DOUGLAS COUNTY
COLORADO

Staff Report Addendum

Date: February 26, 2026

To: Douglas County Planning Commission

From: Trevor Bedford, AICP, Senior Planner
Jeanette Bare, AICP, Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services

Subject: **7440 North US Highway 85 – Range Metro District Infrastructure Project – Location and Extent**

Project File: **LE2025-027**

Planning Commission Hearing: **March 2, 2026 @ 6:00 p.m.**

At the February 2, 2026 Planning Commission public hearing, the request for the Range Metro District's on-site water infrastructure was continued until the March 2, 2026. The applicant has provided an updated exhibit and narrative based on feedback provided by the Planning Commission. The applicant has indicated that the proposed water tank will be partially recessed into the ground and screened by a berm on three sides.

ATTACHMENT **PAGE**

Updated Narrative 2
Updated Location and Extent Exhibit 6

TECHNICAL MEMORANDUM

DOUGLAS COUNTY LOCATION AND EXTENT REPORT

RANGE METROPOLITAN DISTRICT
RANGED PLANNED DEVELOPMENT
WATER SUPPLY SYSTEM
US-85 & AIRPORT RD.

Prepared for:
Douglas County

Prepared by:
RICK Engineering

On Behalf of:
Range Metropolitan District

RICK Job No. 2215
February 2026

RICK

RICK

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8678 Concord Center Drive #200
Englewood, CO 80112

February 19, 2026

Planning Service Division
Douglas County
100 Third Street
Castle Rock, CO 80104

RE: Range Metropolitan District Range Planned Development Water Supply System
Dear Douglas County Planning Service Division:

Please accept this letter on behalf of the Range Metropolitan District for district infrastructure proposed to support the Range Planned Development. We are pleased to submit this Limits and Extents application for Range Filing No 1 for your approval, located at the intersection of US 85 and Airport Rd. within the approved Range Planned Development area in unincorporated Douglas County. This report will outline the upper and lower pump stations connected by a feed line that is proposed for this project.

Construction

Construction will include site preparation and grading for two pump stations and a water storage tank to established design elevations. Water utilities will be installed, including all associated piping, appurtenances, and a dedicated feed line between the lower and upper pump stations. Following utility installation, access drives will be constructed to provide maintenance and operational access to the facilities. Final site work will include installation of landscaping and site stabilization measures to restore disturbed areas and provide long-term erosion control.

Location & Appearance

The proposed lower water pump station will be situated approximately 1,000 feet east of the intersection of US 85 and Airport Road, located off the north entrance road. The building will measure approximately 20 feet in width by 17 feet in length. This will house the boost pumps which will send water through approximately 3,700 feet of feed line pipe to the upper pump station and tank. The upper pump station and the associated water tank will be in the southeast corner of the Range Filing 1 clustered homes, approximately 2,900 feet east of US-85 and adjacent to the east property line. The pump house measures approximately 35 feet wide by 17 feet long and will contain domestic water supply pumps and a diesel powered fire boost pump. An emergency diesel generator will be just outside of the pump house and will provide power to the domestic pumps in the event of a power outage. The water tank will be an above ground tank that measures 63 feet in diameter and 30 feet in height and has a capacity of 520,000 gallons.

The lower pump station will utilize fully cut-off exterior lighting to ensure illumination remains contained on-site, preventing light spillover onto adjacent properties. The lower pump station will be finished natural, subdued tones and screened with native trees to blend with the surrounding environment and enhance visual compatibility with nearby residences. The upper pump station and tank will also be finished with natural, subdued tones but are placed on a site with enhanced screening due to the site's geographically prominent location. The structures will be placed on a graded pad which is recessed into existing ground which is surrounded by a berm on three sides. The site berm provides visual screening of the structures on the west, south, and east sides and opens to the northeast to provide maintenance and emergency

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vehicle access. Landscaping is proposed on top of the berm to provide further screening. In addition to the site design the structures will utilize fully cut-off exterior lighting to minimize any light pollution beyond the physical site screening.

The water tank is being installed above ground to ensure constructability, optimal system performance, and long-term reliability. The site where the tank needs to be located experiences shallow bedrock which only allows for 7ft excavation complicating a buried tank. An underground installation would also complicate routine inspections and maintenance, limiting access to valves, fittings, and structural components and increasing the potential for undetected leaks or corrosion. The primary drivers for an above-ground configuration are improved operational efficiency, better fire-response capability, and enhanced accessibility for safe maintenance over the life of the system. We believe the above ground installation within a site that is designed to screen the facilities provides an excellent alternative to an underground tank installation.

Conformance with Douglas County Master Plan

Care has been taken to ensure the project aligns with the applicable goals of the Louviers Rural Community Master Plan. The design prioritizes conservation and integration of the site's natural features, with terrain disturbance minimized to maintain existing topography and preserve trees and shrubs wherever feasible. Building colors for the pump houses and the water tank have been selected to blend with the surrounding environment, and site berming with landscape screening will be incorporated to the greatest extent possible to further reduce visual impacts.

Stormwater

An onsite storm sewer system will convey runoff to one of five detention ponds which will provide water quality controls and then release it at historical rates along existing drainage ways. The Phase III Drainage Report and map have been included that show adequate drainage has been designed for the site.

Noise Control

Noise attenuation measures for the pumps and generator focus on minimizing operational sound levels at nearby residences while maintaining equipment performance. Because the selected pump house structure is wood framed rather than concrete, additional mitigation strategies will be implemented to compensate for its lower inherent sound attenuation. These measures include installing insulation and sound-dampening materials within the building envelope to reduce pump noise transmission, as well as orienting the ventilation system away from neighboring homes to limit exterior sound propagation.

The emergency generator located at the upper pump house will be housed in a dedicated enclosure outfitted with acoustic insulation, and, if required to meet target noise thresholds, sound-attenuated air intake and exhaust vents will be incorporated to further reduce noise emissions.

Traffic

Traffic associated with the pump houses is expected to be minimal and limited to periodic operational needs. The Range Metro District will make infrequent site visits for routine inspections, repairs, and landscape maintenance, resulting in only occasional vehicle access to the facilities. Due to the low

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frequency and short duration of these visits, traffic impacts on nearby residents are anticipated to be negligible and will not alter normal neighborhood traffic patterns or adversely affect residents' quality of life. The Range TIA has been included for reference purposes.

