate the general conformance of grading and drainage patterns for the lift station with the approved *Phase III Drainage Report for Fields Filing No. 1*, prepared by LJA Engineering. The project is located in the western half of Section 5, Township 7 South, Range 65 West of the 6<sup>th</sup> Principal Meridian, Douglas County Colorado.

The proposed lift station for Fields Filing 1 is located within Tract A. Access to the lift station will be provided via Wild Geese St. and asphalt access roadway. The access road, paved lift station area, and surrounding tract area is overlaid graded per the Fields Filing 1 Street & Storm Sewer Construction Plans. Per the *Phase III Drainage Report for Fields Filing No. 1*, the existing area flows directly to Goldsmith Gulch. The lift station drains via a combination of overland sheet flow and channelized flow as per historic conditions. Permanent erosion and sediment control for the eastern portion of Fields Filing 1 is shown on the Construction Plans and development of Tract A for the lift station is in conformance with the proposed grading and drainage design.

The overall drainage design for the project is in agreement with the drainage concepts as outlined in the *Phase III Drainage Report for Fields Filing No. 1*, prepared by LJA Engineering.

We appreciate your time and attention to this drainage conformance letter.

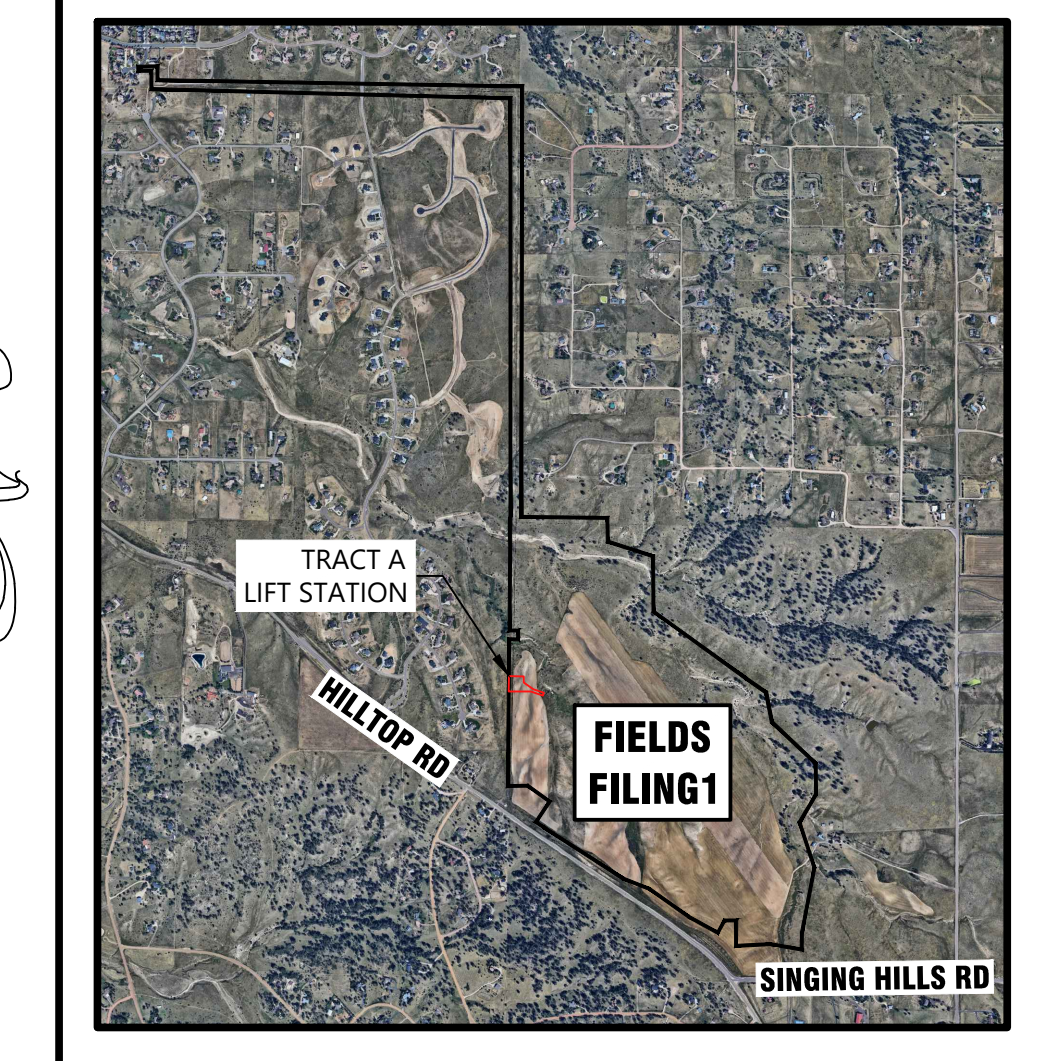
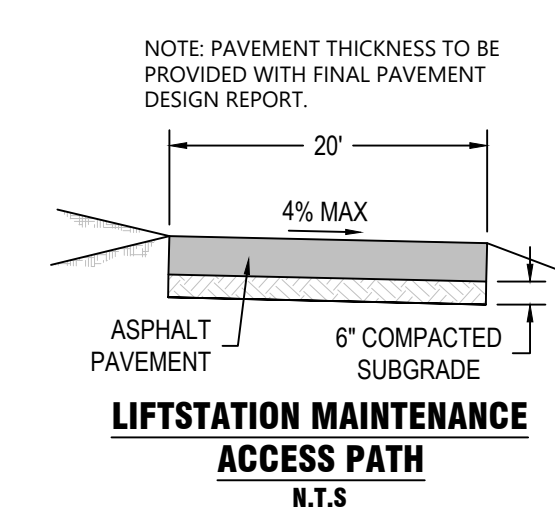
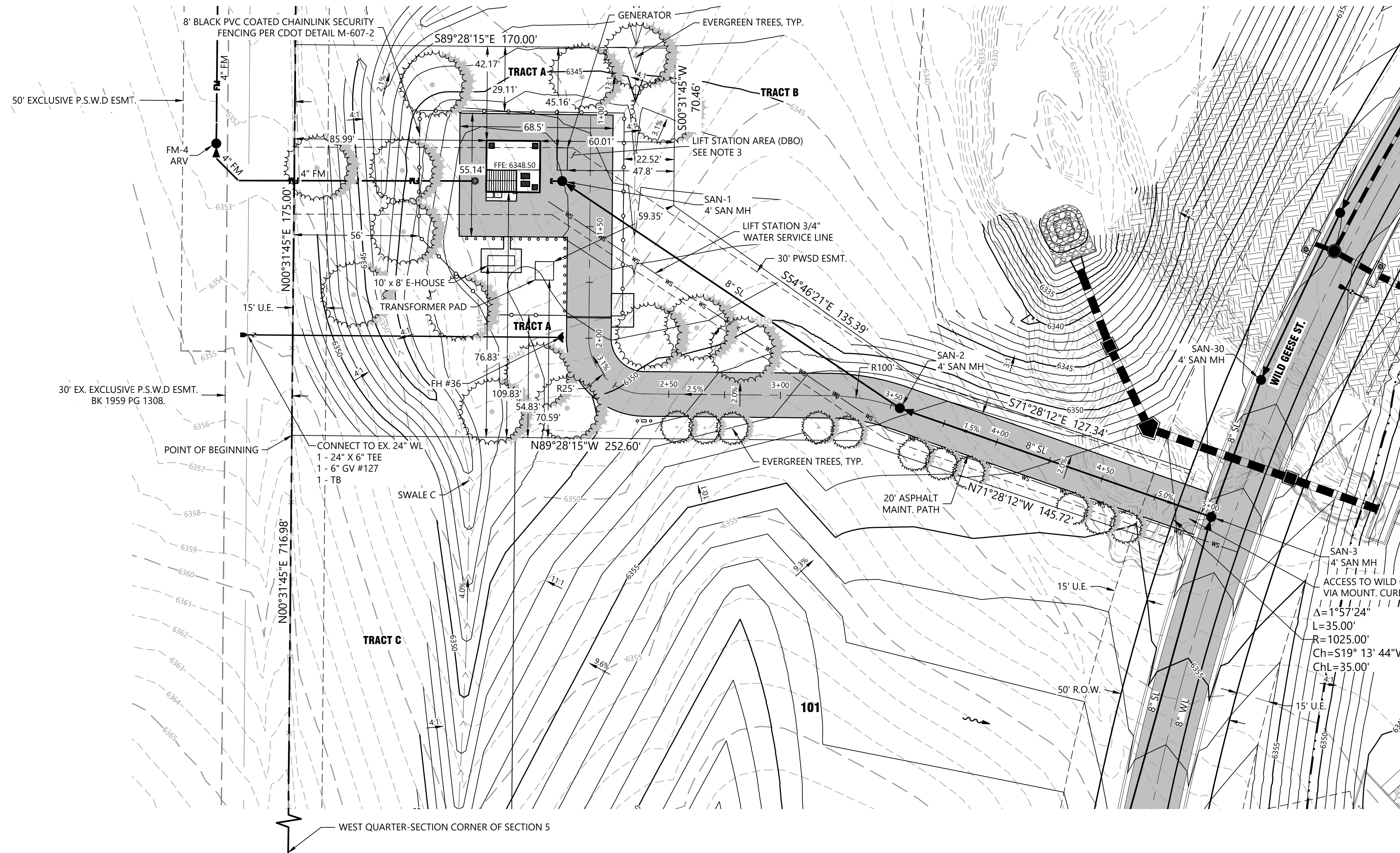
Respectfully,



