



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.

Instructions to access the video or audio of the meeting are available here:
<https://www.douglas.co.us/board-county-commissioners/boards-commissions/planning-commission/>
To submit written public comment and/or exhibits for a Planning Commission meeting, please send them, in advance, to planningcommission@douglas.co.us. 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](#)
 [Addendum - 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](#)
 [Supplemental Info - 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
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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

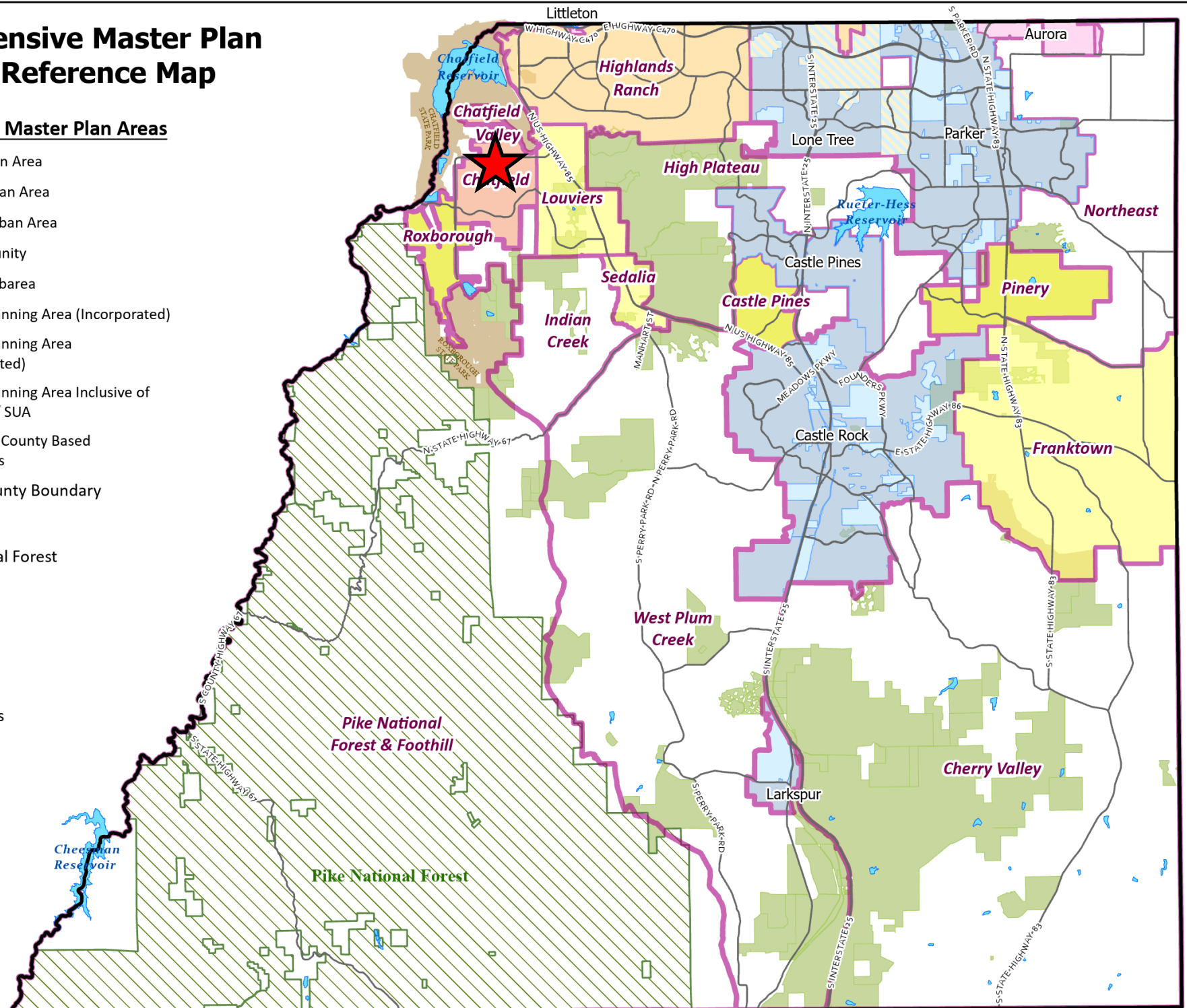
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

- Major Roads

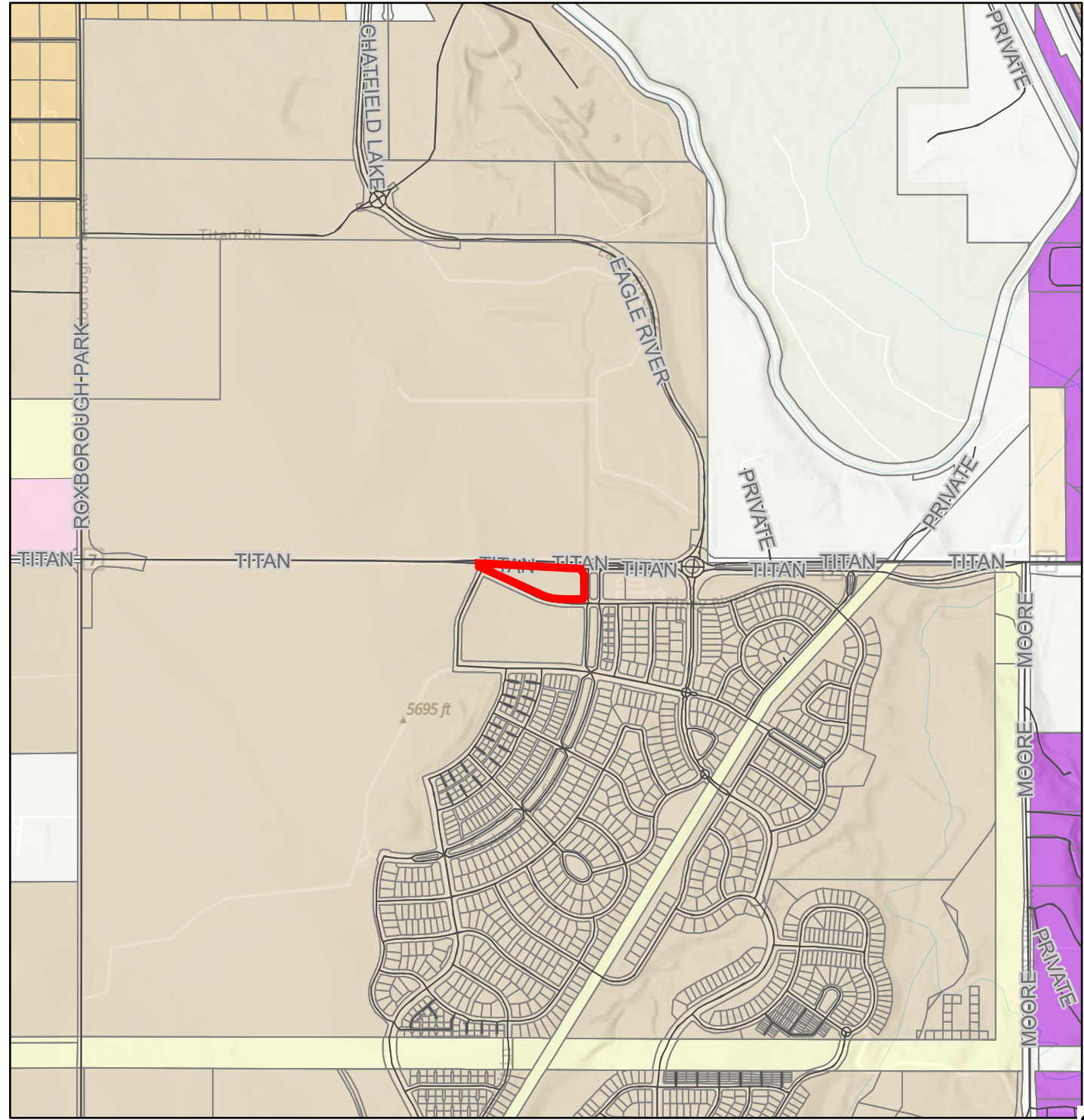


8285 Piney River Avenue Location and Extent

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

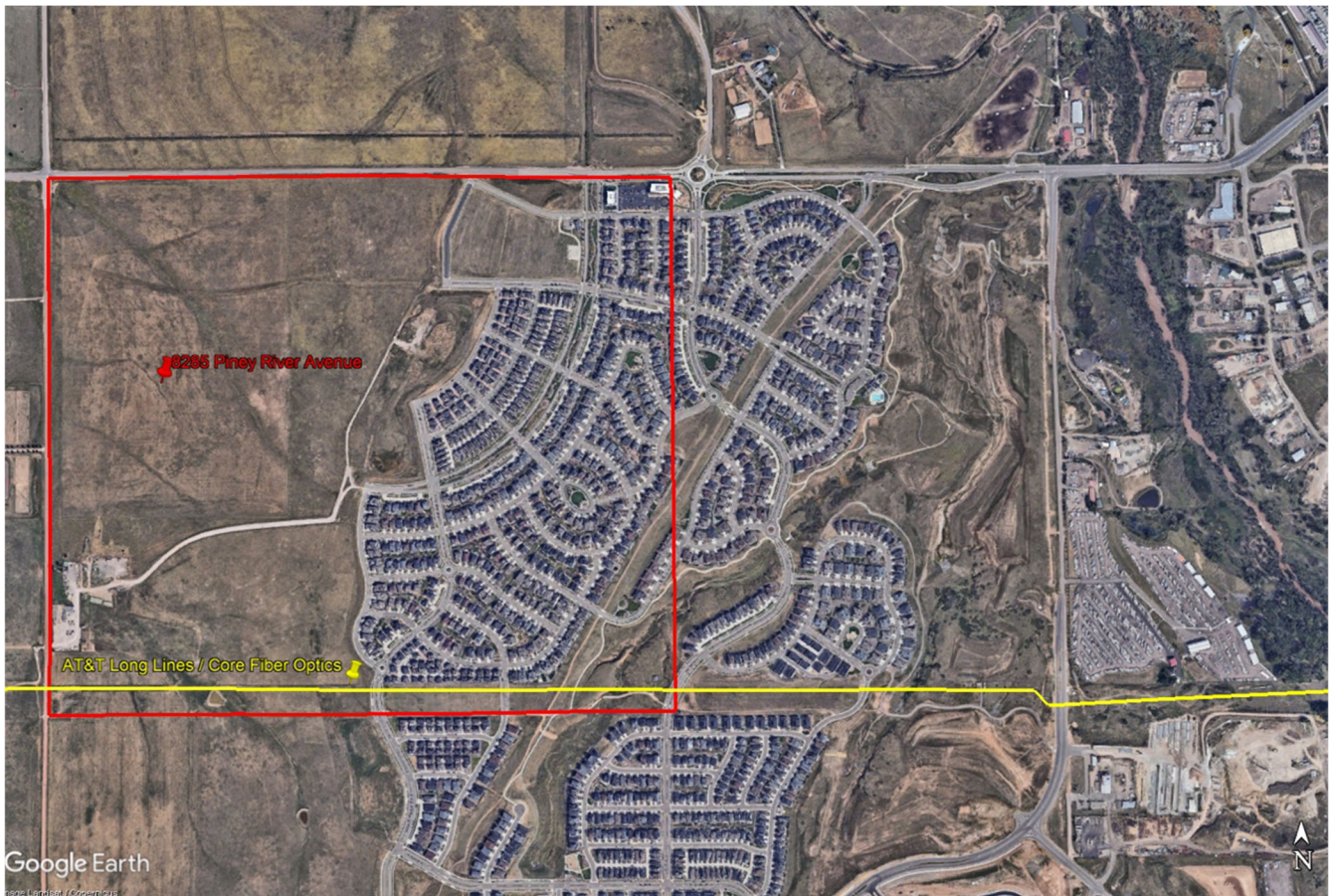
To: Brett Thomas <bthomas@douglas.co.us>; duanew cw64.com <duanew@cw64.com>; jt cw64.com <jt@cw64.com>; Lana S. <ls1762@att.com>; Lenny V. <lv2121@att.com>

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,

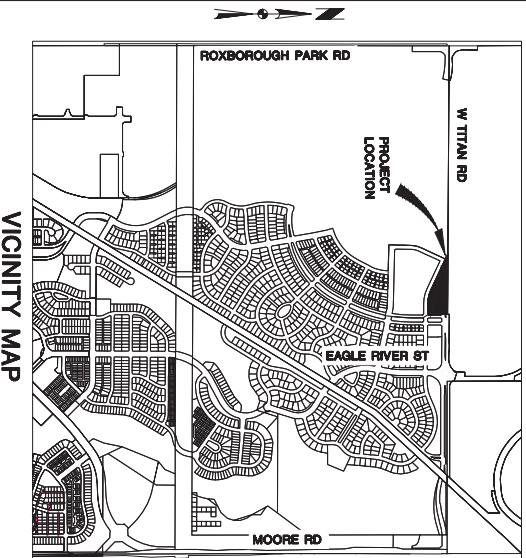


Kenneth M Murphy, P.E.
Senior Development Review Engineer
kmurphy@douglas.co.us

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: _____ (OWNER)
BY: _____
TITLE: _____

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____)
I, _____, a Notary Public in and for the State of _____, do hereby certify that the foregoing instrument was acknowledged before me by _____, _____, and _____, all of whom are personally known to me, to be the true and lawful owners of the above described land, and that they executed the same for the purposes and consideration therein expressed. My commission expires _____, 20____.

NOTARY PUBLIC: _____

ABBREVIATIONS

AC-FT	ACRE FEET
ASST	ASSEMBLY
BLVD	BOULEVARD
BVC	BEIGN VERTICAL CURVE
BLW OFF	BLOW OFF
DIA	DIAMETER
DA	DEVELOPMENT
EAS	EASEMENT
EAS	EASEMENT
EAC	EMERGENCY ACCESS EASEMENT
EX	EXISTING
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
LP	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 OF VERTICAL CURVE (PVE)
PVG	POLY VINYL CHLORIDE (PVC)
PWKY	PARKING
PRVT	PRIVATE
R	RADIUS
RD	ROAD
ROW	RIGHT OF WAY
S	SLOPE
SS	SANITARY SEWER
ST	STREET
STA	STATION
ST-X	STORM SEWER
TB	THIRST BLOCK
TOP	TOP OF FOUNDATION
TOP	TOP OF PIPE
TYP.	TYPICAL
TRF.	TRUCK REMOVAL MAT
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	EXISTING STORM LINE WITH MANHOLE	PROPOSED STORM LINE WITH MANHOLE	PROPOSED THIRST BLOCK	PROPOSED WATER WITH VALVE	PROPOSED WATER SERVICE	PROPOSED STORM INLET	PROPOSED FLOW ARROW	PROPOSED ELECTRIC LINE	TOP OF FOUNDATION ELEVATION	FINISHED GRADE
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STERLING RANCH FILING 1, LOT X DOUGLAS COUNTY LIBRARIES (L&E)

COVER SHEET

CONSULTING ENGINEER
TST, INC.
100 COURT AVE, SUITE 200
DES MOINES, IA 50309
(515) 281-7223
FAX: (515) 281-7224
WWW.TSTINC.COM
1 of 14

27. A TEMPORARY CONSTRUCTION ACCESS PERMIT FROM DOUGLAS COUNTY MAY BE REQUIRED FOR ANY PROJECT.

1. THE INSTALLATION OF ALL SEWER LINES AND APPURTENANCES SHALL COMPLY WITH THE DOMINION WATER AND SANITATION DISTRICT STANDARD SPECIFICATIONS (DWSSS), LATEST EDITION.
2. EXISTING UTILITIES AND STRUCTURES (UNDERGROUND, SURFACE, AND OVERHEAD) ARE INDICATED ONLY TO THE EXTENT THAT THEY MAY BE ENCOUNTERED BY THE PROPOSED UTILITY LOCATIONS FOR ENGINEERS FOR CONSTRUCTION PURPOSES. SUCH INFORMATION WAS MADE AVAILABLE TO THE SURVEYOR THROUGH THE RECORD DRAWINGS, PHOTOGRAPHS, PAPER COPY CASE, DUCT WAS, SPRINKLER SYSTEMS, SEPTIC SYSTEMS, WATER GAS, SEWER AND TELEPHONE LINES AND ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES AS FURNISHED BY THE OWNER OF EACH UTILITY OR STRUCTURE ARE APPROXIMATE AND ARE NOT TO BE CONSIDERED AS AN ACCURATE LOCATION OF THEIR UTILITY OR STRUCTURE. CONTRACTORS HAVE BEEN PERMITTED TO QUALITY LEVEL "C" IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRINCIPLES AND PRACTICES AS OUTLINED IN A.S.TANDARD AND GUIDELINE BULLETIN C/A ISSUE 38-02. CONTRACT DOCUMENTS HAS BEEN REFERENCED AS WELL AS THE CONTRACT DOCUMENTS.
3. SEWER LINES SHALL BE 39.56-INCH PIPE OR BETTER, LESS THAN OR EQUAL TO 20 FEET, AND SLOPE 2% FOR DEPTHS GREATER THAN 20 FEET, UNLESS OTHERWISE NOTED.
4. MATCH PRE-CORNS AT MANHOLES WHERE THERE IS A CHANGE IN PIPE DIAMETER.
5. COVER OVER SEWER LINES SHALL BE A MINIMUM OF SIX FEET UNDER PAVEMENT AND SIX FEET IN OPEN SPACE.
6. IN NON-PAVED AREAS MANHOLE RIMS SHALL BE SET FOUR INCHES ABOVE FINISHED GRADE WITH A SIX-INCH WIDE 12-INCH DEEP MINIMUM CONCRETE CURB AROUND THE RING AND COVER.
7. ALL SEWER LINE CROSSINGS SHALL COMPLY WITH SECTION 3-A-135(C)(4).
8. SEWER LINES SHALL BE EMBEDDED IN ACCORDANCE WITH ARTICLE V OF THIS CHAPTER AND SUBSECTION (B)(3) OF THIS

[illegible]

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

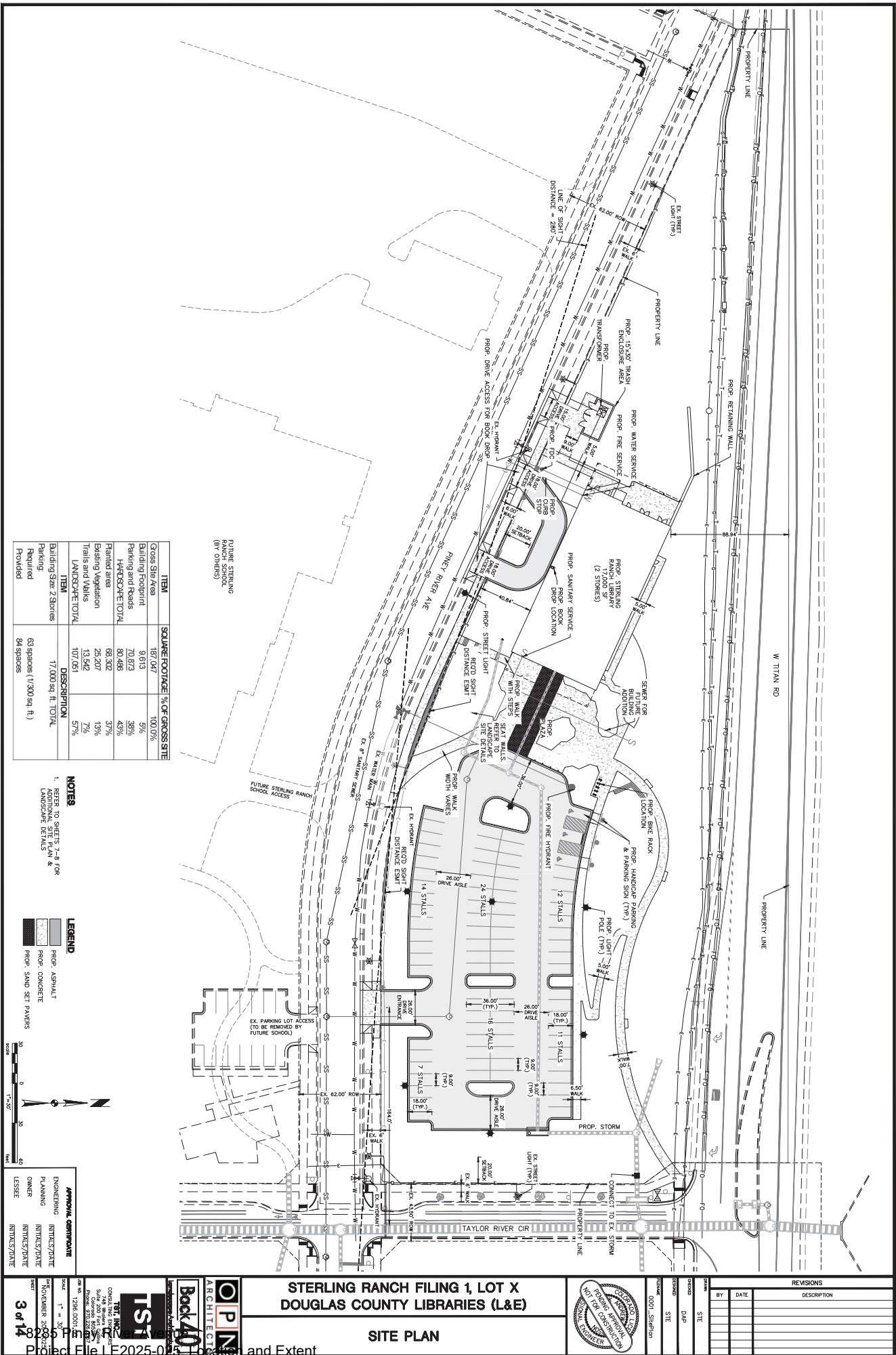
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**STERLING RANCH FILING 1, LOT X
DOUGLAS COUNTY LIBRARIES (L&E)**