Paving Design

All pavement design for roadways and paved areas leading up to the pump houses is included as part of the Range Development Filing 1 submittal. The pump houses themselves will be served only by small access drives, the design and construction of which will be directed in the field by a qualified geotechnical engineer based on site-specific subsurface conditions and performance requirements.

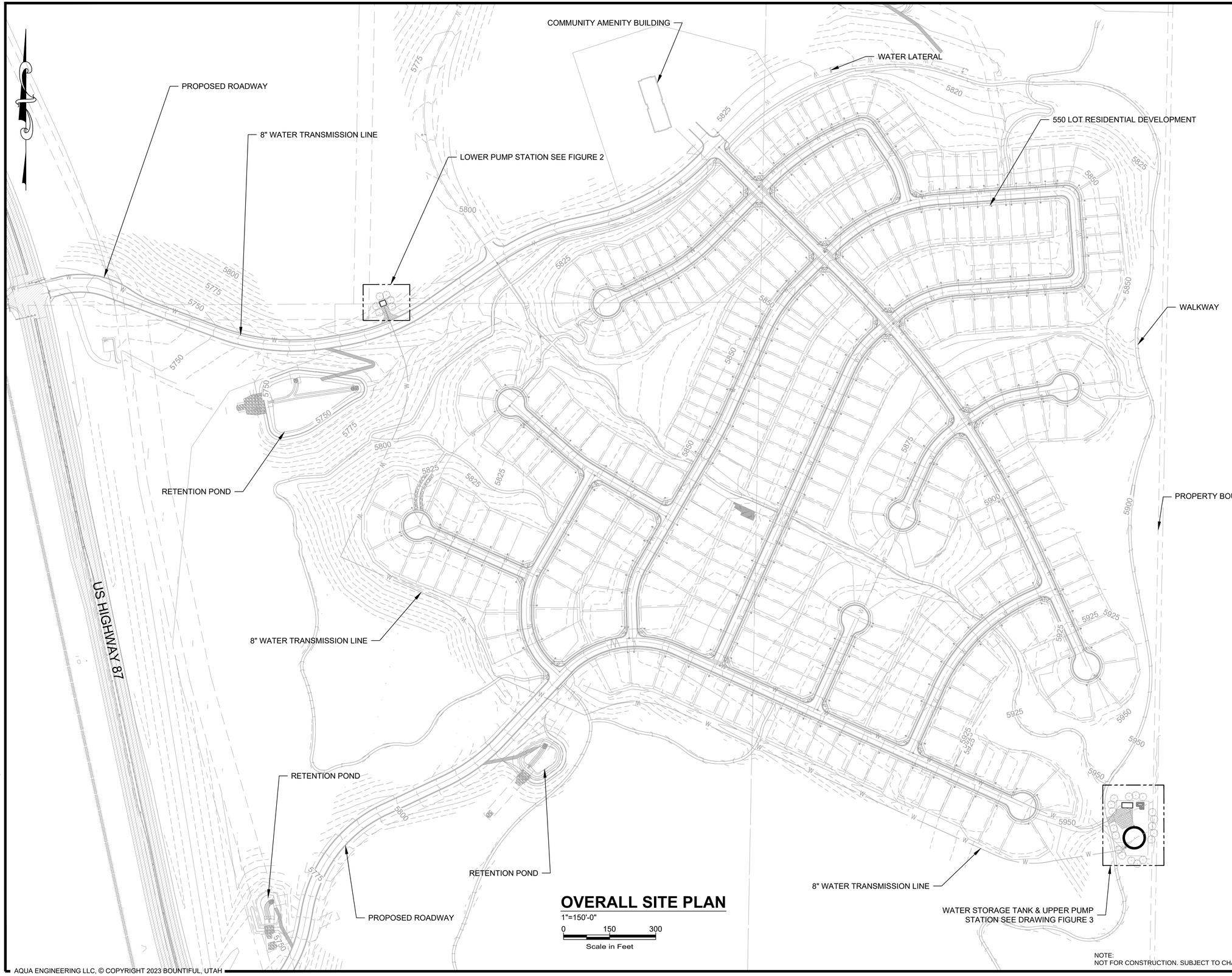
Anticipated Process Timing

The Final Plat for Range Planned Development Filing 1 was placed in its first referral on December 9, 2025. We expect final permitting approvals in early 2026 with construction commencing shortly after county approvals. We anticipate Final Plat of Filing 2 to lag behind Filing 1 by approximately 6 months.

Thank you for your consideration of this pump house and water tank approval. We look forward to collaborating with Douglas County. Please do not hesitate to reach out with any questions or concerns you may have to help facilitate the approval process, and we look forward to your response.

Respectfully,

Kristofer Carlstedt
kcarlstedt@rickengineering.com



OVERALL SITE PLAN

1"=150'-0"