Colton Miskell, PE  
Project Engineer

# FIELDS FILING NO. 1 TRACT A LIFT STATION LOCATION & EXTENTS PLAN

LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE  
SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



**VICINITY MAP**  
1" = 2000'

**NOTES:**

- REFER TO FIELDS FILING 1 STREET & STORM SEWER CONSTRUCTION PLANS FOR ALL ROADWAY, GRADING, AND DRAINAGE IMPROVEMENTS.
- REFER TO FIELDS FILING 1 PARKER WATER & SANITATION DISTRICT PLANS FOR ALL WATER AND SANITARY SEWER DESIGN INFORMATION.
- LIFT STATION BUILDING, PAD, AND ASSOCIATED APPURTENANCES ARE PRELIMINARY, SHOWN FOR INFORMATION PURPOSES ONLY AND ARE DESIGNED BY OTHERS (DBO). FINAL DESIGN WILL BE PROVIDED ONCE IT HAS BEEN PROVIDED TO US BY THE LIFT STATION CONSULTANT.

LEGEND	
	Property Line
	Right of Way Line
	Centerline
	Easement Line
	Lot Line
	Prop. Asphalt Pavement
	Prop. Concrete Pavement
	Prop. Crushed Fines
	Ex. Asphalt Pavement
	Riprap
	Sanitary Sewer Line
	Water Line
	Storm Sewer Line
	Fence
	Sanitary Service Line
	Water Service Line
	Sanitary Sewer Manhole
	Fire Hydrant
	Thrust Block
	Water Valve
	Water Meter
	Storm Manhole
	Proposed Major Contour
	Proposed Minor Contour
	Existing Major Contour
	Existing Minor Contour

**LEGAL DESCRIPTION**

THAT PORTION OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°31'45" EAST, BEING MONUMENTED ON THE SOUTH BY THE WEST QUARTER-SECTION CORNER OF SAID SECTION 5 BEING A 2.5" ALUMINUM CAP STAMPED "PLS 16154 2000", AND BEING MONUMENTED ON THE NORTH BY THE NORTHWEST CORNER OF SAID SECTION 5 BEING A 2.5" ALUMINUM CAP STAMPED "PLS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**COMMENCING** AT SAID WEST QUARTER-SECTION CORNER OF SECTION 5;

