

Location and Extent Staff Report

Date: March 24, 2025

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: **Castle Pines Village Filing 15D, Tracts G and H and Castle Pines Village Filing 28A, Tract A – Location and Extent**

Project File: LE2025-003

Planning Commission Hearing:

April 7, 2025 @ 6:00 p.m.

I. EXECUTIVE SUMMARY

Castle Pines Metropolitan District (CPMD) requests approval of a Location and Extent (L&E) to construct a new water storage tank and other improvements on Tracts G and H of Castle Pines Village Filing 15D, and Tract A of Castle Pines Village Filing 28A. The project area is owned and maintained by the Castle Pines Homes Association (HOA). The property is located near the intersection of Northwood Lane and Country Club Drive within the Village of Castle Pines.

The project site is in the central west portion of Douglas County, located one and one-half miles west of I-25, approximately one-quarter of a mile south of Monarch Blvd, just south of the City of Castle Pines. CPMD indicates the project is necessary to expand CPMD existing water systems capacity, water storage, and distribution facilities.

A. Applicant

Castle Pines Metropolitan District
5880 Country Club Drive
Castle Rock, Colorado 80108

B. Applicant's Representative

Evan Person, P.E., Capital Program Manager
Castle Pines Metropolitan District
5880 Country Club Drive
Castle Rock, Colorado 80108

C. Request

CPMD requests approval of a L&E for the construction of a new water tank and other improvements on HOA-owned property located near the intersection of Northwood Lane and Country Club Drive within Castle Pines Village.

D. Location

The project site is located on three tracts which total approximately 3.5 acres in size, owned and maintained by the HOA. Tracts G and H lie within the Castle Pines Village Filing 15D, and Tract A is within the Castle Pines Village Filing 28A. The site is generally located one and one-half miles west of I-25 in the Castle Pines Village. The project zoning, vicinity, and aerial maps are provided in the attachments to this staff report.

E. Project Description

The applicant is proposing to construct a water storage tank that will hold 2 million gallons of potable water, access road improvements, associated piping, and systems control equipment. The proposed improvements will expand the available storage capacity, provide adequate supply during peak demands of high use periods from residents and businesses, and provide water storage capacity for fire water supply for improved emergency preparedness. The district's goal is to modernize water infrastructure to support community growth. The CPMD indicates that the proposed water storage tank and associated improvements will serve as the cornerstone of the Castle Pines long-term strategic planning efforts.

The proposed water storage tank is 128 feet in diameter, and the tank height will be 26 feet from the bottom of the foundation to the crown of the roof. Approximately 22 feet of the tank will be buried subsurface, with approximately 4.5 feet above ground. Additional components of the water storage tank design include operational pipeline improvements, realignment of CPMD transfer line from the water treatment facility to the pump station, realignment of three waterlines, three new tank inflow and outflow lines, and an emergency overflow/tank drain line. The exposed portion of the water storage tank will be painted in a neutral color that will blend in with the existing environment and will be screened with native grasses on the backfill slopes. The applicant has proposed to further screen the exposed tank with screen fencing to reduce the visibility from Country Club Parkway and provide security for the site. The applicant will work with the HOA Design Review Committee for an appropriate fencing type that will meet the aesthetic character of the neighborhood.

Landscaping will consist of tree plantings along the eastern property line to screen the tank from the adjacent residential lots located east of the site. Proposed tree types are evergreen trees that will be installed at approximately 8 to 10 feet in height. Other site improvements include two asphalt paved access roads, storm drainage improvements, and fencing improvements for screening, site buffering, and security purposes.

Construction activities are anticipated to be completed within a six-month timeframe, starting in May 2025, and concluding in January 2026. The applicant indicates that construction activities will take place between 7:30 a.m. to 5:00 p.m., Monday through Friday, and limited work on to be completed on Saturdays, if there is a justifiable reason. The applicant states that construction activity is monitored by a

Homes Association group, in which the applicant will comply with their requests to mitigate impacts on the local neighborhood. The existing Country Club Parkway will be the primary access to the project site during construction. Heavy construction traffic is projected to be over 380 trips during the six-month timeframe. During this time, approximately 200 of these trips will take place over two workdays when significant concrete pours for the tank are scheduled. The applicant estimates that once construction is complete, CPMD operations staff will have approximately 20 trips to the site per month.

According to the applicant, noise from construction may be impact the surrounding neighborhood. The project area is surrounded by residential development in the Castle Pines Village and Castle Pines North subdivisions. Construction noise will be mitigated through implementation of standard onsite maintenance procedures, and contractors will be restricted to limited working hours in the area. After construction is complete, the applicant foresees that noise will not impact the surrounding neighborhood.

The project area is located within the Castle Pines Village Separated Urban Area (SUA), of the Douglas County Comprehensive Master Plan (CMP). The applicant indicates that the proposed project serves as a critical infrastructure component that aligns with the goals, objectives, and policies as set forth in the CMP. The proposed water storage tank supports Goal 2-1 to improve and enhance existing infrastructure by providing safe and reliable water supply. The proposed water storage tank will increase water storage capacity for use during peak usage demands and will help mitigate risks associated with emergencies. Goal 2-5 supports design development to complement the natural and historic landscape. The proposed water storage tank will have greater storage capacity to optimize pumping schedules, reduce energy consumption, and reduce operational costs to the district. Objective 2-15C supports development in a manner that complements and enhances the character of the built environment. Approximately 22 feet of the overall 26-foot 2-million-gallon water storage tank structure will be buried, with 4 feet visible above-ground. The exposed portion of the tank will be painted to match the surrounding natural environment and screened with coniferous trees and fencing. CPMD will work closely with the HOA design review committee to identify appropriate fencing that meets the aesthetic character of the village.

F. Background

Castle Pines Village was established between 1981 and 1985 as a planned development (PD). Various plats have been approved in the intervening years. The project area falls within the R-14 planning area of the PD, and sewer and water facilities are a permitted use. CPMD provides water and wastewater services to approximately 5,000 residents and businesses located within Castle Pines Village. The project area also contains an existing one-million gallon buried potable water tank, access road, and pump station located on Tract G, of the Castle Pines Village Filing

15D. CPMD owns and operates the existing water storage tank facility. The water storage tank was approved by a Site Improvement Plan (SP2002-003) in 2002 and was constructed that same year. The proposed 2-million-gallon water tank will be sited to the south of the existing tank, on Tracts H and A.

G. Adjacent Land Uses and Zoning

The project site is zoned PD. The following table reflects the zone districts and land uses surrounding the project area.

Zoning and Land Use

Direction	Zoning	Land Use
North	Planned Development	Residential and CPMD Tract
South	Planned Development	Residential, HOA and CPMD Tracts
East	Planned Development	HOA Tract and Residential
West	Planned Development	Residential

II. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The overall topography of the project area is composed of scrub oak and native grasses, and slight rolling hills. The project area also contains an existing CPMD-owned one-million gallon buried potable water tank, access road, and pump station located on Tract G, of the Castle Pines Village Filing 15D. Contour elevations range between 6,460 to 6,480 feet. The new water storage tank will be located on the lot line between Tracts G and H of Filing 15D, and the proposed access drive will be located on the lot line of Tract A, Filing 28A. The applicant will be required to complete an administrative replat to combine the three tracts into one tract under one filing prior to the issuance of building permits.

B. Access

The new water storage tank project will take access from Country Club Pkwy via a new realigned access drive that will be located on the Tract A lot line. Country Club Pkwy is owned and maintained by the HOA.

C. Drainage and Erosion

Engineering has reviewed the Drainage Conformance Letter and found it to be acceptable.

A Grading Erosion & Sediment Control (GESC) plan and report will be submitted to Douglas County Engineering Services for review and approval prior to permits being issued for construction activities. Any additional requirements will be identified in referral comments provided by Public Works Engineering.

E. Floodplain

The project area is located within the FEMA Zone X floodplain, which is an area of minimal flood hazard.

III. PROVISION OF SERVICES

A. Fire Protection

South Metro Fire Rescue Fire Protection District (SMFR) provides fire and emergency services for the project area. SMFR had no objection to the proposed improvements.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) will provide police protection to the site. Responses were not received from the DCSO or E911. The Office of Emergency Management reviewed the request and had no concerns with the project.

D. Water and Sanitation

The new water storage tank facility will be served by CPMD.

E. Utilities

Area utility service providers were provided a referral on this application. Xcel Energy had no apparent conflict. CORE Electric Cooperative (CORE) reviewed the request and stated that CORE has existing underground electric facilities on the subject property. The applicant will review CORE comments and address accordingly. No other utility provider issued comments on the application.

G. Other Required Processes and Permits

The proposed project will require the following permits and approvals prior to commencement of construction:

- Public Works Engineering – Grading Erosion and Sediment Control (GESC) Plans and Permits and other applicable construction plans and permits
- Douglas County Building Division – building permits.

IV. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to abutting property owners. Four responses were received. Property owners were concerned with the aesthetics of the water storage tank, changes to the natural vegetation, impacts to individual property viewsheds, preservation of open space, proposed screening methods, and drainage impacts to existing facilities. Community responses were sent to the applicant to address. At the writing of this staff report, the applicant has not provided a written response to public comments. Additionally, the applicant has indicated that CPMD has held district board meetings and presented information about the proposed water storage tank project to local constituents. CPMD has indicated that they plan to present project information at the March 2025 HOA monthly meeting. The applicant also states that

district staff have met with residents who reside north of the proposed project area, as they will experience the largest impact of construction.

Referral response requests were sent to referral agencies on February 26, 2025. Referral responses were due at the conclusion of the referral period on March 12, 2025, prior to the Planning Commission hearing. Agency responses received are included as an attachment to this staff report.

V. STAFF ASSESSMENT

Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has indicated that the new water storage tank and other improvements will support water demand for Castle Pines Village, expand water capacity, address peak demands during high usage periods, and provide additional fire water supply storage in the event of an emergency. The proposed project aligns with the goals, objectives, and policies of the CMP.

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 water storage tank, and other improvements.