NOTES

APPROVAL CERTIFICATE	INITIALS/DATE
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE	INITIALS/DATE

OPN ARCHITECTS
Back 40
TST INC.
CONSULTING ENGINEERS
745 Wooding Lane
Suite 200
Cincinnati OH 45245
Phone 970-252-0687
Fax 970-252-0687
DATE 08/10/12
SCALE N/A
DATE NOVEMBER 2008
SHEET 2 of 14



[illegible]

PROPOSED ASPHALT	PROPOSED SAND SET PAVEMENT	PROPOSED CONCRETE OUTLET CARGO	PROPOSED INITIAL C&G TRANSITION TO DUTIAL C&G	PROPOSED SWALE	PROPOSED 5' CONTOUR	PROPOSED 5' CONTOUR	PROPOSED 5' CONTOUR	EXISTING STORM DRAIN	EXISTING 5' CONTOUR	EXISTING 5' CONTOUR
					5625	5621	5627		5625	5621
					→	→	→		→	→
					X 500 ft. 10'					

JOSEPH

APPROVAL CERTIFICATE	INITIALS/DATE
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE	INITIALS/DATE

O	P	N	I	T
ARCHITECTS				
Back 40				
TST				
TST, INC. 746 Wilshire Blvd., Suite 200 Santa Monica, CA 90401 Tel: 310.393.8877 Fax: 310.393.8877				
Contract No.: 1296.0001				
Scale: 1" = 20'				
Date: NOVEMBER 2002				
Sheet: 4 of 14				

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

GRADING PLAN

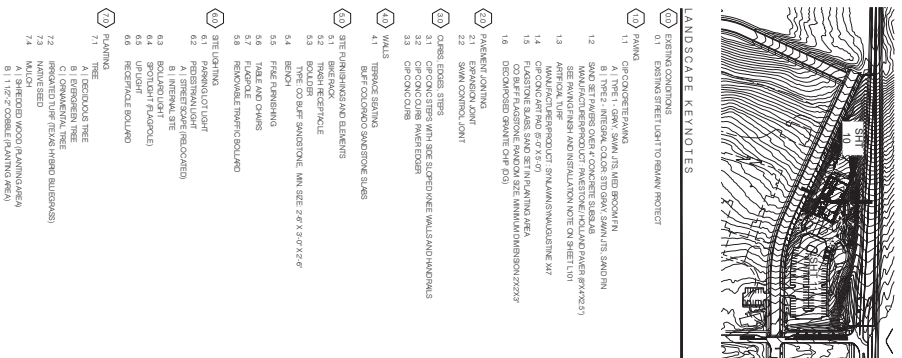




It appears a part of the site is missing between the matchlines shown on Sheets 10 and 11.

PLANT SCHEDULE						
CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
DECIDUOUS TREES						
750	6	ACORN TREE	QUERCUS LAEVALIS	2" CAL.	BSB	LOW-MEDIUM
755	6	DOGWOOD TREE	DOGWOOD	2" CAL.	BSB	LOW-MEDIUM
760	5	CHERRYBARK OAK	QUERCUS LAEVALIS	2" CAL.	BSB	LOW-MEDIUM
765	5	SPRING BURNING TREE	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
770	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
775	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
780	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
785	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
790	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
795	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
800	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
805	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
810	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
815	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
820	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
825	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
830	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
835	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
840	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
845	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
850	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
855	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
860	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
865	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
870	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
875	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
880	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
885	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
890	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
895	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
900	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
905	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
910	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
915	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
920	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
925	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
930	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
935	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
940	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
945	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
950	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
955	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
960	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
965	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
970	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
975	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
980	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
985	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
990	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
995	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1000	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1005	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1010	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1015	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1020	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1025	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1030	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1035	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1040	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1045	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1050	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1055	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1060	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1065	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1070	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1075	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1080	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1085	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1090	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1095	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1100	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1105	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1110	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1115	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1120	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1125	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1130	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1135	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1140	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1145	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1150	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1155	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1160	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1165	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1170	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1175	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1180	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1185	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1190	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1195	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1200	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1205	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1210	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1215	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1220	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1225	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1230	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1235	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1240	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1245	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1250	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1255	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1260	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1265	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1270	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1275	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1280	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1285	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1290	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1295	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1300	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1305	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1310	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1315	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1320	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1325	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1330	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1335	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1340	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1345	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1350	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1355	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1360	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1365	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1370	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1375	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1380	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1385	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1390	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1395	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1400	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1405	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1410	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1415	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1420	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1425	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1430	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1435	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1440	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1445	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1450	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1455	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1460	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1465	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1470	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1475	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1480	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1485	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1490	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1495	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1500	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1505	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1510	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1515	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1520	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1525	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1530	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1535	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1540	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1545	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1550	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1555	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1560	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1565	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1570	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1575	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1580	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1585	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1590	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1595	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1600	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1605	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1610	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1615	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1620	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1625	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1630	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1635	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1640	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1645	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1650	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1655	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1660	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1665	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1670	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1675	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1680	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1685	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1690	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
1695	5	RED BELLIED WOODPECKER	QUERCUS LAEVALIS	2" CAL.	BSB	MEDIUM
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COUNTRY		STY	PRODUCT NAME	BDI NAME	SIZE	CON/ZINER	HYDROZONE
WOODS OF SHIRAZ							
GRN	6	SHIRAZ	SHIRAZ	SHIRAZ	5.0L	COEN	LOW
GRN	7	SHIRAZ	SHIRAZ	SHIRAZ	5.0L	COEN	LOW
GRN	8	SHIRAZ	SHIRAZ	SHIRAZ	5.0L	COEN	LOW
GRN	9	SHIRAZ	SHIRAZ	SHIRAZ	5.0L	COEN	LOW
GRN	20	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	21	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	22	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	23	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	24	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	25	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	26	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	27	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	28	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	29	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	30	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	31	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	32	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	33	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	34	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	35	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	36	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	37	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	38	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	39	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	40	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	41	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	42	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	43	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	44	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	45	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	46	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	47	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	48	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	49	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	50	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	51	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	52	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	53	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	54	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	55	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	56	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	57	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	58	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	59	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	60	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	61	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	62	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	63	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	64	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	65	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	66	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	67	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	68	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	69	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	70	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	71	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	72	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	73	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	74	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	75	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	76	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	77	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	78	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	79	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	80	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	81	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	82	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	83	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	84	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	85	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	86	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	87	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	88	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	89	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	90	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	91	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	92	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	93	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	94	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	95	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	96	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	97	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	98	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	99	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	100	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	101	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	102	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	103	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	104	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	105	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	106	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	107	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	108	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	109	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	110	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	111	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	112	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	113	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	114	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	115	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	116	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	117	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	118	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	119	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	120	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	121	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	122	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	123	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	124	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	125	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	126	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	127	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	128	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	129	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	130	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	131	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	132	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	133	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	134	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	135	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	136	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	137	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	138	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	139	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	140	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	141	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	142	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	143	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	144	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	145	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	146	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	147	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	148	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	149	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	150	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	151	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	152	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	153	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	154	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	155	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	156	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	157	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	158	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	159	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	160	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	161	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	162	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	163	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	164	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	165	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	166	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	167	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	168	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	169	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	170	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	171	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	172	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	173	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	174	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	175	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	176	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	177	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	178	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	179	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	180	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	181	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	182	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	183	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	184	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	185	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	186	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	187	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	188	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	189	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	190	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	191	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	192	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	193	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	194	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	195	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	196	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	197	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	198	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	199	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	200	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	201	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	202	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	203	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	204	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	205	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	206	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	207	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	208	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	209	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	210	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	211	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	212	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	213	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	214	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	215	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	216	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	217	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	218	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	219	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	220	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	221	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	222	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	223	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	224	LOW	LOW	LOW	5.0L	COEN	LOW
GRN	225	LOW	LOW	LOW			

[illegible]

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

PLANTING PLAN (WEST)



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.

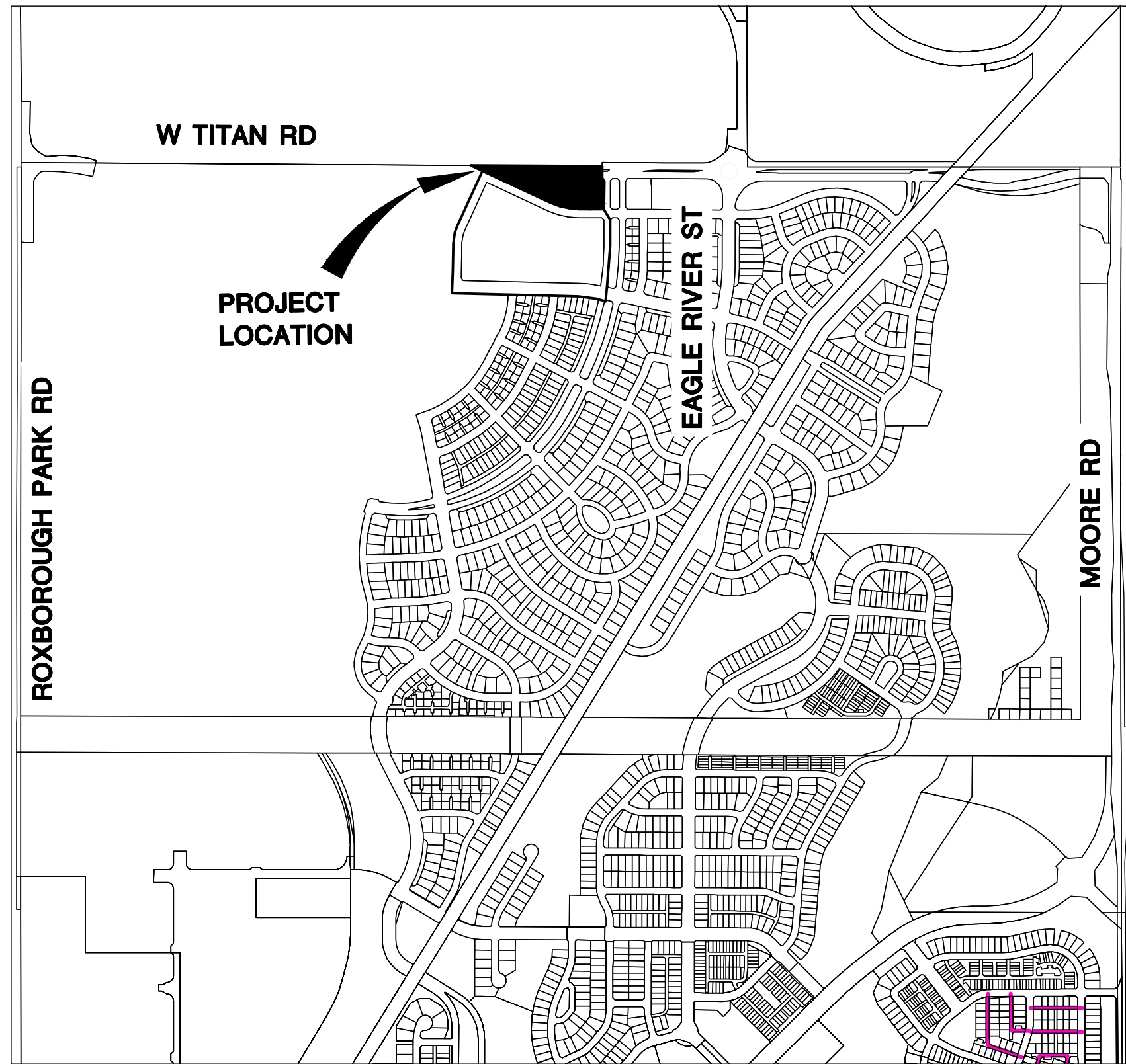
Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

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____.

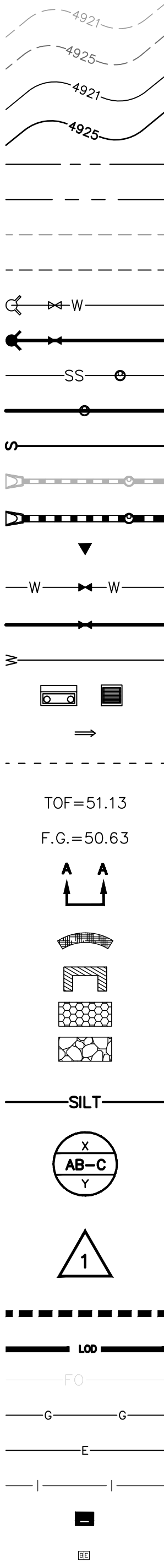
MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

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



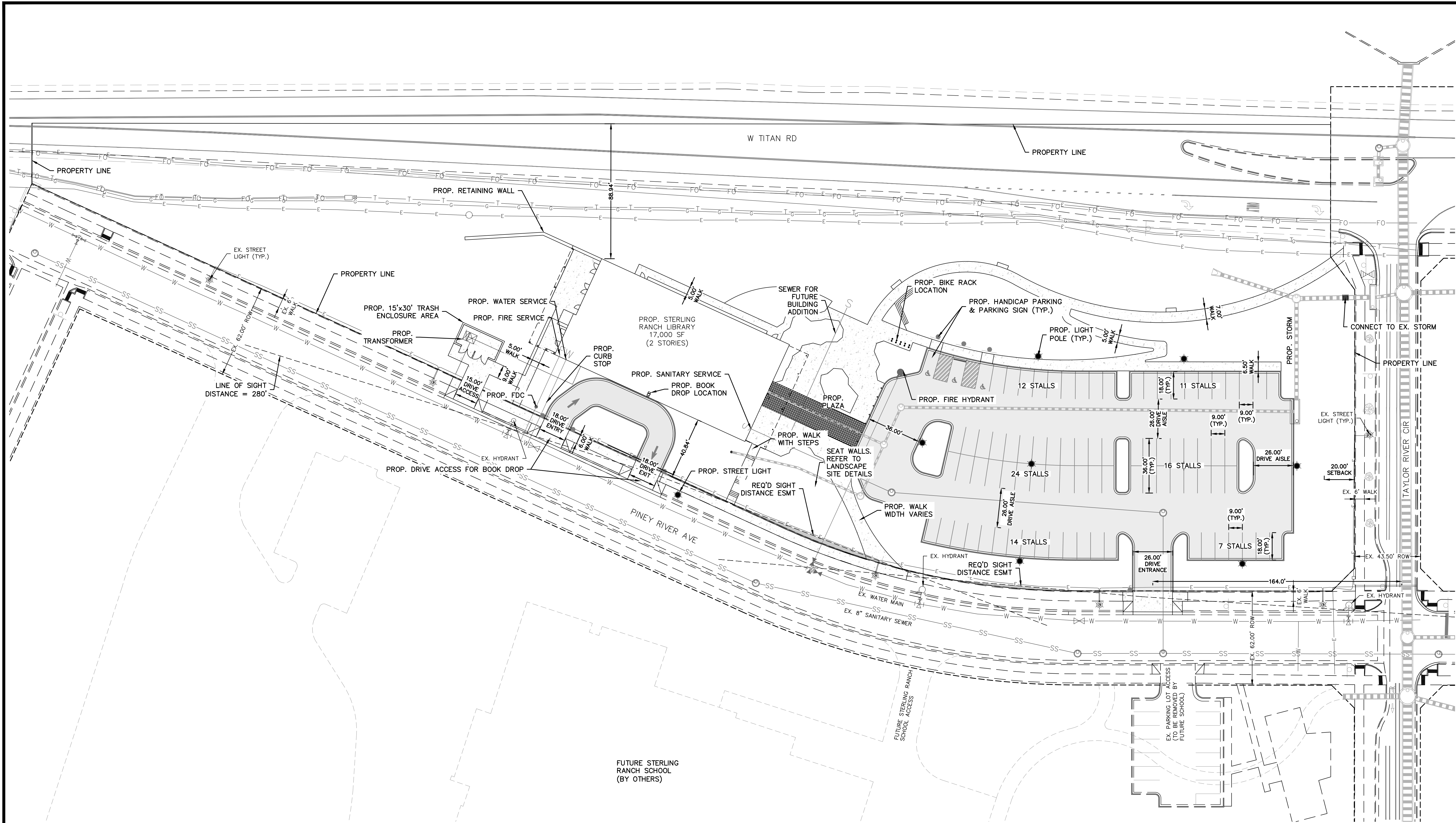
JOB NO. 1296.0001.00

SCALE N/A

DATE DECEMBER 18, 2025

SHEET 1 of 13

K:\1296\0001\05 Drawings\Sheets\Civil\0001_SitePlan.dwg; 12/18/2025 11:46:10 AM



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	13,542	7%
LANDSCAPE TOTAL	107,051	57%

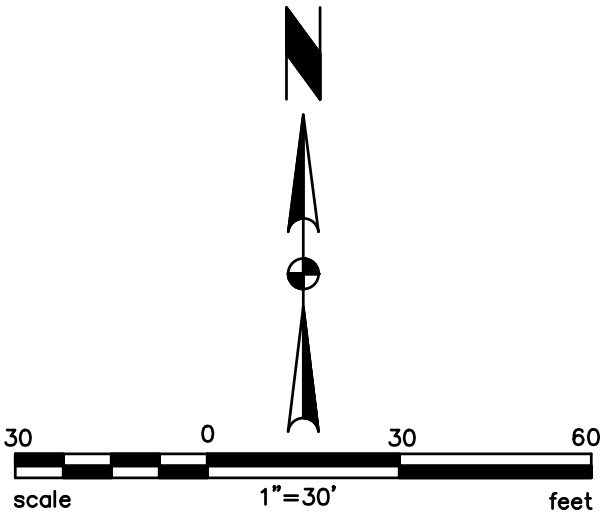
ITEM	DESCRIPTION
Building Size: 2 Stories	17,000 sq. ft. TOTAL
Parking:	
Required	63 spaces (1/300 sq. ft.)
Provided	84 spaces

NOTES

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

LEGEND

- PROP. ASPHALT
PROP. CONCRETE
PROP. SAND SET PAVERS

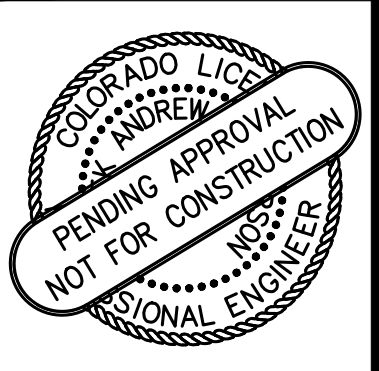


APPROVAL CERTIFICATE

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

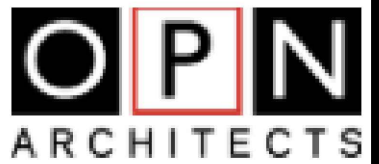
REVISIONS	DESCRIPTION
BY	DATE
STE	
DAP	
STE	
FILENAME	0001_SitePlan