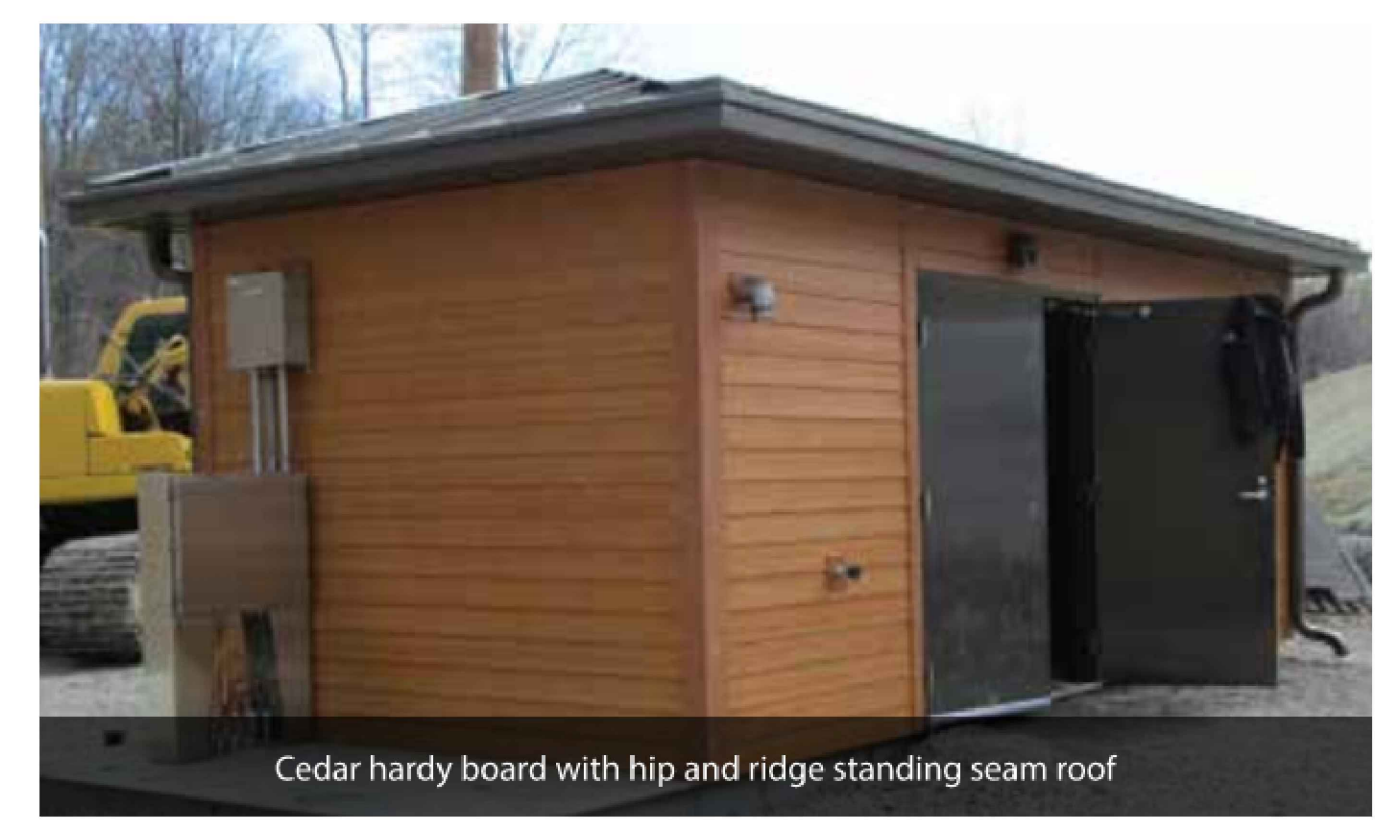
THENCE ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 5, NORTH 00°31'45" EAST A DISTANCE OF 175.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 5, NORTH 00°31'45" EAST A DISTANCE OF 175.00 FEET

THENCE DEPARTING SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 5 AND ALONG THE FOLLOWING SEVEN (7) COURSES:

- 1) THENCE SOUTH 89°28'15" EAST A DISTANCE OF 170.00 FEET;
- 2) THENCE SOUTH 00°31'45" WEST A DISTANCE OF 70.46 FEET;
- 3) THENCE SOUTH 54°46'21" EAST A DISTANCE OF 135.39 FEET;
- 4) THENCE SOUTH 71°28'12" EAST A DISTANCE OF 127.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST;
- 5) THENCE ALONG THE ARC OF SAID CURVE CONCAVE SOUTHEASTERLY A DISTANCE OF 35.00 FEET, SAID CURVE HAVING A RADIUS OF 1,025.00 FEET AND A DELTA ANGLE OF 01°57'24" (THE CHORD OF WHICH BEARS 19°13'44" W, 35.00');
- 6) THENCE NORTH 71°28'12" WEST A DISTANCE OF 145.72 FEET;
- 7) THENCE NORTH 89°28'15" WEST A DISTANCE OF 252.60 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 41,478 SQUARE FEET OR 0.952 ACRES MORE OR LESS.



