



PLANNING COMMISSION REGULAR MEETING

MONDAY, JANUARY 5, 2026

AGENDA

Monday, January 5, 2026

6:00 PM

Hearing Room

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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To submit written public comment and/or exhibits for a Planning Commission meeting, please send them, in advance, to planningcommission@douglas.co.us. Instructions for providing audio comments at the remote meeting are available at the webpage above.

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 December 15, 2025. **4246**
Attachments: [Unofficial Minutes from December 15, 2025.](#)

3. 2026 Annual Election of PC Officers

- a. 2026 Annual Election of PC Officers. **4247**

4. Land Use Hearing Items

- a. 8285 Piney River Avenue - Douglas County Libraries - Location and Extent - **4248**
Project File: LE2025-025.
Brett Thomas, AICP, Chief Planner — *Department of Community Development*
Attachments: [Staff Report - LE2025-025](#)
 [Addendum - LE2025-025](#)
- b. Hier Exemption, 1st Amendment, Parcel A2 - Lift Station and Force Main - **4254**
Location and Extent - Project File: LE2025-026.
Eric Pavlinek, Principal Planner — *Department of Community Development*
Attachments: [Staff Report - LE2025-026](#)
- c. 7440 North US Highway 85 - Range Metro District Infrastructure Project - **4255**
Location and Extent - Project File: LE2025-027.
Trevor Bedford, AICP, Senior Planner — *Department of Community Development*
Attachments: [Staff Report - LE2025-027](#)

5. Adjournment

The Next Regular Meeting Will be Held on Monday, January 12, 2026 @ 6:00 p.m.

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MEETING DATE: January 5, 2026

DESCRIPTION: Unofficial Minutes from December 15, 2025.

ATTACHMENTS:

Unofficial Minutes from December 15
2025.



PLANNING COMMISSION REGULAR MEETING

MONDAY, DECEMBER 15, 2025

MINUTES

Monday, December 15, 2025

6:00 PM

Hearing Room

1. Call to Order

Commissioner Gilmartin presented virtual hearing instructions.

- a. Pledge of Allegiance
- b. Roll Call

PRESENT

Commissioner Len Abruzzo
Commissioner Stephen Allen
Commissioner Calvin Downs
Commissioner Jack Gilmartin
Commissioner Ed Kubly
Commissioner Ed Rhodes
Commissioner Jim Smallwood
Alternate Mark Witkiewicz

EXCUSED

Commissioner Mark Hampton
Commissioner Michael McKesson

- c. Attorney Certification of the Agenda

Andrew Steers, Deputy 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

Commissioner Ed Kubly stated he has disclosures pertaining to the Range Metro District item LE2025-024 and will recuse himself from the room during this item.

Andrew Steers stated that is acceptable provided that Commissioner Ed Kubly leaves the room at that time.

2. Approval of Minutes

- a. Unofficial Minutes from December 1, 2025.

Commissioner Stephen Allen moved that the Commission approve the Minutes from December 1, 2025.

RESULT: APPROVED

MOVER: Stephen Allen

SECONDER: Ed Rhodes

AYES: Len Abruzzo, Stephen Allen, Calvin Downs, Jack Gilmartin, Ed Kubly, Ed Rhodes, Jim Smallwood, Mark Witkiewicz

3. Land Use Hearing Items

a. 2050 Douglas County Transportation Plan.

Curt Weitkunaut, AICP, Planning Manager - Department of Community Development – requested the 2050 Douglas County Transportation Plan be moved to the February 2, 2026, hearing at 6:00 p.m.

Commissioner Len Abruzzo moved to continue the hearing for the 2050 Douglas County Transportation Plan to February 2, 2026, at 6:00 p.m.

RESULT: APPROVED

MOVER: Len Abruzzo

SECONDER: Ed Kubly

AYES: Len Abruzzo, Stephen Allen, Calvin Downs, Jack Gilmartin, Ed Kubly, Ed Rhodes, Jim Smallwood, Mark Witkiewicz

NAYS: None

b. 6222 and 6226 East Roxborough Drive, New Maintenance and Fleet Buildings – Location and Extent – Project File: LE2025-022.

Carolyn Washee-Freeland, AICP, Senior Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Matt Stoub, Eidos Architects – provided additional information.

Commissioner Gilmartin opened public comment.

There was no public comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

Commissioner Len Abruzzo moved to approve the 6222 and 6226 East Roxborough Drive, New Maintenance and Fleet Buildings – Location and Extent – Project File: LE2025-022.

RESULT: APPROVED

MOVER: Len Abruzzo

SECONDER: Stephen Allen

AYES: Len Abruzzo, Stephen Allen, Calvin Downs, Jack Gilmartin, Ed Kubly, Ed Rhodes, Jim Smallwood, Mark Witkiewicz

NAYS: None

- c. Range Metro District Offsite Utilities Project – Location and Extent – Project File: LE2025-024.

Commissioner Ed Kubly recused himself from this item and left the room.

Mike Pesicka, AICP, Principal Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Mimi Williams, Kimley Horn – provided additional information.

Commissioner Gilmartin opened public comment.

Randall Poet, Sedalia, CO – provided comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

The applicant's representative, Mark Nickless, consultant – provided additional information.

Commissioner Jim Smallwood moved to approve the Range Metro District Offsite Utilities Project – Location and Extent – Project File: LE2025-024.

RESULT: APPROVED

MOVER: Jim Smallwood

SECONDER: Stephen Allen

AYES: Len Abruzzo, Stephen Allen, Calvin Downs, Jack Gilmartin, Ed Rhodes, Jim Smallwood, Mark Witkiewicz

NAYS: None

ABSTAIN: Ed Kubly

The Planning Commission took a brief recess to allow Commissioner Ed Kubly to re-enter the room.

- d. Town of Sedalia, Block 7, Lots 9 through 14 – Use by Special Review – Project File: US2025-009.

Matt Jakubowski, AICP, Chief Planner - Department of Community Development - presented the proposed application.

The applicant's representatives, Carol Givan and Joe Givan – provided additional information.

Commissioner Gilmartin opened public comment.

There was no public comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

Commissioner Ed Rhodes moved to recommend approval of the Town of Sedalia, Block 7, Lots 9 through 14 – Use by Special Review – Project File: US2025-009 with two conditions.

RESULT: APPROVED
MOVER: Ed Rhodes
SECONDER: Mark Wtikiewicz
AYES: Len Abruzzo, Stephen Allen, Calvin Downs, Jack Gilmartin, Ed Kubly, Ed Rhodes, Jim Smallwood, Mark Witkiewicz
NAYS: None

- e. Pinery Planned Development, 34th Amendment – Major Planned Development Amendment – Project File: ZR2025-010.

Mike Pesicka, AICP, Principal Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Dan Avery, Douglas County, CO County Admin – provided additional information.

Commissioner Gilmartin opened public comment.

Jackie Millet, Douglas County School District – provided comment.

Cathlene Zaffore, Douglas County, CO – provided comment.

Alex Cates, Douglas County, CO – provided comment.

Anen Raghuvanshi, Douglas County, CO – provided comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

Commissioner Calvin Downs moved to recommend approval of the Pinery Planned Development, 34th Amendment – Major Planned Development Amendment – Project File: ZR2025-010 with one condition.

RESULT: NO RECOMMENDATION
MOVER: Calvin Downs
SECONDER: Stephen Allen
AYES: Stephen Allen, Calvin Downs, Ed Kubly, Jim Smallwood
NAYS: Len Abruzzo, Jack Gilmartin, Ed Rhodes, Mark Witkiewicz

- f. Highlands Ranch Planned Development, 82nd Amendment – Major Planned Development Amendment – Project File: ZR2025-011.

Cur Weitkunaut, AICP, Planning Manager - Department of Community Development - presented the proposed application.

The applicant's representative, Dan Avery, Douglas County, CO County Admin – provided additional information.

Commissioner Gilmartin opened public comment.

Jackie Millet, Douglas County School District – provided comment.

Jeffrey Combs, Douglas County, CO – provided comment.

Karen Allen, Douglas County, CO – provided comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

Commissioner Calvin Downs moved to recommend approval of the Highlands Ranch Planned Development, 82nd Amendment – Major Planned Development Amendment – Project File: ZR2025-011 as originally presented by staff with one condition.

RESULT: APPROVED

MOVER: Calvin Downs

SECONDER: Ed Rhodes

AYES: Len Abruzzo, Stephen Allen, Calvin Downs, Jack Gilmartin, Ed Kubly, Ed Rhodes, Jim Smallwood, Mark Witkiewicz

NAYS: None

4. Adjournment

The meeting was adjourned at 8:14 p.m.

Calvin Downs, Secretary

Samantha Hutchison, Recording Secretary

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MEETING DATE: January 5, 2026

DESCRIPTION: 2026 Annual Election of PC Officers.

SUMMARY:

www.douglas.co.us

MEETING DATE: January 5, 2026

**STAFF PERSON
RESPONSIBLE:** Brett Thomas, AICP, Chief Planner

DESCRIPTION: 8285 Piney River Avenue - Douglas County Libraries - Location and Extent -
Project File: LE2025-025.

SUMMARY: The request is for approval of a Location and Extent application for the
construction of a two-story 17,000 square foot library within Sterling Ranch.

**STAFF
ASSESSMENT:** Staff evaluated the application in accordance with Section 32 of the Douglas
County Zoning Resolution. 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	12/19/2025
Samantha Hutchison - FYI	Notified - FYI	12/19/2025

ATTACHMENTS:

Staff Report - LE2025-025
Addendum - LE2025-025

Location and Extent Staff Report

Date: December 19, 2025
To: Douglas County Planning Commission
From: Brett Thomas, AICP, Chief Planner *BT*
Jeanette Bare, AICP, Planning Manager *JB*
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*
Subject: 8285 Piney River Avenue – Douglas County Libraries – Location and Extent
Project File: LE2025-025

Planning Commission Hearing:

January 5, 2026 @ 6:00 p.m.

I. EXECUTIVE SUMMARY

Douglas County Libraries (DCL) requests approval of a Location and Extent (L & E) application to construct a new 17,000 square foot library in Sterling Ranch. The subject property totals approximately 4.29 acres and is located southwest of the intersection of Titan Road and Taylor River Circle, west of the Sterling Ranch Civic Center. The site is zoned Planned Development (PD) as part of the Sterling Ranch Planned Development. The library 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 Libraries
100 S. Wilcox Street
Castle Rock, Colorado 80104

B. Applicant's Representative

Robert Pasicznyuk, Executive Director
Douglas County Libraries
100 S. Wilcox Street
Castle Rock, Colorado 80104

C. Request

DCL requests approval of an L & E application for the construction of a two-story, 17,000 square foot library within Sterling Ranch.

D. Location

The site is located southwest of the intersection of Titan Road and Taylor River Circle. More specifically, the site is bounded by Taylor River Circle to the east, Piney River

Avenue to the south, and Titan Road to the north. Vicinity, zoning, and aerial maps are included as an attachment to the staff report to highlight site location and existing conditions.

E. Project Description

The applicant requests L & E approval to construct a 17,000 square-foot library within Sterling Ranch. The library building will serve as the newest branch of the Douglas County Libraries system and will include community rooms, study spaces, and staff areas.

The proposed two-story structure is designed into the hillside, with a single-story elevation along the west elevation and portions of the south elevation. The building will be approximately 32 feet tall to the roof line. Roof-mounted HVAC equipment will be screened by metal panels that will complement the buildings design and colors.

Other on-site amenities include an exterior plaza connecting the library to Piney River Avenue. An outdoor space is located west of the building for community gatherings. A drive-up book drop is located on the south side of the building. West of the book drop is a loading zone for deliveries and trash services.

A conceptual landscape plan was included with the submittal and depicts tree and shrub plantings on-site. Minor modifications to the landscape plan are anticipated to occur during construction of the library. The L & E plan exhibit depicts the location of parking lot light poles and pedestrian lighting. The applicant indicates that lighting will comply with all applicable Douglas County lighting standards.

The parking lot is east of the library with access from Piney River Avenue. The applicant proposes a total of 84 parking spaces on-site. Per the Sterling Ranch PD, a total of 57 parking spaces are required for the library.

The site is located within the Chatfield Urban Area as identified in Section 2 of the CMP. Civic facilities are anticipated within the urban area. Section 5 of the CMP discusses the provision of community services. Existing and planned sidewalk connections provide opportunities for residents within Sterling Ranch to walk and bike to the library. Vehicular access to the proposed library is provided by internal subdivision roads.

III. CONTEXT

A. Background

The parcel is part of a larger, 261-acre unplatted parcel within Sterling Ranch. Approximately 4.29 acres of this property is proposed for the library and related improvements. Per the Sterling Ranch PD, the property is located within the D-3 Planning Area. Library is an allowed use in this planning area.

B. Adjacent Land Uses and Zoning

To the south of the library site in Filing 1 is Tract P, which is the future Douglas County School District elementary school site. The Primrose daycare facility is located east of the site across Taylor River Circle. Unplatted portions of the Sterling Ranch PD are located west and north of this site.

Zoning and Land Use

Direction	Zoning	Land Use
North	Planned Development	Unplatted Sterling Ranch Development
South	Planned Development	DCSD Elementary School
East	Planned Development	Daycare facility
West	Planned Development	Unplatted Sterling Ranch Development

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

No existing physical conditions are present that constrain construction of the proposed library. The vacant property has existing streets to the north, east, and south and has infrastructure available. The Sterling Ranch Community Authority Board (CAB) noted it will provide public infrastructure, including water and sanitary services, to support the site.

B. Access

Primary access for visitors and the book drop off location is proposed from Piney River Avenue to the south. A service drive is also proposed from Piney River Avenue. Planned sidewalk connections provide pedestrian connectivity within Sterling Ranch and an opportunity for visitors to walk or bike to the library.

The applicant submitted a Traffic Impact Study (TIS) which is under review by Public Works Engineering (Engineering). Acceptance of the TIS is required by Engineering prior to project commencement.

C. Drainage and Erosion

Regional detention and water quality ponds constructed with previous filings are sized to accommodate the library facility. The project will connect to existing infrastructure north of the site. The Grading, Erosion, Sediment Control (GESC) plan and report is under review by Engineering for approval prior to project commencement.

D. Floodplain

No floodplain is present on the site.

V. PROVISION OF SERVICES

A. 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 project. It did note that some fire code regulated items shown on the L & E exhibit may be subject to change prior to construction plan approval.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. The Office of Emergency Management noted no comment on the request. No response was received from the DCSO.

C. Water and Sanitation

Water and sanitation service in Sterling Ranch is provided by Dominion Water and Sanitation District through an intergovernmental agreement with the CAB. The CAB noted it will provide public infrastructure, including water and sanitary services, to support the site.

D. Utilities

Area utility service providers were provided a referral on this application. AT&T noted no conflicts with AT&T infrastructure. Xcel Energy noted no apparent conflict with the project. The comments were provided to the applicant. No other utility provider issued comments.

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:

- Engineering approvals:
 - GESC Plan and Report
 - Civil Construction Plans
 - Right-of-way Construction Permit
 - Acceptance of TIS
- Approval of building-related plans
- Approval of water and sewer plans by the CAB

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to adjacent property owners. No adjacent property owners or members of the public commented on the proposal. Referral response requests were sent to referral agencies on December 4, 2025, and the referral period concluded on December 18, 2025. Referral agency responses received are attached to the staff report for reference.

VII. STAFF ASSESSMENT

Staff evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. 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.

ATTACHMENTS	PAGE
Douglas County Land Use Application	6
Applicant's Narrative and Community Impact Report	7
Comprehensive Master Plan Land Use Reference Map	14
Zoning Map	15
Aerial Map.....	1
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Referral Agency Response Letters	19
Location and Extent Plan Exhibit	38

LAND USE APPLICATION

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

OFFICE USE ONLY

PROJECT TITLE: _____

PROJECT NUMBER: _____

PROJECT TYPE: CommercialMARKETING NAME: Sterling Ranch LibraryPRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-234**PROJECT SITE:**Address: TBD - Not currently available(NW corner of Piney River Ave. and Taylor River Rd.)State Parcel Number(s): 222930200002Subdivision/Block#/Lot# (if platted): TBD - Platting process underway**PROPERTY OWNER(S):**Name(s): Douglas County LibrariesAddress: 100 S. Wilcox Street, Castle Rock, CO 80104Phone: 303-791-7323

Email: _____

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

Name: Robert W. Pasicznyuk (Bob), Executive DirectorAddress: 100 S. Wilcox Street, Castle Rock, CO 80104Phone: 303-688-7654

Email: _____

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

11/17/2025

Date

Sterling Ranch Filing 1, Lot X - Douglas County Libraries (Location & Extent)

20 November 2025

Project Narrative

Name of Applicant:

Douglas County Libraries

Design & Construction Team:

Fransen Pittman Construction
TST, Inc Consulting Engineers
Back 40 Landscape Architecture
OPN Architects

Description of request:

The Sterling Ranch Library is a proposed 17,000 SF, two-story library situated on a 4.29-acre undeveloped parcel in Sterling Ranch. Key components include:

- New library building with community rooms, study spaces, and staff areas
- Parking lot east of the library with access from Piney River Avenue
- Exterior plaza connecting the library to Piney River Avenue
- Intimate outdoor space west of the building for community gatherings
- Drive-up book drop on the south side of the building
- Loading zone at the southwest corner for deliveries and trash/recycling services

This development will serve as the newest branch of the Douglas County Libraries system, providing an important public amenity for the growing Sterling Ranch community.

Purpose of improvements:

This project seeks to support and strengthen Douglas County Libraries' commitment to providing communities with an elevated patron experience through quality services and spaces. This new library will allow for more community gatherings, provide collaboration/study spaces, and provide efficient workspaces for staff utilizing a vibrant and outward reaching design that is geared towards people of all ages.

Summary of potential impacts and proposed mitigation measures:

The new proposed library has potential impacts to public and private interests including the following items.

a. Traffic and Transportation

- Additional traffic from library visitors and staff will use Piney River Avenue for site access. There will be approximately 504 average daily trips (3,528 weekly). Refer to Traffic Impact Study for more information.
- Drive-up book drop may introduce minor short-term queuing, and circulation is designed to minimize interference with main traffic flows.
- **Mitigation:** Clear signage defined entry/exit points, and on-site circulation will reduce any potential congestion. Per the Traffic Study provided no offsite roadway improvements will be necessary to support this project.

b. Utilities and Infrastructure

- The project requires water, sanitary sewer, stormwater, gas, and electrical connections.
- **Mitigation:** There is already adequate existing utility infrastructure provided to this site. Connections to these existing utilities will be simple and will follow Douglas County infrastructure standards. Stormwater detention will be handled in the existing regional ponds and conveyance will tie to the existing stormwater stub located in the NE corner of the site.

c. Environmental and Site Conditions

- Minimal environmental disturbance is expected given the site's current undeveloped condition.
- **Mitigation:** Landscaping will buffer visual impacts and support stormwater management. Erosion control measures during construction will protect existing soil and water resources.

d. Public Services

- The library will increase demand for emergency services (fire, police, medical).
- **Mitigation:** Facility design includes safe access for emergency vehicles and personnel.

e. Adjacent Private Properties

- The project is adjacent to residential and commercial properties on the east, and a new school on the south.
- **Mitigation:** Building placement, landscape buffering, and site orientation are designed to minimize noise, lighting, and visual impacts.

Compliance with the Comprehensive Master Plan:

The Sterling Ranch Library project is deliberately sited at the southeastern edge of the comprehensive master planned Sterling Ranch - Paramount Center. Combined with the newly adjacent planned elementary school project to the south of the library site, both projects will provide a civic and community-based project type transition and buffer from the Paramount Center to the existing Sterling Ranch's flagship housing development - Providence Village.



The library site will carry a C5 Character Zone classification. The building design and placement are well within the C5 Neighborhood Center Standards set forth by the Sterling Ranch Planned Development.

The building is nestled into the hillside and presents a new civic presence along Titan Road that is uniquely modern in aesthetic featuring a simple material palette and clean lines. The library site design allows for onsite parking that is landscaped screened with planned landscaped buffers and accessibly walkways providing unique outdoor experiences that enhances the approachability to and from the library.

Community Impact Report
For
Douglas County Libraries – Sterling Ranch Library

submitted to:

**Douglas County,
Colorado**

November 20, 2025



Project Name: Douglas County Libraries – Sterling Ranch Library

Project Location: Piney River Avenue, Sterling Ranch, CO

Applicant / Developer: Douglas County Libraries

Site Size: 4.29 acres

Date: 11-20-2025

1.0 Introduction

This Community Impact Report is submitted to the Douglas County Department of Community Development in accordance with Douglas County Zoning Resolution Section 3206.01. The report describes potential impacts of the proposed Sterling Ranch Library site development on private and public interests, the project site, and outlines measures to mitigate potential impacts. The purpose of this report is to ensure the development aligns with the county's and Sterling Ranch's PUD goals, supports the community, and provides necessary civic infrastructure.

2.0 Project Description

The Sterling Ranch Library is a proposed 17,000 SF, two-story library situated on a 4.29-acre undeveloped parcel in Sterling Ranch. Key components include:

- New library building with community rooms, study spaces, and staff areas
- Parking lot east of the library with access from Piney River Avenue
- Exterior plaza connecting the library to Piney River Avenue
- Intimate outdoor space west of the building for community gatherings
- Drive-up book drop on the south side of the building
- Loading zone at the southwest corner for deliveries and trash/recycling services

This development will serve as the newest branch of the Douglas County Libraries system, providing an important public amenity for the growing Sterling Ranch community.

3.0 Existing Conditions

The project site is currently undeveloped and bound by:

- W. Titan Rd to the north
- Taylor River Cir. to the east
- Piney River Ave. to the south

The surrounding area includes residential neighborhoods, commercial developments, and public



spaces. The site's topography is slopes from west to east creating a unique site layout suitable for the proposed building and site improvements.

4.0 Potential Impacts to Public and Private Interests

a. Traffic and Transportation

- Additional traffic from library visitors and staff will use Piney River Avenue for site access. There will be approximately 504 average daily trips (3,528 weekly). Refer to Traffic Impact Study for more information.
- Drive-up book drop may introduce minor short-term queuing, and circulation is designed to minimize interference with main traffic flows.
- Mitigation: Clear signage defined entry/exit points, and on-site circulation will reduce any potential congestion. Per the Traffic Study provided no offsite roadway improvements will be necessary to support this project.

b. Utilities and Infrastructure

- The project requires water, sanitary sewer, stormwater, gas, and electrical connections.
- Mitigation: There is already adequate existing utility infrastructure provided to this site. Connections to these existing utilities will be simple and will follow Douglas County infrastructure standards. Stormwater detention will be handled in the existing regional ponds and conveyance will tie to the existing stormwater stub located in the NE corner of the site.

c. Environmental and Site Conditions

- Minimal environmental disturbance is expected given the site's current undeveloped condition.
- Mitigation: Landscaping will buffer visual impacts and support stormwater management. Erosion control measures during construction will protect existing soil and water resources.

d. Public Services

- The library will increase demand for emergency services (fire, police, medical).
- Mitigation: Facility design includes safe access for emergency vehicles and personnel.

e. Adjacent Private Properties

- The project is adjacent to residential and commercial properties on the east, and a new school on the south.
- Mitigation: Building placement, landscape buffering, and site orientation are designed to minimize noise, lighting, and visual impacts.

5.0 Summary and Conclusion

The Sterling Ranch Library provides a public facility supporting Douglas County's commitment to quality civic infrastructure. The project's design thoughtfully considers potential impacts on public and private interests, including traffic, utilities, environmental resources, and adjacent properties. Mitigation measures are incorporated to ensure minimal adverse effects, which given the type of project would have little to no negative impacts to the community. The project will enhance community access to library services, support civic engagement, and contribute positively to the growing Sterling Ranch community.

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

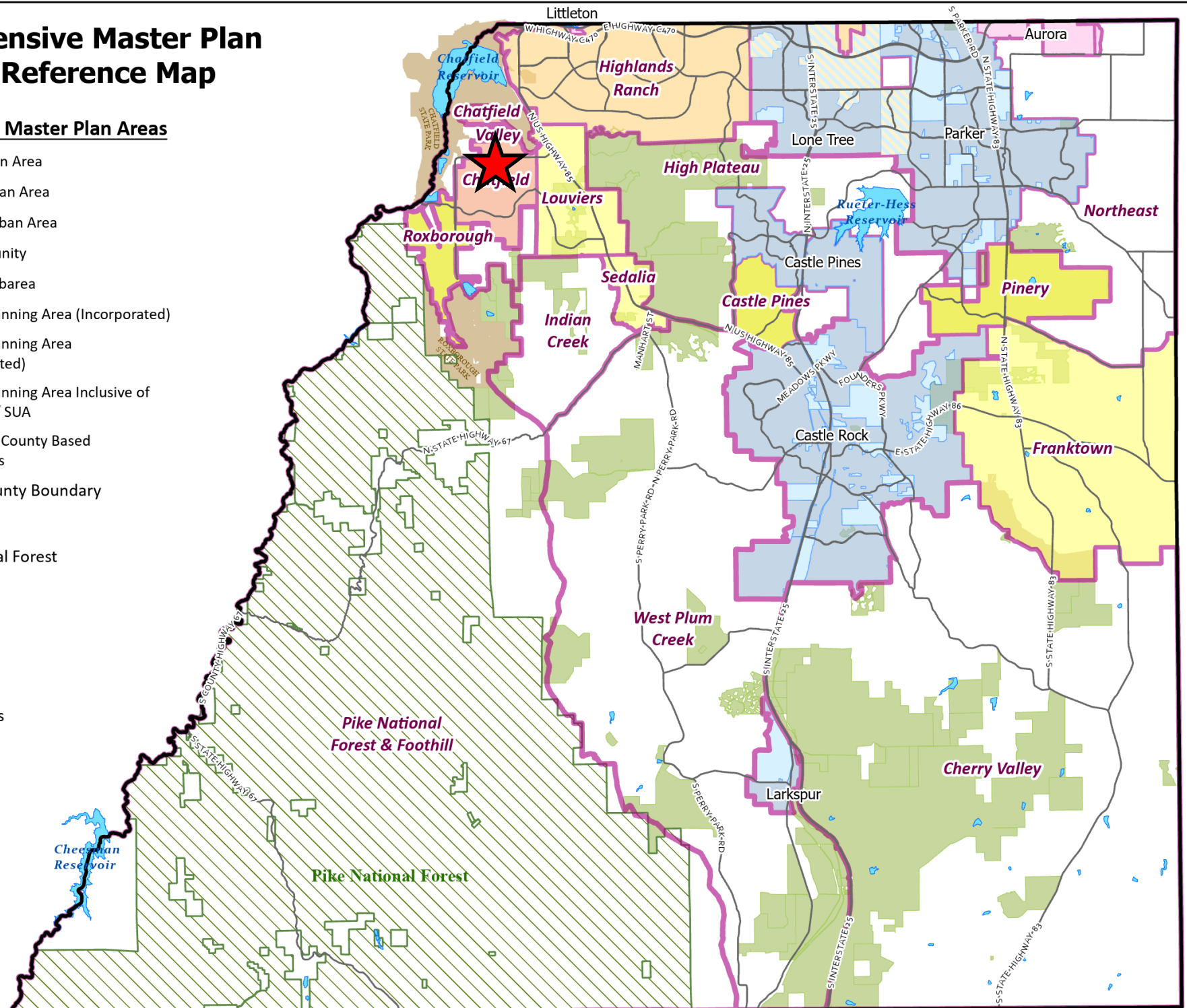
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

- Major Roads

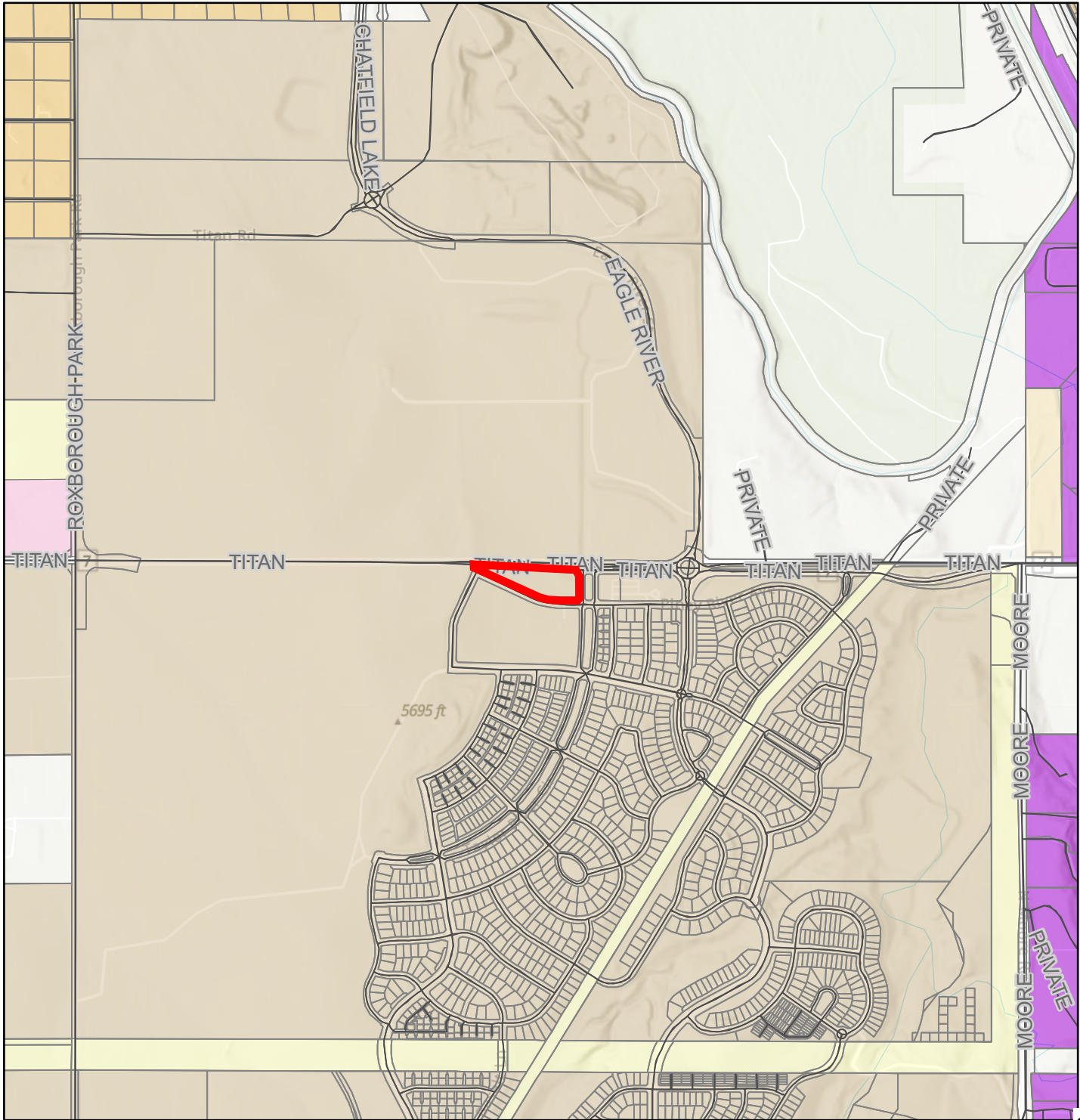


8285 Piney River Avenue Location and Extent

LE2025-025 Zoning Map



- LEGEND
- Roads
 - Major Roads
 - ▭ Parcels - PARCELS
- ZONE DISTRICT
- | | |
|---------------------------------|-------------------------------|
| □ A1 - AGRICULTURAL ONE | A1 - AGRICULTURAL ONE |
| □ LRR - LARGE RURAL RESIDENTIAL | LRR - LARGE RURAL RESIDENTIAL |
| □ RR - RURAL RESIDENTIAL | RR - RURAL RESIDENTIAL |
| □ ER - ESTATE RESIDENTIAL | ER - ESTATE RESIDENTIAL |
| □ B - BUSINESS | B - BUSINESS |
| □ GI - GENERAL INDUSTRIAL | GI - GENERAL INDUSTRIAL |
| □ PD - PLANNED DEVELOPMENT | PD - PLANNED DEVELOPMENT |



8285 Piney River Avenue Location and Extent

LE2025-025
Aerial Map



- LEGEND
- Roads
 - Major Roads
 - Parcels



Referral Agency Response Report**Page 1 of 2****Project Name:** 8285 Piney River Avenue - Location and Extent**Project File #:** LE2025-025**Date Sent:** 12/04/2025**Date Due:** 12/18/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	12/05/2025	Verbatim Response: The proposed address is 8285 PINEY RIVER AVENUE. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Send confirmation of project approval to this office by email. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.	Comments provided to applicant.
AT&T Long Distance - ROW	12/05/2025	Summary of Response: AT&T reviewed the request and there should be no conflicts with AT&T Long Lines.	No action required.
Building Services	12/05/2025	Verbatim Response: Permit is required, please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.	Comments provided to applicant.
CenturyLink		No response received.	
Chatfield Community Association		No response received.	
Comcast		No response received.	
Dominion Water and Sanitation District		No response received.	
Douglas County Libraries		No response received.	
Douglas County School District RE 1	12/18/2025	Summary of Response: DCSD has no objections to this project and looks forward to future collaboration with the Douglas County Library District.	Comments provided to applicant.
Engineering Services	12/17/2025	Summary of Response: Engineering reviewed the request and provided comments related to the L & E exhibit, traffic impact study, drainage study, GESC report and plan, storm drainage, temporary construction easement, right-of-way construction permit, and post construction documentation.	Comments provided to applicant.

Referral Agency Response Report**Page 2 of 2****Project Name:** 8285 Piney River Avenue - Location and Extent**Project File #:** LE2025-025**Date Sent:** 12/04/2025**Date Due:** 12/18/2025

Agency	Date Received	Agency Response	Response Resolution
Office of Emergency Management	12/04/2025	No comment.	No action required.
Sheriff's Office		No response received.	
South Metro Fire Rescue	12/18/2025	Summary of Response: South Metro Fire has reviewed the application and has no objection to the proposed L & E. South Metro Fire notes that some fire code regulated items shown on the L & E exhibit (such as FDC location and fire hydrants) may be subject to change prior to construction plan approval.	Comments provided to applicant.
Sterling Ranch Community Authority Board	12/09/2025	Summary of Response: The Sterling Ranch CAB will provide public infrastructure, including water and sanitary services, to support the site, and reminds the applicant plans must be submitted to the SRCAB Design Review Committee for review and approval.	Comments provided to applicant.
Xcel Energy-Right of Way & Permits	12/10/2025	Summary of Response: Xcel Energy has no apparent conflict with the request. Xcel Energy owns and operates existing natural gas and electric distribution facilities along Titan Road.	Comments provided to applicant.

From: James Peabody <jamesp@cw64.com>

Sent: Friday, December 5, 2025 3:00 PM

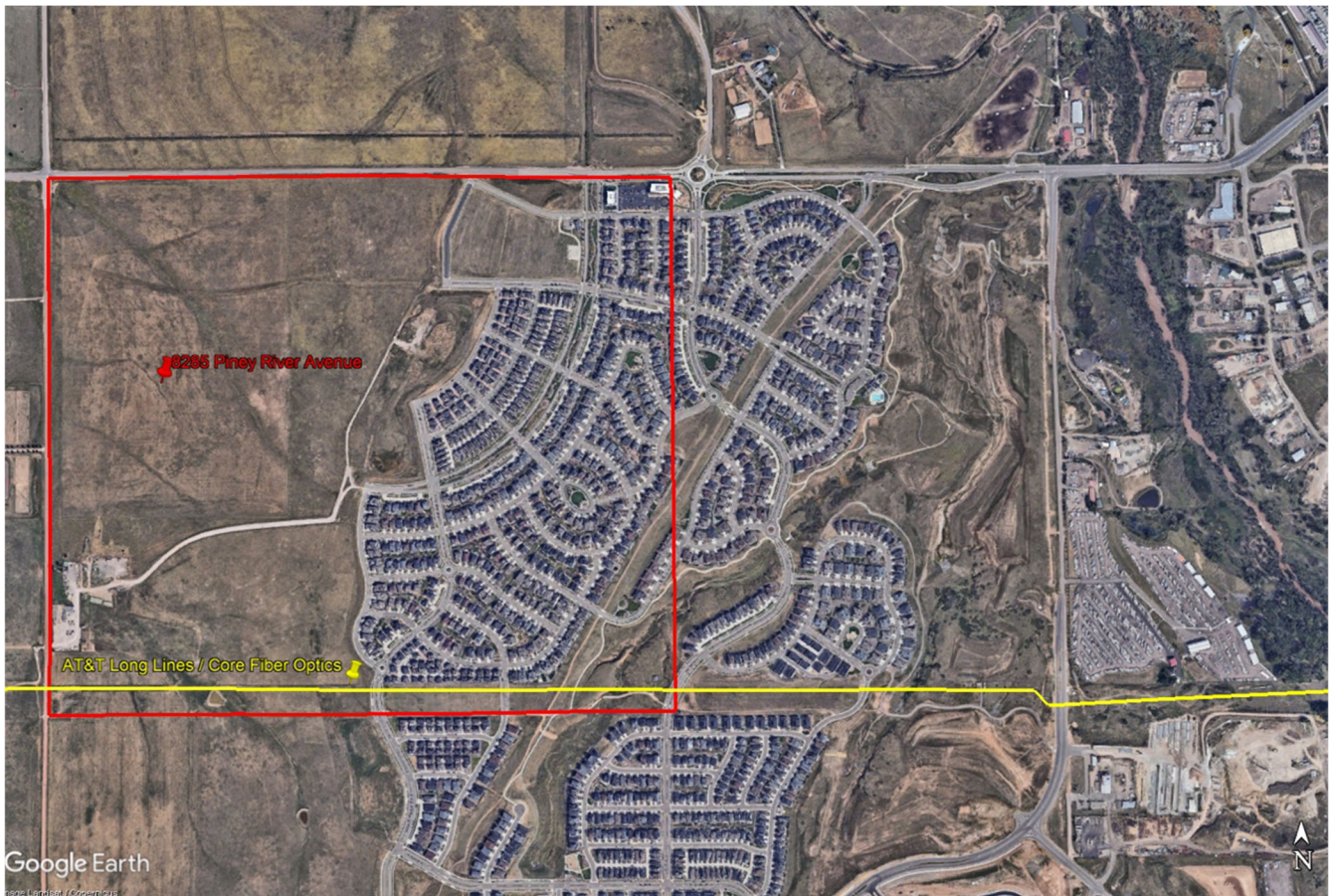
To: Brett Thomas <bthomas@douglas.co.us>; duanew cw64.com <duanew@cw64.com>; jt cw64.com <jt@cw64.com>; Lana S. <ls1762@att.com>; Lenny V. <lv2121@att.com>

Subject: Re: Douglas County eReferral (LE2025-025) Is Ready For Review

Brett,

This is in response to your eReferral for a utility map showing the buried AT&T Long Line Fiber Optics near **8285 Piney River Ave, Roxborough, CO 80125 (Project # LE2025-025)**. I attached an Earth map showing the project area in red and the buried AT&T Long Line/Core Fiber Optics in yellow. As shown, there is a **possibility of conflict** along the South border of your project. Any other information you could provide about the projects would be appreciated in determining if a conflict will exist. Please pass on our contact information as well.

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



*** Map disclaimer: The attached google earth maps are intended to show approximate locations of the buried AT&T long line/Core 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. ***

Thank you,

James Peabody

Clearwater Consulting Group, Inc.

120 9th Ave. South, Suite #140

Nampa, ID 83651

C: (951) 201-1279

E: jamesp@cw64.com

8285 Piney River Avenue

Project File LE2025-025, Location and Extent

Planning Commission Staff Report - Page 19 of 50

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

 Date sent: December 4, 2025


 Comments due by: December 18, 2025
Project Name: 8285 Piney River Avenue – Location and Extent

Project File #: LE2025-025

Project Summary:

The applicant, Douglas County Libraries, requests approval of a Location and Extent (L & E) to construct a 17,000 S.F., two-story library on approximately 4.3-acres within the Sterling Ranch Planned Development. The site is located at the southwest corner of the intersection of Titan Road and Taylor River Circle.

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: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Douglas County Public Works	Phone #: 303-660-7490
Your Name: Ken Murphy, P.E. <div style="text-align: center; margin-top: 5px;">(please print)</div>	Your Signature:  <div style="text-align: center; margin-top: 5px;">18 DEC 2025</div>

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **January 5, 2026, at 6:00 pm.** See the County website or contact the Planning Department for instructions on how to participate.

Sincerely,

 Brett Thomas, AICP, Chief Planner
Enclosure

December 18, 2025

DV2025-572

Robert Pasicznyuk
Douglas County Libraries
100 S Wilcox Street
Castle Rock, CO 80104

RE: Douglas County Library at Sterling Ranch – Location and Extent
rev0 PWE Comments

Mr. Pasicznyuk,

Douglas County Public Works Engineering has reviewed your submittal. Due to the relatively short review period to meet required hearing dates for Location and Extent (L&E) applications, full engineering review will be completed with a subsequent submittal following L&E approval. Preliminary comments for the submittal are below.

TECHNICAL DOCUMENTATION

Project Narrative and Planning Exhibit

- Engineering has no comments for the project narrative.
- Please see comments on the redlined L&E exhibit.

Traffic Impact Study (TIS)

- The TIS concluded that the existing and planned roadway networks are expected to provide acceptable levels of service without off-site improvements provided by the library project.
- The TIS will be fully reviewed following L&E approval.

Drainage Study

- The Phase III drainage report will be reviewed following L&E approval.

Construction Documents (CDs)

- The plan set that was submitted includes site construction and erosion control elements. Because these elements are handled through separate County permits, please break the plan set into two separate plan sets including:
 - a Grading, Erosion and Sediment Control (GESC) plan set, and
 - a set of Construction Documents (CDs) showing other sitework outside the building footprint

Grading Erosion and Sediment Control (GESC) Report and Plan

- See comments above regarding Construction Documents.
- We noted that a SWMP report was included. Please ensure inclusion of required information per County criteria outlined in the Douglas County GESC Manual. Note that Section 3.19.1 of the County GESC Manual specifies the required information for projects that will pull a Construction Activities Permit from Colorado WQCD.

Storm Drainage Operation & Maintenance (O & M) Manual

- Site runoff will be conveyed to an off-site regional full-spectrum detention pond. As such, the plans do not include permanent stormwater detention and water quality elements as. Therefore, a site-specific O&M Manual is not required.

ADMINISTRATIVE DOCUMENTATION

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7490

Documents described below are required for final approvals and/or to start construction.

Improvements Agreement (IA)

- An IA is NOT required for this project if the planning documents are approved through the L&E process.

Temporary Construction Easement (TCE)

- A recorded TCE is required if work will be performed on private land outside the project boundary.
- A TCE is an agreement between the project owner and the owner of land outside the project boundary.
- If a TCE is needed, please execute and record the agreement and provide Douglas County Public Works with copies of the recorded easements.
- County can provide a template easement upon request.

Secondary Drainage Easement

- This easement is NOT required as permanent detention and water quality facilities are not planned with this project.

GESC Permit

- After the GESC plan and report are approved, please have the selected grading contractor submit a completed GESC permit application to: engsubmittals@douglas.co.us
- Include the project DV number (found at the top of this letter) on the submittal.
- Below are some contacts for approval of the GESC Permit:
- Contact Carol LeMaire at CLemaire@douglas.co.us to submit the permit application and pay permit fees
- Contact Janet Peterson at JLPeterson@Douglas.co.us to provide GESC security

Right-of-Way / Construction Permit

- Following approval of the Construction Documents, contact the Permits and Inspections Division to apply for a ROW/Construction permit or other required permits
- <https://www.douglas.co.us/public-works/permits/>

POST-CONSTRUCTION DOCUMENTATION

Please see requirements below to obtain a certificate of occupancy (CO).

As-Built Plans

- Following construction, provide the County with a set of as-built plans documenting information critical to the function of roadway and drainage improvements based on a post-construction survey
- Where as-built information differs from record copy plans, strike-through the record copy information and annotate as-built information in red font, linework, or hatching, as applicable.
- Have the engineer-of-record sign and stamp the as-builts and provide County with a copy.