<u>ATTACHMENTS</u>	<u>PAGE</u>
Douglas County Land Use Application	7
Community Impact Report & Narrative.....	8
Vicinity Map	18
Zoning Map	19
Aerial Map.....	20
Referral Agency Response Report	21
Referral Response Letters.....	25
Location and Extent Exhibit	30
Applicant Acknowledgement of Hearing Past 30 Days.....	35

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 ONLY

PROJECT TITLE: Castle Pines Village Filing 15D, Tracts G & H, Filing 28A, Tract A

PROJECT NUMBER: LE2025-003

PROJECT TYPE: Potable Water Tank
Addition of a new 2 MG Tank to Existing Tank/Pump Station Site

MARKETING NAME: _____

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2024-253

PROJECT SITE:

Address: 6880 Country Club Drive Castle Rock, CO 80108

State Parcel Number(s): 235109207001/3/4

Subdivision/Block#/Lot# (if platted): Tract A/G/H Filing 28A - T7S & R67W

PROPERTY OWNER(S):

Name(s): Castle Pines Homes Association

Address: 688 West Happy Canyon Road Castle Rock, CO 80108

Phone: (303) 814-1345

Email: mark@thevillagecastlepines.com

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

Name: Evan Person - Castle Pines Metropolitan District Capital Program Manager

Address: 5880 Country Club Drive Castle Rock, CO 80108

Phone: (303) 688-8330

Email: eperson@castlepinesmetro.com

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*.

Evan Person

Applicant Signature

2/20/2023


Date

CASTLE PINES METROPOLITAN DISTRICT

2 MG TANK

LIMITS & EXTENT COMMUNITY IMPACT REPORT &



VICINITY MAP 

Prepared: March 17, 2025 (Revision)

Applicant Information:

Applicant: Castle Pines Metropolitan District
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Evan Person – Capital Program Manager
(303) 688-8330
Eperson@castlepinesmetro.com

Engineer: IMEG
Glendon Berrett P.E. – Project Manager
(303) 872-9031
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Description of the Request:

The Applicant, Castle Pines Metropolitan District (CPMD), proposes a Location and Extent related to undertaking the construction of a 2-million-gallon (MG) potable water storage tank, and related infrastructure improvements to enhance the community's water storage and distribution capabilities. The proposed tank and project area includes Tracts A, G, and H of Filing 28A, located near the intersection of Northwood Lane and Country Club Drive within Castle Pines Village. The subject property totals approximately 3.5 acres in size and is located within the Castle Pines Planned Development. Currently, the District owns and operates an existing buried potable water tank and pump station within the existing project area. The Castle Pines Metropolitan District provides water, wastewater collection, operation and maintenance of street improvements and storm drainage services for the Village at Castle Pines. Water service is provided to approximately 2000 accounts (primarily residences) and 5000 residents. The service area is generally bounded by Daniels Park Road on the west, Highway 85 to the south, Castle Rock Parkway/I-25 to the east, and the City of Castle Pines to the North. The tank project area directly abuts the City of Castle Pines boundary along the eastern edge of the tracts, with direct property abutment to the Castle Pines North Metropolitan District Water Treatment Facility (CPNMD) property.

With the site limitations, the proposed tank is located on the lot line between Tracts G and H of Filing 15D, and a proposed access drive along the lot line of Tract A, Filing 28A. It has been requested with the changes to the site, that there be a subsequent lot line vacation between the tracts identified. With this Limits and Extents process the applicant will also proceed with a separate subdivision request for a Lot Line Adjustment/and or Vacation, and Subdivision Boundary Adjustment.

Specific design features of the tank are as such:

- Circular Tank Section with an Exposed Concrete Roof: Diameter approximately 128-feet. Exposed Concrete roof relatively flat, with a 2% slope from the center point of the roof to the perimeter wall. Resulting exposed surface areas is just under 13,000 square feet.
- Tank Height approximately 26-feet from the bottom of the foundation to crown of the roof section. However, a majority of the tank will be buried after construction similar to the existing tank on site. It is proposed that the top 4-feet of wall section will be exposed along with the roof deck. The exposed concrete sections will be stained with the construction to a natural color to mitigate visual impacts. Backfill around the tank will be sloped away from the structure to promote drainage and allow for revegetation with native grasses to allow for further screening of the exposed wall section. The elevation of the tank needs to match the existing tank on site exactly in order that the volume is hydraulically equivalent. The top of this tank needs to be exposed to allow for reasonable side slopes on the backfill to reestablish native grasses and allow for drainage improvements, as well as continued access to the existing pump station for operations.

- A number of operational pipeline improvements are required for the tank.
 - Realignment of 8-inch diameter CPMD Transfer Line – that provides potable water from the Districts Water Treatment Facilities to the existing pump station and for filling the tanks.
 - Realignment of three separate CPN Mains, including a 24-Inch diameter and a 20-Inch diameter potable main, and an 8-Inch Raw Water main. These mains will be routed along the eastern side of the site.
 - Three new tank inflow and outflow lines (12-Inch diameter) will be installed connected to the existing tanks inflow/outflow piping.
 - In addition, an emergency overflow/tank drain line (12-Inch diameter) will be installed to provide for emergency draining of the tank. These will be routed to drain in the existing drainageway on the site.

Specific Site improvements include:

- Paved access roads: Two asphalt paved accesses (16-feet in width) are proposed with tank improvements. A lower access road will be connected to Country Club Drive to the south, in order to access the frontage of the existing pump station. This access is consistent with the existing access road to the pump station, just realigned to mitigate the steepness of the access and to accommodate for backfill slopes and storm drainage improvements. A new upper-access road to Northwood Lane is also proposed with these improvements.
- Storm Drainage Improvements will include extending the existing storm piping conveyance farther down the slope to discharge into the existing drainageway at a location to prevent erosion.
- Landscaping Improvements: Refer to the mitigation measures section for further details.
- Fencing Improvements: Refer to the mitigation measures section for further details.

Purpose of the Improvements

As part of its commitment to maintaining reliable water service and ensuring adequate fire protection, the District plans to construct a new, partially buried potable water tank on the same site. This additional tank will expand the available storage capacity, addressing buffering of peak demands during high usage periods from residents and businesses while also bolstering emergency preparedness by providing critical fire storage. These improvements reflect the District’s ongoing efforts to modernize infrastructure and support the growing needs of the community.

Summary of Potential Impacts and Proposed Mitigation Measures

This portion of the narrative/report will provide information regarding Community Impacts associated with the installation of the proposed water storage tank and the mitigation measures that will be implemented to address potential community concerns. As previously noted, the project aims to enhance the water storage capacity of the District while minimizing adverse effects on adjacent properties and the surrounding environment. See the following sections for Potential Impacts and Mitigation Measures:



Visual Impact

The intent of the design is to bury a majority of the tank, however existing site grades, and constraints on matching the existing tank, will result in the top 4-feet of the tank and the lid to be exposed. The 4-feet is a small portion of the overall 26-feet of tank height as previously described. The exposed portions of the water storage tank will be visible primarily from adjacent properties to the east, and from Country Club Parkway, which may affect the aesthetic character of the area. It should be noted that the proposed tank elevation needs to match the existing tank elevations such that the operational water level will be effectively the same in both tanks.

Mitigation Measures:

- The exposed wall height will likely largely be screened with growth of native grasses on the backfill slopes. Seed mixes will include Buffalograsses, fescues and others that are native to this area, providing good ground cover, some height for coverage, and erosion prevention.
- Installation of screen fencing around the perimeter of the tank site to reduce direct visibility from Country Club Parkway and provide security for the site. Regarding the screen fencing, the metro district will work closely with the Castle Pines Village Homes Association and their respective Design Review Committee to identify and install fencing that meets the aesthetic character and requirements of the village. The ultimate site fencing could result to be consistent with a number of types of fencing that has been constructed throughout the village, which may include wood privacy fencing, or even masonry wall type fences. **At minimum**, in order to provide security for the site and screening an 8-foot-tall chain-link fence will be installed. The chain-link will be PVC coated to a natural color option and will include a privacy screen applied to the fence. It is also possible that a blend of fencing could be implemented depending on street frontage etc. A conceptual image is below.





- Implementation of tree plantings along eastern property line to provide natural screening and enhance visual appeal over time. Site screening to the adjacent residential lot to the east will be focused on planting of opaque evergreen trees 1-inch caliper and/or approximately 8-10 feet in height at the time of the planting. Tree varieties will include opaque type evergreen trees native to the area, options include Colorado Blue Spruce and Douglas Fir, or others similar in nature. The ultimate placement of the trees will examine view corridors from the residence to the exposed portions of the tank. This plan will also be reviewed and approved through the districts DRC process.
- Use of neutral colors in a concrete stain for the exposed portions of the concrete, such that the tank color will blend with the surrounding environment to minimize visual disruption.

Traffic Impact

Increased traffic to and from the site may be a potential concern to adjacent residents; however, due to the nature of operations, there will be no appreciable impact or increase in traffic to the site.

Mitigation Measures:

- It is anticipated that once constructed the site will result in **one trip per day or approximately 20 days per month (working days)**, for field check of the pump station operations, and potential monitoring of the two tanks, ensuring no significant increase in local traffic congestion. Operations of the pump station and the tanks is automated through instrumentation, and the District's Supervisory Control and Data Acquisition System. With the addition of the tank, this facility is not proposing any additional site



visits beyond current operational level, post construction traffic will remain the same as it is today.

- Access to the site will be primarily from the designated lower access route (east side) that has access to Country Club Drive (estimated to be daily trips). This route will be improved to provide better access to the pump station. The access will be maintained to prevent any disruption to nearby roads or properties. The upper access accessing Northwood Lane as reflected on the exhibit will only be used intermittently for operations. The upper access will be primarily used for staging of tank cleaning diver teams or other maintenance activities that require entry into the tanks from the roof hatches. Cleaning activities for the tanks are on a 3–5-year basis.
- Construction-related traffic will be carefully managed to minimize temporary impacts during the installation phase. The following page provides an estimate of construction vehicle trips during the anticipated timeline for the project (May 2025 – January 2026). We would caution that the actual construction window and duration could change due to a number of factors, including plan approvals, construction means and methods, weather, and schedule optimization. To date, it is anticipated that the project duration will be approximately 6 months. There are aspects of the project that are being implemented in an effort to reduce the duration of the construction, this includes Horizontal Direction Drilling to install relocated water mains under Country Club Parkway to eliminate open cut, and disruption to the adjacent collector street, early material procurements for long lead items required for the tank construction, etc. The timeline reflected shows all the work from start to the completion of the access improvements and final site stabilization.