Cedar hardy board with hip and ridge standing seam roof

**EXAMPLE GENERIC BUILDING**  
N.T.S

NOTE: FINAL PRODUCT COLORS AND MATERIALS TO BE DETERMINED BASED ON PWSO FEEDBACK



**EXAMPLE DRY PRIME GENERATOR**  
N.T.S

NOTE: ALTERNATIVE COLORS TO BE EVALUATED BASED ON PRODUCT AVAILABILITY



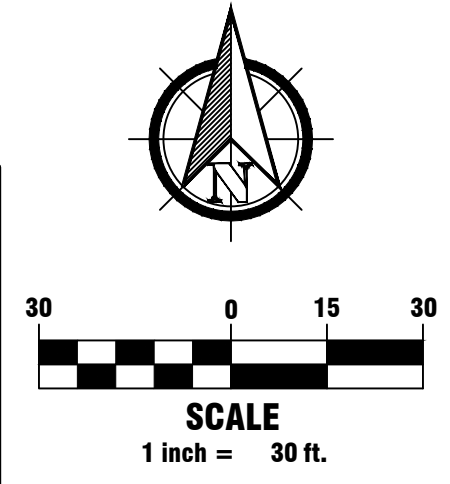
**EXAMPLE BLACK PVC CHAINLINK FENCE**  
N.T.S

FENCING PER CDOT DETAIL M-607-2

**PROJECT BENCHMARK:**

BENCHMARK NGS CONTROL MONUMENT Z-336, BEING A STANDARD DISK IN TOP OF CONCRETE MONUMENT, MONUMENT IS LOCATED 2.55 MILES WEST ALONG STATE HIGHWAY 86 FROM JONES MOTOR COMPANY BUILDING AT ELIZABETH. 550 FEET WEST OF "T" ROAD. 1 FOOT SOUTH OF FENCE, AND 2 FEET EAST OF WITNESS POST ON NORTH SIDE OF HIGHWAY.

NAVD 88 ELEV = 6612.35'



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Westminster, CO 80234  
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No.	Rev. Date:	Revision Type:	T.B.S.	Job No.:	Sheet:	Date:
1			6	1097-0004	1	November 21, 2024
			Designed:	Scale Horiz:	1" =	30'
			Prepared:	Scale Vert:	N/A	DKH
			Approved:			