0 150 300

Scale in Feet

NOTE:
NOT FOR CONSTRUCTION. SUBJECT TO CHANGE DURING FINAL DESIGN

DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

0 1/2 1

ORIGINAL

NO.	DATE	DESIGN	DRAWN	CHECKED
0	10/15/2025	ALF	VE	-

REVISIONS

RANGE METRO DISTRICT
RANGE WATER SYSTEM DESIGN

CIVIL
OVERALL SITE PLAN

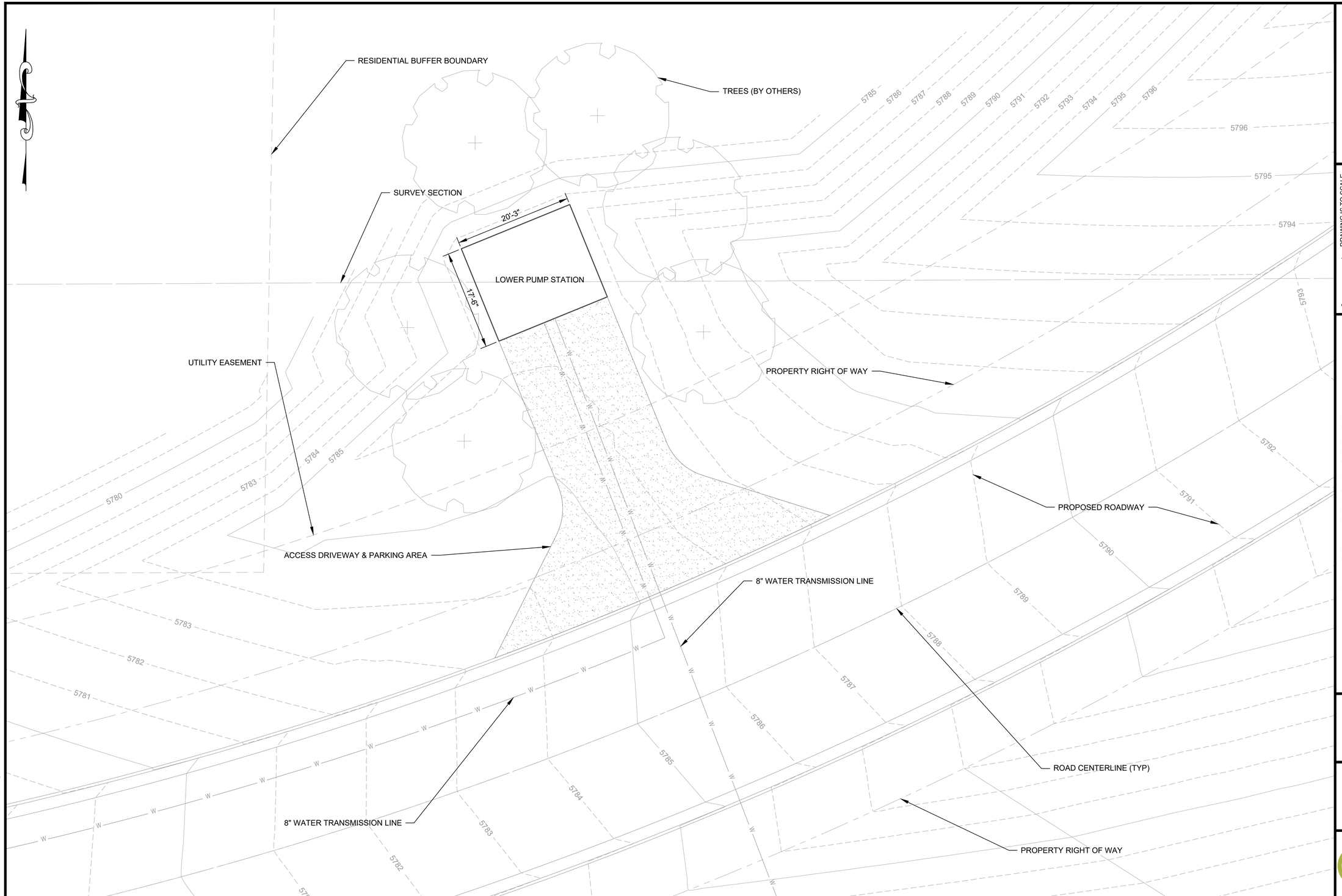
AQUA ENGINEERING

DRAWING NO.

FIGURE 1

SHEET

12/5/2025 C:\USERS\DEREK.HYDE\DCVACCDOCS\AQUA ENGINEERING\002885.C - RANGE METRO DISTRICT\PROJECT FILES\001 SITE CIVIL\FIGURE 1 - OVERALL SITE PLAN.DWG



LOWER PUMP STATION SITE PLAN

1"=8'-0"

0 8 16

Scale in Feet

NOTE:
NOT FOR CONSTRUCTION. SUBJECT TO CHANGE DURING FINAL DESIGN

DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

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REVISIONS

RANGE METRO DISTRICT
RANGE WATER SYSTEM DESIGN
CIVIL
LOWER PUMP STATION SITE PLAN

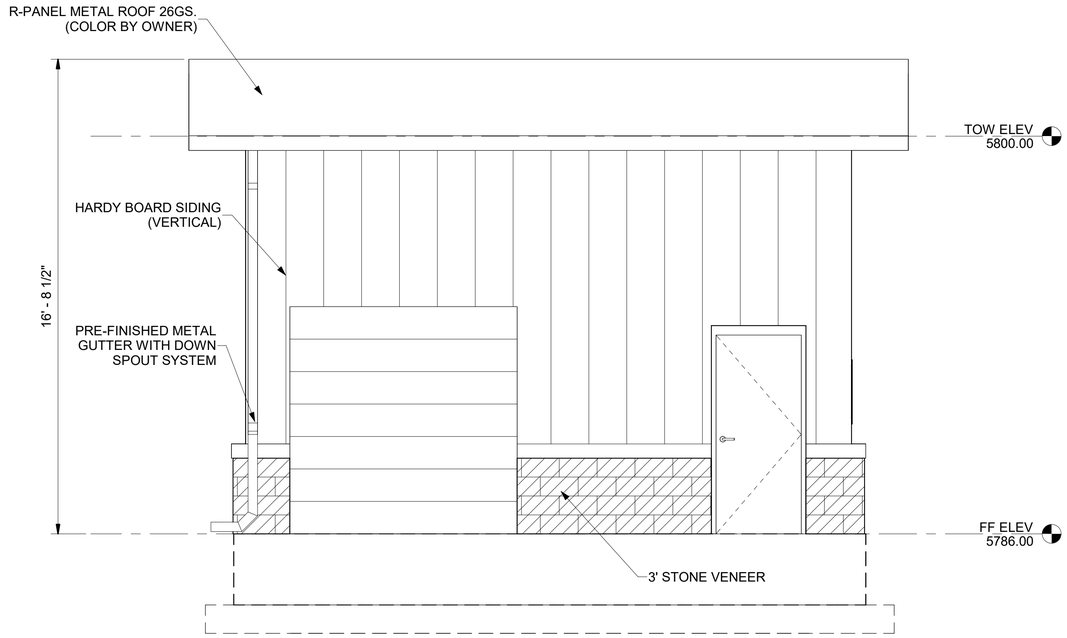
AQUA ENGINEERING

DRAWING NO.