Building Grade and Drainage Certification

- Following construction, provide the County with a plan based on a post-construction survey showing elevations and drainage around the building.
- The survey should demonstrate a minimum of 2% fall in hardscape and a minimum of 10% in softscape in the first 10 feet adjacent to the building perimeter.
- The survey must be signed and stamped by a Colorado PLS

Certification of Stormwater Detention and Water Quality Facilities

- Following construction, provide the County with a letter from the engineer of record certifying the stormwater improvements are constructed per the design and will function as intended.
 - Include as-built drawings for each facility based on a post-construction survey.
 - Include re-analysis demonstrating facility performance based on the as-built geometry.
 - Include tables documenting key design criteria (e.g. pond and spillway capacities, freeboard) to demonstrate the as-built pond meets or exceeds minimum criteria.

DOUGLAS COUNTY PUBLIC WORKS DEVELOPMENT RESOURCES

Many resources including criteria manuals, agreement forms, warranty and maintenance applications, templates for O & M manuals and other items are available at the web page below:

- <https://www.douglas.co.us/public-works/development-review/>

Please let me know if you have any questions regarding the items above.

Respectfully,

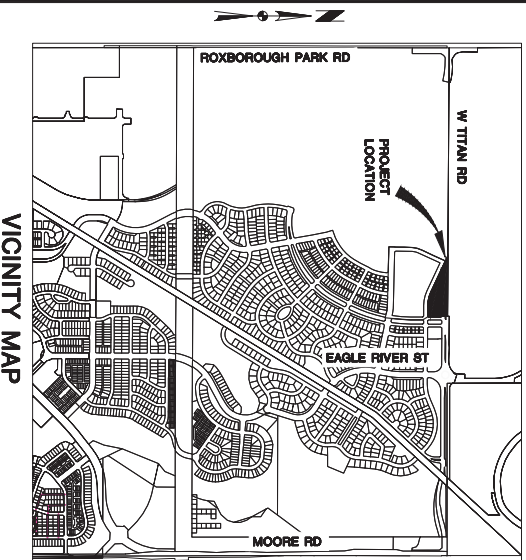


Kenneth M Murphy, P.E.
Senior Development Review Engineer
kmurphy@douglas.co.us

cc: DV File

STERLING RANCH FILING 1, LOT X DOUGLAS COUNTY LIBRARIES (L&E)

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER CORNER OF SECTION 30 TOWNSHIP 6 SOUTH RANGE 68 WEST,
COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA - 4.29 ACRES
LOCATION AND EXTENT PLAN - PS2025-234
NOVEMBER 20, 2025



VICINITY MAP

INDEX TO PLANS	
COVER SHEET	1
NOTES	2
SITE PLAN	3
GRADING PLAN	4-5
UTILITY PLAN	6
LANDSCAPE PLANS	7-11
BUILDING ELEVATIONS	12-14

APPROVAL CERTIFICATE

THE LOCATION AND EXTENT PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH DOUGLAS CO. REGULATIONS.

ENGINEERING SERVICES	DATE
PLANNING SERVICES	

BUILDING PERMITS PURSUANT TO THIS SITE IMPROVEMENT PLAN SHALL NOT BE ISSUED AFTER THREE YEARS FROM DATE OF SITE PLAN APPROVAL (PHASE 1) AS NOTED HEREON. PHASE 1 SHALL CAUSE THE UNBUILT PORTION OF THIS PLAN TO BE NULL AND VOID. APPROVAL OF SITE CONSTRUCTION DRAWINGS BY DOUGLAS COUNTY ENGINEERING SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS.

SIGNS SHOWN HEREON ARE NOT APPROVED. ALL SIGNS REQUIRE APPROVAL OF A SIGN PERMIT IN ACCORDANCE WITH SECTION 29 OF THE DOUGLAS COUNTY ZONING RESOLUTION.

THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LAND DESCRIBED HEREIN AGREE ON BEHALF OF HIMSELF AND ITS SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE LOCATION AND EXTENT PLAN AND THE DOUGLAS COUNTY ZONING RESOLUTION.

DOUGLAS COUNTY LIBRARIES

DATE: _____
BY: _____
TITLE: _____
(OWNER)

NOTARIAL CERTIFICATE

STATE OF _____
COUNTY OF _____
I, _____, a _____
NOTARY PUBLIC, do hereby certify that the foregoing instrument was acknowledged before me by _____
THIS _____ DAY OF _____, 20____.

ABBREVIATIONS

AC-FT	ACRE FEET
ASST	ASSEMBLY
BLVD	BOULEVARD
BVC	BEIGN VERTICAL CURVE
BLW OFF	BLOW OFF
DIA	DIAMETER
EAE	EMERGENCY ACCESS EASEMENT
EASMT	EASEMENT
END	END VERTICAL CURVE
EX	EXISTING
FES	FLARED END SECTION
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
GV	GATE VALVE
HOPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
IN	INCH
INV	INVERT
L	LEFT
LF	LINEAR FEET
LP	LOW POINT
MH	MANHOLE
MIN	MINIMUM
MU	MECHANICALLY RETAINED JOINT
NTS	NOT TO SCALE
PC	POINT OF CURVATURE
PCR	POINT OF CURVE RETURN
PI	POINT OF INTERSECTION
PIC	POINT OF REFERENCE CURVE
PROP.	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT VENT. CHLORIDE (PVC)
PWD	PARKING
PWY	PARKWAY
R	RADIUS
RD	ROAD
ROW	RIGHT OF WAY
S	SLOPE
SS	SANITARY SEWER
ST	STREET
STA	STATION
ST-X	STORM SEWER
TB	THRUST BLOCK
TOP	TOP OF FOUNDATION
TOP	TOP OF PIPE
TYP.	TYPICAL
TRF.	TRAILER REMOVAL MAT
W/	WITH
WL	WATER LINE
VC	VERTICAL CURVE

LEGEND

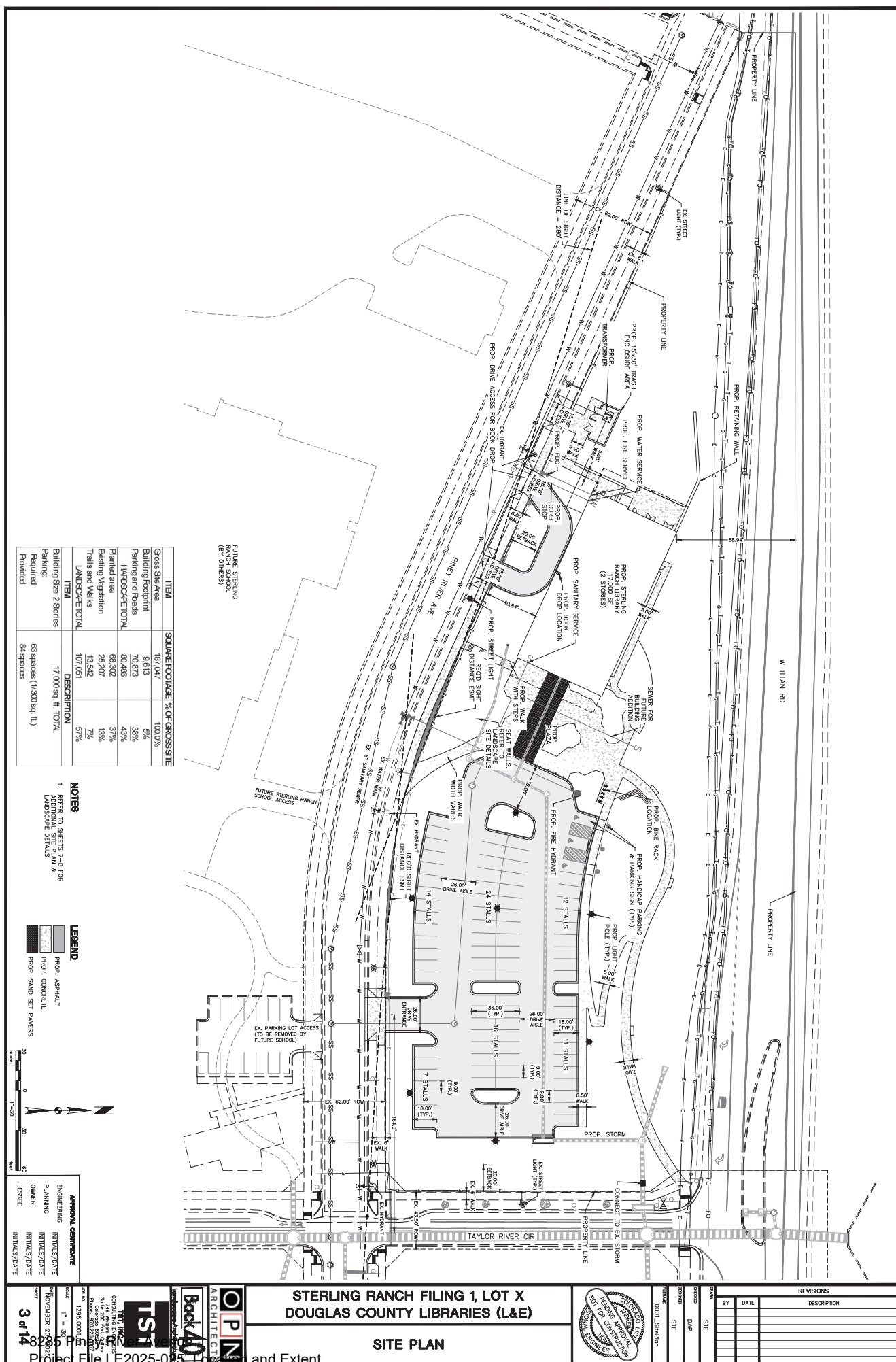
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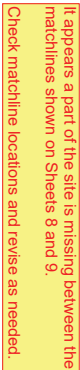
STERLING RANCH FILING 1, LOT X DOUGLAS COUNTY LIBRARIES (L&E)

COVER SHEET

CONSULTING ENGINEER
NOVEMBER 20, 2025
1 of 14

ARCHITECT
Back 40
TST



LANDSCAPE KEYNOTES

- | | |
|----|---|
| 01 | EXISTING STREET LIFT-UP TO REMAIN/PROJECT |
| 10 | PAVING |
| 11 | <ul style="list-style-type: none"> 11.1 TYPE "C" CONCRETE PAVING 11.2 1" (25.4MM) MIN. MED. BEDDING LN 11.3 SAND SET PAVES OVER A CONCRETE SUBSLAB |
| 12 | <ul style="list-style-type: none"> 12.1 MANUFACTURED REPAIR/CONCRETE REPAIRED PAVEMENT 12.2 REPAIRS AND PATCHES SHALL BE MATCHED TO THE EXISTING PAVEMENT 12.3 ARTIFICIAL TURF |
| 13 | <ul style="list-style-type: none"> 13.1 MANUFACTURED REPAIR/CONCRETE REPAIRED PAVEMENT 13.2 REPAIRS AND PATCHES SHALL BE MATCHED TO THE EXISTING PAVEMENT 13.3 ARTIFICIAL TURF |
| 14 | <ul style="list-style-type: none"> 14.1 FLOATED SLABS, SAND SET IN PLACING AREA 14.2 FLOATED SLABS, SAND SET IN PLACING AREA 14.3 FLOATED SLABS, SAND SET IN PLACING AREA 14.4 FLOATED SLABS, SAND SET IN PLACING AREA 14.5 FLOATED SLABS, SAND SET IN PLACING AREA 14.6 FLOATED SLABS, SAND SET IN PLACING AREA 14.7 FLOATED SLABS, SAND SET IN PLACING AREA 14.8 FLOATED SLABS, SAND SET IN PLACING AREA 14.9 FLOATED SLABS, SAND SET IN PLACING AREA 14.10 FLOATED SLABS, SAND SET IN PLACING AREA |
| 15 | <ul style="list-style-type: none"> 15.1 FLOATED SLABS, SAND SET IN PLACING AREA 15.2 FLOATED SLABS, SAND SET IN PLACING AREA 15.3 FLOATED SLABS, SAND SET IN PLACING AREA 15.4 FLOATED SLABS, SAND SET IN PLACING AREA 15.5 FLOATED SLABS, SAND SET IN PLACING AREA 15.6 FLOATED SLABS, SAND SET IN PLACING AREA 15.7 FLOATED SLABS, SAND SET IN PLACING AREA 15.8 FLOATED SLABS, SAND SET IN PLACING AREA 15.9 FLOATED SLABS, SAND SET IN PLACING AREA 15.10 FLOATED SLABS, SAND SET IN PLACING AREA |
| 16 | <ul style="list-style-type: none"> 16.1 FLOATED SLABS, SAND SET IN PLACING AREA 16.2 FLOATED SLABS, SAND SET IN PLACING AREA 16.3 FLOATED SLABS, SAND SET IN PLACING AREA 16.4 FLOATED SLABS, SAND SET IN PLACING AREA 16.5 FLOATED SLABS, SAND SET IN PLACING AREA 16.6 FLOATED SLABS, SAND SET IN PLACING AREA 16.7 FLOATED SLABS, SAND SET IN PLACING AREA 16.8 FLOATED SLABS, SAND SET IN PLACING AREA 16.9 FLOATED SLABS, SAND SET IN PLACING AREA 16.10 FLOATED SLABS, SAND SET IN PLACING AREA |
| 20 | PAVEMENT JOINTING |
| 21 | <ul style="list-style-type: none"> 21.1 PAVEMENT JOINTING 21.2 PAVEMENT JOINTING 21.3 PAVEMENT JOINTING 21.4 PAVEMENT JOINTING 21.5 PAVEMENT JOINTING 21.6 PAVEMENT JOINTING 21.7 PAVEMENT JOINTING 21.8 PAVEMENT JOINTING 21.9 PAVEMENT JOINTING 21.10 PAVEMENT JOINTING |
| 22 | <ul style="list-style-type: none"> 22.1 SWATCH CONTROL JOINT 22.2 SWATCH CONTROL JOINT 22.3 SWATCH CONTROL JOINT 22.4 SWATCH CONTROL JOINT 22.5 SWATCH CONTROL JOINT 22.6 SWATCH CONTROL JOINT 22.7 SWATCH CONTROL JOINT 22.8 SWATCH CONTROL JOINT 22.9 SWATCH CONTROL JOINT 22.10 SWATCH CONTROL JOINT |
| 30 | CURBS, EDGES, TIEBARS |
| 31 | <ul style="list-style-type: none"> 31.1 CURBS, EDGES, TIEBARS 31.2 CURBS, EDGES, TIEBARS 31.3 CURBS, EDGES, TIEBARS 31.4 CURBS, EDGES, TIEBARS 31.5 CURBS, EDGES, TIEBARS 31.6 CURBS, EDGES, TIEBARS 31.7 CURBS, EDGES, TIEBARS 31.8 CURBS, EDGES, TIEBARS 31.9 CURBS, EDGES, TIEBARS 31.10 CURBS, EDGES, TIEBARS |
| 32 | <ul style="list-style-type: none"> 32.1 CURBS, EDGES, TIEBARS 32.2 CURBS, EDGES, TIEBARS 32.3 CURBS, EDGES, TIEBARS 32.4 CURBS, EDGES, TIEBARS 32.5 CURBS, EDGES, TIEBARS 32.6 CURBS, EDGES, TIEBARS 32.7 CURBS, EDGES, TIEBARS 32.8 CURBS, EDGES, TIEBARS 32.9 CURBS, EDGES, TIEBARS 32.10 CURBS, EDGES, TIEBARS |
| 33 | <ul style="list-style-type: none"> 33.1 CURBS, EDGES, TIEBARS 33.2 CURBS, EDGES, TIEBARS 33.3 CURBS, EDGES, TIEBARS 33.4 CURBS, EDGES, TIEBARS 33.5 CURBS, EDGES, TIEBARS 33.6 CURBS, EDGES, TIEBARS 33.7 CURBS, EDGES, TIEBARS 33.8 CURBS, EDGES, TIEBARS 33.9 CURBS, EDGES, TIEBARS 33.10 CURBS, EDGES, TIEBARS |
| 40 | WALLS |
| 41 | <ul style="list-style-type: none"> 41.1 TYPICAL BEARING 41.2 TYPICAL BEARING 41.3 TYPICAL BEARING 41.4 TYPICAL BEARING 41.5 TYPICAL BEARING 41.6 TYPICAL BEARING 41.7 TYPICAL BEARING 41.8 TYPICAL BEARING 41.9 TYPICAL BEARING 41.10 TYPICAL BEARING |
| 50 | SETTLEMENTS AND DRAINAGE |
| 51 | <ul style="list-style-type: none"> 51.1 SETTLEMENTS AND DRAINAGE 51.2 SETTLEMENTS AND DRAINAGE 51.3 SETTLEMENTS AND DRAINAGE 51.4 SETTLEMENTS AND DRAINAGE 51.5 SETTLEMENTS AND DRAINAGE 51.6 SETTLEMENTS AND DRAINAGE 51.7 SETTLEMENTS AND DRAINAGE 51.8 SETTLEMENTS AND DRAINAGE 51.9 SETTLEMENTS AND DRAINAGE 51.10 SETTLEMENTS AND DRAINAGE |
| 52 | <ul style="list-style-type: none"> 52.1 SETTLEMENTS AND DRAINAGE 52.2 SETTLEMENTS AND DRAINAGE 52.3 SETTLEMENTS AND DRAINAGE 52.4 SETTLEMENTS AND DRAINAGE 52.5 SETTLEMENTS AND DRAINAGE 52.6 SETTLEMENTS AND DRAINAGE 52.7 SETTLEMENTS AND DRAINAGE 52.8 SETTLEMENTS AND DRAINAGE 52.9 SETTLEMENTS AND DRAINAGE 52.10 SETTLEMENTS AND DRAINAGE |
| 53 | <ul style="list-style-type: none"> 53.1 SETTLEMENTS AND DRAINAGE 53.2 SETTLEMENTS AND DRAINAGE 53.3 SETTLEMENTS AND DRAINAGE 53.4 SETTLEMENTS AND DRAINAGE 53.5 SETTLEMENTS AND DRAINAGE 53.6 SETTLEMENTS AND DRAINAGE 53.7 SETTLEMENTS AND DRAINAGE 53.8 SETTLEMENTS AND DRAINAGE 53.9 SETTLEMENTS AND DRAINAGE 53.10 SETTLEMENTS AND DRAINAGE |
| 54 | <ul style="list-style-type: none"> 54.1 SETTLEMENTS AND DRAINAGE 54.2 SETTLEMENTS AND DRAINAGE 54.3 SETTLEMENTS AND DRAINAGE 54.4 SETTLEMENTS AND DRAINAGE 54.5 SETTLEMENTS AND DRAINAGE 54.6 SETTLEMENTS AND DRAINAGE 54.7 SETTLEMENTS AND DRAINAGE 54.8 SETTLEMENTS AND DRAINAGE 54.9 SETTLEMENTS AND DRAINAGE 54.10 SETTLEMENTS AND DRAINAGE |
| 55 | <ul style="list-style-type: none"> 55.1 SETTLEMENTS AND DRAINAGE 55.2 SETTLEMENTS AND DRAINAGE 55.3 SETTLEMENTS AND DRAINAGE 55.4 SETTLEMENTS AND DRAINAGE 55.5 SETTLEMENTS AND DRAINAGE 55.6 SETTLEMENTS AND DRAINAGE 55.7 SETTLEMENTS AND DRAINAGE 55.8 SETTLEMENTS AND DRAINAGE 55.9 SETTLEMENTS AND DRAINAGE 55.10 SETTLEMENTS AND DRAINAGE |
| 56 | <ul style="list-style-type: none"> 56.1 SETTLEMENTS AND DRAINAGE 56.2 SETTLEMENTS AND DRAINAGE 56.3 SETTLEMENTS AND DRAINAGE 56.4 SETTLEMENTS AND DRAINAGE 56.5 SETTLEMENTS AND DRAINAGE 56.6 SETTLEMENTS AND DRAINAGE 56.7 SETTLEMENTS AND DRAINAGE 56.8 SETTLEMENTS AND DRAINAGE 56.9 SETTLEMENTS AND DRAINAGE 56.10 SETTLEMENTS AND DRAINAGE |
| 57 | <ul style="list-style-type: none"> 57.1 SETTLEMENTS AND DRAINAGE 57.2 SETTLEMENTS AND DRAINAGE 57.3 SETTLEMENTS AND DRAINAGE 57.4 SETTLEMENTS AND DRAINAGE 57.5 SETTLEMENTS AND DRAINAGE 57.6 SETTLEMENTS AND DRAINAGE 57.7 SETTLEMENTS AND DRAINAGE 57.8 SETTLEMENTS AND DRAINAGE 57.9 SETTLEMENTS AND DRAINAGE 57.10 SETTLEMENTS AND DRAINAGE |
| 58 | <ul style="list-style-type: none"> 58.1 SETTLEMENTS AND DRAINAGE 58.2 SETTLEMENTS AND DRAINAGE 58.3 SETTLEMENTS AND DRAINAGE 58.4 SETTLEMENTS AND DRAINAGE 58.5 SETTLEMENTS AND DRAINAGE 58.6 SETTLEMENTS AND DRAINAGE 58.7 SETTLEMENTS AND DRAINAGE 58.8 SETTLEMENTS AND DRAINAGE 58.9 SETTLEMENTS AND DRAINAGE 58.10 SETTLEMENTS AND DRAINAGE |
| 59 | <ul style="list-style-type: none"> 59.1 SETTLEMENTS AND DRAINAGE 5 |

UTILITY LEGEND

— S —	SANITARY SEWER LINE	— E —	ELECTRICAL LINE
— W —	WATER LINE	— G —	GA6 LINE
— ST —	STORM SEWER LINE		

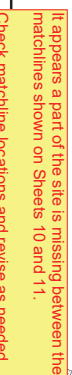
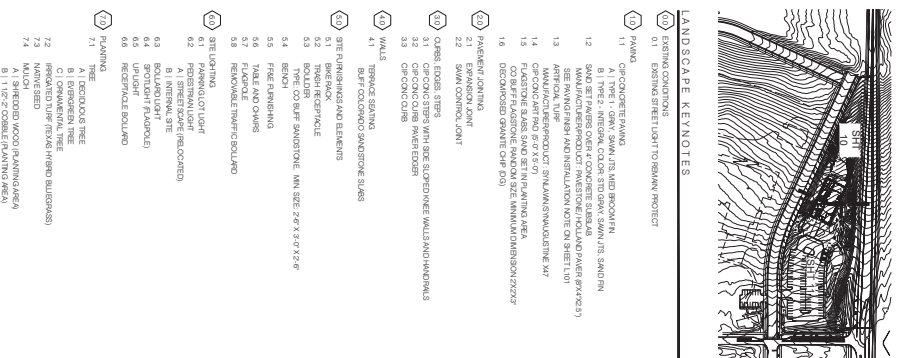
NOTE: REFERENCE CIVIL ENGINEERS DRAWINGS FOR ALL FINAL UTILITY INFORMATION AND SYMBOLS.

[illegible]

STERLING RANCH FILING 1, LOT X
DOUGLAS COUNTY LIBRARIES (L & E)

LANDSCAPE SITE PLAN (WEST)

8285 Piney River Avenue
Project File # E2025-025 Location and Extent

[illegible][illegible][illegible]

CREAM
ORDERED
DESIGNED
FILENAME

STERLING RANCH FILING 1, LOT X
DOUGLAS COUNTY LIBRARIES (L & E)

PLANTING PLAN (WEST)

O P N

ARCHITECTS

Back 40

TST

CONSTRUCTION

Suite 200 First Street S.E.

Phone: 970.526.0077

PO Box 14

82835 Pine River Ave

Pine Bluff, AR 71601-0014

DATE:

DRAWN BY:

CHECKED BY:

SCALE:

JOB NO.



620 Wilcox Street
Castle Rock, Colorado 80104

December 18, 2025

Brett Thomas, AICP, Chief Planner
Planning Services
100 Third Street
Castle Rock, CO 80104
303-814-4369
bthomas@douglas.co.us

RE: Sterling Ranch Library Location and Extent (LE2025-025)

Mr. Thomas,

Thank you for the opportunity to respond to the above referenced application. It is our understanding that the applicant, Douglas County Library District, is proposing to construct a 17,000 square foot, two story library situated on a 4.29-acre undeveloped parcel generally located at the northwest corner of Piney River Avenue and Taylor River Circle in the Sterling Ranch Planned Development. It is our understanding that along with the new library building, a parking lot east of the facility with access from Piney River Avenue is also located. The submitted site plan with this application also reflects outdoor gathering spaces including an exterior plaza located directly west of the parking lot and a patio and lawn located directly west of the library facility.

DCSD has reviewed the submitted application materials including the Location and Extent Plans, Community Impact Report, and Traffic Impact Study. The plans appear to consider the Douglas County School District Elementary School under construction directly south and across the street from the proposed library site. The Location and Extent plans and application materials for the DCSD elementary school were considered by Douglas County and approved on September 23, 2025.

The site's loading zone for deliveries and trash/recycle services are proposed to be located at the southwest corner of the site and facing the parking lot of the elementary school site. DCSD supports this as these services at this location will be less disruptive to school use and operations on the school site. The plans appear to also include several pedestrian pathways that link to the existing, off-road sidewalks along Piney River Avenue and Taylor River Circle which DCSD supports as this will ensure a fairly safe and comfortable pedestrian network between the two sites.

The submitted plans and traffic impact report indicate that the single point for vehicular access to the site will be located off Piney River Avenue. This access appears to be proposed as unrestricted access as Piney River Avenue is not separated by a median strip or other means to separate traffic flow. The primary vehicular access to the District elementary school dedicated to parent drop-off/pick-up will also be off Piney River Avenue approximately 500 feet north of the library's vehicular access. An additional access point to the school site for deliveries and trash collection will be located at the east end of Piney River Avenue. District buses will access and perform pick-up and drop-off on the south side of the elementary school site, along Blue Ridge Avenue.

The School District has no objections to this project. Thanks for your support of our mutual constituents and DCSD looks forward to future collaboration with the Douglas County Library District

Shavon Caldwell, Planning Manager
DCSD Planning & Construction
scaldwell2l@dcsdk12.org
303.387.0417

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Brett Thomas, AICP, Chief 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: 8285 Piney River Avenue – Location and Extent
Project File #: **LE2025-025**
S Metro Review # REFSP25-00303

Review date: December 18, 2025

Plan reviewer: Aaron Miller
720.989.2246
aaron.miller@southmetro.org

Project Summary: The applicant, Douglas County Libraries, requests approval of a Location and Extent (L & E) to construct a 17,000 S.F., two-story library on approximately 4.3-acres within the Sterling Ranch Planned Development. The site is located at the southwest corner of the intersection of Titan Road and Taylor River Circle.

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.

Some fire code regulated items shown on the L&E plan such as FDC location and fire hydrants may be subject to change prior to construction plan approval.

Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

 Date sent: December 4, 2025

 Comments due by: December 18, 2025
Project Name: 8285 Piney River Avenue – Location and Extent

Project File #: LE2025-025

Project Summary:

The applicant, Douglas County Libraries, requests approval of a Location and Extent (L & E) to construct a 17,000 S.F., two-story library on approximately 4.3-acres within the Sterling Ranch Planned Development. The site is located at the southwest corner of the intersection of Titan Road and Taylor River Circle.

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: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Sterling Ranch Community Authority Board	Phone #: (720) 830-5275
Your Name: Gary Debus <div style="text-align: center; margin-top: 5px;">(please print)</div>	Your Signature:  <div style="text-align: center; margin-top: 5px;">Date: 12/8/2025</div>

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **January 5, 2026, at 6:00 pm.** See the County website or contact the Planning Department for instructions on how to participate.

Sincerely,

 Brett Thomas, AICP, Chief Planner
Enclosure



Douglas County
Department of Community Development, Planning Services
Attn: Brett Thomas, AICP, Chief Planner
100 Third Street
Castle Rock, CO 80104

Project Number: LE2025-025
Project Name: 8285 Piney River Avenue – Location and Extent

Dear Members of the Planning Commission:

The Sterling Ranch Community Authority Board (“CAB”) manages the public improvements, services, and facilities for the Sterling Ranch community, ensuring the well-being of the Districts, residents, and property owners. CAB is pleased to see the plans Douglas County Libraries proposed for Sterling Ranch.

CAB will provide the public infrastructure, including water and sanitary services, to support the site. As a reminder, plans must be submitted to the Sterling Ranch CAB Design Review Committee for review and approval.

Thank you for your consideration.

Kind regards,

A handwritten signature in black ink, appearing to read "Gary Debus".

Gary Debus
General Manager
Sterling Ranch Community Authority Board



Right of Way & Permits

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

December 10, 2025

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

Attn: Brett Thomas

Re: 8285 Piney River Avenue, Case # LE2025-025

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has **no apparent conflict**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along Titan Road.

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

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.

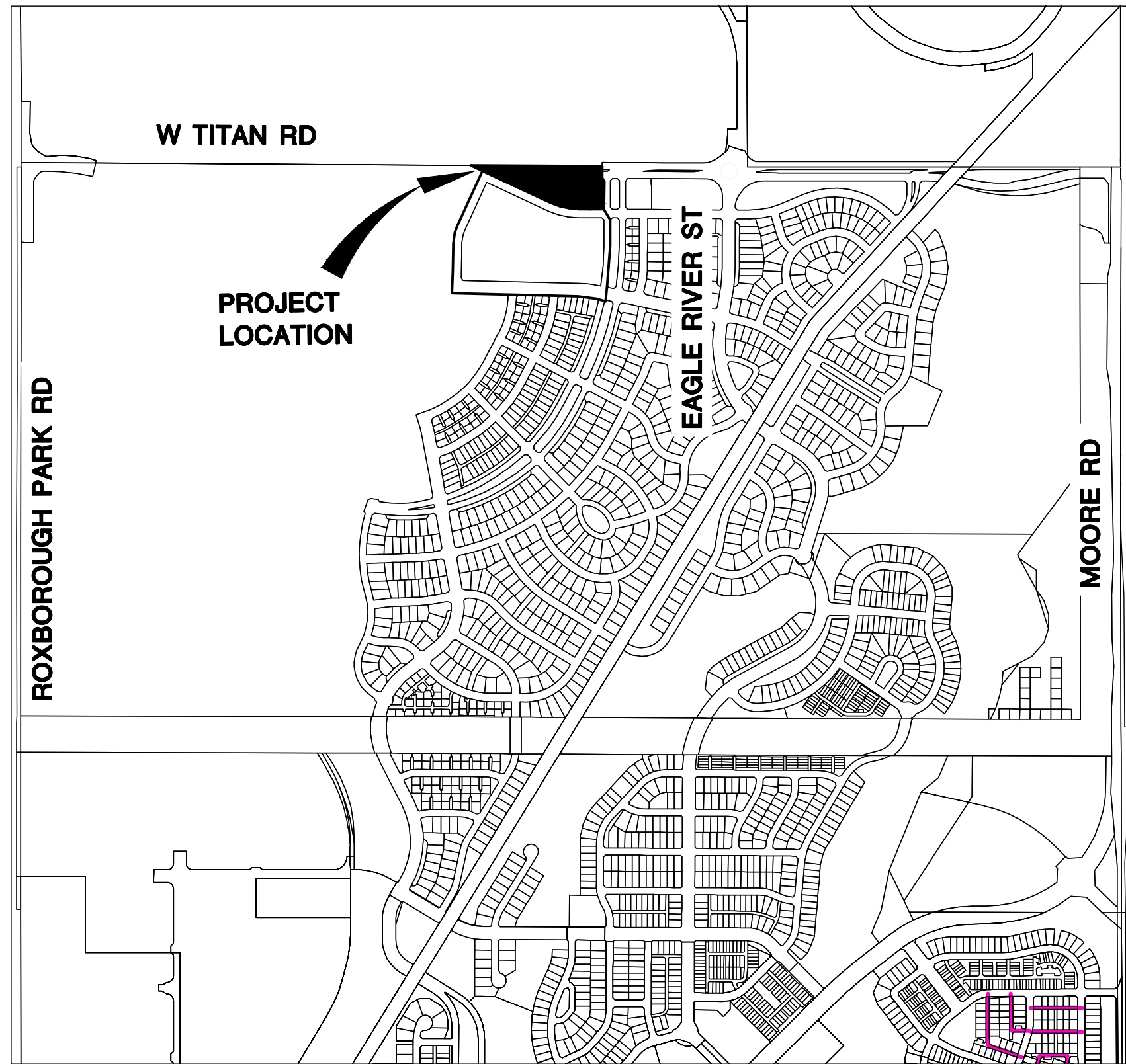
Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

STERLING RANCH FILING 1, LOT X

DOUGLAS COUNTY LIBRARIES (L&E)

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER CORNER OF SECTION 30 TOWNSHIP 6 SOUTH RANGE 68 WEST,
COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA - 4.29 ACRES
LOCATION AND EXTENT PLAN - PS2025-234
DECEMBER 18, 2025



VICINITY MAP

OWNER

DOUGLAS COUNTY LIBRARIES
100 SOUTH WILCOX STREET
CASTLE ROCK, CO 80104
(303) 791-7323

APPLICANT

DOUGLAS COUNTY LIBRARIES
100 SOUTH WILCOX STREET
CASTLE ROCK, CO 80104
(303) 791-7323

ENGINEERING

TST, INC. CONSULTING ENGINEERS
748 WHALERS WAY, SUITE 200
FORT COLLINS, CO 80525
(970) 226-0557

LANDSCAPE ARCHITECTURE

BACK40 LANDSCAPE ARCHITECTURE
1510 YORK STREET, SUITE 302
DENVER, CO 80206
(720) 236-6656

ARCHITECT

OPN ARCHITECTS
100 COURT AVE., SUITE 100
DES MOINES, IA 50309
(515) 309-0722

SURVEYING

MAJESTIC SURVEYING, LLC
1111 DIAMOND VALLEY DRIVE, SUITE 104
WINDSOR, CO 80550
(970) 833-5698

PROJECT BENCHMARK

NGS VERTICAL BENCHMARK J 305
NAVD88 DATUM ELEVATION = -5657.25

BASIS OF BEARING STATEMENT

CONSIDERING THE NORTH LINE OF SECTION 30 AS BEARING N89°56'23"W A DISTANCE OF 2632.91 FEET, BEING BOUND ON THE WEST BY A #6 REBAR WITH A 2.25" ALUMINUM CAP IN A RANGE BOX WITH A LID PLS 28286 (2006) AND ON THE EAST WITH A #6 REBAR WITH A 2.25" ALUMINUM CAP IN A RANGE BOX WITH A LID PLS 28286 (2006), AND WITH CONSIDERING ALL BEARINGS HEREIN RELATIVE THERETO.

INDEX TO PLANS

COVER SHEET	1
SITE PLAN	2
GRADING PLAN	3-4
UTILITY PLAN	5
LANDSCAPE PLANS	6-10
BUILDING ELEVATIONS	11-13

APPROVAL CERTIFICATE

THE LOCATION AND EXTENT PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH DOUGLAS CO. REGULATIONS.

ENGINEERING SERVICES _____ DATE _____

PLANNING SERVICES _____ DATE _____

BUILDING PERMITS PURSUANT TO THIS SITE IMPROVEMENT PLAN SHALL NOT BE ISSUED AFTER THREE YEARS FROM DATE OF SITE PLAN APPROVAL (PHASE 1) AS NOTED HEREON. FAILURE TO OBTAIN A BUILDING PERMIT IN THE 3-YEAR PERIOD AFTER APPROVAL OF PHASE 1 SHALL CAUSE THE UNBUILT PORTION OF THIS PLAN TO BE NULL AND VOID.

APPROVAL OF SITE CONSTRUCTION DRAWINGS BY DOUGLAS COUNTY ENGINEERING SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS.

SIGNS SHOWN HEREON ARE NOT APPROVED. ALL SIGNS REQUIRE APPROVAL OF A SIGN PERMIT IN ACCORDANCE WITH SECTION 29 OF THE DOUGLAS COUNTY ZONING RESOLUTION.

THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LAND DESCRIBED HEREIN AGREE ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED LOCATION AND EXTENT PLAN AND THE DOUGLAS COUNTY ZONING RESOLUTION.

DOUGLAS COUNTY LIBRARIES

(OWNER)

DATE: _____

BY: _____

TITLE: _____

NOTARIAL CERTIFICATE

STATE OF _____)

COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

THIS _____ DAY OF _____, 20____.

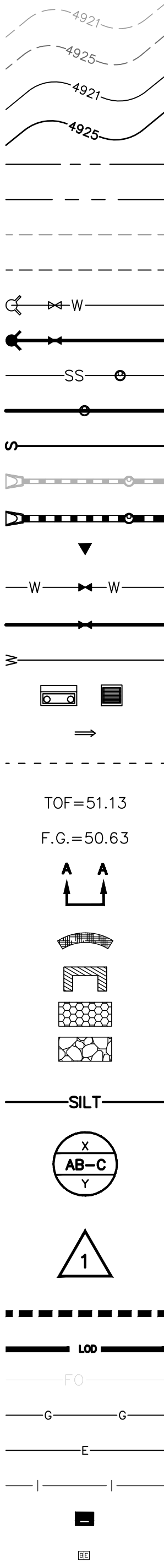
MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ABBREVIATIONS

AC-FT	ACRE FEET
ASSY.	ASSEMBLY
BLVD	BOULEVARD
BVC	BEGIN VERTICAL CURVE
BO	BLOW OFF
DIA	DIAMETER
EAE	EMERGENCY ACCESS EASEMENT
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EX.	EXISTING
FES	FLARED END SECTION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
GTV	GATE VALE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
IN	INCH
INV	INVERT
L	LEFT
LF	LINEAR FEET
LP	LOW POINT
MH	MANHOLE
MIN	MINIMUM
MRJ	MECHANICALLY RESTRAINED JOINT
NTS	NOT TO SCALE
PC	POINT OF CURVATURE
PCR	POINT OF CURVE RETURN
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVE
PROP.	PROPOSED
PT	POINT OF TANGENCY
PVC	POLY VINYL CHLORIDE (PIPE)
PKG	PARKING
PKWY	PARKWAY
R	RADIUS
ROW	RIGHT OF WAY
S	SLOPE
SS	SANITARY SEWER
ST	STREET
STA.	STATION
ST-X	STORM SEWER
TB	THRUST BLOCK
TOF	TOP OF FOUNDATION
TOP	TOP OF PIPE
TRM	TURF REINFORCEMENT MAT
TYP.	TYPICAL
W/	WITH
WL	WATER LINE
VC	VERTICAL CURVE

LEGEND

EXISTING 1' CONTOUR	EXISTING 5' CONTOUR	PROPOSED 1' CONTOUR	PROPOSED 5' CONTOUR	EXISTING RIGHT-OF-WAY	PROPOSED RIGHT-OF-WAY	EXISTING EASEMENT	PROPOSED EASEMENT	EXISTING FIRE HYDRANT	PROPOSED FIRE HYDRANT	EXISTING SANITARY SEWER	PROPOSED SANITARY SEWER	PROPOSED SANITARY SERVICE	EXISTING STORM LINE WITH MANHOLE	PROPOSED STORM LINE WITH MANHOLE	PROPOSED THRUST BLOCK	EXISTING WATER WITH VALVE	PROPOSED WATER WITH VALVE	PROPOSED WATER SERVICE	PROPOSED STORM INLET	PROPOSED FLOW ARROW	PROPOSED ELECTRIC LINE	TOP OF FOUNDATION ELEVATION	FINISHED GRADE	PROPOSED SWALE CROSS-SECTION	PROPOSED WATTLE	PROPOSED CURB INLET FILTER	PROPOSED RIPRAP PAD	PROPOSED VEHICLE TRACKING CONTROL PAD	PROPOSED SILT FENCE	DRAINAGE BASIN	X = AREA, ACRES	AB-C = BASIN NUMBER	Y = % IMPERVIOUS	PROPOSED DRAINAGE DESIGN POINT	PROPOSED BASIN BOUNDARY	PROPOSED LIMITS-OF-DISTURBANCE	EXISTING FIBER OPTIC LINE	EXISTING GAS LINE	EXISTING ELECTRIC LINE	EXISTING IRRIGATION LINE	PROPOSED ELECTRICAL TRANSFORMER	PROPOSED ELECTRICAL JUNCTION BOX
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STERLING RANCH FILING 1, LOT X
DOUGLAS COUNTY LIBRARIES (L&E)

COVER SHEET



TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

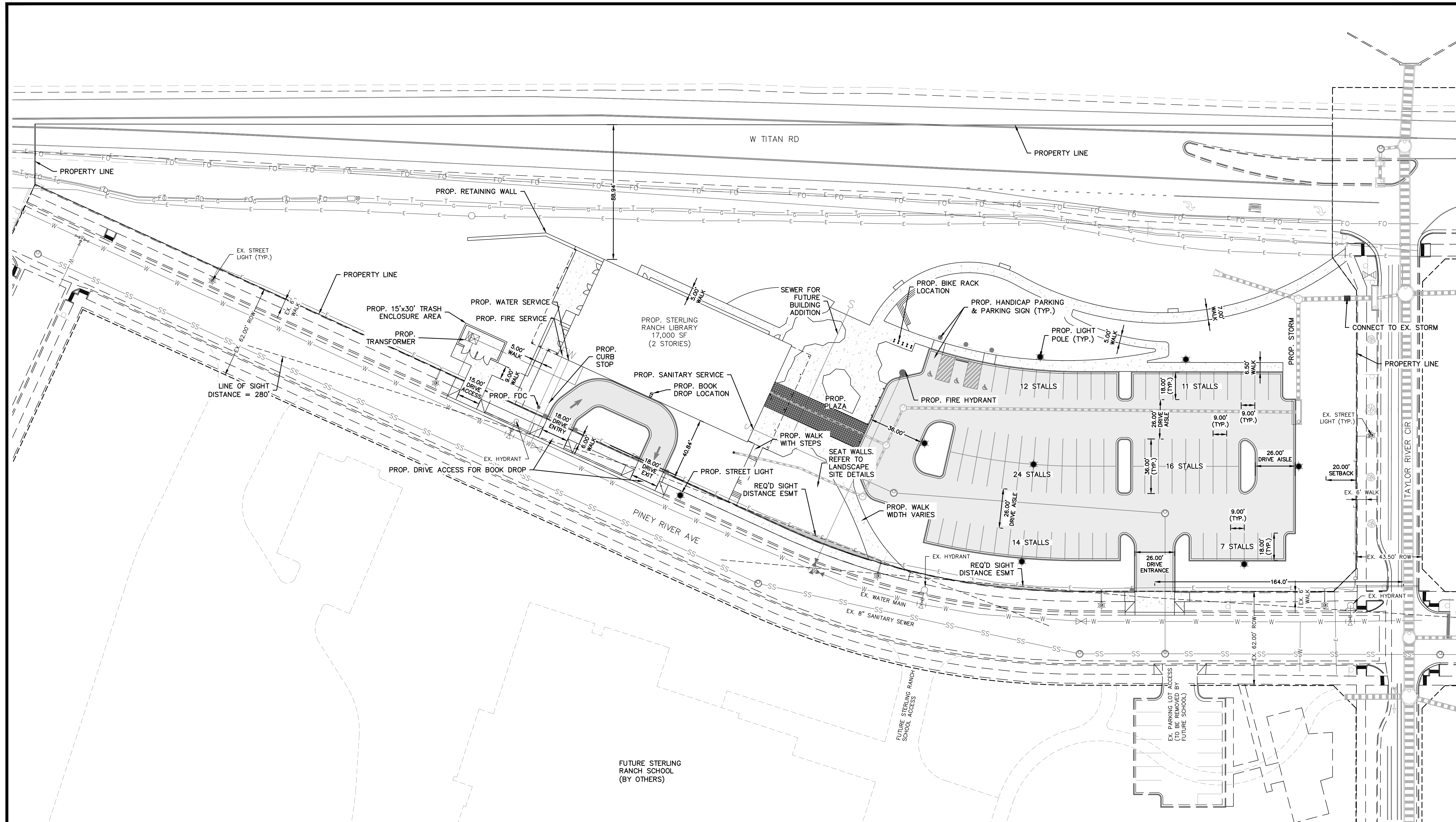
JOB NO. 1296.0001.00

SCALE N/A

DATE DECEMBER 18, 2025

SHEET

1 of 13






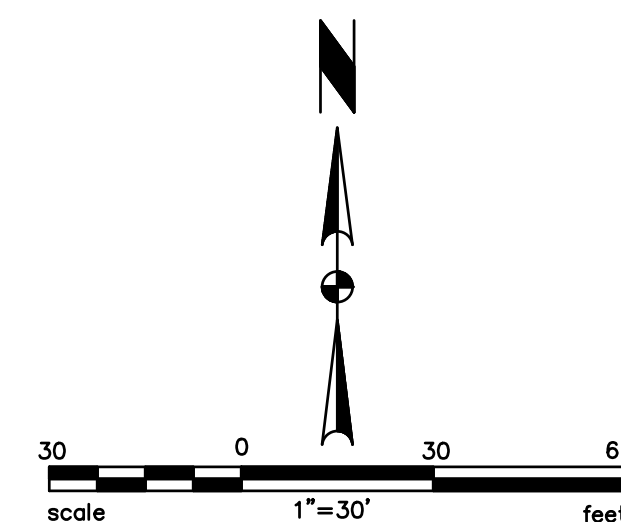
ITEM	SQUARE FOOTAGE	% OF GROSS SITE
Gross Site Area	187,047	100.0%
Building Footprint	9,613	5%
Parking and Roads	70,873	38%
HARDSCAPE TOTAL	80,486	43%
Planted area	68,302	37%
Existing Vegetation	25,207	13%
Trails and Walks	<u>13,542</u>	<u>7%</u>
LANDSCAPE TOTAL	107,051	57%
ITEM	DESCRIPTION	
Building Size: 2 Stories	17,000 sq. ft. TOTAL	
Parking:		
Required	63 spaces (1/300 sq. ft.)	
Provided	84 spaces	

