



## PLANNING COMMISSION REGULAR MEETING

MONDAY, JULY 7, 2025

### AGENDA

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Monday, July 7, 2025

6:00 PM

Hearing Room

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**Disclaimer - This packet is provided for informational purposes only and is subject to change. Some documents may have been unavailable at the time this agenda was prepared. For additional information, contact the responsible staff person.**

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<https://www.douglas.co.us/board-county-commissioners/boards-commissions/planning-commission/>  
To submit written public comment and/or exhibits for a Planning Commission meeting, please send them, in advance, to [planningcommission@douglas.co.us](mailto:planningcommission@douglas.co.us). Instructions for providing audio comments at the remote meeting are available at the webpage above.

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#### 1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call
- c. Attorney Certification of the Agenda
- d. Planning Commission Disclosures

#### 2. Approval of Minutes

- a. Unofficial Minutes from June 16, 2025.

**Attachments:**     [Unofficial Minutes from June 16, 2025](#)

#### 3. Land Use Hearing Items

- a. 9876 Democrat Road - Location and Extent - Project File: LE2025-008.  
Trevor Bedford, AICP, Senior Planner — *Department of Community Development*

**Attachments:**     [Staff Report - LE2025-008](#)  
                              [LE2025-008 Staff Report Supplement](#)

- b. 9375 Cresthill Lane - Location and Extent - Project File: LE2025-007.  
Eric Pavlinek, Principal Planner — *Department of Community Development*

**Attachments:**     [Staff Report - LE2025-007](#)  
                                 [LE2025-007 Supplemental Information for PC](#)

**4. Adjournment**

*\*\*The Next Regular Meeting Will be Held on Monday, July 21, 2025 @ 6:00 p.m.\*\**

[www.douglas.co.us](http://www.douglas.co.us)

**MEETING DATE:** July 7, 2025

**DESCRIPTION:** Unofficial Minutes from June 16, 2025.

**ATTACHMENTS:**

Unofficial Minutes from June 16  
2025



## PLANNING COMMISSION REGULAR MEETING

MONDAY, JUNE 16, 2025

### MINUTES

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Monday, June 16, 2025

6:00 PM

Hearing Room

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#### 1. Call to Order

Commissioner Garbo presented virtual hearing instructions.

- a. Pledge of Allegiance
- b. Roll Call

#### **PRESENT**

Commissioner Len Abruzzo  
Commissioner Calvin Downs  
Commissioner C.J. Garbo  
Commissioner Edward Rhodes  
Commissioner Jim Smallwood

#### **EXCUSED**

Commissioner Stephen Allen  
Commissioner Jack Gilmartin  
Commissioner Michael McKesson  
Alternate Matt Collitt

- c. Attorney Certification of the Agenda

Arielle Denis, Assistant County Attorney, stated that all items on today's agenda have been reviewed by the County Attorney's Office, they have been properly noticed and the Commission has jurisdiction to hear them.

- d. Planning Commission Disclosures

None

#### 2. Approval of Minutes

- a. Unofficial Minutes from June 2, 2025.

Commissioner Ed Rhodes moved that the Commission approve the Minutes from June 2, 2025.

**RESULT:** APPROVED

**MOVER:** Ed Rhodes

**SECONDER:** Jim Smallwood

**AYES:** Len Abruzzo, Calvin Downs, C. J. Garbo, Ed Rhodes, Jim Smallwood

**3. Land Use Hearing Items**

- a. Douglas County Zoning Resolution Amendments to Allow Accessory Dwelling Units - Project File: DR2024-001.

Marcco Higham, Planner - Department of Community Development - presented the proposed application.

Commissioner Garbo opened public comment.

Tom Bowles, Douglas County, CO - provided comment.

Katie Markman, Douglas County, CO - provided comment.

Clark Stepanovic, Douglas County, CO - provided comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Ed Rhodes moved to recommend denial of the Zoning Resolution Amendments to Allow Accessory Dwelling Units - Project File: DR2024-001.

**RESULT:** APPROVED

**MOVER:** Ed Rhodes

**SECONDER:** Calvin Downs

**AYES:** Len Abruzzo, Calvin Downs, C. J. Garbo, Ed Rhodes, Jim Smallwood

**NAYS:** None.

- b. Douglas County Zoning Resolution Amendments to Regulate Natural Medicine Facilities - Project File: DR2024-003.

Marcco Higham, Planner - Department of Community Development - presented the proposed application.

Commissioner Garbo opened public comment.

There was no public comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Ed Rhodes moved to recommend approval of the Zoning Resolution Amendments to Regulate Natural Medicine Facilities - Project File: DR2024-003.

**RESULT:** APPROVED

**MOVER:** Ed Rhodes

**SECONDER:** Len Abruzzo

**AYES:** Len Abruzzo, Calvin Downs, C. J. Garbo, Ed Rhodes, Jim Smallwood

**NAYS:**           None

**4. Adjournment**

The meeting was adjourned at 6:49 p.m.

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Calvin Downs, Secretary

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Samantha Hutchison, Recording Secretary

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**MEETING DATE:** July 7, 2025

**STAFF PERSON RESPONSIBLE:** Trevor Bedford, AICP, Senior Planner

**DESCRIPTION:** 9876 Democrat Road - Location and Extent - Project File: LE2025-008.

**SUMMARY:** The request is for approval of a natural gas pipeline and gas regulator station, aka Town Board Station, to upgrade natural gas services in Douglas County.

**STAFF ASSESSMENT:** Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has indicated that the project is necessary to upgrade gas service to the expanding population of Douglas County. Should the Planning Commission approve the Location and Extent request, the applicant will be required to receive approval of all necessary permits prior to commencement of the project.

**REVIEW:**

Steven E Koster	Approve	6/25/2025
Samantha Hutchison - FYI	Notified - FYI	6/25/2025

**ATTACHMENTS:**

Staff Report - LE2025-008  
LE2025-008 Staff Report Supplement

## Location and Extent Staff Report

**Date:** June 25, 2025  
**To:** Douglas County Planning Commission  
**From:** Trevor Bedford, AICP, Senior Planner *TB*  
Jeanette Bare, AICP, Current Planning Manager *JB*  
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*  
**Subject:** **9876 Democrat Road – Location and Extent**  
**Project File:** **LE2025-008**

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**Planning Commission Hearing:** **July 7, 2025 @ 6:00 p.m.**

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### **I. EXECUTIVE SUMMARY**

Black Hills Energy (BHE) requests approval of a Location and Extent (L&E) for the Douglas County Expansion project, which will include installation a 0.05-acre gas regulator station (aka, Town Border Station) and 1.5-mile natural gas pipeline. The project is required to upgrade natural gas service in Douglas County for existing and new development. The gas pipeline generally follows Democrat Road between Flintwood Road and Sunridge Road. The project area is located primarily within the Northeast subarea with a portion of the pipeline through tracts in the Pinery Separated Urban Area of the 2040 Douglas County Comprehensive Master Plan.

### **II. APPLICATION INFORMATION**

#### **A. Applicant**

Black Hills Energy  
7060 Alegre St  
Fountain, Colorado 80817

#### **B. Applicant's Representative**

Kelly Krause  
Black Hills Energy  
7060 Alegre St  
Fountain, Colorado 80817

#### **C. Request**

The applicant requests approval of a natural gas pipeline and gas regulator station, aka Town Board Station (TBS), to upgrade natural gas services in Douglas County.

**D. Location**

The pipeline begins approximately 300 feet north of the intersection of Flintwood Road and Democrat Road. It then generally follows Democrat Road and crosses to the south approximately 250 feet east of its intersection with Sunridge Road, ending at the new regulator station approximately 1,100 feet south of Democrat Road.

**E. Project Description**

BHE proposes a TBS and 1.5 mile long, six-inch diameter natural gas pipeline. The TBS will occupy approximately 0.05 acres and built within the Democrat Road right-of-way and easements on private property. The TBS will be constructed adjacent to an existing regulator station owned by Kinder Morgan. No structure is proposed, rather above ground improvements will consist of piping and related appurtenances. The TBS site will be fenced with an eight-foot wooden fence to match existing fencing at the adjacent regulator station.

The project will be constructed within the Democrat Road right-of-way and within existing and proposed easements on private property. The pipeline will be installed with horizontal directional drilling to minimize ground disturbance. Any disturbed ground will be restored to its existing state including revegetation with native seed mix. The construction staging area is located on a site in Elbert County, thus is not part of this L & E request.

Construction activities are expected to begin in August 2025 and will take approximately four months to complete. Work will occur between 7:00 a.m. and 5:30 p.m. to minimize impacts to abutting property owners with no need for project lighting. Noise impacts will fall within the limits allowed by the Douglas County Zoning Resolution and Colorado Revised Statutes. Any work equipment or open excavations will be enclosed in temporary fencing overnight. An increase in traffic of approximately 26 light trucks per day is expected during construction. Post construction, one monthly light-duty vehicle trip is expected for maintenance and inspections in the first year. After one year, this will reduce to approximately one to three trips per year.

**III. CONTEXT**

**A. Background**

BHE has stated that the project will upgrade natural gas services to Douglas County to serve the expanding population of Douglas County.

**B. Adjacent Land Uses and Zoning**

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

### Zoning and Land Use

	Zoning	Land Use
<b>North</b>	Agricultural One, Rural Residential and Pinery Planned Development	Agricultural, Single-Family Residential and Open Space and Drainage Tracts
<b>South</b>	Agricultural One and Large Rural Residential	Private gas regulator station, Agricultural, Church and Vacant Land
<b>East</b>	Business and Rural Residential	Hilltop Schoolhouse and Single-Family Residential
<b>West</b>	Pinery Planned Development	Single-Family Residential and Open Space and Drainage Tracts

## IV. PHYSICAL SITE CHARACTERISTICS

### A. Site Characteristics and Constraints

The pipeline generally follows Democrat Road and will not impact any structures. The TBS site contains an existing access drive to the existing regulating station on site. The site gently slopes away from Democrat Road and is vegetated with Gambel Oak, pine, and grasses. The project will not require removal of any mature trees.

### B. Access

Access will occur from Democrat Road and Flintwood Road. Construction materials will be staged off site on property in Elbert County.

### C. Drainage and Erosion

The pipeline will be installed via horizontal directional drilling to minimize ground disturbance. Any disturbed areas for the TBS and pipeline will be returned to existing conditions. The applicant will implement measure to mitigate erosion during construction.

### D. Floodplain

There is no mapped 100-year flood plain within the project area.

## V. PROVISION OF SERVICES

### A. Fire Protection

The western portion of the project is served by South Metro Fire Rescue (SMFR) and the eastern portion of the project is served by Franktown Fire Department (FFD). At the writing of this report, no response has been received from SMFR or FFD. Any necessary permits from SMFR or FFD will be required prior to construction.

### B. Sheriff Services

Douglas County Sheriff's Office (DCSO) provides emergency services to the site. DCSO responded to the referral request with no comments or concerns at this time, and the

Office of Emergency Management responded with no comment. At the writing of this report, no response had been received from the DCSO E911.

**C. Water and sanitation**

This project does not have any water and sanitation demands.

**D. Utilities**

Area utility providers are AT&T, CenturyLink, Comcast, Xcel Energy, and CORE Electric. At the writing of this report, no comments from utility providers had been received.

**E. Other Required Processes and Permits**

In addition to the L & E approval, the following permits and other approvals may be required prior to commencement of construction:

- Any necessary permits from Douglas County Engineering including temporary access permits and right of way use permits
- South Metro Fire Rescue and Franktown Fire Department approval of any necessary permits
- Any necessary building permits
- Any approvals necessary for offsite staging area in Elbert County

**VI. PUBLIC NOTICE AND INPUT**

Courtesy notices of an application in process were sent to adjacent property owners on June 17, 2025. At the preparation of the staff report, one member of the public responded with a request for more information and indicated he has no issues with the project. Any responses received prior to the public hearing will be provided to the Planning Commission.

Referral response requests were sent to required referral agencies on June 17, 2025. Referral responses are due at the conclusion of the referral period on July 1, 2025, or prior to the Planning Commission hearing. Agency responses that have been received to date are included as an attachment to this staff report. Any additional responses received after the date of this staff report will be provided to the Planning Commission prior to the hearing and added to the project record.

BHE indicated that they have notified property owners regarding surveying and staking and will send additional notifications regarding the pipeline construction.

**VII. STAFF ASSESSMENT**

Staff has evaluated the application in accordance with Section 32 of the *DCZR*. The applicant has indicated that the project is necessary to upgrade gas service to the expanding population of Douglas County.

If approved, the applicant will be required to obtain all necessary permits and approvals prior to commencement of construction.

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## PREBLE'S MEADOW JUMPING MOUSE

### **What is the Preble's Meadow Jumping Mouse?**

The Preble's Meadow Jumping Mouse is a rare mouse designated by the United States Fish and Wildlife Service as a "threatened species" under the Endangered Species Act. The federal threatened species designation prohibits the unlawful "take" of the Preble's Meadow Jumping Mouse or its habitat.

### **Where does the mouse live?**

The Preble's Meadow Jumping Mouse lives primarily in heavily vegetated riparian habitats. In Douglas County, the mouse has been located in or near many drainages, including tributaries and the mainstream reaches of East and West Plum Creek. However, any stream reach or potential habitat within Douglas County may be subject to the requirements of the Endangered Species Act. The mouse has also been found in Boulder, Elbert, El Paso, Jefferson, and Larimer counties and in parts of Wyoming.

### **What activities may be considered a violation of the Endangered Species Act?**

In its listing decision, the United States Fish and Wildlife Service identified activities that may result in violation of the Endangered Species Act to include:

1. Unauthorized or unpermitted collection, handling, harassing, or taking of the species;
2. Activities that directly or indirectly result in the actual death or injury death of the mouse, or that modify the known habitat of the species, thereby significantly modifying essential behavioral patterns (e.g., plowing, mowing, or cutting; conversion of wet meadow or riparian habitats to residential, commercial, industrial, recreational areas, or cropland; overgrazing; road and trail construction; water development or impoundment; mineral extraction or processing; off-highway vehicle use; and, hazardous material cleanup or bioremediation); and;
3. The application or discharge of agrichemicals or other pollutants and pesticides onto plants, soil, ground water, or other surfaces in violation of label directions or any use following Service notification that such use, application or discharge is likely to harm the species; would be evidence of unauthorized use, application or discharge.

### **How to determine if a proposed activity would violate the Endangered Species Act.**

Any questions regarding whether an activity will impact the Preble's Meadow Jumping Mouse or its habitat should be directed to:

Field Office Supervisor  
USFWS Colorado ES Field Office (MS 65412)  
Denver Federal Center  
PO Box 25486  
Denver, CO 80225-0486  
303-236-4773  
ColoradoES@fws.gov

### **Where to find more information on the Preble's Meadow Jumping Mouse.**

More information can be found at the US Fish and Wildlife Service website at:

<https://ecos.fws.gov/ecp/species/4090>

***Any approval given by Douglas County does not obviate the need to comply with applicable federal, state, or local laws and/or regulations.***



# DOUGLAS COUNTY EXPANSION PROJECT LOCATION AND EXTENT APPLICATION

Douglas County, Colorado

**KLEINFELDER PROJECT NO.: 26000397.001A/DEN25R183045  
REVISION 00**

**PREPARED FOR:**

Black Hills Energy Colorado Gas, Inc  
7060 Alegre St., Fountain, CO 80817

**PREPARED BY:**

Kleinfelder, Inc.  
707 17<sup>th</sup> Street, Suite 3000  
Denver, Colorado 80202

**AUTHOR:**

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Sophie Hinnen  
Kleinfelder, Inc.

**REVIEWED BY:**

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Karen Simpson  
Kleinfelder, Inc.

11 JUNE 2025

## DOUGLAS COUNTY EXPANSION PROJECT LOCATION AND EXTENT PERMIT

CONTACT INFORMATION		
Name	Phone	Email
Karen Simpson	+1 (303) 297.5725	ksimpson@kleinfelder.com

REVISION RECORD					
Rev	Description	Date	Revised	Reviewed	Approved
0	Draft for Review	06/09/2025	S. Hinnen	K. Simpson	

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## Acronyms and Abbreviations

BHE	Black Hills Energy Colorado Gas
CM	Control Measure
ESCP	Erosion and Sediment Control Plan
GESC	Grading, Erosion, and Sediment Control Plan
HDD	Horizontal Directional Drilling
Master Plan	Douglas County 2040 Comprehensive Master Plan
Project	Douglas County Expansion Project
ROW	Right-of-Way
TBS	Town Border Station

## 1.0 Introduction

Black Hills Energy Colorado Gas (BHE) requests Douglas County's approval for the Douglas County Expansion Project (Project) which entails the construction of 1.5 miles new steel natural gas pipeline via horizontal directional drilling (HDD) and a 0.05-acre Town Border Station (TBS) directly adjacent to an existing Regulating Station owned by CIG/Kinder Morgan in Douglas County, Colorado (Figure 1). The Project is required to upgrade natural gas service in Douglas County. The entire pipeline will in Douglas County. Kleinfelder has prepared this application on behalf of BHE. This application contains the information needed for a Location and Extent approval for the project, pursuant to Section 32 of the Douglas County Zoning Regulation.

## 2.0 Applicant

The Applicant for this Location and Extent approval is:

Kelly Krause  
Black Hills Energy Colorado Gas  
7060 Alegre St.  
Fountain, Colorado 80817  
(719) 393-6677  
Kelly.Krause@blackhillscorp.com

The Applicant's representative is:

Karen Simpson  
Kleinfelder, Inc.  
707 17<sup>th</sup> Street, Suite 3000  
Denver, Colorado 80202  
(303) 297-5725  
KSimpson@kleinfelder.com

### 3.0 Project Purpose and Description

The purpose of the Project is to upgrade gas service to the expanding population of Douglas County.

The Project proposes to install a six-inch-diameter new steel natural gas pipeline along Democrat Road, from southeast Heritage Oak Drive towards N. Flintwood Road. A small above-ground TBS will be installed as well in the western portion of the Project route to connect to an existing CIG/Kinder Morgan station. The entire Project will be in recently acquired easements on private lands in Douglas County and will be installed via HDD. The pipeline will be installed at a minimum depth of cover of 48 inches; beneath Democrat Road and Flintwood Road the pipeline will be installed at a maximum depth of approximately 12 to 14 feet below existing grade. The land disturbance for the entire Project will be less than one acre and the construction equipment will be staged on already disturbed, privately owned lands located approximately 0.6 miles northeast of the Project area in Elbert County. Disturbed areas will be returned to approximate prior condition, including re-vegetation with a native seed mix where applicable.

Installation of the pipeline is anticipated to begin in August of 2025 and take approximately four months to complete.

The proposed pipeline is located west of Flintwood Road and along Democrat Road (Appendix A). The approximate geographical location of the Project is centered at decimal degree coordinates 39.445547°, -104.69645°. The Project is in Sections 16, 17, and 18, Township 7 South, and Range 65 West in Douglas County. The average elevation of the Project is approximately 6,450 feet above mean sea level. The total Project distance is approximately 1.5 miles.

## 4.0 Existing Conditions

The proposed Project is located within privately owned lands in Douglas County; these lands are owned by multiple entities and are currently used as rangeland/undeveloped. The entirety of the project will be installed via HDD techniques. Surrounding land use consists of suburban residential and undeveloped rangeland properties. Much of the vegetation in the Survey Area (sandy to loamy soils, Rocky Mountain Range and Forest NRCS ecological range) consists of gambel oak, pines, grasses (wild rye and smooth brome), curlycup gumweed, and fringed puccoon. Portions of the Project area have been mowed. Construction activities will not require the removal of mature, large trees. No buildings or structures currently exist on the property.

## 5.0 Impacts and Mitigation

Installing the proposed natural gas pipeline has the potential to temporarily impact adjacent landowners and the public during construction through changes in traffic and temporary construction noise. With the exception of the 0.05-acre area for the TBS, no permanent impacts are anticipated as the pipeline will be installed underground. Construction impacts will include temporary surface disturbance at the start and end of the HDD area. Areas of temporary disturbance will be restored to approximate pre-construction contours and temporarily impacted vegetated areas will be re-seeded with an approved native seed mix and mulched upon the completion of construction.

Although no construction is occurring on any homeowners' property, BHE is sending notification to homeowners bordering the pipeline ROW to advise them of the impending pipeline construction. This notice will include BHE contact information should they have any questions or concerns. BHE notified landowners along Democrat Road at the end of 2024 that survey and staking would be taking place in 2025.

Work will occur from 7:00AM to 5:30PM and as such no project lighting will be required. In the evening, all working equipment and open excavation locations will be enclosed in temporary orange safety fencing that is moved along with the pipeline work areas as installation progresses.

### 5.1 TRAFFIC IMPACTS AND MITIGATION

Existing roads (Democrat Road and Flintwood Road) will be used to access the Project site during construction. Minor traffic impacts may occur from construction vehicles commuting to and from the site, working within the ROW, and coordinating delivery of materials. Traffic count data is not available for Democrat Road or Flintwood Road. Construction materials will be staged on private lands in Elbert County, approximately 0.6 miles northeast of the Project site. It is anticipated that the project will require up to 26 light-duty vehicle trips to the site per day while construction is taking place (over approximately four months, beginning in August 2025), which would be a minor increase in traffic on Democrat Road and Flintwood Road. Construction equipment within the ROW would include excavators, dozers, trenchers, drilling equipment, and light-duty trucks.

The pipeline installations under Democrat Road and Flintwood Road are anticipated to be completed in one day and will require lane closures, controlled by flaggers, while workers track the drill head along the roadway as the bore progresses. No residential driveways will be inaccessible at any time during construction and parking is anticipated to be on the shoulder of the west bound lane of Democrat Road or in the Douglas County ROW just north of Democrat Road. Traffic control measures, including use of signage and flaggers will be used as necessary for safety and to minimize delays.

Once construction is complete, one monthly light-duty vehicle trip is expected to monitor progress of site reclamation for approximately 12 months. Once reclamation is complete, very few (1-3 per year) light-duty vehicle trips to the project site are expected to be required for routine maintenance inspections.

### 5.2 NOISE IMPACTS AND MITIGATION

Construction equipment may increase noise levels in the immediate vicinity of the project while work is underway. Noise levels will return to pre-construction conditions after work is complete; therefore, no long-term adverse noise impacts are expected as a result of the project. Work will occur during the daytime only and is anticipated to fall within the maximum permissible noise

levels for construction projects stated in the Colorado noise statute (C.R.S. Article 12 §25-12-103) and Douglas County Zoning Resolution (§17A, 1703A.03). Due to the minor and short-term nature of this work, no noise mitigation is planned.

### **5.3 DRAINAGE IMPACTS AND MITIGATION**

Construction of the project would temporarily change ground contours near the HDD bore pits. Bore pits will be backfilled immediately after the pipeline installation and contours returned to pre-existing conditions. Disturbed soils within the work area have the potential to be subject to erosion and sediment could be transported offsite during rain events; however, implementation of appropriate construction measures would mitigate this potential. No perennial streams or major drainageways are located within or adjacent to the project area, therefore negligible impacts are anticipated on local waterways. The project is not expected to increase discharges to municipal storm drains.

## 6.0 Other Permits and Approvals

No other permits or approvals are required for the project.

## 7.0 Compliance with Douglas County Comprehensive Master Plan

The Douglas County 2035 Comprehensive Master Plan (Master Plan), adopted in 2014, establishes goals, objectives, and policies to guide land use and growth throughout the County (Douglas County 2024). This Project complies with the Master Plan and is consistent with the following goals, objectives, and policies:

- Goal 2-9: Ensure development occurs concurrently with essential services and infrastructure.
  - Objective 2-9A: Encourage urban development in areas with existing and planned capacity in services and infrastructure.
    - Policy 2-9A. 1: Evaluate the capacity of existing services and facilities to support growth.

This Project will expand the capacity and reach of natural gas service, thereby supporting growth in areas of planned development in Douglas County.

- Goal 5-1: Ensure the provision of adequate community resources in an efficient and cost-effective manner.
  - Objective 5-1B: Maintain a development pattern of contiguous and logical extensions of community resources and infrastructure.
    - Policy 5-1B.1: Encourage new development to be contiguous to existing development and infrastructure.

This Project will be installed in a recently acquired easement that mostly parallels Democrat Road.

- Goal 5-5: Maintain high-quality standards in planning for utility sites.
  - Objective 5-4A: Minimize impacts to the surrounding area.
    - Policy 5-4A.1: Apply design standards to ensure compatibility.
    - Policy 5-4A.2: Recognize the technological, operational, maintenance, and safety constraints of these uses while balancing community desires to mitigate impacts to the natural and built environment.

The Project will have minor, temporary impacts on the natural and built environment, however, the pipeline will be installed underground, and the area will be restored. The Project has been designed to avoid and minimize impacts by directionally boring below aboveground infrastructure (Democrat Road and Flintwood Road), backfilling bore pits as soon as practicable, and reseeded/stabilizing disturbed areas. BHE follows stringent design and safety standards in the construction and operation of its pipelines and conducts long-term maintenance and inspections of its pipelines per its Pipeline Integrity Management Program.

## 8.0 References

Douglas County. 2024. "Douglas County 2040 Comprehensive Master Plan." Douglas County Department of Community Development, Planning Services Division. Douglas County, Colorado. <https://www.douglas.co.us/planning/master-plans/comprehensive-master-plan/>. Accessed on May 27, 2025.

# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

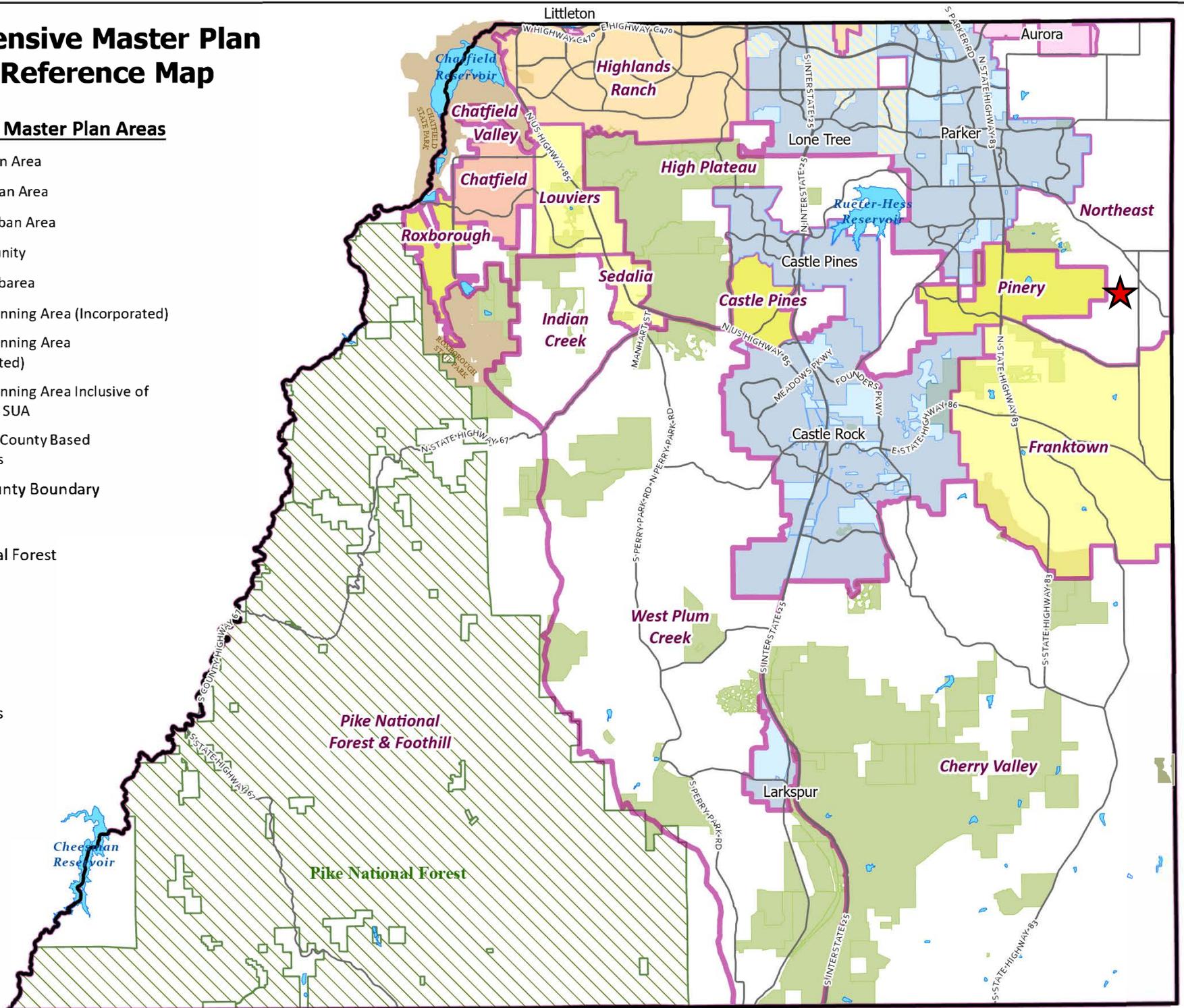
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

## Parks

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

## Roadways

- Major Roads



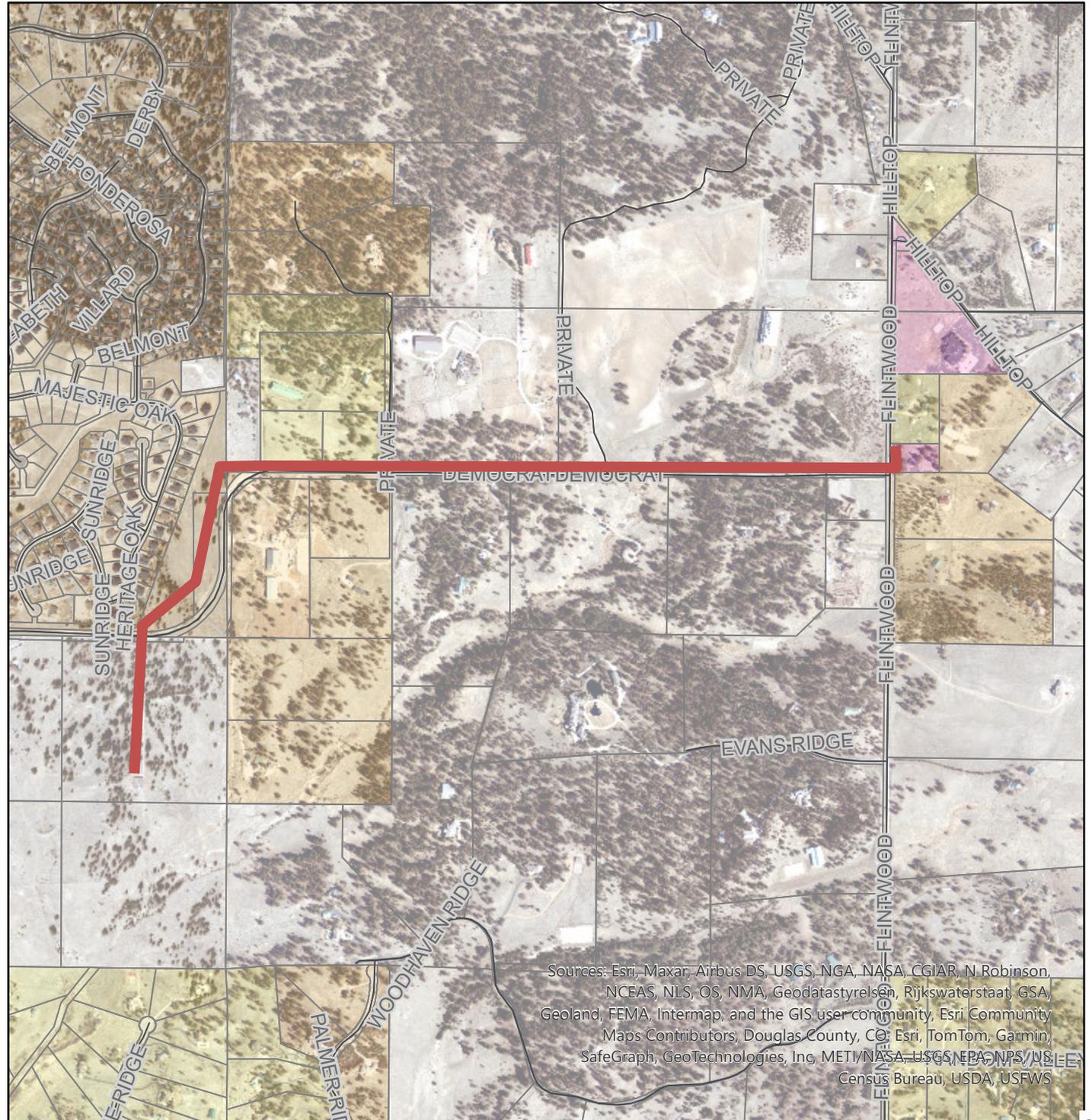
# 9876 Democrat Road

LE2025-008  
Zoning Map



### LEGEND

-  Roads
-  Major Roads
-  Parcels - PARCELS
-  A1 - AGRICULTURAL ONE
-  LRR - LARGE RURAL RESIDENTIAL
-  RR - RURAL RESIDENTIAL
-  B - BUSINESS
-  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, Esri Community Maps Contributors, Douglas County, CO; Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS/US Census Bureau, USDA, USFWS