FIGURE 2

SHEET

12/4/2025 C:\USERS\DEREK.HYDE\DCACCDOCS\AQUA ENGINEERING\002885.C - RANGE METRO DISTRICT\PROJECT FILES\001 SITE CIVIL\FIGURE 2 - ENLARGED SITE PLAN.DWG

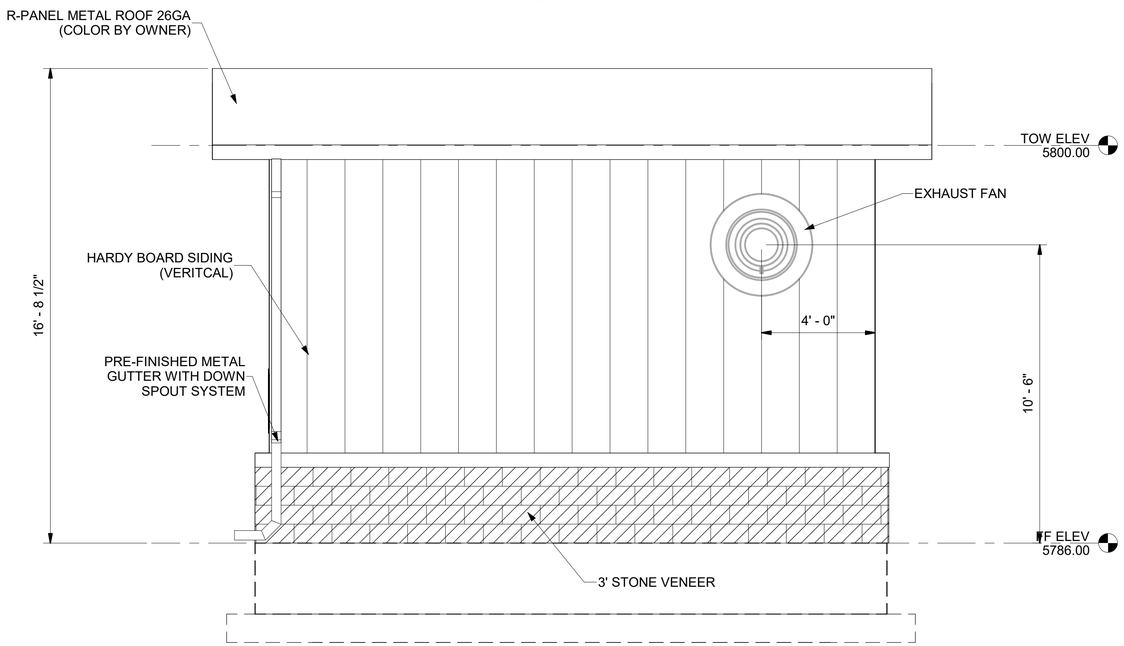


NORTH ELEVATION

3/8" = 1'-0"

0 2 4

Scale in Feet



SOUTH ELEVATION

3/8" = 1'-0"

0 2 4

Scale in Feet

NOTE:
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DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE 1/2" = HALF SCALE

0 1/2 1

ORIGINAL

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RANGE METRO DISTRICT
RANGE WATER SYSTEM DESIGN

LOWER PUMP STATION
ARCHITECTURAL
ELEVATIONS

AQUA ENGINEERING

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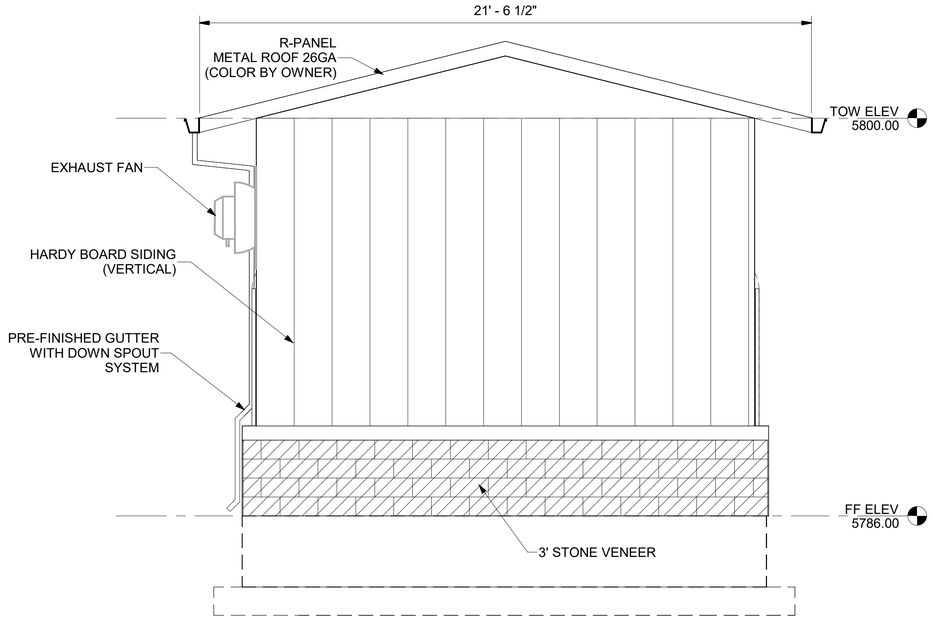
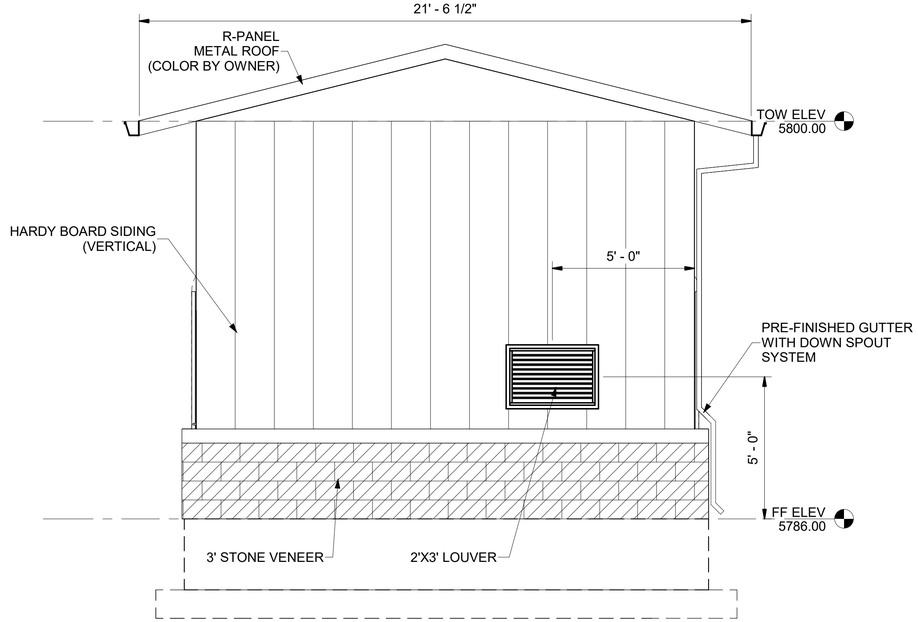