Month/Week	Anticipated Construction Activity	Anticipated Daily Vehicle Trips	Additional Daily Trips For Concrete Pours	Anticipated Weekly Vehicle Trips	Notes
5/5/2025	Erosion Control - Install BMPs	4		20	
5/12/2025	Water Line Relocation Work	12		60	
5/19/2025	Water Line Relocation Work	12		60	
5/26/2025	Water Line Relocation Work	12		60	
6/2/2025	Water Line Relocation Work	12		60	
6/9/2025	Water Line Relocation Work	12		60	
6/16/2025	Water Line Relocation Work	12		60	
6/23/2025	Underslab Piping/Other Utilities	12		60	
6/30/2025	Underslab Piping/Other Utilities	12	12	72	Includes estimated increase in daily trips for concrete trucks for below slab encasements.
7/7/2025	Underslab Piping/Other Utilities	12	12	72	Includes estimated increase in daily trips for concrete trucks for below slab encasements.
7/14/2025	Underslab Piping/Other Utilities - Landscaping Trees to East/Screen	16		80	
7/21/2025	Floor Slab Forming/Reinforcement	8		40	
7/28/2025	Floor Slab Forming/Reinforcement	8		40	
8/4/2025	Floor Slab Forming/Reinforcement - Floor Pour	12	100	160	Entire Floor Slab is required to be a single concrete pour in one day.
8/11/2025	Form Walls, Columns with Periodic	8		40	
8/18/2025	Form Walls, Columns with Periodic	8		40	
8/25/2025	Form Walls, Columns with Periodic	8	12	52	
9/1/2025	Form Walls, Columns with Periodic	8		40	
9/8/2025	Form Walls, Columns with Periodic	8	12	52	
9/15/2025	Form Walls, Columns with Periodic	8		40	
9/22/2025	Form Walls, Columns with Periodic	8	12	52	
9/29/2025	Form Walls, Columns with Periodic	8		40	
10/6/2025	Form Walls, Columns with Periodic	8	12	52	
10/13/2025	Roof Slab Forming/Reinforcement	12		60	
10/20/2025	Roof Slab Forming/Reinforcement	12		60	
10/27/2025	Roof Slab Forming/Reinforcement	12		60	
11/3/2025	Roof Slab Forming/Reinforcement	12		60	
11/10/2025	Roof Slab Forming/Reinforcement - Roof Pour	12	100	160	Entire Roof Slab is required to be a single concrete pour in one day.
11/17/2025	Stressing/Entry Hatches	8	2	42	
11/24/2025	Testing	8		40	
12/1/2025	Backfilling, Site Grading	12		60	
12/8/2025	Backfilling, Site Grading	12		60	
12/15/2025	Backfilling, Site Grading	12		60	
12/22/2025	Revegetation/Site	16		80	
12/29/2025	Revegetation/Site	16		80	
1/5/2026	Revegetation/Site Fencing/Landscaping/Access Road	16	10	80	Includes Deliveries for Asphalt Pavement

Construction access will be directed to the site from Country Club Drive a main collector street of the village, even on busy pour days the overall impact to traffic in the area will be not be adversely affected with any significance from a trips/day basis as compared to existing service levels of the road which are approximately 1000 total daily trips. .



Drainage, Water-Quality Impact

The construction of the water storage tank will minimally alter drainage patterns in the vicinity, with a slight increase in the impervious area with the exposed tank top, resulting in a minor increase in drainage runoff. The portion with the existing tank and pump station, generally discharges to an existing detention pond north of the site, however the portion of the site that will have the proposed tank constructed on it discharges directly to a swale off site. Refer to the drainage report included for further detail.

Mitigation Measures:

- Details for mitigation are identified in the attached drainage report, will ensure that water runoff and water quality is properly managed. With a majority of the site continuing to drain as it has historically since the construction of the existing tank and pump station.
- Storm piping is proposed to be extended down the slope further than it is now, with the realignment, resulting in an outfall in the existing drainage channel. Providing a more stable discharge point preventing erosion.
- Soil disturbance for construction will be limited as possible to the necessary work areas, and appropriate safety slopes etc. Impacts to the disturbed areas will be mitigated through the implementation of appropriate best management practices to prevent water accumulation, soil erosion, and sediment leaving the site.
- Finished site grades will be limited to three to one side slopes on the tank backfill areas due to the limited space constraints and four to one as possible on the remainder of the site to allow for slopes that can adequately receive and establish native revegetation. The tank backfill slopes will be further stabilized during establishment with erosion control blankets.
- Future operations and maintenance will address any unforeseen deficiencies in the vegetation establishment and address any drainage issues promptly.

The water storage tank project is designed to support the community's water needs while taking necessary precautions to mitigate key impacts to the surrounding area. With the implementation of screen fencing, tree plantings, and drainage solutions, the project will ensure minimal disruption to the local community and environment once fully constructed.

Noise Impact

There will be no impacts to noise levels from the site at the completion of the proposed tank project beyond the existing levels from the current pump station on the site. The pump station has been designed to attenuate noise levels from the internal electrically driven pumps, and other equipment, and the onsite emergency generator has appropriate muffler and noise attenuation.

Mitigation Measures During Construction:

- Construction noise will be mitigated as much as possible through ensuring equipment is in compliance with regulatory requirements. and ensuring regular maintenance on any equipment on site. The district also has also implemented and requires Contractors to adhere to strict working hour limitations, restricting construction access into the village and activities to between 7:30 AM and 5 PM to minimize disturbances to residents during early mornings and evenings, with very few exceptions beyond emergencies, or work



required to return service, etc. For days of unusual disruption, the District also has a policy of notifying nearby residents in advance to further help mitigate disruptions.

Light Impact

There will be no impacts to light levels from the site at the completion of the proposed tank beyond the existing levels from the current pump station on the site. No additional permanent lighting is proposed for the site. The existing pump station has been designed to limit lighting primarily to the egress/ingress door as required by building code, with the fixture generally being a cut-off type and directed downward as possible.

Mitigation Measures During Construction:

- Construction lighting is not expected to be needed with any frequency due to the nature of the District's working hours requirements being during daylight hours. If lighting is necessary for specific aspects of the work, it will be of localized placement to the work at hand and directed down or directly onto the working surface. There will not be any temporary site wide lighting allowed during construction.

Compliance with the Comprehensive Master Plan

A potable water storage tank serves as a critical infrastructure component that aligns with the goals, objectives, and policies set forth in the Douglas County Master Plan 2040, particularly in regard to the General Urban Land Use (Section 2) that applies to the Castle Pines Village. Below is an analysis of how this proposed 2 MG Tank supports the County's vision and priorities:

Goal 2-1: Improve and Enhance Existing Infrastructure by Providing Safe and Reliable Water Supply

The proposed potable water storage tank directly supports Goal 2-1 by ensuring a consistent and reliable supply of clean drinking water for the community. By storing water during low-demand periods and distributing it during peak usage, the tank enhances system resilience and reliability. Currently the existing tank on this site has limited storage capacity during peak usage periods within the District. The addition of the proposed tank and respective volume will provide the storage capacity the District needs, and will mitigate risks associated with emergencies, and maintenance activities requiring infrastructure to be offline, securing Castle Pines Village long-term water storage and distribution needs.

Goal 2-5: Design Development to Complement the Natural and Historic Landscape

The proposed storage tank has been sited adjacent to existing tank and pump station infrastructure, to minimize impacts to other potential open space areas within the District. This is also necessary from an operational perspective as the tank needs to match the operational elevation of the existing tank on site. In addition to the siting of the proposed tank, the new tank promotes the conservation of natural resources by allowing for the efficient use and sustainable management of water resources by regulating supply distribution. The greater storage volume will allow for more optimized pumping schedules, directly reducing energy consumption, and operational costs to the District.



Goal 2-9: Ensure Development Occurs Concurrently with Essential Services and Infrastructure. Castle Pines Village has experienced steady growth, and a potable water storage tank provides the necessary infrastructure to accommodate the remaining future development. By increasing water storage capacity, the tank ensures that new residential, and other potential development has access to adequate water supply and fire protection. This supports the remaining growth areas while maintaining a high quality of life for current residents and businesses within the service area.

Goal 2-15B: Develop Communities with Adequate Public Facilities and Services.

Two specific goals include ensuring that development enhances services such as utilities, fire protection, and water supply, as well as support special district facility and infrastructure upgrades needed to build-out the Castle Pines SUA, are directly addressed with this project.

Goal 2-15C: Develop in a Manner that Complements and Enhances the character of the Built and Natural Environment.

This is largely achieved in this project through increasing the water system's redundancy and resiliency to climate change and extreme weather events, and other potential disruptions to service. The storage tank increases system resilience by providing a buffer against supply disruptions caused by droughts, wildfires, and infrastructure failures. It ensures that emergency reserves are available when needed, supporting the District's climate adaptation strategies.

Goal 5-1: Ensure the Provision of Adequate Community Resources in an Efficient and Cost-Effective manner.

This is achieved through enhanced public safety and emergency preparedness

A well-maintained potable water storage tank plays a vital role in public safety by ensuring reliable water availability for firefighting, medical facilities, and emergency response efforts. It provides the necessary infrastructure to support disaster preparedness plans and helps maintain critical services during emergencies, thereby enhancing community resilience.

Conclusion

The construction and operation of a potable water storage tank are in direct alignment with the Douglas County Master Plan 2040's vision for sustainable growth, resource management, and community resilience for the Castle Pines SUA. By ensuring a safe and reliable water supply, optimizing resource use, supporting development, addressing climate resilience, and enhancing public safety, the tank serves as a cornerstone of Castle Pines long-term strategic planning.