Fields Filing No. 1  
Douglas County, Colorado

Tract A Lift Station Location and Extents Plan

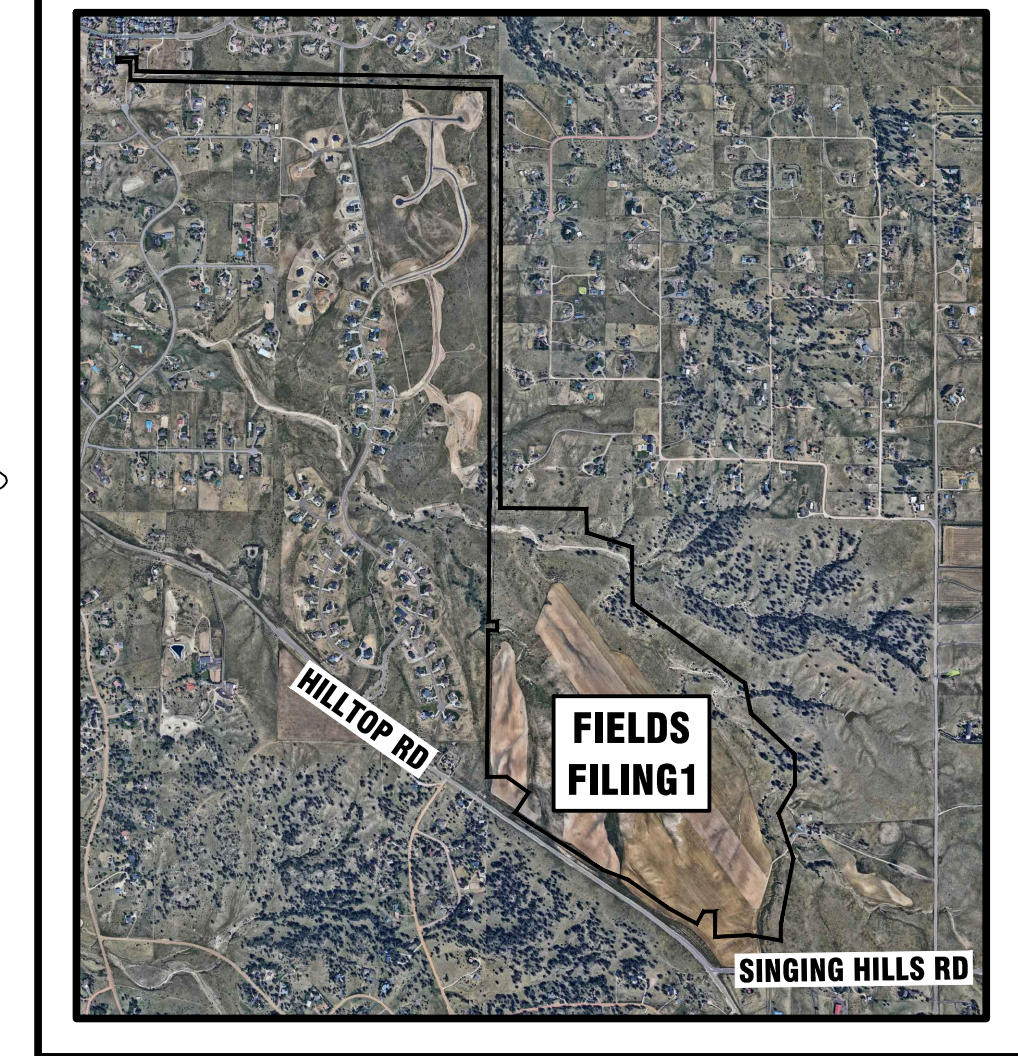
Know what's below.  
Call before you dig.

No.	1
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# FIELDS FILING NO. 1

## TRACT A LIFT STATION LOCATION & EXTENTS PLAN

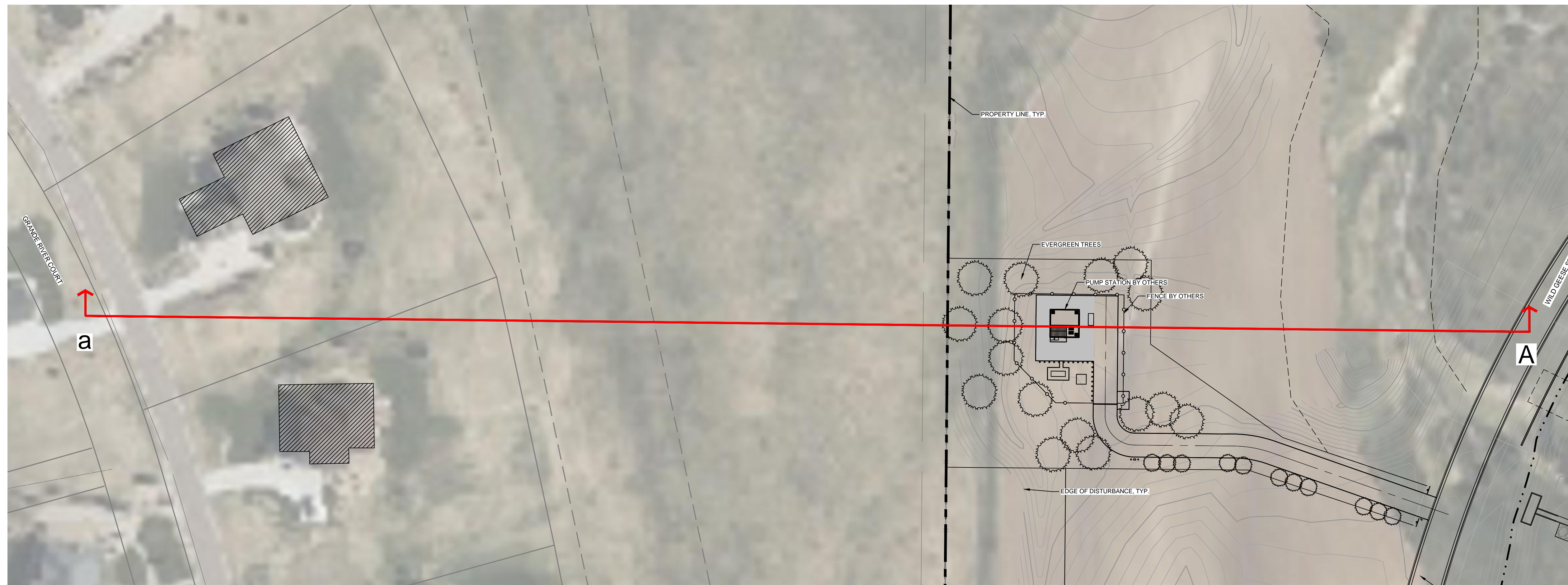
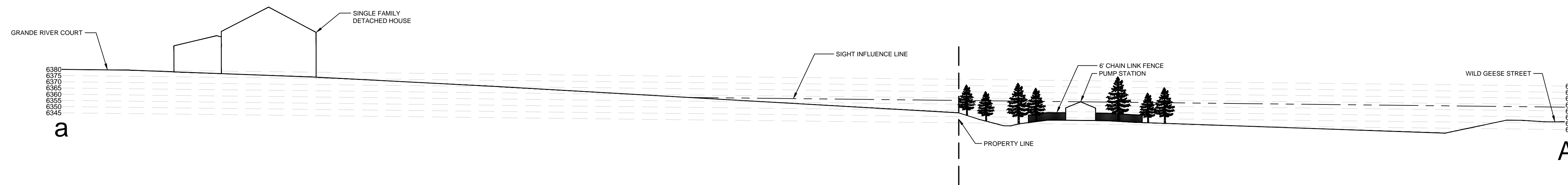
LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE  
SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



