



## **Sedalia Critical Water Delivery Project – Phase 2**

Sedalia Water and Sanitation District  
Douglas County, Colorado

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### **Project Narrative**

On behalf of Sedalia Water and Sanitation District (“District”), Kimley-Horn has prepared this Project Narrative and Locations and Extent Report in accordance with Location and Extent Submission to Douglas County for Phase 2 of the proposed Sedalia Critical Water Delivery Project.

The project involves crucial enhancements to Sedalia’s water infrastructure aimed at promoting the well-being and safety of residents. Phase 1 of the project involves replacement of aging and undersized existing water mains within Sedalia and includes an emergency interconnect to Dominion Water and Sanitation District’s Eastern Regional Pipeline which connects Sedalia to a renewable water source. Phase 2 of the project, for which this location and extent submission was created for, is aimed toward enhancing the efficiency and effectiveness of the water supply system, ensuring that residents have access to safe drinking water while also bolstering firefighting capabilities to protect against potential emergencies.

The proposed improvements within Phase 2 of the project include 6,175 linear feet of 12-inch water transmission main which will connect the Phase 1 improvements to a proposed 500,000-gallon ground water storage tank that will be able to supply water to the District via its hydraulic grade being located on a hill north of Sedalia. Water levels within the tank will be controlled with a control valve within the Eastern Regional Pipeline interconnect vault. In Phase 2, the emergency interconnect will become a permeant interconnect. As part of this project three properties currently served by wells are intended to be provided service by the District. The proposed tank will significantly improve firefighting capabilities within Sedalia as the existing aging 142,000-gallon storage tank does not have adequate capacity to store West Douglas County Fire Protection District’s recommended fire flow volume.

### **Potential Impacts**

#### **Construction Methods**

Construction of the transmission main will primarily consist of open-cut trenching through ungraded areas within easements on private property however the alignment also includes one open-trench crossing of Douglas County right-of-way (“ROW”) in Delva Way and a 400 linear foot trenchless installation where the pipeline crosses underneath BNSF railroad ROW and CDOT Highway 85. The tank is anticipated to be an AWWA D110 style concrete tank with a maximum height of 41 feet, including the vent, hatches, and other appurtenances on top of the tank. It will be partially buried on the north side of the tank and it planned to be a neutral color that will blend in with the natural landscape. Construction of Phase 1 of the project is anticipated to begin in late 2026/early 2027, however the District does not have construction

budget for Phase 2 therefore the anticipated timeline for Phase 2 is in the future when the District is able to secure the funding for the associated construction costs.

**Easements and Permitting**

The proposed tank site is located on a District easement with a portion of the tank transmission main alignment also being located within existing District easements. Additional easements from property owners will be required to connect the transmission main to the Phase 1 water distribution system and the District is currently in contact and coordinating with all property owners. Permitting for the project will be required with both BNSF railroad and CDOT where the pipeline crosses their ROW however in both areas, trenchless installation methods will be utilized. An engineering review with Douglas County will also be required for the water infrastructure Construction plans and GESC plans.

**Traffic Impact**

This project is not intended to increase traffic loads or change traffic patterns after construction. During construction, there will be increased traffic to the site due to construction related vehicles. There are no lane closures anticipated as part of Phase 2 of the project.

**Community Impact**

The purpose of this project is to improve the efficiency and effectiveness of the District to provide safe drinking water to the residents of Sedalia while also improving firefighting capabilities providing a positive impact on the Sedalia community. All transmission main piping will be located below grade after installation. The visibility of the water storage tank will be minimized by being partially buried and a neutral color for the tank that will blend with the natural landscape.

**Compliance With Masterplan**


This project complies with the 2040 Douglas County Comprehensive Master Plan. Within the policies outlined for the Sedalia rural community in the master plan, Policy 4-3A.4 encourages long-term infrastructure improvements that result in overall enhancement of the fire-district ratings. This project directly supports this policy by installing water infrastructure and water storage that can be utilized to fight fires within Sedalia and improve the fire district's rating. Additionally, Policy 4-3C.2 encourages landowners to obtain central water services. Phase 2 of the project will provide water service to three properties that are currently served by on-site wells north of Highway 85 pending agreements with those land owners. Activities involved with this project will not violate the endangered species act protecting the Preble's Meadow Jumping Mouse.