NOTES

1. REFER TO SHEETS 7-8 FOR
ADDITIONAL SITE PLAN &
LANDSCAPE DETAILS

LEGEND

 PROP. ASPHALT
 PROP. CONCRETE
 PROP. SAND SET PAVERS



APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE	INITIALS/DATE

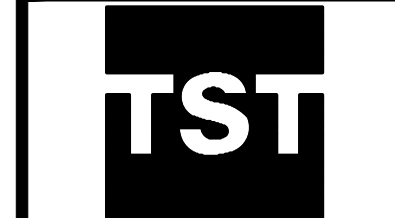
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**STERLING RANCH FILING 1, LOT X
DOUGLAS COUNTY LIBRARIES (L&E)**

SITE PLAN



TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1296.0001.00

SCALE 1" = 30'

DATE DECEMBER 18, 2025

SHEET

2 of 13

SEE SHEET 3

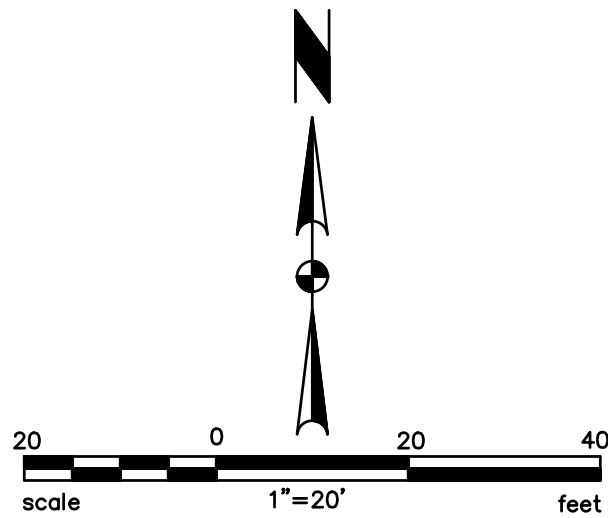


LEGEND

- EXISTING 5' CONTOUR — 5625 —
- EXISTING 1' CONTOUR — 5621 —
- EXISTING STORM DRAIN — 5621 —
- PROPOSED STORM DRAIN — 5621 —
- PROPOSED 1' CONTOUR — 5621 —
- PROPOSED 5' CONTOUR — 5625 —
- PROPOSED FLOW ARROW — 5621 —
- FINISHED GRADE ELEVATION — 5626.19 —
- PROPOSED RIPRAP PAD — 5626.19 —
- PROPOSED SWALE — 5626.19 —
- PROPOSED INFALL C&G — 5626.19 —
- TRANSITION TO OUTFALL C&G — 5626.19 —
- PROPOSED OUTFALL C&G — 5626.19 —
- PROPOSED CONCRETE — 5626.19 —
- PROPOSED SAND SET PAVERS — 5626.19 —
- PROPOSED ASPHALT — 5626.19 —

NOTES

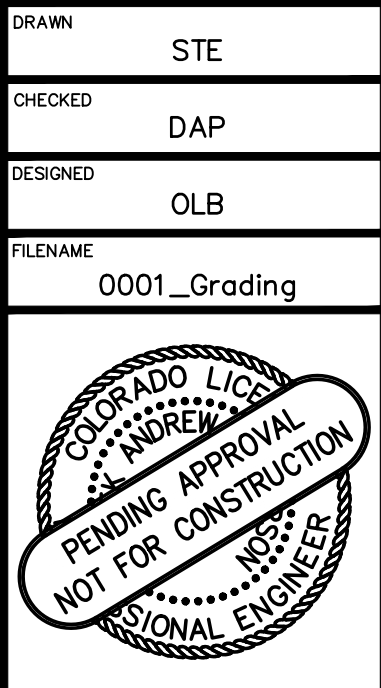
- CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS AND TO NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES.
- SPOT ELEVATIONS ON CURB AND GUTTER ARE TO FLOW LINE UNLESS OTHERWISE NOTED.
- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADE AFTER TOPSOIL, SOD, PAVING ETC.
- MATCH EXISTING GRADE WHEN REQUIRED OR AS NOTED. REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
- EXISTING GRADES AND SPOT ELEVATIONS SHOWN ON THE DRAWING HAVE BEEN PLOTTED FROM BEST AVAILABLE INFORMATION AND ARE SHOWN TO THE EXTENT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING GRADE CONDITIONS AT THE LIMITS OF CONSTRUCTION AND AT LOCATIONS THAT INTERFACE WITH THE PROPOSED BUILDINGS AND NOTIFY THE CIVIL ENGINEER OF ANY DISCREPANCIES THAT CONTRADICT THE CIVIL ENGINEERS INTENT FOR DRAINAGE PATTERNS AND MAXIMUM AND MINIMUM SLOPES AS SHOWN ON THE PLAN.



APPROVAL CERTIFICATE

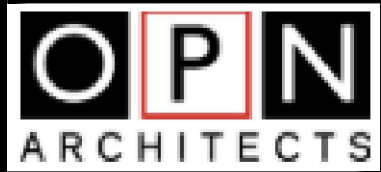
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE	INITIALS/DATE

REVISIONS	DESCRIPTION
BY	DATE
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DAP	
OLB	
FILENAME	0001_Grading



STERLING RANCH FILING 1, LOT X
DOUGLAS COUNTY LIBRARIES (L&E)

GRADING PLAN



JOB NO. 1296.0001.00



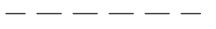
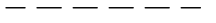
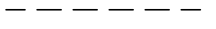
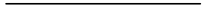















SCALE 1" = 20'

DATE DECEMBER 18, 2025

SHEET

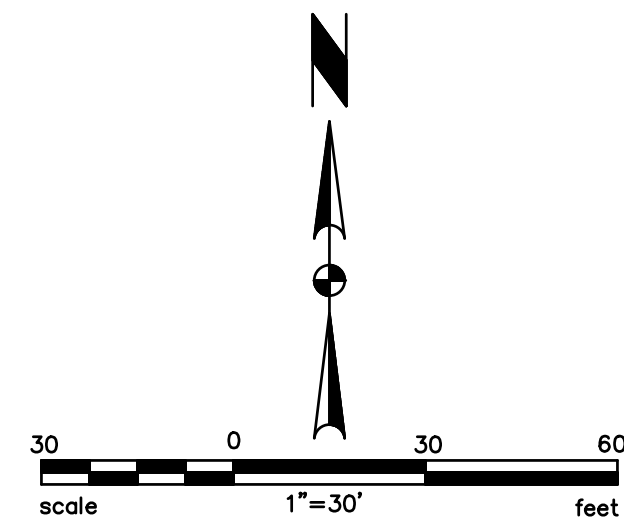
4 of 13

LEGEND

- | | |
|---|----------------------------|
|  | EX. ROW |
|  | PROP. ROW |
|  | EX. ESMT |
|  | PROP. ESMT |
|  | EX. LOT LINE |
|  | PROP. LOT LINE |
|  | EX. OVERHEAD ELECTRIC LINE |
|  | EX. WATER LINE |
|  | PROPOSED WATER LINE |
|  | EX. SANITARY SEWER |
|  | PROP. SANITARY SEWER |
|  | PROP. WATER SERVICE |
|  | PROP. SANITARY SERVICE |
|  | PROP. STREET LIGHT |
|  | EX. STREET LIGHT |
|  | EX. GAS LINE |
|  | EX. ELECTRIC LINE |
|  | EX. IRRIGATION LINE |
|  | EX. TELEPHONE LINE |
|  | EX. STORM LINE |
|  | PROP. STORM LINE |

NOTES

1. ALL WATERLINES SHALL BE BURIED A MINIMUM OF 5- FEET AND MAXIMUM OF 6- FEET BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.
2. ALL WATERLINES SHALL BE C900, DR 18 PVC PIPE WITH A MINIMUM 12 GAGE INSULATED TRACER WIRE.
3. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10- FEET HORIZONTAL SEPARATION, AND 18- INCHES VERTICAL SEPARATION BETWEEN WATER AND SEWER MAIN LINES AND SERVICES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. ANY UTILITIES NEAR CONSTRUCTION ACTIVITY NEED TO BE VERIFIED HORIZONTALLY AND VERTICALLY BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE SUBMITTED TO THE ENGINEER IN WRITING.
5. NO TREE(S) SHALL BE LOCATED WITHIN 10- FEET OF UTILITIES.
6. ALL GATE VALVES SHALL HAVE VALVE BOXES.
7. SANITARY SEWER SERVICES SHALL BE 4" PVC UNLESS OTHERWISE NOTED.
8. SANITARY SEWER MANHOLES SHALL BE 48" DIAMETER UNLESS OTHERWISE NOTED.
9. WATER SERVICES SHALL BE 1" TYPE K COPPER UNLESS OTHERWISE NOTED.
10. ALL STREET LIGHTS TO BE LED WHERE AVAILABLE. 250-W COBRA HEAD LIGHTS TO BE USED ON MAJOR COLLECTORS AND ARTERIALS. 100-W TRADITIONAL-STYLE LIGHTS TO BE USED ON MINOR COLLECTORS AND LOCAL STREETS.
11. CONCRETE THRUST BLOCKS AND ANCHORS FOR PREVENTING MOVEMENT SHALL BE PROVIDED AT ALL MECHANICAL JOINT PLUGS, TEES, REDUCERS, VALVES, BENDS, AND CHANGES IN A DIRECTION OF 11.25° OR MORE.
12. ALL HYDRANT TEES SHALL BE SWVEL TEES.
13. MECHANICAL RESTRAINT JOINTS FOR PREVENTING MOVEMENT SHALL BE PROVIDED AT ALL WATERLINE CROSSES.
14. ALL 45° VERTICAL BENDS SHALL BE RESTRAINED BY MECHANICAL RESTRAINT JOINTS AND THRUST BLOCKS.
15. FOR ALL PROPOSED UTILITY CONNECTIONS TO THE BUILDING REFER TO MEP PLANS

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**STERLING RANCH FILING 1, LOT X
DOUGLAS COUNTY LIBRARIES (L&E)**

UTILITY PLAN



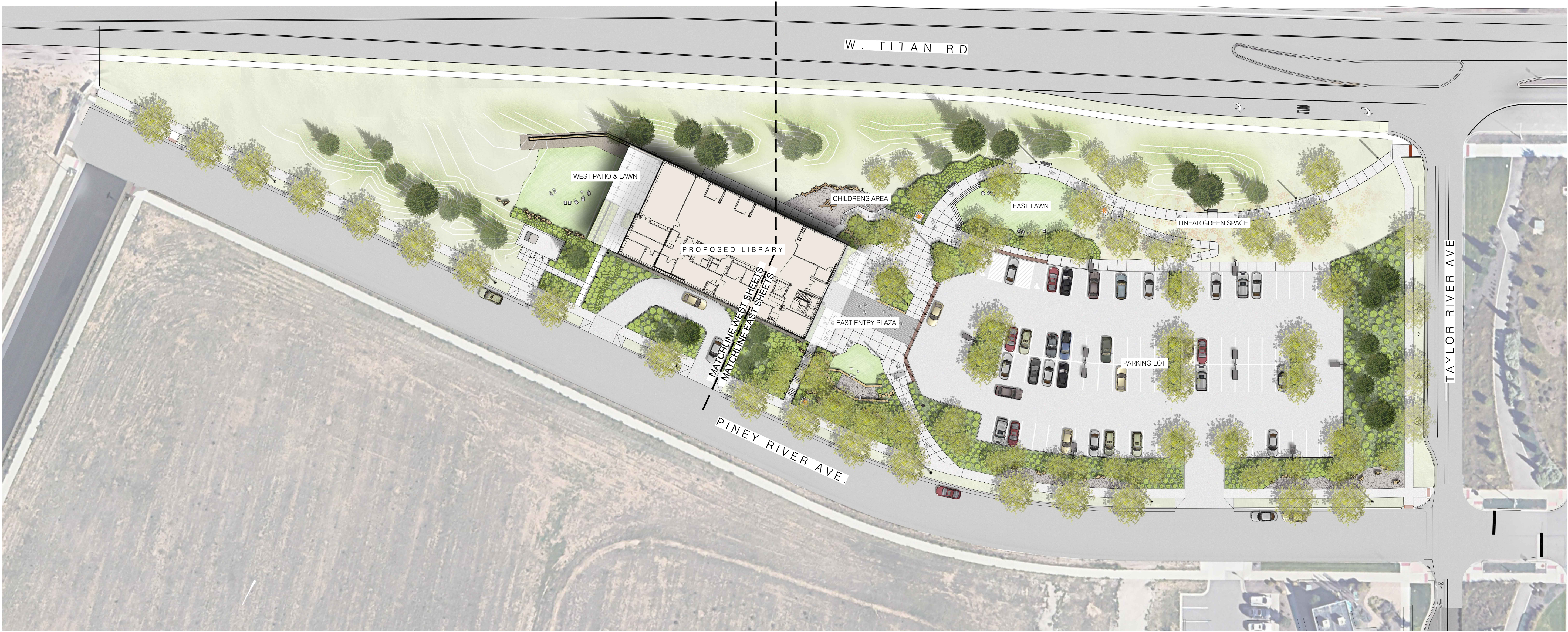
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

OB NO. 1296.0001.00

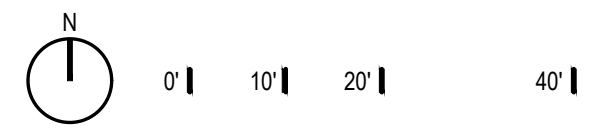
SCALE 1" = 30'

DATE DECEMBER 18, 2025

5 of 13



1 ILLUSTRATIVE SITE PLAN
SCALE: 1" = 40'-0"



REVISIONS		BY	DATE	DESCRIPTION

DRAWN _____

CHECKED _____

DESIGNED _____

FILENAME _____

STERLING RANCH FILING 1, LOT X
DOUGLAS COUNTY LIBRARIES (L & E)

ILLUSTRATIVE SITE PLAN



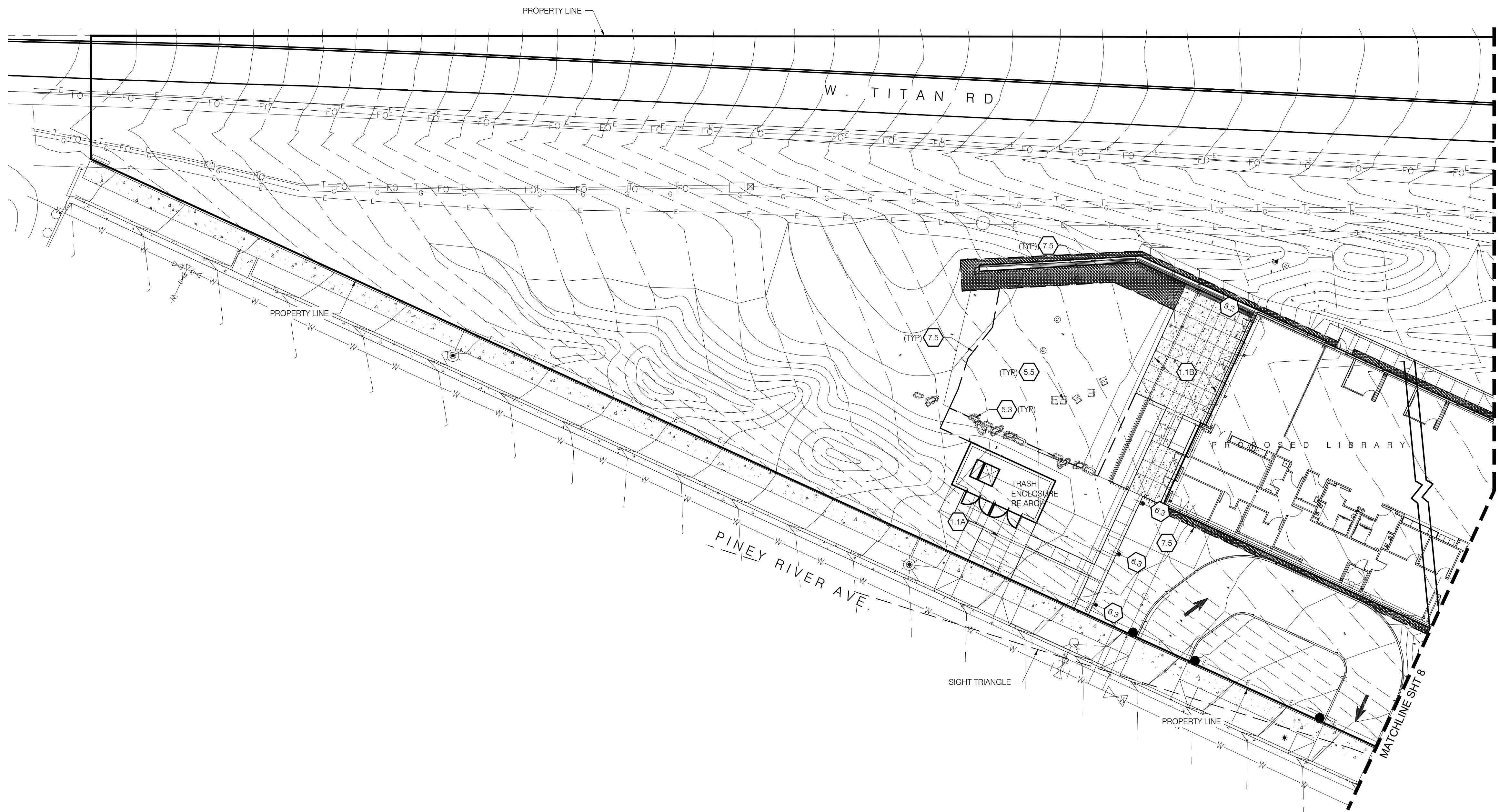
TST
TST, INC.
CONSULTING ENGINEERS
745 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. _____

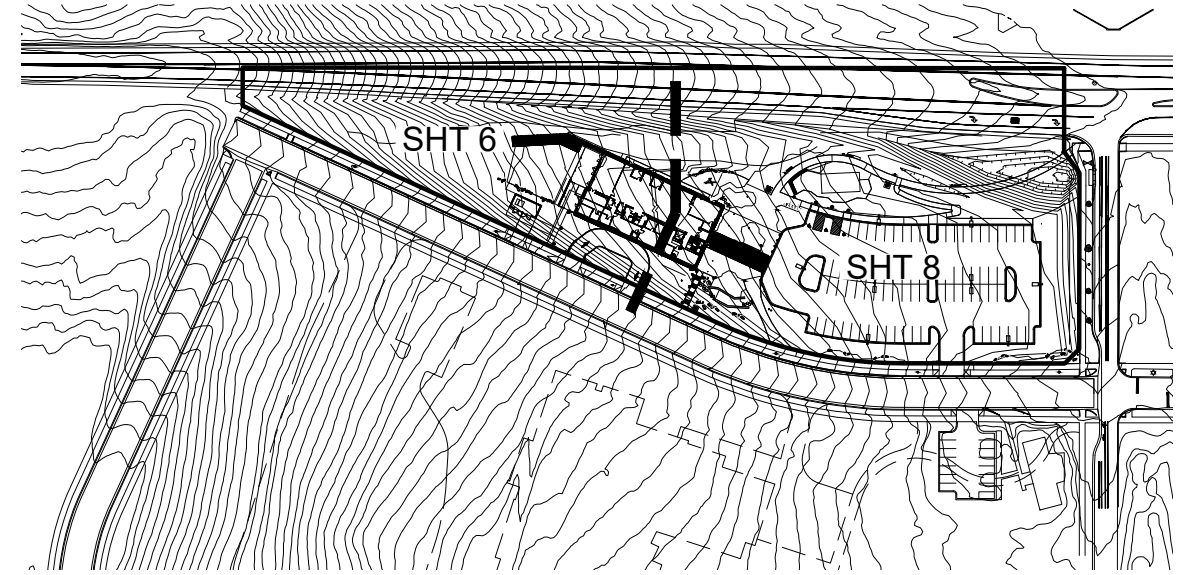
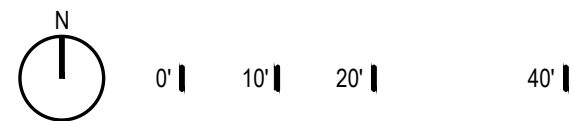
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SHEET
6 of 13



1 SITE PLAN (WEST)
SCALE: 1" = 20'-0"



LANDSCAPE KEYNOTES

- 0.0** EXISTING CONDITIONS
 - 0.1 EXISTING STREET LIGHT TO REMAIN/ PROTECT
- 1.0** PAVING
 - 1.1 CIP CONCRETE PAVING
 - A | TYPE 1 - GRAY, SAWN JTS, MED BROOM FIN
 - B | TYPE 2 - INTEGRAL COLOR: STD GRAY, SAWN JTS, SAND FIN
 - 1.2 SAND SET PAVERS OVER 4" CONCRETE SUBSLAB
 - MANUFACTURER/PRODUCT: PAVESTONE/ HOLLAND PAVER (8"x4"x2.5")
 - SEE PAVING FINISH AND INSTALLATION NOTE ON SHEET L101
 - 1.3 ARTIFICIAL TURF
 - MANUFACTURER/PRODUCT: SYNLAWN/SYNAUGUSTINE X47
 - 1.4 CIP CONC ART PAD (5'-0" X 5'-0")
 - 1.5 FLAGSTONE SLABS, SAND SET IN PLANTING AREA
 - CO BUFF FLAGSTONE, RANDOM SIZE, MINIMUM DIMENSION 2'X2'X3"
 - 1.6 DECOMPOSED GRANITE CHIP (DG)
- 2.0** PAVEMENT JOINTING
 - 2.1 EXPANSION JOINT
 - 2.2 SAWN CONTROL JOINT
- 3.0** CURBS, EDGES, STEPS
 - 3.1 CIP CONC STEPS WITH SIDE SLOPED KNEE WALLS AND HANDRAILS
 - 3.2 CIP CONC CURB PAVER EDGER
 - 3.3 CIP CONC CURB
- 4.0** WALLS
 - 4.1 TERRACE SEATING
 - BUFF COLORADO SANDSTONE SLABS
- 5.0** SITE FURNISHINGS AND ELEMENTS
 - 5.1 BIKE RACK
 - 5.2 TRASH RECEPTACLE
 - 5.3 BOULDER
 - TYPE: CO BUFF SANDSTONE, MIN. SIZE: 2'-6" X 3'-0" X 2'-6"
 - 5.4 BENCH
 - 5.5 FF&E FURNISHING
 - 5.6 TABLE AND CHAIRS
 - 5.7 FLAGPOLE
 - 5.8 REMOVABLE TRAFFIC BOLLARD
- 6.0** SITE LIGHTING
 - 6.1 PARKING LOT LIGHT
 - 6.2 PEDESTRIAN LIGHT
 - A | STREETSCAPE (RELOCATED)
 - B | INTERNAL SITE
 - 6.3 BOLLARD LIGHT
 - 6.4 SPOTLIGHT (FLAGPOLE)
 - 6.5 UP LIGHT
 - 6.6 RECEPTACLE BOLLARD
- 7.0** PLANTING
 - 7.1 TREE
 - A | DECIDUOUS TREE
 - B | EVERGREEN TREE
 - C | ORNAMENTAL TREE
 - 7.2 IRRIGATED TURF (TEXAS HYBRID BLUEGRASS)
 - 7.3 NATIVE SEED
 - 7.4 MULCH
 - A | SHREDDED WOOD (PLANTING AREA)
 - B | 1 1/2"-2" COBBLE (PLANTING AREA)
 - 7.5 STEEL EDGER

MATERIALS LEGEND

- 1.1A** CIP CONC PAVMT, GRAY, SAWN JTS, MED BROOM FIN
- 1.1B** ENHANCED CONCRETE PAVING
- 1.2** SAND SET PAVERS
- 1.3** ARTIFICIAL TURF
- 1.4** DECOMPOSED GRANITE CHIP (DG)
- 1.5** FLAGSTONE SLABS

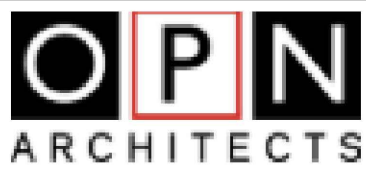
UTILITY LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE
- ST STORM SEWER LINE
- E ELECTRICAL LINE
- G GAS LINE

NOTE:
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL FINAL UTILITY
INFORMATION AND SYMBOLS.

STERLING RANCH FILING 1, LOT X
DOUGLAS COUNTY LIBRARIES (L & E)

LANDSCAPE SITE PLAN (WEST)



TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

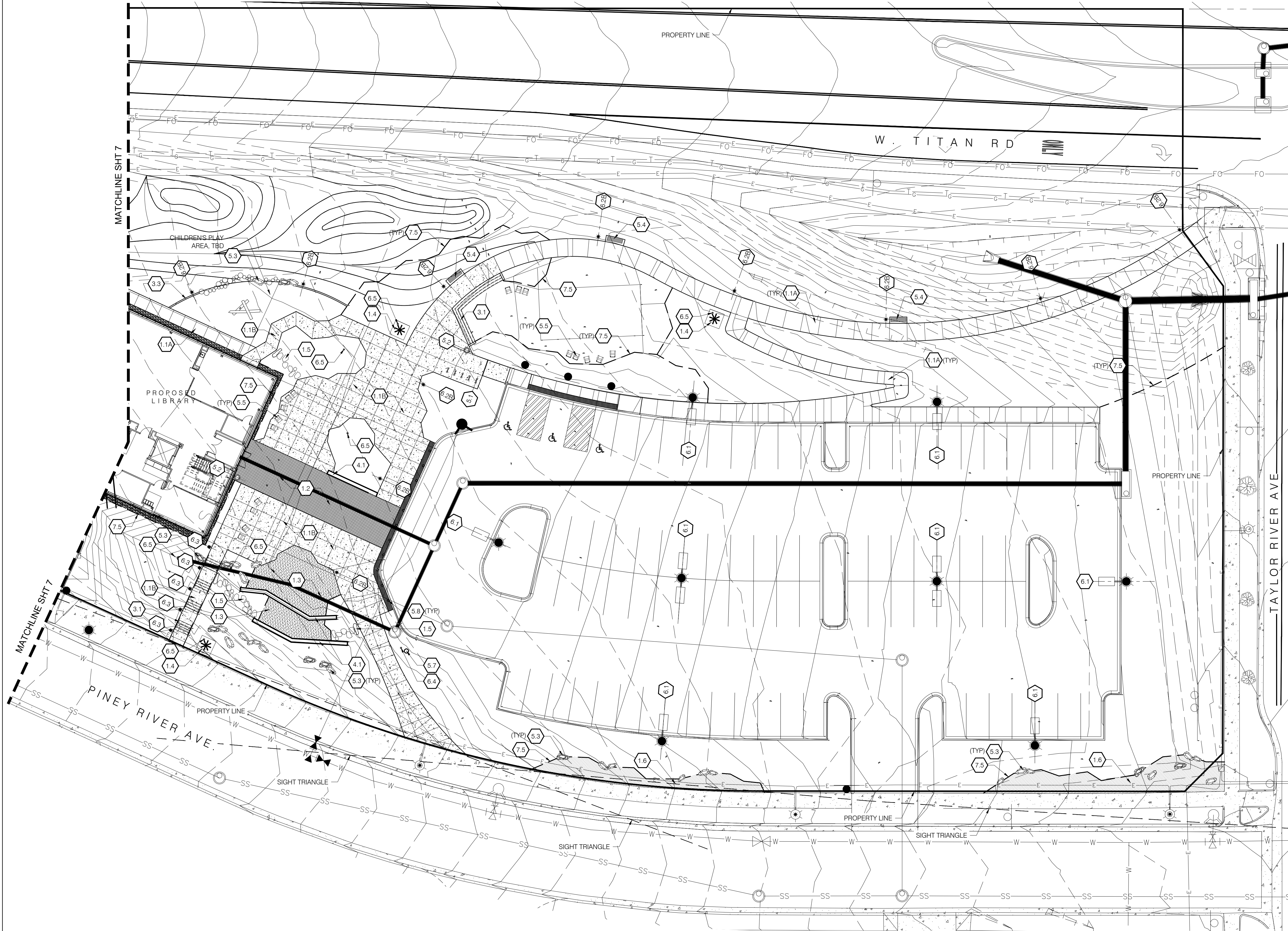
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SCALE

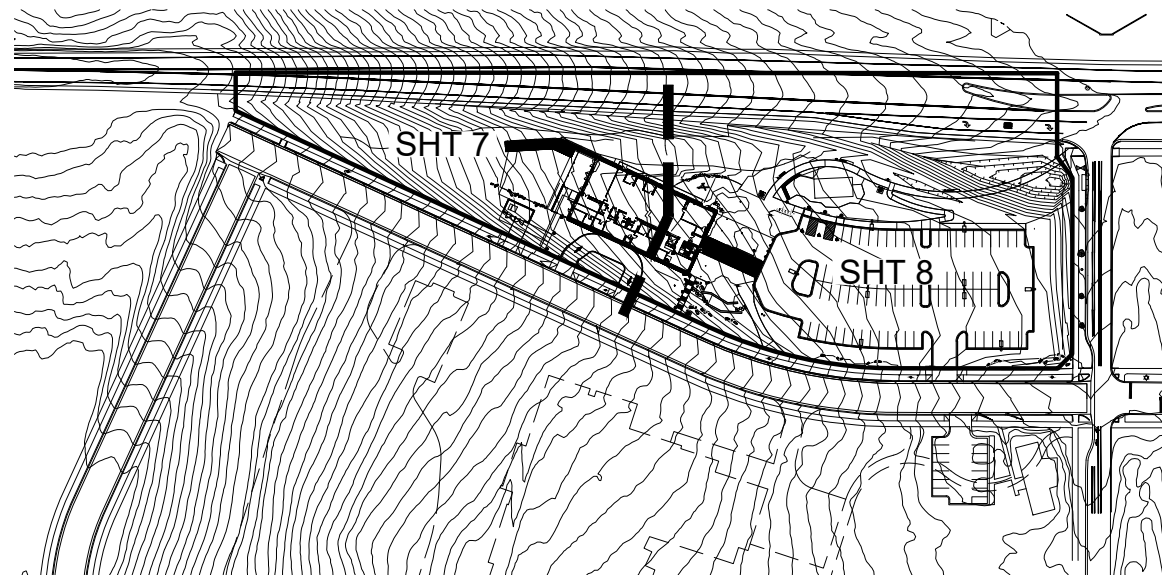
DATE

SHEET

7 of 13



1 SITE PLAN (EAST)
SCALE: 1" = 20'-0"



LANDSCAPE KEYNOTES

- 0.0 EXISTING CONDITIONS
 - 0.1 EXISTING STREET LIGHT TO REMAIN/ PROTECT
- 1.0 PAVING
 - 1.1 CIP CONCRETE PAVING
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 - SEE PAVING FINISH AND INSTALLATION NOTE ON SHEET L101
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 - 1.5 FLAGSTONE SLABS, SAND SET IN PLANTING AREA
 - CO BUFF FLAGSTONE, RANDOM SIZE, MINIMUM DIMENSION 2'X2'X3"
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- 2.0 PAVEMENT JOINTING
 - 2.1 EXPANSION JOINT
 - 2.2 SAWN CONTROL JOINT
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 - 3.1 CIP CONC STEPS WITH SIDE SLOPED KNEE WALLS AND HANDRAILS
 - 3.2 CIP CONC CURB PAYER EDGER
 - 3.3 CIP CONC CURB
- 4.0 WALLS
 - 4.1 TERRACE SEATING
 - BUFF COLORADO SANDSTONE SLABS
- 5.0 SITE FURNISHINGS AND ELEMENTS
 - 5.1 BIKE RACK
 - 5.2 TRASH RECEPTACLE
 - 5.3 BOULDER
 - TYPE: CO BUFF SANDSTONE, MIN. SIZE: 2'-6" X 3'-0" X 2'-6"
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 - 5.5 FF&E FURNISHING
 - 5.6 TABLE AND CHAIRS
 - 5.7 FLAGPOLE
 - 5.8 REMOVABLE TRAFFIC BOLLARD
- 6.0 SITE LIGHTING
 - 6.1 PARKING LOT LIGHT
 - 6.2 PEDESTRIAN LIGHT
 - A | STREETSCAPE (RELOCATED)
 - B | INTERNAL SITE
 - 6.3 BOLLARD LIGHT
 - 6.4 SPOTLIGHT (FLAGPOLE)
 - 6.5 UP LIGHT
 - 6.6 RECEPTACLE BOLLARD
- 7.0 PLANTING
 - 7.1 TREE
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 - 7.3 NATIVE SEED
 - 7.4 MULCH
 - A | SHREDDED WOOD (PLANTING AREA)
 - B | 1/2"-2" COBBLE (PLANTING AREA)
 - 7.5 STEEL EDGER

MATERIALS LEGEND

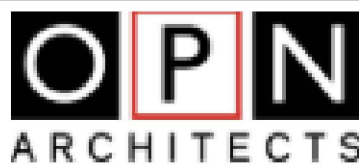
- 1.1A CIP CONC PMVT, GRAY, SAWN JTS, MED BROOM FIN
- 1.1B ENHANCED CONCRETE PAVING
- 1.2 SAND SET PAVERS
- 1.3 ARTIFICIAL TURF
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- 1.5 FLAGSTONE SLABS

UTILITY LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE
- ST STORM SEWER LINE
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NOTE:
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STERLING RANCH FILING 1, LOT X
DOUGLAS COUNTY LIBRARIES (L & E)
LANDSCAPE SITE PLAN (EAST)



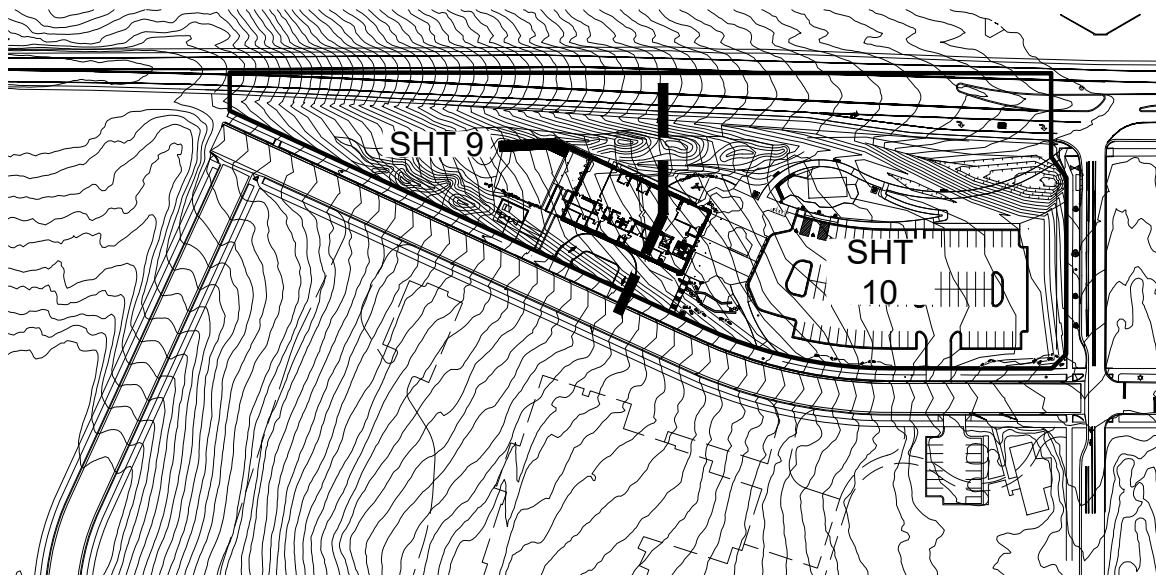
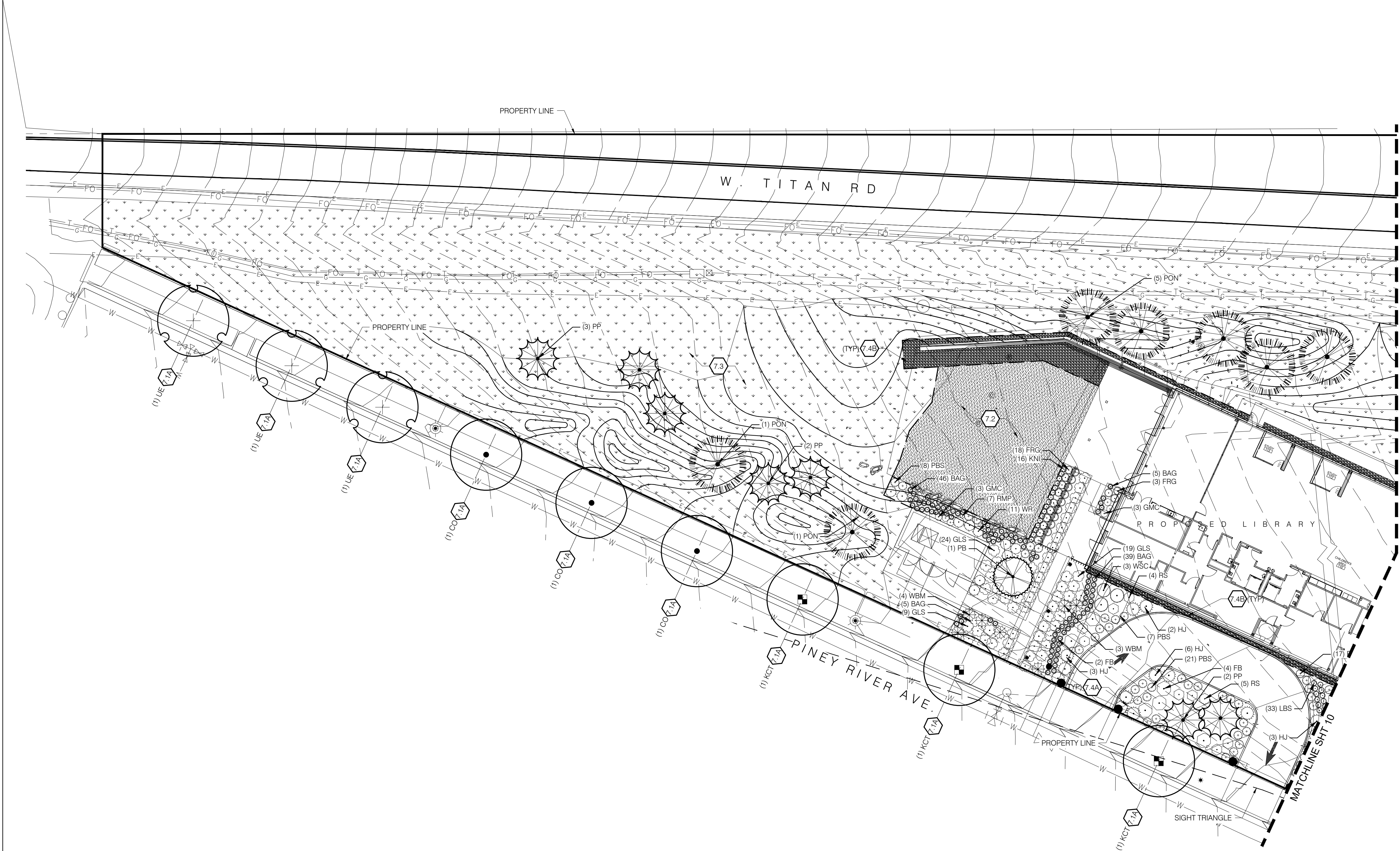
TST, INC.
CONSULTING ENGINEERS
745 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO.

SCALE

DATE

SHEET



LANDSCAPE KEYNOTES

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 - 0.1 EXISTING STREET LIGHT TO REMAIN/ PROTECT
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1 PLANTING PLAN (WEST)

SCALE: 1" = 20'-0"



PLANT SCHEDULE						
CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
DECIDUOUS TREES						
UE	6	ACCOLADE ELM	ULMUS DAVIDIANA JAPONICA 'MORTON' TM	2" CAL.	B&B	LOW-MEDIUM
BO	3	BURR OAK	QUERCUS MACROCARPA	2" CAL.	B&B	LOW
CO	5	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2" CAL.	B&B	LOW-MEDIUM
JPT	5	JAPANESE PAGODA TREE	SOPHORA JAPONICA	2" CAL.	B&B	MEDIUM
KCT	5	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA 'ESPRESSO'	2" CAL.	B&B	LOW
CAT	5	NORTHERN CATALPA	CATALPA SPECIOSA	2" CAL.	B&B	MEDIUM
NH	4	NORTHERN HACKBERRY	CELTIS OCCIDENTALIS	2" CAL.	B&B	MEDIUM
SKY	8	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	2" CAL.	B&B	LOW-MEDIUM
EVERGREEN TREES						
PB	7	BRISTLECONE PINE	PINUS ARISTATA	6" HT.	B&B	LOW
PP	14	PINION PINE	PINUS EDULIS	6" HT.	B&B	LOW
PON	13	PONDEROSA PINE	PINUS PONDEROSA	8" HT.	B&B	LOW
ORNAMENTAL TREES						
AM	5	AMUR MAPLE	ACER GINNALA	2" CAL.	B&B	MEDIUM
ABS	20	AUTUMN BRILLIANCE APPLE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	MULTISTEM	B&B	MEDIUM
JTL	6	JAPANESE TREE LILAC	POPULUS X ACUMINATA	2" CAL.	B&B	MEDIUM
TCH	8	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI INERMIS	2" CAL.	B&B	LOW

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
DECIDUOUS SHRUBS						
DBR	6	DWARF BLUE RABBITBRUSH	CHRYSOETHAMNUS NAUSEOSUS NAUSEOSUS	5 GAL.	CONT	LOW
FB	22	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL.	CONT	VERY LOW
GMC	27	GREEN MOUND ALPINE CURRANT	RIBES ALPINUM 'GREEN MOUND'	5 GAL.	CONT	LOW
GLS	223	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	CONT	LOW
LDN	19	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM	5 GAL.	CONT	LOW
PBS	173	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	5 GAL.	CONT	LOW
RS	49	RUSSIAN SAGE	PEROVSKIA ABROTANOIDES	5 GAL.	CONT	LOW
WSC	13	SAND CHERRY	PRUNUS BESSEYI	5 GAL.	CONT	LOW
WR	35	WOODS' ROSE	ROSA WOODSII	5 GAL.	CONT	LOW
EVERGREEN SHRUBS						
HJ	69	HUGHES CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	5 GAL.	CONT	LOW
KNI	55	KINNIKINNICK	ARCTOSTAPHYLOS UVA-URSI	5 GAL.	CONT	LOW
MAN	77	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADOENSIS	5 GAL.	CONT	LOW
PLW	83	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	1 GAL.	CONT	LOW
WBM	34	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	5 GAL.	CONT	LOW
GRASSES						
BAG	197	BLONDE AMBITION GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL.	CONT	LOW
FRG	193	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT	LOW
LBS	317	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	1 GAL.	CONT	LOW
PERENNIALS						
BES	26	GOLDSTURM CONEFLOWER	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	1 GAL.	CONT	LOW
CM	13	LITTLE TRUDY® CATMINT	NEPETA X 'PSRIKE'	1 GAL.	CONT	LOW
PY	65	PAPRIKA COMMON YARROW	ACHILLEA MILLEFOLIUM 'PAPRIKA'	1 GAL.	CONT	LOW
RMP	22	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	1 GAL.	CONT	LOW

MATERIALS LEGEND

- 7.2 IRRIGATED TURF
- 7.3 NATIVE SEED

UTILITY LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE
- ST STORM SEWER LINE
- E ELECTRICAL LINE
- G GAS LINE

NOTE:
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INFORMATION AND SYMBOLS.