CHECKED	STE
DESIGNED	DAP
FILENAME	0001_SitePlan

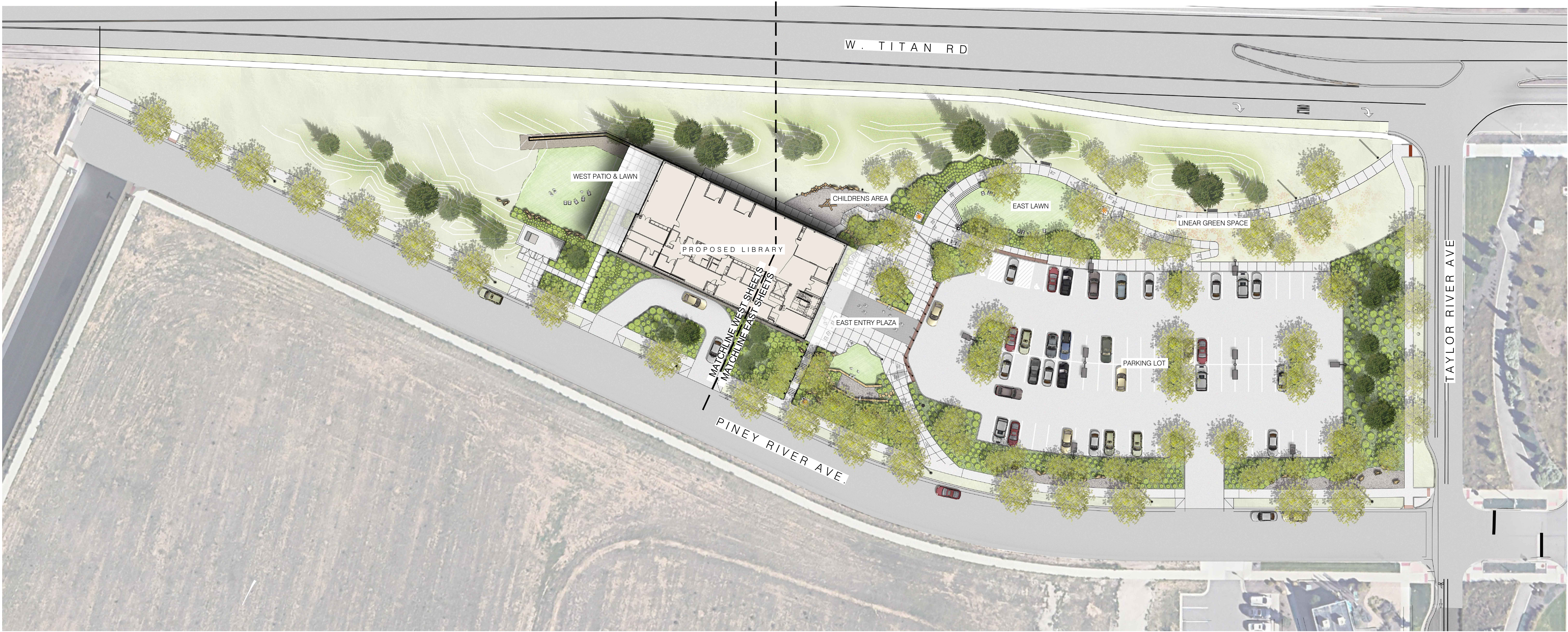


STERLING RANCH FILING 1, LOT X
DOUGLAS COUNTY LIBRARIES (L&E)

SITE PLAN



JOB NO.	1296.0001.00
SCALE	1" = 30'
DATE	DECEMBER 18, 2025
SHEET	2 of 13



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

REVISIONS	BY	DATE	DESCRIPTION

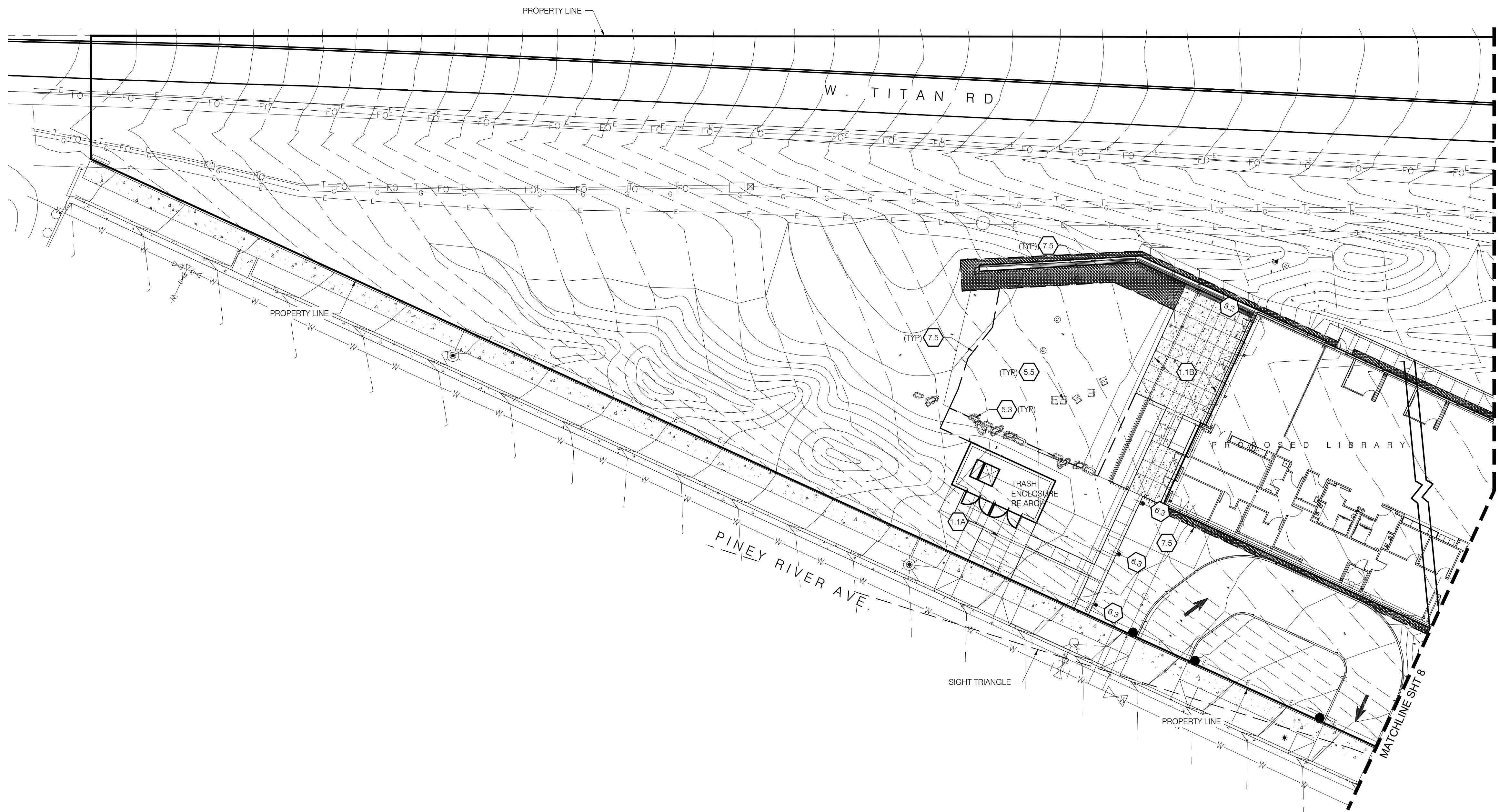
DRAWN
CHECKED
DESIGNED
FILENAME

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

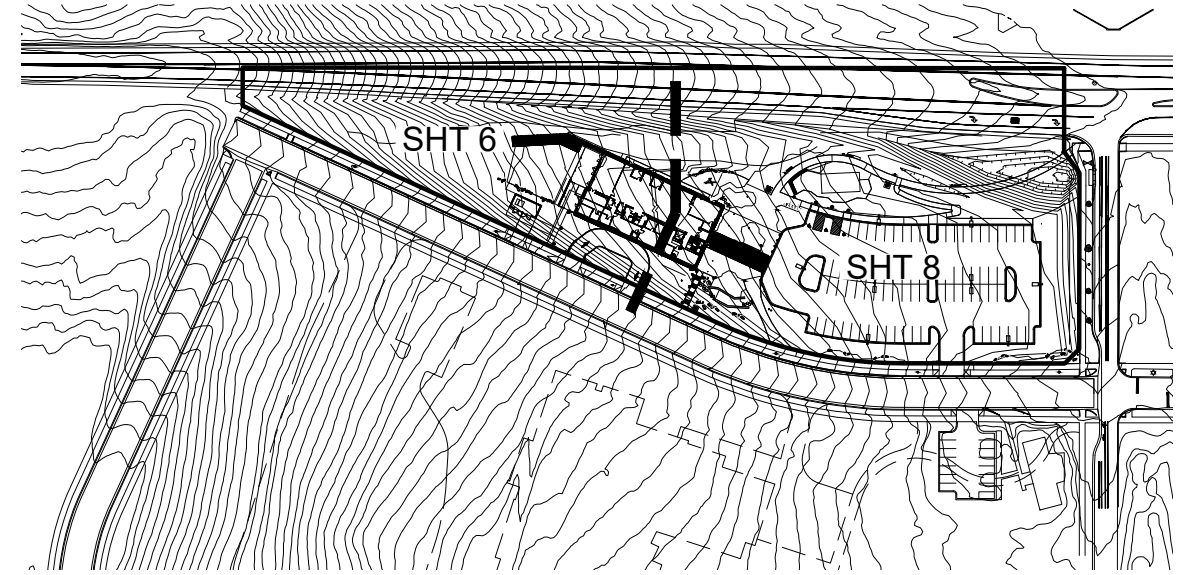
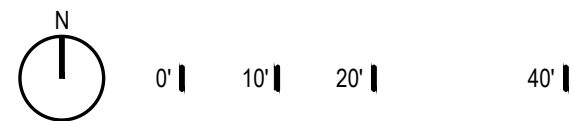


TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO.
SCALE
DATE
SHEET



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

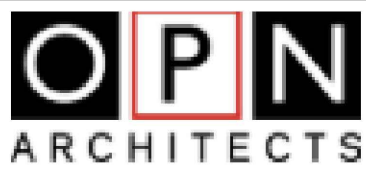
UTILITY LEGEND

- 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

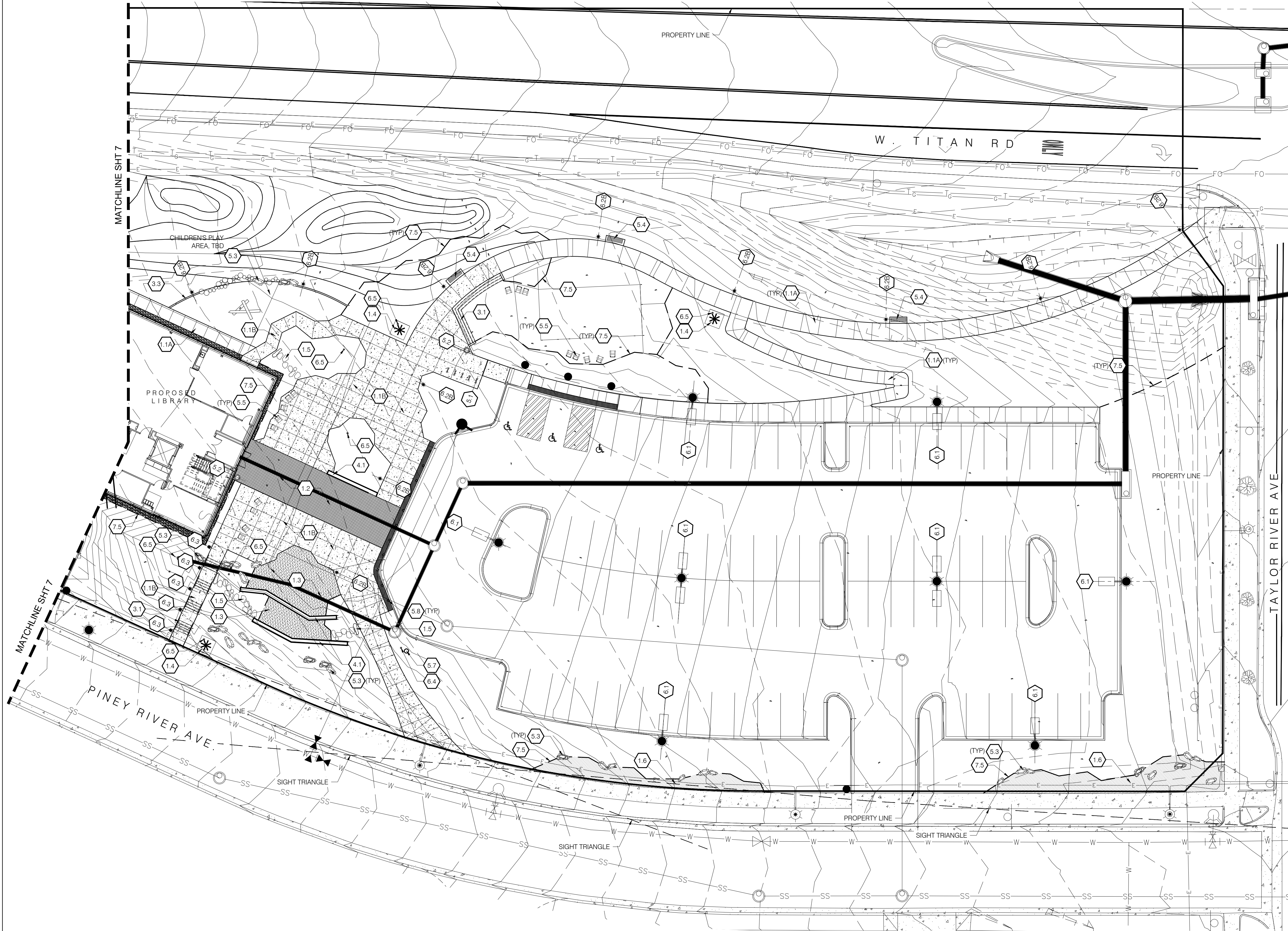
JOB NO.

SCALE

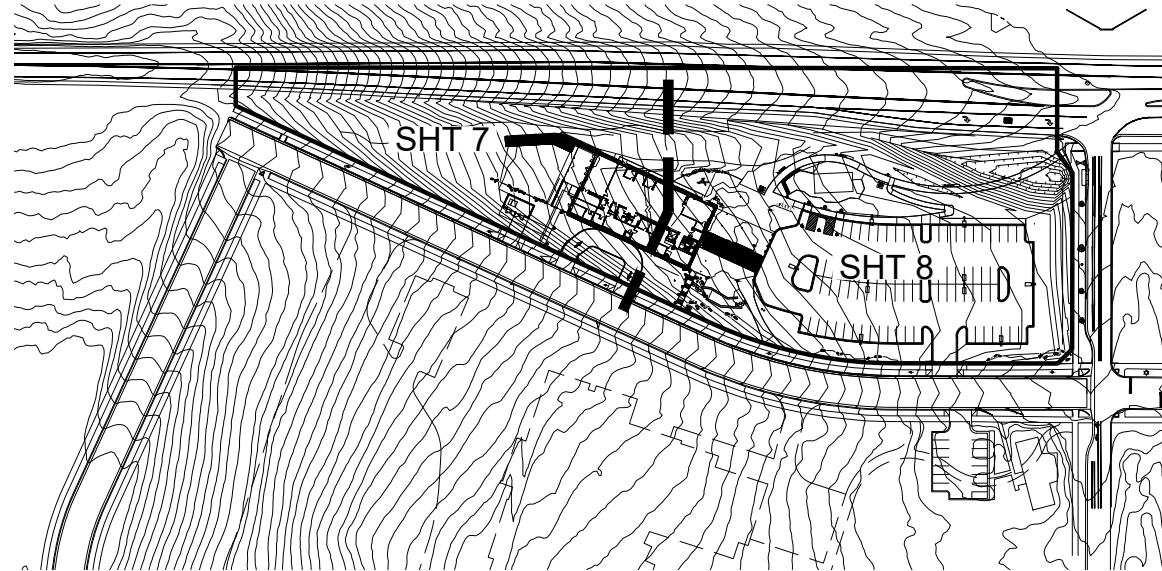
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7 of 13



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
 - 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"
 - 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 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"
 - 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
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 - 6.5 UP LIGHT
 - 6.6 RECEPTACLE BOLLARD
- 7.0 PLANTING
 - 7.1 TREE
 - A | DECIDUOUS TREE
 - B | EVERGREEN TREE
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 - 7.2 IRRIGATED TURF (TEXAS HYBRID BLUEGRASS)
 - 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
- 1.4 DECOMPOSED GRANITE CHIP (DG)
- 1.5 FLAGSTONE SLABS

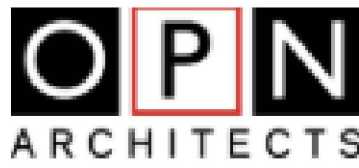
UTILITY LEGEND

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

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

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

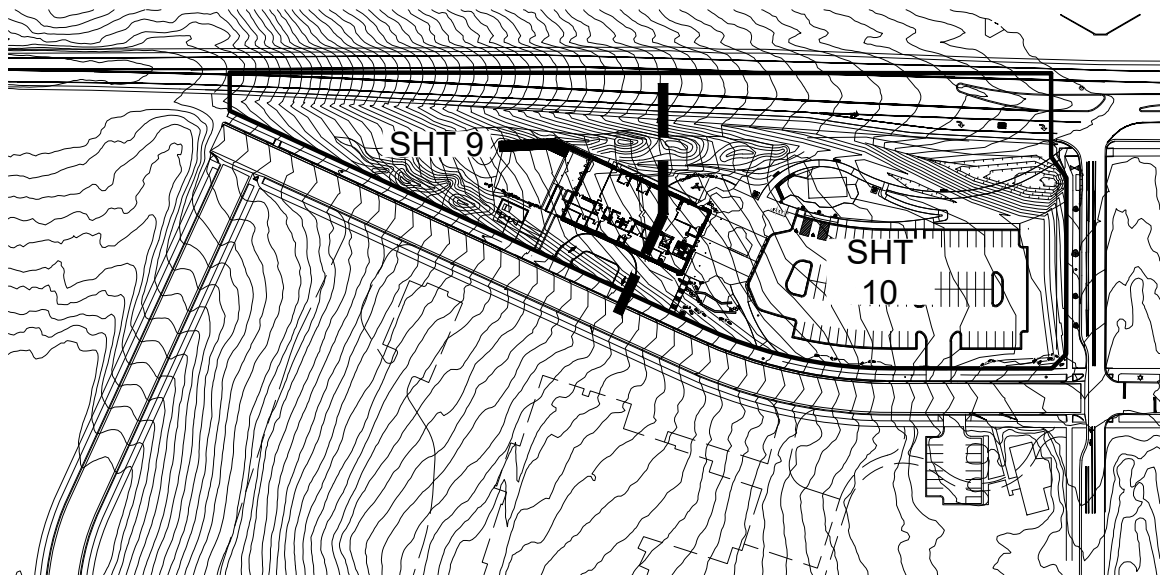
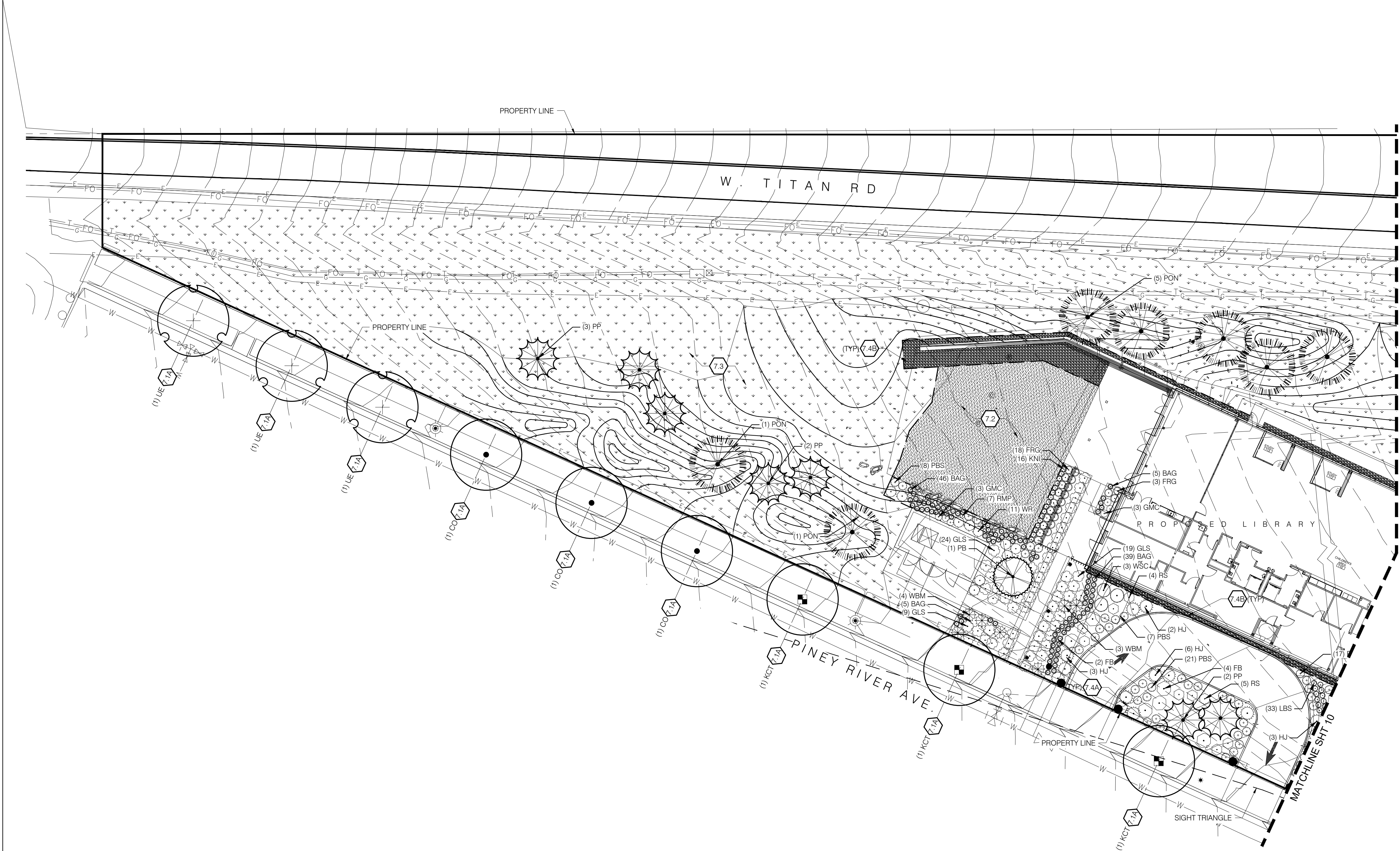
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DATE