# 9876 Democrat Road

LE2025-008  
Aerial Map



### LEGEND

- Roads
- Major Roads
- Parcels - PARCELS



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, Esri Community Maps Contributors, Douglas County, CO; Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, CNRS/US, Census Bureau, USDA, USFWS

**Referral Agency Response Report****Project Name:** 9876 Democrat Road**Project File #:** LE2025-008**Date Sent:** 06/17/2025**Date Due:** 07/01/2025

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
AT&T Long Distance - ROW		Awaiting Referral Response	
Addressing Analyst	06/17/2025	The proposed address for this facility is 9876 DEMOCRAT ROAD. 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. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.	Information forwarded to applicant
Assessor		Awaiting Referral Response	
Black Hills Energy		Awaiting Referral Response	
Building Services		Awaiting Referral Response	
CenturyLink		Awaiting Referral Response	

**Referral Agency Response Report**

**Project Name:** 9876 Democrat Road

**Project File #:** LE2025-008

**Date Sent:** 06/17/2025

**Date Due:** 07/01/2025

Cherry Creek Basin Water Quality Authority	06/18/2025	The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for LE2025-008, 9876 Democrat Road have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority’s current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County’s review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwqa.org. The review may include consultation with the Authority’s Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.	Information forwarded to applicant
Colorado Division of Water Resources		Awaiting Referral Response	
Comcast		Awaiting Referral Response	
CORE Electric Cooperative		Awaiting Referral Response	
Elbert County Community & Development Services		Awaiting Referral Response	
Engineering Services		Awaiting Referral Response	
Evans Ranch Association		Awaiting Referral Response	
Franktown Citizens Coalition II Inc		Awaiting Referral Response	
Franktown FD		Awaiting Referral Response	
High Prairie Farms Metro District		Awaiting Referral Response	
Hills At Bayou Gulch A & E Comm. (F002)		Awaiting Referral Response	

**Referral Agency Response Report****Project Name:** 9876 Democrat Road**Project File #:** LE2025-008**Date Sent:** 06/17/2025**Date Due:** 07/01/2025

Hills At Bayou Gulch HOA (F001)		Awaiting Referral Response	
Mile High Flood District		Awaiting Referral Response	
Office of Emergency Management	06/17/2025	No Comment	No response necessary
Pinery Water and Wastewater District		Awaiting Referral Response	
Sheriff's Office	06/17/2025	Deputy Jeff Pelle reviewed this regarding security with Crime Prevention Through Environmental Design (CEPTD) concepts in mind. No comments or concerns at this time for this request from DCSO.	No response necessary
Sheriff's Office E911		Awaiting Referral Response	
South Metro Fire Rescue	06/24/2025	South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.	No response necessary
Sterling Tree Farm HOA		Awaiting Referral Response	
The Pinery HOA		Awaiting Referral Response	
Town of Parker Development Review		Awaiting Referral Response	
Town of Parker Public Works		Awaiting Referral Response	
Xcel Energy-Right of Way & Permits		Awaiting Referral Response	

# SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE

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Trevor Bedford, AICP, Senior Planner  
Douglas County Department of Community Development, Planning Services  
100 Third St  
Castle Rock Co 80104  
303.660.7460  
303.660.9550 Fax

Project Name: 9876 Democrat Road – Location and Extent  
Project File #: **LE2025-008**  
S Metro Review # REFSI25-00113

Review date: June 24, 2025

Plan reviewer: Aaron Miller  
720.989.2246  
[aaron.miller@southmetro.org](mailto:aaron.miller@southmetro.org)

**Project Summary:** Black Hills Energy requests approval of a Location and Extent (L&E) for the construction of a natural gas pipeline along Democrat Road and above ground station. The station is located adjacent to an existing station approximately 1,100 feet south of Democrat Road.

**Code Reference:** Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.

## Trevor Bedford

---

**From:** Jack Shankles <jwshankles@msn.com>  
**Sent:** Tuesday, June 24, 2025 2:04 PM  
**To:** Trevor Bedford  
**Subject:** Re: Project File# LE2025-008 Name: 9876 Democrat Road

Thank you for your quick response and information.

That is what we suspected, but really wanted get clarification from an individual more informed.

Again, thank you and we have no issues from what we have seen thus far.

Have a great day.

Jack

---

**From:** Trevor Bedford <tbedford@douglas.co.us>  
**Sent:** Tuesday, June 24, 2025 12:07 PM  
**To:** Jack Shankles <jwshankles@msn.com>  
**Subject:** RE: Project File# LE2025-008 Name: 9876 Democrat Road

Mr. Shankles,

I am not aware of any developments along the pipeline path. The closest potential development I am aware of is 9511 Democrat Road (9.25 acre parcel west of your subdivision) which was rezoned in 2023. We have not had any follow up on a potential subdivision since it was rezoned though. I do not see any recent projects or presubmittal meetings east of your subdivision on Democrat Road. My understanding is that this pipeline is to increase capacity for the county generally rather than for a specific development.

Thank you,

**Trevor Bedford, AICP | Senior Planner**  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address |** 100 Third St., Castle Rock, CO 80104  
**Direct |** 303.814.4372 **Main |** 303.660.7460  
**Email** [tbedford@douglas.co.us](mailto:tbedford@douglas.co.us)

---

**From:** Jack Shankles <jwshankles@msn.com>  
**Sent:** Tuesday, June 24, 2025 10:49 AM  
**To:** Trevor Bedford <tbedford@douglas.co.us>  
**Subject:** Project File# LE2025-008 Name: 9876 Democrat Road

Mr. Bedford,

We received your Courtesy Notification regarding the above project, and we appreciate the notice.

I have read through the material and reviewed the maps, and it will literally be installed approximately 250 - 300 feet east of our home (Heritage Oak Dr).

Truthfully, we don't believe we have an issue with the proposed installation.

What has prompted my email is the comments regarding future development in section 7.0.

-- In specific, what development, if any, is being considered/proposed along the pathway of this project. As I am sure you already know, we already have a major gas line going North-South literally right behind our property line in the South Pinery area maybe 150 feet east of Heritage Oak Dr itself.

This could impact my thoughts on the issue so just wanted to get a better understanding of the current proposal and potentially future thoughts.

Regards,

Jack Shankles  
5670 Heritage Oak Dr  
Parker, Co 80134  
(719) 440-4828



DEMOCRAT TBS  
SCALE: NONE

REFERENCE DRAWINGS / FILES



GENERAL NOTES

- NOTES
1. CATHODIC TECHNICIAN TO DETERMINE INSULATING REQUIREMENTS.
  2. VALVES INSTALLED IN THE HORIZONTAL POSITION TO HAVE VALVE STEM PLACED IN THE HORIZONTAL POSITION.
  3. ALL VALVES EXCEPT NEEDLE VALVES TO HAVE LOCKING DEVICES INSTALLED.
  4. OPERATIONS OR CONTRACTOR TO CALL ONECALL OR HAVE EXISTING LINE LOCATED BEFORE DIGGING.
  5. INSTALL GUARD RAILS AND FENCE AROUND DR. IF REQUIRED.
  6. WELDER TO HAVE 1104 CERTIFICATION.
  7. OPERATIONS PERSONNEL AND/OR CONTRACTOR REQUIRED TO PRESSURE TEST NEW CONSTRUCTION TO MEET MAOP REQUIREMENTS LISTED ON THE DRAWING, OPERATIONS TO RETAIN TEST RECORDS, REFERENCE BHE GAS OPERATIONS AND MAINTENANCE MANUAL SECTION 65.
  8. UNDERGROUND PIPE COATING EXTENDS ABOVE GRADE 1'-0" MINIMUM, REFERENCE O&M MANUAL 42 FOR APPROVED ABOVE GRADE COATINGS & AIR/SOIL INTERFACE COATINGS & RESTRICTIONS.

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
April 17, 2025

DRAWING REVISIONS

NO.	DESCRIPTION	DATE	BY	CHK.	APPROVED
A	ISSUED FOR REVIEW	2/21/25	SKS	SB	SB

DRAWING APPROVALS

TYPE	DATE	BY
MECHANICAL		
ELECTRICAL		
PROJECT		
PIPELINE		
DRAFTING		
MEASUREMENT		
FIELD		



PLOT PLAN

DEMOCRAT TBS  
CASTLE ROCK, COLORADO

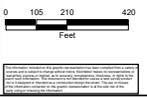
DRAWN BY SKS	DATE 2/18/2024	CONSTRUCTION 2025
CHECKED AS SHOWN	DRAWN BY S. BROWN	DWG. TITLE PRELIMINARY

ADD FILE	
P&C	SHEET NO. 2 of 29



**Legend**

- Pipeline
- Site Feature



	PROJECT NO. 28000397	<b>Black Hills Energy</b> <b>Location Map</b>  Douglas County Expansion Project Douglas County, Colorado	SHEET <b>1</b>
	CREATED: 6/5/2025		
	CHECKED BY: SHinnen		
	FILE NAME: BHE_DouglasCo_Expansion		



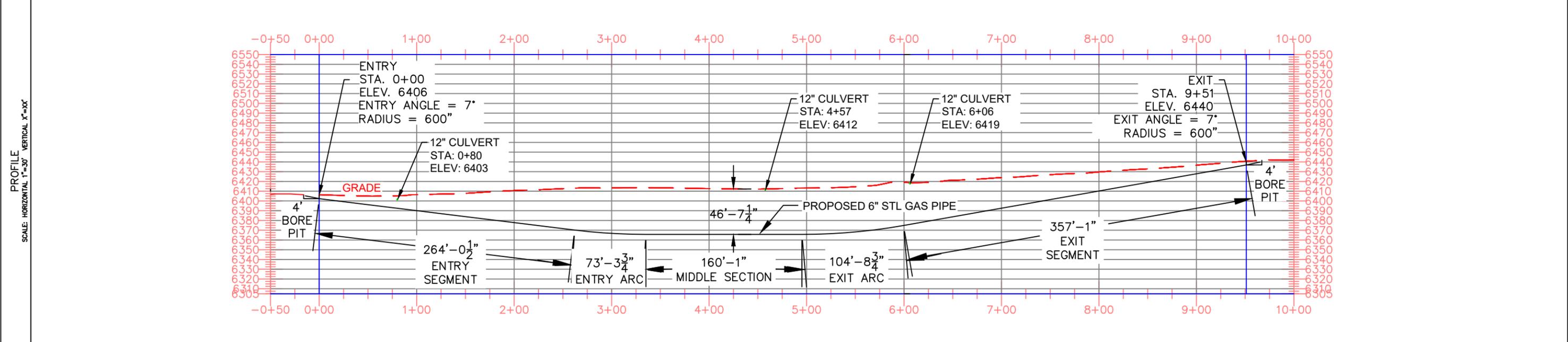
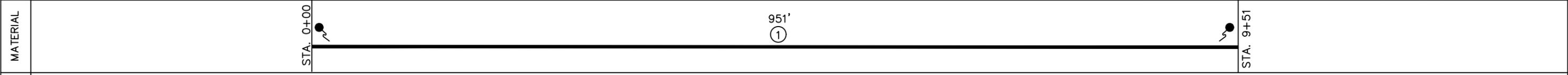
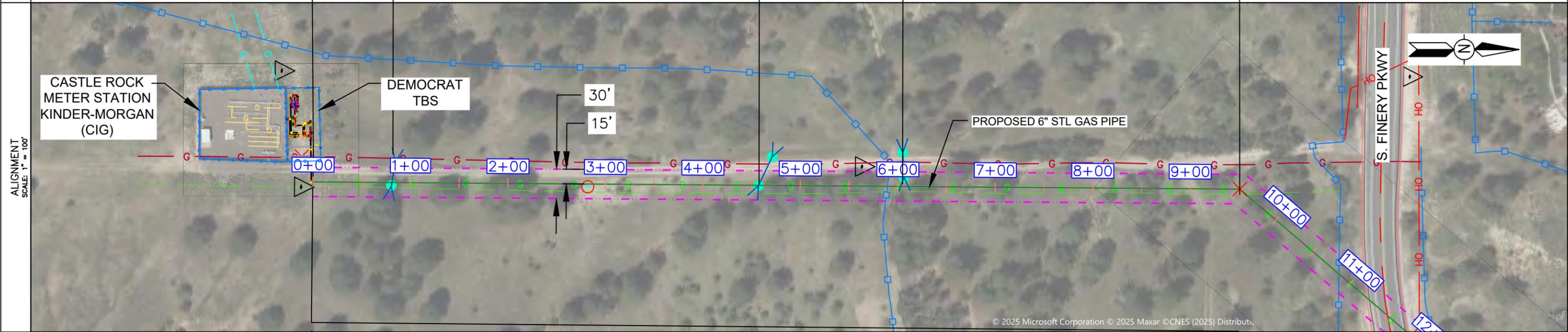


OWNERSHIP	DOUGLAS COUNTY	MAOP	585 PSIG
ENVIRONMENTAL	DOUGLAS COUNTY	CLAS LOCATION	CLASS 3 / DF = 0.5
JURISDICTION	DOUGLAS COUNTY	TEST PRESSURE	880 PSIG (MIN.) / 1,170 PSIG (MAX)
DEPTH OF COVER	4 FT MIN.	OPERATING PRESSURE	500 PSIG

**LEGEND:**

	PIPELINE		TEL. LINE		R.O.W.
	GAS PIPELINE (PROPOSED)		COMMUNICATION LINE		EASMENT
	WATER LINE		ELECTRIC LINE		CULVERT
			TEST STATION		COUNTY ROAD

HORIZONTAL STATIONING	BORE ENTRY START STA: 0+00 E: 3225254.8491' N: 1585800.6875'	12" CULVERT STA: 0+80 E: 3225255.0920' N: 1585882.4302'	12" CULVERT STA: 4+57 E: 3225254.5869' N: 1586259.2125'	12" CULVERT STA: 6+06 E: 3225254.5431' N: 1586406.5341'	BORE EXIT MATCH LINE STA: 9+51 E: 3225253.7748' N: 1586752.6842'
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- NOTES**
- STATIONING IS BASED ON HORIZONTAL DISTANCES.
  - ALL GAS, WATER AND UTILITY LINES SHOULD BE LOCATED PRIOR TO ANY EXCAVATING, DIGGING, OR TRENCHING ANYWHERE ON OR NEAR THIS SITE.
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  - GROUND SURVEY PROVIDED BY CAMPOS, DECEMBER, 2023.
  - HORIZONTAL CONTROL IS BASED ON NAD83 COLORADO STATE PLANE SOUTH ZONE (0503). VERTICAL DATUM IS NAVD88 AND BASED ON AN OPUS SOLUTION UTILIZING GEOID 12B.

BILL OF MATERIALS		
NO.	DESCRIPTION	QUANTITY
1	6.625" OD 0.280" WT API 5LS X52 W14-16 MILLS FBE + ARO COATING	1200'

REVISIONS						
NO.	DESCRIPTION	DATE	BY	CHK.	APPRVD	
A	ISSUED FOR BID	5/5/25	SKS	SB	SB	

**Black Hills Energy**

ENGINEERING DESIGN  
760 ALEGRE DR.  
FOUNTAIN, CO

2025 CONSTRUCTION

DESIGNED IN ACCORDANCE WITH TITLE 48-PART 192 OF MINIMUM FEDERAL SAFETY STANDARDS AND GPIC GUIDE FOR GAS TRANSMISSION AND DISTRIBUTION PIPING SYSTEMS, LATEST EDITION.

**PIPELINE PROJECT**  
ALIGNMENT & BORE PROFILE SHEET  
0+00 TO 9+51

DOUGLAS COUNTY COLORADO

SCALE AS SHOWN DATE 02/14/2025

SHEET NO. 2 of 11

ADDITIONAL INFORMATION



OWNERSHIP	DOUGLAS COUNTY	MAOP	585 PSIG
ENVIRONMENTAL	DOUGLAS COUNTY	CLAS LOCATION	CLASS 3 / DF = 0.5
JURISDICTION	DOUGLAS COUNTY	TEST PRESSURE	880 PSIG (MIN.) / 1,170 PSIG (MAX)
DEPTH OF COVER	4 FT MIN.	OPERATING PRESSURE	500 PSIG

**LEGEND:**

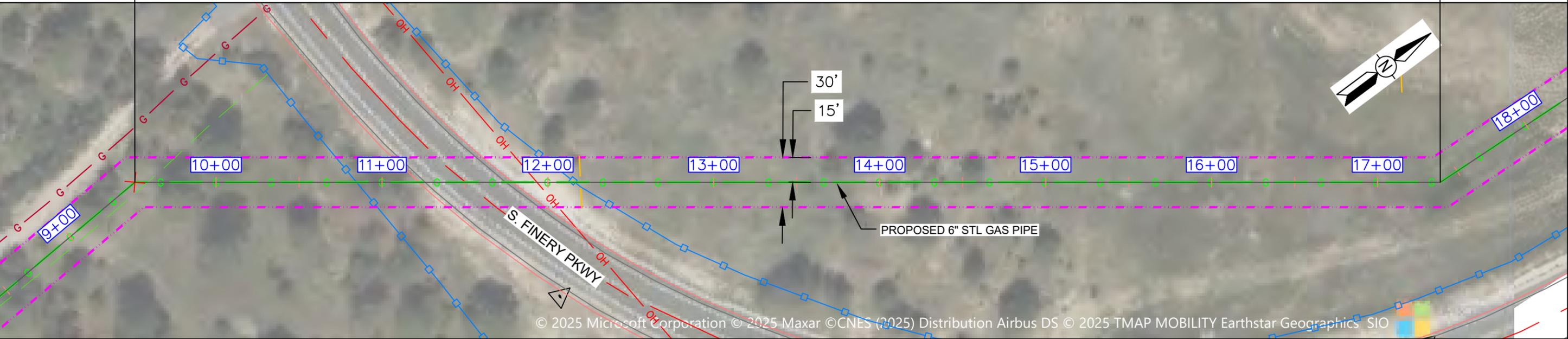
	PIPELINE		TEL. LINE		R.O.W.
	GAS PIPELINE (PROPOSED)		COMMUNICATION LINE		EASMENT
	WATER LINE		ELECTRIC LINE		CULVERT
					TEST STATION
					COUNTY ROAD

HORIZONTAL STATIONING

BORE ENTRY MATCH LINE  
STA: 9+51  
E: 3225253.7748'  
N: 1586752.6842'

BORE EXIT MATCH LINE  
STA: 17+38  
E: 3225759.3213'  
N: 1587355.6117'

ALIGNMENT SCALE: 1" = 60'



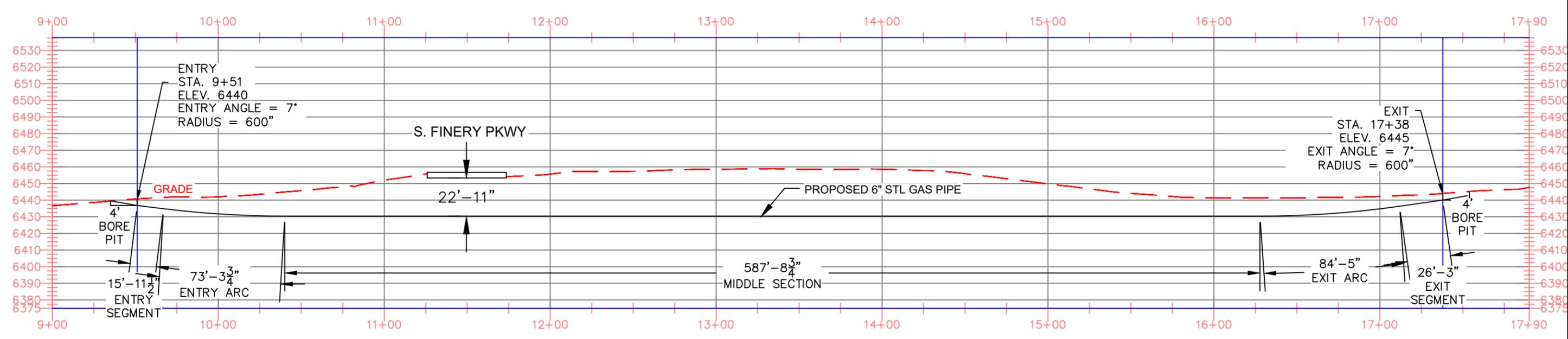
MATERIAL

STA. 9+51

787'  
①

STA. 17+38

PROFILE SCALE: HORIZONTAL 1"=30' VERTICAL 1"=XX'



NOTES

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- GROUND SURVEY PROVIDED BY CAMPOS, DECEMBER, 2023.
- HORIZONTAL CONTROL IS BASED ON NAD83 COLORADO STATE PLANE SOUTH ZONE (0503). VERTICAL DATUM IS NAVD88 AND BASED ON AN OPUS SOLUTION UTILIZING GEOID 12B.

BILL OF MATERIALS		
NO.	DESCRIPTION	QUANTITY
1	6.625" OD 0.280" WT API 5LS X52 W14-16 MILLS FBE + ARO COATING	787'
9876 Democrat Road - Location and Extent		
Project File # LE2025-008		
Planning Commission Staff Report - Page 34 of 46		

REVISIONS						
NO.	DESCRIPTION	DATE	BY	CHK.	APPRVD	
A	ISSUED FOR BID	5/5/25	SKS	SB	SB	

ENGINEERING DESIGN  
760 ALEGRE DR.  
FOUNTAIN, CO

2025 CONSTRUCTION

DESIGNED IN ACCORDANCE WITH TITLE 49-PART 192 OF MINIMUM FEDERAL SAFETY STANDARDS AND OPTIC GUIDE FOR GAS TRANSMISSION AND DISTRIBUTION PIPING SYSTEMS, LATEST EDITION.

PIPELINE PROJECT  
ALIGNMENT & BORE PROFILE SHEET  
9+51 TO 17+38

DOUGLAS COUNTY COLORADO

SCALE AS SHOWN DATE 02/14/2025

SHEET NO. 3 of 11

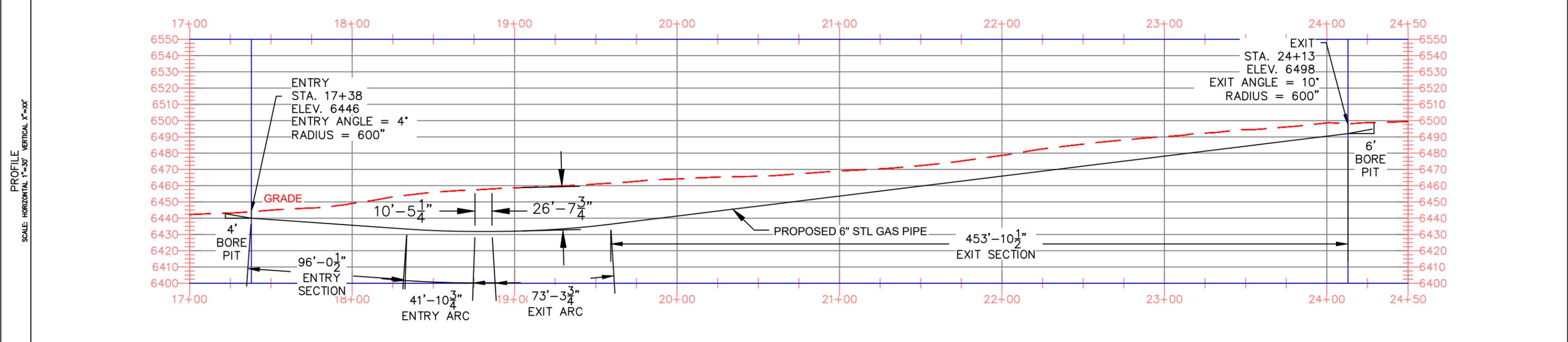
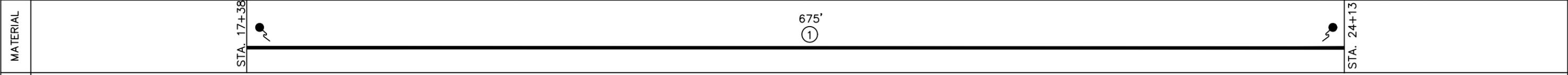
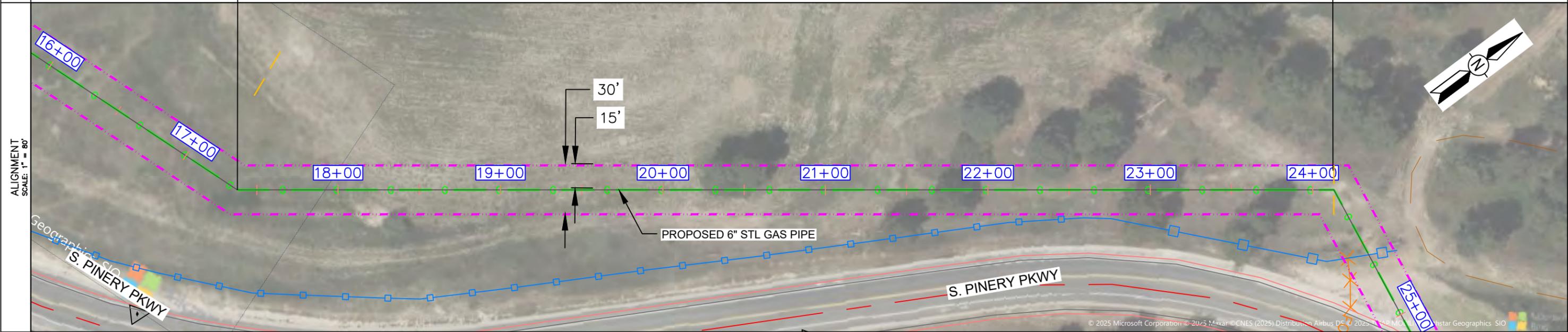


OWNERSHIP	DOUGLAS COUNTY	MAOP	585 PSIG
ENVIRONMENTAL	DOUGLAS COUNTY	CLAS LOCATION	CLASS 3 / DF = 0.5
JURISDICTION	DOUGLAS COUNTY	TEST PRESSURE	880 PSIG (MIN.) / 1,170 PSIG (MAX)
DEPTH OF COVER	4 FT MIN.	OPERATING PRESSURE	500 PSIG

LEGEND:	PIPELINE	TEL. LINE	R.O.W.
G	GAS PIPELINE (PROPOSED)	C	COMMUNICATION LINE
W	WATER LINE	E	ELECTRIC LINE
			EASMENT
			CULVERT
			TEST STATION
			COUNTY ROAD

HORIZONTAL STATIONING  
BORE ENTRY MATCH LINE  
STA: 17+38  
E: 3225759.3213'  
N: 1587355.6117'

HORIZONTAL STATIONING  
BORE EXIT MATCH LINE  
STA: 24+13  
E: 3225835.2906'  
N: 1588026.3954'



- NOTES
- STATIONING IS BASED ON HORIZONTAL DISTANCES.
  - ALL GAS, WATER AND UTILITY LINES SHOULD BE LOCATED PRIOR TO ANY EXCAVATING, DIGGING, OR TRENCHING ANYWHERE ON OR NEAR THIS SITE.
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  - GROUND SURVEY PROVIDED BY CAMPOS, DECEMBER, 2023.
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BILL OF MATERIALS		
1	6.625" OD 0.280" WT API 5LS X52 W14-16 MILLS FBE + ARO COATING	675'
9876 Democrat Road - Location and Extent		
Project File # LE2025-008		
Planning Commission Staff Report - Page 35 of 46		

REVISIONS						
NO.	DESCRIPTION	DATE	BY	CHK.	APPRVD	
A	ISSUED FOR BID	5/5/25	SKS	SB	SB	

ENGINEERING DESIGN  
760 ALEGRE DR.  
FOUNTAIN, CO

2025 CONSTRUCTION

DESIGNED IN ACCORDANCE WITH TITLE 49-PART 192 OF MINIMUM FEDERAL SAFETY STANDARDS AND GPIC GUIDE FOR GAS TRANSMISSION AND DISTRIBUTION PIPING SYSTEMS, LATEST EDITION.

