

December 2, 2024

Carolyn Washee-Freeland, Senior Planner  
Douglas County Department of Community Development  
100 Third St.  
Castle Rock, CO 80104  
[cfreeland@douglas.co.us](mailto:cfreeland@douglas.co.us)

**Re: Response to Comments – LE2024-027, Pinery Filing 30A, Tract F L&E Plan**

Ms. Washee-Freeland,

The following are at the comment responses to the referral summary report provided by the County dated December 1, 2024. Responses, if required, are shown in bold italic.

Addressing Analysis – no comment

Assessor – no comment

AT&T Long Distance – ROW

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Democrat Road Franktown, 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. Ann Barnowski, Clearwater Consulting Group Inc, 120 9<sup>th</sup> Avenue South, Suite 140, Nampa, ID 83651, [annb@cw64.com](mailto:annb@cw64.com).

***Response: Comment noted.***

Black Hills Energy – No response received.

Building Services

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

***Response: Comment noted. We will submit the building permit in accordance with the County's requirements.***

CenturyLink

We have received your request for an Encroachment and have set up a Lumen project accordingly. Your project number is P864060 and it should be referenced in all emails sent in for review. Your project owner is Richard Hollis and they can be reached by email at [Richard.Hollis@lumen.com](mailto:Richard.Hollis@lumen.com) with any questions that you may have regarding this project. Eryn Ogden, Project Coordinator, Faulk & Foster, 214 Expo Circle, Suite 7, West Monroe, LA 71291, [Eryn.Ogden@lumen.com](mailto:Eryn.Ogden@lumen.com).

**Response: Comment noted.**

Comcast – No response received.

CORE Electric Cooperative – No comment.

Engineering Services

General Comments Summary: Please submit construction drawings and plans (including GESC Plans). These are not required for the approval of the L&E but will be required prior to construction. Please submit them to Carol LeMaire ([clemaire@douglas.co.us](mailto:clemaire@douglas.co.us))

**Response: Comment noted. We will submit CD drawings, including the GESC prior to construction.**

Drainage Comments Summary: It appears that an older Phase III Drainage Report was used than the most recent which included a detention pond around the building to the northeast. Please reassess and amend the letter per the most recent Phase III Drainage Report (see attached). With this, please either show that the detention and/or water quality for this proposed site is being accounted for in the detention pond around the building to the northeast, or that a grass buffer or swale is being provided per the Mile High Flood District criteria. Please provide all calculations for either case as part of the report.

**Response: We were provided this existing report previously (The Pinery High Prairie Farms Maintenance Facility Phase III Drainage Report). It is dated as "Revised March 2008." The Pinery Regional Detention Pond Phase III Drainage Report (referred to as the PINERY POND REPORT in our drainage letter and to which the letter indicates conformance) is dated "Submitted for Approval June 18, 2014." Therefore, our drainage letter is written to conform with that most recent existing drainage report (albeit a report that does not treat the High Prairie Farms "site" as specifically as the 2008 report). Review of The 2008 Pinery High Prairie Farms Maintenance Facility Phase III Drainage Report will also show that it does not include the project site within its area of analysis and is therefore technically not directly applicable to the project site.**

- **Therefore, the drainage letter we submit does not address the 2008 Pinery High Prairie Farms Maintenance Facility Phase III Drainage Report specifically by name, but does reference it generally in the second paragraph of page 2:**  
"Existing facilities installed to mitigate the impact of the development immediately east of the project site lie generally upstream and are described in reports which pre-date the PINERY POND REPORT. Therefore, comparison of the impact from the proposed development of the project site within this letter is made to the assumptions of the PINERY POND REPORT."

- **With the assessment of the “existing facilities” (i.e. the existing pond to which the county comments make reference) as being “...generally upstream...,” the submitted letter implies re-use of the existing pond is not applicable to the proposed development.**
- **Although the drainage letter does not indicate inclusion of the county’s request for “...a grass buffer or swale...;” it does indicate compliance with the county’s criteria that for a Tier 2 site within the Cherry Creek Basin in lieu of a Grass Buffer or a Grass Swale, indication that the Water Quality Control Volume (WQCV) storm event is assumed not to leave the site is met.**
- **Calculations and/or explanations of the design described above and in the letter were provided with the letter.**

Traffic Comments Summary: Please discuss in the narrative the number of trips that the site currently receives and the anticipated number of trips that the site will receive and discuss the frequency.

***Response: We will update the narrative as determined through this response and the hearing. Much of the trips to/from the site are seasonal, as it is a maintenance facility, so in the winter it may be 1 trip a day, in the summer as many as 20 trips to/from a day. The meeting space in the new building is intended for small meetings, including the monthly district meeting. There will be 9-10 cars one time a month for a 1-2-hour period to attend the meeting. The following was provided in the project narrative as well:***

*The new building is intended to provide dedicated space for existing operations and is anticipated to maintain or even reduce existing trips from the site. Some equipment is currently being kept off-site, so storing those vehicles in the building may reduce the number of trips to/from the facility.*

*On average, there is 1.5 FTE for the District on-site during operational hours. Outside of the vehicles being parked inside the garage spaces of the building, visitors to the site will park within the existing paved areas of the Pinery Water property. No long-term storage of vehicles or equipment is planned in the outdoor areas, just parking during building use. Please also see the provided cross-access easement and agreement between High Prairie Farms Metro District and Pinery Water for access to the District buildings.*

*The meeting space within the new building is intended to be for small meetings for the District and is not a large space for community meetings. There will be a board meeting approximately 1 time per month, with approximately 9-10 people, but otherwise it will be used by the 1-2 staff members on-site.*

With the next submittal, please enclose a written response to these comments. Jacob Gabel, Development Review Engineer.

High Prairie Farms HOA – No comment

High Prairie Farms Metro District – No response received.

Mile High Flood District – No response received.

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Misty Pines HOA – No comment

Office of Emergency Management – No response received.

Pinery Water and Wastewater District – No response received.

Sheriff's Office

This was reviewed by Deputy Jeff Pelle with Douglas County Sherriff's Office. I have no comments or concerns at this time for the project.

***Response: Comment noted.***

Sherriff's Office E911 – No response received.

South Metro Fire Rescue

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

***Response: Comment noted. SMFR will be contacted during the permit process. Thank you.***

The Pinery HOA

The Pinery HOA appreciates the attention to blend the buildings colors in with the surrounding environment and thoughtful placement to reduce the removal of trees.

***Response: Comment noted. Thank you.***

Timbers At the Pinery Filing 23A HOA – No response received.

Timbers at the Pinery Filing 23B HOA – No response received.

Timbers HOA

The Timbers T30A HOA does not object to the construction of the building per the particulars they provided to the county in their submission. We do however have one request. If at all possible, if some additional native trees could be planted between the HPFMD buildings and the detention swale, it would provide a layer of additional screening for our residents. Thank you, Ed Likman, T30A HOA president, 201-715-8658, [edlikman@gmail.com](mailto:edlikman@gmail.com)

***Response: We will work with the HOA to add trees on HPFMD property related to this project, in addition to those proposed on the south and west sides of the building.***

Xcel Energy – Right of Way & Permits

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documents for 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

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Service Company of Colorado dba Xcel Energy, Office: 303-285-6612 – Email:  
[violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)

***Response: Comment noted.***

Sincerely on behalf of the Design Team and High Prairie Farms Metro District,  
FARNSWORTH GROUP, INC.



Cindy Pedrioli, PLA  
Senior Urban Planning Manager