SHEET

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LANDSCAPE KEYNOTES

- 0.0 EXISTING CONDITIONS
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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 OPUULIFOLIUS '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
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- 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)

PLANTING PLAN (WEST)



Back40
LandscapeArchitecture



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

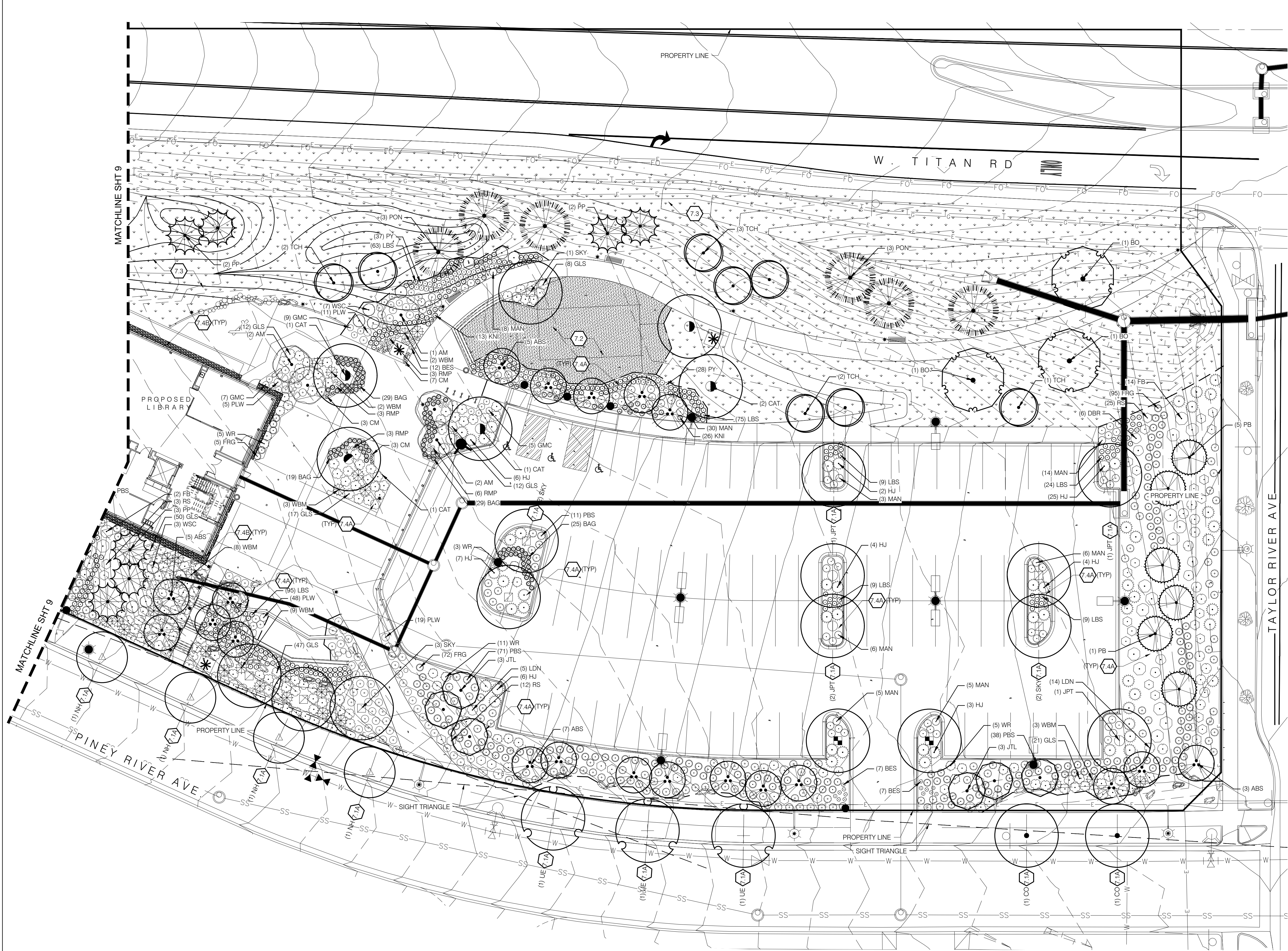
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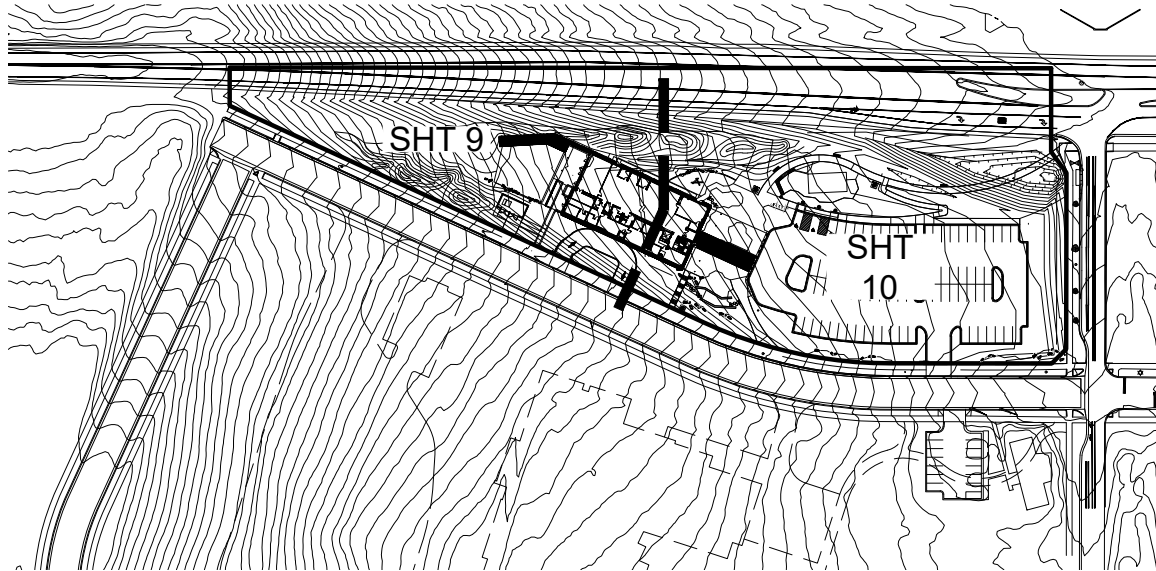
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1 PLANTING PLAN (EAST)
SCALE: 1" = 20'-0"



LANDSCAPE KEYNOTES

- 0.0 EXISTING CONDITIONS
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MATERIALS LEGEND

- 7.2 IRRIGATED TURF
- 7.3 NATIVE SEED

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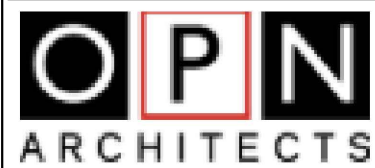
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NOTE:
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PLANT SCHEDULE RE SHT 8

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

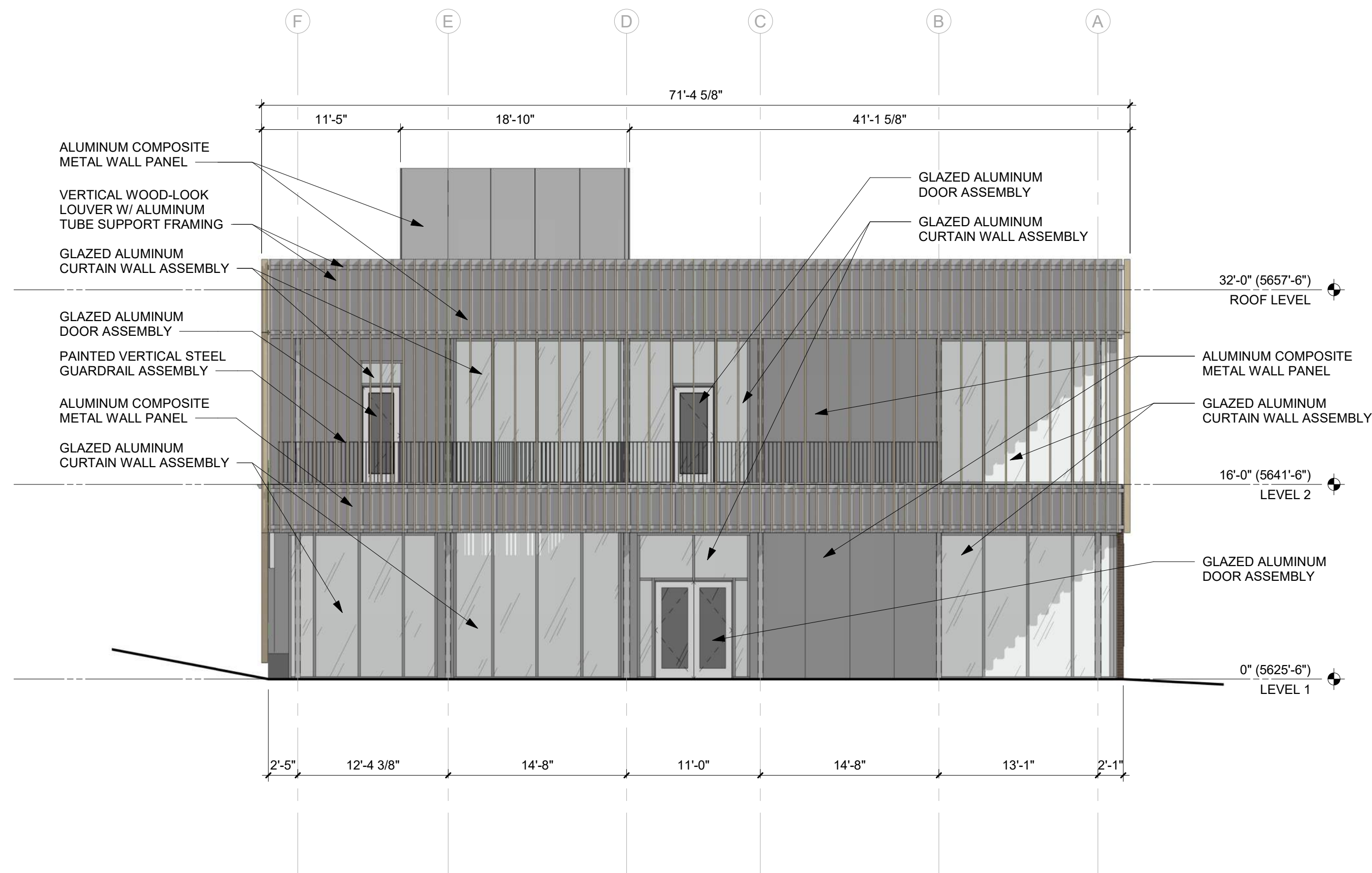
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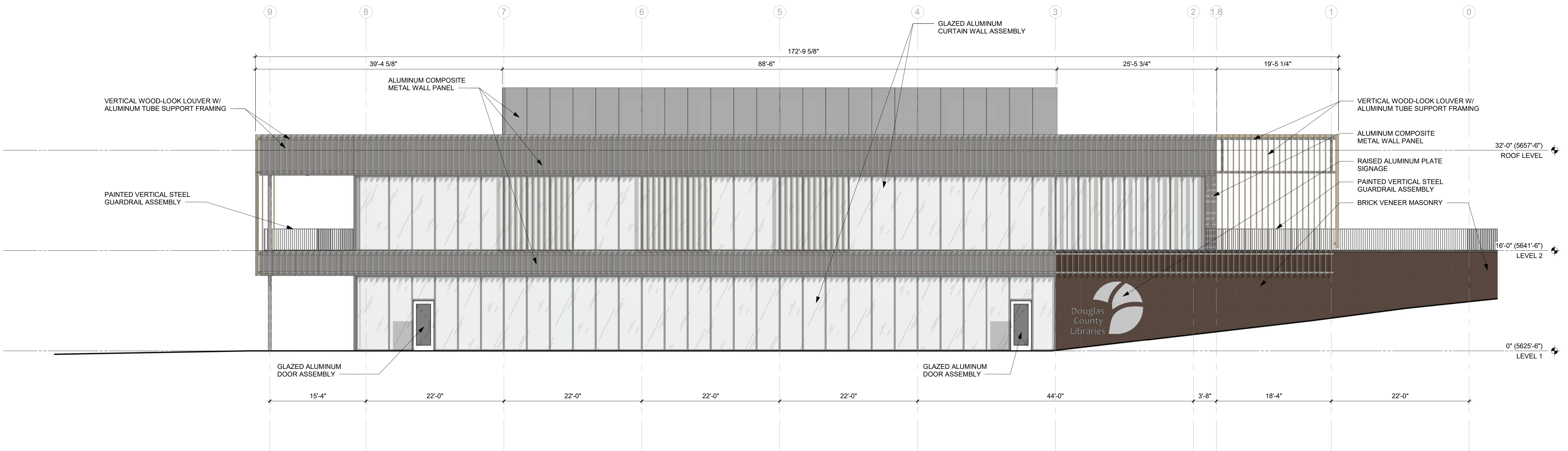
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1 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



PERSPECTIVE VIEW - NORTHEAST CORNER
FOR REFERENCE ONLY



2 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

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

BUILDING ELEVATIONS



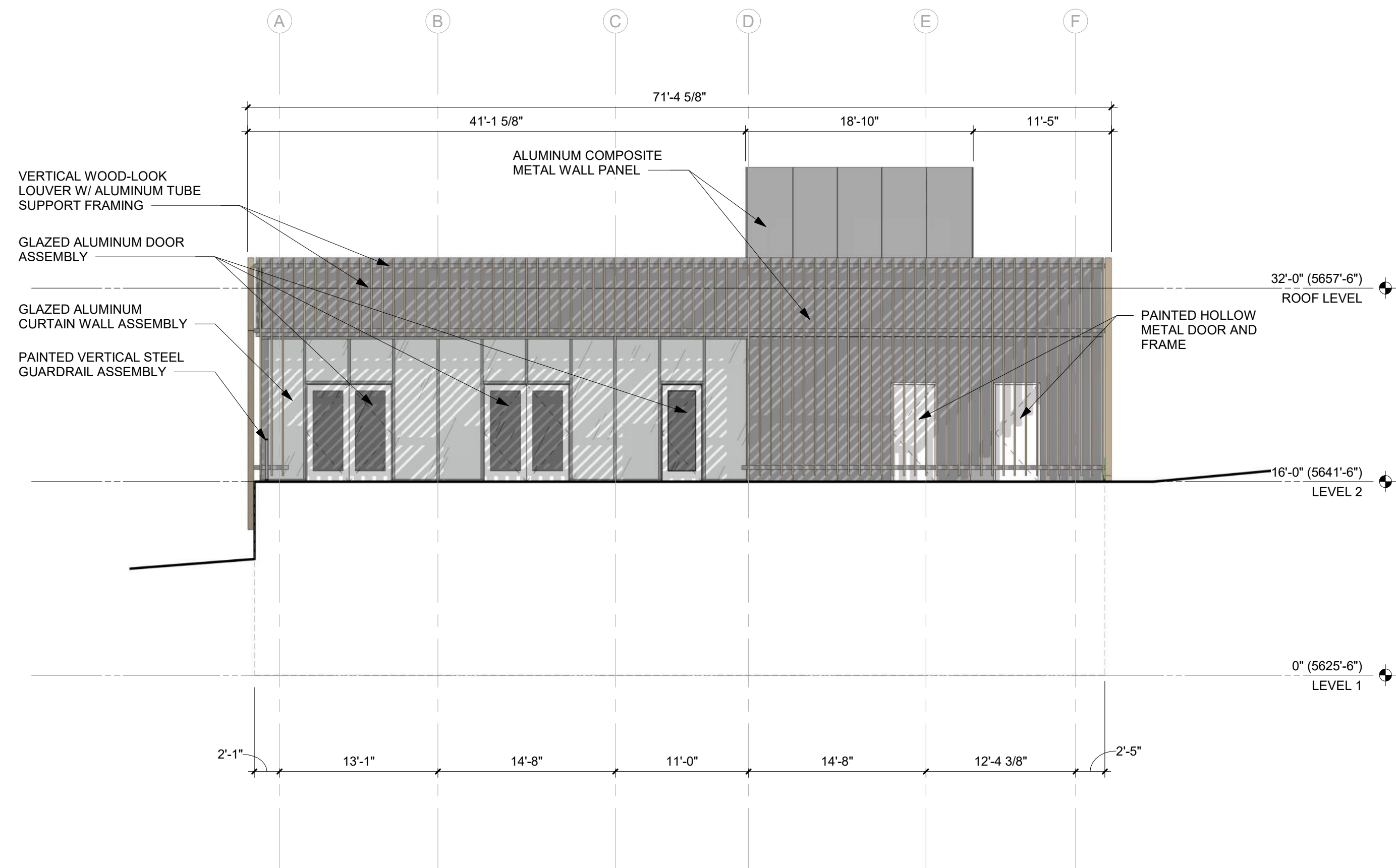
TST, INC.
CONSULTING ENGINEERS
748 WHALERS WAY
SUITE 200 FOR COLLINS
COLORADO 80525
PHONE: 970.226.0557

JOB NO. 1296.001.00

SCALE N/A

DATE November 20, 2025

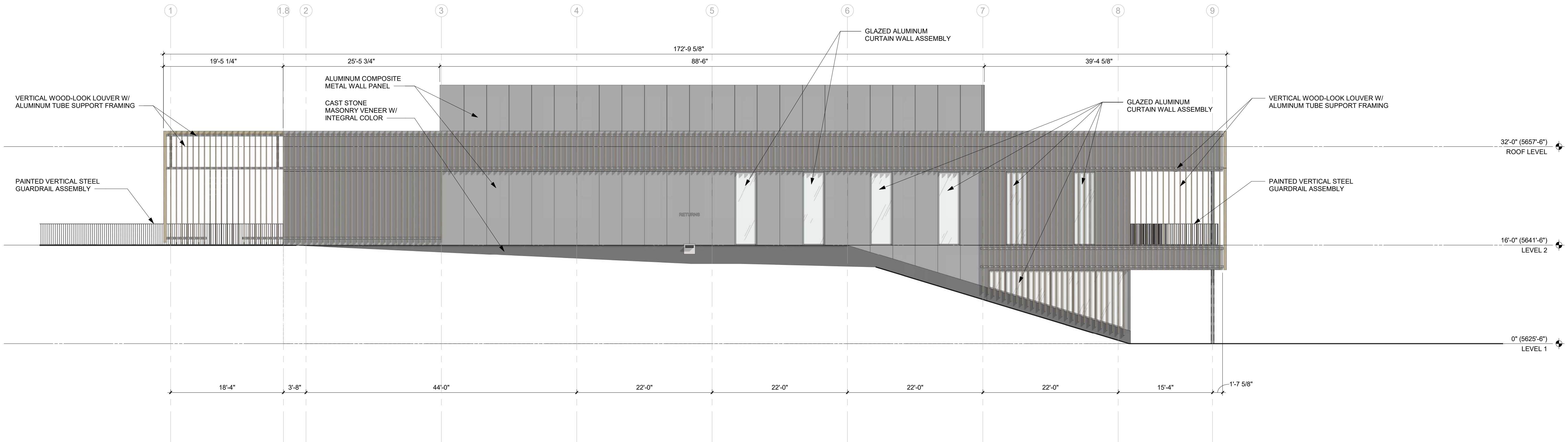
SHEET 11 OF 13



1 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



PERSPECTIVE VIEW - SOUTHEAST CORNER
FOR REFERENCE ONLY



2 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

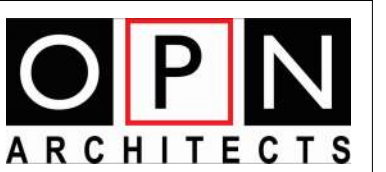
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BUILDING ELEVATIONS						
OPN ARCHITECTS						
Back40 Landscape Architecture						
TST, INC. CONSULTING ENGINEERS 748 WHALERS WAY SUITE 200 FOR COLLINS COLORADO 80525 PHONE: 970.226.0557						
JOB NO. 1296.001.00						
SCALE N/A						
DATE November 20, 2025						
SHEET 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



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

JOB NO.	1296.001.00
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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]

1. THE INSTALLATION OF ALL WATER LINES AND SANITARIANES SHALL COMPLY WITH THE COMMON WATER
2. PROVISIONS, UTILITIES AND STRUCTURES (UNDERGROUND, SURFACE, AND OVERHEAD) ARE INDICATED ONLY TO THE EXTENT THAT SUCH INFORMATION WAS MADE AVAILABLE TO THE SUPERVISOR, UTILITY LOCATOR, OR ELEVATING OF EXISTING UNDERGROUND POWER, TELEPHONE, CABLE, GAS, OR OTHER UTILITIES. SPRINKLER SYSTEMS, SEPTIC SYSTEMS, WATER GAS, SEWER, AND SERVICE LINES ARE NOT INDICATED. OTHER UTILITIES AND STRUCTURES ARE DISREGARDED BY THE OWNER OF EACH UTILITY OR STRUCTURE. THE DESIGN ENGINEER, ENGINEERING INVESTIGATIONS, LOCATIONS, AND RESERVATIONS OF SUBSIDIARY UTILITIES INDICATED IN GENERAL AND EXISTING ENGINEERING RECORDS AND PRACTICES OF UTILITIES IN A LOCAL STANDARD AND GEOTECHNICAL BULLETIN OF CLASS 30, 40, 50, UNLESS OTHERWISE RESPONDED, WHERE SUCH ACTIVITIES HAVE BEEN THE CONTRACT DOCUMENTS.