PIPELINE PROJECT  
ALIGNMENT & BORE PROFILE SHEET  
17+38 - 24+13

DOUGLAS COUNTY COLORADO

SCALE AS SHOWN DATE 02/14/2025

SHEET NO. PROJECT ENGINEER



OWNERSHIP	DOUGLAS COUNTY	MAOP	585 PSIG
ENVIRONMENTAL	DOUGLAS COUNTY	CLAS LOCATION	CLASS 3 / DF = 0.5
JURISDICTION	DOUGLAS COUNTY	TEST PRESSURE	880 PSIG (MIN.) / 1,170 PSIG (MAX)
DEPTH OF COVER	4 FT MIN.	OPERATING PRESSURE	500 PSIG

<b>LEGEND:</b>	PIPELINE	TEL. LINE	R.O.W.
G	GAS PIPELINE (PROPOSED)	C	COMMUNICATION LINE
W	WATER LINE	E	ELECTRIC LINE
			EASMENT
			CULVERT
			TEST STATION
			COUNTY ROAD

HORIZONTAL STATIONING

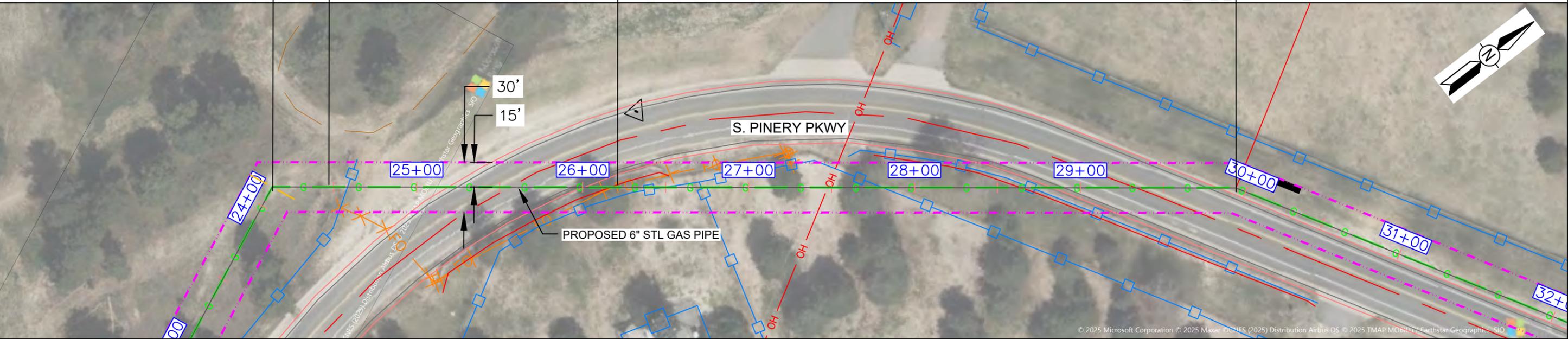
BORE ENTRY MATCH LINE  
STA: 24+13  
E: 3225835.2906'  
N: 1588026.3954'

FIBER STA: 24+37  
E: 3225866.8665'  
N: 1588039.0705'

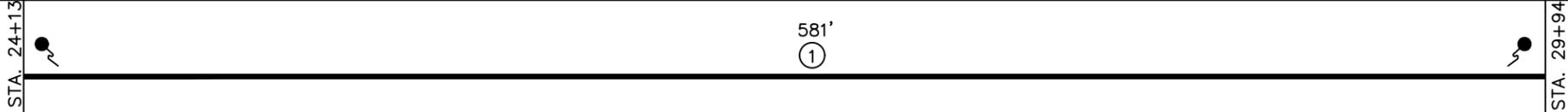
FIBER STA: 26+17  
E: 3226027.8412'  
N: 1588105.2728'

BORE EXIT MATCH LINE  
STA: 29+94  
E: 3226374.3649'  
N: 1588242.4607'

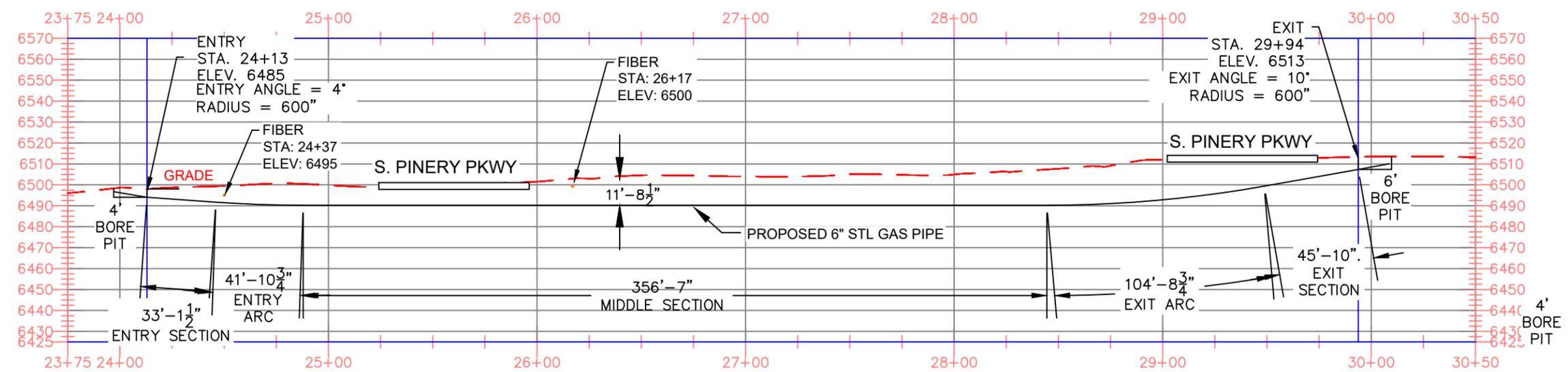
ALIGNMENT SCALE: 1" = 80'



MA MATERIAL



PROFILE SCALE: HORIZONTAL 1"=30' VERTICAL 1"=XX'



NOTES

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BILL OF MATERIALS		
NO.	DESCRIPTION	QUANTITY
1	6.625" OD 0.280" WT API 5LS X52 W14-16 MILLS FBE + ARO COATING	581'

REVISIONS						
NO.	DESCRIPTION	DATE	BY	CHK.	APPRVD	
A	ISSUED FOR BID	5/5/25	SKS	SB	SB	

**Black Hills Energy**

ENGINEERING DESIGN  
760 ALEGRE DR.  
FOUNTAIN, CO

2025 CONSTRUCTION  
WO: 10084433

DESIGNED IN ACCORDANCE WITH TITLE 49-PART 192 OF MINIMUM FEDERAL SAFETY STANDARDS AND GPIC GUIDE FOR GAS TRANSMISSION AND DISTRIBUTION PIPING SYSTEMS, LATEST EDITION.

**PIPELINE PROJECT**  
ALIGNMENT & BORE PROFILE SHEET  
24+13 TO 29+94

DOUGLAS COUNTY COLORADO

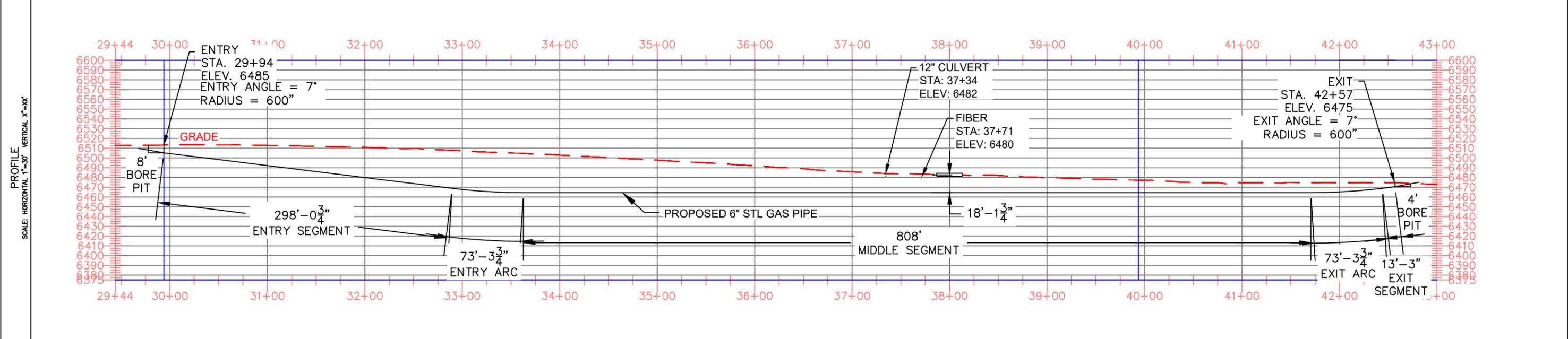
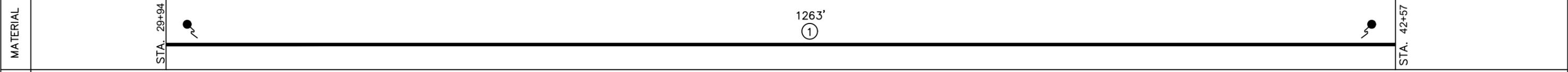
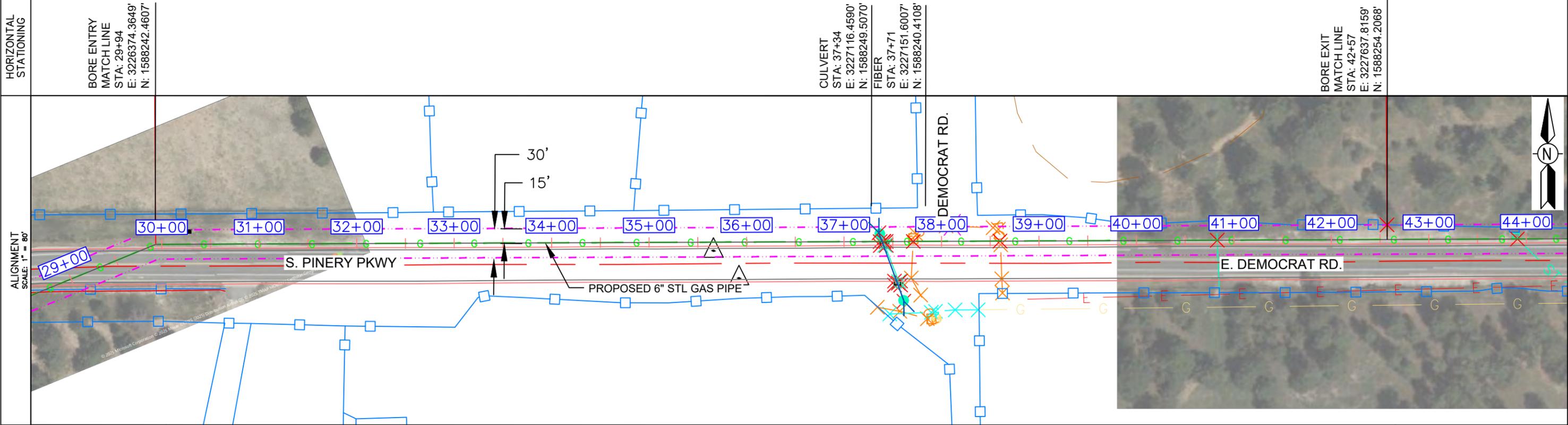
SCALE AS SHOWN DATE 02/14/2025

SHEET NO. 5 of 11



OWNERSHIP	DOUGLAS COUNTY	MAOP	585 PSIG
ENVIRONMENTAL	DOUGLAS COUNTY	CLAS LOCATION	CLASS 3 / DF = 0.5
JURISDICTION	DOUGLAS COUNTY	TEST PRESSURE	880 PSIG (MIN.) / 1,170 PSIG (MAX)
DEPTH OF COVER	4 FT MIN.	OPERATING PRESSURE	500 PSIG

<b>LEGEND:</b>	PIPELINE	TEL. LINE	R.O.W.
G	GAS PIPELINE (PROPOSED)	C	COMMUNICATION LINE
W	WATER LINE	E	ELECTRIC LINE
			EASMENT
			CULVERT
			TEST STATION
			COUNTY ROAD



- NOTES
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  - ALL GAS, WATER AND UTILITY LINES SHOULD BE LOCATED PRIOR TO ANY EXCAVATING, DIGGING, OR TRENCHING ANYWHERE ON OR NEAR THIS SITE.
  - BHE ASSUMES NO RESPONSIBILITY FOR THE SPECIFIC LOCATION OF ANY BURIED GAS, WATER, OR UTILITY LINES THAT MAY BE PRESENT ON OR NEAR THIS SITE, NOR IS ANY LIABILITY ASSUMED FOR ANY LEGAL ACTION WHICH RESULTS FROM A DISCOVERY OF A GAS, WATER, OR UTILITY LINE IN ADDITION TO OR IN A DIFFERENT LOCATION THAN SHOWN ON THIS PLAN.
  - GROUND SURVEY PROVIDED BY CAMPOS, DECEMBER, 2023.
  - HORIZONTAL CONTROL IS BASED ON NAD83 COLORADO STATE PLANE SOUTH ZONE (0503). VERTICAL DATUM IS NAVD88 AND BASED ON AN OPUS SOLUTION UTILIZING GEOID 12B.

BILL OF MATERIALS		
NO.	DESCRIPTION	QUANTITY
1	6.625" OD 0.280" WT API 5LS X52 W14-16 MILLS FBE + ARO COATING	1263'
9876 Democrat Road - Location and Extent		
Project File # LE2025-008		
Planning Commission Staff Report - Page 37 of 46		

REVISIONS						
NO.	DESCRIPTION	DATE	BY	CHK.	APPRVD	
A	ISSUED FOR BID	5/5/25	SKS	SB	SB	

**Black Hills Energy**

ENGINEERING DESIGN  
760 ALEGRE DR.  
FOUNTAIN, CO

2025 CONSTRUCTION

DESIGNED IN ACCORDANCE WITH TITLE 49-PART 192 OF MINIMUM FEDERAL SAFETY STANDARDS AND GPIC GUIDE FOR GAS TRANSMISSION AND DISTRIBUTION PIPING SYSTEMS, LATEST EDITION.

PIPELINE PROJECT  
ALIGNMENT & BORE PROFILE SHEET  
29+94 TO 42+57

DOUGLAS COUNTY COLORADO

SCALE AS SHOWN DATE 02/14/2025

SHEET NO. 6 of 11

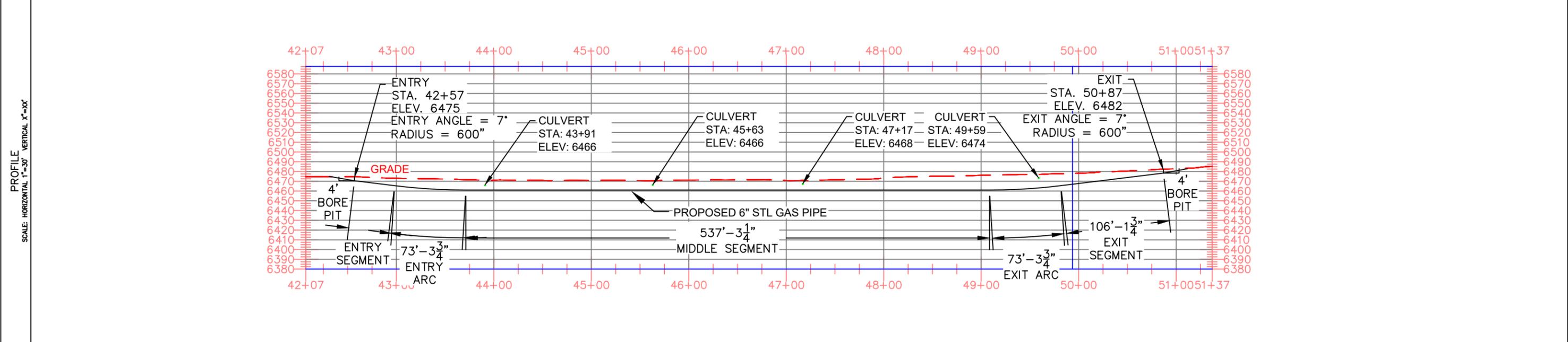
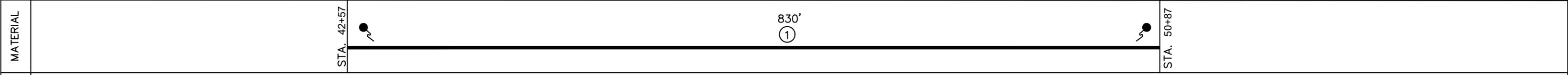
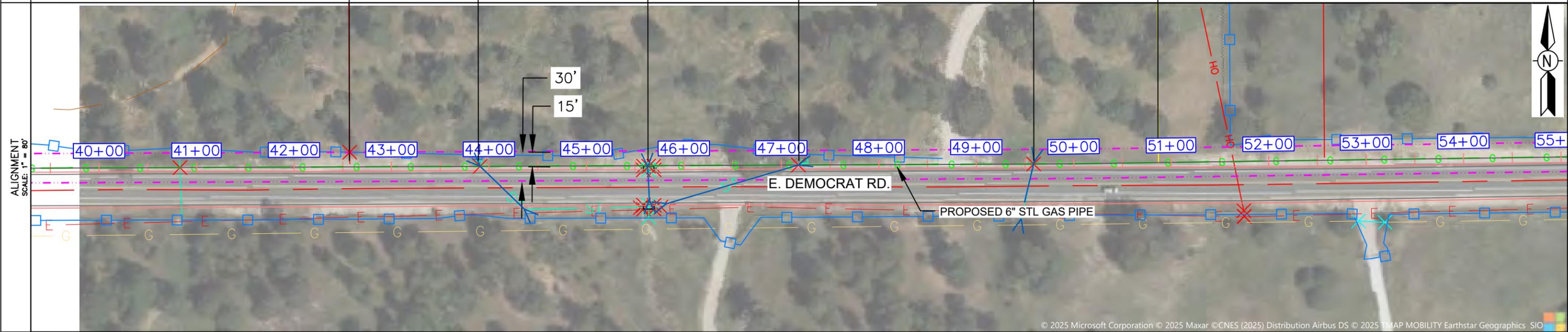


OWNERSHIP	DOUGLAS COUNTY	MAOP	585 PSIG
ENVIRONMENTAL	DOUGLAS COUNTY	CLAS LOCATION	CLASS 3 / DF = 0.5
JURISDICTION	DOUGLAS COUNTY	TEST PRESSURE	880 PSIG (MIN.) / 1,170 PSIG (MAX)
DEPTH OF COVER	4 FT MIN.	OPERATING PRESSURE	500 PSIG

**LEGEND:**

- PIPELINE
- TEL. LINE
- R.O.W.
- GAS PIPELINE (PROPOSED)
- COMMUNICATION LINE
- EASMENT
- WATER LINE
- ELECTRIC LINE
- CULVERT
- TEST STATION
- COUNTY ROAD

HORIZONTAL STATIONING	BORE ENTRY MATCH LINE STA: 42+57 E: 3227637.8159' N: 1588254.2068'	CULVERT STA: 43+91 E: 3227771.5382' N: 1588238.8911'	CULVERT STA: 45+63 E: 3227944.4160' N: 1588237.9570'	CULVERT STA: 47+17 E: 3228098.0978' N: 1588238.1247'	CULVERT STA: 49+59 E: 3228339.4631' N: 1588237.5582'	BORE EXIT MATCH LINE STA: 50+87 E: 3228467.5322' N: 1588238.1709'
-----------------------	--	--	--	--	--	---



- NOTES**
- STATIONING IS BASED ON HORIZONTAL DISTANCES.
  - ALL GAS, WATER AND UTILITY LINES SHOULD BE LOCATED PRIOR TO ANY EXCAVATING, DIGGING, OR TRENCHING ANYWHERE ON OR NEAR THIS SITE.
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  - GROUND SURVEY PROVIDED BY CAMPOS, DECEMBER, 2023.
  - HORIZONTAL CONTROL IS BASED ON NAD83 COLORADO STATE PLANE SOUTH ZONE (0503). VERTICAL DATUM IS NAVD88 AND BASED ON AN OPUS SOLUTION UTILIZING GEOID 12B.

BILL OF MATERIALS		
NO.	DESCRIPTION	QUANTITY
1	6.625" OD 0.280" WT API 5LS X52 W14-16 MILLS FBE + ARO COATING	830'
9876 Democrat Road - Location and Extent		
Project File # LE2025-008		
Planning Commission Staff Report - Page 38 of 46		

REVISIONS						
NO.	DESCRIPTION	DATE	BY	CHK.	APPRVD.	
A	ISSUED FOR BID	5/5/25	SKS	SB	SB	

**Black Hills Energy**

ENGINEERING DESIGN  
760 ALEGRE DR.  
FOUNTAIN, CO

2025 CONSTRUCTION

DESIGNED IN ACCORDANCE WITH TITLE 48-PART 192 OF MINIMUM FEDERAL SAFETY STANDARDS AND GPIC GUIDE FOR GAS TRANSMISSION AND DISTRIBUTION PIPING SYSTEMS, LATEST EDITION.

**PIPELINE PROJECT**  
ALIGNMENT & BORE PROFILE SHEET  
42+57 TO 50+87

DOUGLAS COUNTY COLORADO

SCALE AS SHOWN DATE 02/14/2025

SHEET NO. 7 of 11



OWNERSHIP	DOUGLAS COUNTY	MAOP	585 PSIG
ENVIRONMENTAL	DOUGLAS COUNTY	CLAS LOCATION	CLASS 3 / DF = 0.5
JURISDICTION	DOUGLAS COUNTY	TEST PRESSURE	880 PSIG (MIN.) / 1,170 PSIG (MAX)
DEPTH OF COVER	4 FT MIN.	OPERATING PRESSURE	500 PSIG

<b>LEGEND:</b>	PIPELINE	TEL. LINE	R.O.W.	TEST STATION
G	GAS PIPELINE (PROPOSED)	C	COMMUNICATION LINE	EASMENT
W	WATER LINE	E	ELECTRIC LINE	CULVERT
				CR
				COUNTY ROAD

HORIZONTAL STATIONING

BORE ENTRY  
MATCH LINE  
STA: 50+87  
E: 3228467.5322  
N: 1588238.1709

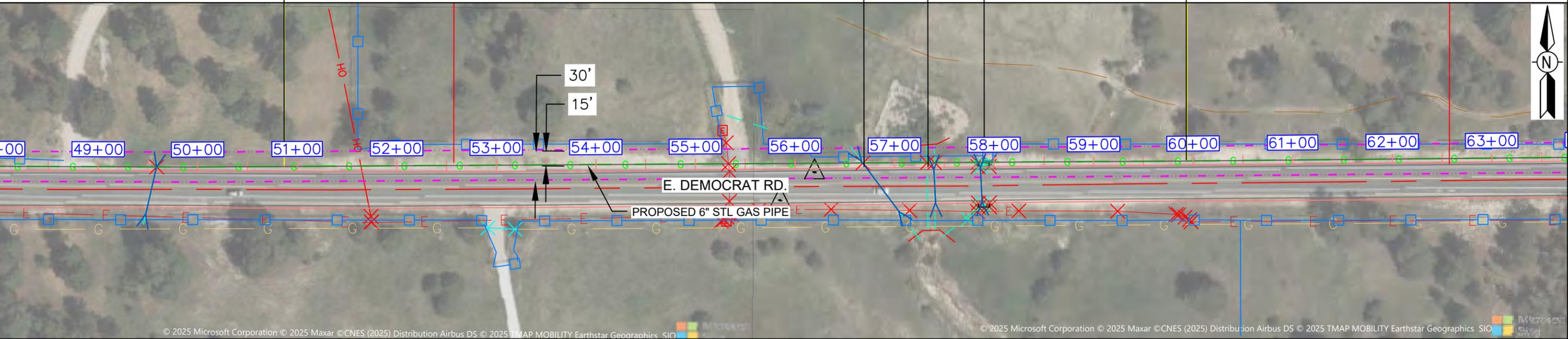
CULVERT STA: 56+68  
E: 3229048.7386  
N: 1588242.5045

CULVERT STA: 57+33  
E: 3229120.8242  
N: 1588242.9870

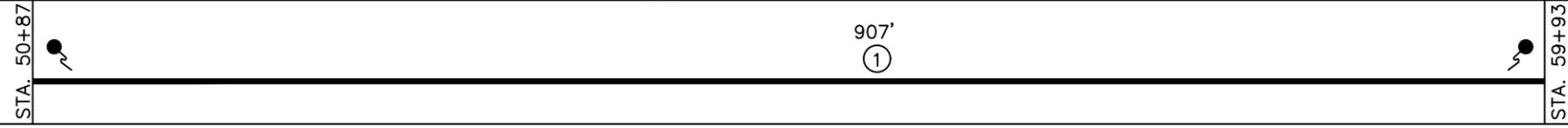
CULVERT STA: 57+86  
E: 3229170.7815  
N: 1588243.1365

BORE EXIT  
MATCH LINE  
STA: 59+93  
E: 3229374.2686  
N: 1588245.0086

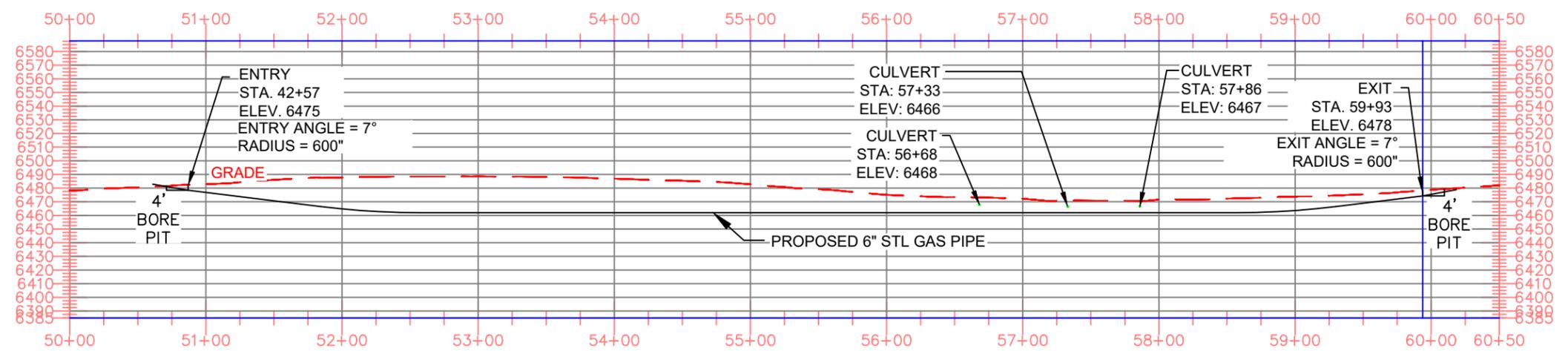
ALIGNMENT SCALE: 1" = 80'



MATERIAL



PROFILE SCALE: HORIZONTAL 1"=30' VERTICAL X"=XX'



NOTES

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- GROUND SURVEY PROVIDED BY CAMPOS, DECEMBER, 2023.
- HORIZONTAL CONTROL IS BASED ON NAD83 COLORADO STATE PLANE SOUTH ZONE (0503). VERTICAL DATUM IS NAVD88 AND BASED ON AN OPUS SOLUTION UTILIZING GEOID 12B.

BILL OF MATERIALS		
NO.	DESCRIPTION	QUANTITY
1	6.625" OD 0.280" WT API 5LS X52 W14-16 MILLS FBE + ARO COATING	907'

REVISIONS						
NO.	DESCRIPTION	DATE	BY	CHK.	APPRVD	
A	ISSUED FOR BID	5/5/25	SKS	SB	SB	

**Black Hills Energy**

ENGINEERING DESIGN  
760 ALEGRE DR.  
FOUNTAIN, CO

2025 CONSTRUCTION

DESIGNED IN ACCORDANCE WITH TITLE 49-PART 192 OF MINIMUM FEDERAL SAFETY STANDARDS AND GPIC GUIDE FOR GAS TRANSMISSION AND DISTRIBUTION PIPING SYSTEMS, LATEST EDITION.

**PIPELINE PROJECT**  
ALIGNMENT & BORE PROFILE SHEET  
50+87 TO 59+93

DOUGLAS COUNTY COLORADO

SCALE AS SHOWN DATE 02/14/2025

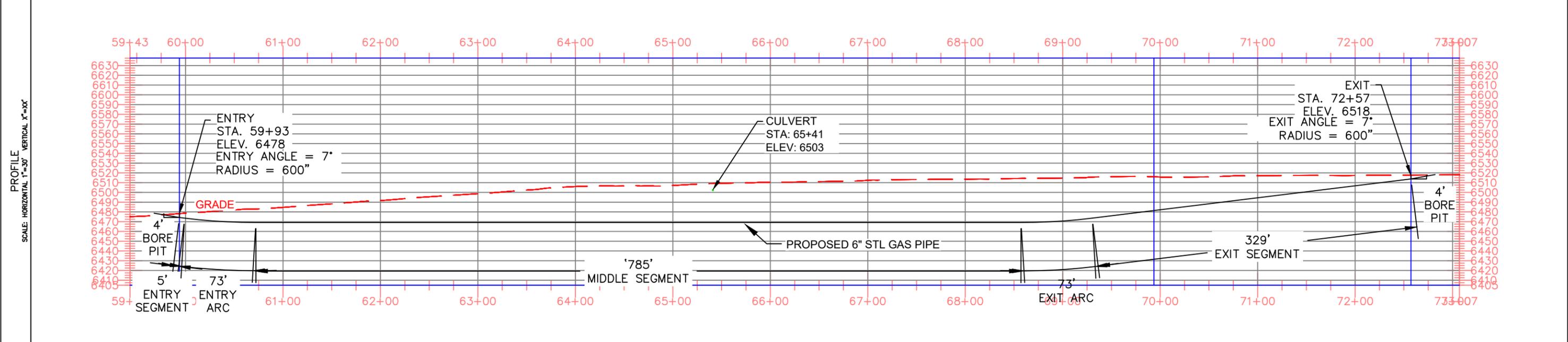
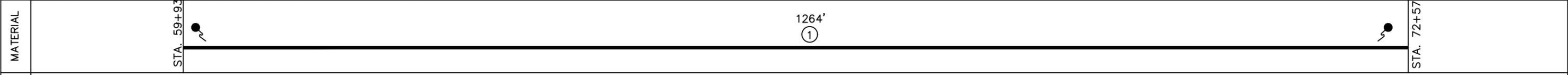
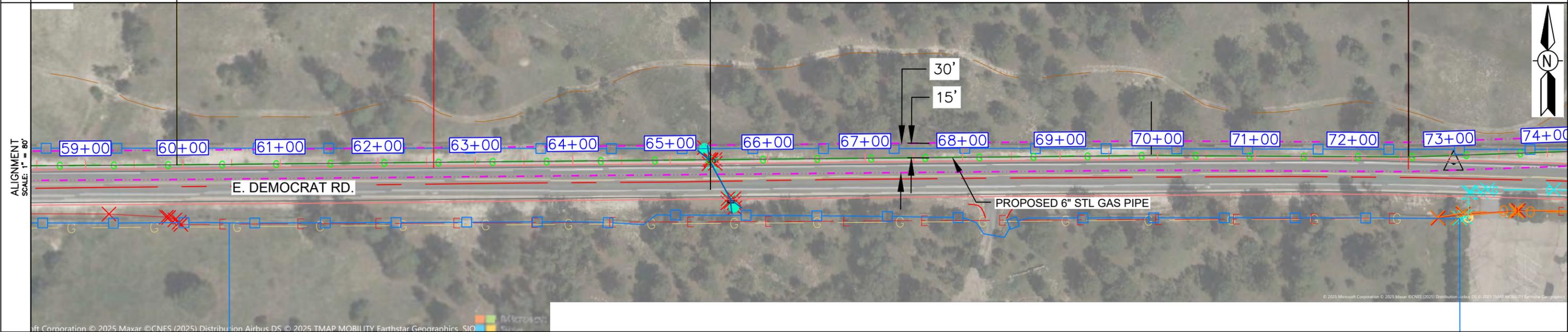
SHEET NO. 8 of 11



OWNERSHIP	DOUGLAS COUNTY	MAOP	585 PSIG
ENVIRONMENTAL	DOUGLAS COUNTY	CLAS LOCATION	CLASS 3 / DF = 0.5
JURISDICTION	DOUGLAS COUNTY	TEST PRESSURE	880 PSIG (MIN.) / 1,170 PSIG (MAX)
DEPTH OF COVER	4 FT MIN.	OPERATING PRESSURE	500 PSIG

<b>LEGEND:</b>	PIPELINE	TEL. LINE	R.O.W.
G	GAS PIPELINE (PROPOSED)	C	COMMUNICATION LINE
W	WATER LINE	E	ELECTRIC LINE
			EASMENT
			CULVERT
			TEST STATION
			COUNTY ROAD

<b>HORIZONTAL STATIONING</b>	BORE ENTRY MATCH LINE STA: 59+93 E: 3229374.2686' N: 1588245.0086'	CULVERT STA: 65+41 E: 3229922.0661' N: 1588250.9407'	BORE EXIT MATCH LINE STA: 72+57 E: 3230637.8159' N: 1588254.8799'
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- NOTES**
- STATIONING IS BASED ON HORIZONTAL DISTANCES.
  - ALL GAS, WATER AND UTILITY LINES SHOULD BE LOCATED PRIOR TO ANY EXCAVATING, DIGGING, OR TRENCHING ANYWHERE ON OR NEAR THIS SITE.
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  - GROUND SURVEY PROVIDED BY CAMPOS, DECEMBER, 2023.
  - HORIZONTAL CONTROL IS BASED ON NAD83 COLORADO STATE PLANE SOUTH ZONE (0503). VERTICAL DATUM IS NAVD88 AND BASED ON AN OPUS SOLUTION UTILIZING GEOID 12B.