STERLING RANCH FILING 1, LOT X
DOUGLAS COUNTY LIBRARIES (L & E)

PLANTING PLAN (WEST)



Back40
LandscapeArchitecture



TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

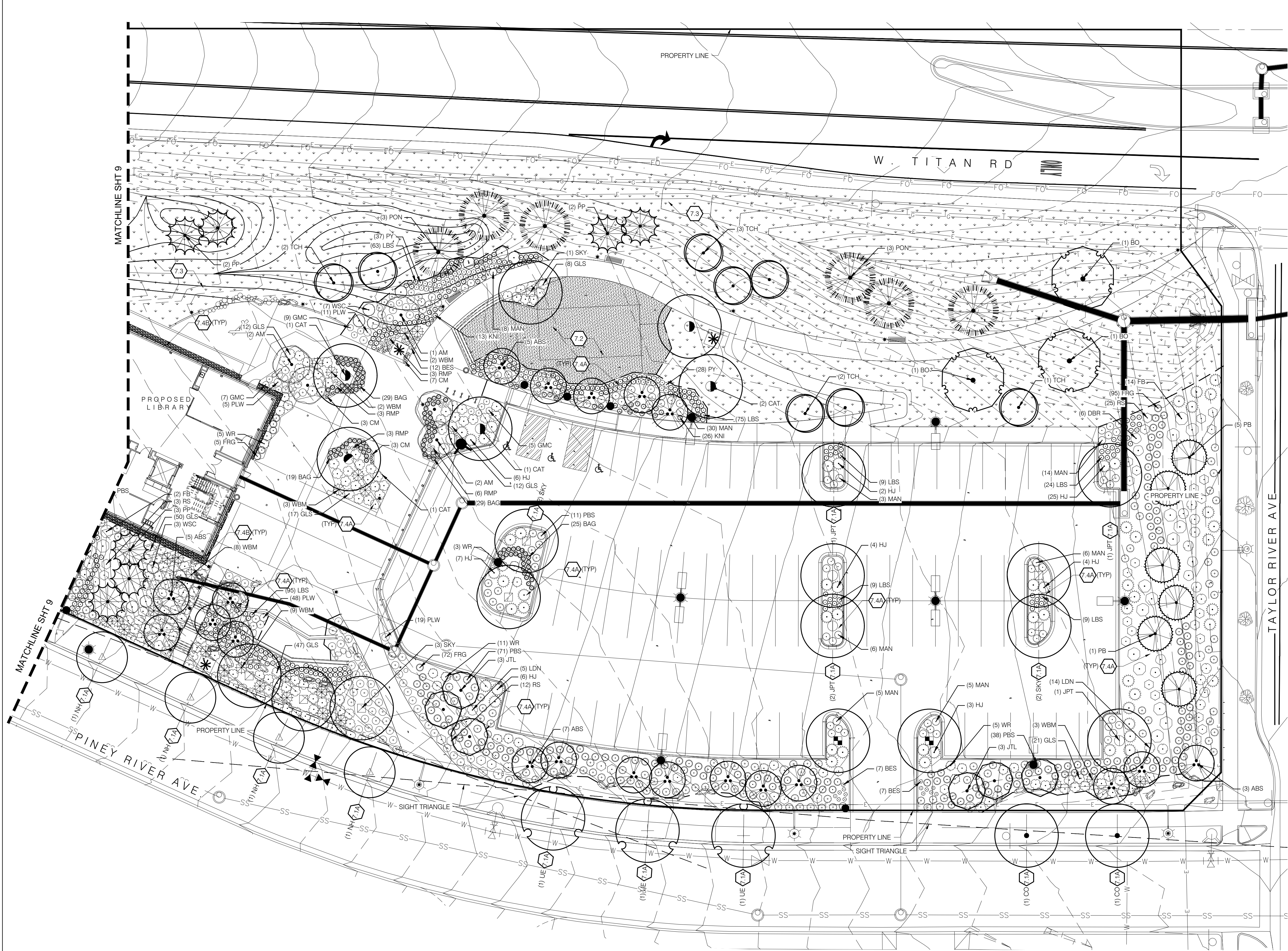
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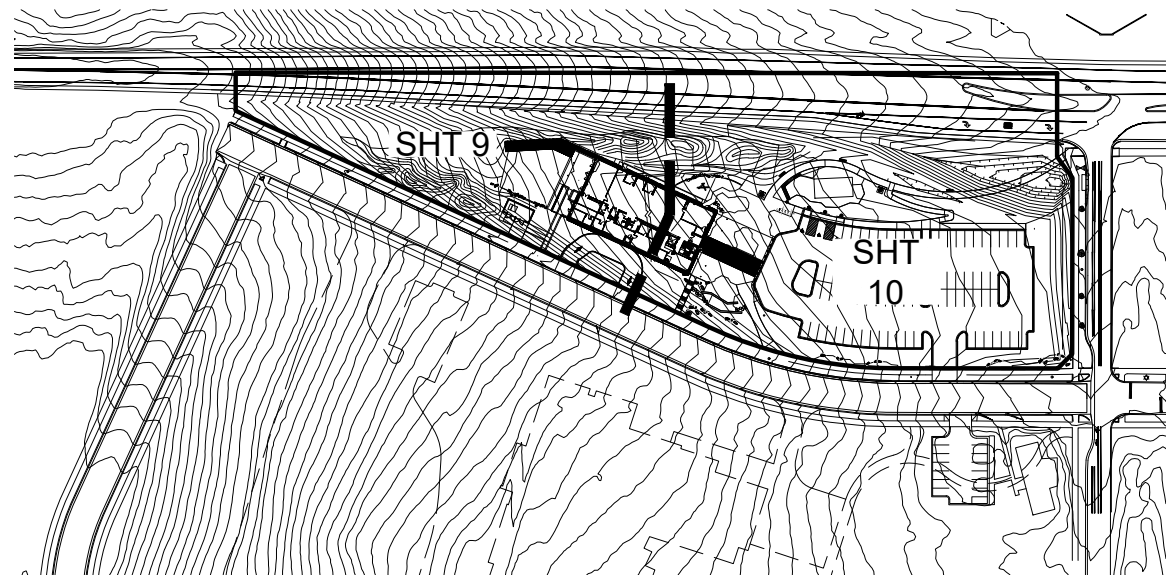
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SHEET

9 of 13



1 PLANTING PLAN (EAST)
SCALE: 1" = 20'-0"



LANDSCAPE KEYNOTES

- 0.0 EXISTING CONDITIONS
 - 0.1 EXISTING STREET LIGHT TO REMAIN/ PROTECT
- 1.0 PAVING
 - 1.1 CIP CONCRETE PAVING
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MATERIALS LEGEND

- 7.2 IRRIGATED TURF
- 7.3 NATIVE SEED

UTILITY LEGEND

- SS SANITARY SEWER LINE
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PLANT SCHEDULE RE SHT 8

STERLING RANCH FILING 1, LOT X
DOUGLAS COUNTY LIBRARIES (L & E)

LANDSCAPE SITE PLAN (EAST)



TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

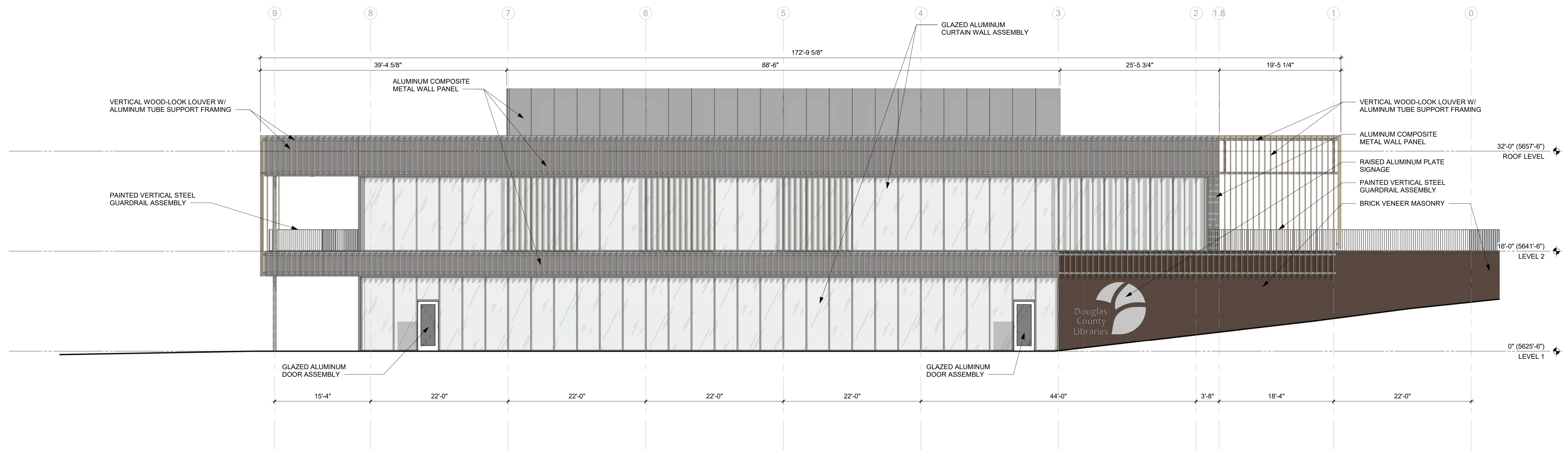
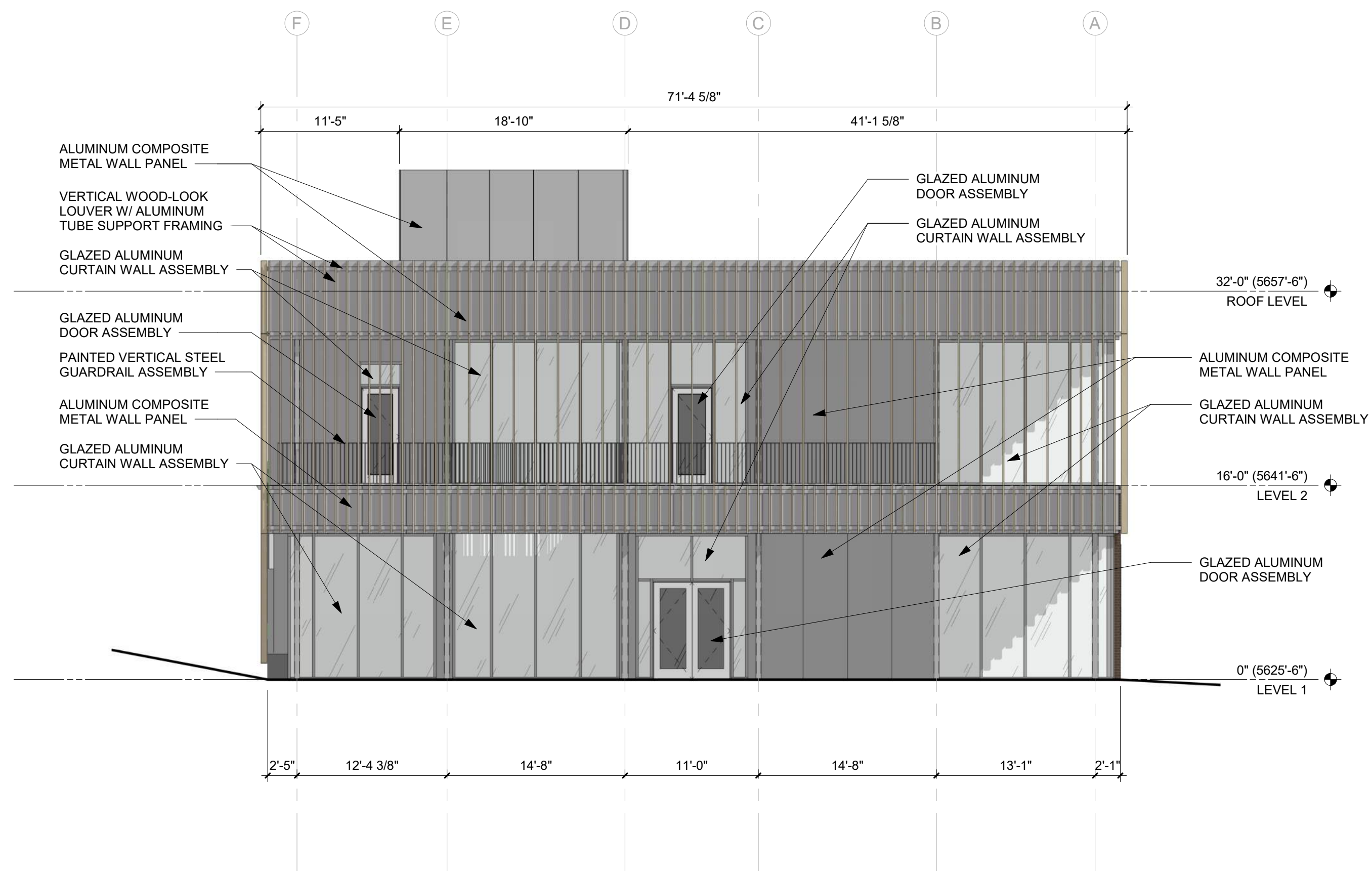
JOB NO.

SCALE

DATE

SHEET

10 of 13

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STERLING RANCH FILING 1, LOT X
DOUGLAS COUNTY LIBRARIES (L&E)

BUILDING ELEVATIONS



Back40
Landscape Architecture



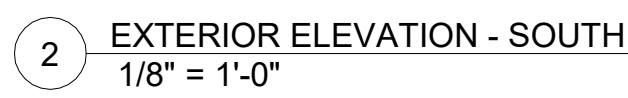
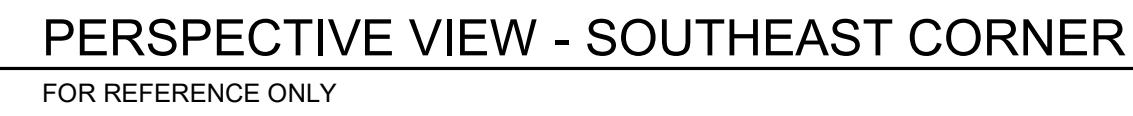
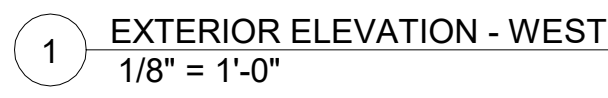
TST, INC.
CONSULTING ENGINEERS
748 WHALERS WAY
SUITE 200 FOR COLLINS
COLORADO 80525
PHONE: 970.226.0557

PHONE: 970.226.0557
DB NO. 1296.001.00

SCALE	N/A
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DATE
November 20, 2025

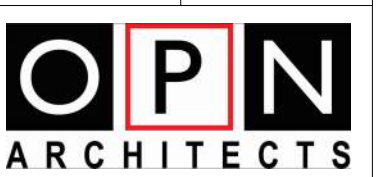
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12 OF 13



REVISIONS		DESCRIPTION
BY	DATE	
DRAWN		STE
CHECKED		DAP
DESIGNED		STE
FILENAME 0001_BUILDING MATERIALS		

STERLING RANCH FILING 1, LOT X DOUGLAS COUNTY LIBRARIES (L&E)	BUILDING MATERIALS
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TST, INC.
CONSULTING ENGINEERS
748 WHALERS WAY
SUITE 200 FOR COLLINS
COLORADO 80525
PHONE: 970.226.0557

JOB NO. 1296.001.00

SCALE	N/A
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DATE
November 20, 2025

SHEET

13 OF 13

Staff Report Addendum

Date: January 2, 2025

To: Douglas County Planning Commission

From: Brett Thomas, AICP, Chief Planner
Jeanette Bare, AICP, Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services

Subject: **8285 Piney River Avenue - Douglas County Libraries - Location and Extent - Supplemental Information**

Project File: LE2025-025

Planning Commission Hearing:	January 5, 2026 @ 6:00 p.m.
-------------------------------------	------------------------------------

The Location and Extent (L & E) application for Douglas County Libraries to construct a new library in Sterling Ranch went out on referral and comments were provided to the applicant on December 19, 2025. The applicant has provided a response to referral responses.

ATTACHMENTS	PAGE
Applicant Response.....	2



December 22, 2025

Douglas County Department of Community Development
Planning Services
100 Third Street
Castle Rock, CO 80104

Re: **LE2025-025 – Referral Response Memo**
Project #: 1296.0001.00

Dear Mr. Brett Thomas,

The purpose of this memo is to summarize our responses to the referral comments. Attached hereto are the comment responses.

If you should have any questions or require additional information, please let us know.

Sincerely,

Derek Patterson

Digitally signed by Derek Patterson
Date: 2025.12.22 09:41:09-07'00'

Derek Patterson P.E.
TST, Inc. Consulting Engineers

748 Whalers Way,
Suite 200
Fort Collins, CO 80525
970.226.0557 main

ideas@tstinc.com
www.tstinc.com

Agency	Date Received	Agency Response	Applicant Response
Addressing Analyst	12/05/2025	Verbatim Response: The proposed address is 8285 PINEY RIVER AVENUE. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Send confirmation of project approval to this office by email. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.	Acknowledged
AT&T Long Distance - ROW	12/05/2025	Summary of Response: AT&T reviewed the request and there should be no conflicts with AT&T Long Lines.	Acknowledged and agree.
Building Services	12/05/2025	Verbatim Response: Permit is required, please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.	Acknowledged. Permit will be pulled with applicable.
CenturyLink		No response received.	No Comment
Chatfield Community Association		No response received.	No Comment
Comcast		No response received.	No Comment
Dominion Water and Sanitation District		No response received.	No Comment
Douglas County Libraries		No response received.	No Comment
Douglas County School District RE 1	12/18/2025	Summary of Response: DCSD has no objections to this project and looks forward to future collaboration with the Douglas County Library District.	No Comment
Engineering Services	12/17/2025	Summary of Response: Engineering reviewed the request and provided comments related to the L & E exhibit, traffic impact study, drainage study, GESC report and plan, storm drainage, temporary construction easement, right-of-way construction permit, and post construction documentation.	Redline responses are attached to this response memo. All comments have been addressed, with the exception of relocating the tress in the sight triangles. Further discussion with Public Works required.
Office of Emergency Management	12/04/2025	No comment.	No Comment
Sheriff's Office		No response received.	No Comment
South Metro Fire Rescue	12/18/2025	Summary of Response: South Metro Fire has reviewed the application and has no objection to the proposed L & E. South Metro Fire notes that some fire code regulated items shown on the L & E exhibit (such as FDC location and fire hydrants) may be subject to change prior to construction plan approval.	Acknowledged

Sterling Ranch Community Authority Board	12/09/2025	Summary of Response: The Sterling Ranch CAB will provide public infrastructure, including water and sanitary services, to support the site, and reminds the applicant plans must be submitted to the SRCAB Design Review Committee for review and approval.	Acknowledged. Construction Plans will be routed through Sterling Ranch CAB for review and approval.
Xcel Energy-Right of Way & Permits	12/10/2025	Summary of Response: Xcel Energy has no apparent conflict with the request. Xcel Energy owns and operates existing natural gas and electric distribution facilities along Titan Road.	Acknowledged and agree.

Public Works Comment Responses

TECHNICAL DOCUMENTATION

Project Narrative and Planning Exhibit

- Engineering has no comments for the project narrative. – **RESPONSE: Acknowledged**
- Please see comments on the redlined L&E exhibit. – **RESPONSE: Comments on L&E Exhibit have been address. Please see comment responses provided on L&E markup attached.**

Traffic Impact Study (TIS)

- The TIS concluded that the existing and planned roadway networks are expected to provide acceptable levels of service without off-site improvements provided by the library project. – **RESPONSE: Agreed**
- The TIS will be fully reviewed following L&E approval. – **RESPONSE: Acknowledged**

Drainage Study

- The Phase III drainage report will be reviewed following L&E approval. – **RESPONSE: Acknowledged**

Construction Documents (CDs)

- The plan set that was submitted includes site construction and erosion control elements. Because these elements are handled through separate County permits, please break the plan set into two separate plan sets including:
 - a Grading, Erosion and Sediment Control (GESC) plan set, and
 - a set of Construction Documents (CDs) showing other sitework outside the building footprint – **RESPONSE: These sets will be separated and resubmitted after L&E approval.**

Grading Erosion and Sediment Control (GESC) Report and Plan

- See comments above regarding Construction Documents. – **RESPONSE: See response above.**
- We noted that a SWMP report was included. Please ensure inclusion of required information per County criteria outlined in the Douglas County GESC Manual. Note that Section 3.19.1 of the County GESC Manual specifies the required information for projects that will pull a Construction Activities Permit from Colorado WQCD. – **RESPONSE: Acknowledged. SWMP will be updated per criteria stated above and resubmitted with the appropriate permit process after L&E approval.**

Storm Drainage Operation & Maintenance (O & M) Manual

- Site runoff will be conveyed to an off-site regional full-spectrum detention pond. As such, the plans do not include permanent stormwater detention and water quality elements as. Therefore, a site-specific O&M Manual is not required. – **RESPONSE: Agreed and thank you.**

ADMINISTRATIVE DOCUMENTATION

Documents described below are required for final approvals and/or to start construction. – **RESPONSE: Acknowledged**

Improvements Agreement (IA)

- An IA is NOT required for this project if the planning documents are approved through the L&E process. – **RESPONSE: Acknowledged**

Temporary Construction Easement (TCE)

- A recorded TCE is required if work will be performed on private land outside the project boundary.
- A TCE is an agreement between the project owner and the owner of land outside the project boundary.
- If a TCE is needed, please execute and record the agreement and provide Douglas County Public Works with copies of the recorded easements.
- County can provide a template easement upon request.

RESPONSE: We don't believe that a TCE will be necessary at this time. However, if one is required, we will follow the steps outlined above.

Secondary Drainage Easement

- This easement is NOT required as permanent detention and water quality facilities are not planned with this project.
– RESPONSE: Agreed

GESC Permit

- After the GESC plan and report are approved, please have the selected grading contractor submit a completed GESC permit application to: engsubmittals@douglas.co.us
- Include the project DV number (found at the top of this letter) on the submittal.
- Below are some contacts for approval of the GESC Permit:
- Contact Carol LeMaire at CLemaire@douglas.co.us to submit the permit application and pay permit fees
- Contact Janet Peterson at JLPeterson@Douglas.co.us to provide GESC security

RESPONSE: Acknowledged. Once GESC approved we will follow the appropriate steps as listed above.

Right-of-Way / Construction Permit

- Following approval of the Construction Documents, contact the Permits and Inspections Division to apply for a ROW/Construction permit or other required permits – RESPONSE: Acknowledged
- <https://www.douglas.co.us/public-works/permits/>

POST-CONSTRUCTION DOCUMENTATION

Please see requirements below to obtain a certificate of occupancy (CO). – RESPONSE: Acknowledged

As-Built Plans

- Following construction, provide the County with a set of as-built plans documenting information critical to the function of roadway and drainage improvements based on a post-construction survey
- Where as-built information differs from record copy plans, strike-through the record copy information and annotate as- built information in red font, linework, or hatching, as applicable.
- Have the engineer-of-record sign and stamp the as-builts and provide County with a copy.
- RESPONSE: Once construction is completed as-built drawings will be submitted to the County.

Building Grade and Drainage Certification

- Following construction, provide the County with a plan based on a post-construction survey showing elevations and drainage around the building.
- The survey should demonstrate a minimum of 2% fall in hardscape and a minimum of 10% in softscape in the first 10 feet adjacent to the building perimeter.
- The survey must be signed and stamped by a Colorado PLS

RESPONSE: Acknowledged. A grading as-built will be completed and submitted to the County. We would like to discuss the 10% criteria for a couple of isolated landscape beds in front of the building. TST will reach out to discuss.

Certification of Stormwater Detention and Water Quality Facilities

- Following construction, provide the County with a letter from the engineer of record certifying the stormwater improvements are constructed per the design and will function as intended.
 - Include as-built drawings for each facility based on a post-construction survey.
 - Include re-analysis demonstrating facility performance based on the as-built geometry.
 - Include tables documenting key design criteria (e.g. pond and spillway capacities, freeboard) to demonstrate the as- built pond meets or exceeds minimum criteria.

RESPONSE: Acknowledged. As-builts for all stormwater elements will be submitted to the County once construction is complete.

DOUGLAS COUNTY PUBLIC WORKS DEVELOPMENT RESOURCES

Many resources including criteria manuals, agreement forms, warranty and maintenance applications, templates for O & M manuals and other items are available at the web page below:

- <https://www.douglas.co.us/public-works/development-review/>

RESPONSE: Acknowledged. We will reference these as needed.

[illegible]

3. CONSTRUCTION WILL NOT BEGIN UNTIL ALL APPLICABLE PERMITS BY THE COUNTY HAVE BEEN ISSUED. IF A CONSTRUCTION ACTIVITY HAS BEEN REMOVED, THE PERMITTED MAY COMMENCE WORK IN THE UNLICENSED AREAS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND ACCEPTING THE NECESSARY PERMITTING FROM THE APPROPRIATE AGENCIES.
6. THE LOCATION OF EXISTING UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
7. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF THE PLANS SIGNED BY THE DOUGLAS COUNTY ENGINEERING DIRECTOR, OR (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS, AS APPROVED, AND ALL APPLICABLE PERMITS AT THE JOB SITE AT ALL TIMES.
8. ALL PROPOSED STREET CLOSURES TO EXISTING PARALLELS FOR UTILITIES, STORM SEWERS OR FOR OTHER PURPOSES SHALL BE SUBMITTED TO THE DOUGLAS COUNTY ENGINEERING DIVISION FOR REVIEW.
9. SANITARY SEWER TIE INS MUST BE SHOWN ON SHEET B.
- 9.2. WATERLINE TIE INS, SEE SHEET E.
9. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE DOUGLAS COUNTY ENGINEERING DIVISION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THE PLAN SHALL BE USED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE PLAN SHALL BE REVISITED WHENEVER AN ACCEPTED TRAFFIC CONTROL PLAN FOR THE PROJECT CONTROL DAMAGED CONSTRUCTION.
10. THE CONSTRUCTION PROGRAM SHALL BE CONSIDERED VALID FOR THREE (3) YEARS FROM THE DATE OF COMPLETION OF THE PROJECT. ANY NON-STANDARD DETAILS SHALL BE IDENTIFIED AS SUCH.
11. DOUGLAS COUNTY STANDARD DETAILS SHALL NOT BE MODIFIED. ANY NON-STANDARD DETAILS WILL BE CLEARLY IDENTIFIED AS SUCH.
12. PAVING, INCLUDING CONSTRUCTION OF CURB AND GUTTER (WHEN USED), SHALL NOT START UNTIL A FAVORABLE WEATHER REPORT AND SURFACE CONDITION TESTS ARE ACCEPTED BY THE ENGINEERING DIVISION PERSONNEL FOR ALL PUBLIC AND PRIVATE ROLLS.
13. RETURN AND MAKE-GOOD LOCATIONS OCCURRING OUT OF ONE (1) OF TWO (2) RETURNS OF ALL "TIE" INTERSECTIONS AS IDENTIFIED ON THESE PLANS.
14. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
15. ALL ELEVATIONS ARE ON UNITED STATES COAST AND GEODETIC SURVEY (NAD83) DATUM WITH DATE. THE RANGE POINT OR MONUMENTS SHALL BE SHOWN ON CONSTRUCTION DRAWINGS.
16. ALL STOPS, SEWER IMPROVEMENTS (PUBLIC AND PRIVATE) INCLUDING, BUT NOT LIMITED TO, BLOCKS, PIPES, MANHOLES, CONNECTIONS, UTILITY ADJUSTMENTS, REPAIRS, REPLACEMENTS, ADDITIONS, ALTERATIONS, CORRECTIONS, AND/OR CHANGES, SHALL BE IDENTIFIED AND DESCRIBED IN WRITTEN INSPECTIONS, PLEASE CONTACT THE DOUGLAS COUNTY ENGINEERING'S DIVISION AT 303-663-4849 FOR REMEDIATION REQUIREMENTS AND INSPECTION SCHEDULING.
17. TWO (2) MINIMUM ACCESS POINTS ARE REQUIRED ON ALL TIE-IN CURB NISLS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH.
18. EXISTING COUNTRY REAR IS REQUIRED ON ALL BRIDGE STRUCTURES.
19. EXISTING COUNTRY REAR IS REQUIRED ON ALL BRIDGE STRUCTURES.
20. ALL ASPHALT STORM SEWERS MUST USE ASTM CLASS WATERHOTT CHANNELS PER THE CURRENT DOUGLAS COUNTY AND URBAN DESIGN DATA CHART.
21. ALL RCP SHALL BE CLASS III STORM SEWER PIPE UNLESS OTHERWISE SPECIFIED.
22. JOINT RESTRAINTS ARE REQUIRED PER A MINIMUM OF THE LAST TWO PIPE JOINTS AND FLANGED SECTION OF AN RCP OUTLET.
23. PRECAST NISLS AND MANHOLE BASES ARE NOT ALLOWED.
24. TOP SOILS ARE REQUIRED ON FLARED END SECTIONS AT THE OUTLET END OF COLLECTORS AND STORM SEWER OUTLETS.
25. FLATS FABRIC IS REQUIRED UNDER ALL BRPAP PADS.
26. THE PROFESSIONAL LIABILITY INSURANCE IN THE STATE OF COLORADO, SHOWING THESE PLANS, IS RESPONSIBLE FOR ENSURING THAT THE DETAILS INCLUDED ARE COMPLIANT WITH THE STANDARD DOUGLAS COUNTY DETAILS CONTAINED IN THE LATEST VERSIONS OF THE CRITERIA MANUAL, DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS, DOUGLAS COUNTY STORM WAREHOUSE DESIGN AND TECHNICAL STANDARDS, DOUGLAS COUNTY LANDSCAPE ARCHITECTURE STANDARDS, AND DOUGLAS COUNTY M & S STANDARDS.
27. A TEMPORARY CONSTRUCTION ACCESS PERMIT FROM DOUGLAS COUNTY MAY BE REQUIRED FOR ANY PROJECT.
 - URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUMES 12 & 3

[illegible]

4. ALL THE HIGHEST CLASS 250 UNLESS OTHERWISE NOTED.
5. THE HYPERTENSILE LEADS AND FIRE SERVICE LINES SHALL BE PRESSURE CLASS 250 DIP.
6. WATER LINE DEPRESSIONS FOR P.V.C. WATER LINES SHALL BE A MINIMUM OF C-300 CLASS 250 P.V.C.
7. NO VERTICAL AND/OR HORIZONTAL BENDS ARE ALLOWED IN THE HYPERTENSILE LEADS AND FIRE LINES WITHOUT PERMISSION OF THE DEPARTMENT.
8. NO FITTINGS ARE ALLOWED ON DOMESTIC SERVICE LINES BETWEEN THE MAIN AND THE CURB STOP.
9. ALL WATER LINE CROSSINGS SHALL COMPLY WITH SECTION 34.06(C)(3)(C).
10. SPACE MAINTAINANCE OVER A TEN FEET MINIMUM UNLESS OTHERWISE APPROVED BY THE DISTRICT ENGINEER.
11. ALL WATER LINE CROSSINGS SHALL BE MECHANICALLY RESTRAINED AND ERODED IN ACCORDANCE WITH ARTICLE IV OF THIS CHAPTER.

[illegible]

7. MATCH PIPE CROWNS AT JOINTS, UNLESS OTHERWISE NOTED.
8. MATCH PIPE CROWNS AT MANHOLES, UNLESS THERE IS A CHANGE IN PIPE DIAMETER.
9. COVER OVER ANY AREAS MANHOLES SHALL BE A MINIMUM OF 5.0 FEET UNDER PAVEMENT AND SIX FEET IN OPEN SPACE.
10. ALL NON-PAVED AREAS MANHOLES SHALL BE SET FORTH UNDER COVERED FINISHED GRADE WITH A SIX-INCH MORE
11. 12-INCH DEEP ANNUAL CONCRETE COLLAR AROUND THE RING AND COVER.
12. ALL SINKER LINE CROSSINGS SHALL COMPLY WITH SECTION 3-1.152(C)(4).
13. SINKER LINES SHALL BE REEDED IN ACCORDANCE WITH ARTICLE V OF THIS CHAPTER AND SUBSECTION (K)(3) OF THE

1. NONCONFORMING WATER NOTES: THESE NOTES SHALL BE ADDRESSED TO THE GENERAL NOTES SHEET OF ALL CONSTRUCTION DOCUMENTS. THE NOTES SHALL BE IDENTICAL TO THE GENERAL NOTES SHEET OF THE PROJECT CONTRACT, WITH THE ADDITIONAL WATER AND SANITATION DISTRICT STANDARD REQUIREMENTS (GMSSES). LATEST EDITION.

2. EXISTING UTILITIES AND STRUCTURES UNDERGROUND, SURFACE, AND OVERHEAD: ARE INDICATED ONLY TO THE EXTENT THAT SUCH INFORMATION WAS MADE AVAILABLE TO THE SURVEYOR, UTILITY LOCATOR, OR ENGINEER FOR CONTRACT DOCUMENT PREPARATION. THE INFORMATION IS NOT GUARANTEED TO BE COMPLETE, ACCURATE, OR CURRENT. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND CHARACTERISTICS OF ALL UTILITIES AND STRUCTURES. SPECIFIC SYSTEMS, MATERIALS, SIZES, AND SERVICE LINES ARE INDICATED. OTHER UTILITIES AND STRUCTURES NOT DISCOVERED MAY BE EXISTING. UNDERGROUND LOCATIONS AND DEPTHS ARE APPROXIMATE AND ARE NOT TO BE CONTROLLED BY AN ACQUAINTANCE OF THEIR UTILITY. THE ENGINEER'S RECOMMENDATIONS AND PRACTICES AS OUTLINED IN ASEE STANDARD AND OBERGENSE BULLETIN #14522-24-02, UNLESS OTHERWISE RESPECIFIED, ARE PREPARED TO QUALITY LEVEL "C" IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES. THE CONTRACT DOCUMENTS SHALL BE THE FINAL AUTHORITY FOR THE PROJECT.

5. THE BODIES SHALL BE FITTED WITH SIGHTLY SMALL GROSS IN A CONTRA-CORNER DIRECTION, HAVE GROSS PIPS SHALL HAVE THE PIPING 25770 COATED INTERIOR TO THE P.C. MATERIAL. THE WARNING SHALL BE STAMPED ON THE TOP OF THE BODIES WITH THE WORDS "CAUTION HOT" AND "HOT SURFACE" AT THE PRE. THE WARNING LABEL SHALL BE A MINIMUM OF 100 MM X 100 MM.
6. UNDERGROUND NONPOTABLE PIPE SHALL HAVE UTILITY MARKING BE INSTALLED 18 INCHES ABOVE THE GROUND OF THE PIPE. IN THE TRENCH THE WARNING TAPE SHALL BE PLACED WITH BLACK LETTERING. THE WARNING SHALL STATE THAT A NONPOTABLE WATER LINE IS LOCATED BELOW. THE MINIMUM TAPE WIDTH IS THREE INCHES.
7. INSTALL MINIMUM AVE 12 INCH COATED RYSERS WITH 0.03 INCH OF POLYETHYLENE INSULATION TO THE PIPE WITH 18 INCHES OF TRENCH COVER. THE TRENCH COVER SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

The construction notes are probably not needed on the L&E exhibit. Consult with the County planner regarding this.

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**STERLING RANCH FILING 1, LOT X
DOUGLAS COUNTY LIBRARIES (L&E)**

NOTES



AFFIDAVIT CERTIFICATE	
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE	INITIALS/DATE
SCALE 1296.0001.00	
N/A	
DATE NOVEMBER 20, 2025	
SHEET	
2 of 14	



EXISTING 5' C&G	EXISTING 1' C&G	EXISTING STORM DRAIN	PROPOSED STORM DRAIN	PROPOSED 1' C&G	PROPOSED 5' C&G	PROPOSED FLOW ARROW	FINISHED GRADE ELEVATION	PROPOSED RIPRAP P/O	PROPOSED SHALE	PROPOSED INFILL C&G	TRANSDUCER TO OUTLET C&G	PROPOSED INFILL C&G	PROPOSED SAND SET PILES
— 5027 —	— 5021 —	— 5020 —	— 5021 —	— 5021 —	— 5025 —	→	5026.1	— 5025 —	— 5025 —	— 5025 —	— 5025 —	— 5025 —	— 5025 —

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|-----------------|-----------------|----------------------|----------------------|-----------------|-----------------|---------------------|--------------------------|---------------------|----------------|---------------------|--------------------------|---------------------|-------------------------|
| EXISTING 5' C&G | EXISTING 1' C&G | EXISTING STORM DRAIN | PROPOSED STORM DRAIN | PROPOSED 1' C&G | PROPOSED 5' C&G | PROPOSED FLOW ARROW | FINISHED GRADE ELEVATION | PROPOSED RIPRAP P/O | PROPOSED SHALE | PROPOSED INFILL C&G | TRANSDUCER TO OUTLET C&G | PROPOSED INFILL C&G | PROPOSED SAND SET PILES |
| — 5027 — | — 5021 — | — 5020 — | — 5021 — | — 5021 — | — 5025 — | → | 5026.1 | — 5025 — | — 5025 — | — 5025 — | — 5025 — | — 5025 — | — 5025 — |

1. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS AND REPORT ANY DISCREPANCIES AND SHORTER OF ANY DISCREPANCIES.
2. SPOT ELEVATIONS ON CURB AND GUTTER ARE TO FOLLOW IN UNLESS OTHERWISE NOTED.
3. ALIGNED SPOT ELEVATIONS ARE AFTER 10% GRADE.
4. MATCH EXISTING GRADE WHENEVER ANY DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL REPORT.
6. EXISTING GRADES AND SPOT ELEVATIONS SHOWN ON THE DRAINING ELEVATION REPORT ARE TO BE AVAILABLE INFORMATION AND ARE NOT TO BE USED TO ASSUME THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD THE CONSTRUCTION AND A LOCATION OF THE BUILDING AND NOTER THE CIVIL ENGINEER CONTRACTOR THE CIVIL ENGINEER INTEND FOR DRAINAGE PATTERNS AND SHOWN ON THE PLAN. THEREAS

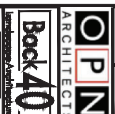
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STERLING RANCH FILING 1, LOT X
DOUGLAS COUNTY LIBRARIES (L&E)

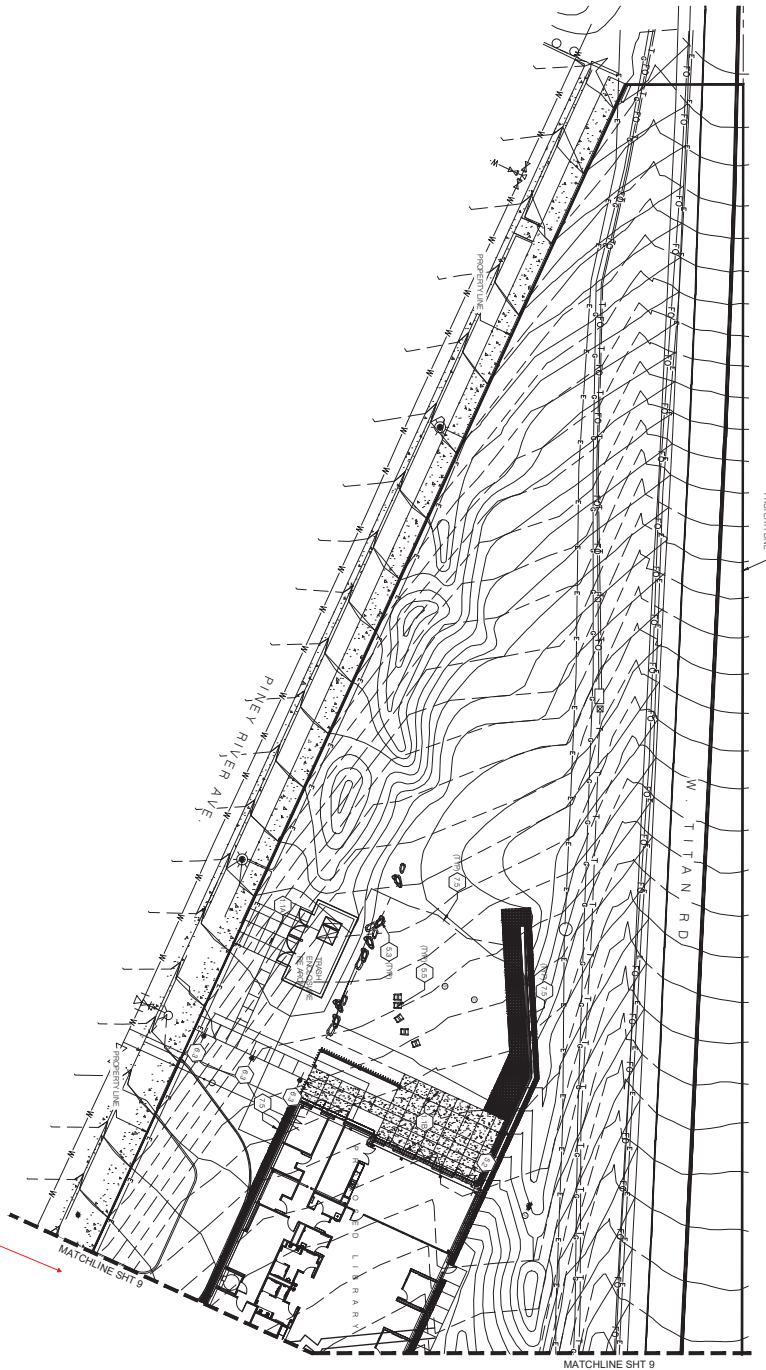
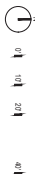
GRADING PLAN



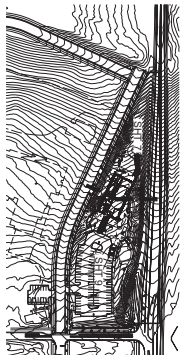
APPROVAL CERTIFICATE	
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSOR	INITIALS/DATE
SCALE 1" = 20' DATE NOVEMBER 20, 2025 SHEET	
4 of 14	

1 SITE PLAN (WEST)

SCALE: 1" = 20'



It appears a part of the site is missing between the matchlines shown on Sheets 8 and 9.
Check matchline locations and revise as needed.
Matchlines have been corrected.