2. EXISTING UTILITIES AND STRUCTURES (UNDERGROUND, SURFACE, AND OVERHEAD) ARE INDICATED ONLY TO THE EXTENT KNOWN TO THE CITY OF CHICAGO. THE CITY OF CHICAGO DOES NOT WARRANT THE ACCURACY OF ANY UTILITY, DOCUMENT PREPARATION, NOT ALL LOCATIONS, CONFIGURATIONS, AND ELEVATIONS OF EXISTING UNDERGROUND POWER LINES, TELEPHONE, FIBER OPTIC CABLE, DUCT WAYS, SPARKNETS SYSTEMS, SEPTIC SYSTEMS, WATER GAS, SEWER AND STORM SEWERS, AND OTHER UTILITIES. THE CITY OF CHICAGO DOES NOT WARRANT THE ACCURACY OF ANY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES AS FURNISHED BY THE OWNER OF EACH UTILITY.
3. CONTRACT DOCUMENTS FOR THE PROJECTED AREAS ARE NOT TO BE CONSIDERED AS AN ACCURATE LOCATION OF THEIR UTILITY OR STRUCTURE, ARE APPROXIMATE, AND ARE NOT TO BE CONSIDERED AS AN ACCURATE LOCATION OF THEIR UTILITY.
4. THE CITY OF CHICAGO DOES NOT WARRANT THE ACCURACY OF ANY UTILITY OR STRUCTURE AS FURNISHED BY THE OWNER OF EACH UTILITY.
5. CONTRACT DOCUMENTS HAS BEEN PERFORMED TO QUALITY LEVEL "C" IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRINCIPLES AND PRACTICES AS OUTLINED IN LATEST STANDARD AND QUBERTSE BULLETIN C/ASCE 38-02 QUALITY LEVEL FOR THE PROJECTED AREAS ARE INDICATED IN THE CONTRACT DOCUMENTS.
6. SEWER LINES SHALL BE 39-36.5" P/C FOR DEPTHS LESS THAN OR EQUAL TO 20 FEET, AND 36" FOR DEPTHS GREATER THAN 20 FEET, UNLESS OTHERWISE NOTED.
7. MATCH PIPE CROWNS AT MANHOLES WHERE THERE IS A CHANGE IN PIPE DIAMETER.
8. COVER OVER SEWER LINES SHALL BE A MINIMUM OF 5.0 FEET UNDER PAVEMENT AND SIX FEET IN OPEN SPACE.
9. IN NON-PAVED AREAS MANHOLE RINGS SHALL BE SET FOUR INCHES ABOVE FINISHED GRADE WITH A SIX-INCH WIDE 12-INCH DEEP MINIMUM CONCRETE CURB AROUND THE RING AND C/OVER.
10. ALL SEWER LINE CROSSINGS SHALL COMPLY WITH SECTION 34-135(C)(4).
11. SEWER LINES SHALL BE EMBEDDED IN ACCORDANCE WITH ARTICLE V OF THIS CHAPTER AND SUBSECTION (B)(3) OF THIS

[illegible]

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

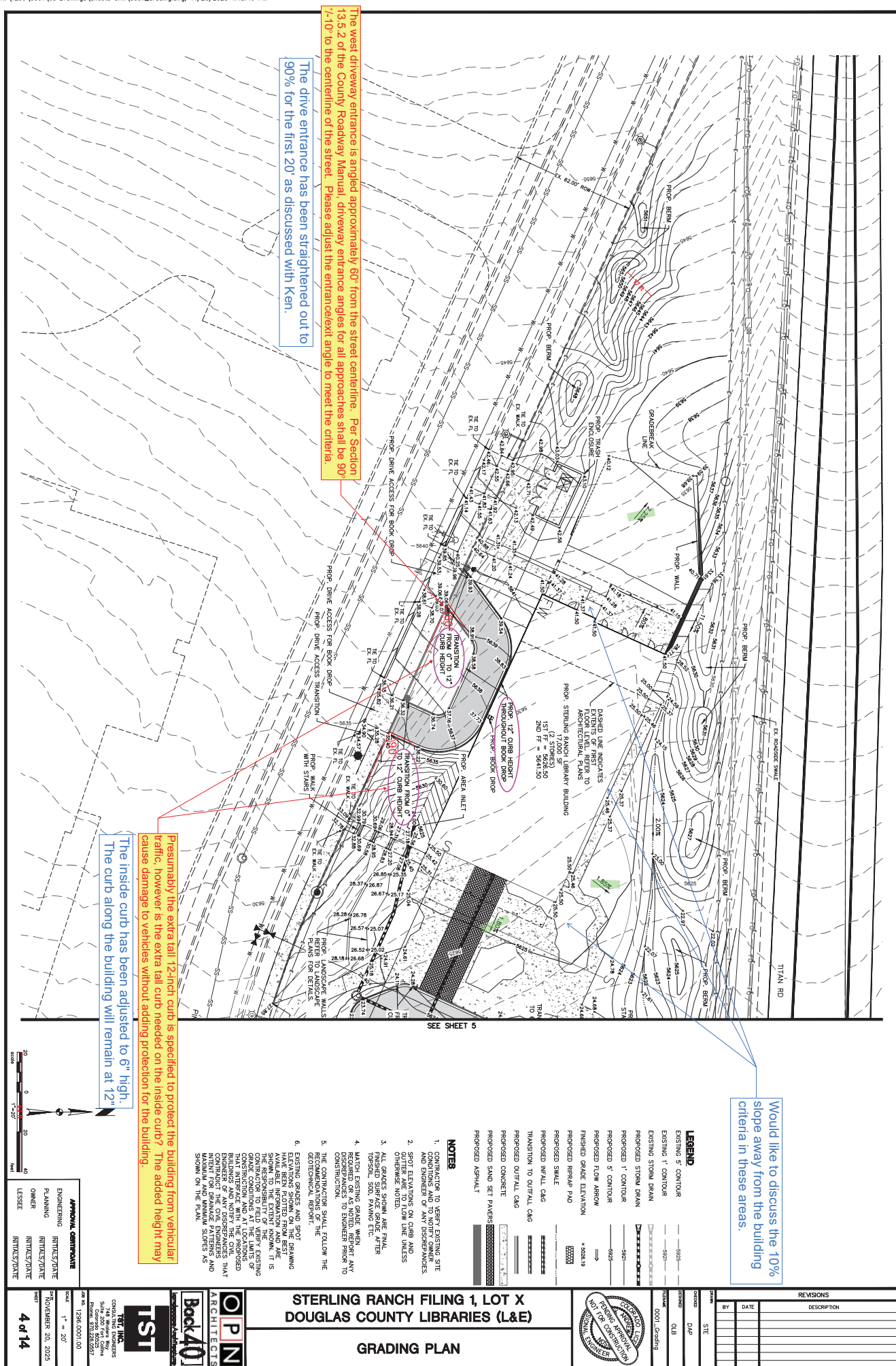
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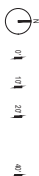
**STERLING RANCH FILING 1, LOT X
DOUGLAS COUNTY LIBRARIES (L&E)**

NOTES



<u>APPROVAL CERTIFICATE</u>	
ENGINEERING	<u>INITIALS/DATE</u>
PLANNING	<u>INITIALS/DATE</u>
OWNER	<u>INITIALS/DATE</u>
LESSEE	<u>INITIALS/DATE</u>
SCALE: 1/2" = 1'-0" DATE: NOVEMBER 20, 2025 SHEET: 2 of 14	

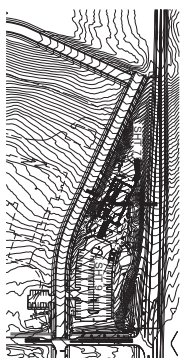
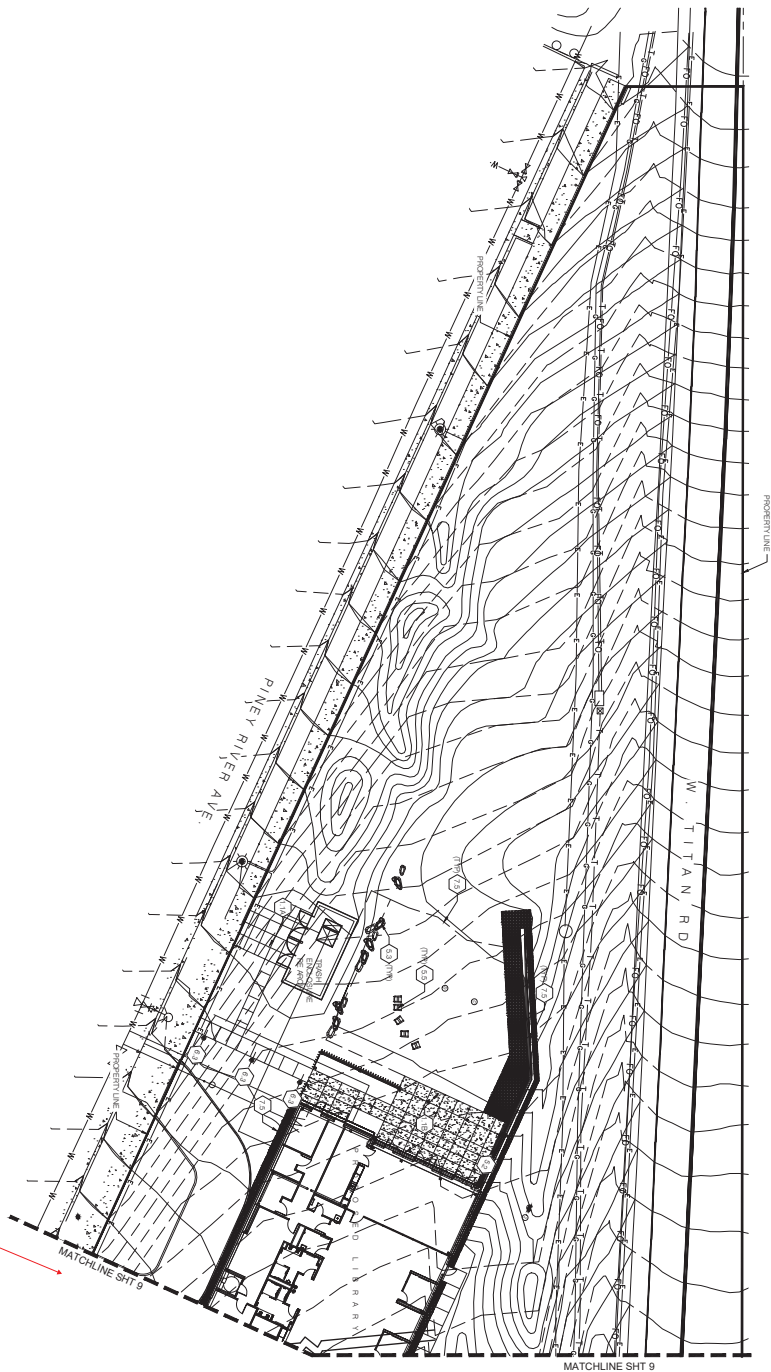




It appears a part of the site is missing between the matchlines shown on Sheets 8 and 9.

Check matchline locations and revise as needed.







Matchlines have been corrected.



LANDSCAPE KEYNOTES

- [illegible]

MATERIALS LEGEND

- | | | |
|------|---|--|
| 1.10 |  | CP CONC PAVT, GRAY
SAWN JTS, MED BROOMFIN |
| 1.11 |  | EXPANDED CONCRETE
PAVING |
| 1.12 |  | SAND SET PAVERS |
| 1.13 |  | ARTIFICIAL TUFF |
| 1.14 |  | DECOMPOSED GRANITE
CHIP (OO) |
| 1.15 |  | FLAKESTONE SLABS |

UTILITY LEGEND

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

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

[illegible]

LAST NAME	
ORGANOID	
ORGANOID	
FILENAME	

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

LANDSCAPE SITE PLAN (WEST)

OPEN
ARCHITECTS
Back 40
Interiors Architecture



TST, INC.
CONSULTING ENGINEERS
748 Winthers Way
Suite 200 Fort Collins
Colorado 80525

JOE NO.	
SCALE	

DATE _____
SHEET 08 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
Addendum - 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.

ATTACHMENTS	PAGE
Douglas County Land Use Application	6
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, 80135

State Parcel Number(s): 2353-144-00-032

Subdivision/Block#/Lot# (if platted): PARCEL A2 HIER EXEMPTION 1ST AMD 15.93 AM/L

PROPERTY OWNER(S):

Name(s): Ice Tong Land & Cattle Company LLC

Address: 4210 DOUGLAS AVE , SEDALIA CO 80135

Phone: 303-885-0600

Email: 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 Evans

Address: 175 Kellogg Ct. Castle Rock, CO 80109

Phone: 303-653-0449

Email: 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

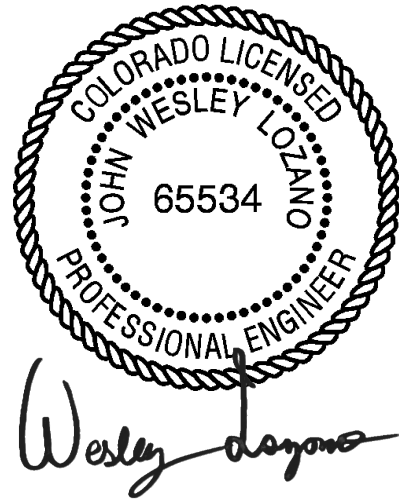
November 2025

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
1.2 Project Description	4
1.3 Community Profile & Baseline Conditions	5
1.4 Potential Impacts & Mitigation Measures	8
1.5 Economic and Social Benefits	9
1.6 Stakeholder Engagement	9
2.0 Traffic Impacts.....	10

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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



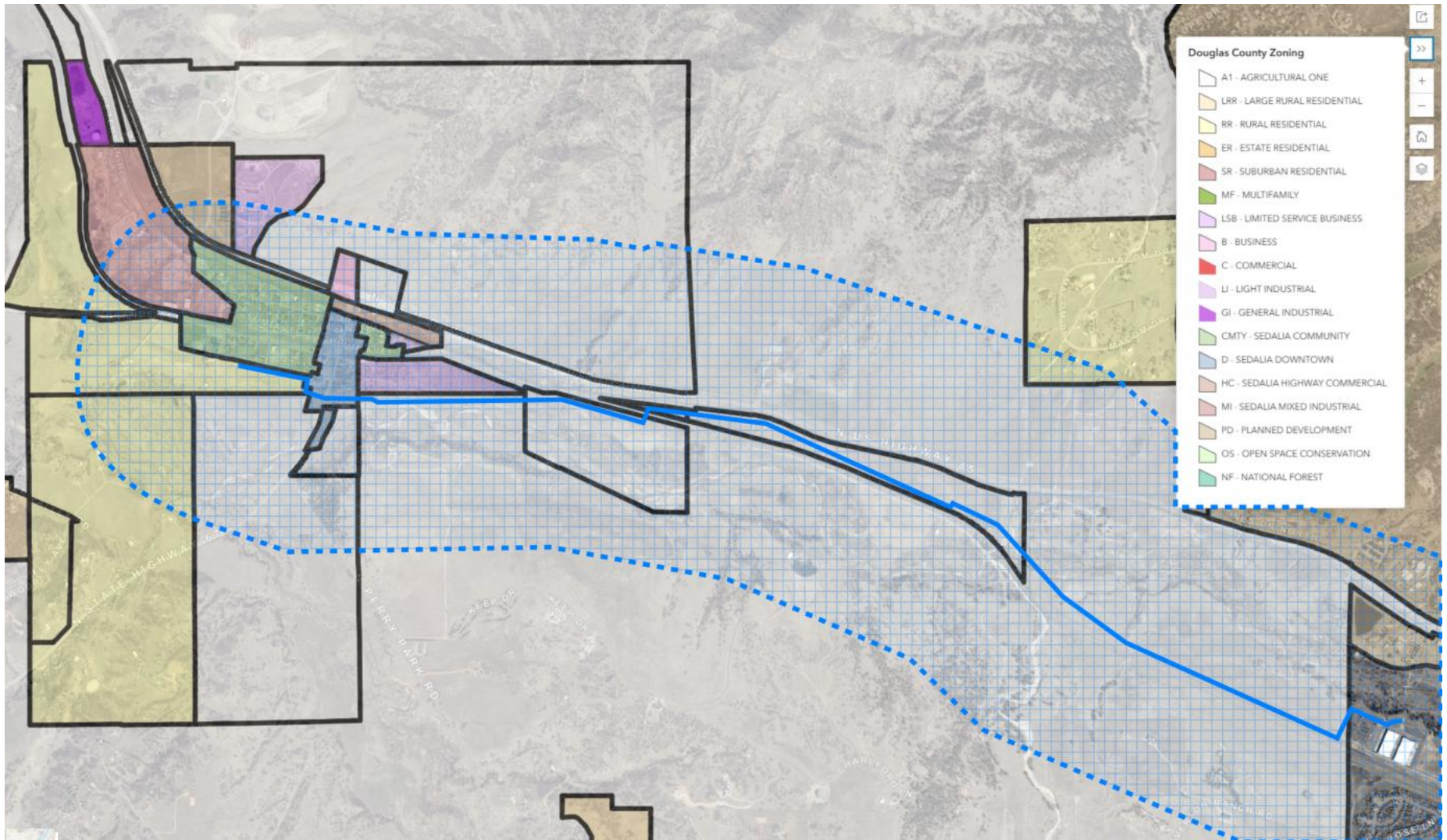




Figure 1-2: Open Cut Installation in 100-yr Floodplain (Cyan) and RCZ (Magenta)

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

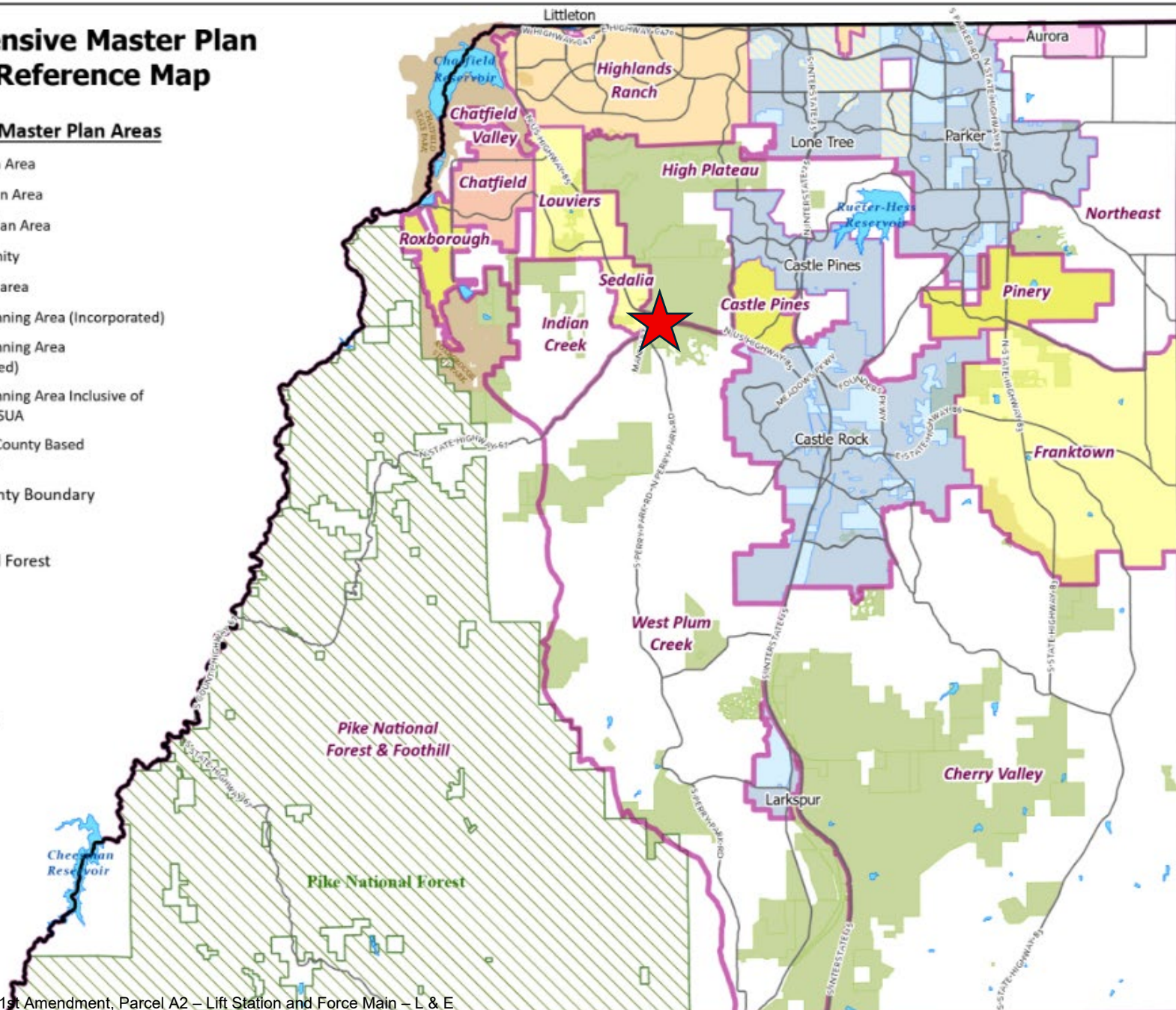
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