EAST ELEVATION

3/8" = 1'-0"

0 2 4

Scale in Feet



WEST ELEVATION

3/8" = 1'-0"

0 2 4

Scale in Feet

NOTE:
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NOT FOR CONSTRUCTION

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE 1/2" = HALF SCALE

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RANGE METRO DISTRICT
RANGE WATER SYSTEM DESIGN

LOWER PUMP STATION
ARCHITECTURAL
ELEVATIONS

AQUA ENGINEERING

DRAWING NO.

10A302

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UPPER PUMP STATION HOUSE
ELEV: 5958.92

PEDESTRIAN TRAIL

GENERATOR

PROPOSED FENCE

WATER STORAGE TANK
63' DIA.
520,000 GALLONS
ELEV: 5963

HIGHLANDS RANCH COMMUNITY ASSOC INC (PLANNED DEVELOPMENT)

RESIDENTIAL HOME

RALPHIE ROAD

CONCRETE ACCESS ROUTE

RESIDENTIAL HOME

WEST TO EAST PROFILE

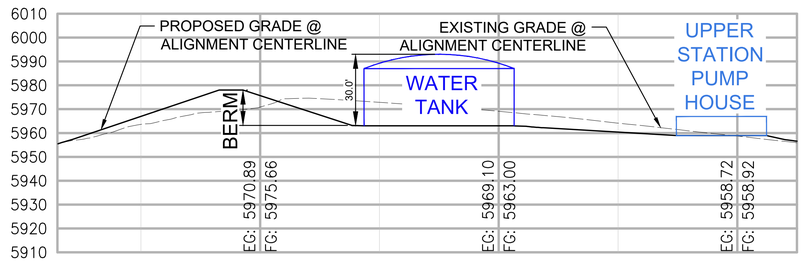
PROPERTY BOUNDARY

SOUTH TO NORTH PROFILE

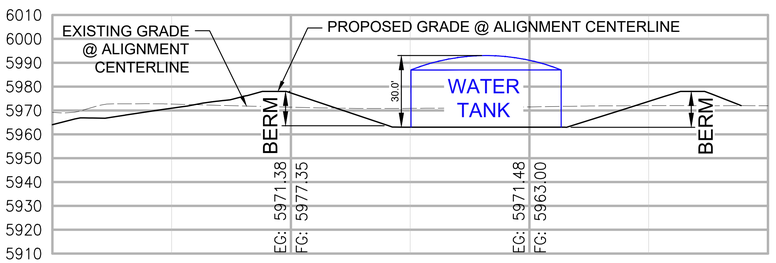
PEDESTRIAN TRAIL

PROPOSED LANDSCAPING TREES

KEY MAP
SCALE: 1"=900'



SOUTH TO NORTH PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=30'



WEST TO EAST PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=30'

20 10 0 20 40
HORIZONTAL SCALE: 1"=20'

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NOTE:
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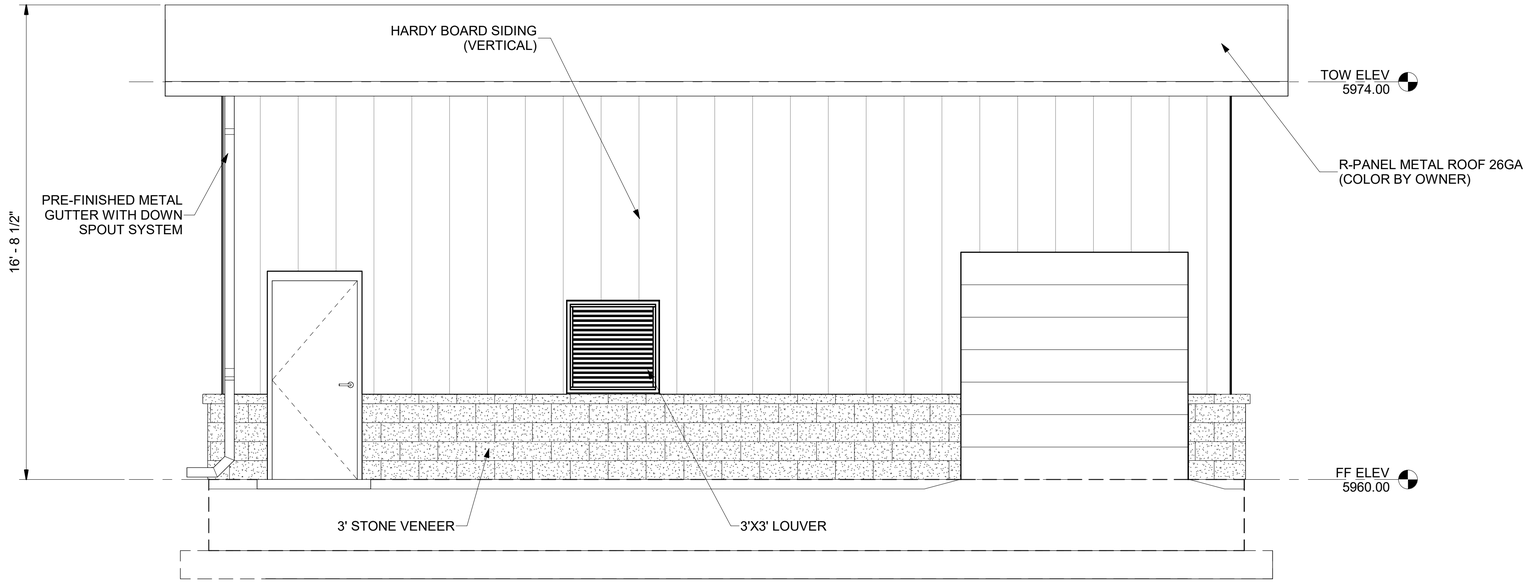
UPPER PUMP STATION AND TANK EXHIBIT