LANDSCAPE KEYNOTES

- 60. LANDSCAPE KEYNOTES
61. EXISTING STREET LIGHT TO REMAIN/PROJECT
- 62. PLANTING
63. GRASS
64. TYPE 1: GRASS, SAND, JET, AND BROOK FILL
65. TYPE 2: INTERIOR, COAST, RED SAND, JET, AND BROOK FILL
66. TYPE 3: INTERIOR, COAST, RED SAND, JET, AND BROOK FILL
67. TYPE 4: INTERIOR, COAST, RED SAND, JET, AND BROOK FILL
68. TYPE 5: INTERIOR, COAST, RED SAND, JET, AND BROOK FILL
69. TYPE 6: INTERIOR, COAST, RED SAND, JET, AND BROOK FILL
70. TYPE 7: INTERIOR, COAST, RED SAND, JET, AND BROOK FILL
71. TYPE 8: INTERIOR, COAST, RED SAND, JET, AND BROOK FILL
72. TYPE 9: INTERIOR, COAST, RED SAND, JET, AND BROOK FILL
73. TYPE 10: INTERIOR, COAST, RED SAND, JET, AND BROOK FILL
74. TYPE 11: INTERIOR, COAST, RED SAND, JET, AND BROOK FILL
75. TYPE 12: INTERIOR, COAST, RED SAND, JET, AND BROOK FILL

STERLING RANCH FILING 1, LOT X
DOUGLAS COUNTY LIBRARIES (L & E)

LANDSCAPE SITE PLAN (WEST)

08 of 14

ST. INC.
CONSULTING ENGINEERS
3000 200TH AVE. S.W.
SUITE 200
BENTON, MN 55005
PHONE: 612-298-0000

ARCHITECTS
Back40
TST

Sheet number has been fixed.

MA

MATCHLINE SHT 7

SITE PLAN (EAST)

SCALE: 1" = 20'-0"

TAYLOR RIVER AVE

LANDSCAPE KEYNOTES

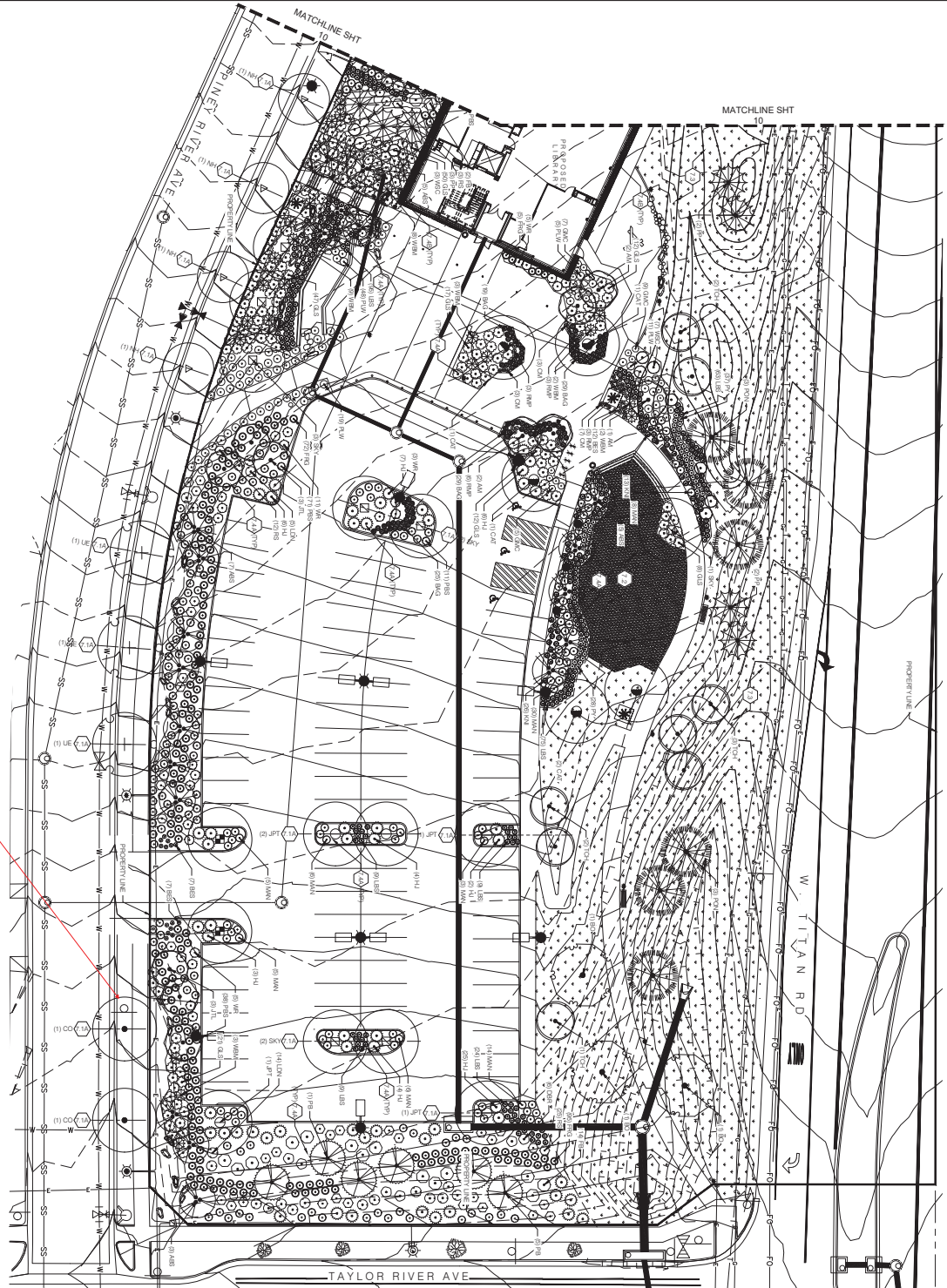
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NOTE:
REFERENCE CIVIL ENGINEERS DRAWINGS FOR ALL FINAL UTILITY
INFORMATION AND SYMBOLS

STERLING RANCH FILING 1, LOT X
DOUGLAS COUNTY LIBRARIES (L & E)

LANDSCAPE SITE PLAN (EAST)

LANDSCAPE SITE PLAN (EAST)



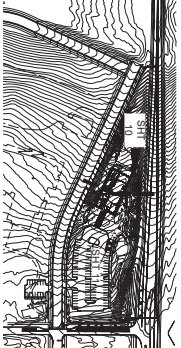
Check sight lines per County Roadway Manual and adjust tree locations as needed.

It has always been our understanding that trees are allowed within sight triangles as long as they are limbed up to the appropriate height. Let's discuss further. If trees are not allowed, then we would lose a lot of the street trees, which I'm not sure is what we would want either.

1 PLANTING PLAN (EAST)

SCALE: 1" = 20'

0' 10' 20'



LANDSCAPE KEYNOTES

- 01 EXISTING CONDITIONS
- 02 EXISTING STREET LIGHT TO REMAIN PROTECT

- 11 PLANTING
- 12 C/P CONCRETE PAVING
- 13 SAND SET PAVING OVER A CONCRETE SLAB (ALL PAVING SHALL BE MAINTAINED PER COUNTY SPECIFICATIONS)
- 14 ASPHALT DRIVE AND DRIVEWAY SHALL BE 18" DEEP
- 15 ASPHALT DRIVE AND DRIVEWAY SHALL BE 18" DEEP
- 16 ASPHALT DRIVE AND DRIVEWAY SHALL BE 18" DEEP

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STERLING RANCH FILING 1, LOT X
DOUGLAS COUNTY LIBRARIES (L & E)

LANDSCAPE SITE PLAN (EAST)

OPIN ARCHITECTS

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TST

CONSULTING ENGINEERS
SINCE 2007
Phone: 870.258.0557

11 of 14

MEETING DATE: January 5, 2026

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

DESCRIPTION: Hier Exemption, 1st Amendment, Parcel A2 - Lift Station and Force Main - Location and Extent - Project File: LE2025-026.

SUMMARY: The request is for approval of a Location and Extent application for the construction of a sanitary sewer lift station and installation of a sewer line to enable Sedalia's transition from individual septic systems to a centralized sewer collection and treatment system.

**STAFF
ASSESSMENT:** Staff evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. 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. Proof that necessary easements, permits, and approvals from other entities and property owners have been obtained is also needed prior to construction of commencement.

REVIEW:

Steven E Koster	Approve	12/24/2025
Samantha Hutchison - FYI	Notified - FYI	12/24/2025

ATTACHMENTS:

Staff Report - LE2025-026

Location and Extent Staff Report

Date: December 23, 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: **Hier Exemption, 1st Amendment, Parcel A2 – Lift Station and Force Main – Location and Extent**

Project File: LE2025-026

Planning Commission Hearing:

January 5, 2026 @ 6:00 p.m.

I. EXECUTIVE SUMMARY

The Town of Castle Rock is requesting approval of a Location and Extent (L & E) application to construct a new sewer lift station and force main near downtown Sedalia. The lift station will be located southwest of the intersection of North US Highway 85 and State Highway 67 on a 15.95-acre parcel, south of downtown Sedalia. The 12-inch force main will connect to the lift station and will traverse south for approximately 5 to 6 miles, south of US Highway 85. The facilities will serve the existing Sedalia community and future development in this part of the Highway 85 corridor.

The proposed lift station is within the Sedalia Rural Community as identified in Section 4 of the 2040 Douglas County Comprehensive Master Plan (CMP).

II. APPLICATION INFORMATION

A. Applicant

Town of Castle Rock
100 N Wilcox Street
Castle Rock, Colorado 80104

B. Applicant's Representative

Erin Evans
Town of Castle Rock
175 Kellogg Court
Castle Rock, Colorado 80109

C. Request

The applicant, Town of Castle Rock, requests approval of an L & E application for the construction of a sanitary sewer lift station and installation of a sewer line to enable

Sedalia's transition from individual septic systems to a centralized sewer collection and treatment system.

D. Location

The lift station is proposed on Parcel A2 of the Hier Exemption, 1st Amendment, which is located in Sedalia, southwest of the intersection of North US Highway 85 and State Highway 67. The force main generally extends south from the lift station and will discharge at the Plum Creek Water Reclamation Authority in Castle Rock. Vicinity, zoning, and aerial maps are included as an attachment to the staff report to highlight site location and existing conditions.

E. Project Description

The applicant is requesting approval of an L & E for the construction of a new sanitary sewer lift station and sewer line. The proposal includes approximately 5 to 6 miles of new 12-inch force main. The buried pipeline will be installed within rights-of-way and on private property and will connect to the lift station as depicted on the applicant's L & E exhibit. All necessary approvals shall be finalized prior to project commencement, and all disturbed land will be restored preconstruction conditions. Easements have been identified and will be finalized prior to commencement of construction.

The new sanitary lift station will be located on a 15.95-acre parcel owned by Ice Tong Land & Cattle Company LLC. The approximate 109,560-square foot lift station site will be secured by a 6-foot-tall chain link fence with fabric mesh. On-site structures include a 16-foot high odor control biotrickling filter structure, a below grade vault, a generator pad, a transformer pad, a 21-foot tall SCADA tower, and a 16-foot high lift station building. The applicant indicates that the lift station building will have an architectural façade with earth tones and materials consistent with the surrounding area. Four wall-mounted light fixtures are proposed on the lift station building. Other lighting for the facility may be required for safety and security purposes. All proposed lighting shall conform to the County's Lighting Standards.

The site is located within the Sedalia Rural Community as identified in Section 4 of the CMP. Goal 4-3C, support water and sewer improvements in the Sedalia Rural Community. Construction is planned to begin in the Spring of 2026, with completion by Spring of 2027.

III. CONTEXT

A. Background

The applicant has been working with Sedalia Water and Sanitation District and other stakeholders in the design process of this project. The applicant indicates that the improvements are necessary to provide a centralized collection system to be made available to residents and businesses in Sedalia. Having central sewer services along the Highway 85 corridor has been a long-term goal for the County.

B. Adjacent Land Uses and Zoning

The proposed lift station is bounded to the north by downtown Sedalia. The site is adjacent to other properties zoned Sedalia Community District, Sedalia Downtown District, Agricultural One, and Rural Residential. The following table reflects those zone districts and land uses surrounding the lift station.

Zoning and Land Use

Direction	Zoning	Land Use
North	Sedalia Community District	Residential, Commercial
South	Agricultural One	Residential
East	Sedalia Downtown District	Residential
West	Rural Residential	Residential, Ranching

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 lift station is proposed via a 15-foot-wide gravel access drive from Douglas Avenue.

C. Drainage and Erosion

The applicant is responsible for preparation of site-specific engineering plans, which include a GESC Plan and Report and Phase III Drainage Report.

D. Floodplain

The lift station improvements are not located within the floodplain. Approximately 2,670 linear feet of force main will be installed within the floodplain, however a Floodplain Development Permit will be required for the portions of force main located within the floodplain.

V. PROVISION OF SERVICES

A. Fire Protection

West Douglas County Fire Protection District (WMFPD) provides firefighting and emergency medical services to the project area. WMFPD reviewed the request and had no concerns about the project.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. At the writing of the staff report, no response had been received from the DCSO or the Office of Emergency Management.

C. Water and Sanitation

No additional water and sewer demands are generated by the proposed project.

D. Utilities

Area utility service providers were provided a referral on this application. AT&T noted no conflicts with AT&T infrastructure. Xcel Energy noted no concerns with the project. The comments were provided to the applicant. No other utility provider issued comments at the writing of the staff report.

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:

- Public Works Engineering:
 - GESC Plans and Report
 - Civil Construction Plans
 - Secondary Drainage Easement
 - Drainage Report
 - Operation & Maintenance Manual for the detention/water quality pond
 - Floodplain Development Permit
- Building and electrical permits
- CDPHE approval

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 referral agencies on December 15, 2025. Referral responses are due at the conclusion of the referral period on December 29, 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 evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has indicated that the proposed improvements are necessary to enable Sedalia's transition from individual septic systems to a centralized collection and treatment system. The applicant also indicates that the project will eliminate long-term groundwater contamination risks, supports economic growth, and enhances public health for a rural area reliant on aging septic infrastructure.

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. Proof that necessary easements, permits, and approvals from other entities and property owners have been obtained is also needed prior to construction of commencement.

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Applicant’s Narrative and Community Impact Report	7
Comprehensive Master Plan Land Use Reference Map	17
Zoning Map	18
Aerial Map.....	19
Initial Referral Agency Response Report	20
Referral Agency Response Letters	23
Location and Extent Plan Exhibit	33

LAND USE APPLICATION

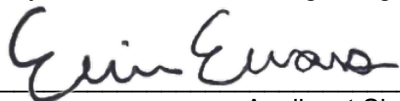
Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services. *NOTE: The Planning Commission or the Board of County Commissioners should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

OFFICE USE ONLY**PROJECT TITLE:** **Hier Exemption, 1st Amendment, Parcel A2****PROJECT NUMBER:** **LE2025-026****PROJECT TYPE:** Location and Extent (L&E)**MARKETING NAME:** Sewer Lift Station Project**PRESUBMITTAL REVIEW PROJECT NUMBER:** PS2025-082**PROJECT SITE:**Address: 4210 DOUGLAS AVE, SEDALIA, 80135State Parcel Number(s): 2353-144-00-032Subdivision/Block#/Lot# (if platted): PARCEL A2 HIER EXEMPTION 1ST AMD 15.93 AM/L**PROPERTY OWNER(S):**Name(s): Ice Tong Land & Cattle Company LLCAddress: 4210 DOUGLAS AVE , SEDALIA CO 80135Phone: 303-885-0600Email: polson@icetong.net

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

Name: Erin EvansAddress: 175 Kellogg Ct. Castle Rock, CO 80109Phone: 303-653-0449Email: eevans@crgov.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

8/29/25

Date

NOTE: This application is for a Castle Rock Water public improvements project. Land rights will be acquired from all landowners through a statutory acquisition process.

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Castle Rock Sedalia Lift Station & Force Main PDB

Douglas County Location & Extent Report



Prepared by:



188 Inverness Drive W.
Ste. 500
Englewood, CO 80112

November 2025

Garver Project No. 2401588



Engineer's Certification

I hereby certify that this Location and Extent Report for the Castle Rock Sedalia Lift Station & Force Main PDB was prepared by Garver under my direct supervision for SJ Louis Construction and the Town of Castle Rock.

Wesley Lozano, PE
State of Colorado PE License 65534

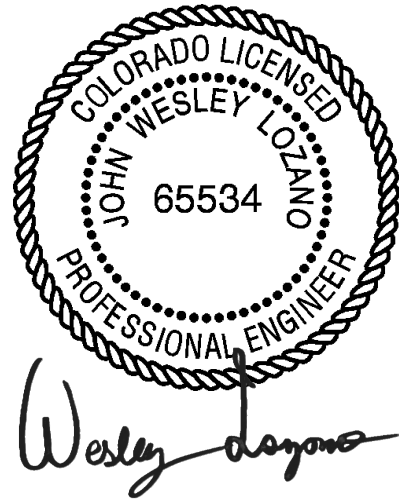




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1.1 Summary	4
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1.5 Economic and Social Benefits	9
1.6 Stakeholder Engagement	9
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List of Appendices

Appendix A	Location & Extent Exhibit
Appendix B	Phase 3 Drainage Report





1.0 Community Impact Assessment

1.1 Summary

The Town of Castle Rock, in partnership with the Town of Sedalia, is constructing a 1.2 MGD (expandable to 2.2 MGD) sanitary sewer lift station and approximately 5–6 miles of force main to enable Sedalia’s transition from individual septic systems to a centralized collection and treatment system. The project eliminates long-term groundwater contamination risks, supports economic growth, and enhances public health in a rural community currently reliant on aging septic infrastructure.

Construction is scheduled for Spring 2026 through Spring 2027 with a total budget of \$18.8 million (ARPA and Town of Castle Rock funds).

Key Findings:

- Minimal long-term community impact due to robust on-site odor control, architectural screening, and resilient design.
- Short-term construction impacts limited by trenchless crossings at Colorado Highway 67 (Manhart Ave), BNSF railroad, and East Plum Creek (HDD).
- Positive economic and environmental benefits include new development capacity and elimination of septic-related pollution.
- Stakeholder engagement has been proactive via biweekly design meetings, design workshops, and landowner coordination.

All mitigation measures comply with Douglas County Land Use Code, CDPHE Design Criteria, and CDOT standards.

1.2 Project Description

Component	Details
Lift Station Location	Private parcel southwest of Clay St & Douglas Ave, Sedalia, CO (~200 ft south of single-family homes; ~300 ft east of Sedalia Elementary School)
Capacity	Phase 1: 1.2 MGD; Phase 2 (future): 2.2 MGD
Force Main	~5–6 miles, 12–16 in. diameter, parallels existing DWSD water pipeline easement and CORE electric easement; discharges to Plum Creek Water Reclamation Authority in Castle Rock.
Key Crossings	<ul style="list-style-type: none">• Colorado Highway 67 (Manhart Ave) – Auger bore• BNSF Railroad – Auger bore• East Plum Creek – Horizontal Directional Drill (HDD)
Installation Method	Open-cut (majority); trenchless at sensitive crossings
Ancillary Features	Biotrickling filter odor control, 0.3 MG emergency overflow basin (>12 hr storage at buildout), backup generator, SCADA monitoring, stormwater retention pond
Aesthetics	Wet pit/dry pit with enclosed building; rural architectural treatment (stone/textured siding, low-profile roofline), perimeter security fencing with native landscaping buffer





Component	Details
Timeline & Cost	Construction: Spring 2026 – Spring 2027; \$18.8M (Funded through ARPA + Castle Rock Water)

1.3 Community Profile & Baseline Conditions

Attribute	Description
Population	Sedalia: ~258 residents; low-density rural residential
Land Use (1-mile radius)	Mix of Sedalia community/residential, agricultural/ranch, commercial (Sedalia Downtown), institutional (Sedalia Elementary), and mixed industrial. (Figure 1-1)
Sensitive Receptors	<ul style="list-style-type: none"> • Sedalia Elementary School: ~300 ft west • Single-family homes: ~200 ft north • No designated low-income or minority-concentrated blocks (per EPA EJScreen)
Environmental Setting	<ul style="list-style-type: none"> • Plum Creek corridor • Minor force main segments in 100-yr floodplain/RCZ (Figure 1-2) <ul style="list-style-type: none"> ○ ~400 ft open cut in 100-yr floodplain ○ ~2,270 ft open cut in RCZ • No mapped wetlands at lift station site
Current Issues	Documented septic failures in older Sedalia homes (Tri-County Health, 2018–2022); nitrate concerns in private wells



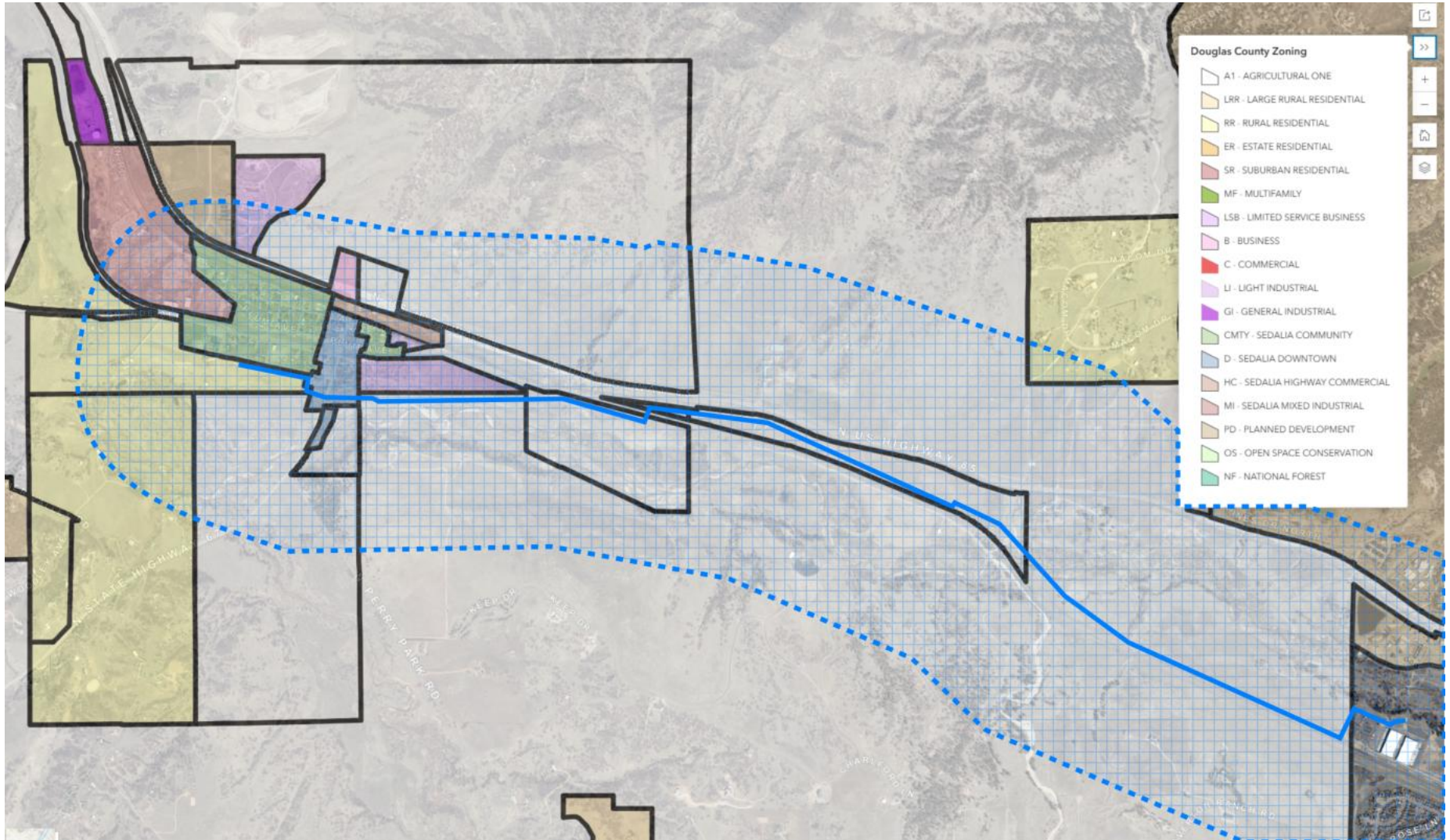


Figure 1-1: 1-Mile Radius Land Use



Figure 1-2: Open Cut Installation in 100-yr Floodplain (Cyan) and RCZ (Magenta)

1.4 Potential Impacts & Mitigation Measures

Impact Category	Construction Phase	Operational Phase	Mitigation & Design Features
Traffic & Access	<ul style="list-style-type: none"> Minor lane narrowing on Manhart Ave (CDOT) Local access maintained 	None	<ul style="list-style-type: none"> CDOT-approved Traffic Control Plan Flaggers, signage, advance notice of construction commencement No full closures
Air Quality & Dust	Fugitive dust from trenching and excavation	None	Water trucks
Odor	Negligible	Negligible	<ul style="list-style-type: none"> Sealed wet well, biotrickling filter (99% H₂S removal) SCADA alarms for odor control equipment failures
Visual & Aesthetics	Temporary equipment/storage	Permanent ~16 ft tall building	<ul style="list-style-type: none"> Architectural façade (earth tones, materials consistent with surrounding area) Security fencing
Environmental	<ul style="list-style-type: none"> Limited floodplain entry Plum Creek HDD 	Spill containment	<ul style="list-style-type: none"> HDD under Plum Creek (no in-stream work) Stormwater BMPs in accordance with Douglas County GESC requirements. Stormwater retention pond 0.3 MG sewer overflow basin
Property & Land Use	<ul style="list-style-type: none"> New sewer easements Temporary construction easements Douglas County Regional Trail surface easement 	None	<ul style="list-style-type: none"> Fair market compensation per appraisal Restoration to pre-construction grade/vegetation
Public Health & Safety	Worker and pedestrian risk	Spill risk (low)	<ul style="list-style-type: none"> OSHA-compliant safety plan SCADA alarms to Castle Rock operations 24/7 Redundant pumps + backup power generator Overflow containment basin

1.5 Economic and Social Benefits

The addition of a Lift Station in Sedalia provides the following public health and economic benefits:

- Enables construction of centralized collection system infrastructure to be made available to residents and businesses in Sedalia.
- Moving from septic to sewer eliminates health risks from septic leachate, protecting groundwater, wells, and Plum Creek.
- Supports new commercial and residential development.
- Supports property value with reliable utilities.

1.6 Stakeholder Engagement

Key stakeholders have been engaged throughout the course of this project to pursue an agreeable and compliant design:

- Recurring design meetings have included the following stakeholders:
 - key property owners
 - local businesses
 - local officials (Sedalia Water and Sewer, Town of Sedalia, Douglas County, Plum Creek Water Reclamation Authority, etc.)
 - Sedalia school district
 - CORE Electric
- Landowner Coordination: Direct negotiation with lift station parcel owner and all easement holders; draft agreements in review.
- Agency Coordination: CDPHE site location and design approval in progress, CDOT encroachment permit pending, and BNSF crossing agreement pending.



2.0 Traffic Impacts

This project is expected to have minor impact on public traffic patterns. The crossing of HWY67/Manhart Ave will be completed via trenchless methods so only minor traffic control will be required along shoulders and for utility identification. Construction ingress and egress will be controlled at designated locations. Traffic Control plans will be submitted to CDOT and Douglas County for approval prior to commencement of construction.



Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

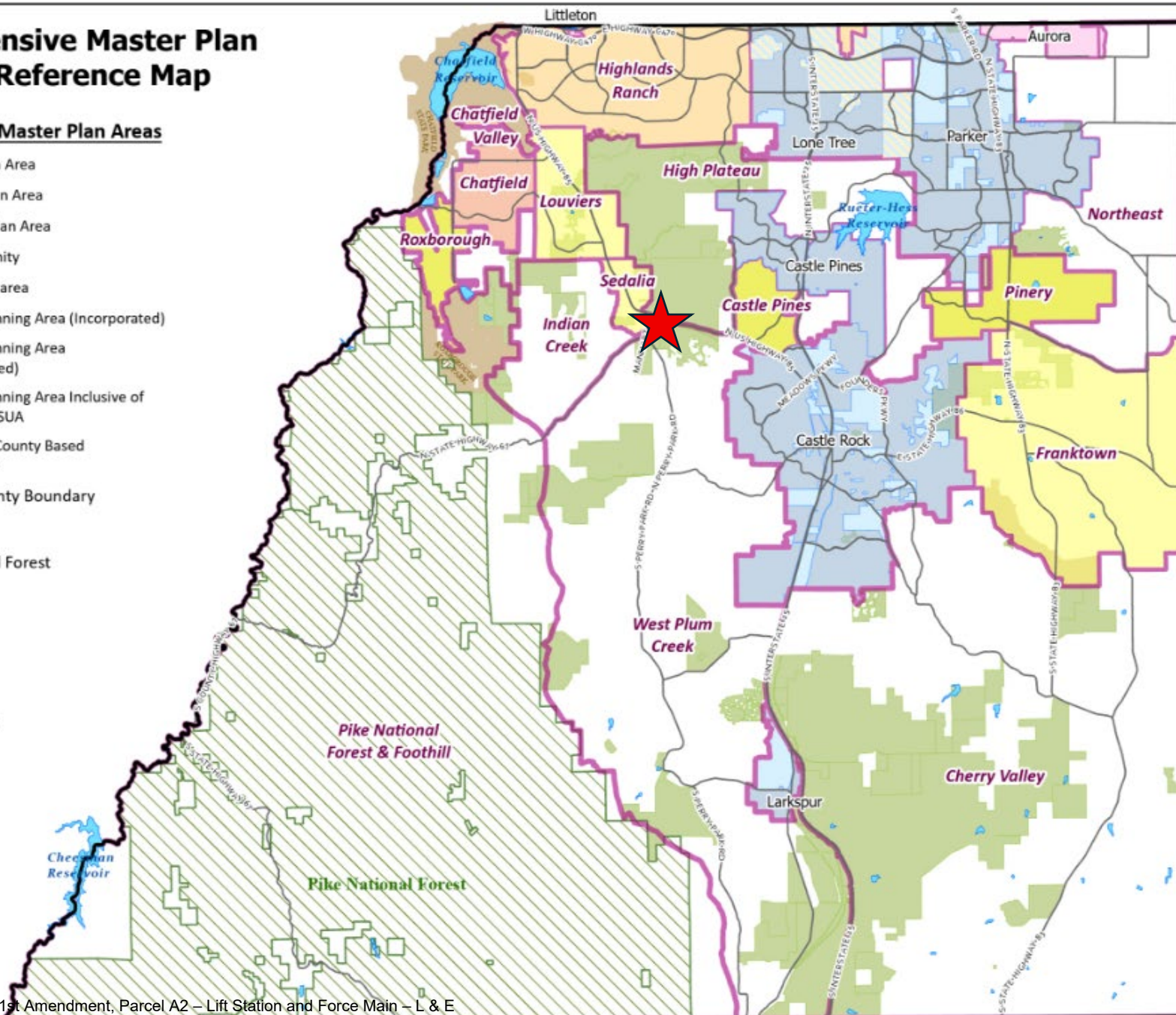
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

- Major Roads



Hier Exemption, 1st Amendment, Parcel A2 – Lift Station and Force Main – L & E

Project File: LE2023-020

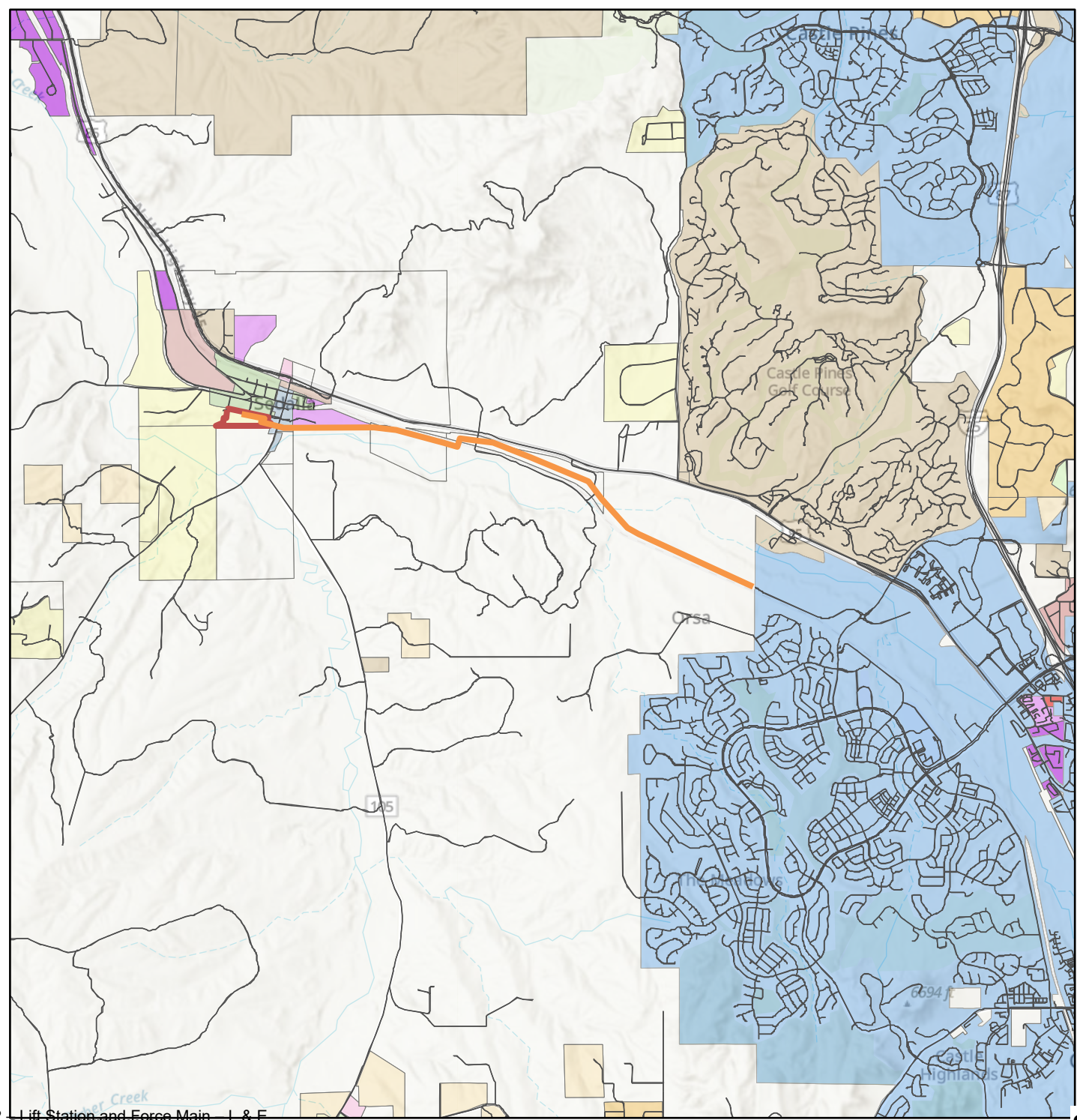
Planning Commission Staff Report - Page 17 of 42

Hier Exemption, 1st Amendment, Parcel A2

LE2025-026
Zoning Map



- LEGEND
- Roads
 - Major Roads
- ZONE DISTRICT
- | | |
|---------------------------------|---------------------------------|
| A1 - AGRICULTURAL ONE | A1 - AGRICULTURAL ONE |
| LRR - LARGE RURAL RESIDENTIAL | LRR - LARGE RURAL RESIDENTIAL |
| RR - RURAL RESIDENTIAL | RR - RURAL RESIDENTIAL |
| ER - ESTATE RESIDENTIAL | ER - ESTATE RESIDENTIAL |
| SR - SUBURBAN RESIDENTIAL | SR - SUBURBAN RESIDENTIAL |
| B - BUSINESS | B - BUSINESS |
| C - COMMERCIAL | C - COMMERCIAL |
| CTY | CTY |
| LI - LIGHT INDUSTRIAL | LI - LIGHT INDUSTRIAL |
| GI - GENERAL INDUSTRIAL | GI - GENERAL INDUSTRIAL |
| CMTY - SEDALIA COMMUNITY | CMTY - SEDALIA COMMUNITY |
| D - SEDALIA DOWNTOWN | D - SEDALIA DOWNTOWN |
| HC - SEDALIA HIGHWAY COMMERCIAL | HC - SEDALIA HIGHWAY COMMERCIAL |
| MI - SEDALIA MIXED INDUSTRIAL | MI - SEDALIA MIXED INDUSTRIAL |
| PD - PLANNED DEVELOPMENT | PD - PLANNED DEVELOPMENT |
| OS - OPEN SPACE CONSERVATION | OS - OPEN SPACE CONSERVATION |
- World_Hillshade



Hier Exemption, 1st Amendment, Parcel A2

LE2025-026
Aerial Map



LEGEND

- Roads
- Major Roads
- ▭ Parcels - PARCELS
- 1% annual chance of flood (100 year flood).
- 0.2% annual chance of flood (500 year flood).
- World_Hillshade
- Lift Station Site
- 12-inch Force Main



Initial Referral Agency Response Report**Page 1 of 3****Project Name:** Hier Exemption, 1st Amendment, Parcel A2**Project File #:** LE2025-026**Date Sent:** 12/15/2025**Date Due:** 12/29/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	12/16/2025	Verbatim Response: The proposed address is: 4282 DOULGAS AVENUE. 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 DCAaddressing@douglas.co.us or 303.660.7411 with questions.	Comments provided to applicant.
AT&T Long Distance - ROW	12/17/2025	Summary of Response: AT&T reviewed the request and there should be no conflicts with AT&T Long Lines.	No action required.
Building Services	12/22/2025	Verbatim Response: Permit is required for structure(s). Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.	Comments provided to applicant.
CDPHE	12/18/2025	Summary of Response: CDPHE Air Pollution Control Division provided comments related to APEN and Regulation No. 3, odor, land development, and VOC and Hazardous Air Pollutants Analysis for small wastewater projects.	Comments provided to applicant.
CenturyLink		No response received as of staff report preparation.	
Chatfield Watershed Authority		No response received as of staff report preparation.	
Colorado Department of Transportation CDOT-Region # 1	12/15/2025	Summary of Response: CDOT has no objection to the request. Any work that will take place in the State Highway will require a permit.	Comments provided to applicant.
Comcast		No response received as of staff report preparation.	
CORE Electric Cooperative		No response received as of staff report preparation.	
Dominion Water and Sanitation District		No response received as of staff report preparation.	

Initial Referral Agency Response Report**Page 2 of 3****Project Name:** Hier Exemption, 1st Amendment, Parcel A2**Project File #:** LE2025-026**Date Sent:** 12/15/2025**Date Due:** 12/29/2025

Agency	Date Received	Agency Response	Response Resolution
Douglas County Health Department		No response received as of staff report preparation.	
Douglas County Conservation District		No response received as of staff report preparation.	
Douglas County Parks and Trails		No response received as of staff report preparation.	
Douglas County School District RE 1		No response received as of staff report preparation.	
Douglas Land Conservancy		No response received as of staff report preparation.	
Elk Ridge Estates HOA		No response received as of staff report preparation.	
Engineering Services	12/19/2025	Summary of Response: Engineering provided comments related to the permits and approval required for the project. Please also show the limits of the 100-yr floodplain on the L & E exhibit.	Comments provided to applicant. All required permits and approvals will be obtained prior to project commencement. The applicant updated the L & E exhibit to show the limits of the floodplain.
Hockaday Heights HOA		No response received as of staff report preparation.	
Indian Creek Ranch Improvement Association		No response received as of staff report preparation.	
Mile High Flood District		No response received as of staff report preparation.	
Office of Emergency Management	12/18/2025	Verbatim Response: No comment.	No action required.
Open Space and Natural Resources		No response received as of staff report preparation.	
Plum Creek Water Reclamation Authority		No response received as of staff report preparation.	
Ranch at Coyote Ridge HOA		No response received as of staff report preparation.	
Sedalia Property Owners Coalition		No response received as of staff report preparation.	
Sedalia Water & Sanitation District	12/15/2025	Verbatim Response: SWSD is aware of this project and working with applicant on water use/location of water taps. Inclusion into the SWSD and associated fees will be required. Applicant shall facilitate meetings with SWSD to begin that process.	Comments provided to applicant.
Sheriff's Office		No response received as of staff report preparation.	

Initial Referral Agency Response Report**Page 3 of 3****Project Name:** Hier Exemption, 1st Amendment, Parcel A2**Project File #:** LE2025-026**Date Sent:** 12/15/2025**Date Due:** 12/29/2025

Agency	Date Received	Agency Response	Response Resolution
Sheriff's Office E911		No response received as of staff report preparation.	
Town of Castle Rock		No response received as of staff report preparation.	
West Douglas County FD	12/15/2025	Verbatim Response: We have carefully reviewed this proposal and have no concerns.	No action required.
Wildfire Mitigation		No response received as of staff report preparation.	
Xcel Energy-Right of Way & Permits	12/16/2025	Summary of Response: Xcel Energy does not have conflicts with the request.	Comments provided to applicant.

Eric Pavlinek

From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, December 17, 2025 1:06 PM
To: Eric Pavlinek
Cc: VOHS, LENNY (lv2121@att.com); LANA SCARLETT-ROWELL (ls1762@att.com); duanew cwc64.com; jt cwc64.com
Subject: Douglas Ave Sedalia, Colorado Douglas County eReferral #LE2025-026
Attachments: Douglas Ave Sedalia, Colorado.jpg

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hi Eric,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Douglas Ave Sedalia, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line/Core Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.

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

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

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

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Monday, December 15, 2025 7:34 AM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (LE2025-026) 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: LE2025-026

Project Title: Hier Exemption, 1st Amendment, Parcel A2 - Location and Extent

Project Summary: The applicant, Town of Castle Rock, requests approval of a Location and Extent (L & E) to construct a sewer lift station on property within Sedalia and construction of approximately 5 to 6 miles of force main to enable Sedalia's transition from individual septic systems to a centralized collection and treatment system.

This referral will close on Monday, December 29, 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)





COLORADO

Department of Public
Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

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

VIA EMAIL

RE: Douglas County eReferral (LE2025-026) Is Ready For Review

Dear Eric Pavlinek,

The Colorado Department of Public Health and Environment's Air Pollution Control Division (APCD or Division) received a request for an air quality administrative review concerning the proposed Sedalia lift station project as described in your correspondence dated December 15, 2025. The Division has reviewed the project letter and respectfully offers the following comments. Please note that the following Air Quality Control Commission (AQCC) regulations may not be inclusive of the regulations the proposed project will be subject to. It is the responsibility of the involved parties to determine what regulations they are subject to and follow them accordingly.

APEN and Regulation No. 3

We note that projects similar to this proposal have included the use of engines and/or generators. In Colorado, most businesses that are or will be emitting air pollutants above certain levels are required to report those emissions to the Division by completing an Air Pollutant Emissions Notice (APEN). This is a two in one form for reporting air emissions and to obtain an air permit, if a permit will be required. While only businesses that exceed the AQCC reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with the Colorado AQCC regulations, found here <https://cdphe.colorado.gov/aqcc-regulations>. APEN and permit reporting thresholds are provided at

<https://cdphe.colorado.gov/apens-and-air-permits/apen-and-permit-threshold-table>.

A permit may not be required if it meets the following criteria:¹

- Is a stationary internal combustion engine that is an emergency power generator that operates no more than 250 hrs/year; or
- Is a stationary internal combustion engine with uncontrolled actual emissions less than 5 tons per year for each individual criteria pollutant emitted; or
- Is a stationary internal combustion engine with manufacturer's site-rated horsepower of less than 50

For additional information on exemptions and permitting requirements, please visit <https://cdphe.colorado.gov/apens-and-air-permits/common-apen-or-air-permit-exemptions>.

¹ APEN or Permit Exemptions, CDPHE,

<https://cdphe.colorado.gov/apens-and-air-permits/common-apen-or-air-permit-exemptions>



VOC and Hazardous Air Pollutants (HAPS) Analysis for Small Wastewater Projects

An Air Pollutant Emissions Notice (APEN) for VOC and HAPS may be required depending on the existing and new throughput of your facility. Municipal wastewater projects may use the following chart to estimate VOC and HAPS emissions in order to determine if they are required to submit an APEN under Regulation Number 3.