- Major Roads

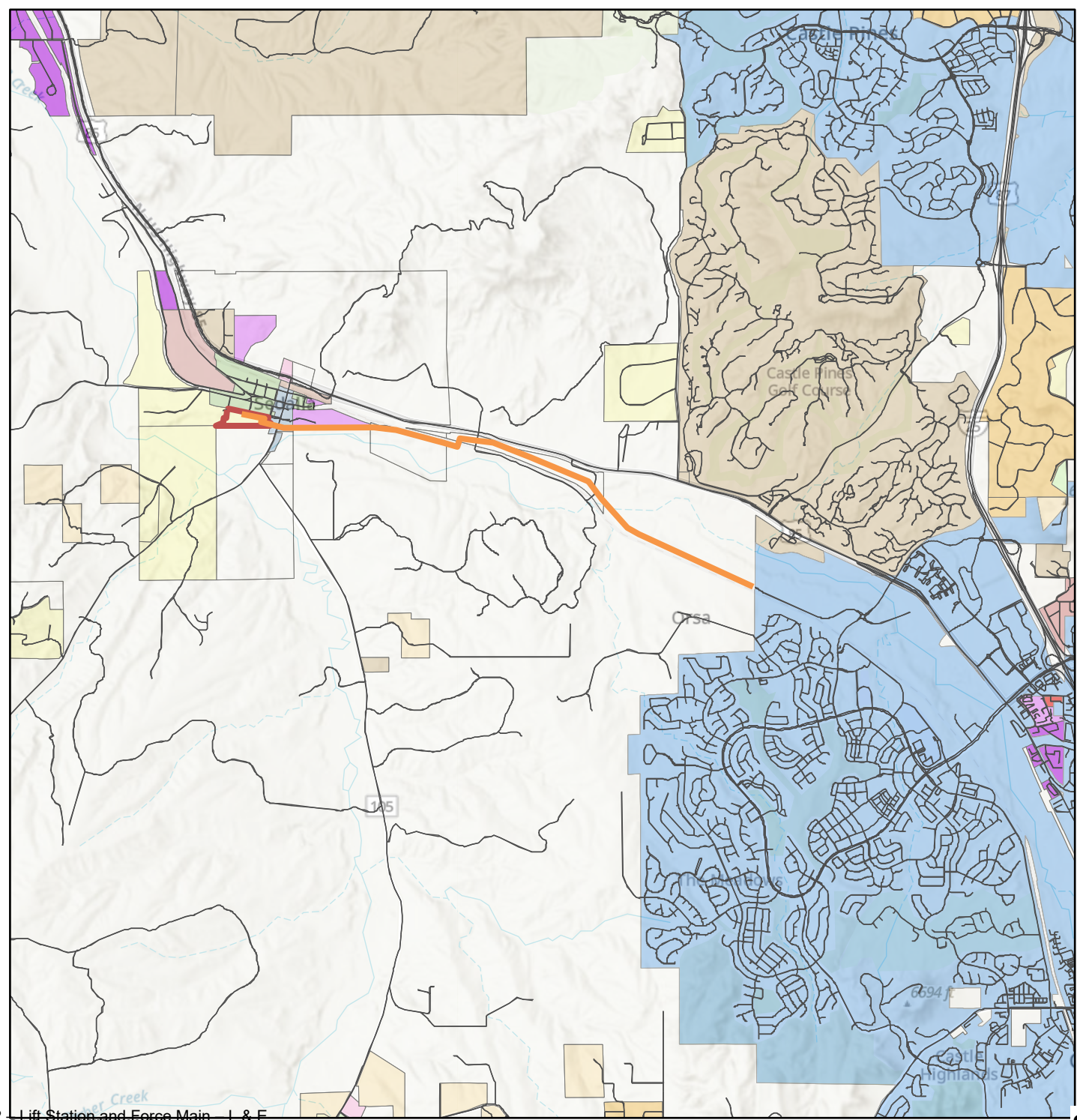


Hier Exemption, 1st Amendment, Parcel A2

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__;!!PUG2raq7K!CZwBk!eml7fnsYkw!EQ2z7K5NnsJYjCaG0hDzckCY2dLqshP5tub_JP8aUq1H0EI3jCsDjrsjZUcTHM5_VWpOFn43bwdRL75XFaw\\$](https://urldefense.com/v3/__https://apps.douglas.co.us/planning/projects/Login.aspx__;!!PUG2raq7K!CZwBk!eml7fnsYkw!EQ2z7K5NnsJYjCaG0hDzckCY2dLqshP5tub_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

REV	DATE	DESCRIPTION	BY



CASTLE ROCK SEDALIA
FORCE MAIN

LOCATION AND
EXTENT PLAN
EXHIBIT

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

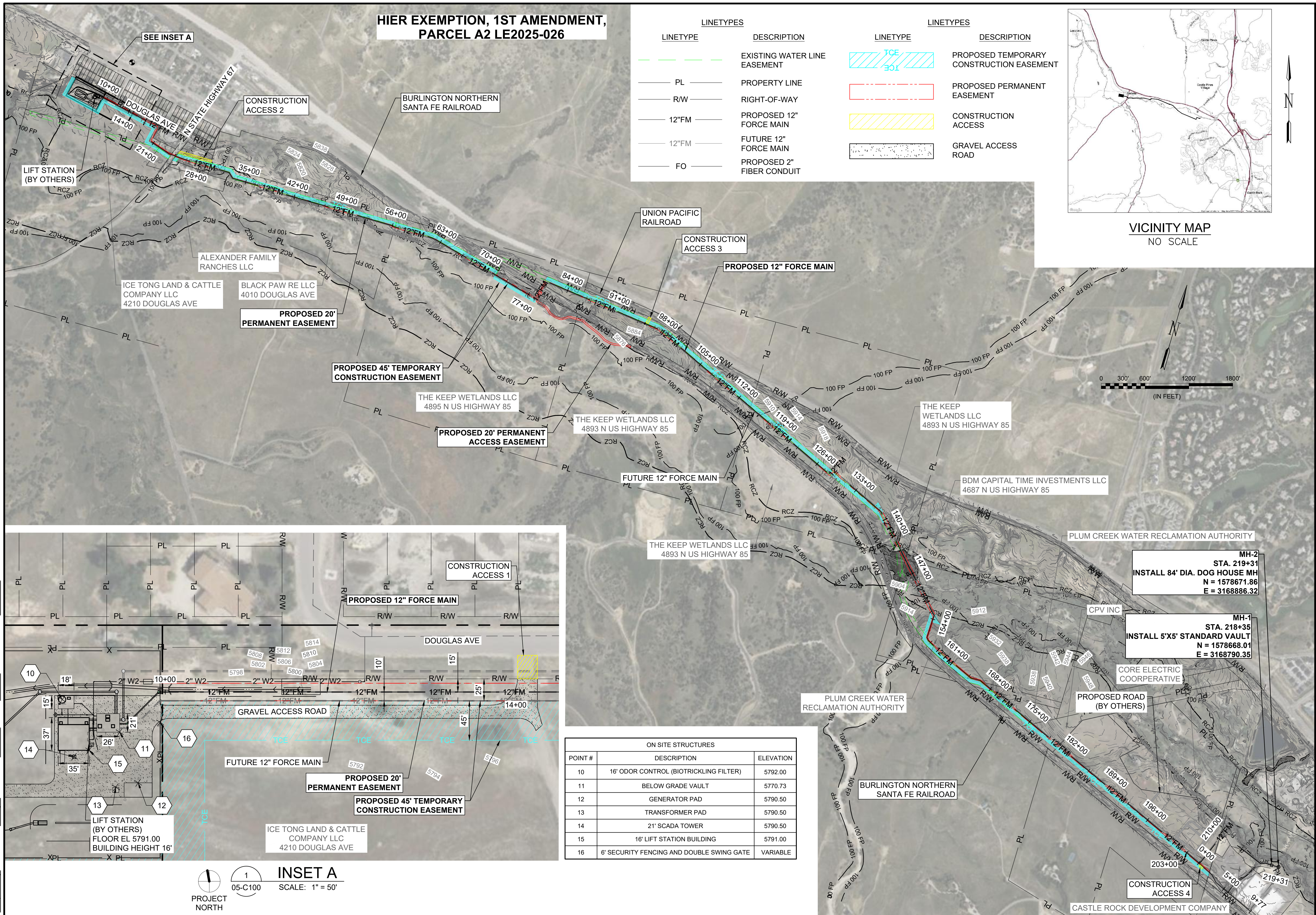
BAR IS ONE INCH ON
ORIGINAL DRAWING

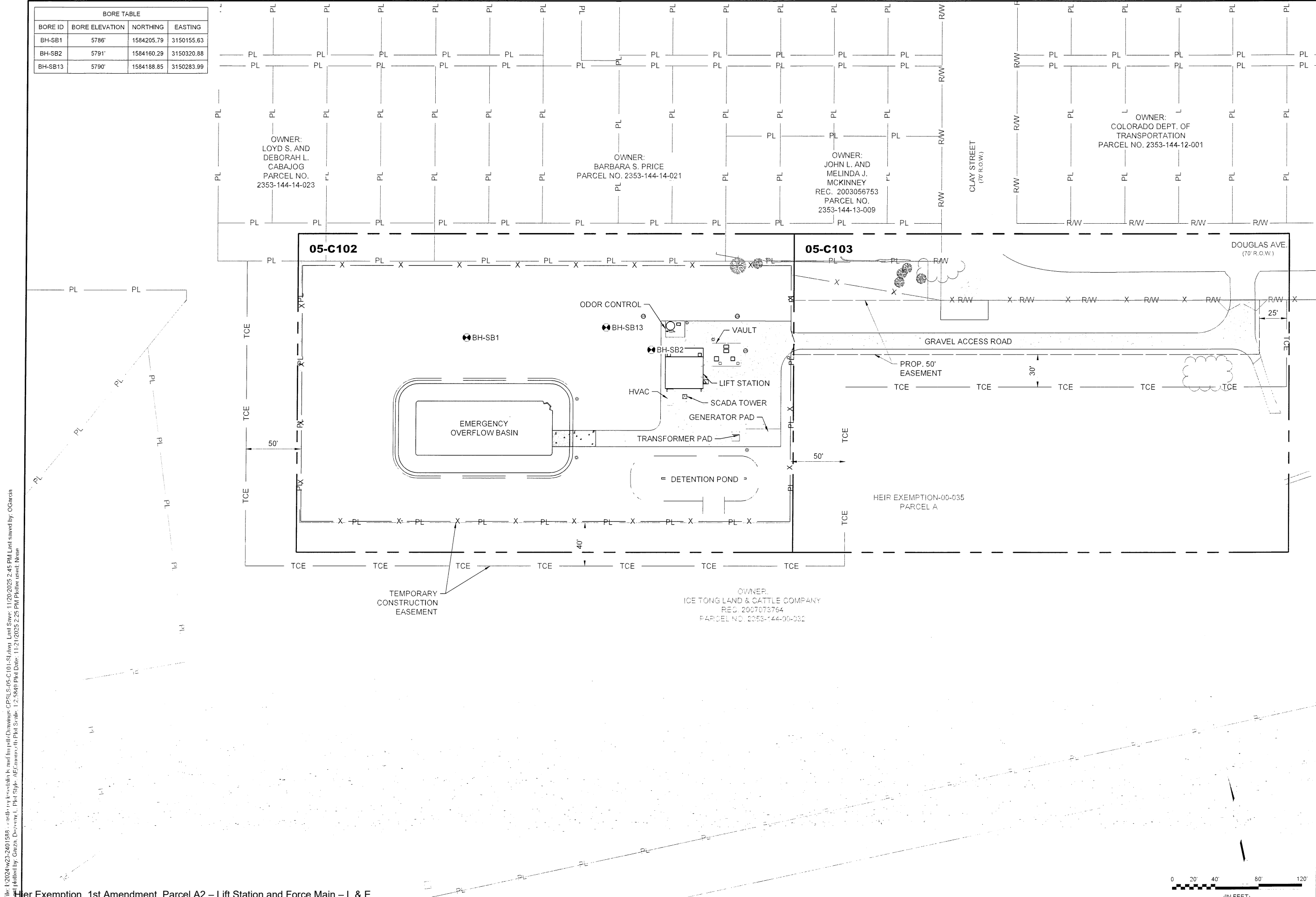
0 1"