In the course of District board meetings (which are open to the public) information on this project has been provided to the local constituents. Additionally, the District anticipates presenting project information in the March Castle Pines Village Homes Association monthly meeting. Additionally, District staff have met directly with the residents due north of the existing tank on multiple occasions, as they will experience the largest impact during construction.



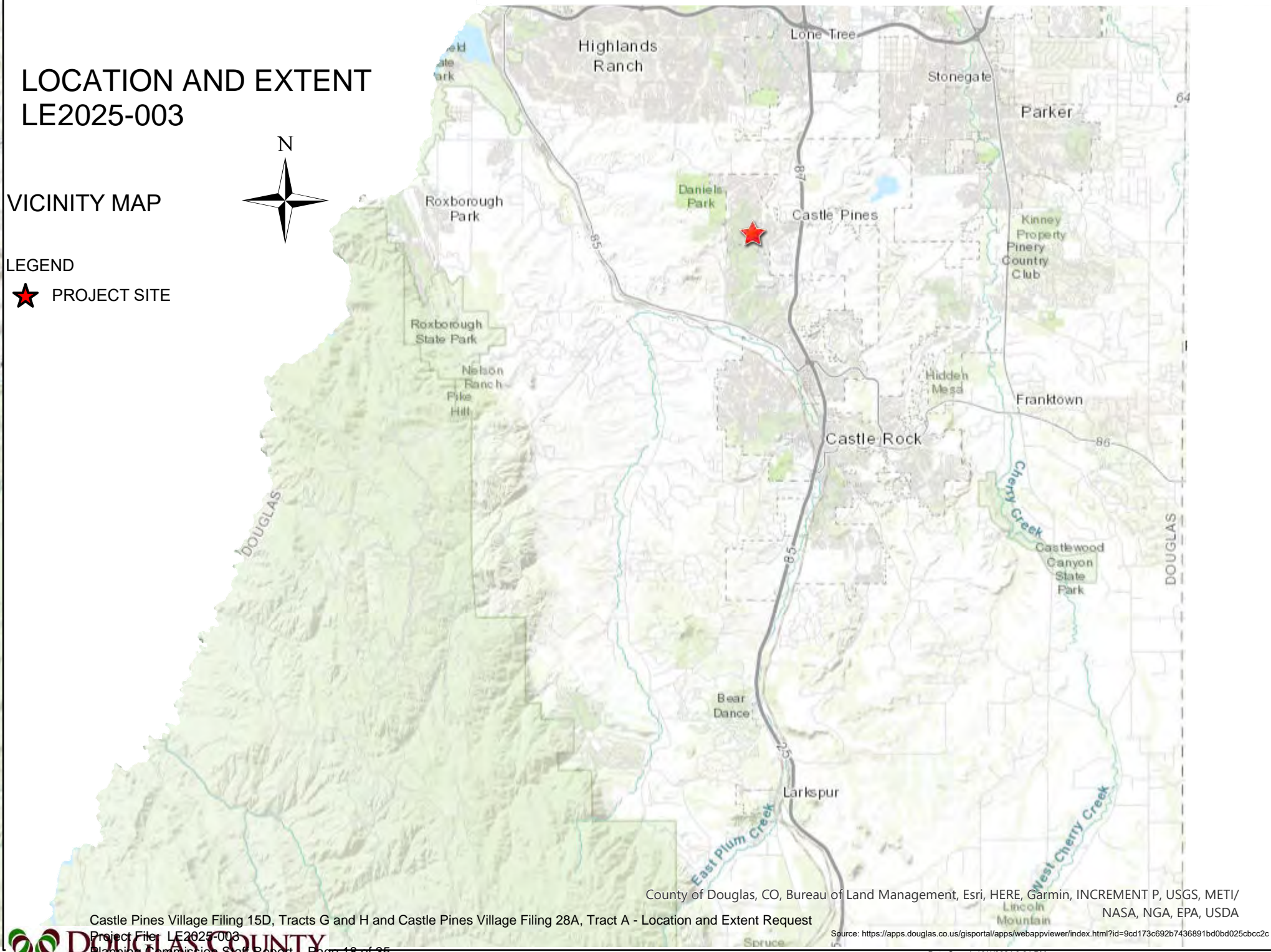
LOCATION AND EXTENT LE2025-003

VICINITY MAP



LEGEND

 PROJECT SITE



County of Douglas, CO, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/
NASA, NGA, EPA, USDA

Castle Pines Village Filing 15D, Tracts G and H and Castle Pines Village Filing 28A, Tract A - Location and Extent Request

Project File LE2025-003

Planning Commission Staff Report Page 18 of 35

Source: <https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0bd025cbcc2c>






Date Saved: 10/4/2024 3:24 PM

LE2025-003 LOCATION AND EXTENT

LE2025-003 ZONING



LEGEND

-  Roads
-  Major Roads
-  Parcels - PARCELS
-  CTY
-  PD - PLANNED DEVELOPMENT



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

LE2025-003 LOCATION AND EXTENT

LE2025-003
AERIAL



LEGEND

- Roads
- Major Roads
- ▭ Parcels - PARCELS



Referral Agency Response Report

Project Name: Castle Pines Village Filing 28A, Tracts, A, G, and H

Project File #: LE2025-003

Date Sent: 02/26/2025

Date Due: 03/12/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	03/06/2025	Received: The proposed address for this facility is 6886 COUNTRY CLUB DRIVE. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Send confirmation of project approval to this office by email. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.	Comments forwarded to applicant to address.
Assessor	03/05/2025	No comment	No action necessary
AT&T Long Distance - ROW	02/27/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Country Club Dr Castle Pines, Colorado. 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 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	03/06/2025	Received: If there is any electrical work permit is required.	Comment forwarded to applicant to address.
Castle Pines Commercial Metropolitan Districts #1-5		No Response Received	No action necessary
Castle Pines Homes Association		No Response Received	No action necessary
Castle Pines North Metro District		No Response Received	No action necessary

Referral Agency Response Report

Project Name: Castle Pines Village Filing 28A, Tracts, A, G, and H

Project File #: LE2025-003

Date Sent: 02/26/2025

Date Due: 03/12/2025

Agency	Date Received	Agency Response	Response Resolution
Castle Pines Village Metro District		No Response Received	No action necessary
CenturyLink	02/27/2025	<p>Received: We have received your request for an encroachment and have set up a Lumen project accordingly. Your project number is P865051 and it should be referenced in all emails sent in for review. Your project owner is Brent Evick and they can be reached by email at Brent.Evick@lumen.com with any questions that you may have regarding this project. Requests are addressed in the order received, Lumen will endeavor to respond within 30 days. Cheyanne Hobbs Project Coordinator, Faulk & Foster 214 Expo Circle, Suite 7 West Monroe, LA 71291 Cheyanne.Hobbs@lumen.com</p>	No action necessary unless CenturyLink provides a referral comment letter for applicant to address.
City of Castle Pines		No Response Received	No action necessary
Comcast		No Response Received	No action necessary
CORE Electric Cooperative	03/11/2025	<p>Received: CORE Electric Cooperative has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments: CORE has existing underground electric facilities on the subject property. CORE will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the CORE's current extension policies.</p>	Comments forwarded to applicant to address.

Referral Agency Response Report

Project Name: Castle Pines Village Filing 28A, Tracts, A, G, and H

Project File #: LE2025-003

Date Sent: 02/26/2025

Date Due: 03/12/2025

Agency	Date Received	Agency Response	Response Resolution
Douglas County Health Department		No Response Received	No action necessary
Engineering Services	03/11/2025	Received: 1. Please provide construction plans for all proposed improvements. 2. Provide GESC Plans and Report for this project. 3. Provide a traffic letter that defines there will be no increase in vehicle trips due to these improvements. These engineering requirements are not required prior to the approval of the L&E. Questions, contact Al Peterson, apeterso@douglas.co.us 303-660-7490.	Comments forwarded to applicant to address.
Mile High Flood District		No Response Received	No action necessary
Office of Emergency Management	03/04/2025	Received: OEM has no issues with this project	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	03/04/2025	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent	No action necessary
Xcel Energy-Right of Way & Permits	03/06/2025	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 dial 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	No action necessary

DV 25-104



www.douglas.co.us

Department of Community Development
Planning Services

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: **February 26, 2025**

Comments due by: **March 12, 2025**

Project Name: *Castle Pines Village Filing 28A, Tracts A, G and H - Location and Extent for a New Storage Tank & Improvements*

Project File #: **LE2025-003**

Project Summary: Castle Pines Metro District (CPMD) requests approval of a Location and Extent to construct a new 3-million-gallon potable storage tank with improvements within the Castle Pines Planned Development. The new storage tank will expand water storage capacity, ensure adequate water supply at peak demands during high usage period from residents and businesses, and provide critical fire water supply storage. The site is located at 6880 Country Club Drive SPN: 2351-092-07-001, 2351-092-07-003, and 2351-092-07-004.

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: _____
<input checked="" type="checkbox"/>	See letter attached for detail.
Agency: <i>ENGINEERING</i>	Phone #: <i>4318</i>
Your Name: <i>AL PETERSON</i> <i>(please print)</i>	Your Signature: <i>Al Peterson</i>
	Date: <i>3/12/25</i>

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **March 17, 2025, 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



March 12, 2025

DV 25-104

Carolyn Washee-Freeland – Project Planner
Douglas County Planning
100 Third Street
Castle Rock, CO. 80104

RE: Castle Pines Village Filing 28A – New Water Storage Tank

Dear Carolyn,

Engineering has reviewed the Location & Extent (L & E) and the following comments have been generated:

1. Please provide, at your convenience, Construction plans for all proposed Improvements.
2. Please provide, at your convenience, GESC Plans and Report for this project.
3. Please provide a Traffic Letter that defines there will be no increase in vehicles trips due to these improvements.

These Engineering requirements are not required prior to the approval of the L & E.