Pollutant	Emission Factor Lb/MM gallon	Reporting Threshold
VOC	3.49414	1 ton/year OR 2 ton/year
Hexamine	0.41207	250 lbs/year
Perchloroethylene	0.00890	
Benzene	0.22873	
Toluene	0.00267	
Total Xylene	0.00267	
Ammonia	19.0000	

Odor

All businesses in Colorado are subject to AQCC Regulation Number 2 (Odor Emission) and a permit may be required for the installation of odor control equipment. Please refer to AQCC Number 2 for guidance on odor suppression actions. You may also view the complete regulatory language at <https://cdphe.colorado.gov/aqcc-regulations>.

Land Development

We also note that projects similar to this proposal often involve land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulated by the Division. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. It is important to note that even if a permit is not required, fugitive dust control measures including the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	
Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Please refer to the website <https://cdphe.colorado.gov/apens-and-air-permits> for information on land use APENs and permit forms. Click on “Land Development” to access the



land development specific APEN form. Please contact KC Houlden, Construction Permits Unit Supervisor, at 303-691-4092, kenneth.houlden@state.co.us if you have any specific questions about APENs and permit forms.

If you have any other questions or need additional information, please use the contact info listed above, or e-mail or call me directly. Thank you for contacting the Air Pollution Control Division about your project.

Sincerely,
Brendan Cicone
Air Quality and Transportation Planner
General SIP Unit
Air Pollution Control Division
Colorado Department of Public Health and Environment
303-691-4104 // brendan.cicone@state.co.us



From: Loeffler - CDOT, Steven
To: Eric Pavlinek
Subject: Re: Douglas County eReferral (LE2025-026) Is Ready For Review
Date: Monday, December 15, 2025 3:05:18 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Eric,

I have reviewed the referral for the Hier Exemption, 1st Amendment, Parcel A2 - Location and extent to construct a sewer lift station on property within Sedalia and construction of approximately 5 to 6 miles of force main to enable Sedalia's transition from septic systems to a centralized collection and treatment system and have no objections. If any work will take place in the State Highway a permit will be required. <https://sogov.my.site.com/portal/s/login?cc=302&startURL=%2Fportal%2Fs%2F>

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1



P 303.757.9891 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



On Mon, Dec 15, 2025 at 7:35 AM <epavlinek@douglas.co.us> wrote:

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__;!!PUG2raq7KiCZwBk!eml7fnsYkw!EQ2z7K5NnsJYjCaG0hDzckCY2dLqshP5ntb_JP8aUq1H0EI3jCsDjrsjZUcTHM5_VWpOFn43bwdRL75XFaw\\$](https://urldefense.com/v3/__https://apps.douglas.co.us/planning/projects/Login.aspx__;!!PUG2raq7KiCZwBk!eml7fnsYkw!EQ2z7K5NnsJYjCaG0hDzckCY2dLqshP5ntb_JP8aUq1H0EI3jCsDjrsjZUcTHM5_VWpOFn43bwdRL75XFaw$)

Project Number: LE2025-026

Project Title: Hier Exemption, 1st Amendment, Parcel A2 – Location and Extent

Project Summary: The applicant, Town of Castle Rock, requests approval of a Location and Extent (L & E) to construct a sewer lift station on property within Sedalia and construction of approximately 5 to 6 miles of force main to enable Sedalia's transition from individual septic systems to a centralized collection and treatment system.

This referral will close on Monday, December 29, 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)

December 19, 2025

Erin Evans
Authorized Representative
Town of Castle Rock
175 Kellogg Court
Castle Rock, CO 80109

DV 2025-607

Subject: Hier Exemption – 1st Amendment - Parcel A2 - Location & Extent

Dear Erin,

Plan Review Summary:

Submitted to Engineering - 12/15/25
Comments Sent Out - 12/18/25

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

Location & Extent Comments

Comment #1-Please show the limits of the 100-yr. floodplain on the location and extent exhibit.

Comment #2-Construction Access Permits may be required from the different entities.

Comment #3-The following items will need to be submitted for review and approval prior to permits being issued for the project:

- Construction Plans
- Drainage Report
- GESC Plans & Report
- Operation & Maintenance Manual for the proposed detention/water quality pond
- Secondary Drainage Easement will be required

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

Sincerely,



Chuck Smith
Development Review Engineer

cc: Erik Pavlinek, Project Planner

DV25607



Right of Way & Permits

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

December 16, 2025

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

Attn: Eric Pavlinek

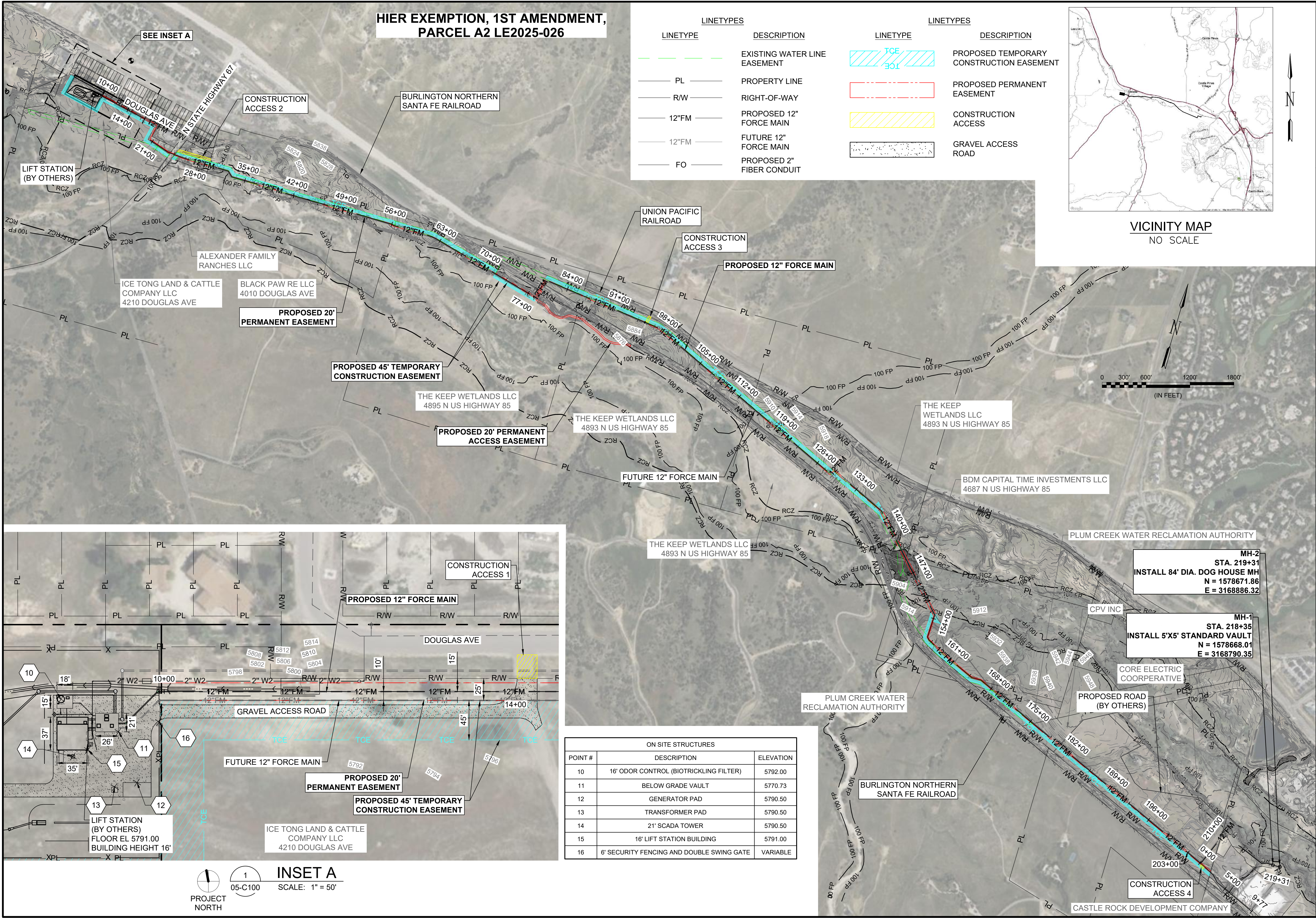
RE: Hier Exemption, 1st Amendment, Parcel A2, Case # LE2025-026

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for approval of a Location and Extent (L & E) to construct a sewer lift station on property within Sedalia. Based on this review, no specific concerns regarding the proposed project have been identified.

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

File: L:\2024\W25-2401588 - Castle Rock Sedalia LS and FM PDB\Drawings - Force Main\EXHIBITS\CRS-05-C100-Overall Exhibit.dwg Last Save: 12/19/2025 2:53 PM Last saved by: OGPeretz
Last plotted by: Perez, Osiel G. Plot Style: AECmon.ctb Plot Scale: 1:2,584.9 Plot Date: 12/19/2025 3:38 PM Plotter used: None



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REV	DATE	DESCRIPTION	BY

CASTLE ROCK WATER

CASTLE ROCK SEDALIA FORCE MAIN

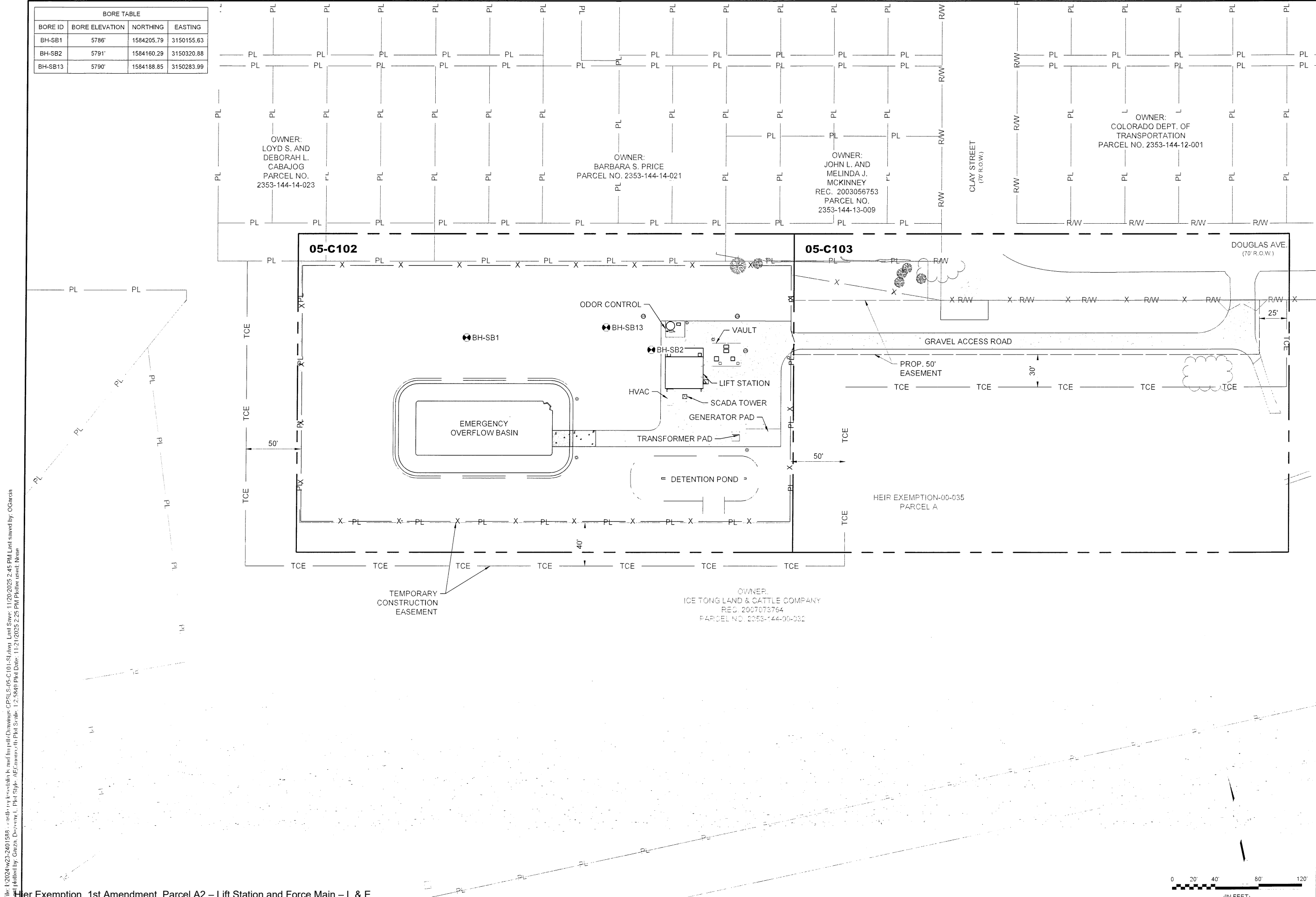
TOWN OF CASTLE ROCK

LOCATION AND EXTENT PLAN EXHIBIT


JOB NO.: 2401588
DATE: DEC. 2025
DESIGNED BY: PMB
DRAWN BY: UOP
CHECKED BY: PMB

DRAWING NUMBER

SHEET NUMBER **01**



BORE TABLE			
BORE ID	BORE ELEVATION	NORTHING	EASTING
BH-SB1	5786'	1584205.79	3150155.63
BH-SB2	5791'	1584160.29	3150320.88
BH-SB13	5790'	1584188.85	3150283.99





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REV	DATE	DESCRIPTION	BY



TOWN OF CASTLE ROCK

CASTLE ROCK SEDALIA
LIFT STATION

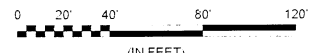
PROPOSED SITE
PLAN - OVERVIEW

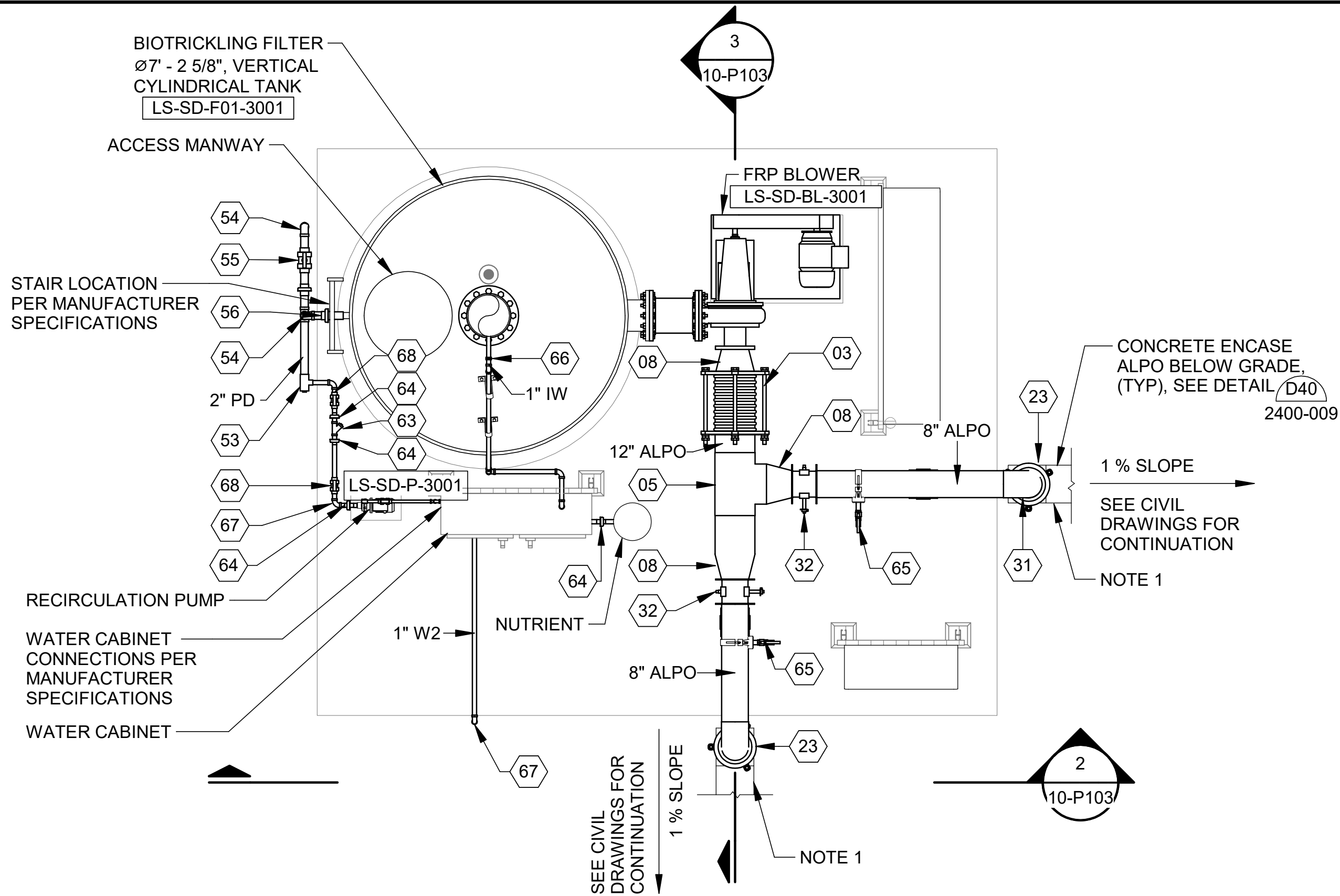
JOB NO. 2401588
DATE NOV. 2025
DESIGNED BY: CDG
DRAWN BY: OG
CHECKED BY: ME

IF NOT ONE NUMBER ON THE SHEET
SEAL AND SIGNATURE REQUIRED

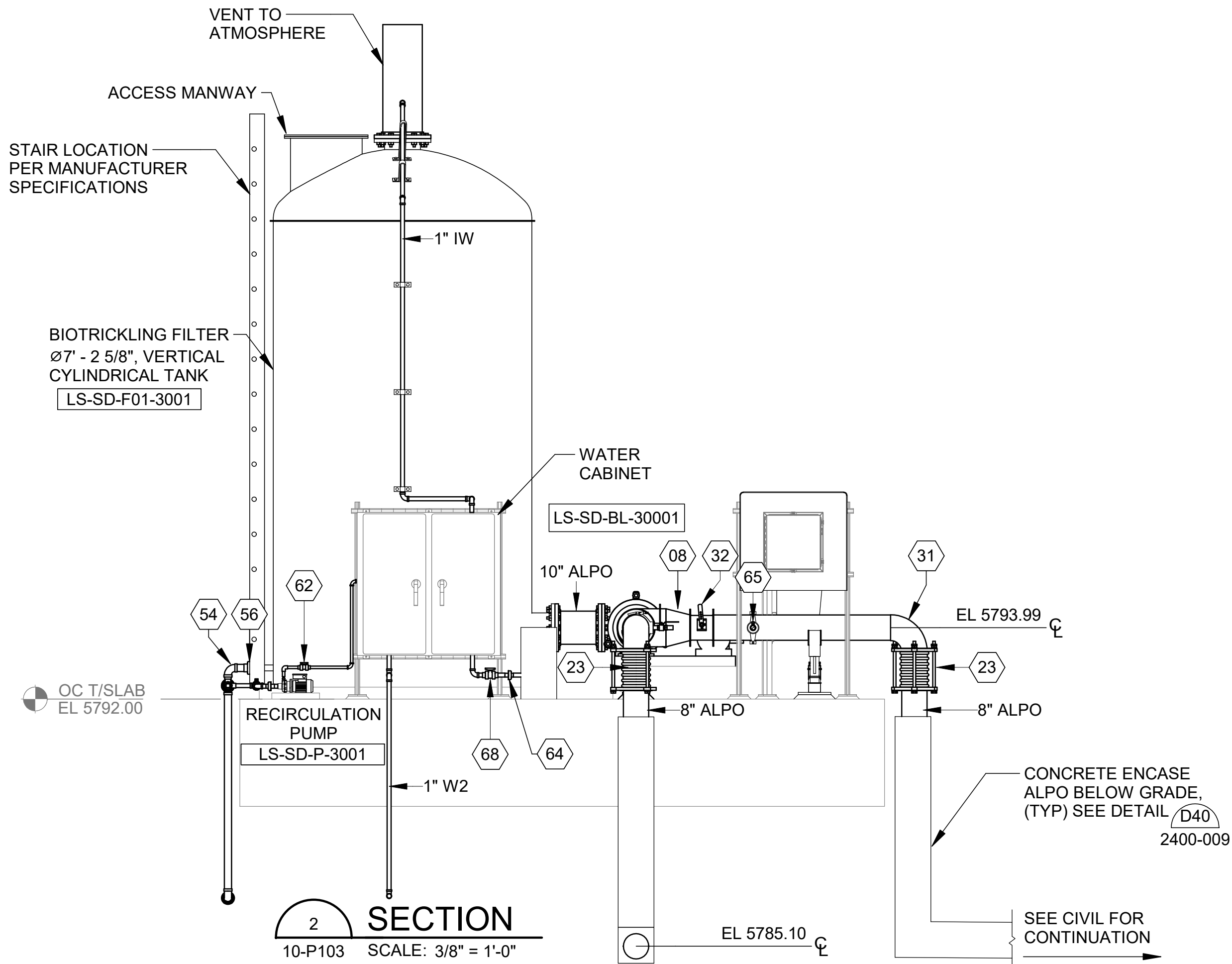
DRAWING NUMBER
05-C101

SHEET
NUMBER **031** 108





1 PLAN VIEW
SCALE: 3/8" = 1'-0"

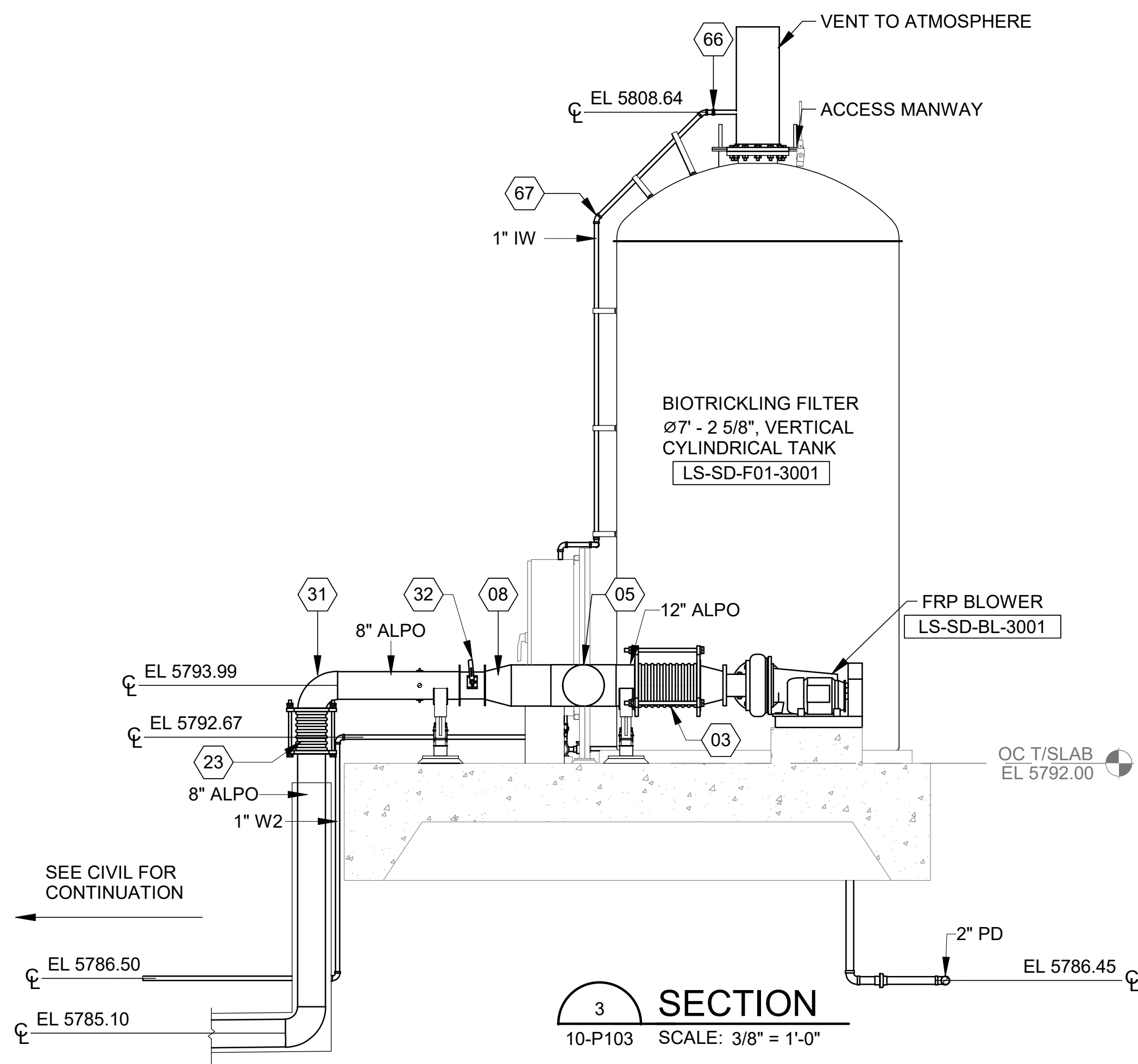


NOTES:

1. SLOPE ALPO PIPING 1% AWAY FROM ODOR CONTROL TO ALLOW CONDENSATE TO DRAIN TO THE VAULT AND WET WELL.

KEYNOTES

03	12" EXPANSION JOINT (FLG x FLG)
05	12" x 12" x 12" TEE (WLD x WLD x WLD)
08	12" x 8" REDUCER (WLD x WLD)
23	8" EXPANSION JOINT (FLG x FLG)
31	8" 90° BEND (WLD x WLD)
32	8" BALANCING DAMPER (FLG x FLG)
53	2" x 2" x 1" TEE (SOC x SOC x SOC)
54	2" 90° BEND (SOC x SOC)
55	2" BALL VALVE - V330 (SOC X SOC)
56	2" UNION (SOC x SOC)
62	1/2" BALL VALVE - V330 (SOC X SOC)
63	1" x 1" x 1" WYE TEE (SOC x SOC x SOC)
64	1" UNION (SOC x SOC)
65	1" BALL VALVE - V330 (THD X THD)
66	1" COUPLING (SOC x SOC)
67	1" 90° BEND (SOC x SOC)
68	1" BALL VALVE - V330 (SOC X SOC)



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REV	DATE	DESCRIPTION	BY



TOWN OF CASTLE ROCK

CASTLE ROCK SEDALIA
LIFT STATION

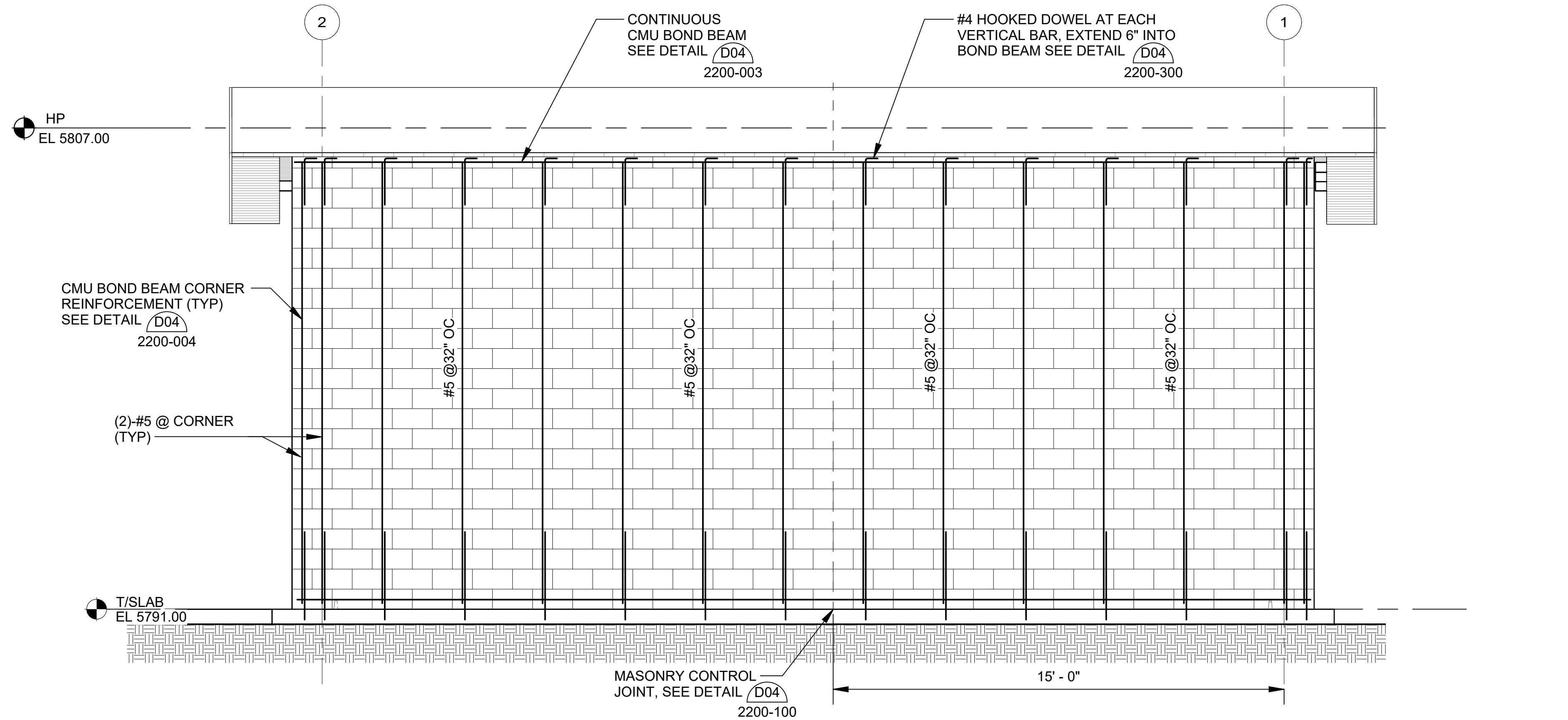
ODOR CONTROL
PLAN & SECTIONS

JOB NO.: 2401588
DATE: NOV. 2025
DESIGNED BY: FSR
DRAWN BY: MAR
CHECKED BY: WJL

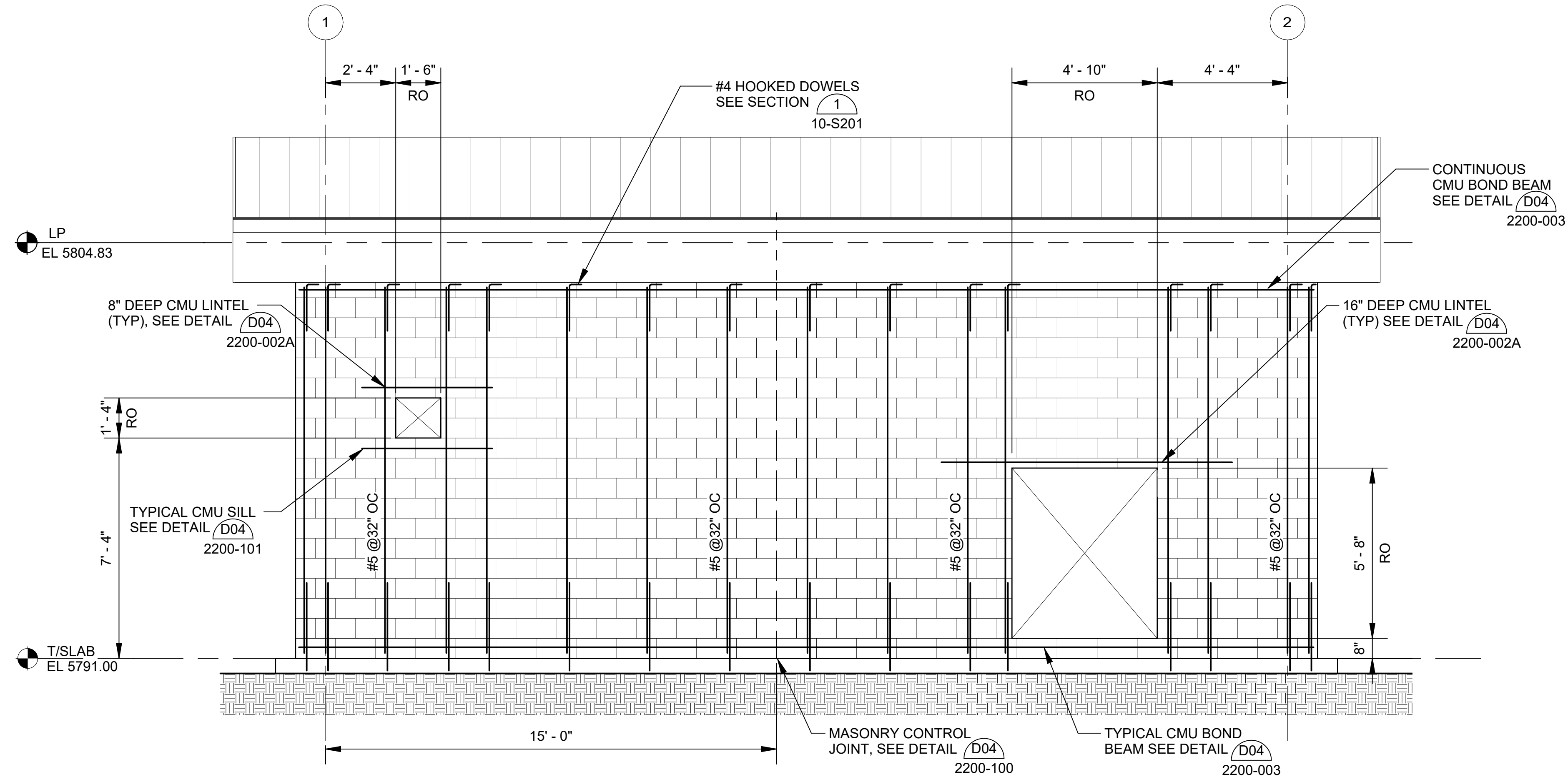
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IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
10-P103
SHEET
NUMBER **074**

Revit File: Autodeskt Docs//W23-2401588 - Castle Rock Sedalia LS and FM PDB/W23-2401588 - Castle Rock Sedalia LS.rvt
Plot Date: 11/21/2025 3:31:53 PM



ELEVATION
1
10-S102 SCALE: 3/8" = 1'-0"



ELEVATION
2
10-S102 SCALE: 3/8" = 1'-0"

NOTES:

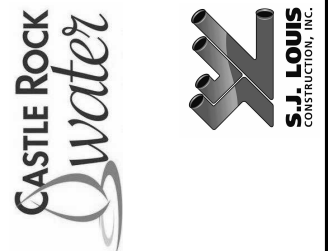
1. FOR GENERAL STRUCTURAL NOTES, SEE GENERAL DRAWINGS.
2. FOR FACILITY SITE COORDINATES AND GRADING, SEE CIVIL DRAWINGS.
3. COORDINATE WALL AND SLAB OPENINGS WITH OTHER DISCIPLINE DRAWINGS.
4. COORDINATE EQUIPMENT PAD DIMENSION AND LOCATION WITH OTHER DISCIPLINE DRAWINGS.



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REV	DATE	DESCRIPTION	BY



TOWN OF CASTLE ROCK
CASTLE ROCK SEDALIA
LIFT STATION

LIFT STATION
STRUCTURAL
ELEVATIONS 1

JOB NO.: 2401588
DATE: NOV. 2025
DESIGNED BY: JCN
DRAWN BY: RLF
CHECKED BY: JG

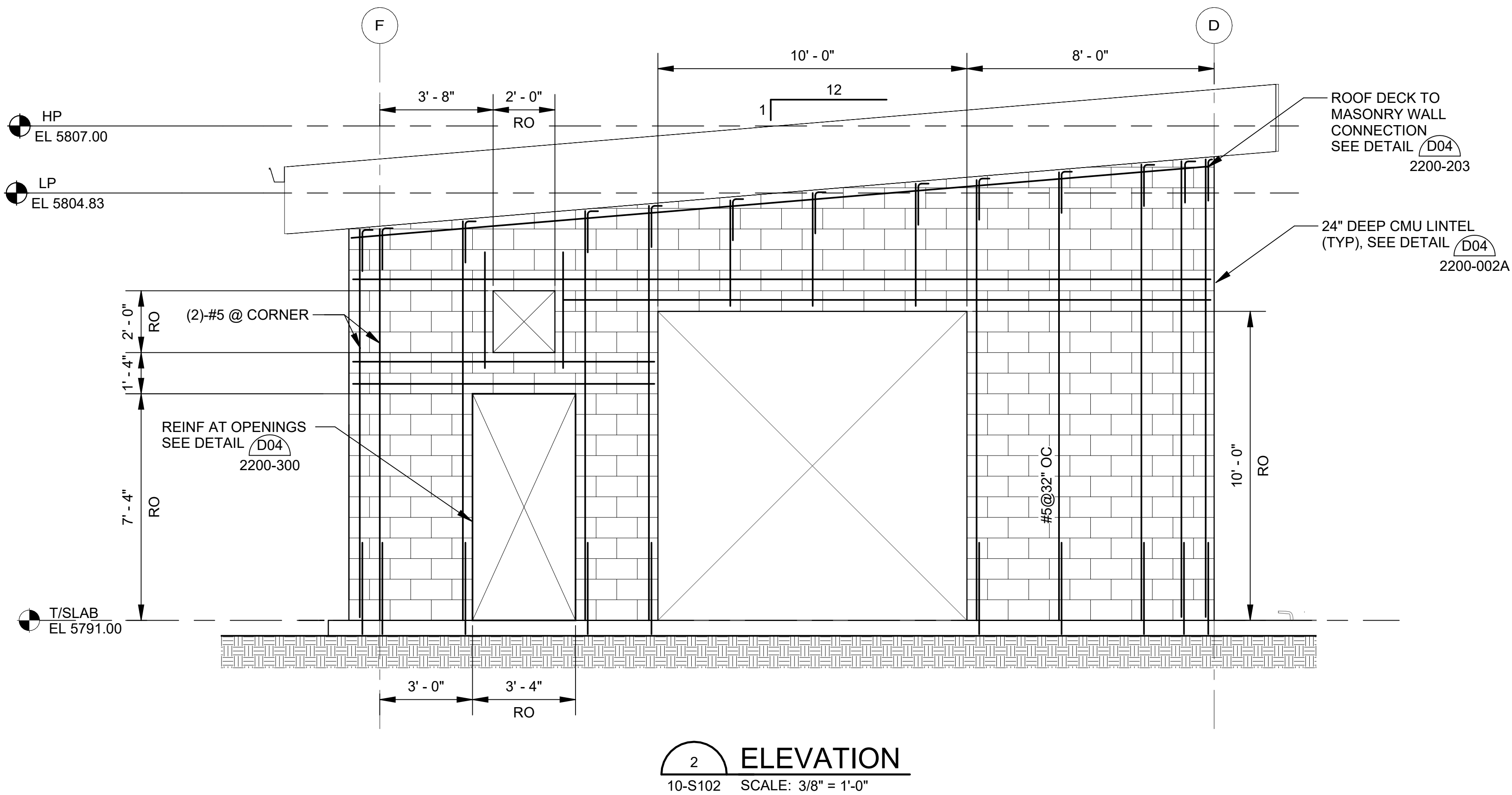
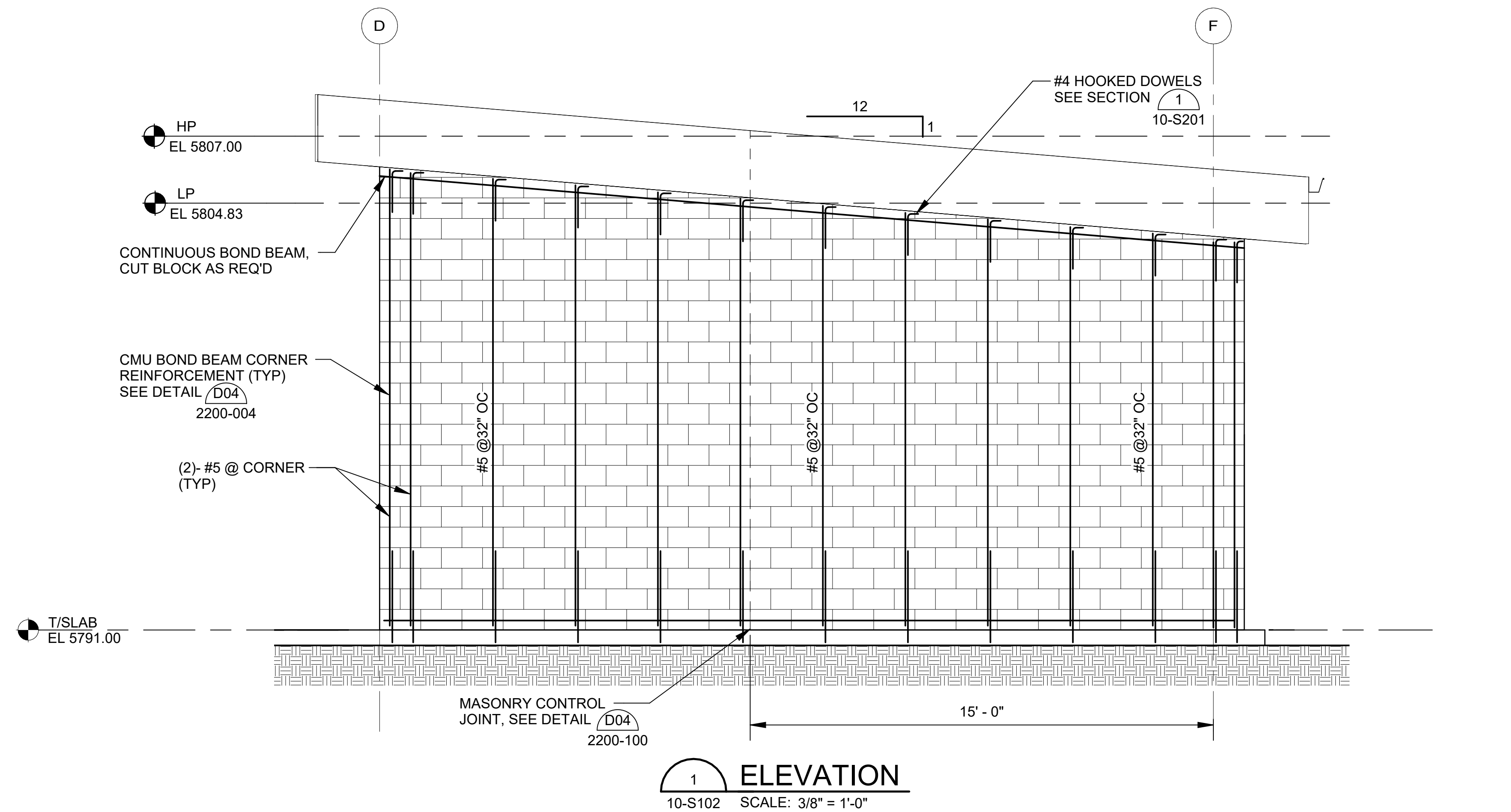
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0 1"
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DRAWING NUMBER

10-S201

SHEET NUMBER **057**

Revit File: Autodeskt Docs//W23-2401588 - Castle Rock Sedalia LS and FM PDB/W23-2401588 - Castle Rock Sedalia LS.rvt
Plot Date: 11/21/2025 3:31:54 PM



NOTES:

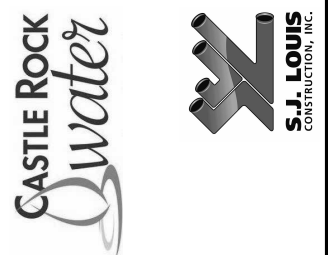
1. FOR GENERAL STRUCTURAL NOTES, SEE GENERAL DRAWINGS.
2. FOR FACILITY SITE COORDINATES AND GRADING, SEE CIVIL DRAWINGS.
3. COORDINATE WALL AND SLAB OPENINGS WITH OTHER DISCIPLINE DRAWINGS.
4. COORDINATE EQUIPMENT PAD DIMENSION AND LOCATION WITH OTHER DISCIPLINE DRAWINGS.