**VICINITY MAP**  
**1" = 2000'**

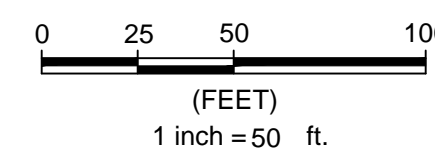
**NOTES:**

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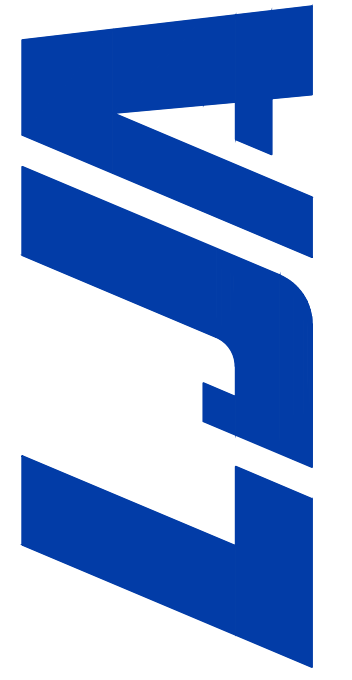
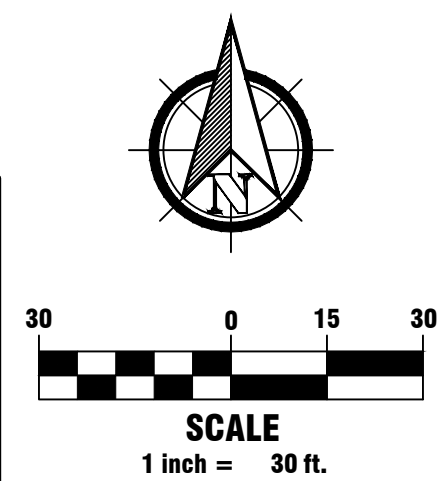


**A SECTION DRAWING**  
SCALE: 1" = 50'

PLAN



**PROJECT BENCHMARK:**  
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No.	Rev. Date	Revision Type	Scale Horiz	Scale Vert	Job No.	Sheet	Date
1					1097-0004	2	November 21, 2024
2							
3							
4							
5							
6							

Proj. Name: Fields Filing No. 1  
Location: Douglas County, Colorado  
Plan Set:  
Sheet Name: Landscape Schematic Section View (West to East)



**Know what's below.  
Call before you dig.**

No.	2
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