Should you have any questions in regard to these comments, I can be reached at 303-660-7490 or apeterso@douglas.co.us.

Respectfully,

A handwritten signature in blue ink, appearing to read "Al Peterson", is written over a light blue circular stamp.

Al Peterson
Sr. Development Review Engineer

c: Brad Jackson, P.E., Development Review Supervisor
DV File



Right of Way & Permits

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

March 6, 2025

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

Attn: Carolyn Washee-Freeland

Re: Castle Pines Village Filing 28A, Tracts A, G, and H, Case # LE2025-003

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 dial 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

Carolyn Freeland

From: annb cwc64.com <annb@cwc64.com>
Sent: Thursday, February 27, 2025 1:01 PM
To: Carolyn Freeland
Cc: Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com
Subject: Country Club Dr Castle Pines, Colorado Douglas County eReferral #LE2025-003
Attachments: Country Club Dr 3 Castle Pines, 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 Country Club Dr Castle Pines, 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.

-----Original Message-----

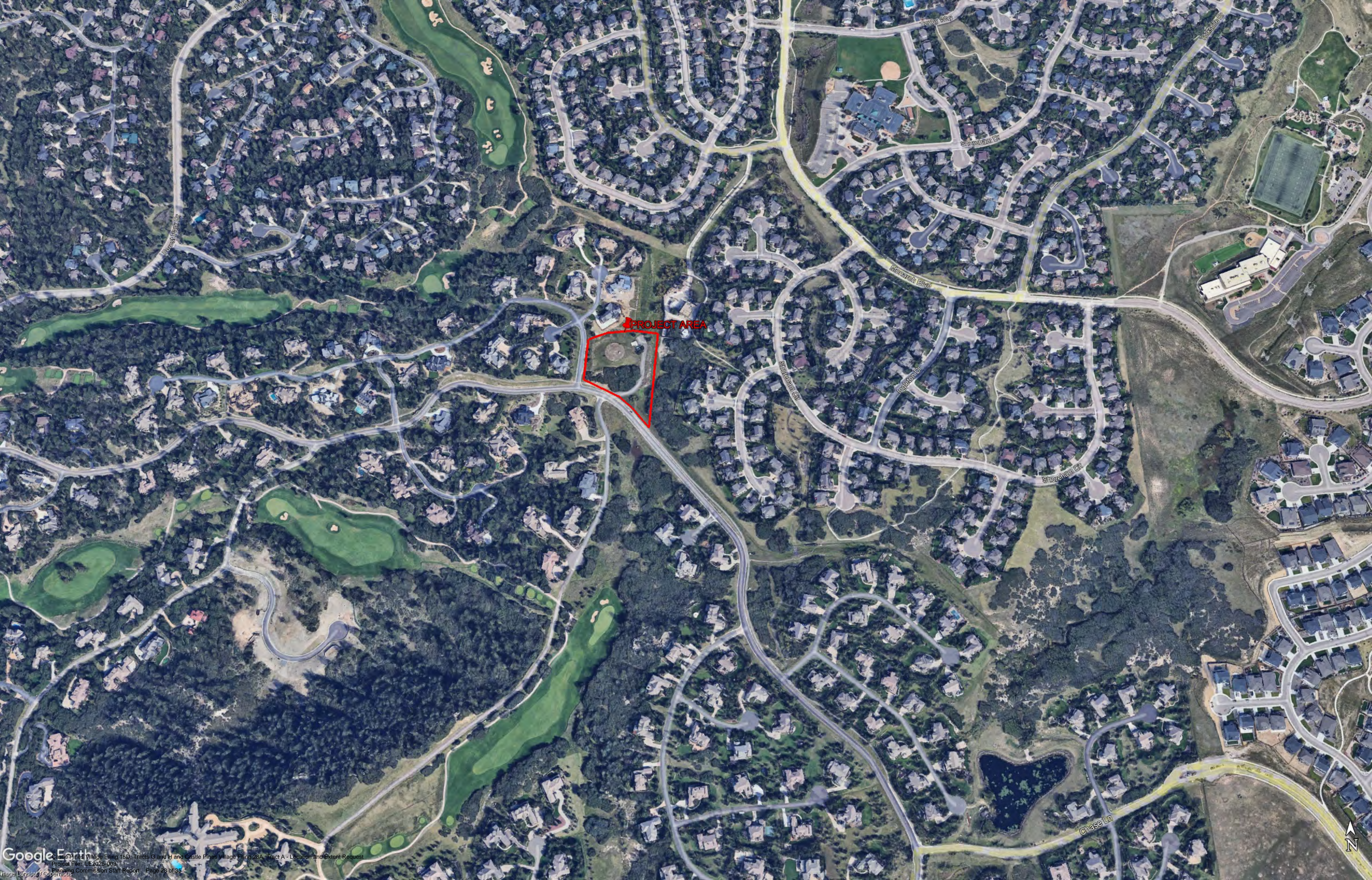
From: cfreeland@douglas.co.us <cfreeland@douglas.co.us>
Sent: Wednesday, February 26, 2025 4:47 PM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (LE2025-003) Is Ready For Review

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>

LE2025-003, Castle Pines Village Filing 28A, Tracts A, G, and H - New Water Storage Tank & Improvements Location and Extent Request

Castle Pines Metro District (CPMD) requests approval of a Location and Extent to construct a new 3-million-gallon potable storage tank with improvements within the Castle Pines Planned Development. The new storage tank will expand water storage capacity, ensure adequate water supply at peak demands during high usage period from residents and businesses, and provide critical fire water supply storage. The site is located at 6880 Country Club Drive SPN: 2351-092-07-001, 2351-092-07-003, and 2351-092-07-004.

This referral will close on March 12, 2025.



PROJECT AREA



CASTLE PINES METROPOLITAN DISTRICT 2 MG TANK

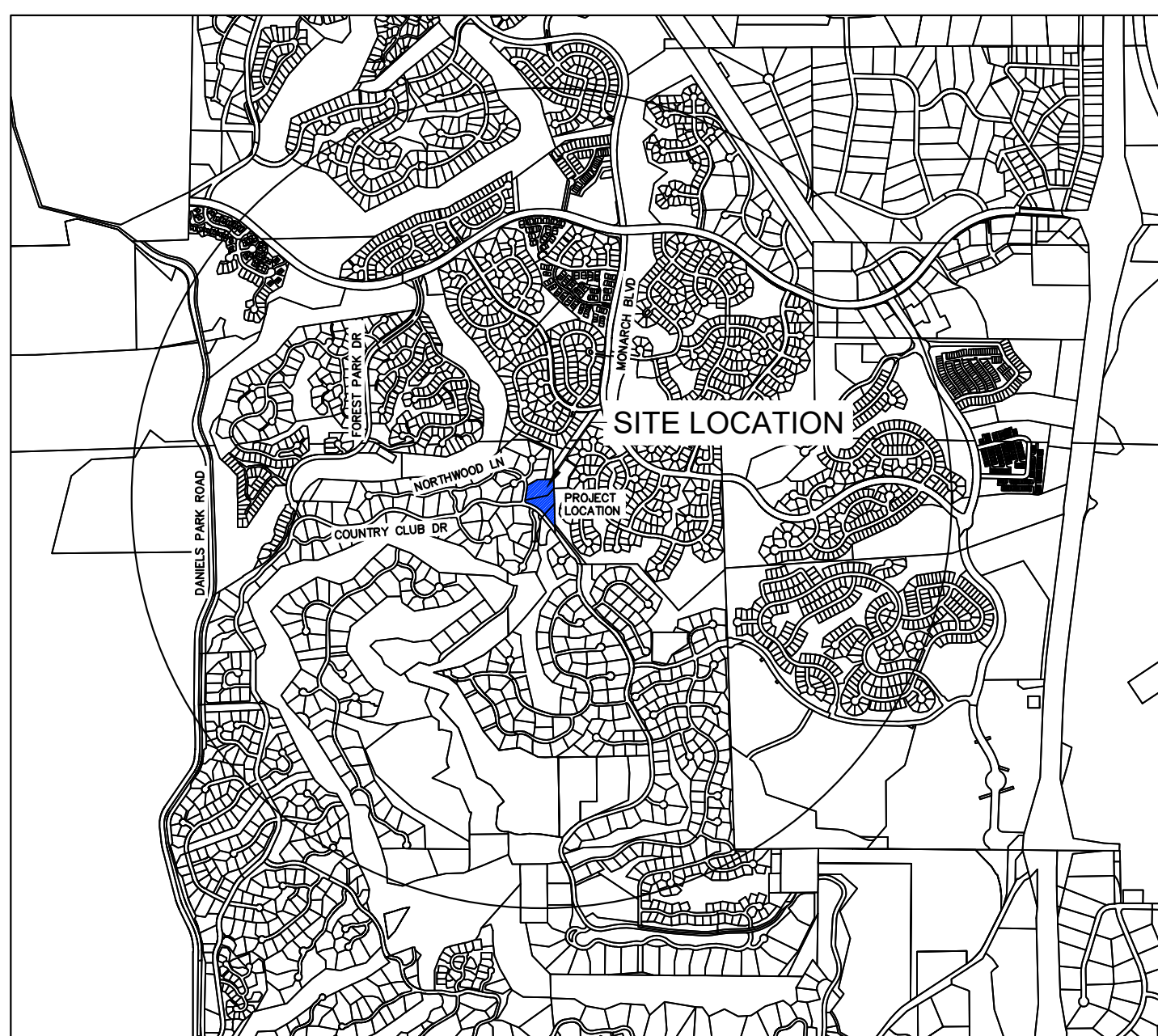
LOCATION AND EXTENTS PLAN

TRACT G AND H OF CASTLE PINES FILING 15D RECEPTION NO. 2003034870,
 AND TRACT A OF CASTLE PINES FILING 28A RECEPTION NO. 01048450
 BEING PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 COUNTY OF DOUGLAS, STATE OF COLORADO.
 LE2025-003

CONTACTS

OWNER
 CASTLE PINES METROPOLITAN DISTRICT
 EVAN PERSON
 5880 COUNTRY CLUB DRIVE
 CASTLE ROCK, CO 80108
 PHONE: 303.688.8330

CIVIL ENGINEER
 IMEG CORPORATION
 GLENDON BERRETT, P.E.
 7600 E. ORCHARD RD, SUITE 250-S
 GREENWOOD VILLAGE, CO 80111
 PHONE: 303.796.6000



VICINITY MAP
 1"=2000'

SHEET INDEX	
SHEET #	SHEET TITLE
1	COVER SHEET
2	SITE VICINITY PLAN
3	SITE PLAN
4	TANK ELEVATION VIEWS
5	UTILITY PLAN



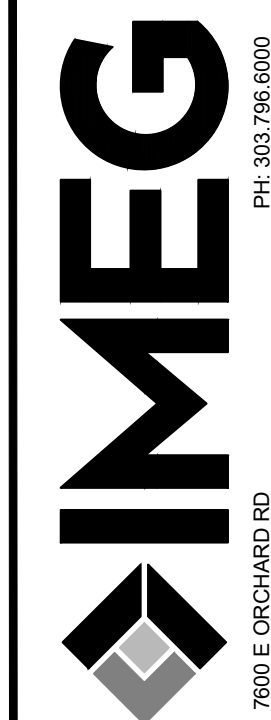
Know what's below.
 Call before you dig.