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REV	DATE	DESCRIPTION	BY



TOWN OF CASTLE ROCK
CASTLE ROCK SEDALIA
LIFT STATION

LIFT STATION
STRUCTURAL
ELEVATIONS 2

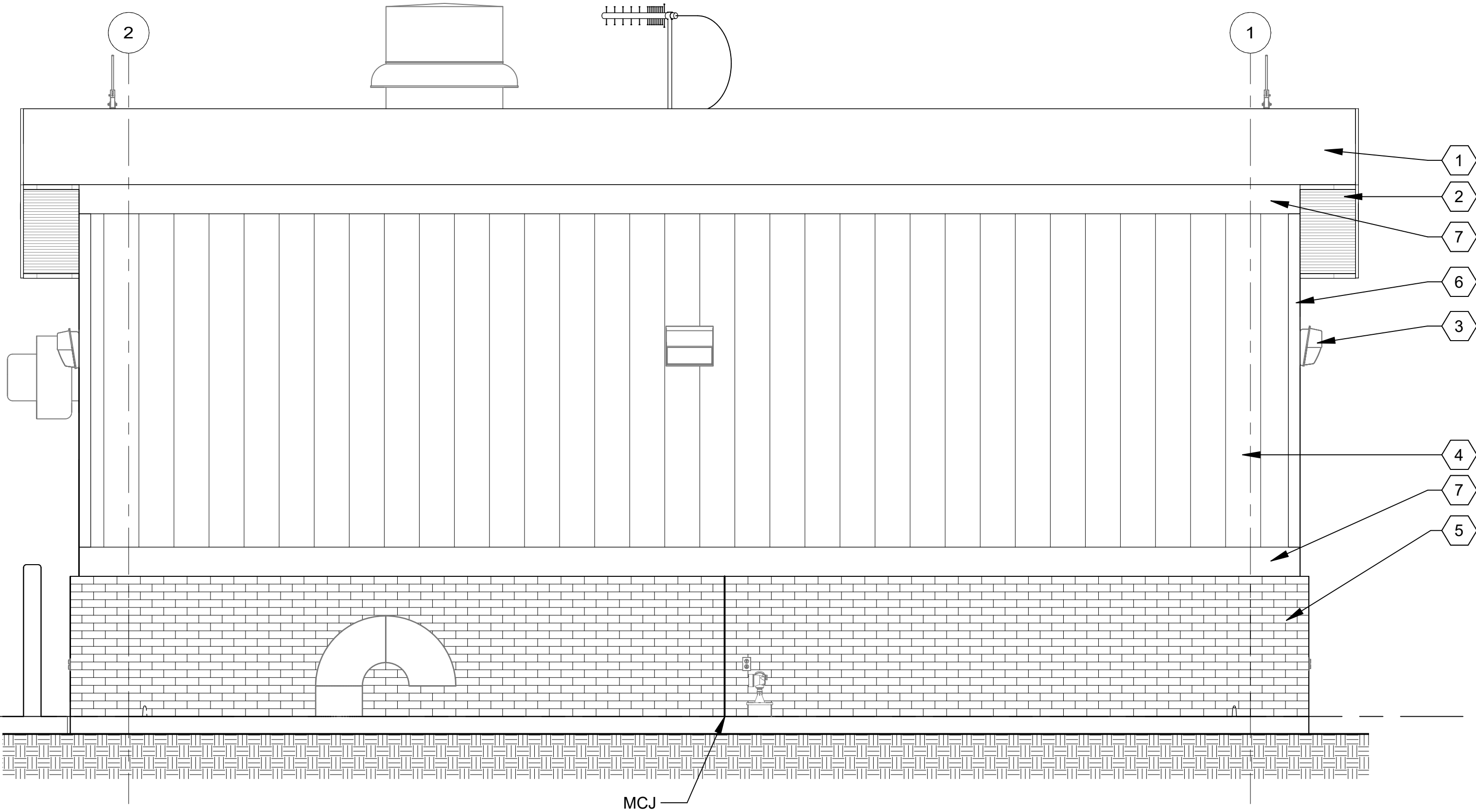
JOB NO.: 2401588
DATE: NOV. 2025
DESIGNED BY: JCN
DRAWN BY: RLF
CHECKED BY: JG

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

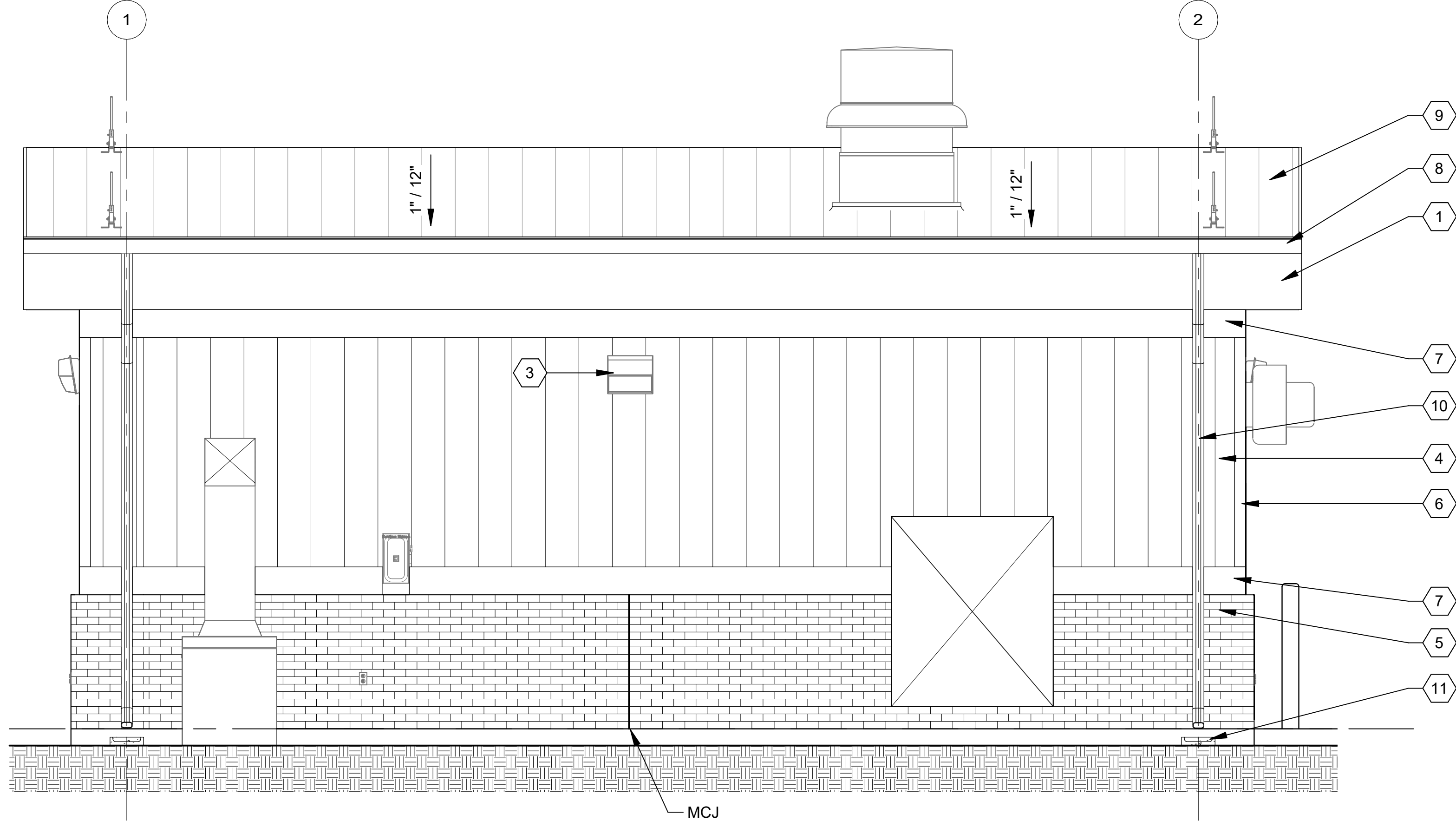
DRAWING NUMBER

10-S202

SHEET NUMBER 058



1
10-A101 ELEVATION
SCALE: 3/8" = 1'-0"



2
10-A101 ELEVATION
SCALE: 3/8" = 1'-0"

NOTES:

- 1. FOR GENERAL STRUCTURAL NOTES, SEE GENERAL DRAWINGS.
- 2. FOR FACILITY SITE COORDINATES AND GRADING, SEE CIVIL DRAWINGS.
- 3. COORDINATE WALL AND SLAB OPENINGS WITH OTHER DISCIPLINE DRAWINGS.
- 4. COORDINATE EQUIPMENT PAD DIMENSION AND LOCATION WITH OTHER DISCIPLINE DRAWINGS.

KEYNOTES

1	PREFINISHED METAL FASCIA
2	PREFINISHED METAL SOFFIT
3	WALL MOUNTED DOWNLIGHT
4	PREFINISHED METAL WALL PANEL
5	8" MODULAR BRICK VENEER
6	PREFINISHED METAL TRIM 1X4
7	PREFINISHED METAL TRIM 1X10
8	PREFINISHED METAL GUTTER
9	PREFINISHED METAL STANDING SEAM ROOF
10	PREFINISHED METAL DOWNSPOUT
11	PRECAST CONCRETE SPLASH BLOCKS

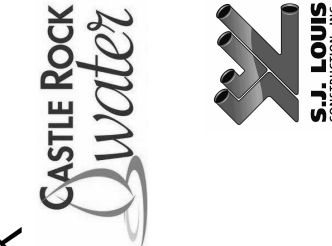


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REV	DATE	DESCRIPTION	BY



TOWN OF CASTLE ROCK
CASTLE ROCK SEDALIA
LIFT STATION

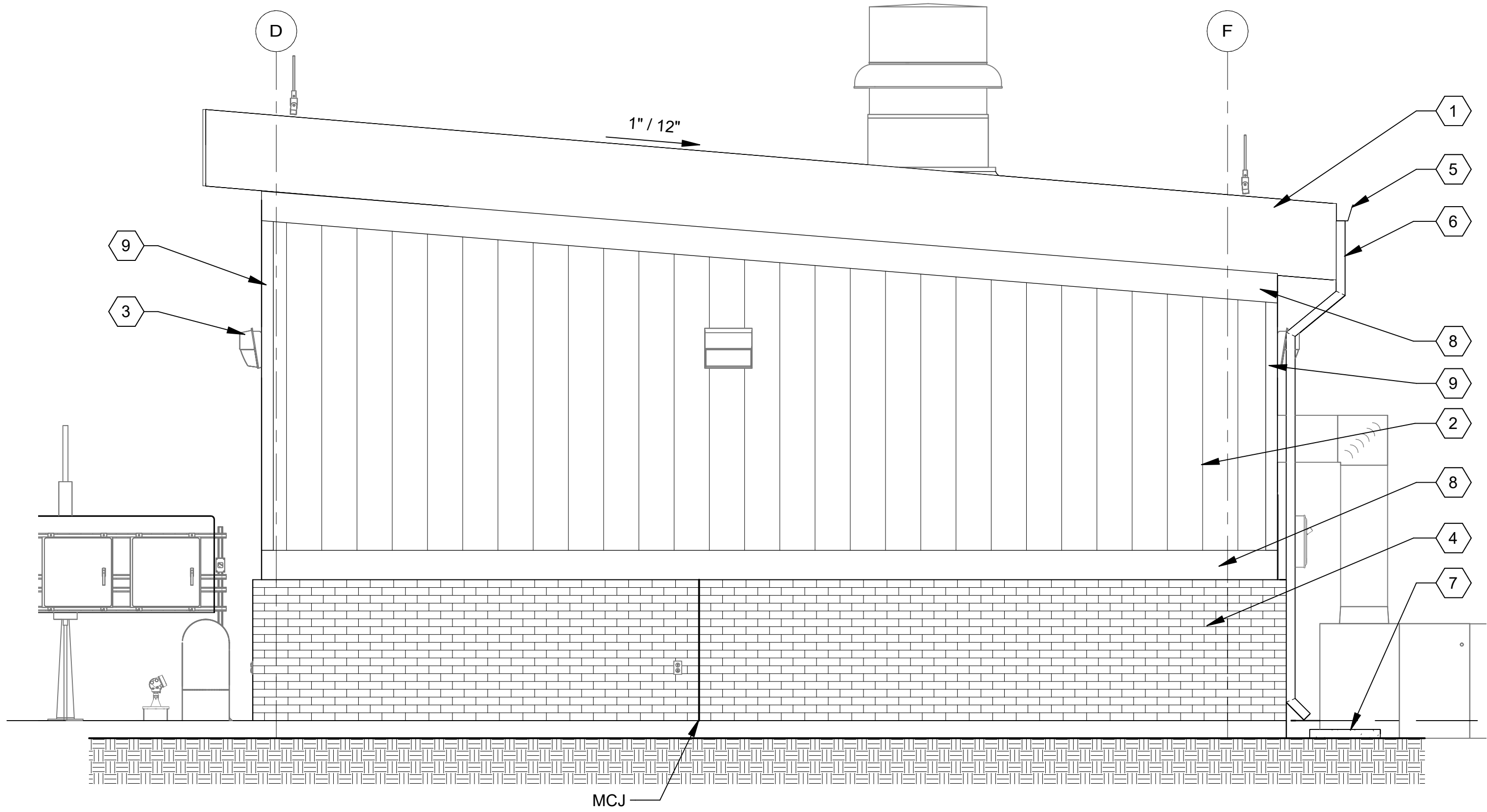
LIFT STATION
ELEVATIONS 1

JOB NO.: 2401588
DATE: NOV. 2025
DESIGNED BY: JCN
DRAWN BY: RLF
CHECKED BY: JG

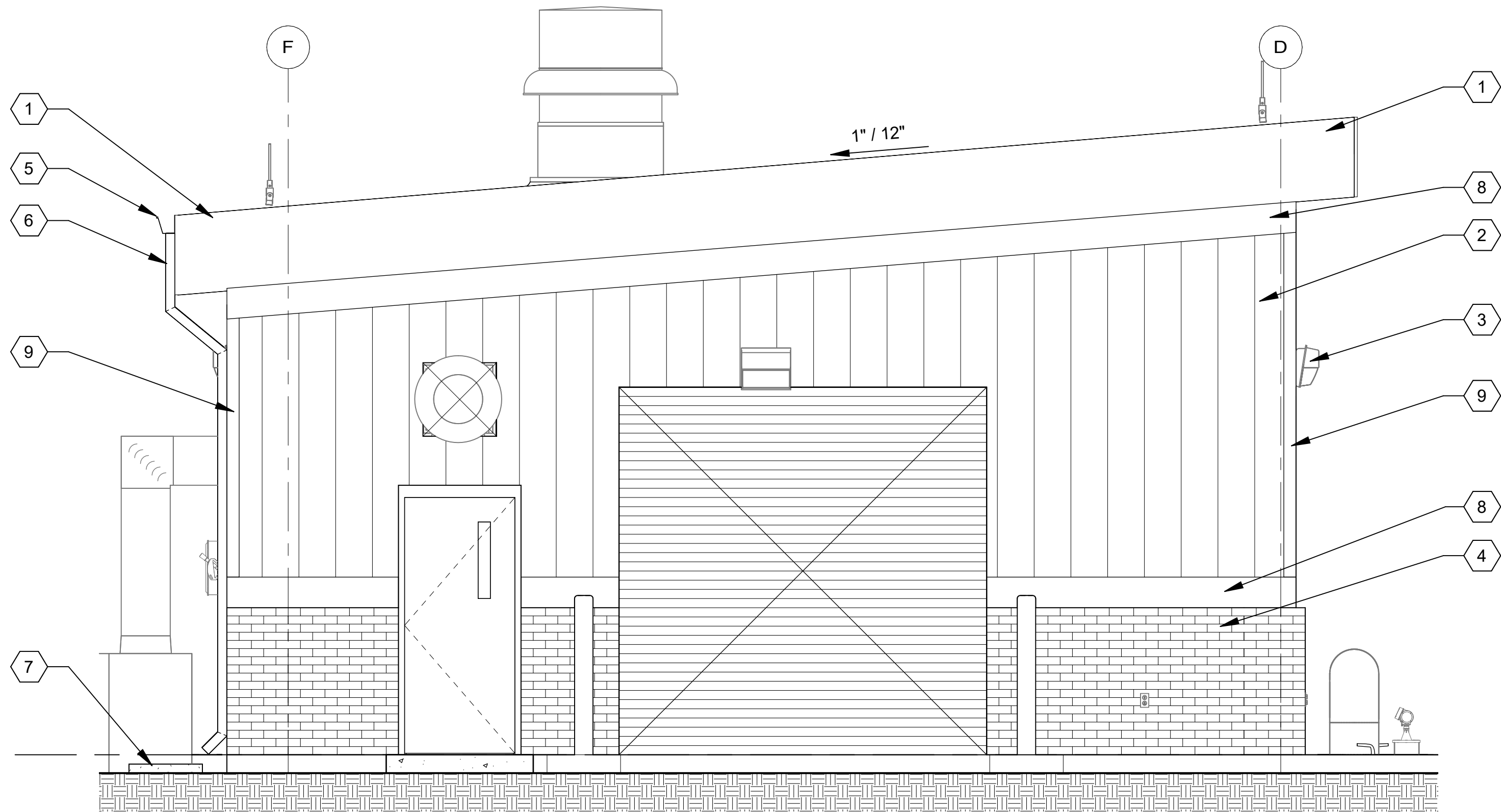
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
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DRAWING NUMBER
10-S203

SHEET NUMBER 059




1 ELEVATION
10-A101 SCALE: 3/8" = 1'-0"



2 ELEVATION
10-A101 SCALE: 3/8" = 1'-0"

- NOTES:
1. FOR GENERAL STRUCTURAL NOTES, SEE GENERAL DRAWINGS.
 2. FOR FACILITY SITE COORDINATES AND GRADING, SEE CIVIL DRAWINGS.
 3. COORDINATE WALL AND SLAB OPENINGS WITH OTHER DISCIPLINE DRAWINGS.
 4. COORDINATE EQUIPMENT PAD DIMENSION AND LOCATION WITH OTHER DISCIPLINE DRAWINGS.

KEYNOTES	
1	PREFINISHED METAL FASCIA
2	PREFINISHED METAL WALL PANEL
3	WALL MOUNTED DOWNLIGHT
4	8" MODULAR BRICK VENEER
5	PREFINISHED METAL GUTTER
6	PREFINISHED METAL DOWNSPOUT
7	PRECAST CONCRETE SPLASH BLOCKS
8	PREFINISHED METAL TRIM 1X10
9	PREFINISHED METAL TRIM 1X4



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REV	DATE	DESCRIPTION	BY

TOWN OF CASTLE ROCK

CASTLE ROCK SEDALIA LIFT STATION

LIFT STATION ELEVATIONS 2

JOB NO.: 2401588
DATE: NOV. 2025
DESIGNED BY: JCN
DRAWN BY: RLF
CHECKED BY: JG

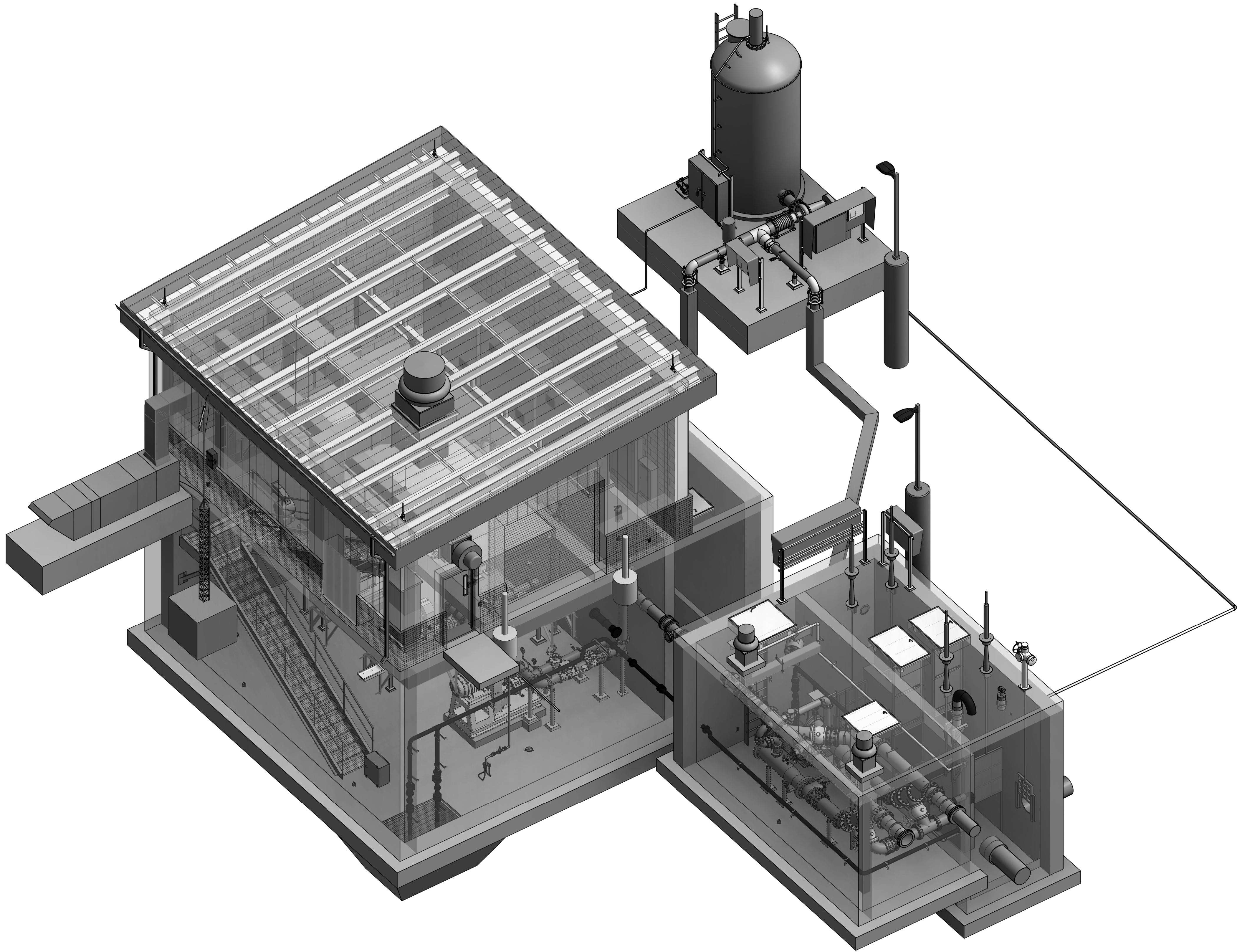
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0 1"

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DRAWING NUMBER
10-S204

SHEET NUMBER
060

Revit File: AutodesK Docs\\W23-2401588 - Castle Rock Sedalia LS.rvt
Plot Date: 11/21/2025 11:53:35 AM



1 ISOMETRIC
10-P904 SCALE: NOT TO SCALE



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REV	DATE	DESCRIPTION	BY



TOWN OF CASTLE ROCK
CASTLE ROCK SEDALIA
LIFT STATION

LIFT STATION
ISOMETRIC 4

JOB NO.: 2401588
DATE: NOV. 2025
DESIGNED BY: FSR
DRAWN BY: MAR
CHECKED BY: W.JL

BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
10-P904
SHEET
NUMBER **084**

File: L:\2024\W25-240-588 - Castle Rock Sedalia LS and FM PDB\Drawings\CRS_90-E102.dwg, Last Saved: 11/21/2025 12:36 AM Last saved by: RGGarcia
Last plotted by: Garcia, Rogelio G., Plot Style: AECmono.ctb Plot Date: 11/21/2025 12:49 AM Plotter used: None

KEYNOTES	
1	INTEGRAL DISCONNECT SWITCH.




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REV	DATE	DESCRIPTION	BY

CASTLE ROCK
Sedalia
water



S&L
S&L, LOUISIANA
CONSULTANTS

TOWN OF CASTLE ROCK

CASTLE ROCK SEDALIA
LIFT STATION

ELECTRICAL SCHEDULES

JOB NO.: 2401588
DATE: NOV. 2025
DESIGNED BY: ECO
DRAWN BY: RGG
CHECKED BY: ECO

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
90-E103

SHEET NUMBER
110

VOLTS <u>120/240</u> Φ <u>1</u> W <u>3</u>																PANELBOARD <u>LS-SD-LP-1001</u>		(KVA) <u>12.5</u> PH A	MIN AIC <u>18KA</u>
SECONDARY MAIN <u>175A 100% RATED</u>																LOCATION: <u>LIFT STATION BUILDING</u>			
SOURCE <u>LS-SD-TX-1001</u> CIRC. SPACES <u>42</u>																FEEDER AMPS <u>156A</u>		<u>11.5</u> PH C	
MOUNT <u>SURFACE</u>																TOTAL AMPS <u>100A</u>		<u>24.0</u> TOTAL	NEMA 3R SS
LOAD DESCRIPTION	LOAD (VA)		LTG	REC	COND	GAUGE	CIR	BKR	A	C	BKR	CIR	GAUGE	COND	REC	LTG	LOAD (VA)		LOAD DESCRIPTION
	Φ A	Φ B															Φ A	Φ B	
LIFT STATION BLDG UPPER LEVEL LIGHTING	306	-	6		1"	#12	1	20/1P			20/1P	2	#10	1"			240	-	SCADA CONTROL PANEL (LS-SD-CP-1001)
LIFT STATION BLDG LOWER LEVEL LIGHTING	-	153	3		1"	#12	3	20/1P			20/1P	4	#12	1"			-	233	EXHAUSTS FAN NO.3 (LS-SD-FAN-1001)
EXIT LIGHTING	4	-	1		1"	#12	5	20/1P			20/1P	6	#12	1"	4		720	-	LIFT STATION OUTDOOR REC
LIFT STATION BLDG OUTDOOR LIGHTING	-	60	4		1"	#12	7	20/1P			20/1P	8	#12	1"	1		-	180	ODOR CONTROL REC
LIFT STATION BLDG REC UPPER LEVEL	900	-		5	1"	#12	9	20/1P			20/1P	10					300	-	LS-SD-GEN-1001 BATTERY CHARGER
LIFT STATION BLDG REC LOWER LEVEL	-	720		4	1"	#12	11	20/1P			20/1P	12	#12	1"		2	-	102	OCU & SITE LIGHTING
LS-SD-GEN-1001 CRANKCASE HEATER	500	-			1"	#12	13	30/1P			20/1P	14	#12	1"	1	1	231	-	LS-SD-GEN-1001 LIGHTING AND REC
LOWER VAULT REC	-	360		2	1"	#12	15	20/1P			20/1P	16	#12	1"	1	1	-	231	GATE ENTRANCE LIGHTING & REC
LOWER VAULT LIGHTING	236	-	4		1"	#12	17	20/1P			30A/2P	18	#12	1"			1920	-	SUMP PUMP CONTROL PANEL (LS-SD-CP-1004)
SUMP PUMP CONTROL PANEL (LS-SD-CP-1003)	-	1920			1"	#12	19					20					-	1920	
	1920	-					21	30A/2P				22	#10	1"			3000	-	LS-SD-GEN-1001 WATER JACKET HEATER
BASIN LIGHTING & REC	-	564	4	2	1"	#12	23	20/1P				24					-	3000	
HEAT TRACING	75	-			1"	#12	25	20/1P			20A/1P	26	#12	1"			35	-	LOWER SMOKE DETECTOR
LS-SD-GEN-1001 FUEL OIL HEATER	-	2000			1"	#12	27	30/1P			20A/1P	28	#12	1"			-	10	FLOW METER (LS-SD-FIT-1001)
LS-SD-GEN-1001 ALT SPACE HEATER	500	-			1"	#12	29	20/1P			20A/1P	30	#12	1"			1656	-	RECIRCULATION PUMP (LS-SD-P-3001)
UPPER SMOKE DETECTOR	-	35			1"	#12	31	20/1P			-	32							SPACE
SPACE							33	-			-	34							SPACE
SPACE							35	-			-	36							SPACE
SPACE							37	-			-	38							SPACE
SPACE							39	-			-	40							SPACE
SPACE							41	-			-	42							SPACE

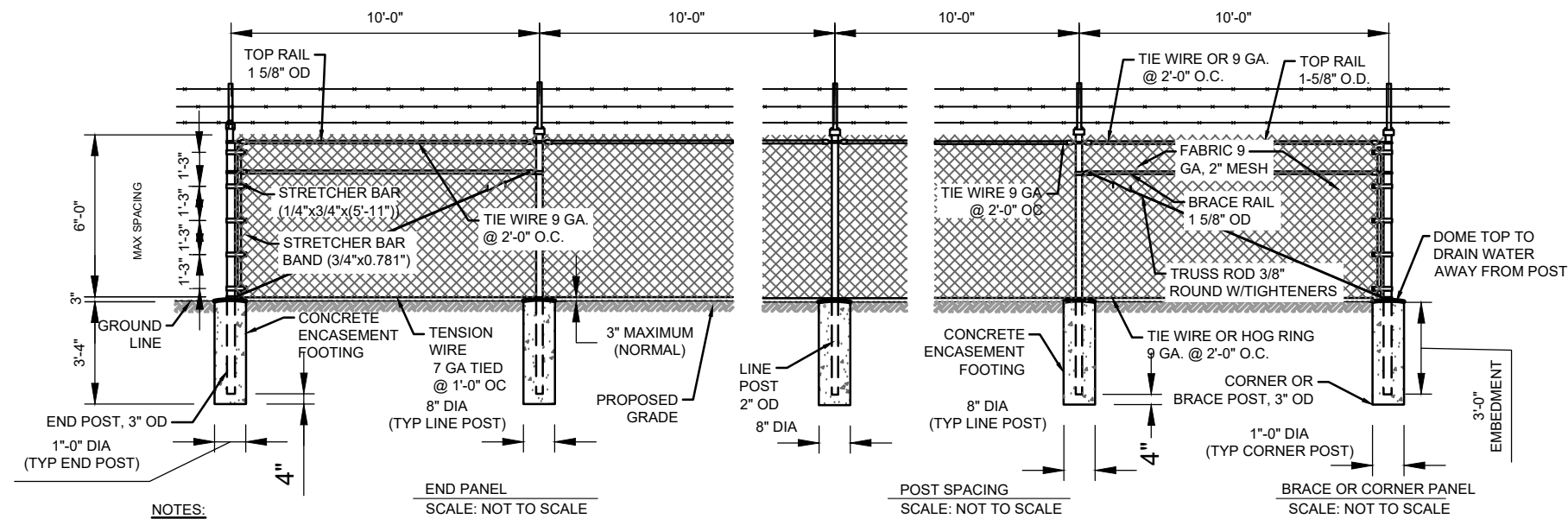
1
90-E103

PANEL SCHEDULE
SCALE: NONE

LIGHT FIXTURE SCHEDULE									
MARK	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS	SIZE	VA	VOLTAGE	MOUNTING	MOUNTING HEIGHT
A	LITHONIA	FEM L48 8000LM IMAFL MD MVOLT 40K 80CRI	INDUSTRIAL LINEAR LED WET LOCATIONS	LED	52" X 7" X 4"	51	120V	PENDANT	AS NOTED ON PLANS
AE	LITHONIA	FEM L48 8000LM IMAFL MD MVOLT 40K 80CRI E10WMC	INDUSTRIAL LINEAR LED WET LOCATIONS WITH BATTERY BACKUP	LED	52" X 7" X 4"	51	120V	PENDANT	AS NOTED ON PLANS
C	LITHONIA	DSX1 LED P1 40K 80CRI TFTM MVOLT SPA PIR SPD20KV	SITE AREA POLE MOUNTED LIGHT, WITH SURGE PROTECTION AND PHOTOCCELL	LED	32"L x 15"W x 7"D	51	120V	POLE	12' AFF
WE	LITHONIA	WDGE2 LED P2 40K 80CRI VW MVOLT SRM E20WC PE	WALL PACK WITH BATTERY BACKUP	LED	15" X 11" X 9"	15	MULTI	WALL	10' AFF
X	LITHONIA	ECRG HO SQ M6	EXIT COMBO	LED	19" X 9"	4	MULTI	WALL	ABOVE DOORWAY

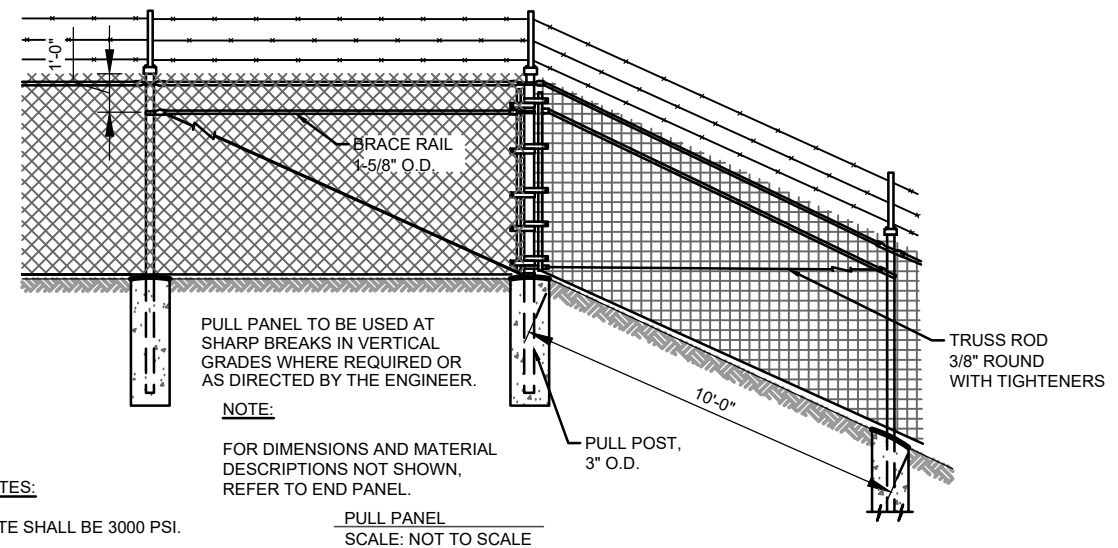
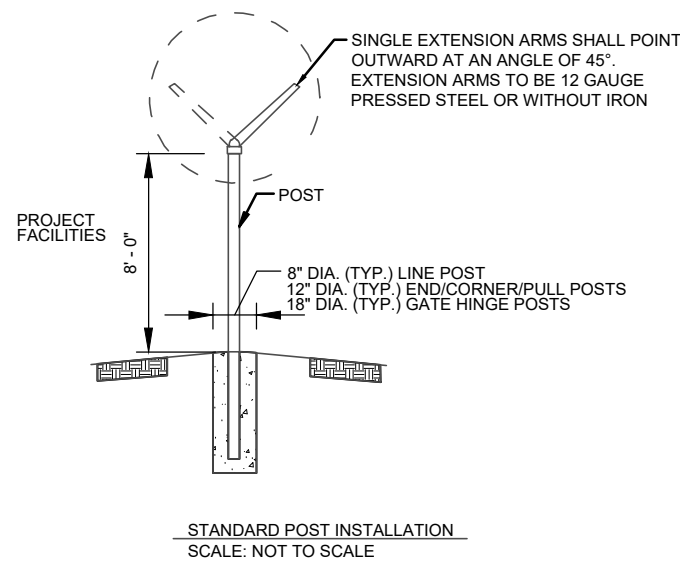
1
90-E103

LIGHT FIXTURE SCHEDULE
SCALE: NONE



NOTE:

BRACE PANEL SHALL BE PLACED A MAXIMUM OF 400 FEET CENTER TO CENTER FROM END, CORNER, OR BRACE POSTS. ANY BREAKS IN HORIZONTAL ALIGNMENT OF MORE THAN 30 DEGREES SHALL BE CONSIDERED A CORNER.



GENERAL NOTES:

- CONCRETE SHALL BE 3000 PSI.

TOWN OF CASTLE ROCK
CASTLE ROCK, COLORADO
CASTLE ROCK SEDALIA LIFT
STATION

REV	DATE	DESCRIPTION	BY
TYPICAL FENCE DETAIL			
DIVISION D32			SECTION - DETAIL NO. 3113-001
DATE: 11/06/2025			



MEETING DATE: January 5, 2026

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

DESCRIPTION: 7440 North US Highway 85 - Range Metro District Infrastructure Project -
Location and Extent - Project File: LE2025-027.

SUMMARY: The request is for approval of a Location and Extent application for the
construction of two water pump stations, a water storage tank, and associated
infrastructure including water pipelines internal to the Range Planned
Development.

**STAFF
ASSESSMENT:** Staff evaluated the application in accordance with Section 32 of the Douglas
County Zoning Resolution. 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	12/24/2025
Samantha Hutchison - FYI	Notified - FYI	12/24/2025

ATTACHMENTS:

Staff Report - LE2025-027

Location and Extent Staff Report

Date: December 23, 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: **7440 North US Highway 85 – Range Metro District Infrastructure Project – Location and Extent**

Project File: LE2025-027

Planning Commission Hearing:

January 5, 2026 @ 6:00 p.m.

I. EXECUTIVE SUMMARY

Range Metropolitan District (RMD) requests approval of a Location and Extent (L&E) for two proposed water pump stations, a water storage tank, and associated infrastructure necessary to provide water service to residential lots within the Range Planned Development. The project is located on the east side of the intersection of US Highway 85 and Airport Road and will connect to off-site water infrastructure recently approved as part of a separate Location and Extent application.

The property is within the Louviers Rural Community as identified by the 2040 Comprehensive Master Plan.

II. APPLICATION INFORMATION

A. Applicant

Range Metropolitan District Nos. 1-3
2154 E. Commons Ave, Suite 2000
Centennial, CO 80122

B. Applicant's Representative

Bryan Horan
8678 Concord Center Drive, Suite 200
Englewood, CO 80112

C. Request

The applicant requests approval of an L&E for the construction of two water pump stations, a water storage tank, and associated infrastructure include water pipelines internal to the Range PD.

D. Location

The project is located within the Range Planned Development east of the intersection of US Highway 85 and Airport Road. The attached vicinity map, zoning map, and aerial map highlight site location and existing conditions.

E. Project Description

RMD proposes to construct two pump stations, a water tank, and associated infrastructure to provide the Range Planned Development with water utility service.

The lower pump station will be located along the north entrance road, approximately 1,000 feet east of US Highway 85. This pump station will include an approximately 20-foot by 17-foot building that will contain boost pumps to send water to the upper pump station. The upper pump station will be located in the southeast corner of the Range Filing 1 subdivision, approximately 2,900 feet east of US Highway 85. The upper pump station will include fire boost pumps within a 35-foot by 17-foot building. An emergency diesel generator will be located outside of the pump house to provide power in emergencies.

The water tank will be located near the upper pump station, approximately 37 feet from the eastern property line. The tank is proposed to be above ground and will measure 63 feet in diameter and 24 feet in height. The DCZR requires water storage tanks to be buried “unless this requirement is waived by the Director due to geological/topographical conditions that would prevent burial.” In this case, as the project is a Location and Extent request, the Planning Commission would consider the overall tank design as part of its review of the L & E. In the project narrative, the applicants explained that the water tank must be above ground to ensure optimal performance and long-term reliability. They stated that a below-grade installation would reduce the elevation advantage needed for adequate pressure and would require larger pumps. They also stated that a below-grade tank would complicate inspections and maintenance.

The applicant anticipates construction to begin following approval of the Range Filing 1 final plat which is currently under review by County staff.

III. CONTEXT

A. Background

The proposed infrastructure is for the Range PD which was approved by the Board of County Commissioners (BCC) in 2021 for 550 residential units on 399 acres. The PD requires central water and sewer services. A preliminary plan for the 550 units was approved by the BCC in May of 2025. A condition of approval of the preliminary plan was “Prior to approval of the first final plat, Location and Extent applications shall be approved for water and sewer infrastructure improvements necessary to serve the Range.” On December 15, 2025, the Planning Commission approved a Location and

Extent application for off-site utilities. This submittal is for additional on-site utilities to serve the Range.

B. Adjacent Land Uses and Zoning

Adjacent lands include residential, agricultural, industrial, and Highlands Ranch Backcountry.

Zoning and Land Use

	Zoning	Land Use
North	Rural Residential and Highlands Ranch PD	Residential Tract and Highlands Ranch Backcountry
South	Agricultural One	Vacant
East	Highlands Ranch PD	Highlands Ranch Backcountry
West	Agricultural One and General Industrial	Agricultural and Industrial

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The Range property generally slopes upwards towards the southeast corner of the property. A final plat is under review to develop the property for residential development.

B. Access

The lower pump house will be connected to a roadway within the Range Filing 1 via an driveway connection. The upper pump house and water storage tank will be connected to a trail with a roadway connection within Range Filing 1 via a driveway.

C. Drainage and Erosion

The applicant provided a Phase III Drainage Report for review. Engineering had not yet responded to the referral request at the writing of this staff report. Approval of any necessary plans and permits including GESC and construction plans will be required prior to commencement of construction.

D. Floodplain

There is 100-year floodplain on a portion of the northern half of the Range property. The proposed improvements are south of the floodplain.

V. PROVISION OF SERVICES

A. Schools

This is an infrastructure project and does not directly impact school services. The Range Planned Development will continue to be evaluated for school impacts through the subdivision process.

B. Fire Protection

South Metro Fire Rescue (SMFR) provides fire and emergency services to the site. At the writing of this staff report, a response had not been received from SMFR. The applicant will be required to obtain any approvals or permits necessary from SMFR prior to commencement of construction.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) will provide police protection to the site. The Office of Emergency Management responded to the referral request with no comment. At the writing of this staff report, responses had not been received from E911 or DCSO.

D. Water and Sanitation

The purpose of this project is to provide water services to the Range Planned Development.

E. Utilities

Area utility providers were provided a referral on this application. At the writing of this staff report, no utility provider issued comments on the application.

F. 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:

- Engineering: Construction Drawings approval, GESC report and plans approval, approval of any other necessary plans and permits.
- Building Division: Building permits.
- South Metro Fire Department: Any necessary permits.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in progress were sent to adjacent property owners. At the preparation of the staff report, no members of the public had responded to courtesy notices. Any comments received will be provided prior to the hearing. Referral responses were sent to required referral agencies on December 16, 2025. Referral responses are due at the conclusion of the referral period on December 30, 2025, or prior to the Planning Commission Hearing.

Referral agency responses received to date are attached to the staff report for reference. The Highlands Ranch Community Association (HRCA) noted concerns with the appearance of an above-ground water storage tank near the Backcountry Wilderness Area. HRCA requested that the tank be constructed below grade and that sound mitigation be required for generators.

VII. STAFF ASSESSMENT

Staff evaluated the application in accordance with Section 32 of the DCZR. 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.

<u>ATTACHMENTS</u>	<u>PAGE</u>
Douglas County Land Use Application	6
Applicant's Narrative	8
Comprehensive Master Plan Map	12
Zoning Map	13
Aerial Map.....	14
Referral Agency Response Report	15
Referral Response Letters	18
Location and Extent Exhibit	25

LAND USE APPLICATION

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

OFFICE USE ONLY

PROJECT TITLE: _____

PROJECT NUMBER: **LE2025-027**

PROJECT TYPE: _____

MARKETING NAME: _____

PRESUBMITTAL REVIEW PROJECT NUMBER: _____

PROJECT SITE:

Address: _____

State Parcel Number(s): _____

Subdivision/Block#/Lot# (if platted): _____

PROPERTY OWNER(S):

Name(s): _____

Address: _____

Phone: _____

Email: _____

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

Name: _____

Address: _____

Phone: _____

Email: _____

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

Date

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.