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**FW: 5970 N US Hwy 85**

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**From** Mary Kasal <mkasal@k2civilconsultants.com>  
**Date** Tue 9/30/2025 1:29 PM  
**To** Dan Avery <DAvery@douglas.co.us>  
**Cc** Alex Grimsman <agrimsmann@k2civilconsultants.com>

 1 attachment (222 KB)  
Engineering Review Fee Form - 5970 N US Hwy 85.xls;

Hey Dan,

Can we waive review fees for the District as just discussed?

Let me know if there is something more formal I have to do with this request.

Thanks!

**Mary E. Kasal**  
Founding Partner  
**K2 Civil Consultants Inc.**  
303.656.3208

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**From:** Carol LeMaire <CLemaire@douglas.co.us>  
**Sent:** Tuesday, September 30, 2025 10:32 AM  
**To:** Mary Kasal <mkasal@k2civilconsultants.com>  
**Cc:** Al Peterson <APeterso@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>  
**Subject:** 5970 N US Hwy 85

Hi Mary  
Engineering review fees are due for the above project. Please see attached Engineering fee schedule and submit payment of \$1000.00 for this Location & Extent review.  
We take checks (written to: Douglas County), E-Checks (no fees attached) and credit cards (with a 2.19% convenience fee added) and can be processed over the phone.

Let me know if you have any questions.

***Carol LeMaire***  
Business Services Specialist  
Department of Public Works Engineering  
100 Third Street  
Castle Rock, CO. 80104  
Office: 303-660-7490  
Direct: 303-660-7310

[clemaire@douglas.co.us](mailto:clemaire@douglas.co.us)





DOUGLAS COUNTY GOVERNMENT

Engineering Division  
100 Third Street, Castle Rock, CO. 80104  
303-660-7490

**Authorized Representative / Company :****K2 CIVIL CONSULTANTS - MARY KASAL****Project:****5970 N US HWY 85 - SEDALIA WATER & SAN DISTRICT****ENGINEERING REVIEW FEE SCHEDULE A****DATE: 9/30/25****DV2025-439****DESCRIPTION****Current  
Engineering  
Fee****QUANTITY**

x

**SUB-TOTAL****LAND USE APPLICATION PLAN REVIEWS:****REZONING / PLANNED DEVELOPMENT**

\$6,500.00

\$9,900.00

≥ 5 ac. and &lt; 25 ac.

\$13,300.00

≥ 25 acres

**SKETCH PLAN**

includes plans, drainage reports, grading &amp; erosion

\$2,500.00

&lt;5 Acres

\$5,000.00

≥ 5 ac. and &lt; 25 ac.

\$7,500.00

≥ 25 acres

**PRELIMINARY PLAN**

includes plans, drainage reports, grading &amp; erosion

\$2,500.00

&lt; 5 acres

\$5,000.00

≥ 5 ac. and &lt; 25 ac.

\$7,500.00

≥ 25 acres

**FINAL PLAT / COMBINED PRELIMINARY PLAN AND FINAL PLAT+**

includes plans, drainage reports, grading &amp; erosion

\$5,000.00

&lt;5 Acres

\$5,800.00

≥ 5 ac. and &lt; 25 ac.

\$7,500.00

≥ 25 acres

**MINOR DEVELOPMENT PLAT+**

includes plans, drainage reports, grading &amp; erosion

\$5,000.00

&lt;5 Acres

\$5,800.00

≥ 5 ac. and &lt; 25 ac.