BILL OF MATERIALS		
NO.	DESCRIPTION	QUANTITY
1	6.625" OD 0.280" WT API 5LS X52 W14-16 MILLS FBE + ARO COATING	1264'
9876 Democrat Road - Location and Extent		
Project File # LE2025-008		
Planning Commission Staff Report - Page 40 of 46		

REVISIONS						
NO.	DESCRIPTION	DATE	BY	CHK.	APPRVD	
A	ISSUED FOR BID	5/5/25	SKS	SB	SB	

**Black Hills Energy**

ENGINEERING DESIGN  
760 ALEGRE DR.  
FOUNTAIN, CO

2025 CONSTRUCTION

DESIGNED IN ACCORDANCE WITH TITLE 49-PART 192 OF MINIMUM FEDERAL SAFETY STANDARDS AND 800 CMR 1.00000 OF MASSACHUSETTS REGULATORY CODE, LATEST EDITION.

**PIPELINE PROJECT**  
ALIGNMENT & BORE PROFILE SHEET  
50+93 TO 72+57

DOUGLAS COUNTY COLORADO

SCALE AS SHOWN DATE 02/14/2025

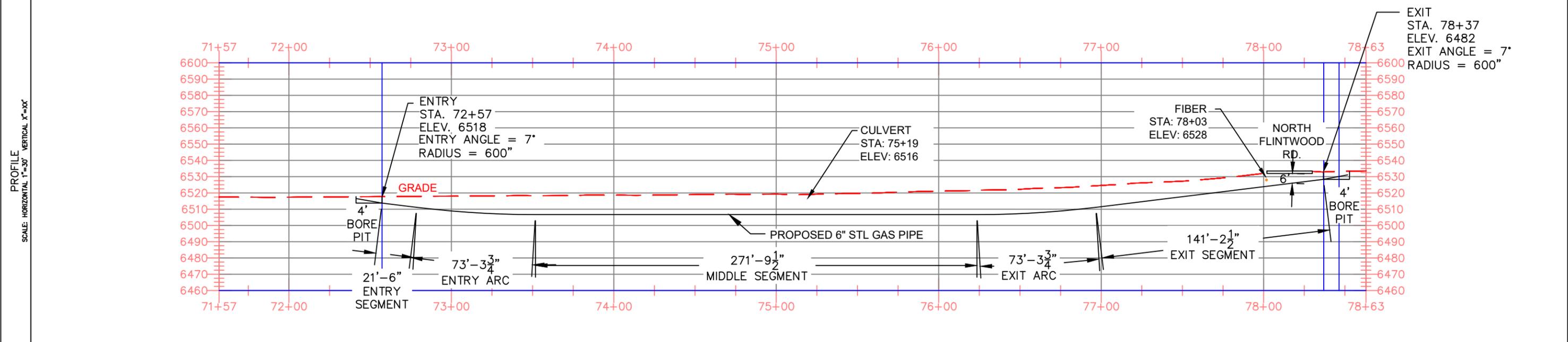
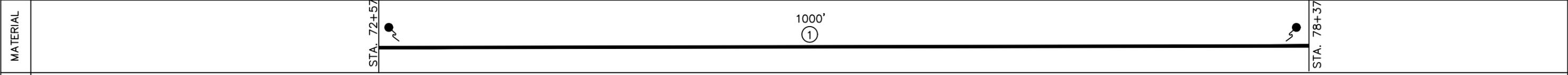
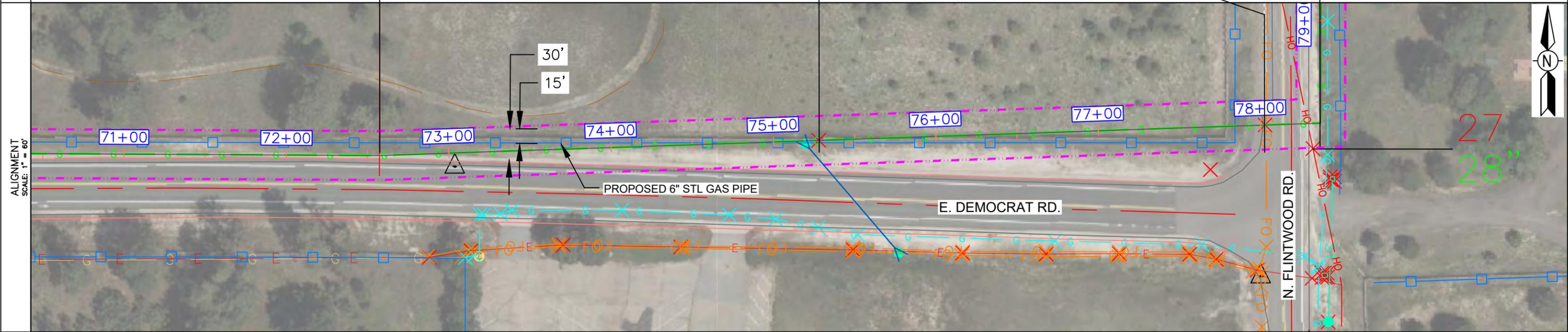
SHEET NO. 9 of 11



OWNERSHIP	DOUGLAS COUNTY	MAOP	585 PSIG
ENVIRONMENTAL	DOUGLAS COUNTY	CLAS LOCATION	CLASS 3 / DF = 0.5
JURISDICTION	DOUGLAS COUNTY	TEST PRESSURE	880 PSIG (MIN.) / 1,170 PSIG (MAX)
DEPTH OF COVER	4 FT MIN.	OPERATING PRESSURE	500 PSIG

<b>LEGEND:</b>	PIPELINE	TEL. LINE	R.O.W.
G	GAS PIPELINE (PROPOSED)	C	COMMUNICATION LINE
W	WATER LINE	E	ELECTRIC LINE
			EASEMENT
			CULVERT
			TEST STATION
			COUNTY ROAD

HORIZONTAL STATIONING	BORE ENTRY MATCH LINE STA: 72+57 E: 3230637.8159' N: 1588254.8799'	CULVERT STA: 75+19 E: 3230908.2110' N: 1588264.5494'	FIBER STA: 78+03 E: 3231182.9284' N: 1588274.3735'	BORE EXIT MATCH LINE STA: 78+37 E: 3231217.1714' N: 1588275.5212'
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- NOTES
- STATIONING IS BASED ON HORIZONTAL DISTANCES.
  - ALL GAS, WATER AND UTILITY LINES SHOULD BE LOCATED PRIOR TO ANY EXCAVATING, DIGGING, OR TRENCHING ANYWHERE ON OR NEAR THIS SITE.
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  - GROUND SURVEY PROVIDED BY CAMPOS, DECEMBER, 2023.
  - HORIZONTAL CONTROL IS BASED ON NAD83 COLORADO STATE PLANE SOUTH ZONE (0503). VERTICAL DATUM IS NAVD88 AND BASED ON AN OPUS SOLUTION UTILIZING GEOID 12B.

BILL OF MATERIALS		
NO.	DESCRIPTION	QUANTITY
1	6.625" OD 0.280" WT API 5LS X52 W14-16 MILLS FBE + ARO COATING	1000'
9876 Democrat Road - Location and Extent		
Project File # LE2025-008		
Planning Commission Staff Report - Page 41 of 46		

REVISIONS						
NO.	DESCRIPTION	DATE	BY	CHK.	APPRVD	
A	ISSUED FOR BID	5/5/25	SKS	SB	SB	

**Black Hills Energy**

ENGINEERING DESIGN  
760 ALEGRE DR.  
FOUNTAIN, CO

2025 CONSTRUCTION

DESIGNED IN ACCORDANCE WITH TITLE 49-PART 192 OF MINIMUM FEDERAL SAFETY STANDARDS AND 800 CMR 1.00000 OF MASSACHUSETTS REGULATIONS FOR GAS TRANSMISSION AND DISTRIBUTION PIPING SYSTEMS, LATEST EDITION.

PIPELINE PROJECT  
ALIGNMENT & BORE PROFILE SHEET  
72+57 TO 78+37

DOUGLAS COUNTY COLORADO

SCALE AS SHOWN DATE 02/14/2025

SHEET NO. 10 of 11

ADDITIONAL INFORMATION



OWNERSHIP	DOUGLAS COUNTY	MAOP	585 PSIG
ENVIRONMENTAL	DOUGLAS COUNTY	CLASS LOCATION	CLASS 3 / DF = 0.5
JURISDICTION	DOUGLAS COUNTY	TEST PRESSURE	880 PSIG (MIN.) / 1,170 PSIG (MAX)
DEPTH OF COVER	4 FT MIN.	OPERATING PRESSURE	500 PSIG

**LEGEND:**

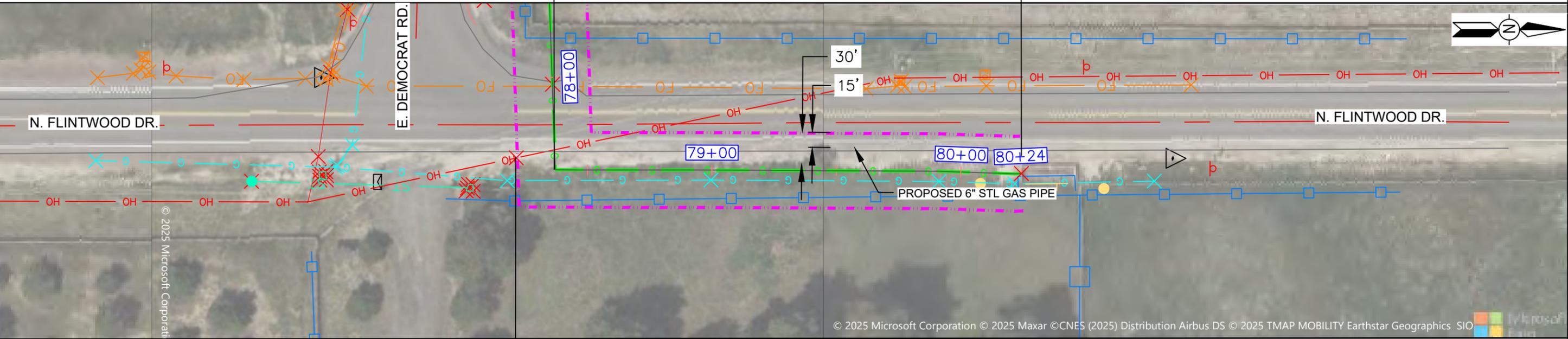
	PIPELINE		TEL. LINE		R.O.W.
	GAS PIPELINE (PROPOSED)		COMMUNICATION LINE		EASMENT
	WATER LINE		ELECTRIC LINE		CULVERT
			TEST STATION		COUNTY ROAD

HORIZONTAL STATIONING

BORE ENTRY MATCH LINE  
STA: 78+37  
E: 3231217.1714'  
N: 1588275.5212'

BORE EXIT END  
STA: 80+24  
E: 3231218.4354'  
N: 1588462.8306'

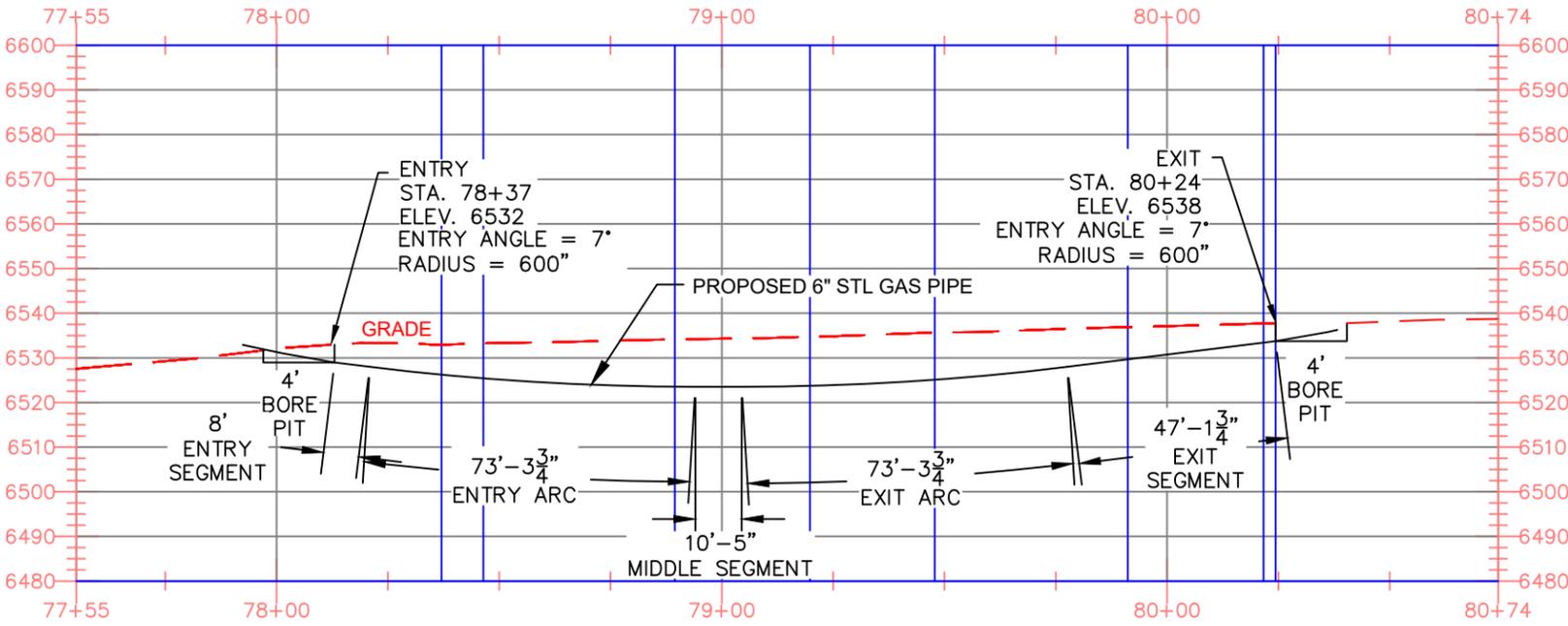
ALIGNMENT SCALE: 1" = 40'



MATERIAL



PROFILE SCALE: HORIZONTAL 1"=30' VERTICAL 1"=XX'



NOTES

- STATIONING IS BASED ON HORIZONTAL DISTANCES.
- ALL GAS, WATER AND UTILITY LINES SHOULD BE LOCATED PRIOR TO ANY EXCAVATING, DIGGING, OR TRENCHING ANYWHERE ON OR NEAR THIS SITE.
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- GROUND SURVEY PROVIDED BY CAMPOS, DECEMBER, 2023.
- HORIZONTAL CONTROL IS BASED ON NAD83 COLORADO STATE PLANE SOUTH ZONE (0503). VERTICAL DATUM IS NAVD88 AND BASED ON AN OPUS SOLUTION UTILIZING GEOID 12B.

BILL OF MATERIALS		
NO.	DESCRIPTION	QUANTITY
1	6.625" OD 0.280" WT API 5LS X52 W14-16 MILLS FBE + ARO COATING	187'
9876 Democrat Road - Location and Extent		
Project File # LE2025-008		
Planning Commission Staff Report - Page 42 of 46		

REVISIONS						
NO.	DESCRIPTION	DATE	BY	CHK.	APPROVD	
A	ISSUED FOR BID	5/5/25	SKS	SB	SB	

**Black Hills Energy**

ENGINEERING DESIGN  
760 ALEGRE DR.  
FOUNTAIN, CO

2025 CONSTRUCTION

DESIGNED IN ACCORDANCE WITH TITLE 49-PART 192 OF MINIMUM FEDERAL SAFETY STANDARDS AND GPIC GUIDE FOR GAS TRANSMISSION AND DISTRIBUTION PIPING SYSTEMS, LATEST EDITION.

**PIPELINE PROJECT**  
ALIGNMENT & BORE PROFILE SHEET  
78+37 TO 80+24

DOUGLAS COUNTY COLORADO

SCALE AS SHOWN DATE 02/14/2025

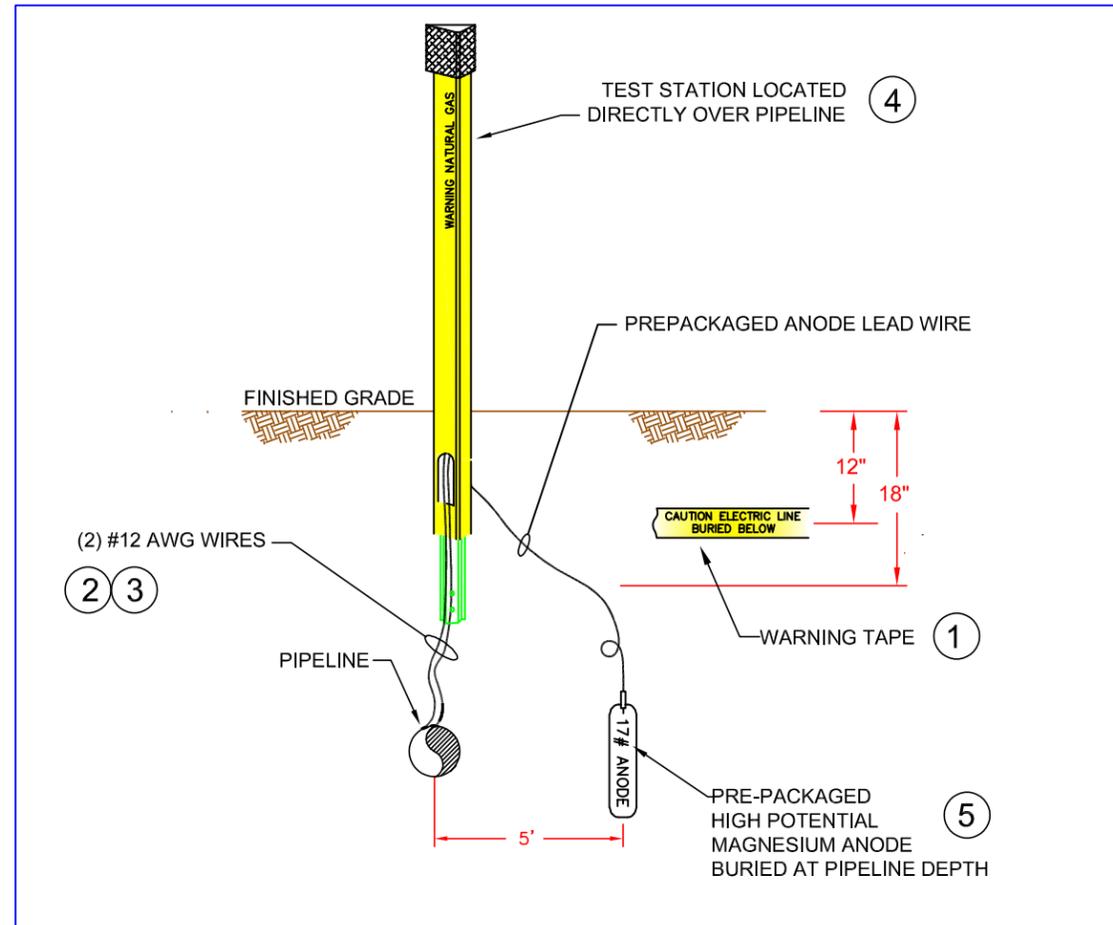
SHEET NO. PROJECT ENGINEER



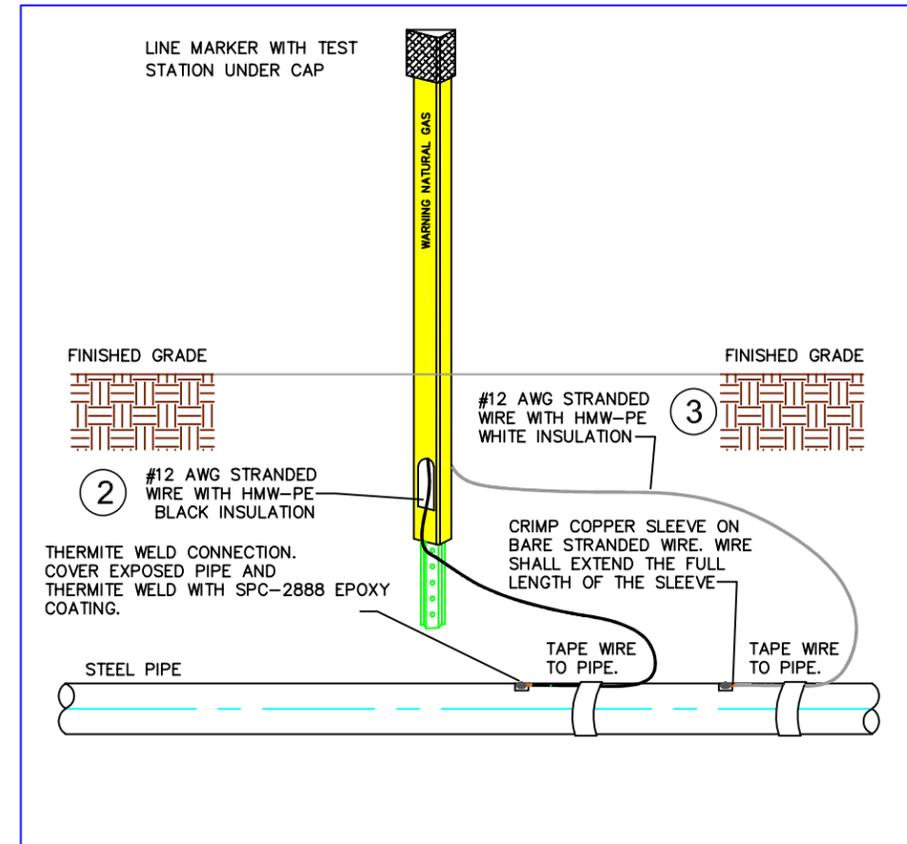
GENERAL NOTES

NOTES

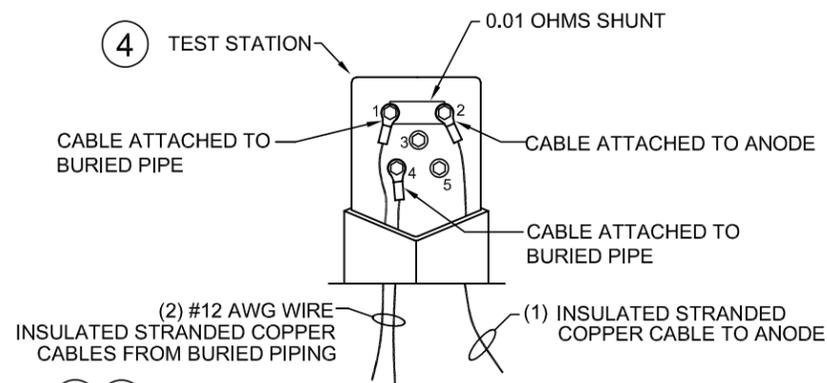
1. CATHODIC TECHNICIAN TO DETERMINE INSULATING REQUIREMENTS.
2. OPERATIONS OR CONTRACTOR TO CALL ONECALL BEFORE DIGGING.
3. THERMITE WELDING SHALL BE PERFORMED IN ACCORDANCE TO SECTION 73 OF THE BHE OPERATION & MAINTENANCE MANUAL.



MAGNESIUM ANODE INSTALLATION DETAIL



TEST STATION TO PIPE WIRE INSTALLATION DETAIL



ANODE TEST STATION WIRING DETAIL (SHOWN WITHOUT COVER)



OPTIONAL: FLUSH TO GRADE TEST STATION SUCH AS "FLUSH FINK" BY MESA CAN BE USED IN AREAS WHERE A LINE MARKER IS NOT DESIRED

LINE MARKER/CATHODIC TEST STATION DETAIL

NO SCALE

MATERIAL LIST

PART	QUANTITY	UNIT	SIZE	ITEM DESCRIPTION
1	AS NEEDED	ROLL	3" WIDE	PANDUIT CORP., UNDERGROUND WARNING TAPE, PART #HTU3Y-E, YELLOW TAPE WITH BLACK LETTERS, READS "CAUTION ELECTRICAL LINE BURIED BELOW", 1 ROLL = 1000 FEET, GRAYBAR ELECTRICAL COMPANY, OMAHA, NE, PHONE 402-592-7676
2	AS NEEDED	FT	#12AWG	HMWPE (BLACK) INSULATED STRANDED COPPER CABLE, SOFT-DRAWN, COMMERCIALY PURE COPPER, ASTM B8, CLASS B STD. (ANODE TEST STATIONS CONNECTIONS TO PIPE)
3	AS NEEDED	FT	#12AWG	HMWPE (WHITE) INSULATED STRANDED COPPER CABLE, SOFT-DRAWN, COMMERCIALY PURE COPPER, ASTM B8, CLASS B STD. (ANODE TEST STATIONS CONNECTIONS TO PIPE)
4	1 EA	6'		RHINO TRVIEW TEST STATION, YELLOW POST WITH WHITE CAP & LOCK, 72" LENGTH, 5 - 1/4" BRASS TERMINALS, TO INCLUDE (1 EA.) 0.01 OHM SHUNT & (1 EA.) JUMPER
5	1 EA	17#		MAGNESIUM ANODE, 17 LB SIZE, PREPACKAGED WITH LEAD WIRE



REVISIONS

NO.	DESCRIPTION	DATE	BY	CHK.	APPROV'D

APPROVALS

TYPE	DATE	BY
DRAFTING	7/7/2021	RICK KIESEL
PROJECT ENGINEER	7/7/2021	N/A



Gas Engineering Services  
2287 College Road  
Council Bluffs, IA 51503

SINGLE ANODE TEST STATION

ANODE & TEST STATION INSTALLATION DETAILS

DRAWN BY RICK KIESEL	DATE 7/7/2021	CONSTRUCTION
SCALE NONE	CHECKED MATT STACK	DWG. TYPE PRELIM. BID FINAL ✓
AutoCAD FILE SINGLE ANODE TEST STATION.DWG	PAGE 1 OF 1	
DRAWING NUMBER N/A	PAGE NUMBER	

# EXHIBIT 'A'

30' WIDE PERMANENT AND 20' WIDE TEMPORARY  
EASEMENT  
LOCATED WITHIN A PORTION OF THE NE1/4SE1/4 OF  
SECTION 18, T.7S. R.65W., 6TH P.M.  
COUNTY OF DOUGLAS, STATE OF COLORADO

**DESCRIPTION**

A THIRTY (30') FOOT WIDE PERMANENT EASEMENT LOCATED IN THE NE1/4SE1/4 OF SECTION 18, T7S, R65W, 6TH P.M., DOUGLAS COUNTY, COLORADO, BEING FIFTEEN (15') FEET EACH SIDE AS MEASURED AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING** AT THE NORTHWEST CORNER OF A TRACT FROM WHICH THE EAST ONE-QUARTER OF SAID SECTION 18 BEARS N88°22'27"E, 1,322.71', BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION, THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF DEMOCRAT ROAD (CR. #26) S89°53'32"E, 652.69' TO THE **TRUE POINT OF BEGINNING**; THENCE S00°45'15"E, 544.62'; THENCE S00°21'43"W, 507.99' TO A POINT ON THE NORTHERN BOUNDARY OF A VALVE SITE EASEMENT FROM WHICH THE SOUTH SIXTEENTH BETWEEN SECTIONS 18 AND 17 BEARS S70°53'48"E, 708.54', SAID POINT BEING **THE POINT OF TERMINUS**.

**CONTAINING: 31,576.77 SQ. FT. (0.72 ACRES±) TOTAL CENTERLINE LENGTH: 1,052.61L.F.**

ALSO

A TWENTY (20') FOOT TEMPORARY EASEMENT LOCATED IN THE NE1/4SE1/4 OF SECTION 18, T7S, R65W, 6TH P.M., DOUGLAS COUNTY, COLORADO, RUNNING PARALLEL LEFT (EASTERLY) WITH THE ABOVE DESCRIBED PERMANENT EASEMENT AND CONTINUING TO A POINT 44.7' FROM THE SOUTHERN BOUNDARY OF THIS TRACT, AND DEPICTED ON PAGE 2 OF 2 OF THIS EXHIBIT.

THE SIDELINES OF SAID EASEMENTS SHALL BE SHORTENED OR PROLONGED SO AS TO RESULT IN CONTINUOUS LINES THROUGH ANGLE POINTS AS SO TO BEGIN AT THE SOUTHERN RIGHT-OF-WAY OF DEMOCRAT ROAD (CR. #26).