TECHNICAL MEMORANDUM

DOUGLAS COUNTY LOCATION AND EXTENT REPORT

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

Prepared for:
Douglas County

Prepared by:
RICK Engineering

On Behalf of:
Range Metropolitan District

RICK Job No. 2215
December 2025





December 3, 2025

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

RE: Range Metropolitan District Range Planned Development Water Supply System

Dear Douglas County Planning Service Division:

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

Construction

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

Location & Appearance

The proposed lower water pump station will be situated approximately 1,000 feet east of the intersection of US 85 and Airport Road, located off the north entrance road. The building will measure approximately 20 feet in width by 17 feet in length. This will house the boost pumps which will send water through approximately 3,700 feet of feed line pipe to the upper pump station. The upper pump station and the associated water tank will be in the southeast corner of the Range Filing 1 clustered homes, approximately 2,900 feet east of US-85 and adjacent to the east property line. The pump house measures approximately 35 feet wide by 17 feet long and will contain the fire boost pumps. An emergency diesel generator will be just outside of the pump house and will provide power to the fire boost pumps in the event of an emergency. The water tank measures 60 feet in diameter and 20 feet in height. Both buildings will utilize fully cut-off exterior lighting to ensure illumination remains contained on-site, preventing light spillover onto adjacent properties. The buildings and the water tank will be finished in natural, subdued tones and screened with native trees to blend with the surrounding environment and enhance visual compatibility with nearby residences.

The water tank is being installed above ground to ensure optimal system performance and long-term reliability. Because the site is located on a hill above the adjacent housing development, burying the tank would significantly reduce the natural elevation advantage needed to achieve adequate pressure and would require a substantially larger fire pump to meet emergency flow standards. An underground installation would also complicate routine inspections and maintenance, limiting access to valves, fittings, and structural components and increasing the potential for undetected leaks or corrosion. While cost is a consideration, the primary drivers for an above-ground configuration are improved operational efficiency, better fire-response capability, and enhanced accessibility for safe maintenance over the life of the system.

Conformance with Douglas County Master Plan

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

Stormwater

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

Noise Control

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

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

Traffic

Traffic associated with the pump houses is expected to be minimal and limited to periodic operational needs. The Range Metro District will make infrequent site visits for routine inspections, repairs, and landscape maintenance, resulting in only occasional vehicle access to the facilities. Due to the low frequency and short duration of these visits, traffic impacts on nearby residents are anticipated to be negligible and will not alter normal neighborhood traffic patterns or adversely affect residents' quality of life. The Range TIA has been included for reference purposes.

Paving Design

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

Anticipated Process Timing

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

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

Respectfully,

Troy Bales
tbales@rickengineering.com

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

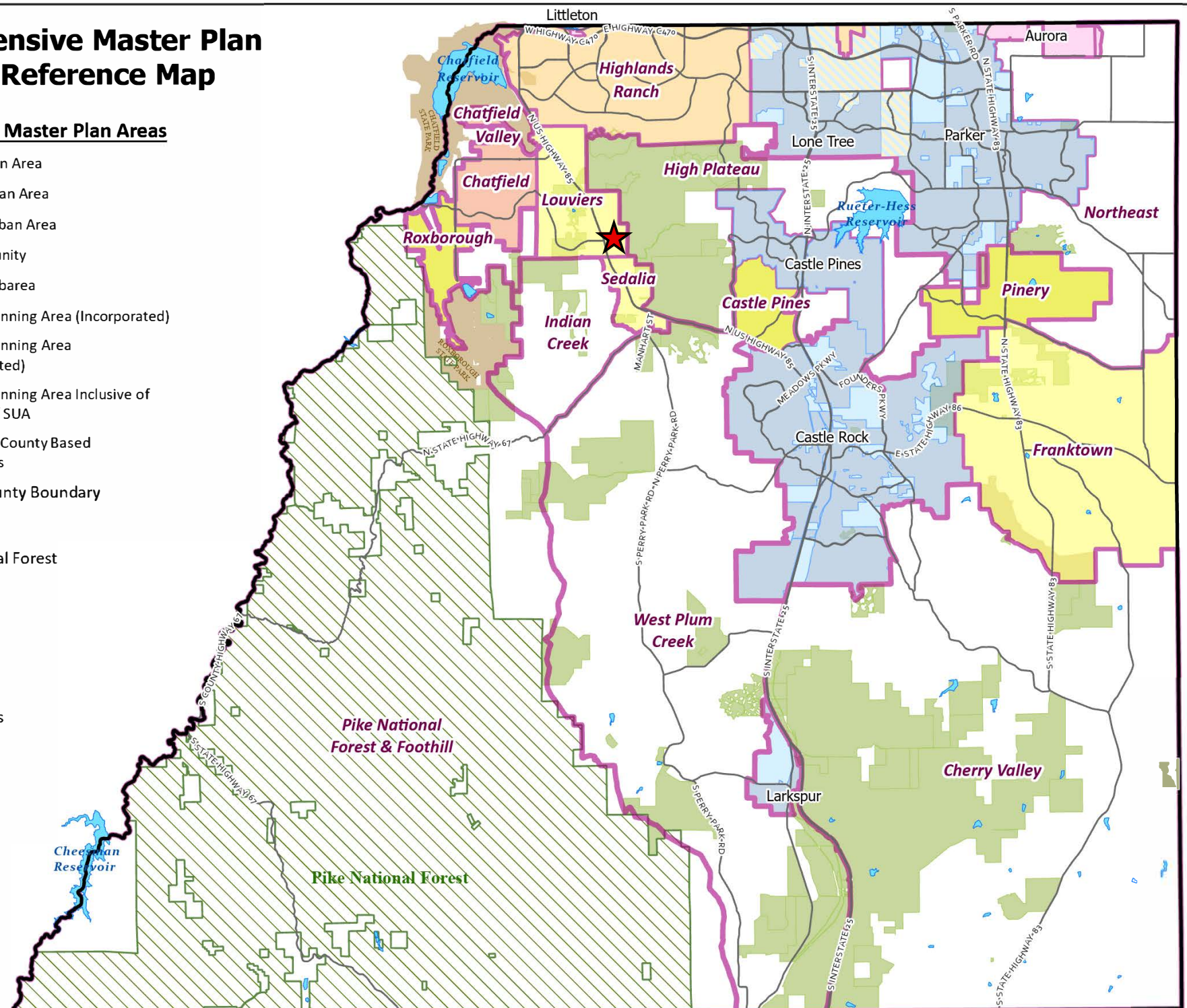
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

- Major Roads



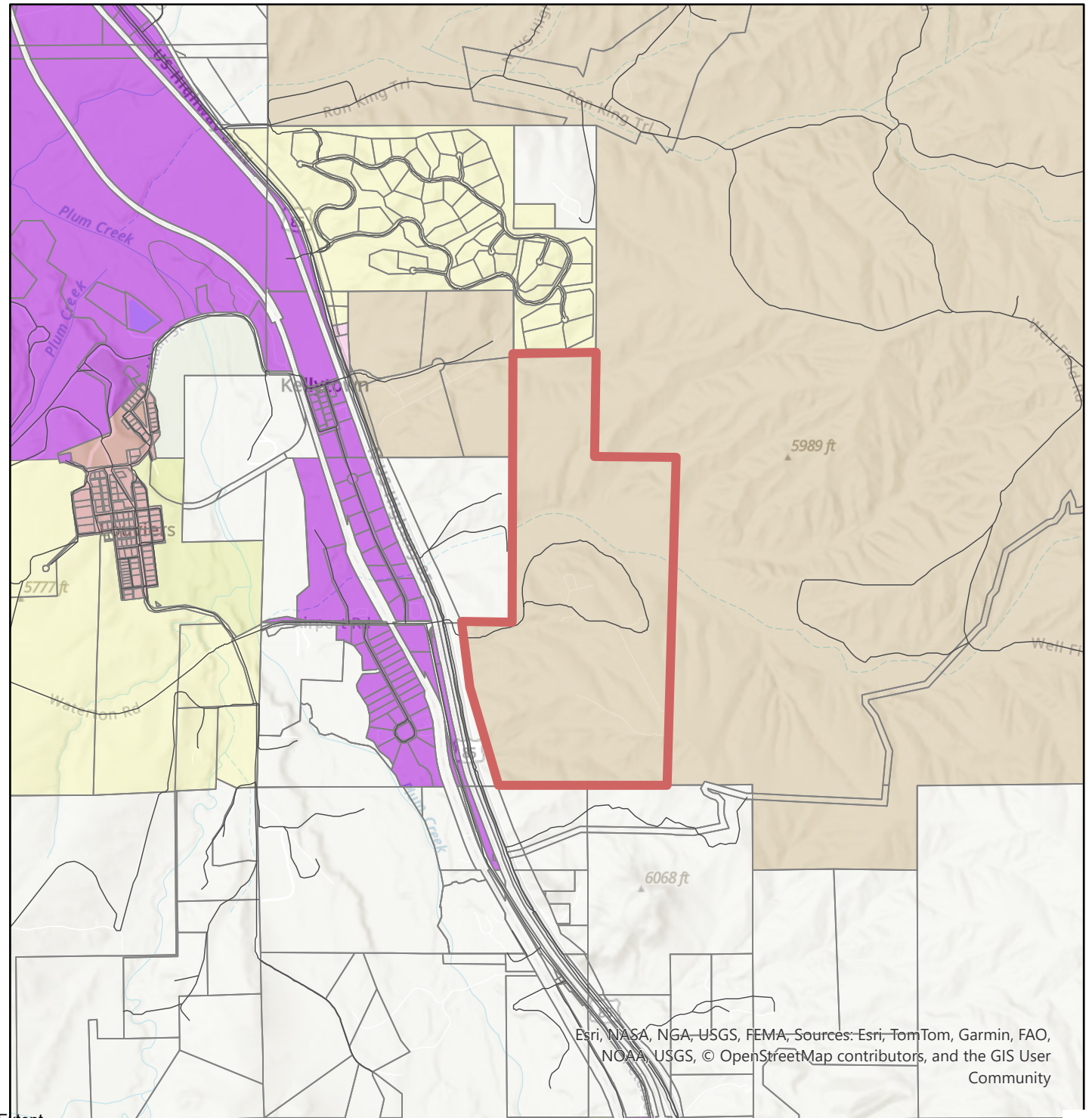
7440 North US Highway 85

LE2025-027 Zoning Map



LEGEND

- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- RR - RURAL RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- B - BUSINESS
- GI - GENERAL INDUSTRIAL
- PD - PLANNED DEVELOPMENT



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

LE2025-027
Aerial Map



— Major Roads
 □ Parcels - PARCELS



Referral Agency Response Report**Page 1 of 3****Project Name:** 7440 North US Highway 85**Project File #:** LE2025-018**Date Sent:** 12/16/2025**Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Response Resolution
AT&T Long Distance - ROW	12/17/2025	This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 7440 N HWY 85 Sedalia, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line/Core Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.	No response necessary
Addressing Analyst	12/16/2025	Proposed addresses are: 7518 N US HWY 85 - LOWER PUMP STATION 7508 N US HWY 85 - UPPER PUMP STATION These addresses are 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 provided to applicant
Building Services		Awaiting referral response	Awaiting referral response
Comcast		Awaiting referral response	Awaiting referral response
Engineering Services		Awaiting referral response	Awaiting referral response
CORE Electric Cooperative		Awaiting referral response	Awaiting referral response
Office of Emergency Management	12/18/2025	No comment	No response necessary
Douglas County Health Department		Awaiting referral response	Awaiting referral response
Wildfire Mitigation		Awaiting referral response	Awaiting referral response
Mile High Flood District		Awaiting referral response	Awaiting referral response
CenturyLink		Awaiting referral response	Awaiting referral response
Sheriff's Office		Awaiting referral response	Awaiting referral response
Sheriff's Office E911		Awaiting referral response	Awaiting referral response
South Metro Fire Rescue		Awaiting referral response	Awaiting referral response
Chatfield Community Association		Awaiting referral response	Awaiting referral response
Cherokee Ridge Estates HOA		Awaiting referral response	Awaiting referral response

Referral Agency Response Report**Page 2 of 3****Project Name:** 7440 North US Highway 85**Project File #:** LE2025-018**Date Sent:** 12/16/2025**Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Response Resolution
Highlands Ranch Community Association	12/16/2025	<p>The Highlands Ranch Community Association appreciates the opportunity to review and comment on this L&E. As noted in §3 of our 12/10/2025 Letter to Mike Pesicka (Principal Planner, DougCO) regarding DougCo SB2025-036 (Range Flg 1, Final Plat), "HRCA notes that the Range water system includes a major water storage tank and pump station facilities located near the southeastern portion of the project. Given the proximity to HRCA land, HRCA requests that:</p> <ul style="list-style-type: none">• Architectural treatment and landscape screening be required to mitigate visual impacts.• Lighting for these facilities be dark-sky compliant and oriented to minimize spillover.• Sound attenuation be incorporated for pump and generator equipment. <p>These measures are important to preserve the natural character of the adjacent Backcountry Wilderness Area." These concerns are not addressed in this L&E. For example, the above ground water storage tank located in the southeast corner of the Range property will stand approximately 30' above grade, and only approximately 37' from the shared property line. Additionally, the generator for the "upper pump station" in this location will also be located approximately 47' from the shared property line. The HRCA strongly encourages Douglas County to require the water storage tank be constructed below grade - like the multiple water storage tanks that serve Highlands Ranch - especially those close to the Backcountry Wilderness Area, like this tank. This tank, placed on top of a manufactured high point, will not be aesthetically pleasing for either future residents of Range, or from the Backcountry Wilderness Area. A "residential grade muffler" for the generator should be required to ensure sound mitigation.</p>	Comments forwarded to applicant.

Referral Agency Response Report**Page 3 of 3****Project Name:** 7440 North US Highway 85**Project File #:** LE2025-018**Date Sent:** 12/16/2025**Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Response Resolution
Louviers Conservation Partnership		Awaiting referral response	Awaiting referral response
CDPHE – All Referrals		Awaiting referral response	Awaiting referral response
CDPHE – Water Quality Control Division		Awaiting referral response	Awaiting referral response
Transportation: Colorado Department of Transportation CDOT-Region # 1	12/16/2025	I have reviewed the referral for the L and E for construction of two pump stations and a water storage tank for the Range Metro District and have no objections. If any work will take place in the State Highway Right-of-Way a permit will be required. Application is made online at the following link: https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F	Information provided to applicant
Rural Water Authority of Douglas County		Awaiting referral response	Awaiting referral response
Xcel Energy-Right of Way & Permits		Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application 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.	Information provided to applicant
Dominion Water and Sanitation District		Awaiting referral response	Awaiting referral response
Chatfield Watershed Authority		Awaiting referral response	Awaiting referral response
Colorado Division of Water Resources		Awaiting referral response	Awaiting referral response

Trevor Bedford

From: Loeffler - CDOT, Steven <steven.loeffler@state.co.us>
Sent: Tuesday, December 16, 2025 2:58 PM
To: Trevor Bedford
Cc: Jessica Varner - CDOT; Joseph Tripple - CDOT
Subject: Re: Douglas County eReferral (Project Number LE2025-027) Is Ready For Review

Caution: This email originated outside the organization. Be cautious with links and attachments.

Trevor,

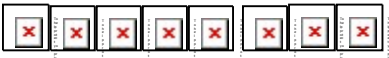
I have reviewed the referral for the L and E for construction of two pump stations and a water storage tank for the Range Metro District and have no objections. If any work will take place in the State Highway Right-of-Way a permit will be required. Application is made online at the following link: <https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1



P 303.757.9891 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



On Tue, Dec 16, 2025 at 11:29 AM <tbedford@douglas.co.us> wrote:

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_!!PUG2raq7KiCZwBk!eD8BOdbfe29ir2cjwvGNRSsLcqg6l8fCXBFb3ee8FMdmUf4TnN9WmN6zn7QsiSg4ocEoRA5ilpdl2YR1KONHlpQgp_uw\\$](https://urldefense.com/v3/_https://apps.douglas.co.us/planning/projects/Login.aspx_!!PUG2raq7KiCZwBk!eD8BOdbfe29ir2cjwvGNRSsLcqg6l8fCXBFb3ee8FMdmUf4TnN9WmN6zn7QsiSg4ocEoRA5ilpdl2YR1KONHlpQgp_uw$)

Project number LE2025-027, 7440 North US Highway 85.

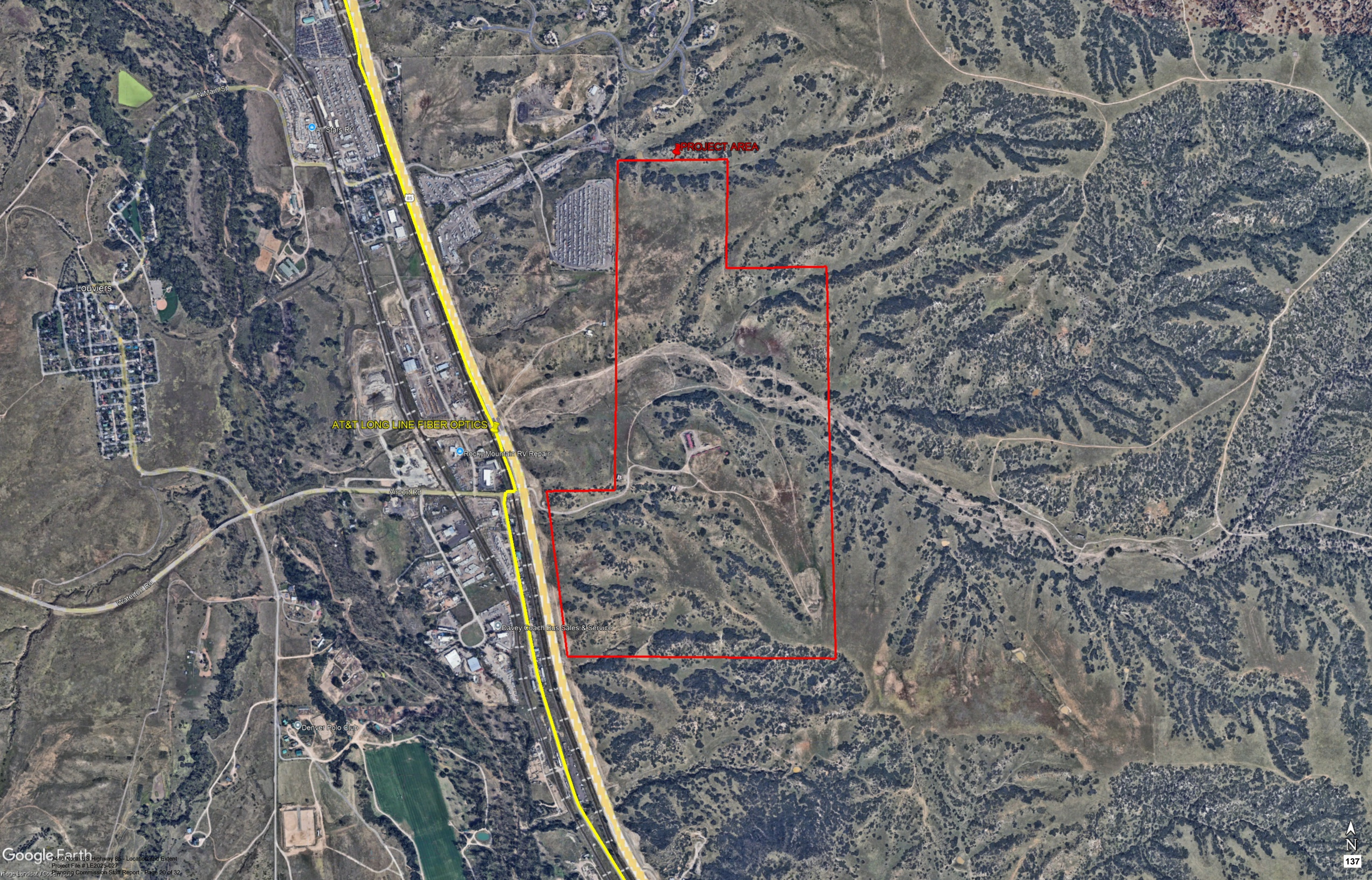
Range Metropolitan District requests approval of a Location and Extent for the construction of two pump stations and a water storage tank.

This referral will close on Tuesday, December 30, 2025.

If you have any questions, please contact me.

Sincerely,

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





Right of Way & Permits

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

December 19, 2025

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

Attn: Trevor Bedford

Re: 7440 North US Highway 85, Case # LE2025-027

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application 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



HIGHLANDS RANCH

COMMUNITY ASSOCIATION

Wednesday – December 10, 2025

Sent Via: Email to: mpesicka@douglas.co.us

Mr. Mike Pesicka, Principal Planner
Douglas County, ComDev Dpt: PLANNING
100 Third Street
Castle Rock, CO 80104-2425

RE: **DougCo SB2025-036: Range Filing 1, Final Plat**

HRCA Comments and Concerns

Greetings, Mr. Pesicka:

The Highlands Ranch Community Association (HRCA) appreciates the opportunity to review and opine on the Final Plat submittal for Range Filing No. 1. As you know, HRCA owns and manages the Backcountry Wilderness Area, which directly abuts the eastern and northeastern boundary of the Range property, and therefore has a significant interest in the long-term interface between this development and protected open space.

After reviewing the Final Plat documents and supporting technical materials, HRCA acknowledges that Filing No. 1 appears to be generally consistent with the previously approved Planned Development and Preliminary Plan, and that utility systems, drainage facilities, and roadway infrastructure are designed to be contained within the Range project and the associated metropolitan districts.

Accordingly, HRCA offers conditional support for Final Plat Filing No. 1, subject to the following concerns and expectations being formally recognized and addressed through future filings, site improvement plans, and associated approvals.

HRCA Conditions and Preserved Objections

1. Boundary Treatment, Fencing, and Trespass Prevention

HRCA previously raised concerns during Preliminary Plan review regarding boundary treatments, fencing, and trespass management along the shared interface between Range and the Backcountry Wilderness Area. Those concerns remain unresolved at this stage.

HRCA requests that future filings explicitly include:

- Permanent fencing or physical boundary controls where residential lots or trails abut HRCA land.
- Signage identifying the boundary between private/community property and protected open space.
- Design measures that prevent informal access into HRCA property from Range neighborhoods.



HRCAonline.org

9568 University Blvd

Highlands Ranch, CO 80126

340 North US Highway 85 - Location and Extent

Project File # LE2025-027

Planning Commission Staff Report - Page 22 of 32



Education and wayfinding, while beneficial, do not replace physical boundary measures where development directly interfaces with conservation land.

2. Trail Design and Connectivity

HRCA requests that trail systems be designed to:

- Avoid directing users toward HRCA land unless an access agreement exists.
- Prevent trail terminations that encourage informal use or “social trails” into the Backcountry.
- Acknowledge HRCA property as a restricted, managed open space rather than general recreation land.

Any future trail planning near the HRCA boundary shall be coordinated with HRCA prior to approval.

3. Infrastructure Siting: Water Storage Tank and Pump Stations

HRCA notes that the Range water system includes a major water storage tank and pump station facilities located near the southeastern portion of the project.

Given the proximity to HRCA land, HRCA requests that:

- Architectural treatment and landscape screening be required to mitigate visual impacts.
- Lighting for these facilities be dark-sky compliant and oriented to minimize spillover.
- Sound attenuation be incorporated for pump and generator equipment.

These measures are important to preserve the natural character of the adjacent Backcountry Wilderness Area.

4. Weed Control and Edge Management

HRCA requests that the Final Plat and associated agreements clearly establish responsibility for:

- Ongoing weed control along the shared boundary.
- Native revegetation and restoration in areas disturbed adjacent to HRCA property.
- Prevention of invasive species transport into protected open space.

Control programs should be formalized in operating agreements, not left to informal management practices.

5. Future Filings and Record Preservation

HRCA expects that the matters outlined above be addressed in detail in:

- Filing No. 2.
- Any future Site Improvement Plans (SIPs).
- Utility facility approvals.
- Trail infrastructure submittals.

HRCA submits this letter to ensure these issues are documented in the land-use record and preserved for future review.



HIGHLANDS RANCH

COMMUNITY ASSOCIATION

Mr. Mike Pesicka, Principal Planner

Wednesday - December 10, 2025

Page 3

In summary, HRCA does not oppose Final Plat Filing No. 1 as a technical matter. However, HRCA's support is expressly conditioned on the expectation that boundary treatment, trail design, and infrastructure impacts are addressed in future approvals in a manner that protects HRCA-owned conservation lands.

Nothing in this letter shall be construed as a waiver of HRCA's ability to comment on or object to future filings, permits, or approvals related to the Range development that affect HRCA land or operational interests.

Please include this letter in the official project file. HRCA appreciates the opportunity to remain engaged in this process and welcomes continued coordination with Douglas County and the applicant as future submittals occur.

Sincerely,

HIGHLANDS RANCH COMMUNITY ASSOCIATION

Community Improvement Services

Weylan A. "Woody" Bryant, MLS, PE

Director: Community Improvement Services

303.471.8802 (direct) | 303.471.8821 (general office) | 303.549.0053 (cell)

Woody.Bryant@hrcaonline.org (email) | commercialreview@hrcaonline.org (alternate email)

Attachments: As noted, if applicable.

Cc: Mr. Mike Bailey, GM/CEO HRCA via: mike.bailey@hrcaonline.org

Mr. John Mezger, HRCA via: john.mezger@hrcaonline.org



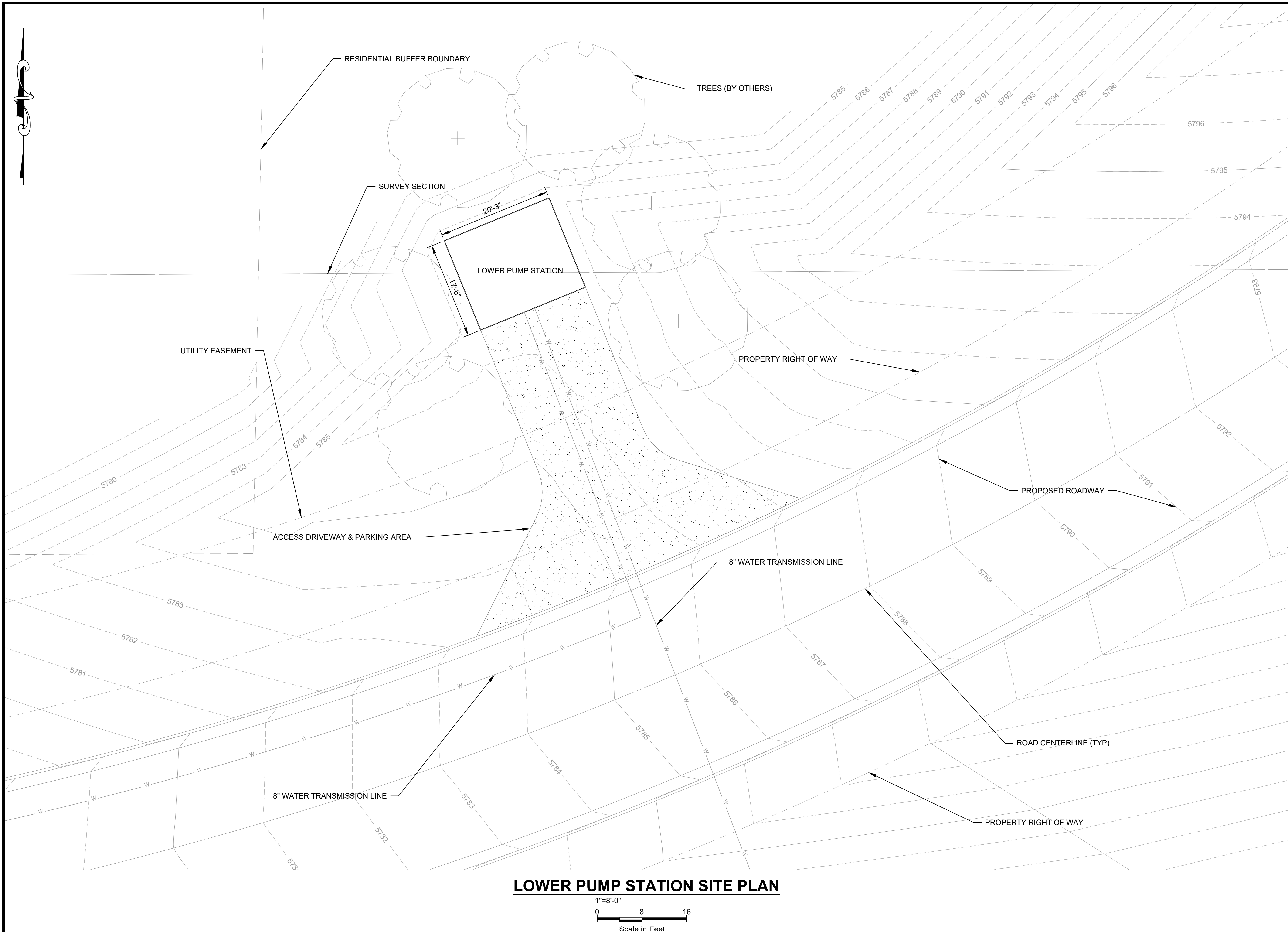
HELP CONSERVE OUR NATURAL RESOURCES!



CIVIL

OVERALL SITE PLAN



[illegible]

RANGE METRO DISTRICT

RANGE WATER SYSTEM DESIGN

CIVIL

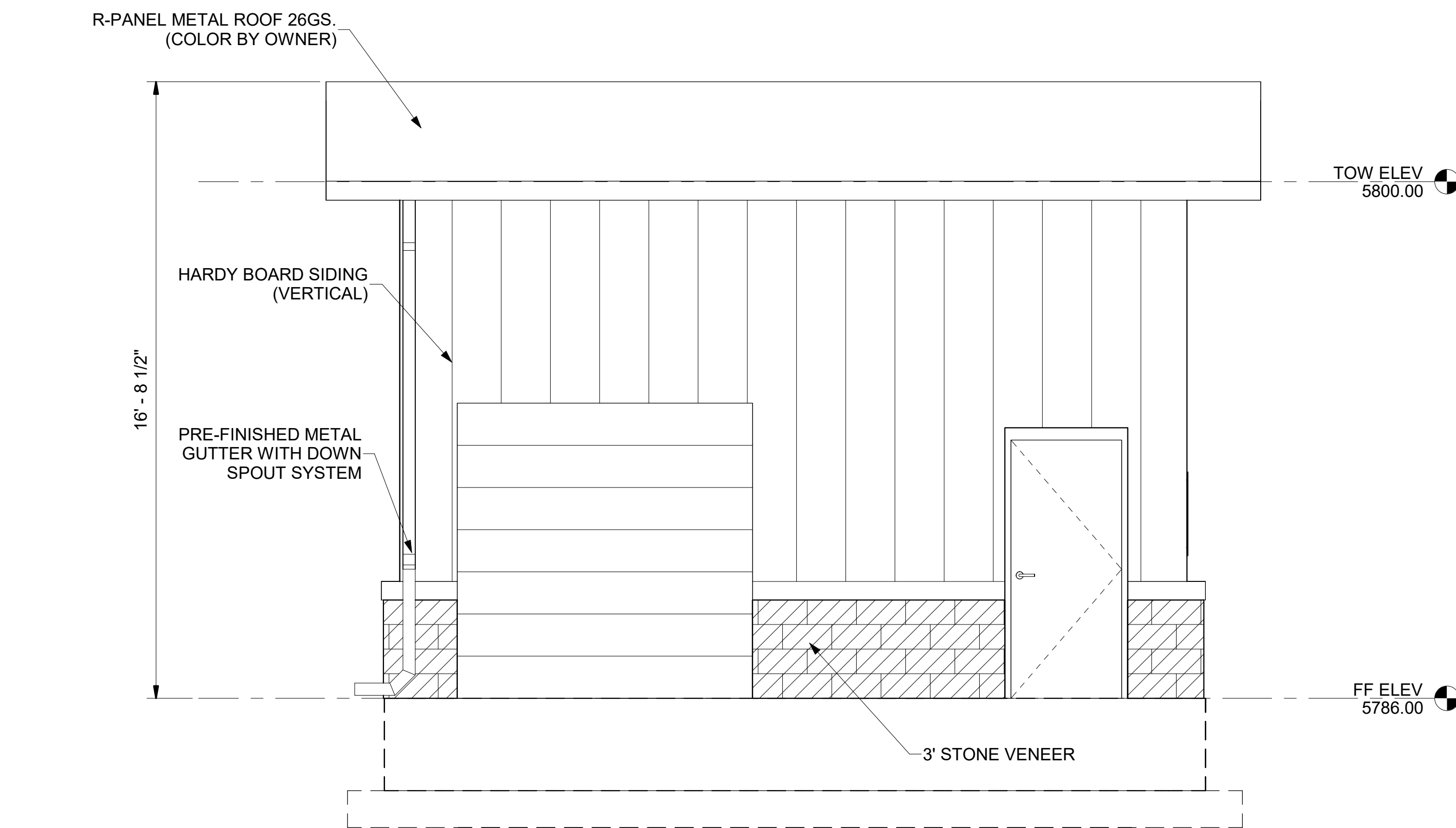
LOWER PUMP STATION SITE PLAN



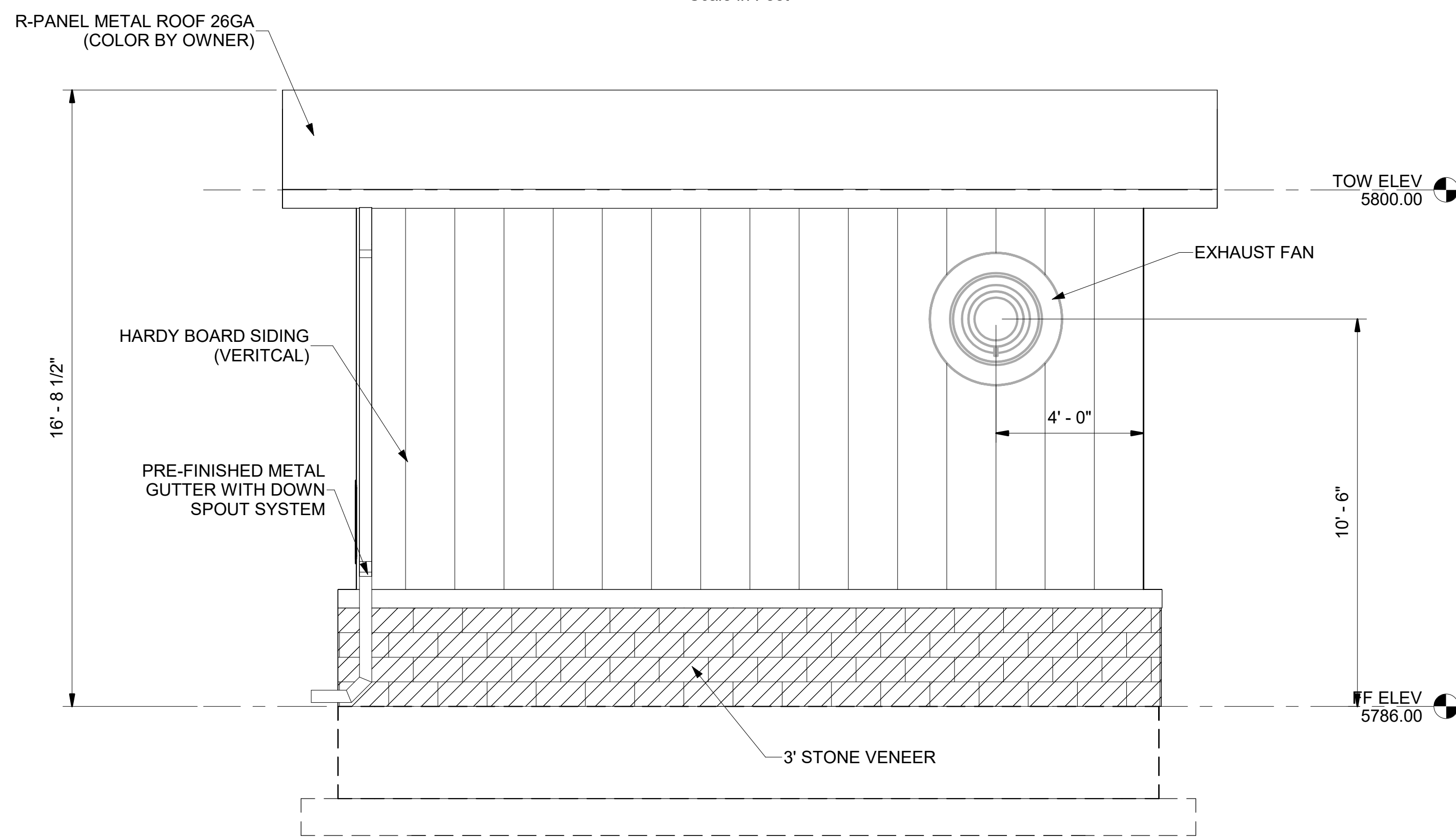
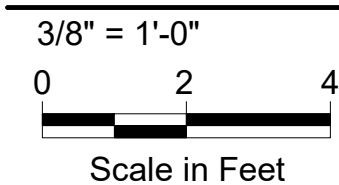
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FIGURE 2

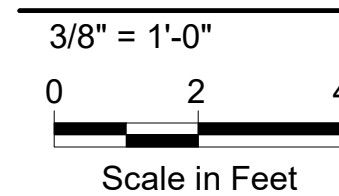
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NORTH ELEVATION



SOUTH ELEVATION



**NOT FOR
CONSTRUCTION**

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RANGE METRO DISTRICT
RANGE WATER SYSTEM DESIGN

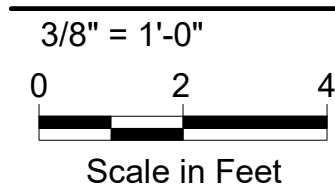
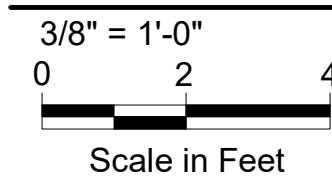
LOWER PUMP STATION ARCHITECTURAL ELEVATIONS



DRAWING NO.

10A301

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**NOT FOR
CONSTRUCTION**

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RANGE METRO DISTRICT

RANGE WATER SYSTEM DESIGN

LOWER PUMP STATION ARCHITECTURAL ELEVATIONS



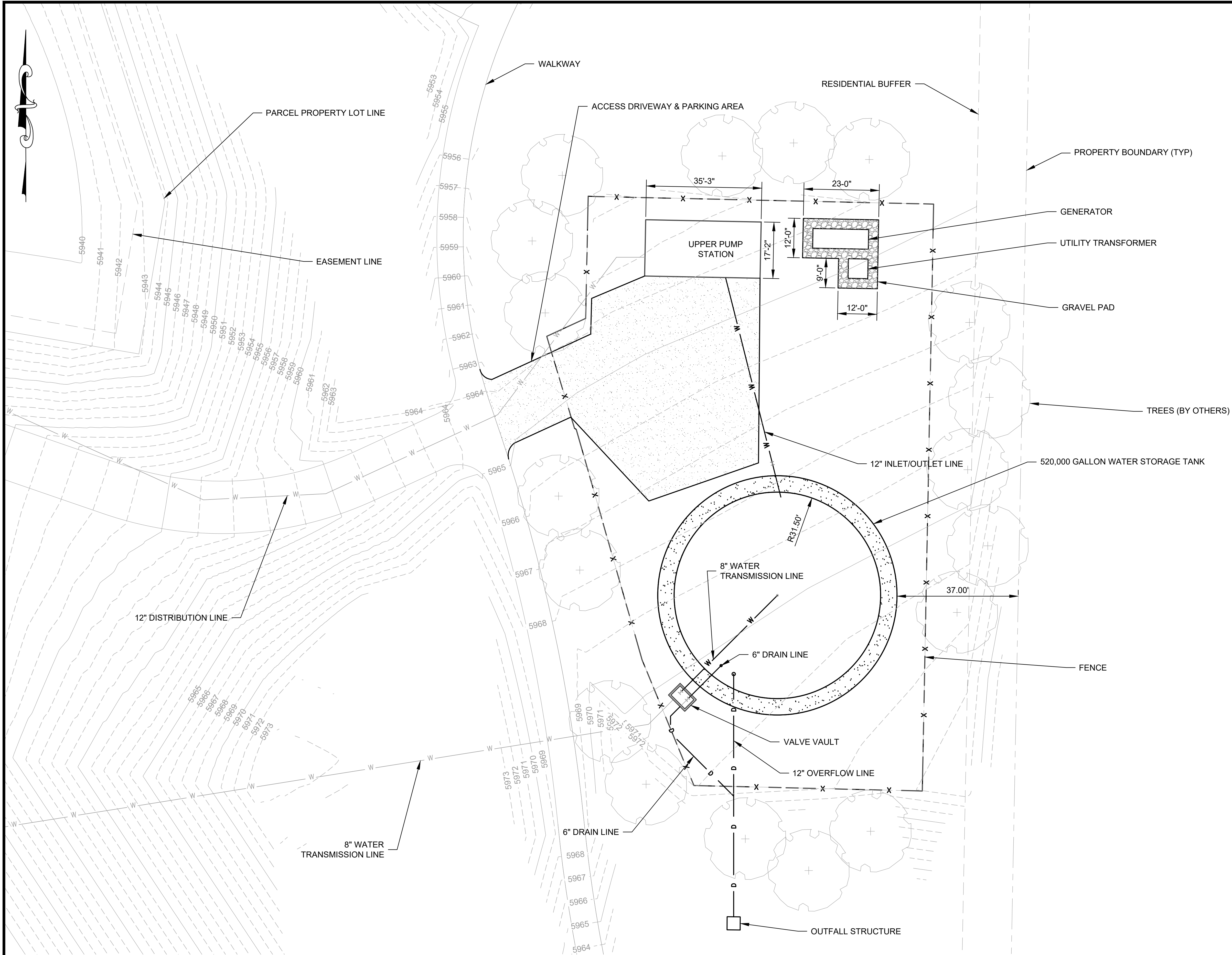
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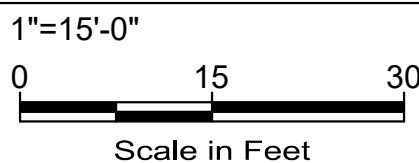
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C:\USERS\DEREK.HYDE\DC\ACCD\CS\AQUA ENGINEERING\002885.C - RANGE METRO DISTRICT\PROJECT FILES\001 SITE CIVIL\FIGURE 3 - ENLARGED SITE PLAN.DWG

12/5/2025



WATER STORAGE TANK & BOOSTER PUMP STATION SITE PLAN



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

ORIGINAL			
NO.	DATE	DESIGN	CHECKED
0	10/15/2025	ALF	VE
REVISIONS			

RANGE METRO DISTRICT
RANGE WATER SYSTEM DESIGN

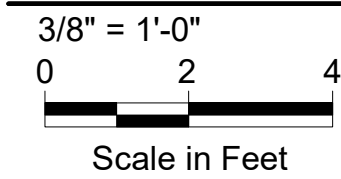
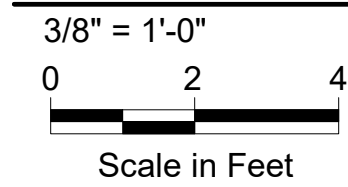
CIVIL
WATER STORAGE TANK & BOOSTER
PUMP STATION SITE PLAN



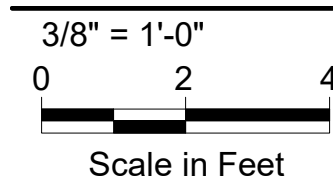
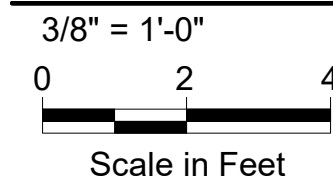
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FIGURE 3

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SHEET



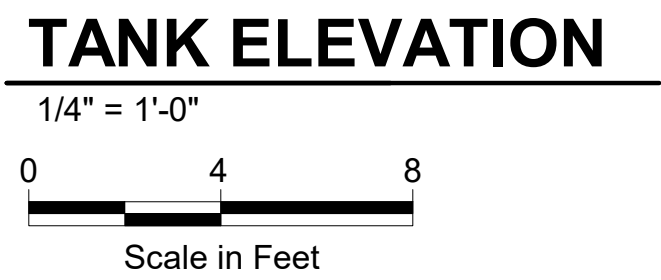
DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

[illegible]

UPPER PUMP STATION ARCHITECTURAL ELEVATIONS



SHEET



RANGE METRO DISTRICT
RANGE WATER SYSTEM DESIGN

520,000 GALLON TANK
ARCHITECTURAL
ELEVATION



20A301

SHEET