\$7,500.00

≥ 25 acres

**REPLAT**

\$640.00

**PLANNED DEVELOPMENT MAJOR AMENDMENT**

\$500.00

**PLANNED DEVELOPMENT ADMINISTRATIVE AMENDMENT**

\$400.00

**LOT LINE ADJUSTMENT / BUILDING ENVELOPE ADJUSTMENT**

\$200.00

**LOT LINE VACATION**

\$300.00

**SITE IMPROVEMENT PLAN NON-RESIDENTIAL ++**

and Major Revision to Site Plan

includes plans, drainage reports, grading &amp; erosion

\$3,000.00

&lt;5 Acres

\$5,500.00

≥ 5 ac. and &lt; 25 ac.

\$9,500.00

≥ 25 acres

**SITE IMPROVEMENT PLAN RESIDENTIAL**

includes plans, drainage reports, grading &amp; erosion

\$3,000.00

&lt;5 Acres

\$5,500.00

≥ 5 ac. and &lt; 25 ac.

# ENGINEERING REVIEW FEE SCHEDULE A

DATE: 9/30/25

DV2025-439

	\$9,500.00	≥ 25 acres		
SITE IMPROVEMENT PLAN - Revision	\$400.00			
SITE IMPROVEMENT PLAN - Modification	\$200.00			
SITE IMPROVEMENT PLAN NON-RESIDENTIAL * "Pad Site" (Part of Larger Approved SIP)	\$1,500.00			
RURAL SITE IMPROVEMENT PLAN	\$2,000.00			
CELL SITE / CELL SITE REVISION	\$300.00			
USE BY SPECIAL REVIEW +++ includes plans, drainage reports, grading & erosion	\$3,000.00	<5 Acres		
	\$5,500.00	≥ 5 ac. and < 25 ac.		
	\$9,500.00	≥ 25 acres		
USE BY SPECIAL REVIEW AMENDMENT	\$300.00			
USE BY SPECIAL REVIEW ADMINISTRATIVE AMENDMENT	\$300.00			
USE BY SPECIAL REVIEW ADMINISTRATIVE HORSE BOARDING	\$300.00			
LOCATION & EXTENT	\$1,000.00		X	\$1,000.00
SB 35 EXEMPTION includes plans, drainage reports, grading & erosion	\$1,200.00			
SPECIAL DISTRICT SERVICE PLAN	\$640.00			
SPECIAL DISTRICT SERVICE PLAN MATERIAL MODIFICATION	\$300.00			
RIGHT-OF-WAY (ROW) DEDICATION (Public)	\$200.00			
ROW/ROAD VACATION	\$2,400.00			
SUBDIVISION VACATION	\$300.00			
MINOR ADJUSTMENT TO EXISTING ROW	\$200.00			
DEDICATION OF EASEMENT	\$200.00			
VACATION OF ACCESS OR DRAINAGE EASEMENT	\$1,000.00			
VACATION OF OTHER EASEMENTS (May be used for Access or Drainage Easements if Part of a Larger Project)	\$400.00			

## ENGINEERING CONSTRUCTION PLAN REVIEWS SCHEDULE B-1:

STREET / STORM CONSTRUCTION PLANS	\$1,600.00	< 5 acres		
	\$2,000.00	≥ 5 ac. and < 25 ac.		
	\$2,400.00	≥ 25 acres		
District Roadway Construction Plan Review (2)	$700 + 60 \sqrt{Y}$		L.F.	
District Storm Sewer Plan Review (2)	$700 + 75 \sqrt{Y}$		L.F.	