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


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

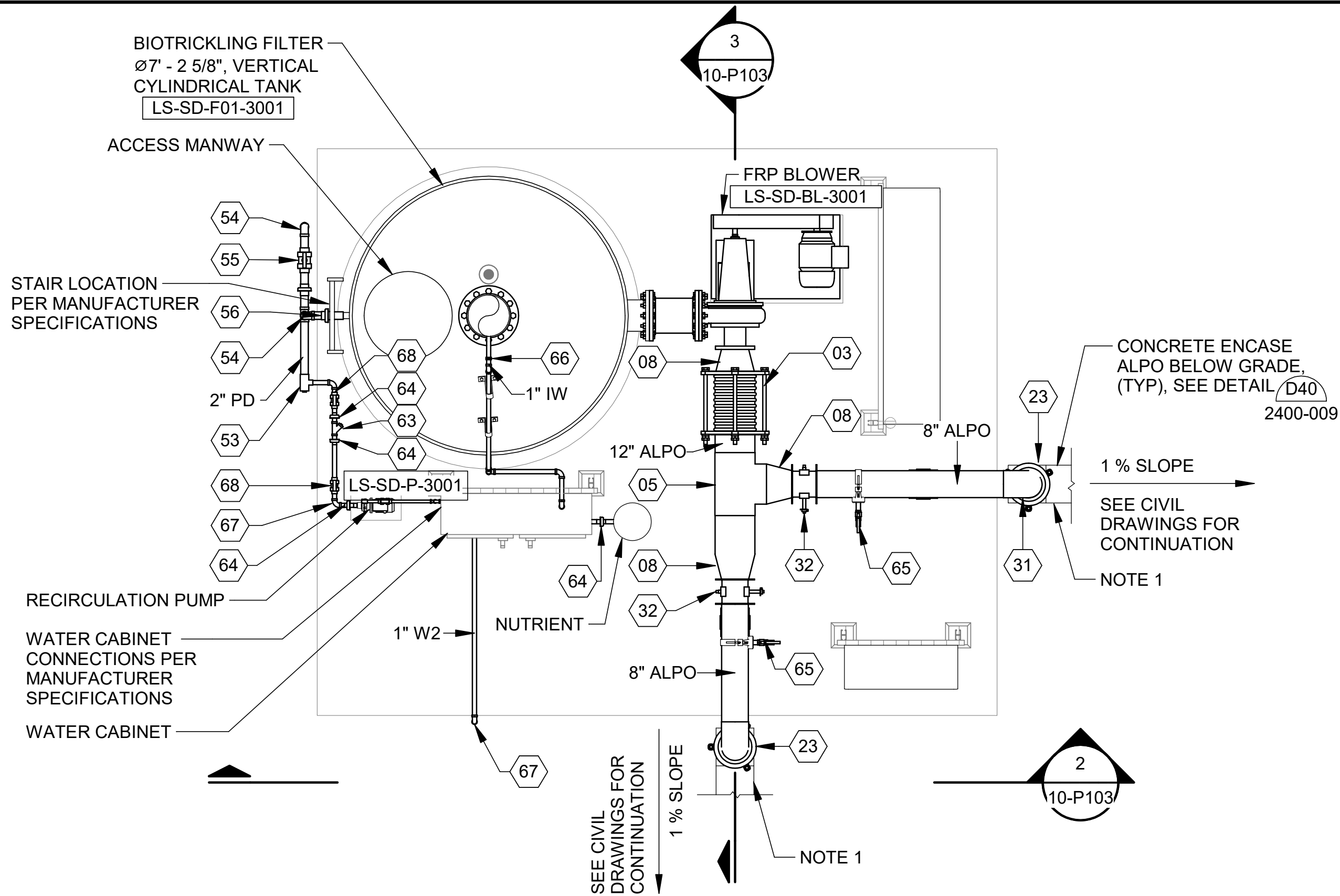
JOB NO. 2401588
DATE NOV. 2025
DESIGNED BY: CDG
DRAWN BY: OG
CHECKED BY: ME

IF NOT ONE NUMBER ON THE SHEET, SEPARATE SHEETS ARE ORDERED

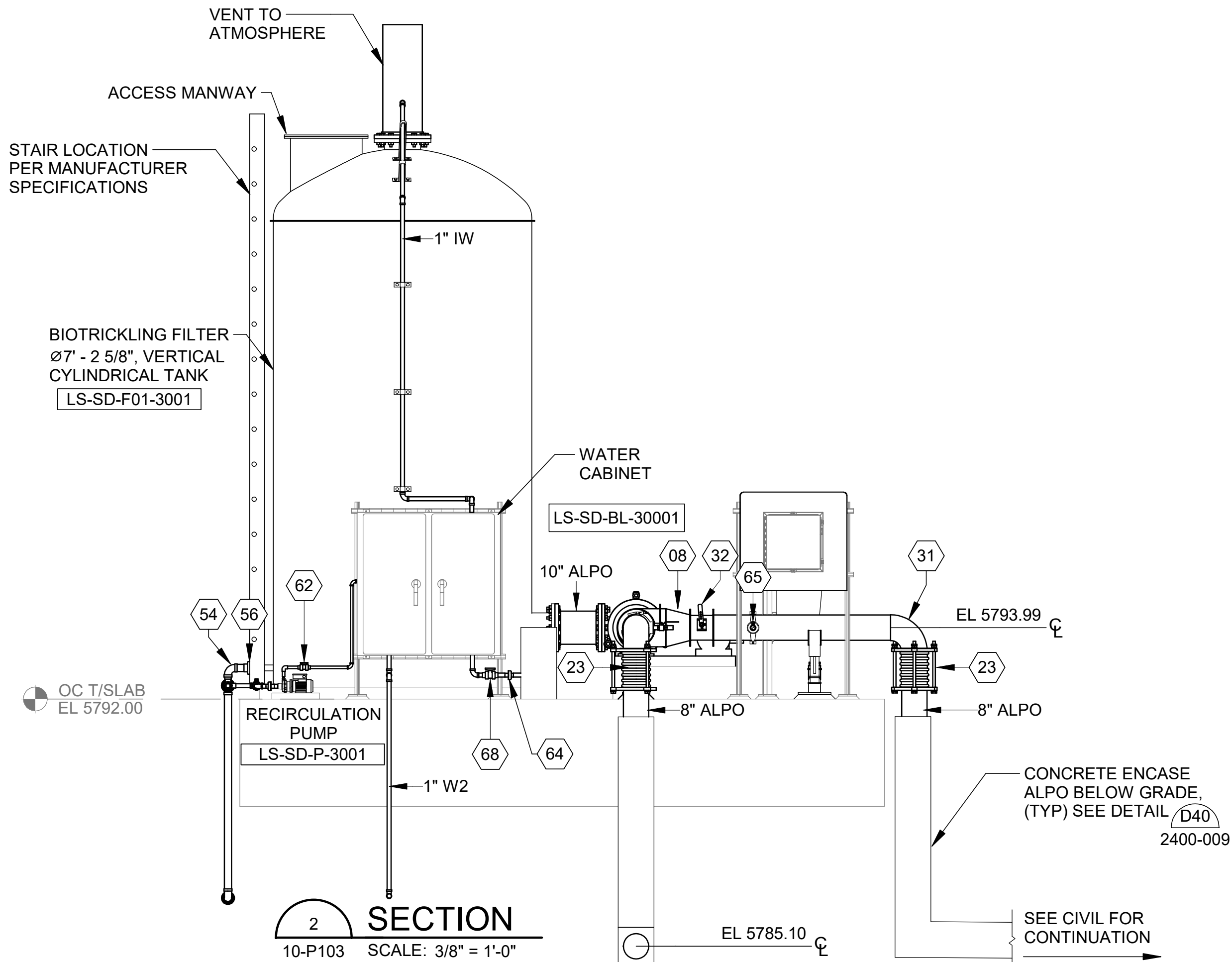
DRAWING NUMBER
05-C101

SHEET NUMBER
031

108



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

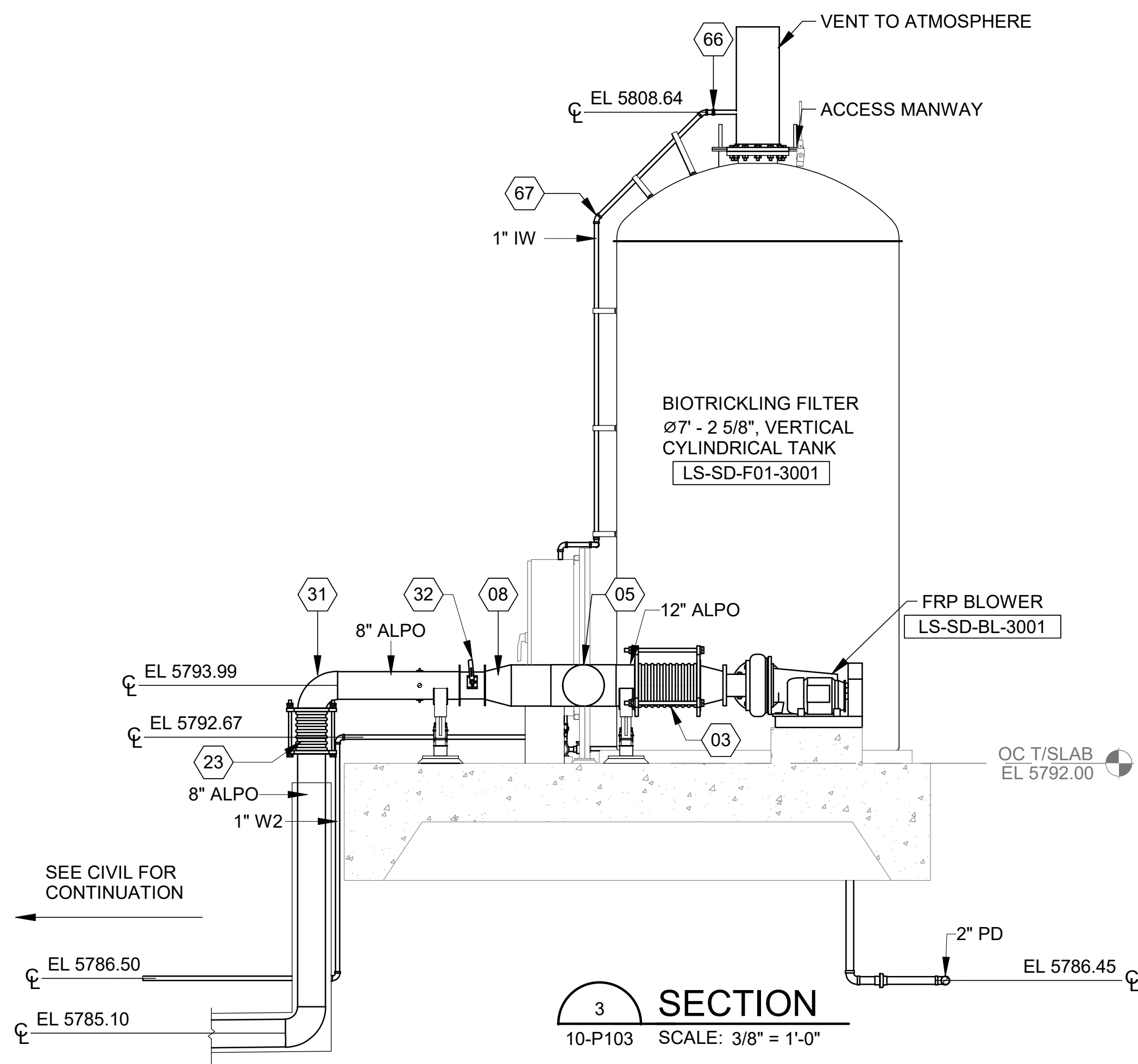


NOTES:

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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65534 ON NOV. 2025 IT IS NOT TO BE USED
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PERMITTING PURPOSES.

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

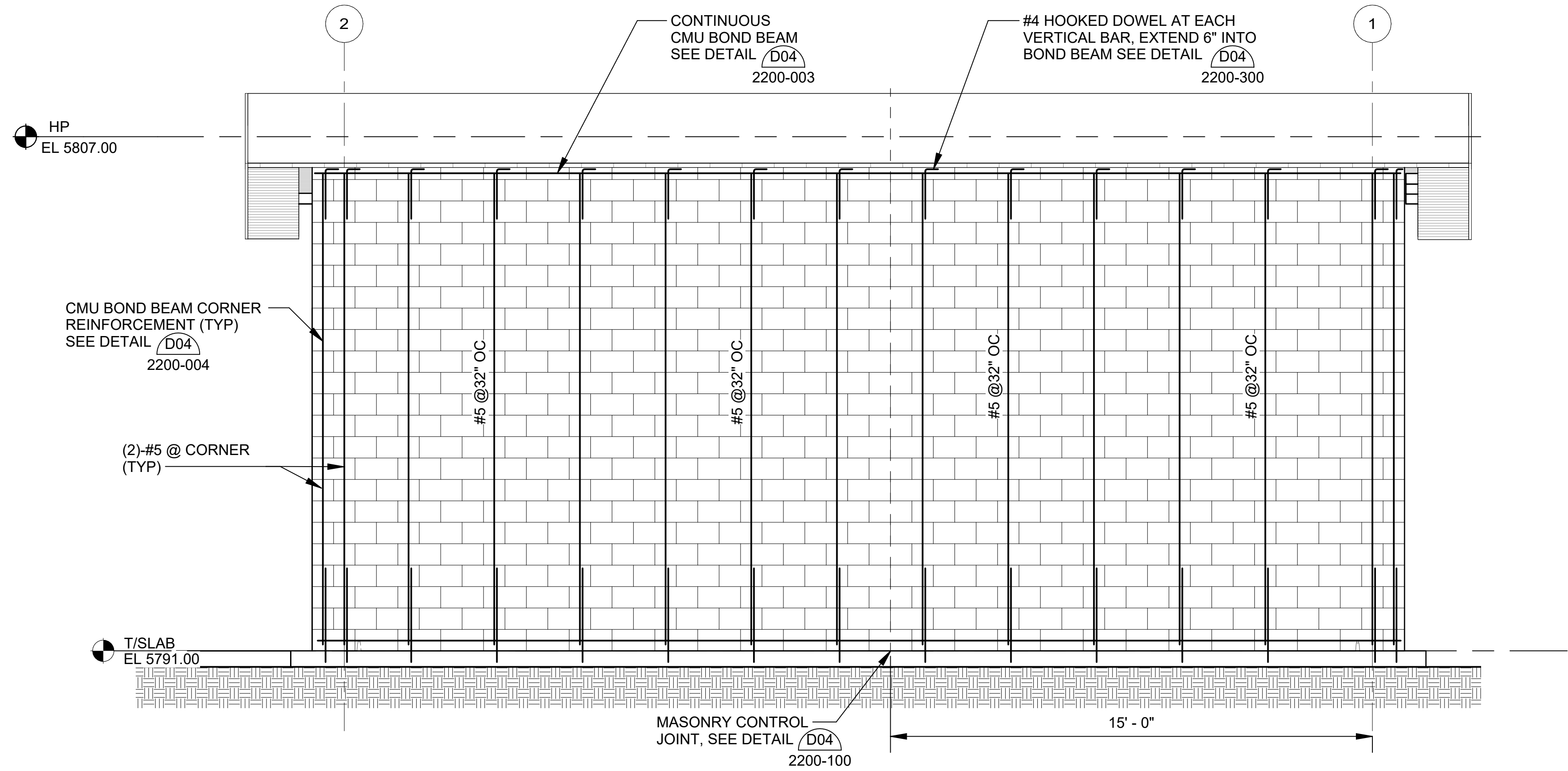
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ORIGINAL DRAWING 1"
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IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER

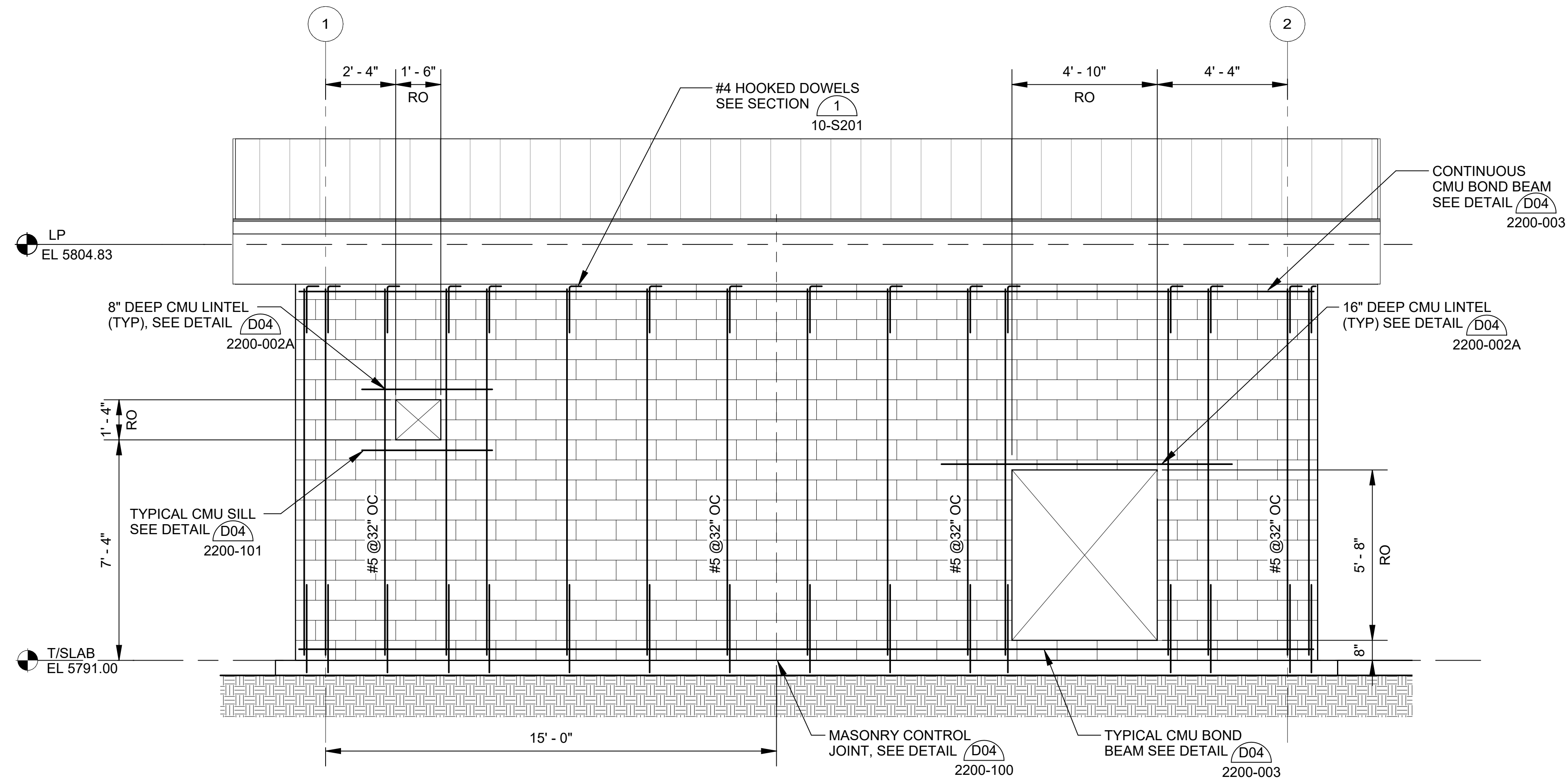
10-P103

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:

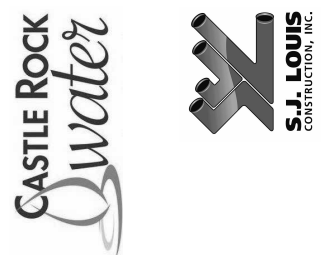
1. FOR GENERAL STRUCTURAL NOTES, SEE GENERAL DRAWINGS.
2. FOR FACILITY SITE COORDINATES AND GRADING, SEE CIVIL DRAWINGS.
3. COORDINATE WALL AND SLAB OPENINGS WITH OTHER DISCIPLINE DRAWINGS.
4. COORDINATE EQUIPMENT PAD DIMENSION AND LOCATION WITH OTHER DISCIPLINE DRAWINGS.



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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

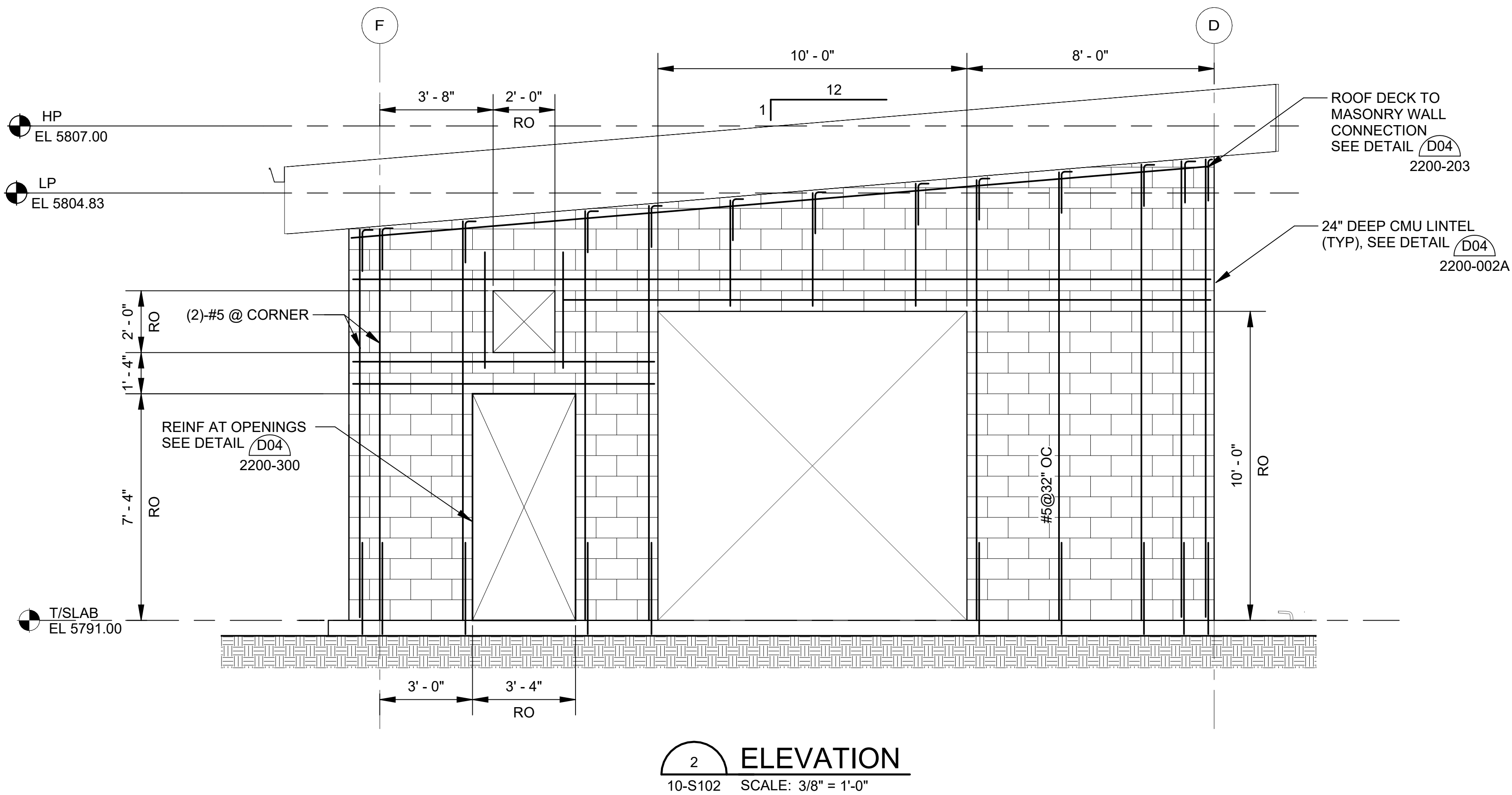
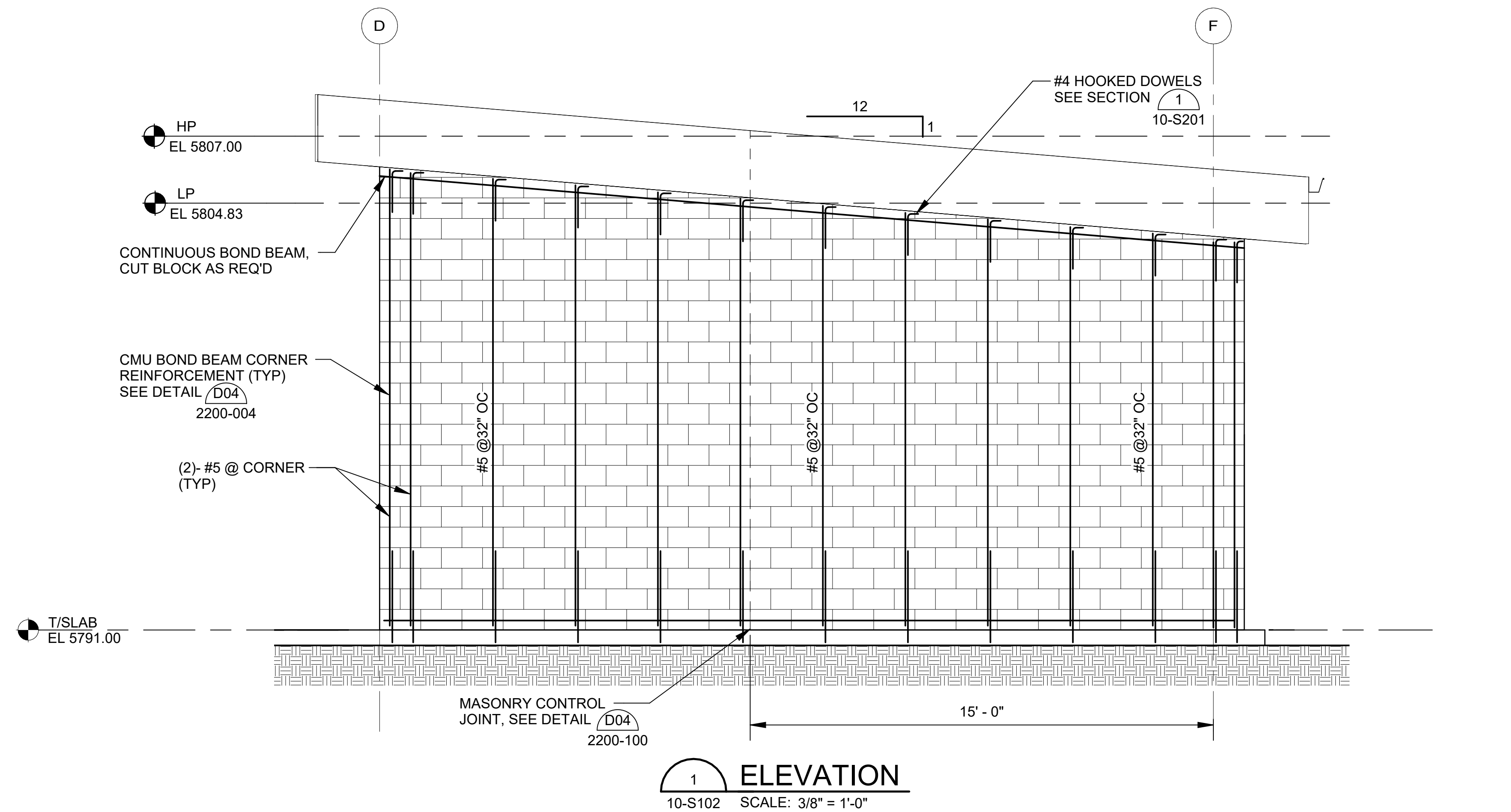
BAR IS ONE INCH ON ORIGINAL DRAWING
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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

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:

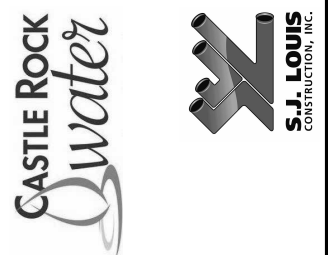
1. FOR GENERAL STRUCTURAL NOTES, SEE GENERAL DRAWINGS.
2. FOR FACILITY SITE COORDINATES AND GRADING, SEE CIVIL DRAWINGS.
3. COORDINATE WALL AND SLAB OPENINGS WITH OTHER DISCIPLINE DRAWINGS.
4. COORDINATE EQUIPMENT PAD DIMENSION AND LOCATION WITH OTHER DISCIPLINE DRAWINGS.