**CONTAINING: 25,751.69 SQ. FT. (0.59 ACRES±)**

**SEE ATTACHED EXHIBIT (PG 2 OF 2) BY WHICH THIS REFERENCE IS MADE PART HEREOF.**

**SURVEYOR'S CERTIFICATE:**

I, ANTHONY KNIEVEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THE MEASUREMENTS AND BOUNDARIES WITHIN THIS EXHIBIT SHOWN HEREON ACCURATELY REPRESENTS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE CONDITIONS THAT DO EXIST. THIS EXHIBIT WAS PREPARED UNDER MY DIRECT SUPERVISION, AND THIS EXHIBIT DOES NOT REPRESENT A WARRANTY OR OPINION AS TO OWNERSHIP, LIENHOLDERS, OR QUALITY OF TITLE.  
Anthony L. Knievel, P.L.S. Number 38157



FOR REVIEW ONLY

<p>PREPARED FOR:</p>	<p>DRAWN BY: ALK      DATE: 02/20/2025</p> <p>CHECKED BY: ___</p> <p>APP'D BY: ___</p>	<p><b>PERMANENT AND TEMPORARY EASEMENT</b></p>
<p>PREPARED BY:</p> <p>1401 BLAKE STREET, DENVER, CO 80202 (303) 623-3345</p>	<p><b>TOTALS</b></p> <p>PERMANENT EASEMENT = 31,576.77 SQ FT 0.72 ACRES TEMPORARY EASEMENT = 25,751.699 SQ FT 0.59 ACRES</p>	<p>FIVE MOORE PARTNERS LTD PID: 2347-180-00-010 DOUGLAS COUNTY, COLORADO</p>
		<p><b>EXHIBIT 'A' BHE</b></p>

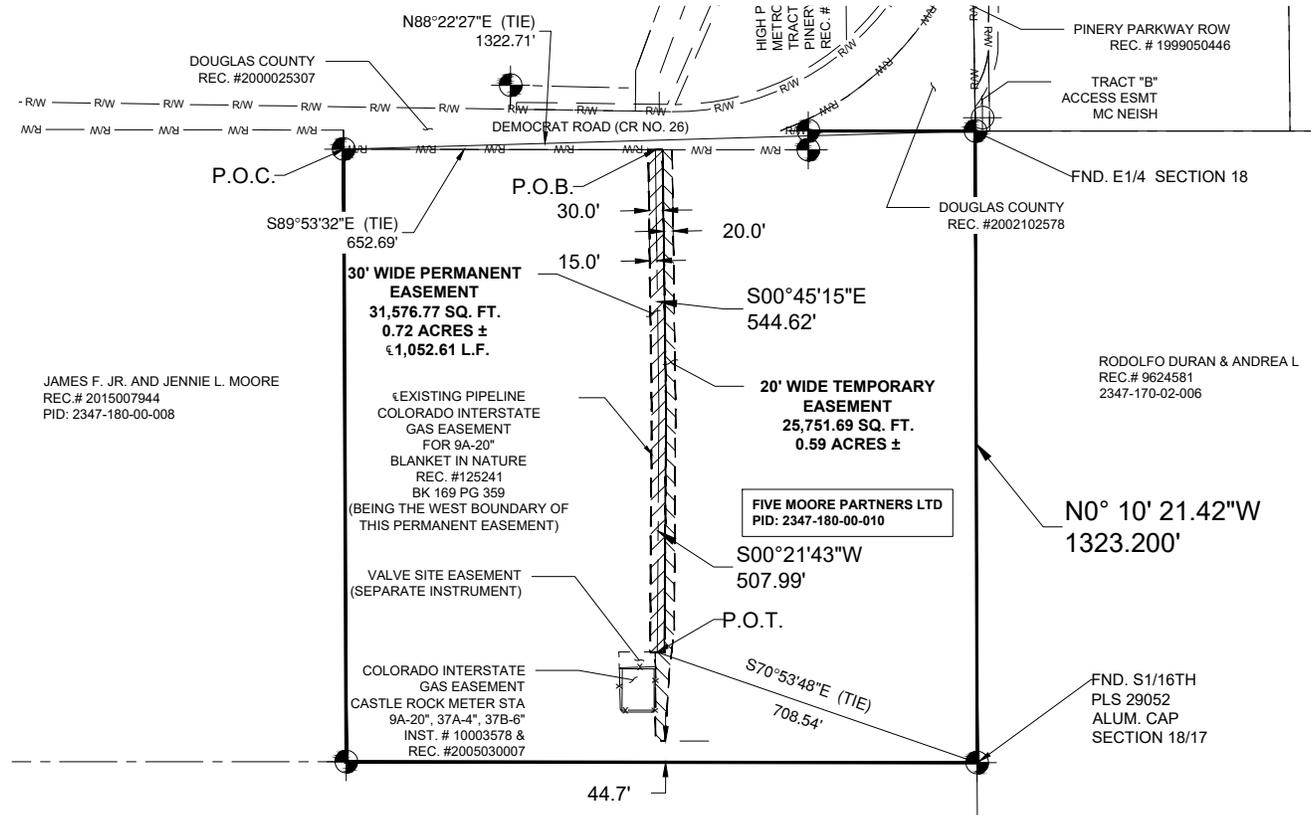
**LEGEND**

- SECTION LINE
- SUBJECT BOUNDARY
- RIGHT OF WAY
- PERMANENT EASEMENT
- TEMPORARY EASEMENT

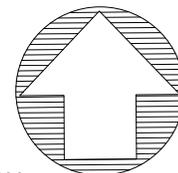
**EXHIBIT 'A'**

30' WIDE PERMANENT AND 20' WIDE TEMPORARY EASEMENT  
 LOCATED WITHIN A PORTION OF THE NE1/4SE1/4 OF SECTION 18, T.7S. R.65W., 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINUS
- FOUND CORNER
- CALCULATED CORNER



**SURVEY DATUM**  
 HORIZONTAL DATUM = NAD83(2011) COLORADO CENTRAL (US SURVEY FOOT)  
 NOTE:  
 1. BASIS OF BEARING IS THE COLORADO STATE PLANE GRID, CENTRAL ZONE, NAD 83.  
 2. THIS SURVEY WAS PERFORMED BASED ON A TITLE REPORT PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER #OE1097606, 4/10/2024  
 3. BEARINGS AND DISTANCES ARE IN GRID COORDINATES.  
 4. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY.  
 5. SURFACE OWNERSHIP OBTAINED FROM DOUGLAS COUNTY ASSESSORS OFFICE.



PREPARED FOR:



PREPARED BY:



1401 BLAKE STREET, DENVER, CO 80202  
 (303) 623-3345

DRAWN BY: ALK	DATE: 02/20/2025
CHECKED BY: _____	
APP'D BY: _____	
TOTALS	
PERMANENT EASEMENT = 31,576.77 SQ FT 0.72 ACRES	
TEMPORARY EASEMENT = 25,751.699 SQ FT 0.59 ACRES	

**PERMANENT AND TEMPORARY EASEMENT**

FIVE MOORE PARTNERS LTD  
 PID: 2347-180-00-010  
 DOUGLAS COUNTY, COLORADO

**EXHIBIT 'A' BHE**

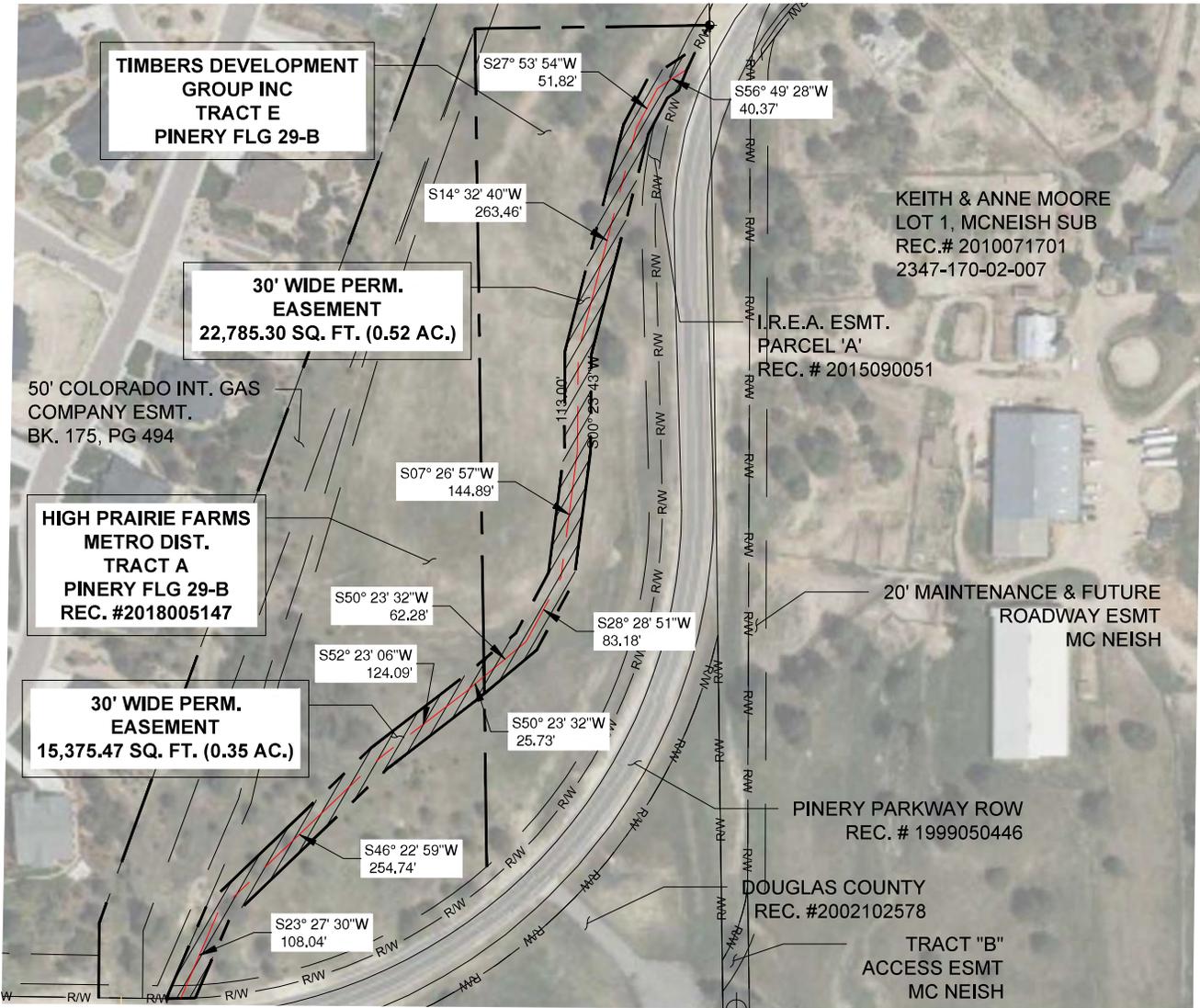
**LEGEND**

- SECTION LINE
- SUBJECT BOUNDARY
- R/W — RIGHT OF WAY
- PERMANENT EASEMENT

**EXHIBIT 'A'**

HIGH PRAIRIE FARMS  
 TRACT A PINERY FLG 29-B  
 & TIMBERS DEVELOPMENT GROUP INC  
 TRACT E PINERY FLG 29-B  
 SECTION 18, T.7S. R.65W., 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINUS
- FOUND CORNER
- CALCULATED CORNER



PREPARED FOR:



PREPARED BY:



1401 BLAKE STREET, DENVER, CO 80202  
 (303) 623-3345

DRAWN BY: ALK	DATE: 07/08/2024
CHECKED BY: ___	
APP'D BY: ___	
<b>TOTALS</b>	
HIGH PLAINS PERMANENT EASEMENT = 15,375.47 SQ. FT. (0.35 AC.) TIMBER DEVELOPMENT GROUP PERMANENT EASEMENT= 22,785.30 SQ. FT. (0.52 AC.)	

PERMANENT EASEMENT

HIGH PRAIRIE FARMS  
 TRACT A PINERY FLG 29-B  
 & TIMBERS DEVELOPMENT GROUP INC  
 TRACT E PINERY FLG 29-B

---

EXHIBIT 'A' BHE

## Staff Report Addendum

**Date:** July 3, 2025  
**To:** Douglas County Planning Commission  
**From:** Trevor Bedford, AICP, Senior Planner *TB*  
Jeanette Bare, AICP, Planning Manager  
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*  
**Subject:** **9876 Democrat Road**  
**Project File:** **LE2025-008**

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**Planning Commission Hearing:** **July 7, 2025 @ 6:00 p.m.**

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The referral period for the project ended on July 1, 2025, and comments were sent to the applicant on July 2, 2025. Updated referral comments along are attached.

Any additional information or comments received will be forwarded to the Planning Commission before the public hearing. The applicant will provide responses to the referral comments prior to or at the Planning Commission hearing.

<b>ATTACHMENT</b>	<b>PAGE</b>
Updated Referral Comments .....	2

**Referral Agency Response Report****Project Name:** 9876 Democrat Road**Project File #:** LE2025-008**Date Sent:** 06/17/2025**Date Due:** 07/01/2025

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Addressing Analyst	06/17/2025	Received: The proposed address for this facility is 9876 DEMOCRAT ROAD. 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. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.	
Assessor	06/24/2025	Received: None	No response necessary
AT&T Long Distance - ROW	06/25/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Democrat Rd Parker, 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.	No response necessary
Black Hills Energy		No Response Received:	No response necessary
Building Services		No Response Received:	No response necessary
CenturyLink		No Response Received:	No response necessary

**Referral Agency Response Report**

**Project Name:** 9876 Democrat Road

**Project File #:** LE2025-008

**Date Sent:** 06/17/2025

**Date Due:** 07/01/2025

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Cherry Creek Basin Water Quality Authority	06/18/2025	<p>Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for LE2025-008, 9876 Democrat Road have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.</p>	No response necessary

**Referral Agency Response Report**

**Project Name:** 9876 Democrat Road

**Project File #:** LE2025-008

**Date Sent:** 06/17/2025

**Date Due:** 07/01/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Water Resources	06/30/2025	<p>Received:</p> <p>The DWR has reviewed the LE2025-008: 9876 Democrat Road - Location and Extent referral for the construction of a natural gas pipeline along Democrat Road and above ground Black Hills Energy station, adjacent to an existing station approximately 1,100 feet south of Democrat Road. This referral does not appear to qualify as a "subdivision" as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water. No water supply was proposed as a part of this natural gas pipeline and station project. This office has no comments on the proposed water supply.</p>	No response necessary
Comcast		No Response Received:	No response necessary

**Referral Agency Response Report**

**Project Name:** 9876 Democrat Road

**Project File #:** LE2025-008

**Date Sent:** 06/17/2025

**Date Due:** 07/01/2025

Agency	Date Received	Agency Response	Response Resolution
CORE Electric Cooperative	07/01/2025	<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 approves the L&amp;E, the applicant will need to be aware of existing CORE facilities that may conflicts with the proposed route. CORE has existing underground/overhead electric facilities on the subject properties. 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>	
Elbert County Community & Development Services		No Response Received:	No response necessary
Engineering Services	06/27/2025	<p>Received:                      See attached letter</p>	
Evans Ranch Association		No Response Received:	No response necessary
Franktown Citizens Coalition II Inc		No Response Received:	No response necessary
Franktown FD	06/27/2025	No Comment:	No response necessary
High Prairie Farms Metro District		No Response Received:	No response necessary
Hills At Bayou Gulch A & E Comm. (F002)		No Response Received:	No response necessary
Hills At Bayou Gulch HOA (F001)		No Response Received:	No response necessary
Mile High Flood District		No Response Received:	No response necessary
Office of Emergency Management	06/17/2025	No Comment:	No response necessary
Pinery Water and Wastewater District		No Response Received:	No response necessary
Rural Water Authority of Douglas County		No Response Received:	No response necessary

**Referral Agency Response Report****Project Name:** 9876 Democrat Road**Project File #:** LE2025-008**Date Sent:** 06/17/2025**Date Due:** 07/01/2025

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Sheriff's Office	06/17/2025	Received: Deputy Jeff Pelle reviewed this regarding security with Crime Prevention Through Environmental Design (CEPTD) concepts in mind. No comments or concerns at this time for this request from DCSO.	No response necessary
Sheriff's Office E911		No Response Received:	No response necessary
South Metro Fire Rescue	06/24/2025	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.	No response necessary
Sterling Tree Farm HOA		No Response Received:	No response necessary
The Pinery HOA		No Response Received:	No response necessary
Town of Parker Development Review		No Response Received:	No response necessary
Town of Parker Public Works		No Response Received:	No response necessary
Xcel Energy-Right of Way & Permits	06/25/2025	Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for 9876 Democrat Road and currently has no apparent conflict. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.	

**REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT**

Date sent: June 17, 2025

Comments due by: **July 1, 2025**

**Project Name:** Gas Expansion Near Democrat Road – Location and Extent

**Project File #:** LE2025-008

**Project Summary:** Black Hills Energy requests approval of a Location and Extent (L&E) for the construction of a natural gas pipeline along Democrat Road and above ground station. The station is located adjacent to an existing station approximately 1,100 feet south of Democrat Road

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.	
<b>Agency:</b> PW - Engineering	<b>Phone #:</b> (303) 660-7490
<b>Your Name:</b> Jacob Gabel <i>(please print)</i>	<b>Your Signature:</b> 
	<b>Date:</b> 6/27/2025

A public hearing on this request will be held before the Douglas County Planning Commission on **Monday, July 7, 2025, at 6:00 pm.** **This public hearing will be held on-line and in person. See the County website or contact the Planning Department for more information.**

Sincerely,

Trevor Bedford, AICP, Senior Planner

# MEMORANDUM

To: Trevor Bedford, Senior Planner

CC: Kelly Krause, Black Hill Energy

From: Jacob Gabel, Development Review Engineer

Date: 6/27/2025

**RE: 9876 Democrat Road Project: DV2025-265**

Initial Submittal: 6-17-2025  
1st Engineering response letter: 6-27-2025

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The Douglas County Department of Public Works Engineering has reviewed the Common Spirit Demo 9876 Democrat Road Project and has the following comments:

## Plan and Profile

1. Please be aware that a complete Plan and Profile (P&P) will be required for this project prior to construction. The P&P will need to include or take into account the following:
  - a. The document will need to provide QL-A (pothole) information for any road crossing and stormwater infrastructure crossing and at least show QL-C level information for any other existing utilities.
  - b. Please show all ROW lines, existing easements, and property lines. These are critical as it helps determine whether there may a conflict with tract dedications, easements, or private property.
  - c. Please be aware that all road crossings will need to be at 90°.
  - d. Sheet 1: Please add the Douglas County Acceptance Block as shown in Section 3.2.4 of the Douglas County Roadway Design and Construction Standards (DCRDCS) in Figure 3-1. Please fill out the blank to state, “for Utility improvements and SU-GESC only”.
    - i. Please add the Engineering Certification Note as shown in Section 3.2.5 of the DCRDCS.
    - ii. Please add the Professional Engineer Stamp, this will be needed at least by the final submittal.
    - iii. Please add the following note: “Unless otherwise indicated, the Right-of-Way and easements shown herein are based upon available GIS information, Subdivision Plats, Land Use Documents, and Construction Plans. The Professional Engineer acknowledges that the accuracy of this data has been considered in setting the proposed utility alignment.”
    - iv. Please add a note something to the effect of: “By signing and stamping these plans, the Professional Engineer acknowledges that these plans comply with the Quality Level associated with Subsurface Utility Engineering/Exploration (SUE) as depicted with in the ASCE 38-02 Standards.”

- e. Please add the Standard Boring and Trenching Details from Appendix N of the Douglas County Grading, Erosion, and Sediment Control (GESD) Manual.
  - f. Please add the Standard Engineering Notes as found in Section 3.2.3 of the DCRDCS.
  - g. Please add the following notes:
    - i. If conflicts arise during construction, the proposed dry utility may not be relocated in the field without a NOC to Douglas County. The proposed utility will not be allowed to be installed under the pavement section or curb and gutter.
    - ii. All crossings of Douglas County storm sewer shall be televised by the contractor following boring and inspection video provided to the Douglas County Inspector upon request.
    - iii. All crossings of Douglas County fiber and electric shall be exposed during boring to allow visual inspection by the Douglas County Inspector upon request.
    - iv. Potholes and/or bore pits in curb ramps may require replacement of the entire curb ramp with an ADA complaint ramp as required by the Douglas County Inspector.
    - v. Potholes and/or bore pits in any curb, gutter, and/or sidewalk section may require replacement of the full section from joint to joint as required by the Douglas County Inspector.
    - vi. Potholes and/or bore pits in a concrete pavement panel may require replacement of the full panel as required by the Douglas County Inspector.
2. Further review will be commenced upon the submission of a complete P&P.

With the next submittal, please enclose a written response to these comments. Please let me know if you have any questions.



**Right of Way & Permits**

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

June 25, 2025

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

Attn: Trevor Bedford

**Re: 9876 Democrat Road, Case # LE2025-008**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **9876 Democrat Road** and currently has **no apparent conflict**.

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

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

# SOUTH METRO FIRE RESCUE

## FIRE MARSHAL'S OFFICE

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Trevor Bedford, AICP, Senior Planner  
Douglas County Department of Community Development, Planning Services  
100 Third St  
Castle Rock Co 80104  
303.660.7460  
303.660.9550 Fax

Project Name: 9876 Democrat Road – Location and Extent  
Project File #: **LE2025-008**  
S Metro Review # REFSI25-00113

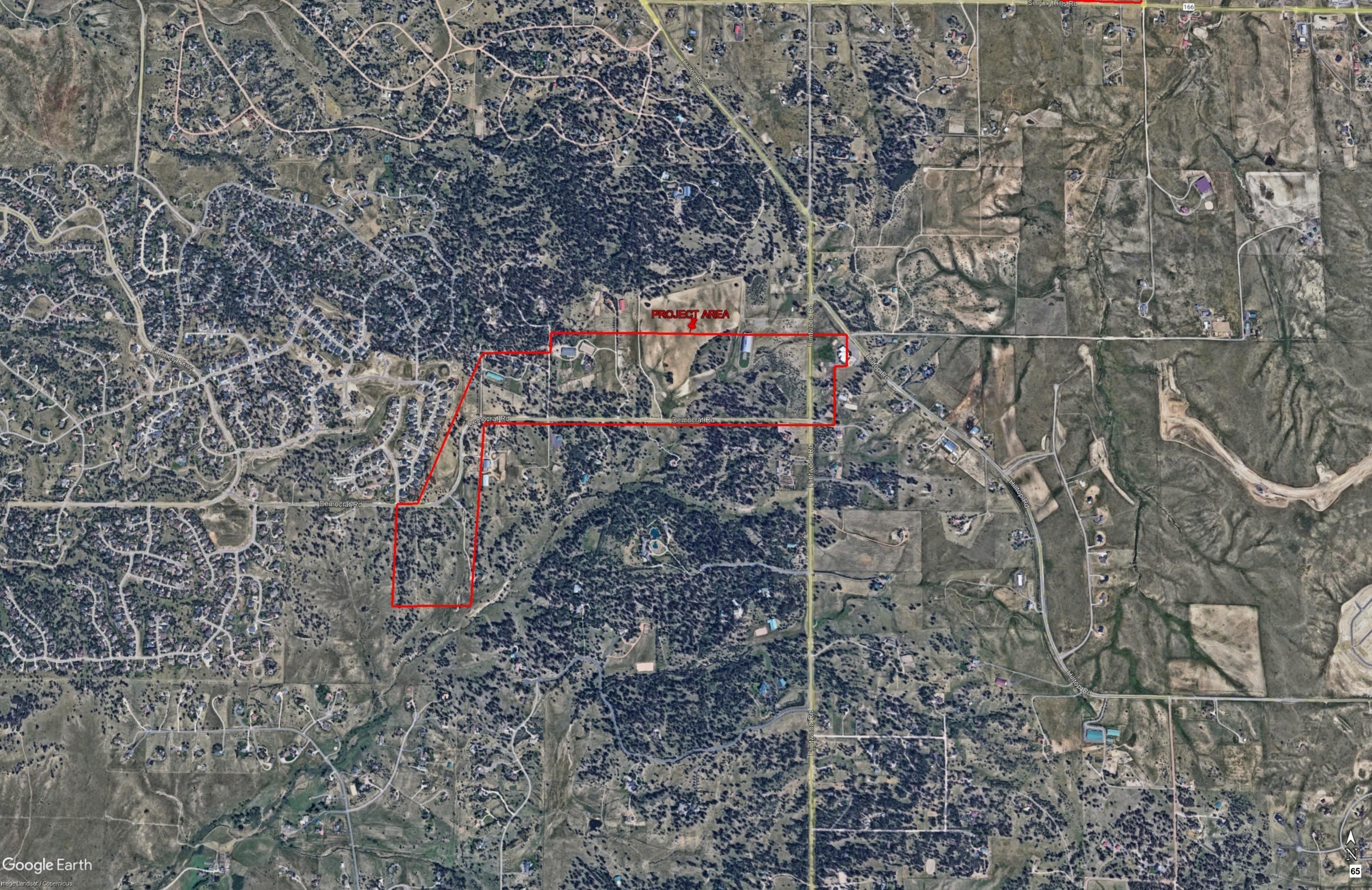
Review date: June 24, 2025

Plan reviewer: Aaron Miller  
720.989.2246  
[aaron.miller@southmetro.org](mailto:aaron.miller@southmetro.org)

**Project Summary:** Black Hills Energy requests approval of a Location and Extent (L&E) for the construction of a natural gas pipeline along Democrat Road and above ground station. The station is located adjacent to an existing station approximately 1,100 feet south of Democrat Road.

**Code Reference:** Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.



PROJECT AREA

Menary Pkwy

Democrat Rd

Democrat Rd

Democrat Rd

Flintwood Rd

Flintwood Rd

Flintwood Rd

Hilltop Rd

Hilltop Rd

Hilltop Rd

166

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www.douglas.co.us

**MEETING DATE:** July 7, 2025

**STAFF PERSON RESPONSIBLE:** Eric Pavlinek, Principal Planner

**DESCRIPTION:** 9375 Cresthill Lane - Location and Extent - Project File: LE2025-007.

**SUMMARY:** The request is for approval of a Location and Extent application for a building expansion at the Highlands Ranch High School located at 9375 Cresthill Lane.

**STAFF ASSESSMENT:** Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has indicated that the building expansion is necessary to accommodate a new auto education program for existing students. Should the Planning Commission approve the Location and Extent request, the applicant will be required to receive approval of all necessary permits prior to commencement of the project.

**REVIEW:**

Steven E Koster	Approve	6/25/2025
Samantha Hutchison - FYI	Notified - FYI	6/25/2025

**ATTACHMENTS:**

Staff Report - LE2025-007  
LE2025-007 Supplemental Information for PC

## Location and Extent Staff Report

**Date:** June 25, 2025  
**To:** Douglas County Planning Commission  
**From:** Eric Pavlinek, Principal Planner *EP*  
Jeanette Bare, AICP, Planning Manager *JB*  
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*  
**Subject:** 9375 Cresthill Lane – Location and Extent  
**Project File:** LE2025-007

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**Planning Commission Hearing:** July 7, 2025 @ 6:00 p.m.

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### **I. EXECUTIVE SUMMARY**

The Douglas County School District (DCSD) requests approval of a Location and Extent (L & E) application for a 12,000 square-foot building expansion and screened outdoor storage area to accommodate an automotive career and technical education program for existing students at the Highlands Ranch High School. The school is located north of University Boulevard, between Lark Sparrow Drive and Cresthill Lane in Highlands Ranch. The site is zoned Planned Development (PD) as part of the Highlands Ranch Planned Development. The school is located in the Primary Urban Area as designated on the 2040 Douglas County Comprehensive Master Plan (CMP).

### **II. APPLICATION INFORMATION**

#### **A. Applicant**

Douglas County School District  
620 Wilcox Street  
Castle Rock, Colorado 80104

#### **B. Applicant's Representative**

Tom Lysne  
Hollis+Miller Architects  
115 Wilcox Street, Suite 210  
Castle Rock, Colorado 80104

#### **C. Request**

DCSD requests approval of an L & E application for a building expansion at the Highlands Ranch High School located at 9375 Cresthill Lane. Improvements include an approximate 12,000 S.F. building addition for automotive career space and a screened outdoor storage yard.

#### **D. Location**

The school is located between Colorado Boulevard and Quebec Street. More specifically, the school is located approximately a half mile north of the Cresthill Lane and S University Boulevard intersection. Vicinity, zoning, and aerial maps are included as an attachment to the staff report to highlight site location and existing conditions.

#### **E. Project Description**

DCSD proposes a building expansion to the Highlands Ranch High School to provide space to support a new automotive career and technical education for existing students. The proposed improvements will not increase students and is within the boundaries of the school campus. Improvements include both indoor instructional space and outdoor storage areas.

The building addition is proposed to be constructed at northern end of the existing high school building and designed with similar architectural features and material finishes. The outdoor storage area is proposed north of the building expansion for cars and other equipment related to the program. This area is planned to be screened on three sides by a 6-foot-tall CMU wall. The improvements are internal to the site and are not directly adjacent to residential properties. Specific L & E improvements are identified below.

- 12,000 S.F. building expansion
  - Classroom and lab space
  - Auto shop
  - Vehicle storage bays
  - Office and storage space
- Outdoor storage area
  - Storage of automotive parts and vehicles used for educational training

The one-story building will be approximately 21'-4" tall to the top of the parapet and will be constructed of masonry brick with CMU accent and glass panels matching the architectural aesthetic of the existing high school. A roof-mounted mechanical unit is proposed and will be screened with corrugated metal panels to match the building. Exterior full-cutoff wall-mounted light fixtures are shown on the elevation plans and will adhere to the County's lighting standards.

No parking is modified with this request. Associated landscaping and irrigation will be modified to accommodate these improvements as shown on the L & E exhibit. The applicant expects construction to commence in fall of 2025 and project completion is expected by summer of 2026.

### III. CONTEXT

#### A. Background

Two schools are located on the 70.73-acre parcel owned by the DCSD. Highlands Ranch High School is located on the southern end of the property, and Cresthill Middle School is located along the northern end of the site.

#### B. Adjacent Land Uses and Zoning

Single-family residential homes and open space and drainage tracts within Highlands Ranch surround the school parcel. The following table reflects those zone districts and land uses surrounding the school site.

##### Zoning and Land Use

Direction	Zoning	Land Use
North	Highlands Ranch Planned Development	Residential, Open Space and Drainage Tracts
South	Highlands Ranch Planned Development	Residential, Open Space and Drainage Tracts
East	Highlands Ranch Planned Development	Residential, Open Space and Drainage Tracts
West	Highlands Ranch Planned Development	Residential, Open Space and Drainage Tracts

### IV. PHYSICAL SITE CHARACTERISTICS

#### A. Site Characteristics and Constraints

No existing physical conditions are present that constrain construction of the proposed improvements.

#### B. Access

Access to the school site is provided by existing public roads. No change in access is proposed with this L & E request.

#### C. Drainage and Erosion

Public Works Engineering has reviewed the drainage conformance letter and found it to be acceptable. The current volume of the detention pond is maintained.

#### D. Floodplain

No mapped 100-year floodplain is present on the site.

### V. PROVISION OF SERVICES

#### A. Schools

As indicated in the letter of authorization submitted with the application, DCSD has been an active participant in the design and development of this project.

**B. Fire Protection**

South Metro Fire Rescue (South Metro) provides firefighting and emergency medical services to the project area. South Metro reviewed the request and had no objection to the proposed improvements.

**C. Sheriff Services**

The Douglas County Sheriff’s Office (DCSO) provides emergency services to the site. The Office of Emergency Management had no comment.

**D. Water and Sanitation**

Water and sanitation service is provided by Highlands Ranch Water and Sanitation District. The District did not provide any referral comments at the writing of this staff report.

**E. Utilities**

Area utility service providers were provided a referral on this application. CenturyLink noted its receipt of the request and that it will endeavor to respond within 30 days. Xcel Energy provided comments regarding existing natural gas and electric distribution facilities within the parcel. The comments were provided to the applicant. No other utility provider issued comments at the writing of the staff report.

**F. Other Required Processes and Permits**

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

- Engineering: GESC report and plans
- Construction plans
- Building Division: building and electrical permits

**VI. PUBLIC NOTICE AND INPUT**

Courtesy notices of an application in process were sent to adjacent property owners. At the preparation of the staff report, no adjacent property owners or members of the public commented on the proposal. Referral response requests were sent to required referral agencies on June 12, 2025. Referral responses are due at the conclusion of the referral period on June 26, 2025, or prior to the Planning Commission Hearing.

Referral agency responses received to date are attached to the staff report for reference. Responses received through the end of the referral period will be provided to the Planning Commission prior to the hearing and added to the project record.

**VII. STAFF ASSESSMENT**

Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has indicated that the building expansion is necessary to

accommodate a new auto education program for existing students. Should the Planning Commission approve the L & E request, the applicant will be required to receive approval of all necessary permits prior to commencement of the project.