# ENGINEERING REVIEW FEE SCHEDULE A

DATE: 9/30/25

DV2025-439

ROADWAY CONSTRUCTION PLANS FOR 35 ACRE DEVELOPMENT or for other private roads outside of the Rural SIP process or Platting process	\$500.00				
SIGNAGE AND STRIPING PLAN (only if not a part of an overall construction plan set)	\$200 per sheet		Sheets		
TRAFFIC SIGNAL PLANS (Per Intersection)	\$800.00				
UTILITY CONSTRUCTION PLAN REVIEW (Gas, Electric, Telephone, Cable TV)	\$450.00				
GRADING, EROSION & SEDIMENT CONTROL (GESC) PLAN	\$250 + \$25 (acre of disturbance)		Acres		
TEMPORARY BATCH PLANT / GESC PLAN	\$250 + \$25 (acre of disturbance)		Acres		
SMALL UTILITY GESC (SUGESC) - 1st Fee - \$250.00 others after - \$200.00	All \$250.00 - 1st \$200.00 - after				
LANDSCAPE PLAN (2)	\$350 + \$60 $\sqrt{Y}$		L.F.		
<b><u>OTHER REVIEW SERVICES:</u></b>					
Regional Detention Pond Construction Plan (1)	\$500 + \$40 $\sqrt{X}$		Acres		
Regional Water Quality Facilities	\$400.00				
FLOODPLAIN MODIFICATION STUDY:					
Minor	\$800.00				
Major	\$1,600.00				
FLOODPLAIN DEVELOPMENT PERMIT	\$100.00				
PAVEMENT DESIGN REPORT for private or public roads (Including minor construction plans and/or revisions)	\$250.00				
PHASE I DRAINAGE REPORT (1)	\$336.00	< 5 acres			
	\$560.00	≥ 5 ac. and < 25 ac.			
	\$672.00	≥ 25 acres			
PHASE II or III DRAINAGE REPORT	\$672.00	< 5 acres			
	\$1,120.00	≥ 5 ac. and < 25 ac.			
	\$1,344.00	≥ 25 acres			
TRAFFIC IMPACT STUDY FOR:					
Rezoning, Sketch Plan, Preliminary Plan	\$2,000.00				
Updated Report	\$1,000.00				
Final Plat, Minor Development Plat, PDP	\$500.00				
Site Improvement Plan	\$500.00				

# ENGINEERING REVIEW FEE SCHEDULE A

DATE: 9/30/25

DV2025-439

Use By Special Review	\$1,500.00			
SIGNAL WARRANT STUDY (Per Intersection)	\$200.00			
VARIANCE REQUEST	\$200.00			
NOTICE OF CHANGE TO APPROVED PLAN - MINOR REVISION	\$200.00			
NOTICE OF CHANGE TO APPROVED PLAN - MAJOR REVISION	\$500.00			
ALTERNATIVE ROADWAY STANDARDS FOR PUBLIC ROADS	\$2,500.00			
REVISION TO ALTERNATIVE ROADWAY STANDARDS	\$500.00			
PRIVATE ROADWAY STANDARDS	\$1,000.00			
REVISION TO PRIVATE ROADWAY STANDARDS	\$250.00			
LICENSE AGREEMENT	\$200.00			
INTERGOVERNMENTAL AGREEMENT	\$1,000.00			
MODIFICATION TO STANDARD IMPROVEMENT AGREEMENTS	\$500.00			
MINIMUM REVIEW FEE	\$300.00			
		<b><u>TOTAL</u></b>		<b>\$1,000.00</b>

## NOTES:

- +** Fees as shown on schedule B-1 for Construction Plans, Pavement Design Reports & Drainage Reports, etc., which accompany the final plat submittal, shall be collected at the time of the submittal of the Final Plat.
- ++** Refers to specific type of commercial site development as defined in the County Zoning Resolutions.
- +++** Douglas County Engineering reserves the right to send referrals to outside agencies from which expert technical assistance may be requested. Fees may be assessed by referral agencies for their outside review and they shall be paid by the applicant.
- \*** A "Pad Site" is part of a larger approved Site Improvement Plan (SIP). The following items must exist (or be approved) to qualify as a "Pad Site": detention/WQ, access to the Larger SIP, parking (generally), grading and utilities. No revisions are required to the overall drainage patterns / detention / WQ / etc. No revisions are required to the access points to the Larger SIP. The consulting engineer for the project is required to submit a letter (minimum) certifying that the drainage and access for the "Pad Site" are in substantial compliance with the Larger SIP Drainage Report and Traffic Report.
- 1** X denotes facility area in acres.
- 2** Y denotes longitudinal distance in hundreds of feet.
- 3** The fees listed above are for the initial submittal. All third resubmittals are charged 50% of the initial submittal fee. Resubmittals following a "conditional approval" require no fee.