PROJECT NO:	2215	SCALE:	1"=20'
DRAWN BY:	KEC/DAL	DATE:	2/20/2026

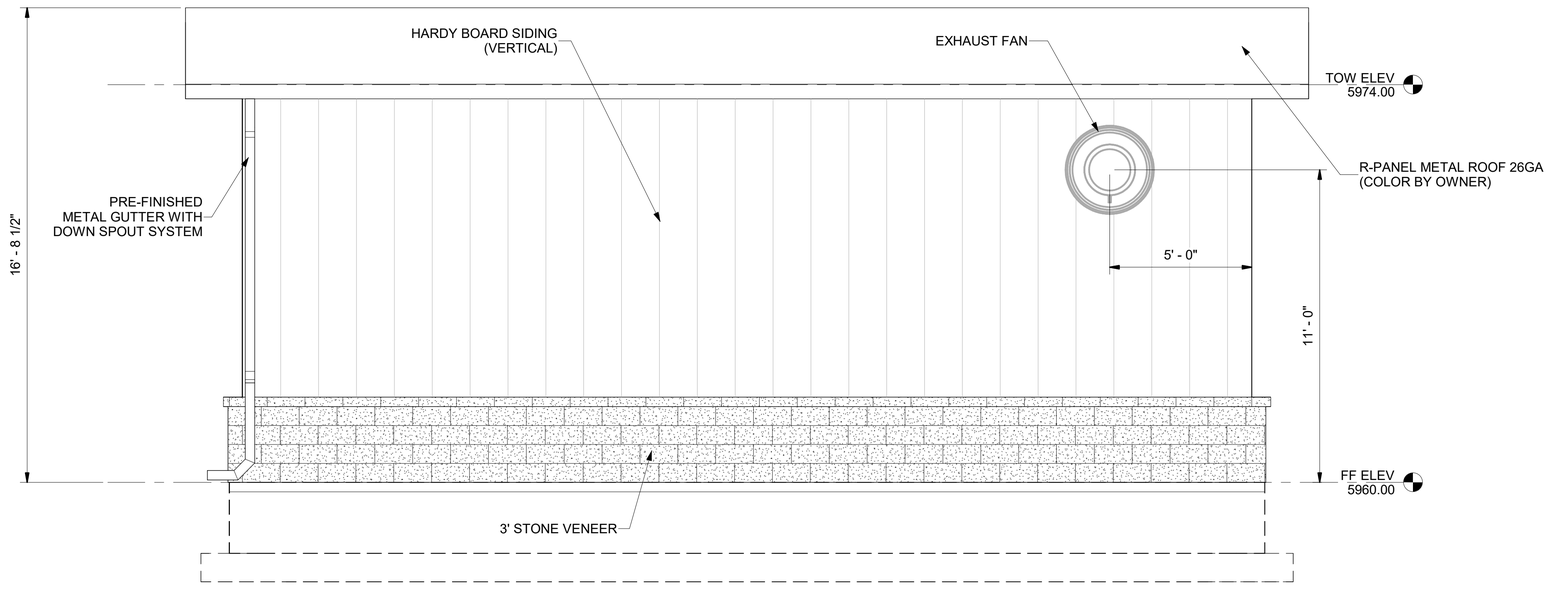


EAST ELEVATION

3/8" = 1'-0

0 2 4

Scale in Feet



WEST ELEVATION

3/8" = 1'-0"

0 2 4

Scale in Feet

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DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE 1/2" = HALF SCALE