<b>ATTACHMENTS</b>	<b>PAGE</b>
Douglas County Land Use Application .....	6
Letter of Authorization .....	7
Applicant’s Narrative .....	8
Applicant’s Community Impact Report.....	10
Comprehensive Master Plan Land Use Reference Map .....	14
Zoning Map .....	15
Aerial Map.....	16
Initial Referral Agency Response Report .....	17
Referral Agency Response Letters .....	19
Location and Extent Plan Exhibit .....	26

**LAND USE APPLICATION**

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

**OFFICE USE ONLY**

PROJECT TITLE: **9375 Cresthill Lane**

PROJECT NUMBER: **LE2025-007**

**PROJECT TYPE:** Building Addition to an existing High School (Educational)

**MARKETING NAME:** Highlands Ranch High School - CTE Addition (Automotive)

**PRESUBMITTAL REVIEW PROJECT NUMBER:** PS2025-037

**PROJECT SITE:**

Address: 9375 Cresthill Lane, Highlands Ranch Colorado 80130

State Parcel Number(s): 2231-071-00-023

Subdivision/Block#/Lot# (if platted): TR IN PT OF E1/2NW1/4, NE 1/4SW1/4, NW1/4SE1/4, & NE1/4 7-6-67 70.728 AM/L IMPS ONLY RLTD 0245542

**PROPERTY OWNER(S):**

Name(s): Douglas County School District RE-1

Address: 620 Wilcox Street, Castle Rock, Colorado 80104

Phone: 303-387-0100

Email: Eric McCain: elmccain@dcsdk12.org

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

Name: Hollis+Miller Architects: Contact: Thomas Lysne, AIA

Address: 115 Wilcox Street, Suite 210 | Castle Rock, CO 80104

Phone: 1-719-322-7126

Email: tlysne@hollisandmiller.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*.



\_\_\_\_\_  
Applicant Signature

06-09-2025  
Date



Construction Department  
2808 Highway 85, Building B  
Castle Rock, Colorado 80109

June 5, 2025

Douglas County  
Department of Community Development  
Planning Services Division  
100 Third Street, 2<sup>nd</sup> Floor  
Castle Rock, CO 80104

ATTN: Eric Pavlinek

RE: Location and Extent Submittal – PS2025-037 – Letter of Authorization  
Highlands Ranch High School – CTE Addition and Renovation

To Whom it may Concern:

Douglas County School District (DCSD) acknowledges that Hollis Miller Architects is planning to submit the Location and Extent Application on behalf of DCSD for the Addition and Renovation to Highlands Ranch High School (CTE Addition). Furthermore, DCSD has been an activate participant in the design and development of this project and is familiar with the contents of this application.

Regarding the Location and Extent Submittal application fee, please contact Kelly Kalcevic regarding credit card payment:

Kelly Kalcevic  
Sr. Accountant  
E-Mail: [kelly.kalcevic@dcsdk12.org](mailto:kelly.kalcevic@dcsdk12.org)  
Ph: (303) 387-0479

Please don't hesitate to contact the applicant and/or DCSD with any questions or concerns regarding this application.

Sincerely,

**DOUGLAS COUNTY SCHOOL DISTRICT**

Richard Cosgrove  
Chief Operations Officer

## Written Narrative: Highlands Ranch High School – CTE Addition

Project: Highlands Ranch High School  
9374 Cresthill Lane  
Highlands Ranch, CO 80130

Owner: Douglas County School District  
620 Wilcox Street  
Castle Rock, CO 80104

Applicant: Thomas W. Lysne, AIA  
Hollis+Miller Architects  
115 Wilcox St. Suite 210  
Castle Rock CO 80104

RE: L and E Submittal – PS2025-037 – Written Narrative

### Description of Request:

Douglas County School District proposes an addition to the existing Highlands Ranch High School. This addition will add approx. 12,000 sf to the existing high school (255,000sf). The existing school and proposed addition sit on an existing 70 acres site.

### Purpose of the Improvements

In 2024, Douglas County School District passed a voter approved bond initiative to provide improvements to multiple facilities throughout the school district. One of the proposed improvements was to expand its CTE (Career and Technical Education) programs at Highlands Ranch High School. This will allow them to offer a new Automotive program and other CTE pathways for their existing students. These courses will allow their students to receive college credit or other certifications and provide real world skills that will transfer into post-secondary education and workforce skills.

### Summary of potential impacts and the proposed mitigation measures

This project will have a minimal impact on the overall site and surrounding area. The new addition is approximately 12,000sf (4.5%) building increase and the impact to the site will be less than 1 acre. No additional entrances off any adjacent streets are currently planned. Additionally, all construction activities are currently expected to be completed during normal business hours.

The new addition is intended to match the architectural aesthetics of the existing school and to blend into the school as if it were always there. The building is planned to be constructed with Exterior Masonry Brick Veneer / Prefinished metal panels Accents / Tinted insulated Glass Panels. All these materials match the materials of the existing high school.

Additionally, the landscape improvements are intended to match the existing landscape characteristics of the existing campus.

**Compliance with the Comprehensive Master Plan**

This project complies with the objectives of the Douglas County Comprehensive Master Plan and State Statues in Several Sections.

- Objective 5-2A - Maintain a cooperative approach to planning for educational facilities.
  - Policy 5-2a.1 - Encourage cooperation between the municipalities and the county to ensure adequate school facilities.
  - Policy 5-2A.2 – Support the school district’s ability to finance new schools as part of the development review process.
  - Policy 5-2A.3 – Support tax incentives or other benefits to create partnerships between businesses and educational institutions.
- Objective 5-2B - Schools should be safe, accessible, and prominent in the community.
  - Policy 5-2B.1 – Encourage multiple uses of public-school facilities.
  - Policy 5-2B.2 – Encourage schools to locate adjacent to other community facilities and create neighborhood center.
  - Policy 5-2B.3 – Ensure that schools are accessible to the community via a connected network of roads and trails.

In Summary, the proposed addition is intended to provide an additional amenity for its existing students of Highlands Ranch High School, blend in with the existing facility while having as minimal impact to the existing campus as possible.

Sincerely,



Thomas W. Lysne, AIA  
Hollis+ Miller Architects



## **Location and Extent Report: Highlands Ranch High School – CTE Addition**

**Project:** Highlands Ranch High School  
9374 Cresthill Lane  
Highlands Ranch, CO 80130

**Owner:** Douglas County School District  
620 Wilcox Street  
Castle Rock, CO 80104

**Applicant:** Thomas W. Lysne, AIA  
Hollis+Miller Architects  
115 Wilcox St. Suite 210  
Castle Rock CO 80104

**RE:** L and E Submittal – PS2025-037 – Community Impact Report

### **Purpose:**

Douglas County School District proposes an addition to the existing Highlands Ranch High School. This 1 story addition will add approx. 12,000 sf to the existing 2-story high school (255,000sf). The existing school and proposed addition sit on an existing 70 acres site.

### **Background and Description:**

In 2024, Douglas County School District passed a voter approved bond initiative to provide improvements to multiple facilities throughout the school district. One of the proposed improvements was to expand its CTE (Career and Technical Education) programs at Highlands Ranch High School. This will allow them to offer a new Automotive program and other CTE pathways for their existing students. These courses will allow their students to receive college credit or other certifications and provide real world skills that will transfer into post-secondary education and workforce skills.

### **Community Impact Report:**

#### **Adjacent Land Uses:**

This project will be constructed within the existing Highlands Ranch High School Campus boundaries. It is not intended to increase the overall student population, and the new building will be constructed in a similar manner to the existing high school.

#### **Safety:**

The existing fire department access drives are to remain in place and will not be affected by this addition. All new pedestrian sidewalks will connect to existing pedestrian sidewalks on campus. Also, the existing life safety systems internal to the building will be extended to include the new addition (Fire Sprinklers / Fire Alarm / Fire Wall).

**Public Health:**

The new planned addition intends to tie into the existing water, gas, electricity, and sanitary services already being provided to the existing facility.

**Noise:**

Noise levels are not anticipated to increase significantly due to the planned addition. All automotive programs are intended to function as a learning environment and all shop activities are planned to be held during normal school hours. Additionally, all construction activities will take place during normal business hours throughout the course of construction.

**Architectural and Visual characteristics**

The new addition is intended to be constructed of Masonry Brick, Metal Panel Cladding, and tinted insulated glass panels matching the architectural aesthetic of the existing school. Additionally, the new mechanical rooftop unit is planned to be visually screened with corrugated metal panels matching the building. A new solid outdoor storage yard screen wall is also planned to be constructed directly adjacent to the new facility. (See Plans and Elevations).

**Landscape**

Landscape and irrigation improvements will be focused on the area around the proposed addition and outdoor storage yard. These improvements will be designed to blend in with the existing landscape palette by utilizing similar patterning of materials with similar maintenance needs. Some tree mitigation will be required around the existing high school gymnasium to accommodate the new addition.

**Access:**

Access to the existing school will remain exactly as it is today. The existing bus drop-off, student drop-off, and visitor parking will remain located in the front of the school and accessed from Cresthill lane. The existing teacher, student and athletic parking lots will remain as currently constructed designed with access off of Cresthill Lane. The existing service drive lane and existing fire department access drive lanes will not be reduced or affected in any way.

**Maintenance:**

Maintenance of the new addition is intended to be minimal and will be constructed of durable materials (masonry, metal panel) that match the existing school. The new addition will be regularly maintained by DCSD.

**Lighting:**

All new exterior lighting will have downward directed (Cutoff) light fixtures and strategically located around the main entrance and exits and be used primarily for emergency egress lighting and security lighting.

**Grading and Drainage:**

The grading and drainage improvements will be less than 1 acre in total disturbance and are intended to conform to the existing grading and drainage strategy already on site. See drainage letter for additional details.

**Water Quality:**

The proposed improvements will introduce new impervious surfaces such as new asphalt roofs, new concrete sidewalks, and asphalt parking areas. The drainage from these new surfaces will be collected by a combination of open and piped systems and treated with a new Water Quality facility sized to handle the increase in impervious areas.

**Drainage Report:**

See attached Drainage Narrative.

**Traffic Narrative:**

At the pre-submittal meeting, it was agreed that a traffic study for this project was not required as this proposed addition is not anticipated to increase the existing student population. Instead, this project is intended to provide new educational opportunities for its existing students. No new vehicular circulation lanes are being constructed or altered, and no new vehicle access drives are being created off any adjacent street. All exterior access drives will have directional signage to control vehicular traffic.

**Guarantee of Public Improvements:**

Douglas County School District is the owner of the existing Highlands Ranch High School Campus. All planned improvements have been approved through the 2024 Capital Bond Initiative and will be constructed under a contract administered by Douglas County School District.

**Timeline:**

Construction is planned to start in the fall of 2025 and continue through completion in summer of 2026. They anticipate opening for students in fall 2026.

**Compliance with Comprehensive Master Plan**

This project complies with the objectives of the Douglas County Comprehensive Master Plan and State Statutes in Several Sections.

- Objective 5-2A - Maintain a cooperative approach to planning for educational facilities.
  - Policy 5-2a.1 - Encourage cooperation between the municipalities and the county to ensure adequate school facilities.
  - Policy 5-2A.2 – Support the school district’s ability to finance new schools as part of the development review process.
  - Policy 5-2A.3 – Support tax incentives or other benefits to create partnerships between businesses and educational institutions.
- Objective 5-2B - Schools should be safe, accessible and prominent in the community.
  - Policy 5-2B.1 – Encourage multiple uses of public-school facilities.
  - Policy 5-2B.2 – Encourage schools to locate adjacent to other community facilities and create neighborhood center.
  - Policy 5-2B.3 – Ensure that schools are accessible to the community via a connected network of roads and trails.



In conclusion, this project is intended to expand the educational programs currently offered at Highlands Ranch High School to provide additional amenities to the residents of Highlands Ranch and the surrounding community. Furthermore, this project is intended to match the architectural characteristics of the existing school facility and blend into the existing campus.

Sincerely,



Thomas W. Lysne, AIA  
Hollis+ Miller Architects

# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

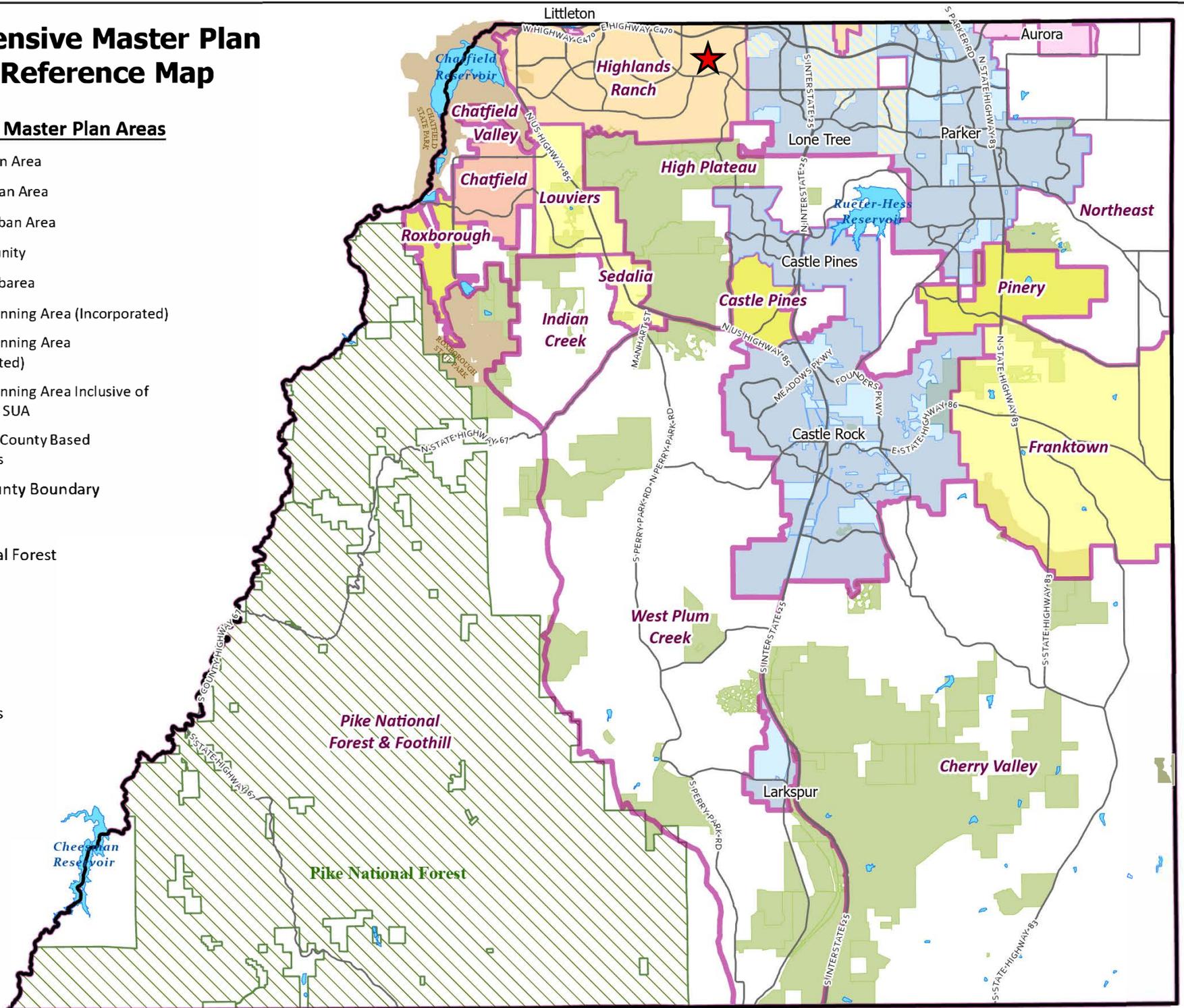
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

## Parks

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

## Roadways

- Major Roads



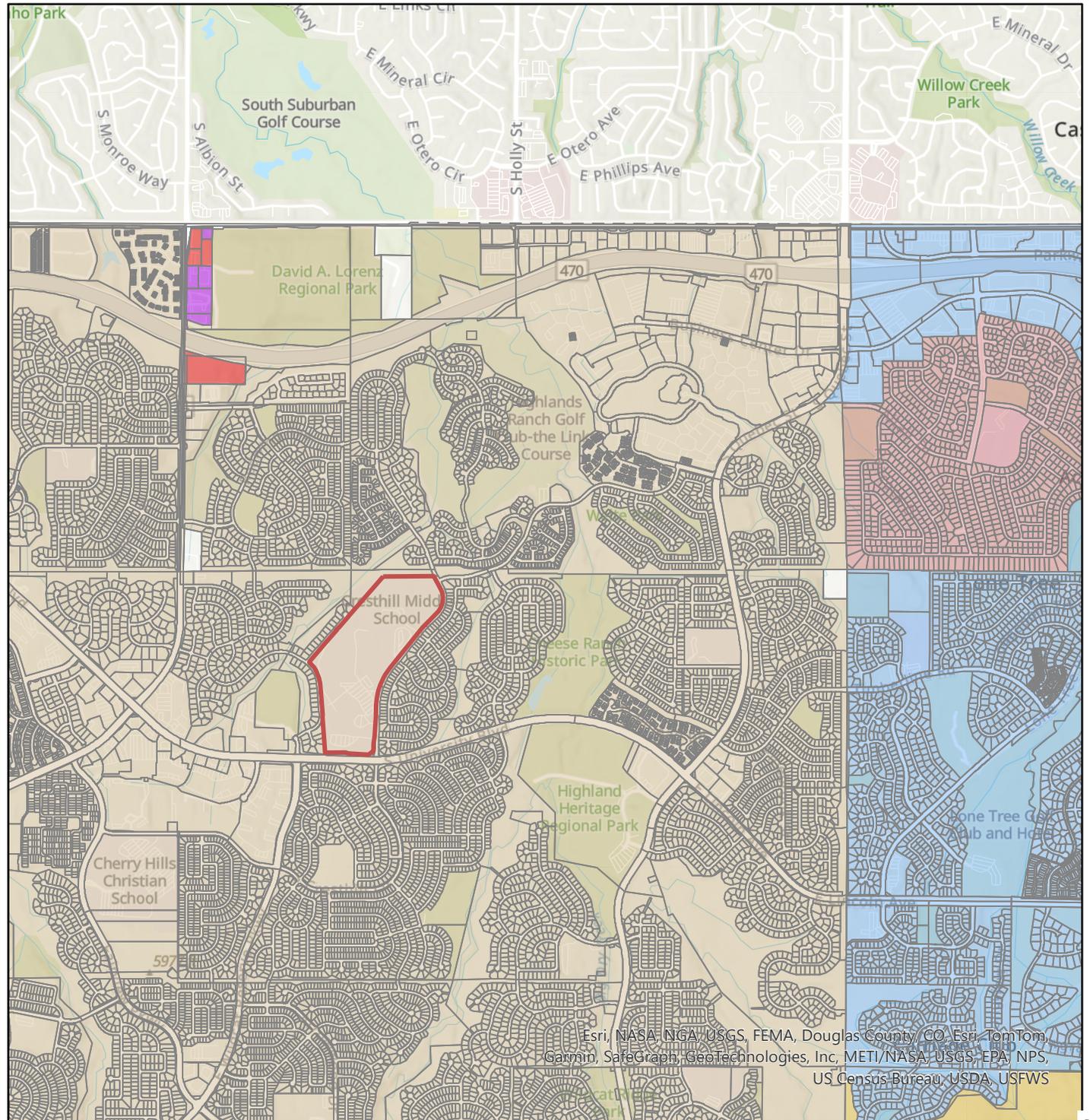
# 9375 Cresthill Lane

## LE2025-007 Zoning Map



### LEGEND

-  Parcels - PARCELS
-  A1 - AGRICULTURAL ONE
-  ER - ESTATE RESIDENTIAL
-  SR - SUBURBAN RESIDENTIAL
-  C - COMMERCIAL
-  CTY
-  GI - GENERAL INDUSTRIAL
-  PD - PLANNED DEVELOPMENT



Esri, NASA, NGA, USGS, FEMA, Douglas County, CO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Date Saved: 6/20/2025 9:48 AM

Source: <https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0bd0>

# 9375 Cresthill Lane

LE2025-007  
Aerial Map



### LEGEND

 Parcels - PARCELS



Esri Community Maps Contributors, Douglas County, CO, ©  
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,  
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,  
USDA, USFWS, 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

**Initial Referral Agency Response Report**

**Project Name:** 9375 Cresthill Lane

**Project File #:** LE2025-007

**Date Sent:** 06/12/2025

**Date Due:** 06/26/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	06/17/2025	Verbatim Response: No comment.	No action required.
AT&T Long Distance - ROW		No response received as of staff report preparation.	
Black Hills Energy		No response received as of staff report preparation.	
Building Services		No response received as of staff report preparation.	
CenturyLink	06/13/2025	Summary of Response: CenturyLink noted its receipt of the request and that it will endeavor to respond within 30 days	Comments provided to applicant.
Comcast		No response received as of staff report preparation.	
CORE Electric Cooperative		No response received as of staff report preparation.	
Douglas County Health Department	06/17/2025	Summary of Response: The Health Department provided comments related to Pollution Prevention for auto-related business.	Comments provided to applicant.
Douglas County School District RE 1		No response received as of staff report preparation.	
Engineering Services	06/16/2025	Summary of Response: No concerns for the project. Construction plans and GESC report and plans will need to be reviewed and approved prior to issuance of permits for the project. See letter attached for detail.	Comments provided to applicant.
Highlands Ranch Community Association		No response received as of staff report preparation.	
Highlands Ranch Metro District		No response received as of staff report preparation.	
Highlands Ranch Water and Sanitation District		No response received as of staff report preparation.	
Office of Emergency Management	06/12/2025	Verbatim Response: No comment.	No action required.
Mile High Flood District		No response received as of staff report preparation.	
Sheriff's Office	06/17/2025	Verbatim Response: Deputy Jeff Pelle reviewed this regarding security with Crime Prevention Through Environmental Design (CEPTD) concepts in mind. I attempted to review the images	Comments provided to applicant.

**Initial Referral Agency Response Report**

**Project Name:** 9375 Cresthill Lane

**Project File #:** LE2025-007

**Date Sent:** 06/12/2025

**Date Due:** 06/26/2025

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
		under the L and E Exhibit, but the images are too blurry to review.	
Sheriff's Office E911		No response received as of staff report preparation.	
South Metro Fire Rescue	06/13/2025	Verbatim Response: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objections to the proposed Location and Extent. Applicants and Contractors are encouraged to contact SMFR regarding the applicable fire code and permit requirements for the proposed project regarding the applicable permit requirements for the proposed project.	Comments provided to applicant.
Xcel Energy-Right of Way & Permits	06/19/2025	Summary of Response: Xcel Energy has existing infrastructure within the project site.	Comments provided to applicant.

**From:** [Easement, Nre](#)  
**To:** [Eric Pavlinek](#)  
**Cc:** [Canary, Stephanie](#)  
**Subject:** FW: P866471/RE: ANV/\*\*Douglas County eReferral (LE2025-007) Is Ready For Review  
**Date:** Monday, June 16, 2025 10:47:35 AM  
**Attachments:** [image001.png](#)

---

**From:** Viola, Ashley <Ashley.Viola@lumen.com>  
**Sent:** Friday, June 13, 2025 8:56 AM  
**To:** Easement, Nre <Nre.Easement@lumen.com>  
**Subject:** P866471/RE: ANV/\*\*Douglas County eReferral (LE2025-007) Is Ready For Review

Good morning,

We have received your request for an encroachment and have set up a Lumen project accordingly. Your project number is P866471, and it should be referenced in all emails sent in for review.

Please do not reply to this email. Your project owner is Stephanie Canary, and they can be reached by email at [Stephanie.Canary@lumen.com](mailto:Stephanie.Canary@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.

Have a great day!

Best Regards,

Ashley Viola  
Project Coordinator  
Faulk & Foster  
214 Expo Circle, Suite 7  
West Monroe, LA 71291  
[Ashley.Viola@lumen.com](mailto:Ashley.Viola@lumen.com)



Our fee policy applies to Lumen dedicated easements only.

If your request involves public ROW or a Public Utility easement, the fee does not apply.  
If this is the case, please reply all to advise.

---

**From:** [epavlinek@douglas.co.us](mailto:epavlinek@douglas.co.us) <[epavlinek@douglas.co.us](mailto:epavlinek@douglas.co.us)>

**Sent:** Thursday, June 12, 2025 3:13 PM

**To:** Easement, Nre <[Nre.Easement@lumen.com](mailto:Nre.Easement@lumen.com)>

**Subject:** ANV/\*\*Douglas County eReferral (LE2025-007) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:

[https://urldefense.com/v3/\\_\\_\\_https://apps.douglas.co.us/planning/projects/Login.aspx\\_.\\_:!!CdLFVIQ!UHlnpdRhobwaklqsecrjg3O\\_JEoINwO6BCZWbLlpXbep1cKfKTj5oxeh6lg89W\\_k8n2qNJZ2rSL\\_DnBR\\_H9pvg\\$](https://urldefense.com/v3/___https://apps.douglas.co.us/planning/projects/Login.aspx_._:!!CdLFVIQ!UHlnpdRhobwaklqsecrjg3O_JEoINwO6BCZWbLlpXbep1cKfKTj5oxeh6lg89W_k8n2qNJZ2rSL_DnBR_H9pvg$)

Project Number: LE2025-007

Project Name: 9375 Cresthill Lane – Location and Extent

Project Summary: The applicant, Douglas County School District, proposes a 12,000 S.F. building addition to the Highlands Ranch High School for automotive career space.

This referral will close on Thursday, June 26, 2025.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek

Planning Services  
100 Third Street  
Castle Rock, CO 80104  
303-660-7460 (main)

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This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

June 16, 2025

Eric Pavlinek  
100 Third St.  
Castle Rock, CO 80104

RE: LE2025-007

Dear Mr. Pavlinek

Thank you for the opportunity to review and comment on the application for a Location & Extent for Highlands Ranch High School for automotive career space. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comments.

**Pollution Prevention for Auto-related Businesses**

Businesses that conduct auto maintenance and repair are at risk for leaking fluids such as fuels, antifreeze, brake fluids, and cleaning agents which may be harmful to exposed site workers, pollute the soil on the site, or be discharged into nearby water sources. For the safety of site workers and the public, we recommend that the applicant adopt any of the following practices that are not already in place:

1. As it is received, inspect each vehicle for potential leaks. The inspection should be conducted over an impervious area, e.g., a concrete slab with curbs, where spills and leaks will be contained and will not infiltrate into the ground. In addition, drip pans should be used pending repair of vehicles brought in for service, and absorbents should be on hand to clean up fluid leaks or spills that might occur. All repairs should be conducted indoors.
2. Develop a spill response plan to promptly repair any detected leaks. If a leak cannot be repaired, completely drain all fluid(s) from the vehicle before placing it in storage.
3. Develop a plan to recover and either recycle or properly dispose of waste automotive fluids and cleaning agents. Waste fluid management should include the following:
  - a. Collection and recycling of waste petroleum-based products including used oil, transmission and brake fluids, and radiator coolants;
  - b. Placement of these fluids in Department of Transportation (DOT) approved waste receptacles;
  - c. Disposal of all waste fluids in accordance with applicable federal, state and local regulations;
  - d. Place absorbents and rags used to clean up spills in DOT approved receptacles, store them so as to prevent fire hazards, and dispose of them regularly in accordance with applicable federal, state and local regulations.
  - e. Installation of a sand/oil interceptor
4. Secondary containment is required for storage of automotive fluids

5. If painting occurs on site, an Air Pollution Emission Notes (APEN) to the Air Pollution Control Division (APCD) of Colorado Department of Public Health and Environment (CDPHE) is required.

More information is available at <https://cdphe.colorado.gov/hazardous-waste-management-used-oil-guidance>.

Please contact me at 720-907-4888 or [bfreyer@douglas.co.us](mailto:bfreyer@douglas.co.us) if you have any questions about our comments.

Sincerely,



Brent Freyer  
Environmental Health Specialist II  
Douglas County Health Department

June 16, 2025

Thomas Lysne, AIA  
Authorized Representative  
Hollis + Miller Architects  
115 Wilcox Street, Suite 210  
Castle Rock, CO 80104

DV 2025-256

Subject: 9375 Cresthill Lane – Location & Extent

Dear Thomas,

Plan Review Summary:

Submitted to Engineering - 6/12/25  
Comments Sent Out - 6/16/25

Engineering has reviewed this project and have the following concerns and comments:

**Location & Extent Comment**

**Comment #1**-Engineering has reviewed the Location and Extent and have no concerns. The following items will need to be submitted for review and approval prior to permits being issued for the project:

- Construction Plans
- GESC Plans & GESC Report

If you have any questions, please give me a call.

Sincerely,



Chuck Smith  
Development Review Engineer

cc: Eric Pavlinek, Project Planner

DV25256

# SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE

---



Eric Pavlinek, Project Planner  
Douglas County Department of Community Development, Planning Services  
100 Third St  
Castle Rock Co 80104  
303.660.7460  
303.660.9550 Fax

Project Name: 9375 Cresthill Lane – Location and Extent  
Project File #: **LE2025-007**  
S Metro Review # REFSI25-00111

Review date: June 13, 2025

Plan reviewer: Aaron Miller  
720.989.2246  
[aaron.miller@southmetro.org](mailto:aaron.miller@southmetro.org)

**Project Summary:** The applicant, Douglas County School District, requests approval of a Location and Extent (L & E) application for a building expansion at the Highlands Ranch High School. Improvements include a 12,000 S.F. building addition and outdoor storage area for automotive career space.

**Code Reference:** Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

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



**Right of Way & Permits**

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

June 19, 2025

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

Attn: Eric Pavlinek

**Re: 9375 Cresthill Lane - Location and Extent, Case # LE2025-007**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **9375 Cresthill Lane - Location and Extent**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along and within property lines.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities, including relocation, via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document (i.e. transformer), a Right-of-Way Agent will need to be contacted by the Designer.