UTILITY NOTE

THE LOCATIONS OF THOSE BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE, ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITY MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

IMEG CORP. HAS ADOPTED SAFETY PROCEDURES FOR ITS EMPLOYEES WHO PROVIDE PROFESSIONAL ENGINEERING AND SURVEYING SERVICES. A COPY OF THESE PROCEDURES IS AVAILABLE FROM THE SAFETY OFFICER. IMEG CORP. PERSONNEL ARE NOT TRAINED IN CONTRACTOR (CONSTRUCTION) SAFETY AND COMPLIANCE PROCEDURES. THE METHODS AND MEANS TO COMPLY WITH CONSTRUCTION SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

No.	REVISIONS DESCRIPTION	DATE



CASTLE PINES METROPOLITAN DISTRICT 2 MG TANK
 CASTLE PINES, CO
 COVER SHEET

IMEG Project No:
 220000010.16

File Name:
 L&E COVER.dwg

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Field Book No:

Drawn By: GJ

Checked By: GB

Date: 1/28/25

1

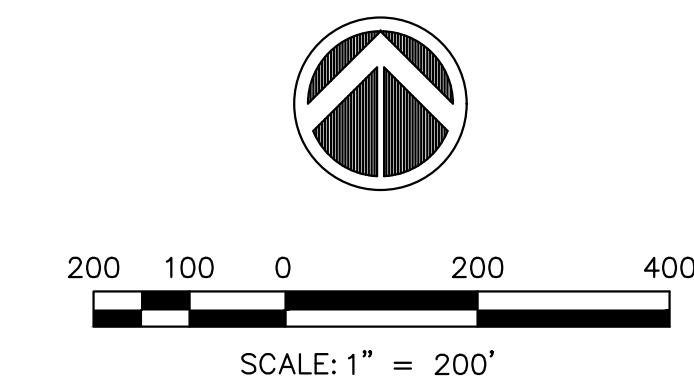
Sheet 1 of 5

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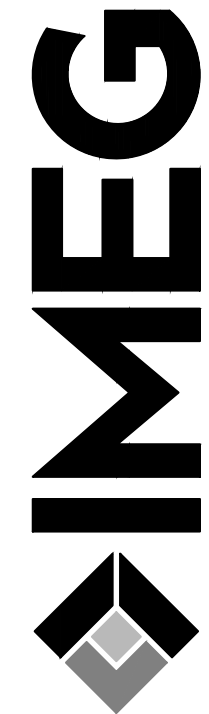
CASTLE PINES METROPOLITAN DISTRICT 2 MG TANK

LOCATION AND EXTENTS PLAN

TRACT G AND H OF CASTLE PINES FILING 15D RECEPTION NO. 2003034870,
 AND TRACT A OF CASTLE PINES FILING 28A RECEPTION NO. 01048450
 BEING PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 COUNTY OF DOUGLAS, STATE OF COLORADO.



REVISIONS	
No.	DATE



1800 E ORCHARD RD
 SUITE 200
 GREENWOOD VILLAGE, CO 80111
 PH: 303.796.6000
 www.imegcorp.com

CASTLE PINES METROPOLITAN DISTRICT 2 MG TANK
 CASTLE PINES, CO
 SITE VICINITY PLAN

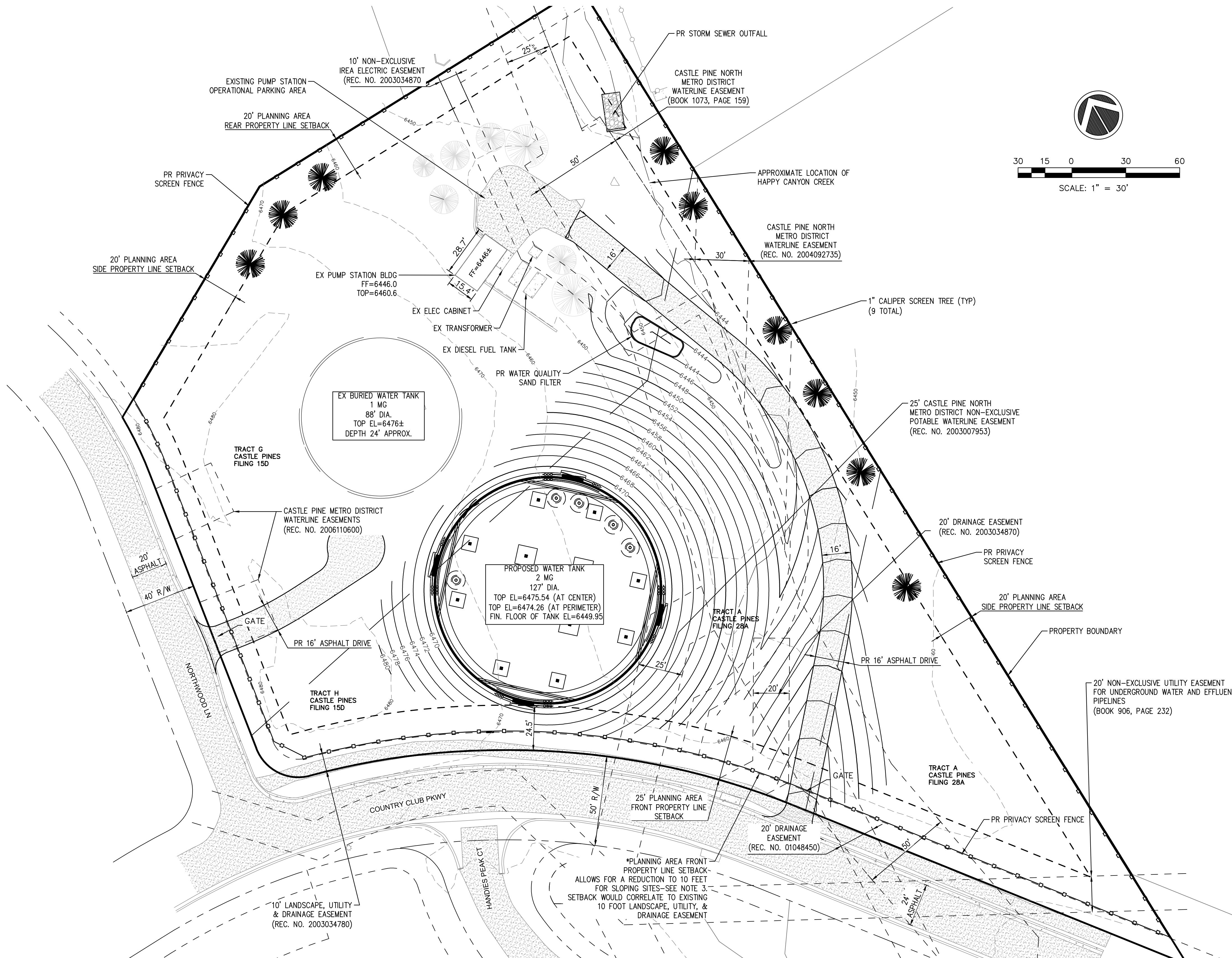
IMEG Project No: 220000010.16
File Name: SITE VICINITY PLAN.dwg
© COPYRIGHT 2025 ALL RIGHTS RESERVED
Field Book No:
Drawn By: GJ
Checked By: GB
Date: 1/28/25
2
Sheet 2 of 5

Tuesday, March 18, 2025 10:36:12 AM
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CASTLE PINES METROPOLITAN DISTRICT 2 MG TANK

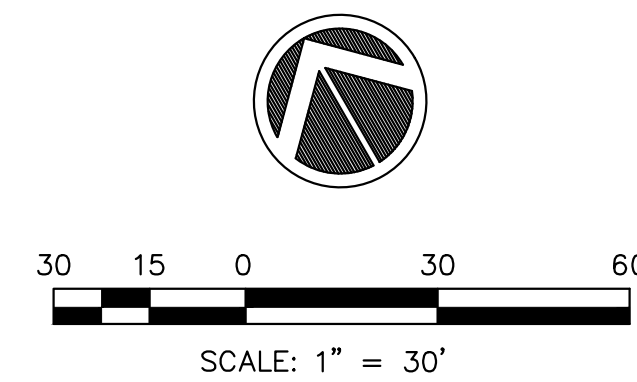
LOCATION AND EXTENTS PLAN

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 AND TRACT A OF CASTLE PINES FINLING 28A RECEPTION NO. 01048450
 BEING PART OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- - - 6470 - EXISTING CONTOUR
- - - 6470 - PROPOSED CONTOUR
- - □ - PROPOSED SCREEN FENCE



PLANNING NOTES:

- INTERNAL TRACT LINES FOR TRACT G, H, AND A WILL BE VACATED THROUGH A SEPERAE SUBDIVISION, AND REPLATING REQUEST, WITH THE INTENT TO CREATE A SINGLE TRACT AS REFLECTED BY THE EXTERIOR BOUNDARY SHOWN.
- EXISTING UTILITY EASEMENTS SPECIFIC TO CASTLE PINES NORTH, DRAINAGE, AND IREA ELECTRICAL WILL BE VACATED AND NEW NON-EXCLUSIVE UTILITY EASEMENTS REFLECTING THE UTILITY REALIGNMENTS WILL BE DEDICATED BY SEPARATE INSTRUMENT. AS COORDINATED WITH THE IMPACTED UTILITIES.
- PLANNING SET BACKS ARE REFLECTED, TO BE CONSISTENT WITH SETBACKS IDENTIFIED IN THE CASTLE PINES VILLAGE PLANNED DEVELOPMENT GUIDE SECTION IV SUBSECTION A.4. CONVENTIONAL DEVELOPMENT STANDARDS FOR RESIDENTIAL OR PROJECTS PERMITTED IN SINGLE-FAMILY RESIDENTIAL AREAS.
 FRONT SETBACK: 25 FEET
 SIDE SETBACK: 20 FEET
 BACK SETBACK: 20 FEET

FOR SLOPING SITES (STEEPER THAN 20%) SET BACK MAY BE REDUCED TO 10 FEET. THE EXISTING FRONTAGE OF COUNTRY CLUB DRIVE LARGELY SLOPES DOWNWARD INTO TRACTS A & G AT 3:1 SLOPE OR STEEPER (GREATER THAN 33%). THUS WE HAVE SHOWN BOTH THE STANDARD FRONT SET BACK AND THE SLOPING SITES (SETBACK ON THE EXHIBIT. AN ENCROACHMENT INTO THE 25-FOOT SETBACK IS NECESSARY FOR TANK CONSTRUCTION DUE TO EXCAVATION REQUIREMENTS AND SLOPES TO THE ROAD AND THE EXISTING TANK, AS WELL AS PROVIDING THE 3:1 FILL SLOPE TO THE PROPOSED ACCESS ROAD. THE MINIMUM DISTANCE TO COUNTRY CLUB FROM THE PERIMETER OF THE TANK IS REFLECTED ON THE DRAWING.

- CURRENT CASTLE PINES VILLAGE DESIGN REVIEW GUIDE AS ADOPTED BY THE HA DESIGN REVIEW COMMITTEE CURRENTLY DOES NOT REFLECT ANY SET BACKS FOR THIS AREA.

ACCESS NOTE:

- ACCESS IMPROVEMENTS TO BE 6" FULL DEPTH ASPHALT. DIMENSIONS ARE SHOWN ON PLAN.

FENCING NOTES:

- AT A MINIMUM, IN ORDER TO PROVIDE SECURITY FOR THE SITE AND SCREENING, AN 8 FT TALL CHAIN-LINK FENCE WILL BE INSTALLED. THE CHAIN-LINK WILL BE PVC COATED TO A NATURAL COLOR OPTION AND WILL INCLUDE A PRIVACY SCREEN APPLIED TO THE FENCE.

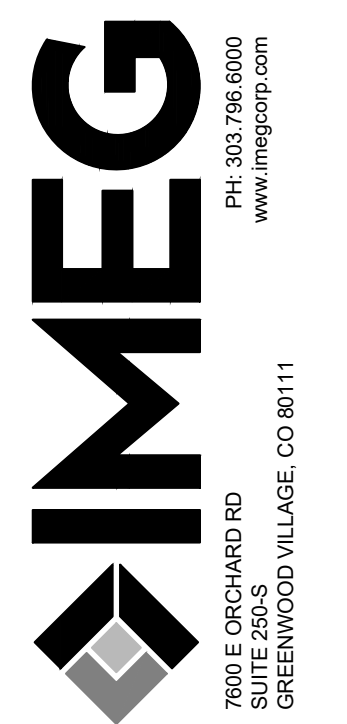


EXAMPLE

LANDSCAPING NOTE:

- DISTURBED AREAS WILL BE SUBJECT TO NATIVE REVEGETATION. SEED MIXES WILL INCLUDE BUFFALO GRASSES, FESCUES, AND OTHERS THAT AREA NATIVE TO THIS AREA, PROVIDING GOOD GROUND COVER, SOME HEIGHT FOR COVERAGE, AND EROSION PREVENTION.
- IMPLEMENTATION OF TREE PLANTINGS ALONG EASTERN PROPERTY LINE TO PROVIDE NATURAL SCREENING AND ENHANCE VISUAL APPEAL OVER TIME. SITE SCREENING TO THE ADJACENT RESIDENTIAL LOT TO THE EAST WILL BE FOCUSED ON PLANTING OF OPAQUE EVERGREEN TREES 1-INCH CALIPER AND/OR APPROXIMATELY 8-10 FEET IN HEIGHT AT THE TIME OF THE PLANTING. TREE VARIETIES WILL INCLUDE OPAQUE TYPE EVERGREEN TREES NATIVE TO THE AREA. OPTIONS INCLUDE COLORADO BLUE SPRUCE AND DOUGLAS FIR, OR OTHERS SIMILAR IN NATURE. THE ULTIMATE PLACEMENT OF THE TREES WILL EXAMINE VIEW CORRIDORS FROM THE RESIDENCE TO THE EXPOSED PORTIONS OF THE TANK.

NO.	REVISIONS DESCRIPTION	DATE



CASTLE PINES METROPOLITAN DISTRICT 2 MG TANK
 CASTLE PINES, CO
 SITE PLAN

IMEG Project No:
 220000010.16

File Name:
 Site Plan.dwg

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Field Book No:

Drawn By: GJ

Checked By: GB

Date: 1/28/25

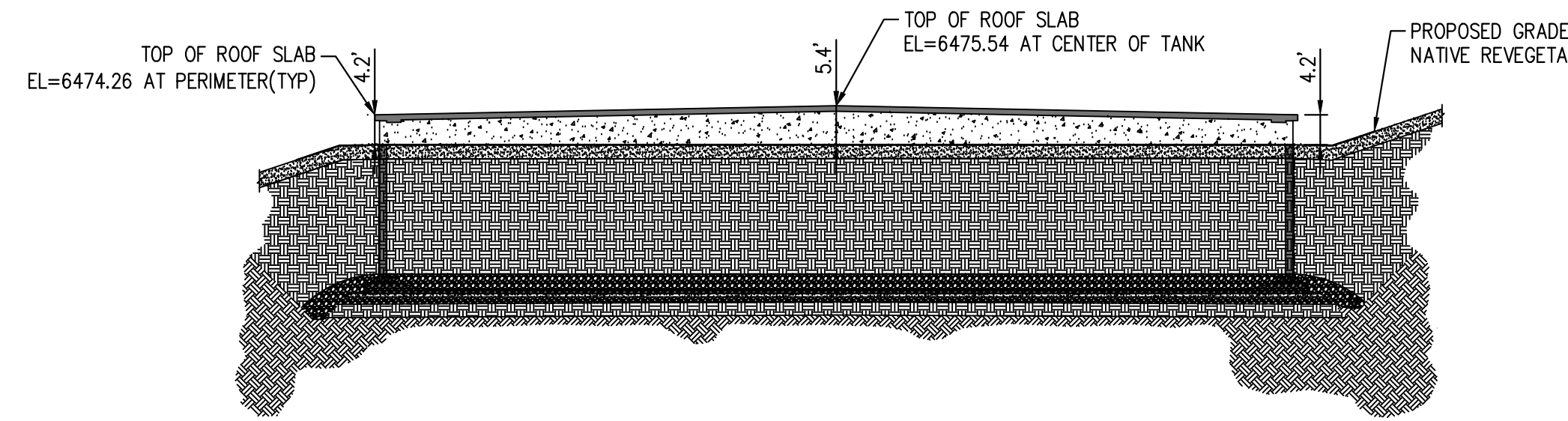
3

Sheet 3 of 5

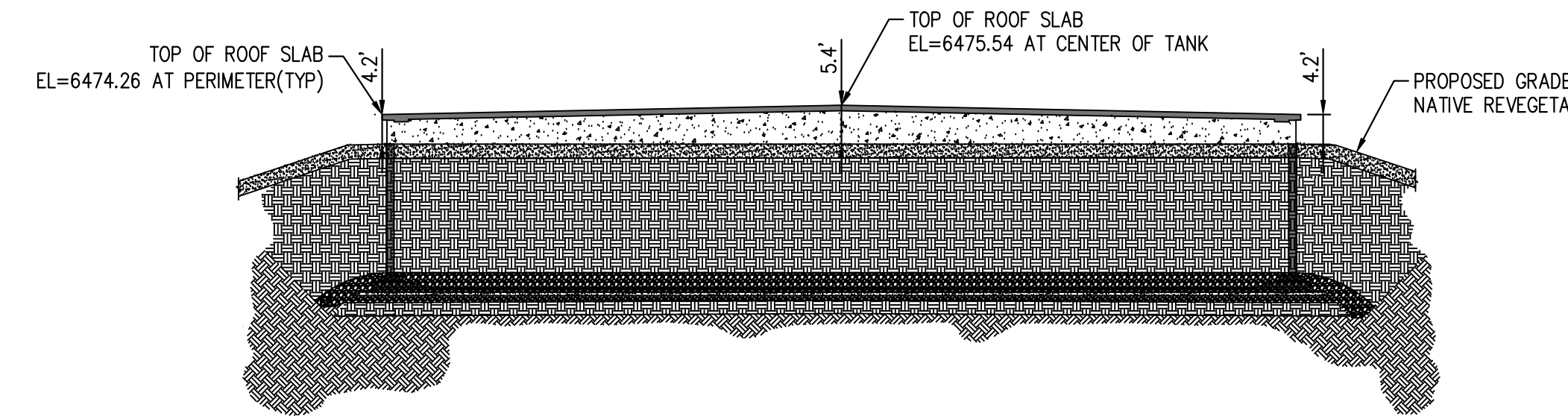
CASTLE PINES METROPOLITAN DISTRICT 2 MG TANK

LOCATION AND EXTENTS PLAN

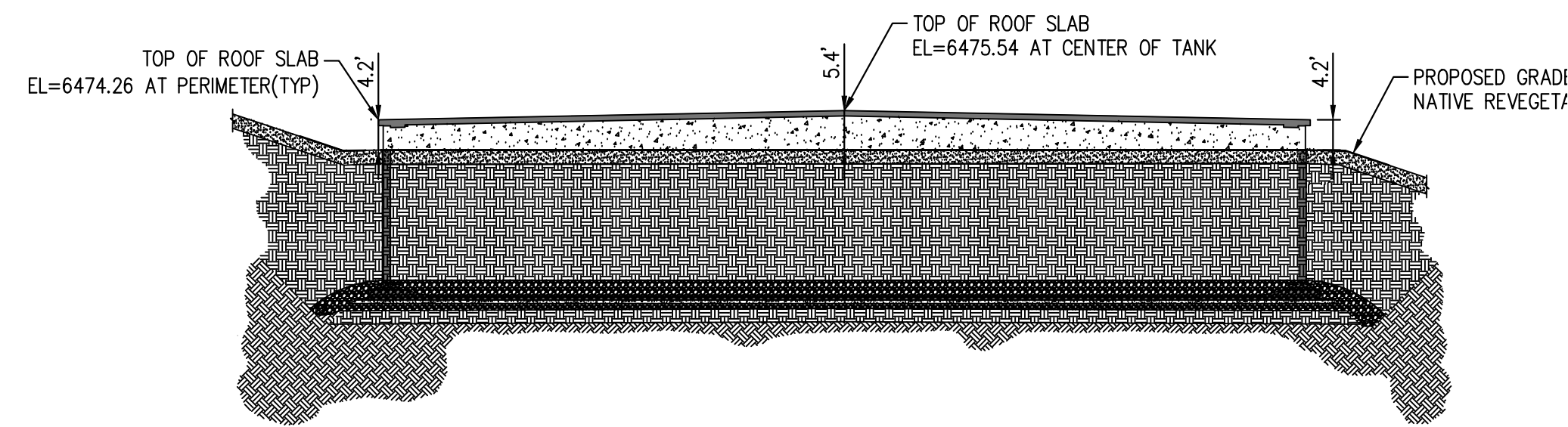
TRACT G AND H OF CASTLE PINES FILING 15D RECEPTION NO. 2003034870,
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 COUNTY OF DOUGLAS, STATE OF COLORADO.



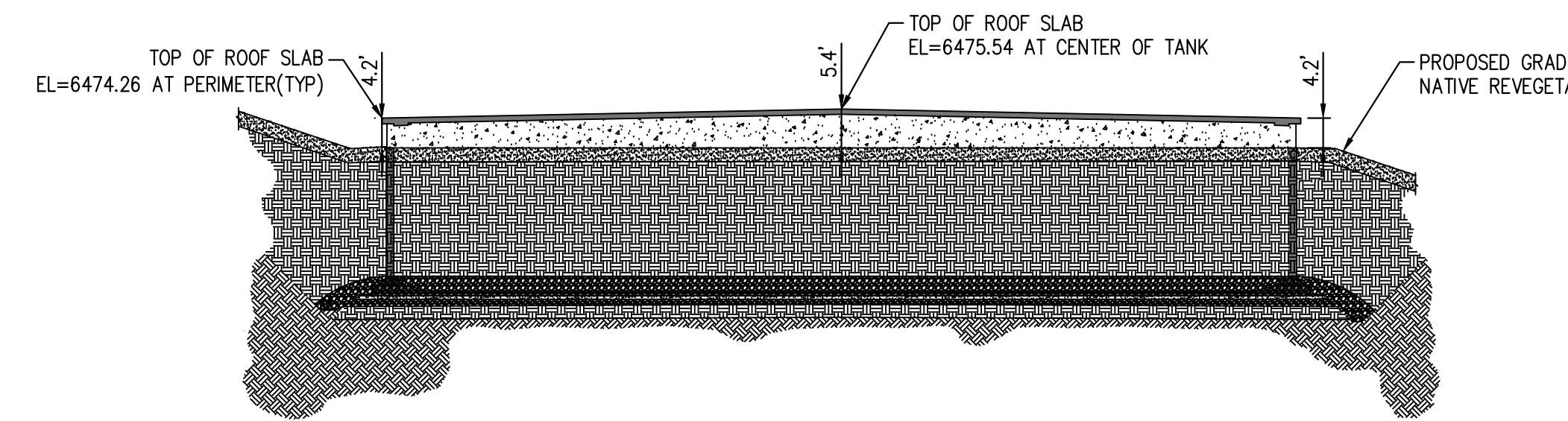
NORTH ELEVATION
SCALE: 1" = 20'



WEST ELEVATION
SCALE: 1" = 20'



SOUTH ELEVATION
SCALE: 1" = 20'



EAST ELEVATION
SCALE: 1" = 20'

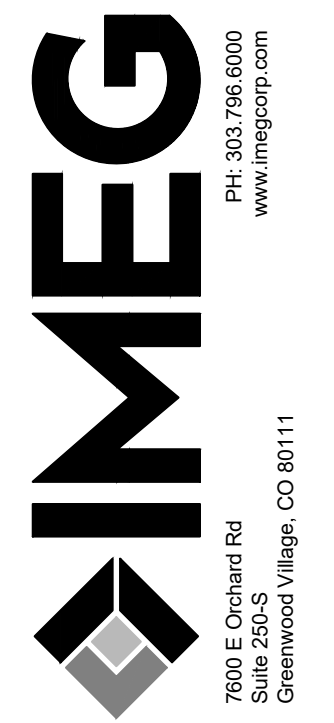


NOTE:

EXPOSED PORTIONS OF CONCRETE TANK WILL BE COLORED USING A POST POUR REACTIVE STAIN (CHEM COAT OR APPROVED EQUAL). COLOR SELECTION WILL BE A NATURAL OPTION TO BLEND INTO THE SURROUNDING LANDSCAPE AND VEGETATION. COLOR OPTION (CAMELBACK - SW 6122 OR APPROVED EQUAL). CONTRACTOR SHALL PROVIDE SAMPLES OF EACH MATERIAL/COLOR FOR CPMD AND HOMES ASSOCIATION APPROVAL PRIOR TO ORDERING OR APPLYING THE STAIN.

EXPOSED TANK FINISH
 (SW 6122 - CAMELBACK OR APPROVED EQUAL)

REVISIONS	DESCRIPTION	DATE
No.		



CASTLE PINES METROPOLITAN DISTRICT 2 MG TANK

CASTLE PINES, CO

TANK ELEVATION VIEWS

IMEG Project No:
220000010.16

File Name:
TANK ELEVATION VIEWS.dwg

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Field Book No:

Drawn By: GJ

Checked By: GB

Date: 1/28/25

4

Sheet 4 of 5

Carolyn Freeland

From: Evan Person <EPerson@castlepinesmetro.com>
Sent: Thursday, February 27, 2025 11:38 AM
To: Carolyn Freeland
Cc: Jeanette Bare
Subject: RE: LE2025-003, Castle Pines Village Filing 28A, Tracts A, G and H, for a new storage tank

Carolyn,

Apologies, I was still working with my engineer in hopes we would be able to address your comments today. We understand that we will not be ready for the planning hearing on March 17 and will be now scheduled for April 7.

Thank you,

Evan Person, P.E. | Capital Program Manager



5880 Country Club Drive
Castle Rock, Colorado 80108
p| 303-688-8330
e| eperson@castlepinesmetro.com
CastlePinesMetro.com

From: Carolyn Freeland <cfreeland@douglas.co.us>
Sent: Thursday, February 27, 2025 11:32 AM
To: Evan Person <EPerson@castlepinesmetro.com>
Cc: Jeanette Bare <JBare@douglas.co.us>
Subject: RE: LE2025-003, Castle Pines Village Filing 28A, Tracts A, G and H, for a new storage tank

Hi Evan,

I wanted to follow up on your L&E request. I did not receive your response regarding my email below. Can you confirm which Planning Commission hearing you are targeting, and if you will be resubmitting a revised narrative and L&E plan exhibit today? Please advise asap.

Thank you,

Carolyn Washee-Freeland, AICP | Senior Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4361
Email | cfreeland@douglas.co.us

From: Carolyn Freeland
Sent: Wednesday, February 26, 2025 2:49 PM
To: eperson@castlepinesmetro.com
Cc: Jeanette Bare <JBare@douglas.co.us>
Subject: LE2025-003, Castle Pines Village Filing 28A, Tracts A, G and H, for a new storage tank
Importance: High

Hi Evan,

This is regarding Location and Extent (L&E) application LE2025-003, Castle Pines Village Filing 28A, Tracts A, G and H, for a new storage tank and improvements. The County received this L&E application submittal on February 20, 2025 for a March 17, 2025 Planning Commission hearing. Payment for the L&E request was received on February 24, 2025, after the submittal window. In review of the application materials, there are staff redlines to the community impact report/project narrative and to the L&E exhibit. The L&E exhibit and narrative redlines will need to be addressed and resubmitted by this Thursday, February 27, 2025 in order to process the application by the March 17, 2025 PC hearing. [Note: attached are two examples of L&E exhibits for your reference.]

If you are not able address redlines to the narrative and exhibit by this Thursday, February 27, 2025, the next Planning Commission hearing is scheduled for April 7, 2025. Statute requires that the project be reviewed by the County Planning Commission within 30 days of submittal. Please send a letter or respond to this email to my attention (today if possible) indicating that the Castle Pines Metro District understands that the application will be heard at a future Planning Commission hearing, and that the District understands that this hearing date is outside of the 30-day period. Our legal department has requested that we obtain correspondence from any L&E applicant that will be heard beyond the 30-day period.

Thank you very much and feel free to reach out if you have any questions.

Sincerely,

Carolyn Washee-Freeland, AICP | Senior Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4361
Email | cfreeland@douglas.co.us