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RANGE METRO DISTRICT
RANGE WATER SYSTEM DESIGN

UPPER PUMP STATION
ARCHITECTURAL
ELEVATIONS

AQUA ENGINEERING

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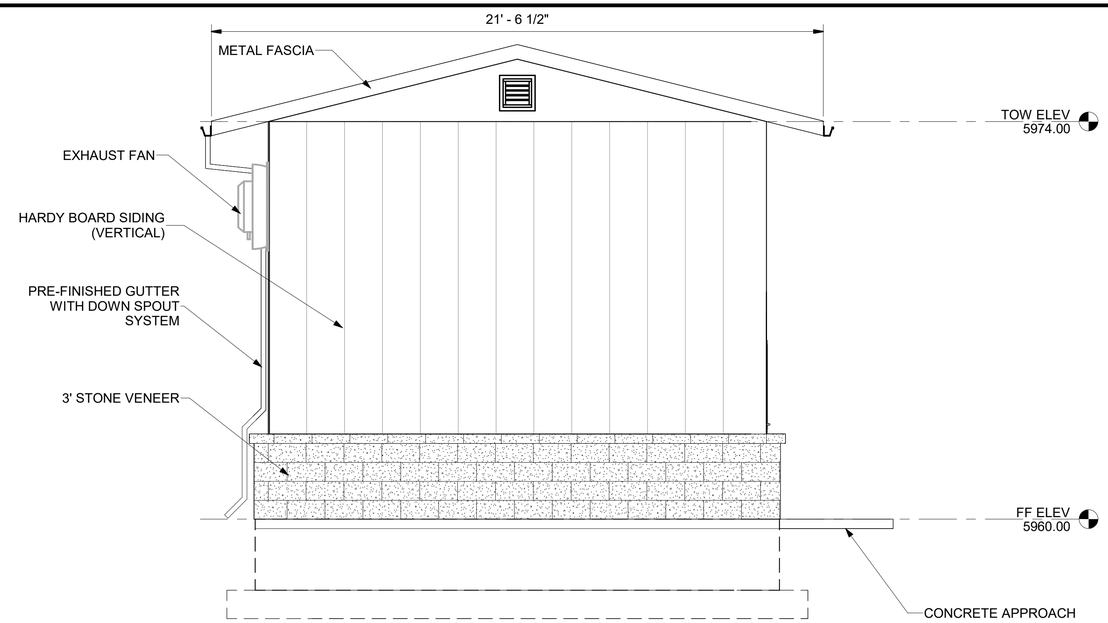
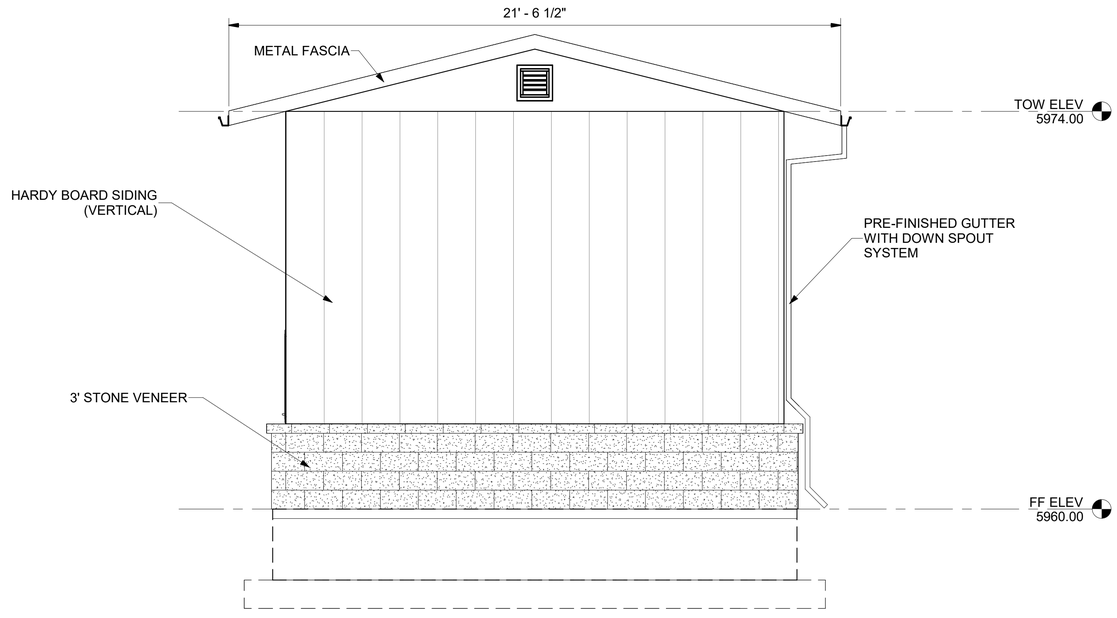


NORTH ELEVATION

3/8" = 1'-0"

0 2 4

Scale in Feet



SOUTH ELEVATION

3/8" = 1'-0"

0 2 4

Scale in Feet

NOTE:
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ONSTRUCTION

DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

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RANGE METRO DISTRICT
RANGE WATER SYSTEM DESIGN

UPPER PUMP STATION
ARCHITECTURAL
ELEVATIONS

AQUA ENGINEERING

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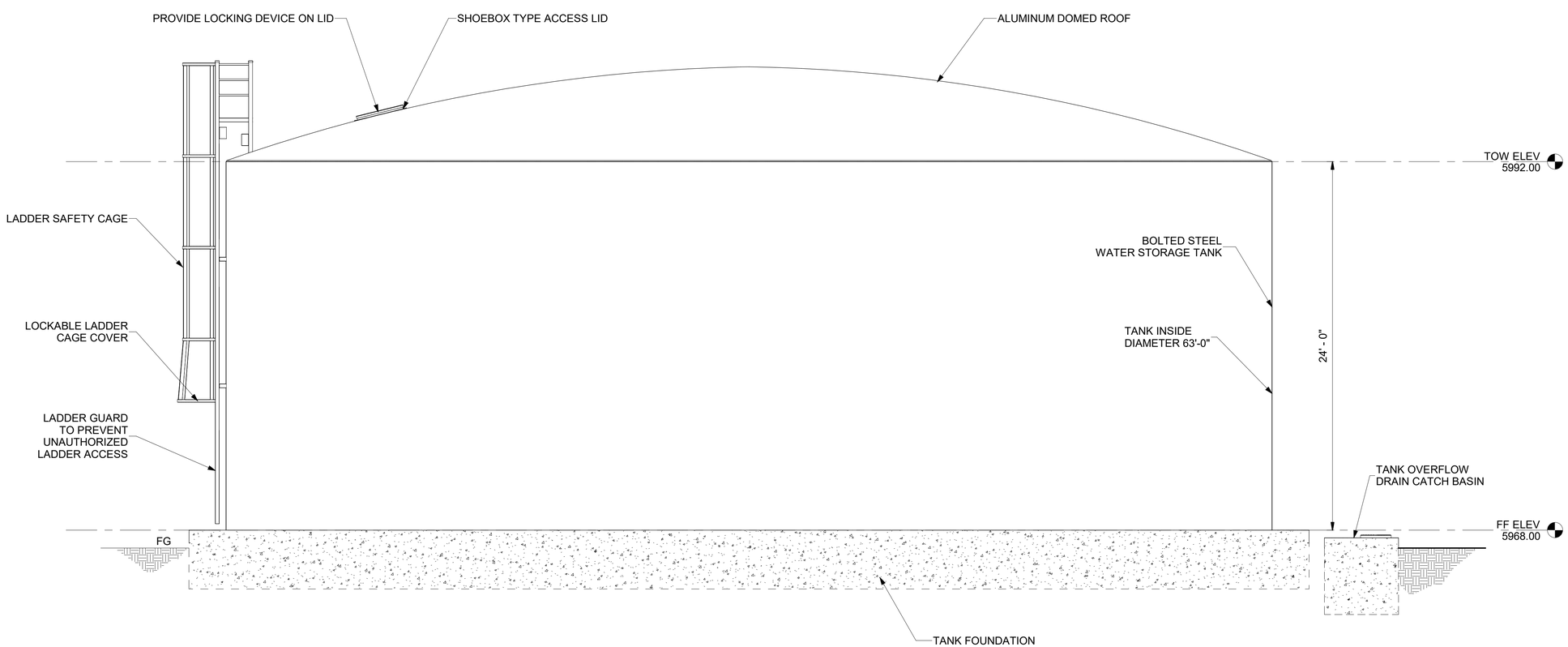

TANK ELEVATION

1/4" = 1'-0"

0 4 8

Scale in Feet

NOTE:
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DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE 1/2" = HALF SCALE

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RANGE METRO DISTRICT

RANGE WATER SYSTEM DESIGN

520,000 GALLON TANK
ARCHITECTURAL
ELEVATION

AQUA ENGINEERING

DRAWING NO.