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

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

# HIGHLANDS RANCH HIGH SCHOOL AUTOMOTIVE CTE ADDITION

DOUGLAS COUNTY SCHOOL DISTRICT

9375 CRESTHILL LN.  
HIGHLANDS RANCH, CO 80130

L&E SUBMITTAL



we design the future®  
1828 Walnut Street Suite 922  
Kansas City, MO 64108  
+1.816.462.7200  
113 Wilcox Street Suite 210  
Castle Rock, CO 80104  
+1.720.949.1689  
HOLLISANDMILLER.COM  
Hollis + Miller Architects  
Missouri State Certificate of Authority  
Architecture # 0000161

**hollis + miller**  
architects

**SK Design Group, Inc.**  
Civil Engineer  
State Certificate of Authority #  
333 Perry Street, Suite 209  
Castle Rock, CO 80112  
913.219.1818 phone  
**Norris Design**  
Landscape Architect  
State Certificate of Authority #  
1101 Bannock Street  
Denver, CO 80204  
303.892.1166 phone

**HRHS - AUTOMOTIVE CTE ADDITION**  
**DOUGLAS COUNTY SCHOOL DISTRICT**  
**9375 CRESTHILL LN**  
**HIGHLANDS RANCH, CO 80130**

L&E Submittal

REVISIONS:

#	Description	Date

**LANDSCAPE ARCHITECT:**  
Norris Design  
1101 Bannock Street  
Denver, CO 80204  
CONTACT: Patrick Hannon  
PHONE: 303.892.1166



JOB NO: 24237.00  
DRAWN BY: HB  
CHECKED BY: TWLJB  
DATE: 6.24.2025

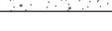
**G000**

COVER SHEET 92

INDEX OF DRAWINGS	LEGAL DESCRIPTION	VICINITY MAP	OWNER	DESIGN TEAM
GENERAL G000 COVER SHEET	TR IN PT OF E1/2NW1/4, NE 1/4SW1/4, NW1/4SE1/4, & NE1/4 7-6-67 70.728 AM/L IMPS ONLY RLTD 0245542		<p><b>DOUGLAS COUNTY SCHOOL DISTRICT</b> 620 Wilcox Street Castle Rock, CO 80104 CONTACT: Tony Kappas PHONE: 303.387.1005</p>	<p><b>ARCHITECT:</b> Hollis + Miller Architects 115 Wilcox St Ste 210 Castle Rock, CO 80104 CONTACT: Greg Porter PHONE: 720.949.1689</p>
CIVIL L&E LOCATION AND EXTENT PLAN			<p><b>CONSULTANTS TO THE OWNER</b></p>	<p><b>CIVIL ENGINEER:</b> SK Design Group 333 Perry Street, Suite 209 Castle Rock, CO 80104 CONTACT: Aurom Mahobian PHONE: 913.219.1818</p>
<p>LANDSCAPE L-101 LANDSCAPE SITE PLAN - OVERALL</p> <p>ARCHITECTURAL SITE AS101 ARCHITECTURAL SITE PLAN - OVERALL AS101G ARCHITECTURAL SITE PLAN</p> <p>ARCHITECTURE A101 FLOOR PLAN - MAIN LEVEL - OVERALL A101G FLOOR PLAN - MAIN LEVEL - AREA G A201 EXTERIOR ELEVATIONS A202 EXTERIOR - 3D</p>			<p><b>OWNER REPRESENTATIVE:</b> Wember &amp; Associates 7350 E Progress Place, Suite 100 Greenwood Village, CO 80111 CONTACT: Matt Wilhelm PHONE: 720.737.9638</p> <p><b>CONSTRUCTION MANAGER:</b> Haselden Construction 6950 S Potomac St Centennial, CO 80112 CONTACT: Ben Barella PHONE: 303.751.1478</p> <p><b>GEOTECHNICAL ENGINEER:</b> Intertek PSI Solutions 1070 W 124th ave Westminster, CO 80234 CONTACT: Hannah Tawfik PHONE: 303.424.5578</p> <p><b>SURVEYOR:</b> Merrick &amp; Company 2480 W 26th Ave, Unit B225 Denver, CO 80211 CONTACT: Merinda Lobato PHONE: 303.964.3333</p>	

**HRHS - AUTOMOTIVE CTE ADDITION  
DOUGLAS COUNTY SCHOOL DISTRICT  
9375 CRESTHILL LN  
HIGHLANDS RANCH, CO 80130**

**LEGEND:**

-  NEW ASPHALT PAVEMENT
-  NEW PORTLAND CEMENT CONCRETE PAVEMENT
-  CONCRETE SIDEWALK
-  NEW CURB & GUTTER
-  NEW RETAINING WALL

**PROJECT LOCATION**



SCALE IN MILES

**SK Design Group, Inc.**  
Civil Engineer  
State Certificate of Authority #  
333 Perry Street, Suite 209  
Castle Rock, CO 80112  
303.219.1818 phone

**Norris Design**  
Landscape Architect  
State Certificate of Authority #  
1101 Bannock Street  
Denver, CO 80204  
303.892.1166 phone

**HRHS - AUTOMOTIVE CTE ADDITION  
DOUGLAS COUNTY SCHOOL DISTRICT  
9375 CRESTHILL LN  
HIGHLANDS RANCH, CO 80130**

**L&E SUBMITTAL**

**REVISIONS:**

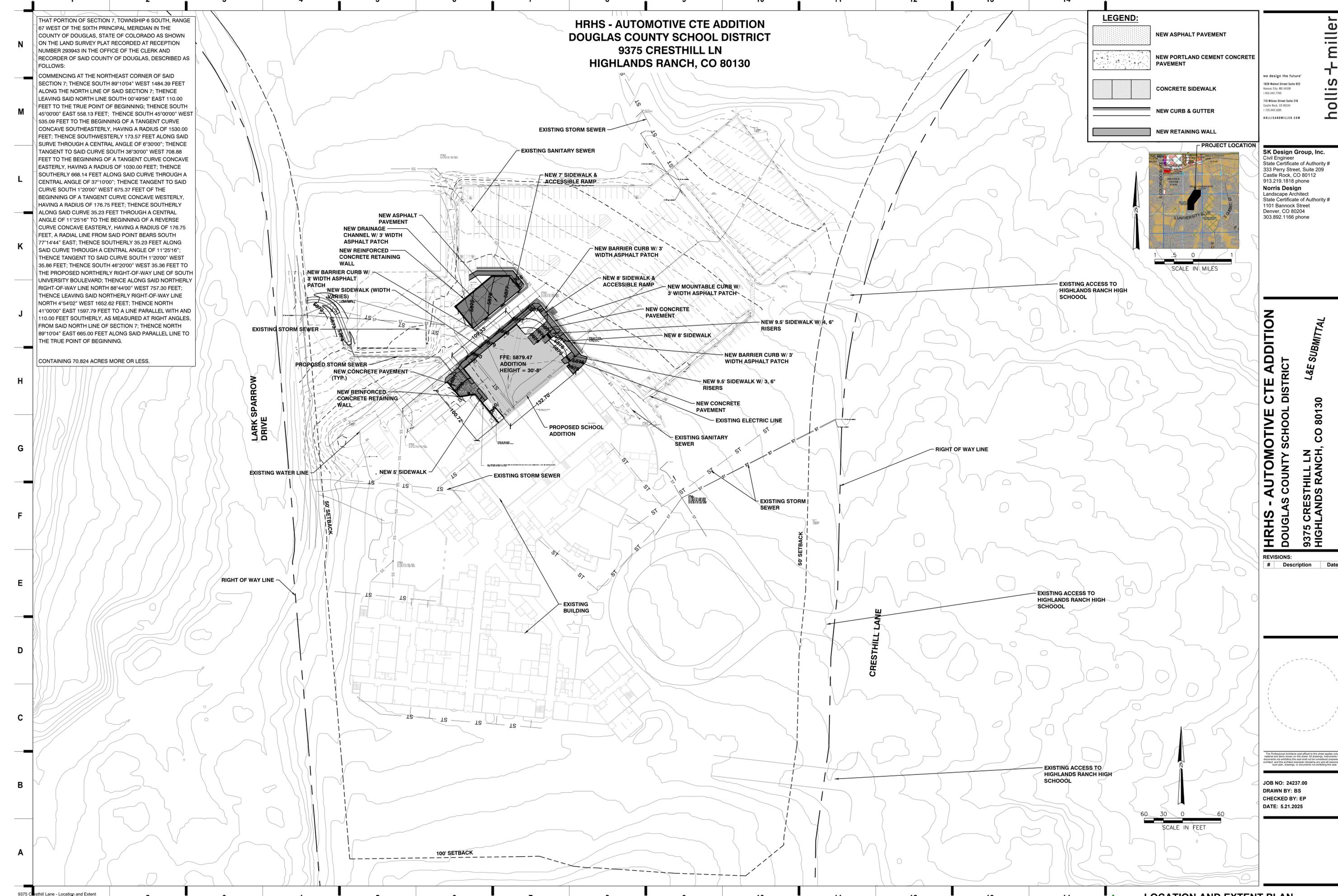
#	Description	Date

JOB NO: 24237.00  
DRAWN BY: BS  
CHECKED BY: EP  
DATE: 5.21.2025

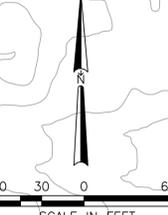
THAT PORTION OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE COUNTY OF DOUGLAS, STATE OF COLORADO AS SHOWN ON THE LAND SURVEY PLAT RECORDED AT RECEPTION NUMBER 293943 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY OF DOUGLAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE SOUTH 89°10'04" WEST 1484.39 FEET ALONG THE NORTH LINE OF SAID SECTION 7; THENCE LEAVING SAID NORTH LINE SOUTH 00°49'56" EAST 110.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 45°00'00" EAST 558.13 FEET; THENCE SOUTH 45°00'00" WEST 535.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1530.00 FEET; THENCE SOUTH-WESTERLY 173.57 FEET ALONG SAID SURVE THROUGH A CENTRAL ANGLE OF 6°30'00"; THENCE TANGENT TO SAID CURVE SOUTH 38°30'00" WEST 708.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1030.00 FEET; THENCE SOUTHERLY 688.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°10'00"; THENCE TANGENT TO SAID CURVE SOUTH 1°20'00" WEST 675.37 FEET OF THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 176.75 FEET; THENCE SOUTHERLY ALONG SAID CURVE 35.23 FEET THROUGH A CENTRAL ANGLE OF 11°25'16" TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 176.75 FEET. A RADIAL LINE FROM SAID POINT BEARS SOUTH 77°14'44" EAST; THENCE SOUTHERLY 35.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°25'16"; THENCE TANGENT TO SAID CURVE SOUTH 1°20'00" WEST 35.86 FEET; THENCE SOUTH 46°20'00" WEST 35.36 FEET TO THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF SOUTH UNIVERSITY BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 88°44'00" WEST 757.30 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 4°54'02" WEST 1652.62 FEET; THENCE NORTH 41°00'00" EAST 1597.79 FEET TO A LINE PARALLEL WITH AND 110.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID NORTH LINE OF SECTION 7; THENCE NORTH 89°10'04" EAST 665.00 FEET ALONG SAID PARALLEL LINE TO THE TRUE POINT OF BEGINNING.

CONTAINING 70.824 ACRES MORE OR LESS.

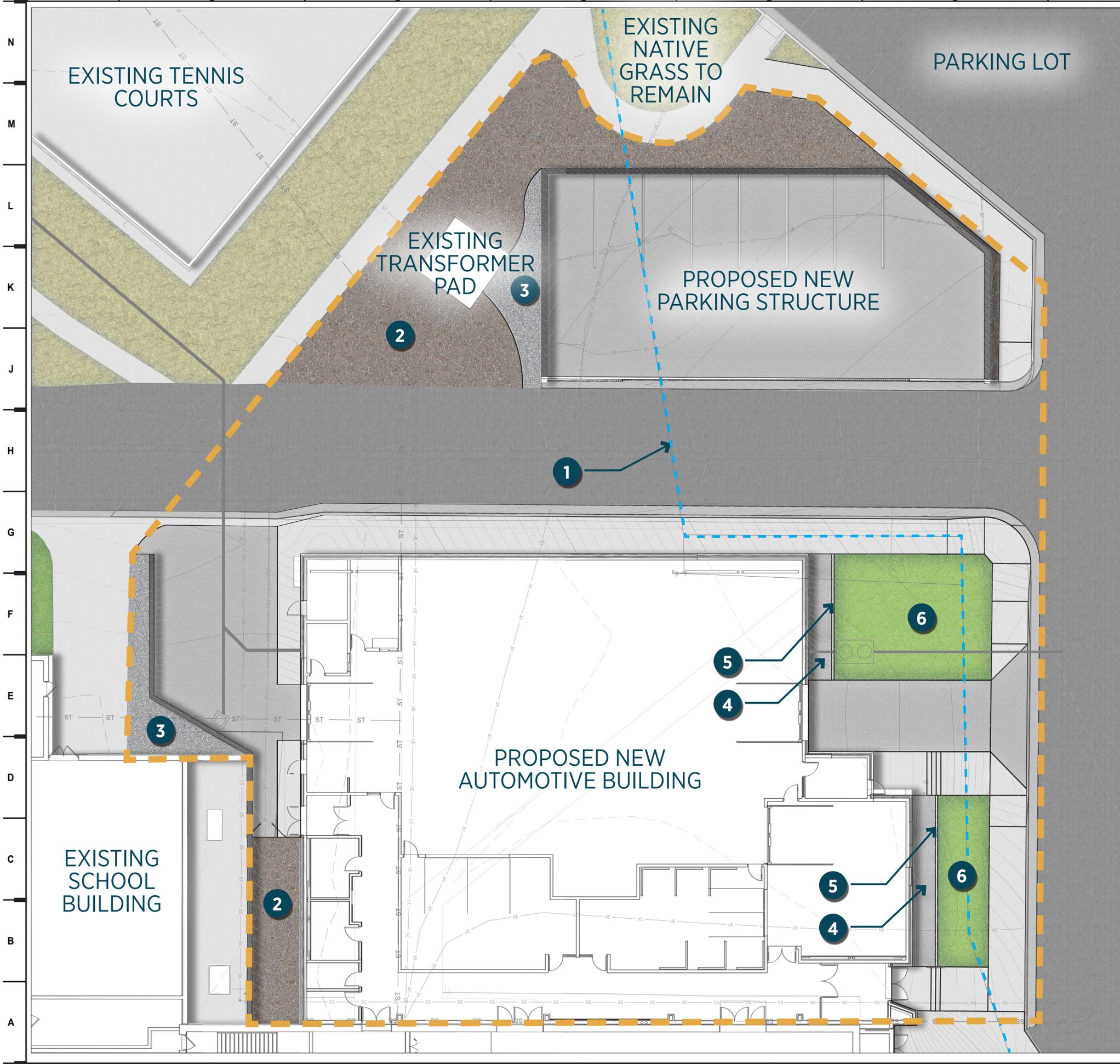


**SCALE IN FEET**



U:\2025\25-114\Exhibits\2025-05-15 L&E Exhibit\Exhibit - 25-114 L&E.dwg Plotted: Jun 03, 2025 - 5:17pm by eprskalo

5/16/2025 3:34:09 PM



1 EXISTING IRRIGATION LINE TO BE RELOCATED



2 3/4" GRAY GRANITE ROCK MULCH



3 6-10" GRAY GRANITE ROCK MULCH



4 GRAY CRUSHER FINES



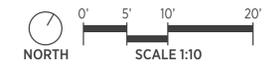
5 AT-GRADE CONCRETE CURB



6 IRRIGATED SOD

--- LIMIT OF DISTURBANCE

DESIGN NOTE:  
MATERIALS TO MATCH EXISTING TO THOSE FOUND ON SITE.



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architects

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**HRHS - AUTOMOTIVE CTE ADDITION**  
DOUGLAS COUNTY SCHOOL DISTRICT  
9375 CRESTHILL LN  
HIGHLANDS RANCH, CO 80130

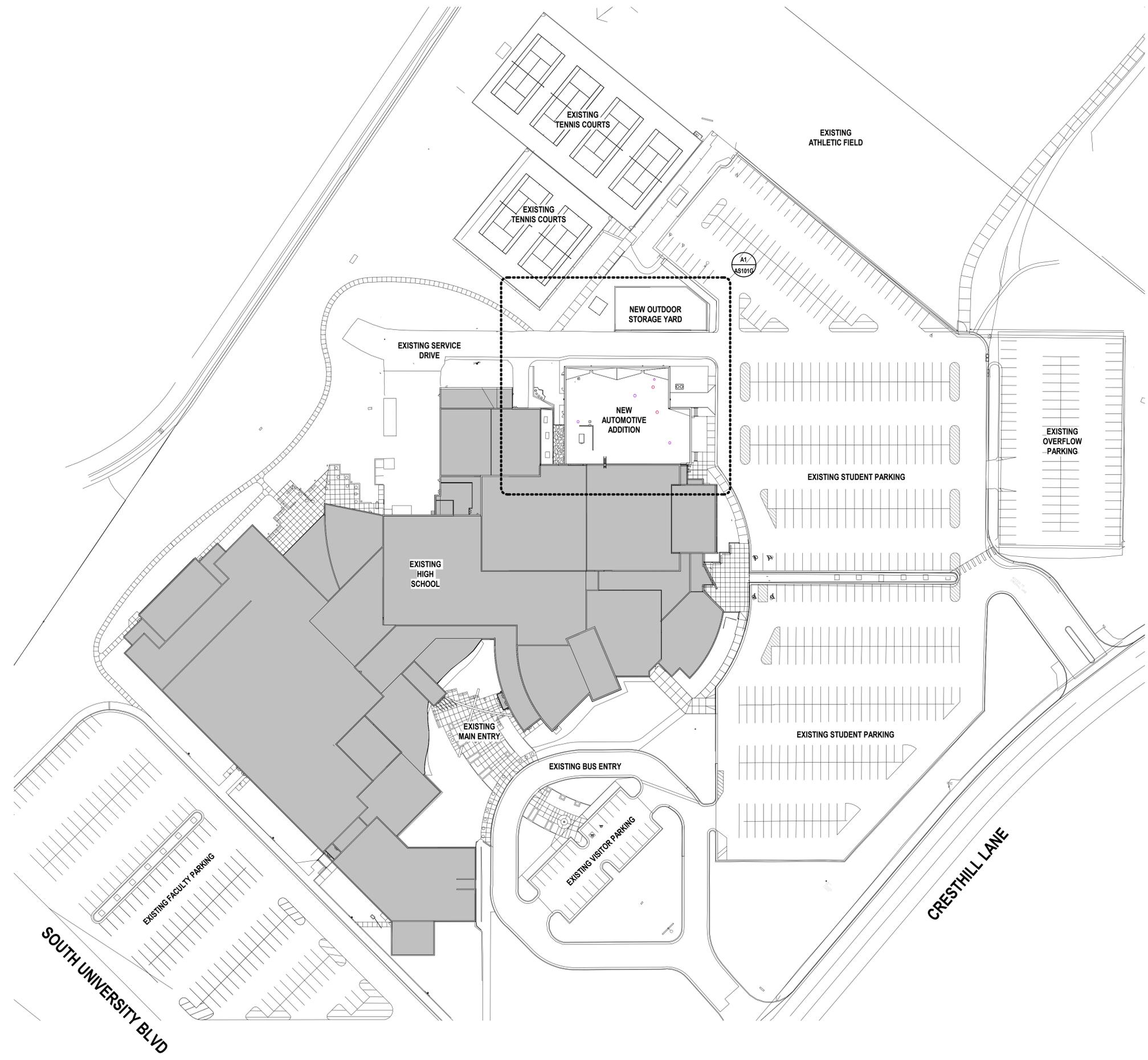
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REVISIONS:

#	Description	Date

JOB NO: 24237.00  
DRAWN BY: Author  
CHECKED BY: Checker  
DATE: 6.09.2025

**L-101**



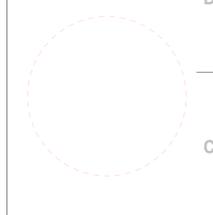
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**hollis + miller**  
 architects

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 State Certificate of Authority #  
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**HRHS - AUTOMOTIVE CTE ADDITION**  
**DOUGLAS COUNTY SCHOOL DISTRICT**  
 9375 CRESTHILL LN  
 HIGHLANDS RANCH, CO 80130  
**L&E Submittal**

REVISIONS:

#	Description	Date



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 documents not showing the seal and/or the professional signature of the  
 architect, and the without necessary disclosure are and of responsibility for  
 such drawings, specifications or documents not including the seal.

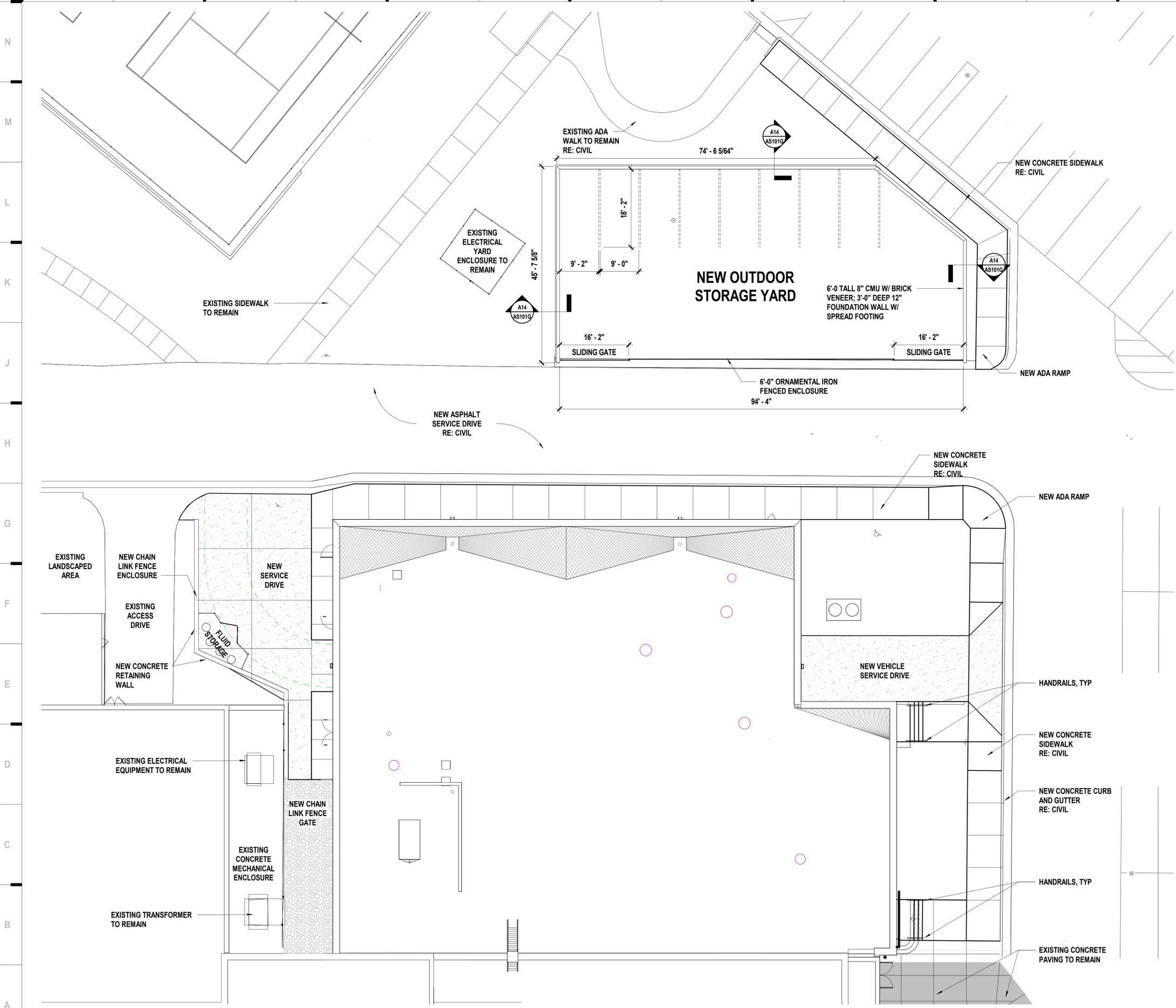
JOB NO: 24237.00  
 DRAWN BY: HB  
 CHECKED BY: TWL/JB  
 DATE: 6.24.2025

**AS101**

**A1** Scale Overall Architectural Site Plan  
 1" = 50'-0"



6/24/2025 9:39:43 AM



**MASTER KEYNOTE LEGEND**

04 20 00.A03	DECORATIVE CMU GROUND FACED
04 20 00.A11	MASONRY BOND BEAM
04 72 00.A01	CAST STONE

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**hollis + miller**  
 architects

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 State Certificate of Authority #  
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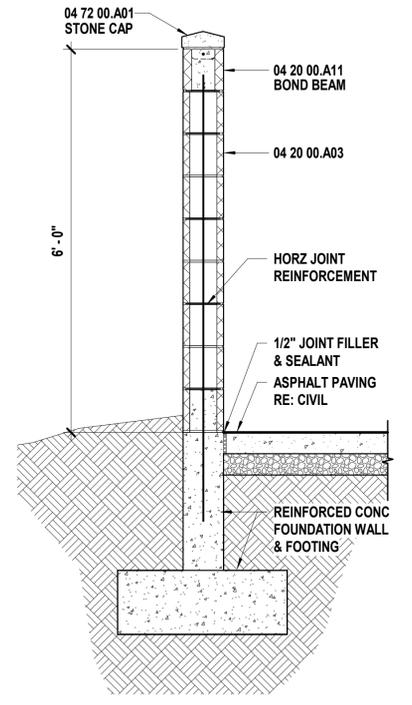
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**HRHS - AUTOMOTIVE CTE ADDITION**  
**DOUGLAS COUNTY SCHOOL DISTRICT**  
 9375 CRESTHILL LN  
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L&E Submittal

REVISIONS:

#	Description	Date



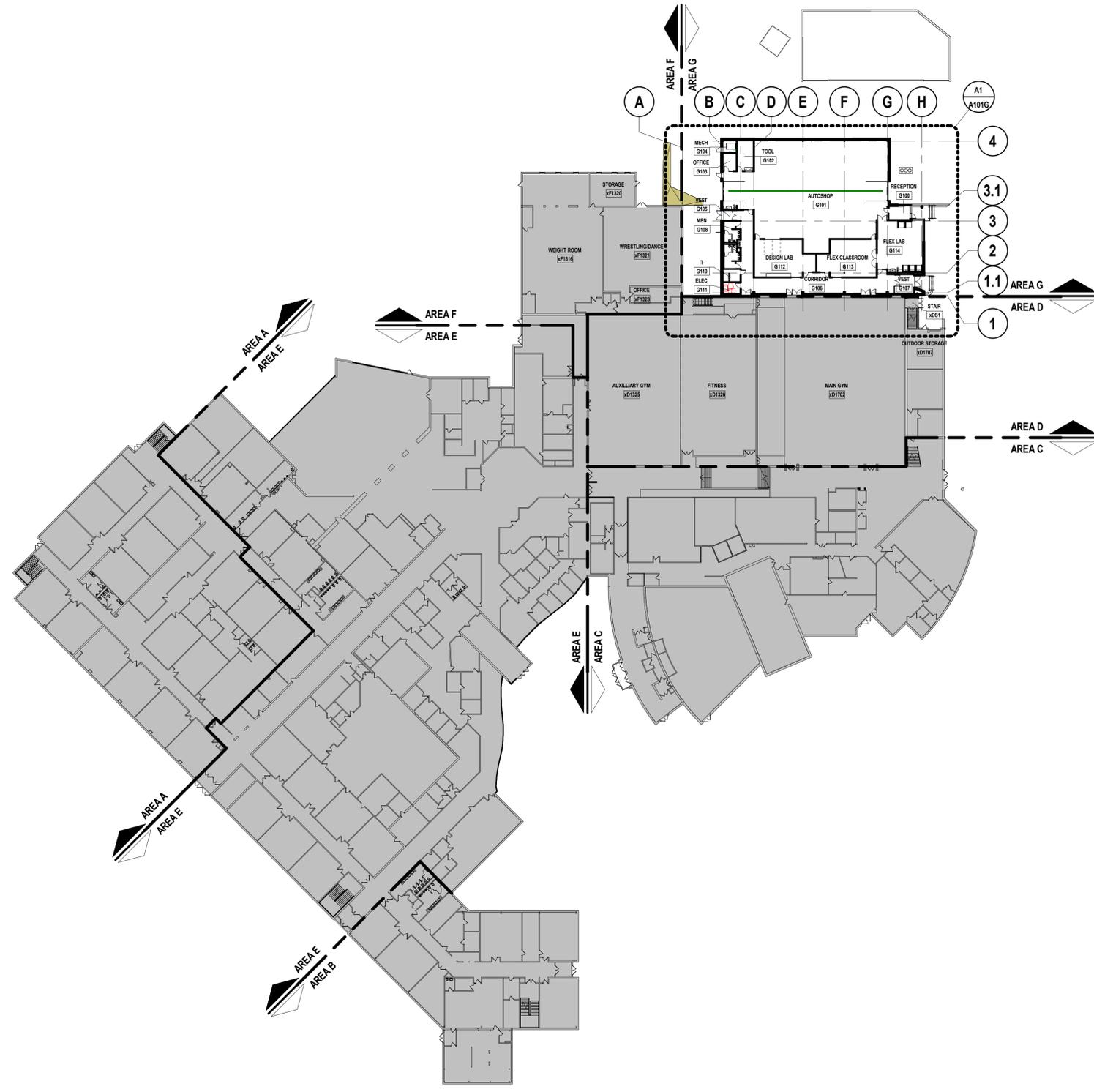
**AS101G**

**A1** Scale 3/32" = 1'-0"  
 Enlarged Architectural Site Plan - Area G - L&E



**A14** Scale 3/4" = 1'-0"  
 Site Section - Outdoor Storage Yard Enclosure

6/24/2025 9:39:44 AM



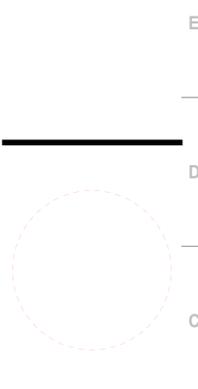
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**L&E Submittal**

REVISIONS:

#	Description	Date



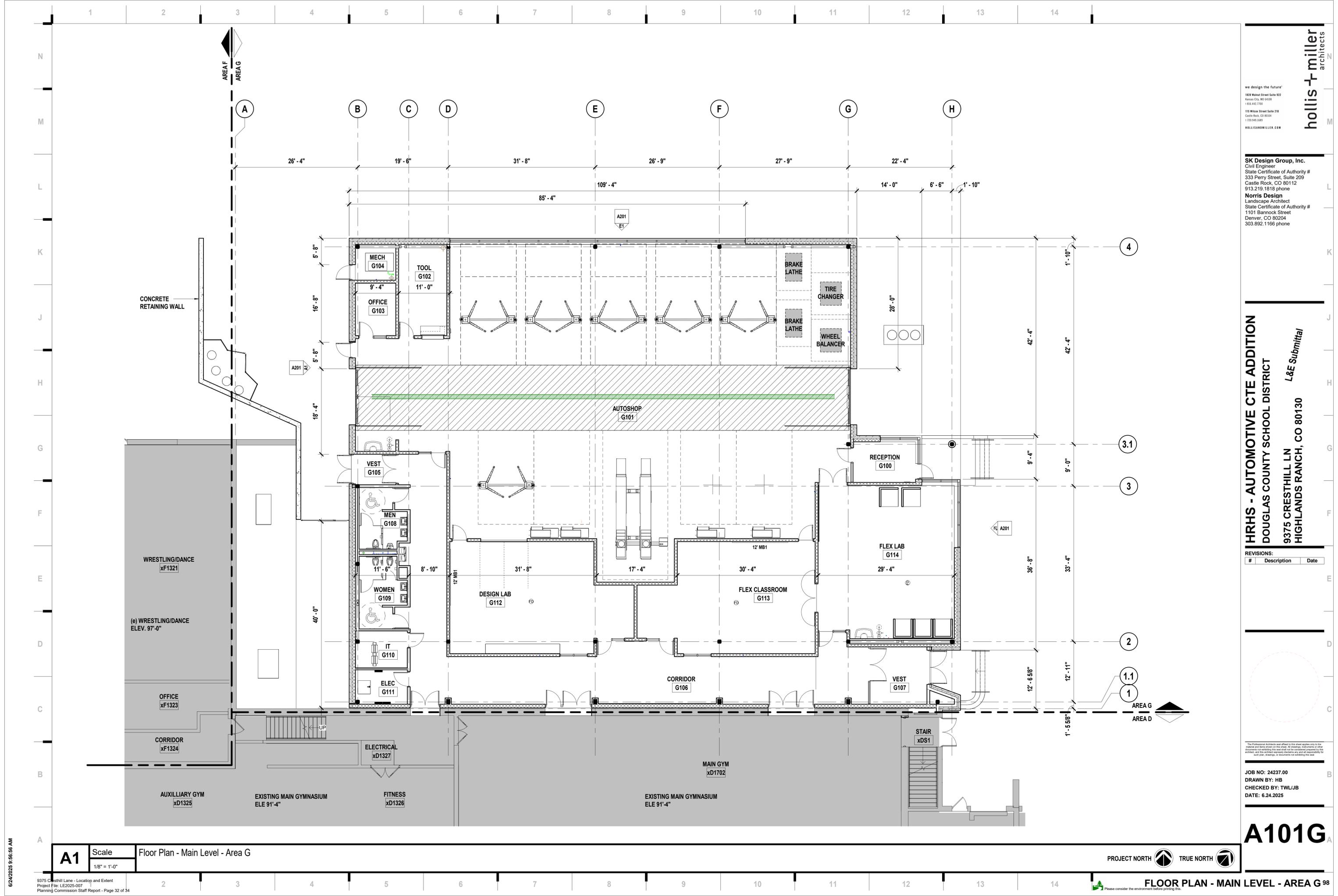
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 documents, including this one, shall be an integral part of the  
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 shown on this sheet. No other drawings or documents shall be used without the  
 architect's written consent.