## RECEIPT INFORMATION:

DATE:

CHECK#

FROM:



Received From: Kimley-Horn  
Total Paid: \$332.12  
Date Received: 09/25/2025 3:01PM

Receipt # 2025-0011393

**Project Name: 5970 N US Hwy 85**

<u>Item</u>	<u>Description</u>	
LE2025-019	LOCATION AND EXTENT	\$325.00
Sub Total		<u>\$325.00</u>
Vendor Fee**		\$7.12
<b>Total:</b>		<u><b>\$332.12</b></u>
Credit	1007	\$332.12
Merchant ID # DouglasCtyPlng/GilaLLC		
<b>Total Paid:</b>		<u><b>\$332.12</b></u>

**THANK YOU FOR YOUR PAYMENT**

\*\*In addition to the payment amount, each electronic transaction is subject to a vendor fee which is collected by a third party vendor to cover processing costs and are not retained by Douglas County. This vendor fee is non-refundable in the event of over payment or refund of any part of the transaction.

Electronic payment is an alternative to traditional types of payments and is considered a convenience.

\*\*\*Electronic payment for this transaction will be listed on your statement with the name of GILA Inc.

# Invoice

Date: September 30, 2025 \_\_\_\_\_

Contact Name: Mary Kasal \_\_\_\_\_

Contact Email: mkasal@k2civilconsultants.com \_\_\_\_\_

Project Number: LE2025-019 \_\_\_\_\_

Project Name: 5960 N US Highway 85, L&amp;E \_\_\_\_\_

Project Location: 5960 N US Highway 85 \_\_\_\_\_

Description: Courtesy Notices LE2025-019 \_\_\_\_\_

Sub-total due: \$4.90 \_\_\_\_\_

**Total Due Upon Receipt: \$4.90** \_\_\_\_\_

**Make all checks payable to Douglas County or contact the Public Outreach and Assistance Team to pay by phone at 303-660-7460.**

**NOTICE: Douglas County communicates through our official email accounts ending in @douglas.co.us; beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our Public Outreach and Assistance team at 303-660-7460 or email [planning@douglas.co.us](mailto:planning@douglas.co.us).**



11045 E. Lansing Cir., Suite 300  
Englewood, CO 80112  
720-643-2400  
<https://myhealthdepartment.com/dchd>

INVOICE

Payment Due no later than 10/10/2025

Mary Kasal  
3801 East Florida Avenue, Denver, CO, USA Ste 425  
Denver CO 80210  
Land Use Case Number: LU1395

DATE	INVOICE #
10/01/2025	EHS202115526
CUSTOMER #	PAGE
77135	1 of 1

DESCRIPTION	AMOUNT
Environmental Health Consulting	\$45.00
<b>Project Name: LE2025-019</b>	
<b>Facility's Current Information:</b>	
Facility Name:	County: Douglas
Facility Address: ,	Business Type:
Phone: (303) 656-3208	
<b>Owner's Current Information:</b>	
Ownership Type: Corporation/LLC	Secondary Phone:
Primary Phone: (303) 656-3208	Business Owner
Email: mkasal@k2civilconsultants.com	Full Legal Name:
<b>Billing Contact's Current Information:</b>	
Contact Entity:	Attention Line: Mary Kasal
Mailing Address: 3801 East Florida Avenue, Denver, CO, USA Ste 425 Denver, CO 80210	Primary Phone Number: (303) 656-3208
Secondary Phone Number:	Email: mkasal@k2civilconsultants.com

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR REMITTANCE



CUSTOMER ACCT NO.	AMOUNT REMITTED	BALANCE DUE	INVOICE DATE	INVOICE NO.
77135		\$45.00	10/01/2025	EHS202115526

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Billing Address:

Mary Kasal  
3801 East Florida Avenue, Denver, CO, USA Ste 425  
Denver CO 80210

PLEASE REMIT PAYMENT TO:

Douglas County Health Department  
11045 E. Lansing Cir., Suite 300  
Englewood, CO 80112

Pay online at <https://myhealthdepartment.com/dchd/> and click "Make Payment"