20A301

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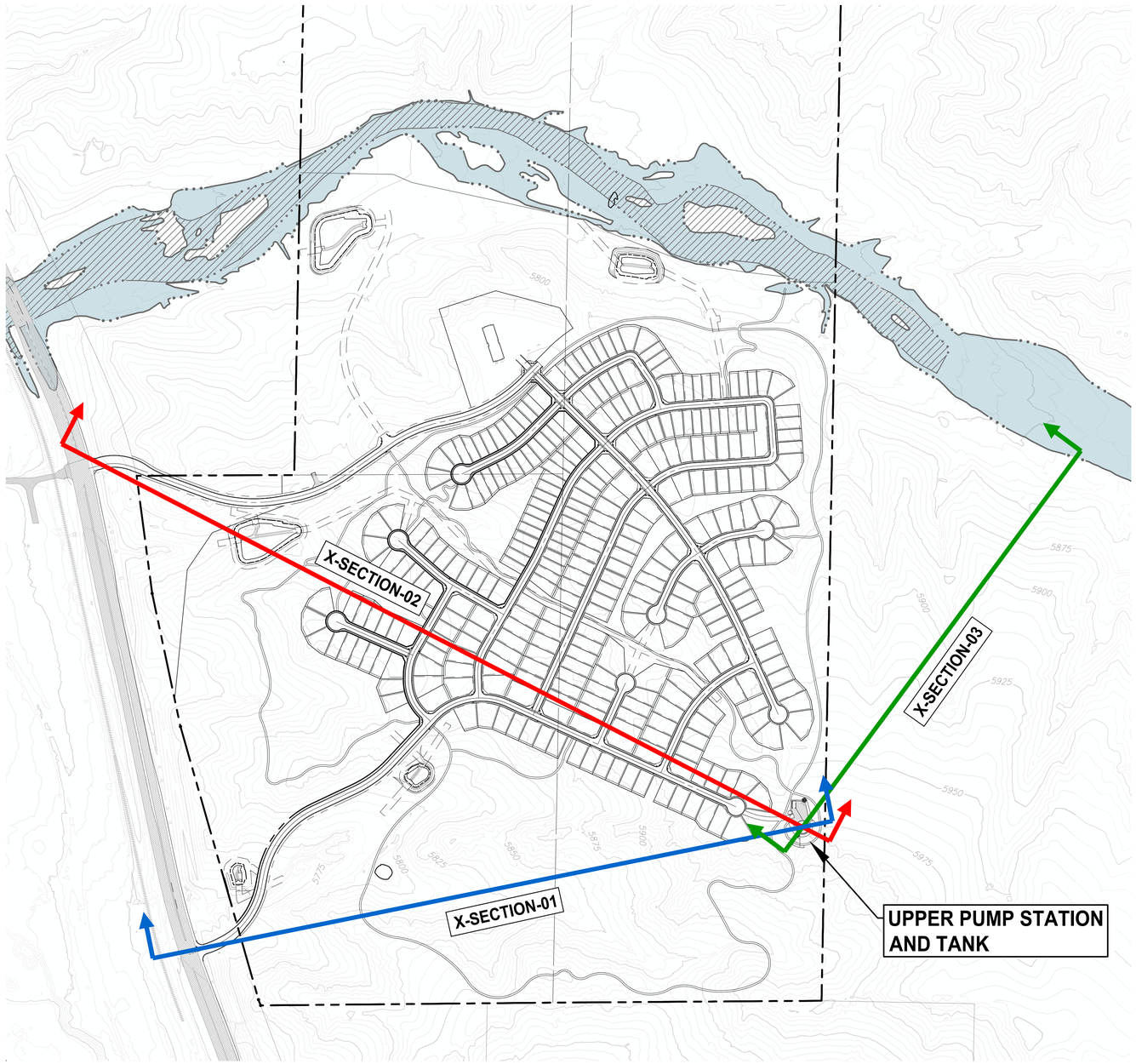

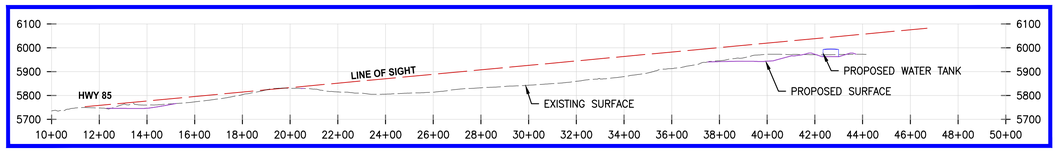

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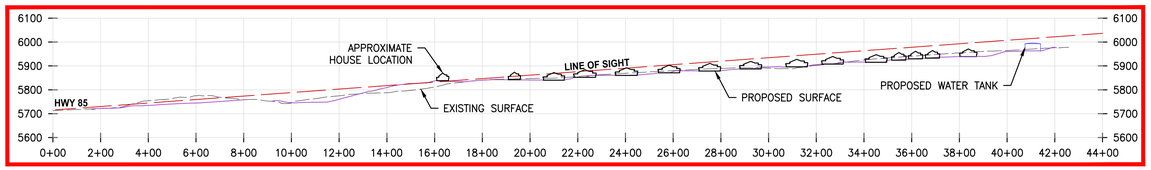

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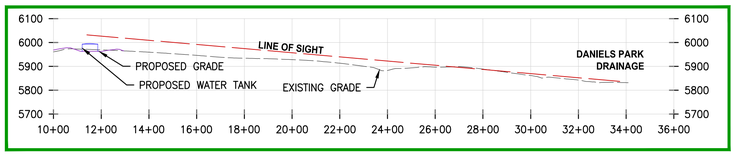

X–SECTION–03

SCALE HORIZ: 1"= 300' VERT: 1" = 75'

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RANGE METRO DISTRICT

UPPER PUMP STATION AND TANK VIEW EXHIBIT

PROJECT NO:	2215	SCALE:	1"=20'
DRAWN BY:	KEC/DAL	DATE:	2/20/2026