JOB NO: 24237.00  
 DRAWN BY: HB  
 CHECKED BY: TWLJB  
 DATE: 6.24.2025

**A101**

**A1** Scale Overall Floor Plan - Main Level  
 1" = 40'-0"





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**SK Design Group, Inc.**  
 Civil Engineer  
 State Certificate of Authority #  
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 Landscape Architect  
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**HRHS - AUTOMOTIVE CTE ADDITION**  
**DOUGLAS COUNTY SCHOOL DISTRICT**  
 9375 CRESTHILL LN  
 HIGHLANDS RANCH, CO 80130

**L&E Submittal**

REVISIONS:

#	Description	Date

JOB NO: 24237.00  
 DRAWN BY: HB  
 CHECKED BY: TWLJB  
 DATE: 6.24.2025

**A101G**

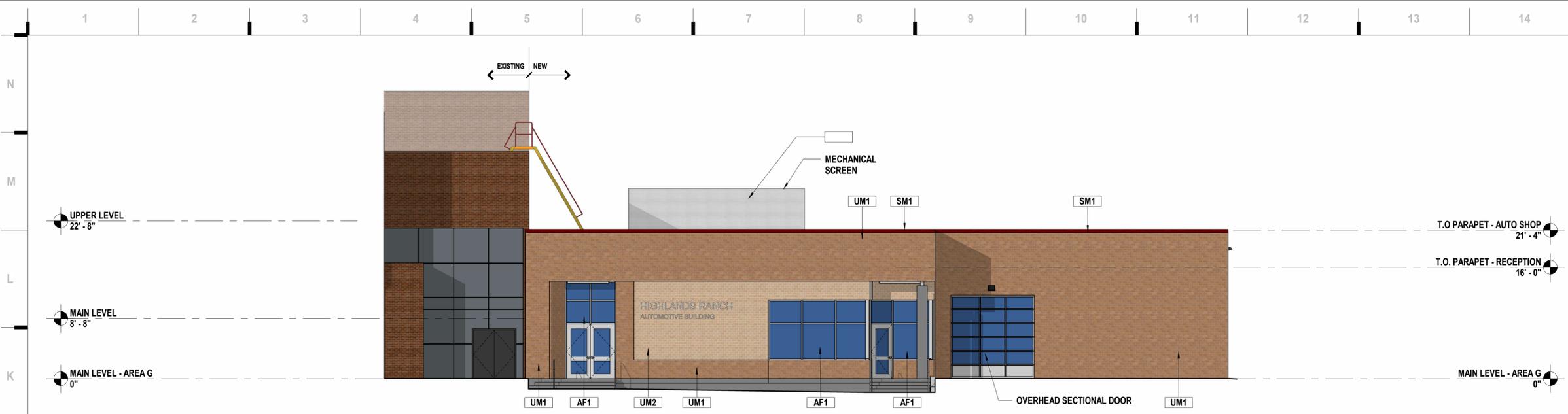
**A1** Scale Floor Plan - Main Level - Area G  
 1/8" = 1'-0"

PROJECT NORTH TRUE NORTH

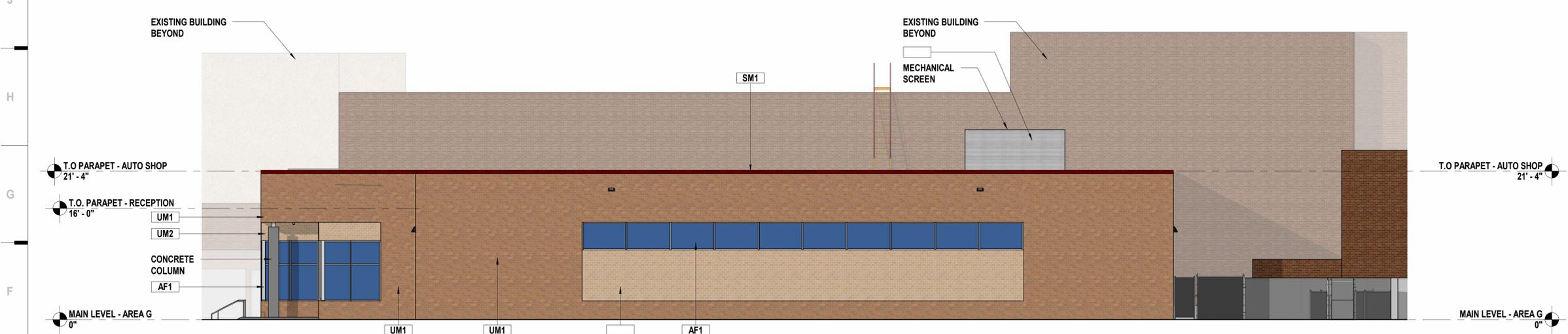
**FLOOR PLAN - MAIN LEVEL - AREA G** 98

6/24/2025 9:56:56 AM

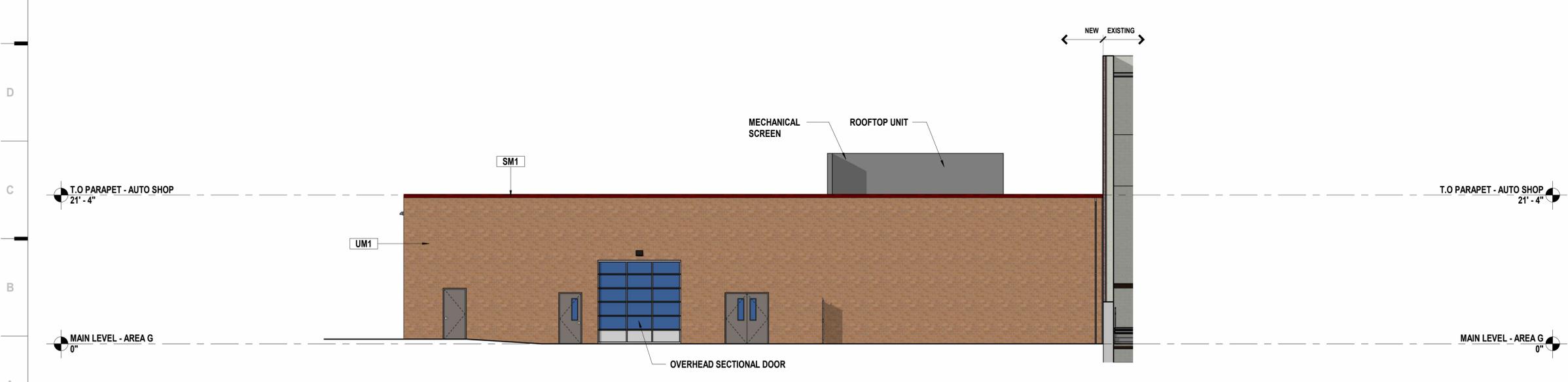
9375 Cresthill Lane - Location and Extent  
 Project File: LE2025-007  
 Planning Commission Staff Report - Page 32 of 34



**J1** Scale 1/8" = 1'-0" Exterior Elevation - East



**E1** Scale 1/8" = 1'-0" Exterior Elevation - North



**A1** Scale 1/8" = 1'-0" Exterior Elevation - West

**MASTER KEYNOTE LEGEND**

04 20 00.A12	FACE BRICK
07 42 13.A03	CONCEALED FASTENER METAL WALL PANELS
07 62 00.A13	COPING
08 41 13.A02	THERMAL BROKEN STOREFRONT FRAMING (6")

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 913.219.1818 phone  
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 Landscape Architect  
 State Certificate of Authority #  
 1101 Bannock Street  
 Denver, CO 80204  
 303.892.1166 phone

**EXTERIOR MATERIAL LEGEND**

**MP1 = METAL PANEL TYPE 1**  
 07 42 13.A03  
 CONCEALED FASTENER METAL WALL PANELS  
 BOD: MORIN MATRIX SERIES  
 COLOR: TBD  
 SIZE/ PATTERN: PER ELEVS

**SM1 = SHEET METAL TYPE 1**  
 07 62 00.A13  
 COPING  
 BOD: N/A  
 COLOR: MATCH EXISTING RED  
 SIZE/ PATTERN: PER DETAILS

**UM1 = UNIT MASONRY TYPE 1**  
 04 20 00.A12  
 FACE BRICK  
 BOD: TBD  
 COLOR: MATCH EXISTING BLEND  
 SIZE/ PATTERN: JUMBO/RUNNING BOND

**UM2 = UNIT MASONRY TYPE 2**  
 04 20 00.A12  
 FACE BRICK  
 BOD: TBD  
 COLOR: TBD  
 SIZE/ PATTERN: JUMBO/RUNNING BOND

**AF1 = ALUMINUM FRAMES**  
 08 41 13.A02  
 BOD: KAWNEER TRIFAB VERSAGLAZE  
 601UT  
 COLOR: CLEAR ANODIZED  
 SIZE/ PATTERN: RE: FRAME TYPES

**HRHS - AUTOMOTIVE CTE ADDITION**  
**DOUGLAS COUNTY SCHOOL DISTRICT**  
*Design Development*  
 9375 CRESTHILL LN  
 HIGHLANDS RANCH, CO 80130

REVISIONS:

#	Description	Date



JOB NO: 24237.00  
 DRAWN BY: HB  
 CHECKED BY: TWLJB  
 DATE: 07.01.2025

**A201**

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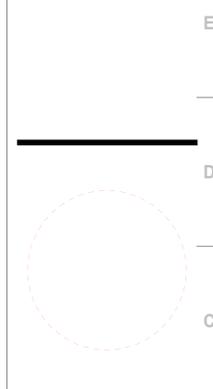
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**HRHS - AUTOMOTIVE CTE ADDITION**  
DOUGLAS COUNTY SCHOOL DISTRICT  
9375 CRESTHILL LN  
HIGHLANDS RANCH, CO 80130  
*Design Development*

REVISIONS:

#	Description	Date



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JOB NO: 24237.00  
DRAWN BY: HB  
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DATE: 07.01.2025

**A202**



**A1** Scale 1" = 20'-0"  
3D Exterior Perspective - NE Corner



**A9** Scale 1" = 20'-0"  
3D Exterior Perspective - SE Corner

**Referral Agency Response Report**

**Project Name:** 9375 Cresthill Lane

**Project File #:** LE2025-007

**Date Sent:** 06/12/2025

**Date Due:** 06/26/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	06/17/2025	Verbatim Response: No comment.	No action required.
AT&T Long Distance - ROW	06/25/2025	Summary of Response: There should be no conflicts as AT&T has no facilities within the area.	Comments provided to applicant.
Black Hills Energy		No Response Received.	
Building Services		No Response Received.	
CenturyLink		Summary of Response: CenturyLink noted its receipt of the request and that it will endeavor to respond within 30 days	Comments provided to applicant.
Comcast		No Response Received.	
CORE Electric Cooperative	06/25/2025	Verbatim Response: We have received the above-referenced referral request. We have reviewed our records and find that this property is not in our service territory.	No action required.
Douglas County Health Department	06/16/2025	Summary of Response: The Health Department provided comments related to Pollution Prevention for auto-related business.	Comments provided to applicant.
Douglas County School District RE 1		No Response Received.	
Engineering Services	06/16/2025	Summary of Response: No concerns for the project. Construction plans and GESC report and plans will need to be reviewed and approved prior to issuance of permits for the project. See letter attached for detail.	Comments provided to applicant.
Highlands Ranch Community Association		No Response Received.	
Highlands Ranch Metro District	06/24/2025	Verbatim Response: Site civil, architectural and MEP plans must be submitted to the District for review and approval. See letter attached for detail.	Comments provided to applicant.
Highlands Ranch Water and Sanitation District	06/24/2025	Verbatim Response: Site civil, architectural and MEP plans must be submitted to the District for review and approval. See letter attached for detail.	Comments provided to applicant.
Mile High Flood District		No Response Received.	

**Referral Agency Response Report****Project Name:** 9375 Cresthill Lane**Project File #:** LE2025-007**Date Sent:** 06/12/2025**Date Due:** 06/26/2025

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Office of Emergency Management	06/12/2025	Verbatim Response: No Comment.	No action required.
Sheriff's Office	06/17/2025	Verbatim Response: Deputy Jeff Pelle reviewed this regarding security with Crime Prevention Through Environmental Design (CEPTD) concepts in mind. I attempted to review the images under the L and E Exhibit, but the images are too blurry to review.	Comments provided to applicant.
Sheriff's Office E911		No Response Received.	
South Metro Fire Rescue	06/13/2025	Verbatim Response: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objections to the proposed Location and Extent. Applicants and Contractors are encouraged to contact SMFR regarding the applicable fire code and permit requirements for the proposed project.	Comments provided to applicant.
Xcel Energy-Right of Way & Permits	06/19/2025	Summary of Response: Xcel Energy has existing infrastructure within the project site.	Comments provided to applicant.

**From:** [annb.cwc64.com](mailto:annb.cwc64.com)  
**To:** [Eric Pavlinek](mailto:Eric.Pavlinek)  
**Cc:** [CHOY, PAM](mailto:CHOY_PAM); [duanew.cwc64.com](mailto:duanew.cwc64.com); [jt.cwc64.com](mailto:jt.cwc64.com)  
**Subject:** 9375 Cresthill Ln Highlands Ranch, Colorado Douglas County eReferral #LE2025-007  
**Date:** Wednesday, June 25, 2025 3:15:30 PM

---

Hi Eric,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 9375 Cresthill Ln Highlands Ranch, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

Please feel free to contact us with any questions or concerns.

Ann Barnowski  
Clearwater Consulting Group Inc  
120 9th Avenue South  
Suite 140  
Nampa, ID 83651  
[Annb@cwc64.com](mailto:Annb@cwc64.com)

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: [epavlinek@douglas.co.us](mailto:epavlinek@douglas.co.us) <[epavlinek@douglas.co.us](mailto:epavlinek@douglas.co.us)>  
Sent: Thursday, June 12, 2025 2:13 PM  
To: [annb.cwc64.com](mailto:annb.cwc64.com) <[annb@cwc64.com](mailto:annb@cwc64.com)>  
Subject: Douglas County eReferral (LE2025-007) 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>

Project Number: LE2025-007

Project Name: 9375 Cresthill Lane - Location and Extent

Project Summary: The applicant, Douglas County School District, proposes a 12,000 S.F. building addition to the Highlands Ranch High School for automotive career space.

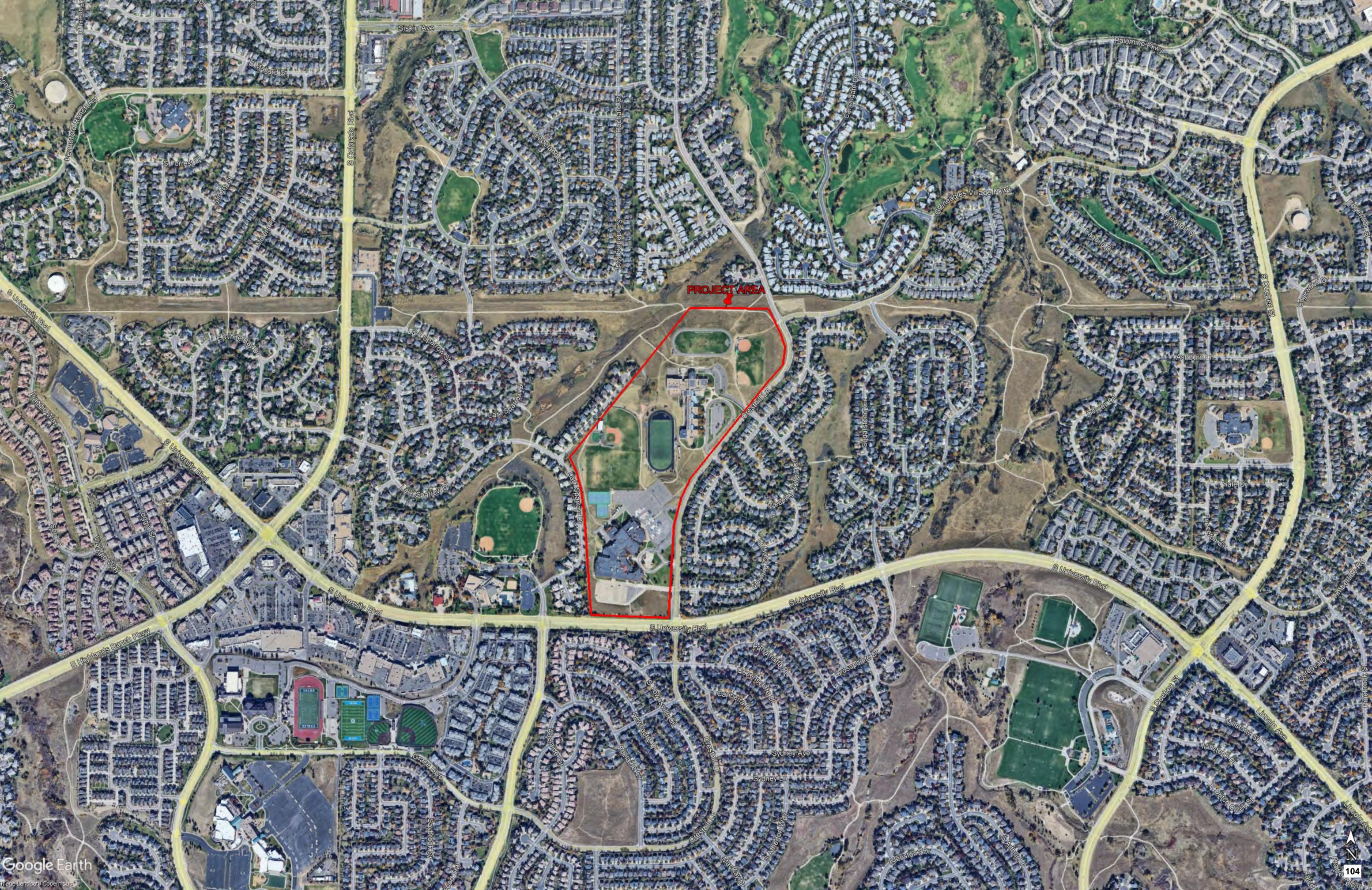
This referral will close on Thursday, June 26, 2025.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek

Planning Services  
100 Third Street  
Castle Rock, CO 80104  
303-660-7460 (main)



PROJECT AREA

**From:** [Easement, Nre](#)  
**To:** [Eric Pavlinek](#)  
**Cc:** [Canary, Stephanie](#)  
**Subject:** FW: P866471/RE: ANV/\*\*Douglas County eReferral (LE2025-007) Is Ready For Review  
**Date:** Monday, June 16, 2025 10:47:35 AM  
**Attachments:** [image001.png](#)

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**From:** Viola, Ashley <Ashley.Viola@lumen.com>  
**Sent:** Friday, June 13, 2025 8:56 AM  
**To:** Easement, Nre <Nre.Easement@lumen.com>  
**Subject:** P866471/RE: ANV/\*\*Douglas County eReferral (LE2025-007) Is Ready For Review

Good morning,

We have received your request for an encroachment and have set up a Lumen project accordingly. Your project number is P866471, and it should be referenced in all emails sent in for review.

Please do not reply to this email. Your project owner is Stephanie Canary, and they can be reached by email at [Stephanie.Canary@lumen.com](mailto:Stephanie.Canary@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.

Have a great day!

Best Regards,

Ashley Viola  
Project Coordinator  
Faulk & Foster  
214 Expo Circle, Suite 7  
West Monroe, LA 71291  
[Ashley.Viola@lumen.com](mailto:Ashley.Viola@lumen.com)



Our fee policy applies to Lumen dedicated easements only.

If your request involves public ROW or a Public Utility easement, the fee does not apply.  
If this is the case, please reply all to advise.

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**From:** [epavlinek@douglas.co.us](mailto:epavlinek@douglas.co.us) <[epavlinek@douglas.co.us](mailto:epavlinek@douglas.co.us)>  
**Sent:** Thursday, June 12, 2025 3:13 PM  
**To:** Easement, Nre <[Nre.Easement@lumen.com](mailto:Nre.Easement@lumen.com)>  
**Subject:** ANV/\*\*Douglas County eReferral (LE2025-007) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:

[https://urldefense.com/v3/https://apps.douglas.co.us/planning/projects/Login.aspx\\_!!CdLFVIQ!UHlnpdRhobwaklqsecrjg3O\\_JEolNwO6BCZWbLlpXbep1cKfKTj5oxeh6lg89W\\_k8n2qNJZ2rSL\\_DnBR\\_H9pvg\\$](https://urldefense.com/v3/https://apps.douglas.co.us/planning/projects/Login.aspx_!!CdLFVIQ!UHlnpdRhobwaklqsecrjg3O_JEolNwO6BCZWbLlpXbep1cKfKTj5oxeh6lg89W_k8n2qNJZ2rSL_DnBR_H9pvg$)

Project Number: LE2025-007

Project Name: 9375 Cresthill Lane – Location and Extent

Project Summary: The applicant, Douglas County School District, proposes a 12,000 S.F. building addition to the Highlands Ranch High School for automotive career space.

This referral will close on Thursday, June 26, 2025.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek

Planning Services  
100 Third Street  
Castle Rock, CO 80104  
303-660-7460 (main)

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This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

June 16, 2025

Eric Pavlinek  
100 Third St.  
Castle Rock, CO 80104

RE: LE2025-007

Dear Mr. Pavlinek

Thank you for the opportunity to review and comment on the application for a Location & Extent for Highlands Ranch High School for automotive career space. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comments.

**Pollution Prevention for Auto-related Businesses**

Businesses that conduct auto maintenance and repair are at risk for leaking fluids such as fuels, antifreeze, brake fluids, and cleaning agents which may be harmful to exposed site workers, pollute the soil on the site, or be discharged into nearby water sources. For the safety of site workers and the public, we recommend that the applicant adopt any of the following practices that are not already in place:

1. As it is received, inspect each vehicle for potential leaks. The inspection should be conducted over an impervious area, e.g., a concrete slab with curbs, where spills and leaks will be contained and will not infiltrate into the ground. In addition, drip pans should be used pending repair of vehicles brought in for service, and absorbents should be on hand to clean up fluid leaks or spills that might occur. All repairs should be conducted indoors.
2. Develop a spill response plan to promptly repair any detected leaks. If a leak cannot be repaired, completely drain all fluid(s) from the vehicle before placing it in storage.
3. Develop a plan to recover and either recycle or properly dispose of waste automotive fluids and cleaning agents. Waste fluid management should include the following:
  - a. Collection and recycling of waste petroleum-based products including used oil, transmission and brake fluids, and radiator coolants;
  - b. Placement of these fluids in Department of Transportation (DOT) approved waste receptacles;
  - c. Disposal of all waste fluids in accordance with applicable federal, state and local regulations;
  - d. Place absorbents and rags used to clean up spills in DOT approved receptacles, store them so as to prevent fire hazards, and dispose of them regularly in accordance with applicable federal, state and local regulations.
  - e. Installation of a sand/oil interceptor
4. Secondary containment is required for storage of automotive fluids

5. If painting occurs on site, an Air Pollution Emission Notes (APEN) to the Air Pollution Control Division (APCD) of Colorado Department of Public Health and Environment (CDPHE) is required.

More information is available at <https://cdphe.colorado.gov/hazardous-waste-management-used-oil-guidance>.

Please contact me at 720-907-4888 or [bfreyer@douglas.co.us](mailto:bfreyer@douglas.co.us) if you have any questions about our comments.

Sincerely,



Brent Freyer  
Environmental Health Specialist II  
Douglas County Health Department

June 16, 2025

Thomas Lysne, AIA  
Authorized Representative  
Hollis + Miller Architects  
115 Wilcox Street, Suite 210  
Castle Rock, CO 80104

DV 2025-256

Subject: 9375 Cresthill Lane – Location & Extent

Dear Thomas,

Plan Review Summary:

Submitted to Engineering - 6/12/25  
Comments Sent Out - 6/16/25

Engineering has reviewed this project and have the following concerns and comments:

**Location & Extent Comment**

**Comment #1**-Engineering has reviewed the Location and Extent and have no concerns. The following items will need to be submitted for review and approval prior to permits being issued for the project:

- Construction Plans
- GESC Plans & GESC Report

If you have any questions, please give me a call.

Sincerely,



Chuck Smith  
Development Review Engineer

cc: Eric Pavlinek, Project Planner

DV25256

# DOUGLAS COUNTY PLANNING REFERRALS

REFERRAL NUMBER: LE2025-007

DATE RECEIVED: 06/20/25

PROJECT NAME: 9375 Cresthill Lane – Location and Extent – Highlands Ranch High School

PLANNER: DC

DUE DATE: June 24, 2025

Parks & Parkways Manager

Dirk Ambrose

No comment

Natural Resource Manager

Nick Adamson

No comment

Director of Operations & Maintenance

Ken Standen

No Comment

Director of Parks, Recreation & Open Space

Neil Alderson

Construction and Facilities Maintenance - Manager

Tyler Ensign

Public Works Manager of Development Engineering  
Forrest Dykstra

Director of Engineering & Public Works  
Ryan Edwards

Public Works HR Water - Project Engineer  
Austin Long

No comment

Public Works HR Water - Project Manager  
Jon Klassen

Site civil, architectural and MEP plans must be submitted to the District for review and approval.  
**Jon Klassen**  
**Project Manager**

Finance Department

# SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE

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Eric Pavlinek, Project Planner  
Douglas County Department of Community Development, Planning Services  
100 Third St  
Castle Rock Co 80104  
303.660.7460  
303.660.9550 Fax

Project Name: 9375 Cresthill Lane – Location and Extent  
Project File #: **LE2025-007**  
S Metro Review # REFSI25-00111

Review date: June 13, 2025

Plan reviewer: Aaron Miller  
720.989.2246  
[aaron.miller@southmetro.org](mailto:aaron.miller@southmetro.org)

**Project Summary:** The applicant, Douglas County School District, requests approval of a Location and Extent (L & E) application for a building expansion at the Highlands Ranch High School. Improvements include a 12,000 S.F. building addition and outdoor storage area for automotive career space.

**Code Reference:** Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

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



**Right of Way & Permits**

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

June 19, 2025

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

Attn: Eric Pavlinek

**Re: 9375 Cresthill Lane - Location and Extent, Case # LE2025-007**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **9375 Cresthill Lane - Location and Extent**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along and within property lines.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities, including relocation, via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document (i.e. transformer), a Right-of-Way Agent will need to be contacted by the Designer.

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

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

**Douglas County School District: Highlands Ranch High School – CTE Addition**

Project: Highlands Ranch High School  
9374 Cresthill Lane  
Highlands Ranch, CO 80130

Owner: Douglas County School District  
620 Wilcox Street  
Castle Rock, CO 80104

Applicant: Thomas W. Lysne, AIA  
Hollis+Miller Architects  
115 Wilcox St. Suite 210  
Castle Rock CO 80104

RE: L and E Submittal – PS2025-037 – **Referral Agency Response**

To whom it may concern,

This letter is our response to the L and E submittal Referral Agency Response Report dated 06.26.2025. The response is intended to be supplemental information prior to the planning commission hearing scheduled for July 7<sup>th</sup>, 2025.

The attached table summarizes all the comments from the referral agencies and our clarification and/or response to their comments.

It is our sincere intention to meet all the referral agency comments as they have been explained to us and work with DCPD to further clarify any additional comments they may have. We fully understand and appreciate the development review process. Don't hesitate to reach out to us with any on-going questions you may have.

Sincerely,



Thomas W. Lysne, AIA  
Hollis+ Miller Architects

Agency	Date Received	Agency Response	HMA Response to comments
Addressing Analyst	06/17/2025	No Response:	Noted
AT&T Long Distance ROW	06/25/2025	There should be no conflicts as AT&T has no facilities within the area.	Noted
Black Hills Energy		No Response Received	Noted
Building Services		No Response Received	Noted
Century Link		Century Link Noted its receipt of the request and that it will endeavor to respond within 30 Days. No further comments have been received	Noted
Comcast		No Response Received	Noted
CORE Electric Cooperative	06/25/2025	Verbatim Response: We have received the abovereferenced referral request. We have reviewed our records and find that this property is not in our service territory	Noted
Douglas County Health Department	06/16/2025	The Health Department provided comments related to Pollution Prevention for auto-related business.	Noted: All comments have been passed on to DCSD regarding operation and maintenance of an automotive facility.
Douglas County School District RE 1		No Response Received.	Noted
Engineering Services	06/16/2025	No concerns for the project. Construction plans and GESC report and plans will need to be reviewed and approved prior to issuance of permits for the project.	Noted: Construction plans will be submitted through Douglas County Building Department prior to issuance of permit.
Highlands Ranch Community Association		No Response Received.	Noted
Highlands Ranch Metro District	06/24/2025	Site civil, architectural and MEP plans must be submitted to the District for review and approval.	Construction plans will be submitted to Highlands Ranch Metro District for review and approval
Highlands Ranch Water and Sanitation District	06/24/2025	Site civil, architectural and MEP plans must be submitted to the District for review and approval.	Construction plans will be submitted to Highlands Ranch Water and Sanitation District for review and approval
Mile High Flood District		No Response Received.	Noted

Office of Emergency Management	06/12/2025	No Comment.	Noted
Sheriff's Office	06/17/2025	Deputy Jeff Pelle reviewed this regarding security with Crime Prevention Through Environmental Design (CEPTD) concepts in mind. I attempted to review the images under the L and E Exhibit, but the images are too blurry to review.	Noted: HMA has reviewed project with DCSD – Security Staff and are following CEPTD principles. A Secure Vestibule will be provided at the main corridor entrance and Reception Drop off. Cameras will be provided at the exterior monitoring the main entrances and outdoor storage yard. L and E Exhibit images can be provided upon request.
Sheriff's Office E911		No Response Received.	Noted
South Metro Fire Rescue	06/13/2025	South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objections to the proposed Location and Extent. Applicants and Contractors are encouraged to contact SMFR regarding the applicable fire code and permit requirements for the proposed project.	HMA has received SMFD L and E comments. We have since then reached out to SMFD regarding the fire protection and fire alarm system. We intend to continue to meet with them through the building permitting process.
Xcel Energy-Right of Way & Permits	06/19/2025	Summary of Response: Xcel Energy has an existing infrastructure within the project site.	Noted: The property owner / contractor is aware they must complete a natural gas/electric service application prior to any work being completed on site. A right-of-way agent will be contacted by the designer.