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REV	DATE	DESCRIPTION	BY



TOWN OF CASTLE ROCK
CASTLE ROCK SEDALIA
LIFT STATION

LIFT STATION
STRUCTURAL
ELEVATIONS 2

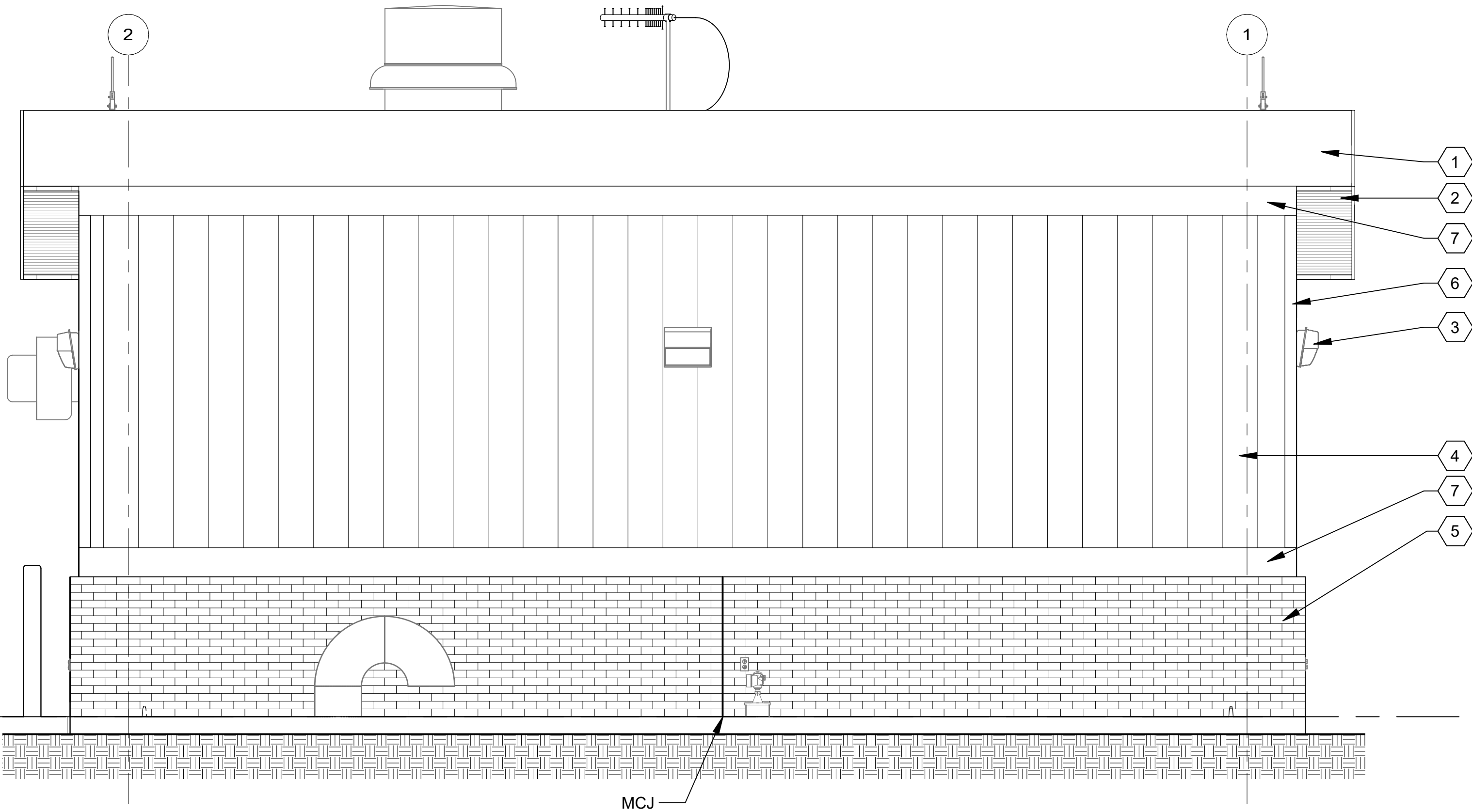
JOB NO.: 2401588
DATE: NOV. 2025
DESIGNED BY: JCN
DRAWN BY: RLF
CHECKED BY: JG

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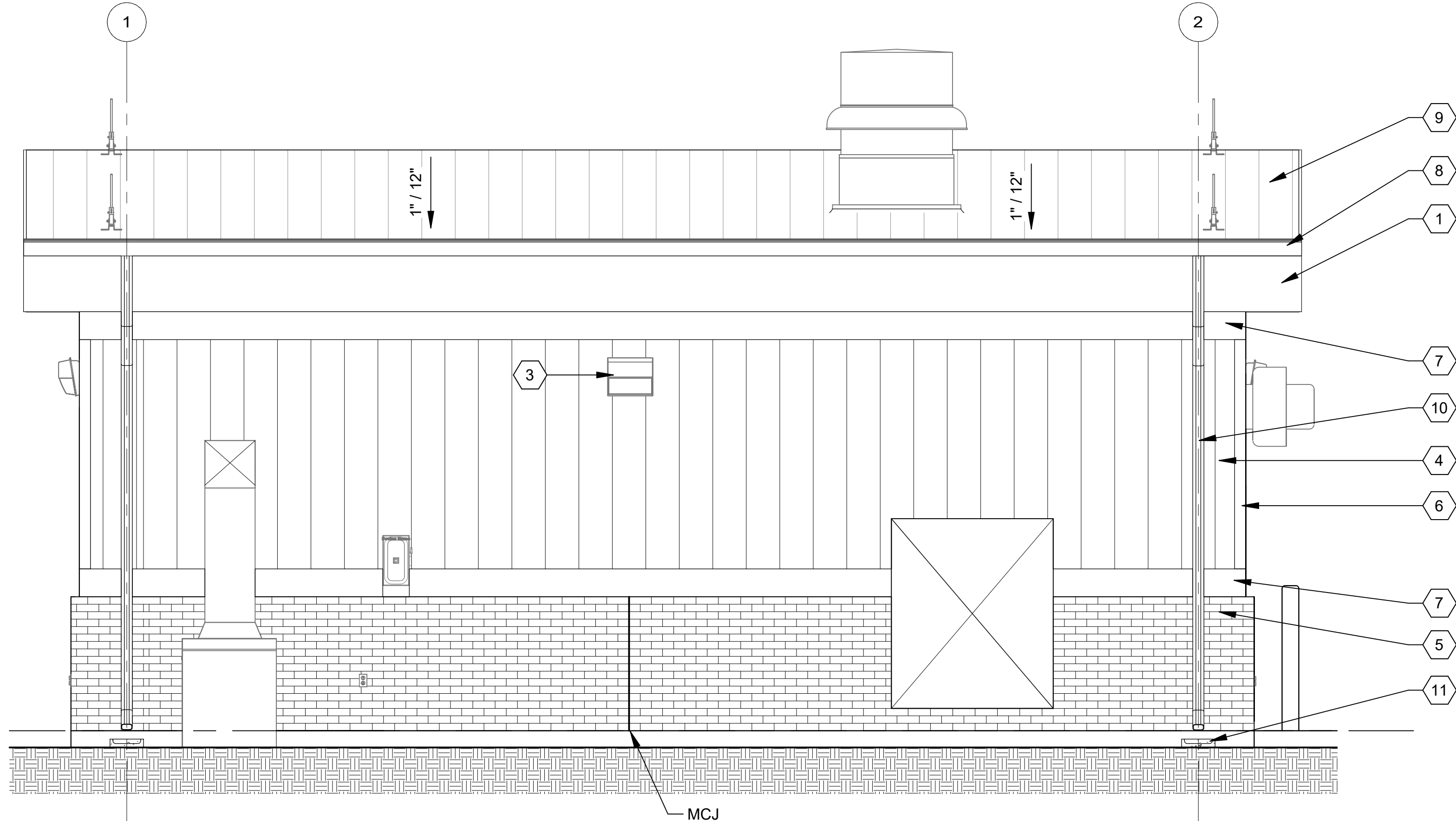
DRAWING NUMBER

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

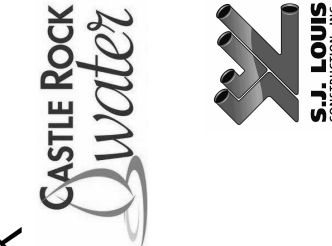


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REV	DATE	DESCRIPTION	BY



TOWN OF CASTLE ROCK
CASTLE ROCK SEDALIA
LIFT STATION

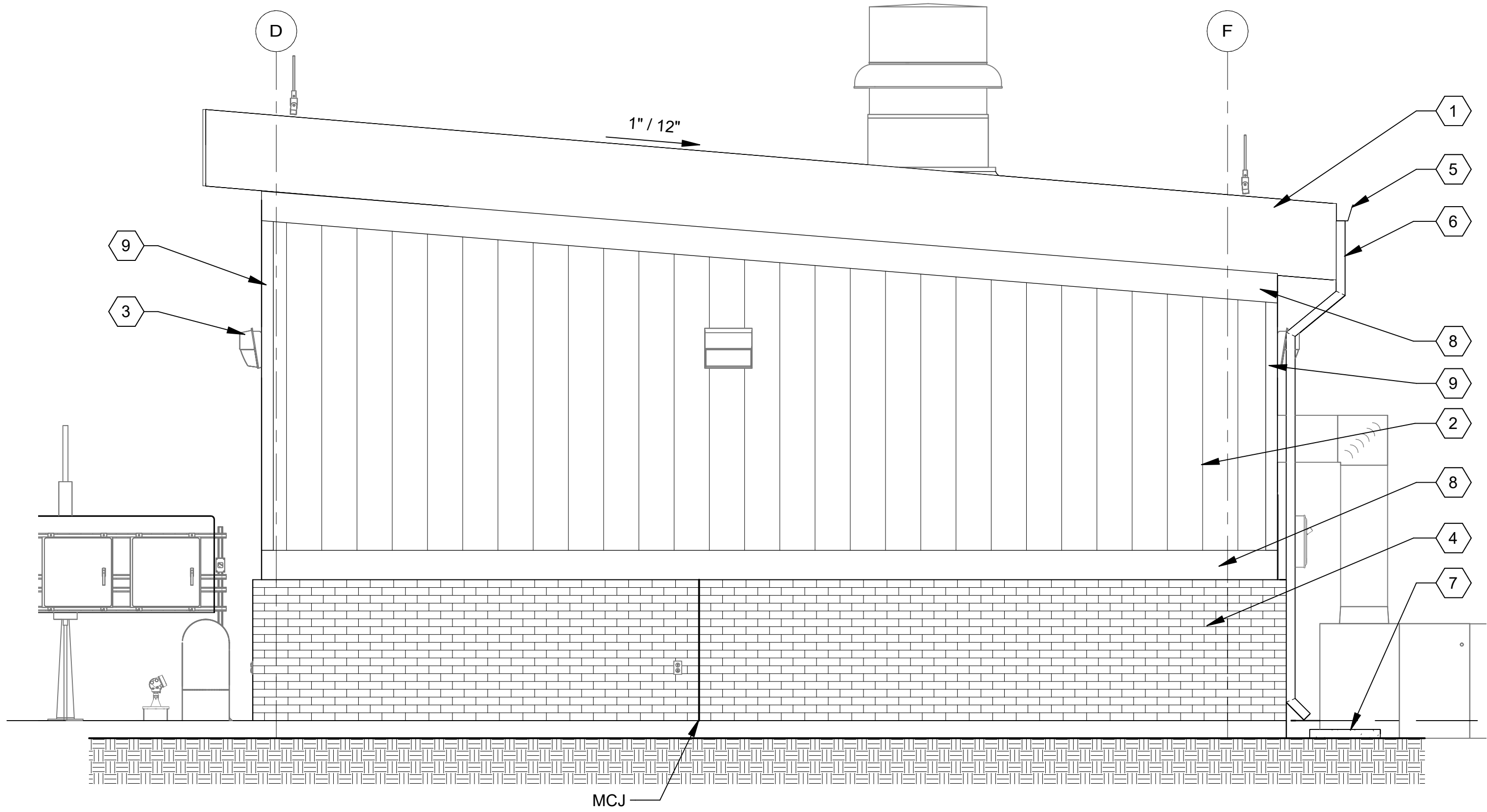
LIFT STATION
ELEVATIONS 1

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

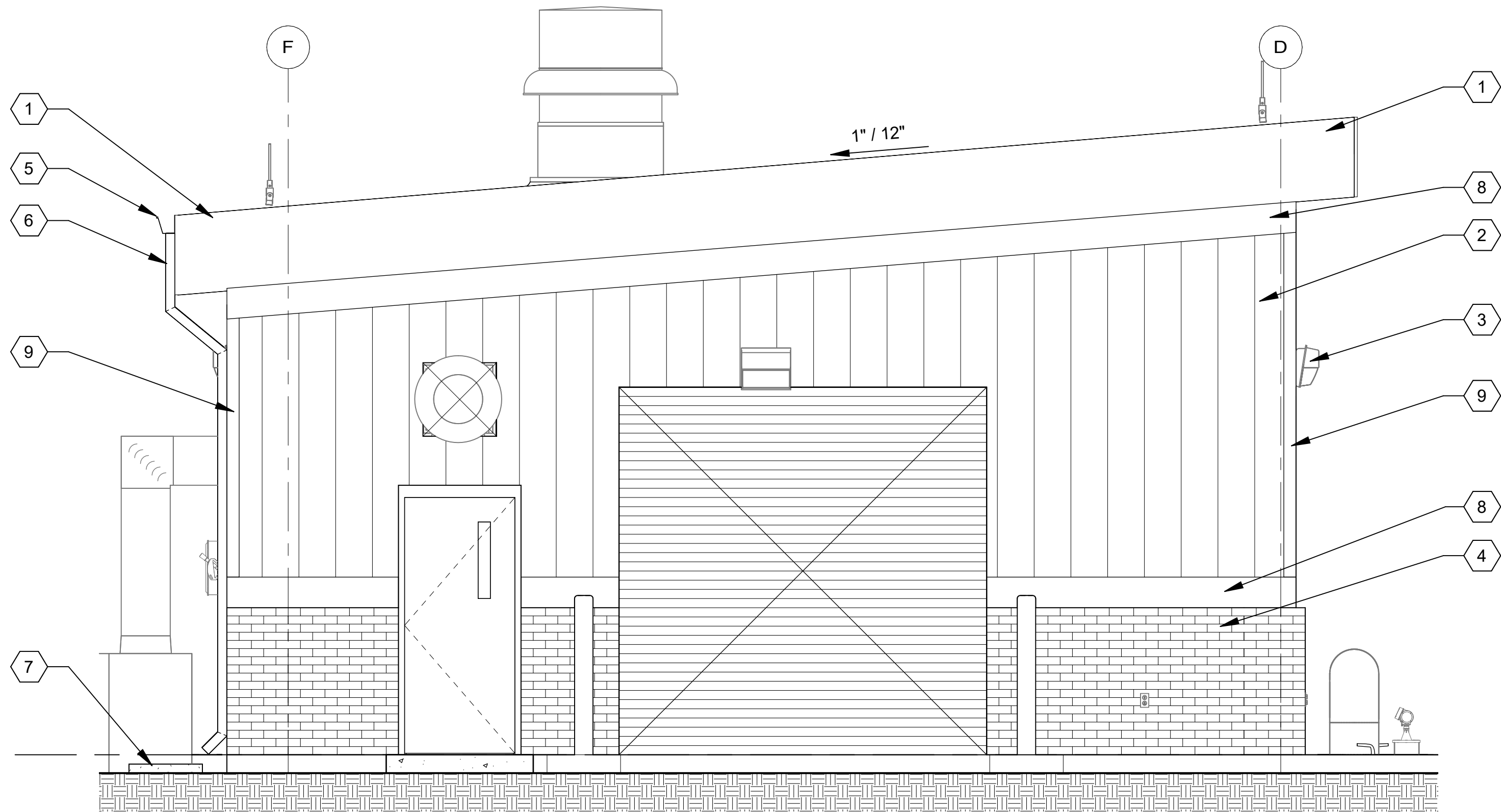
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DRAWING NUMBER
10-S203

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

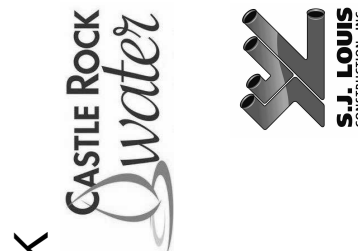


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REV	DATE	DESCRIPTION	BY



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

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

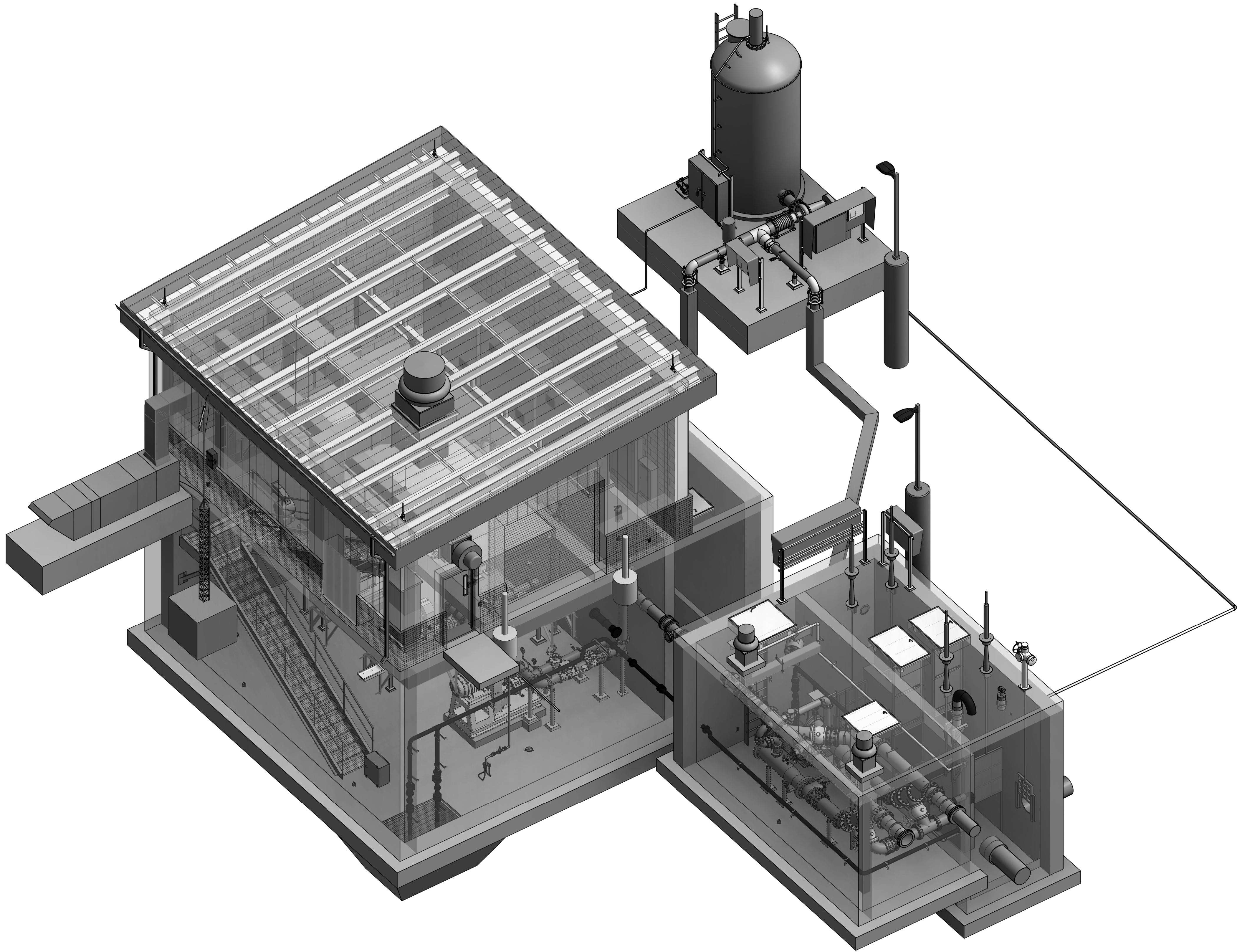
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DRAWING NUMBER

10-S204

SHEET NUMBER 060

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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"
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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

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

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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 <u>A</u>	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 <u>C</u>	
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 LIGHITNG & 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			30/2P	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

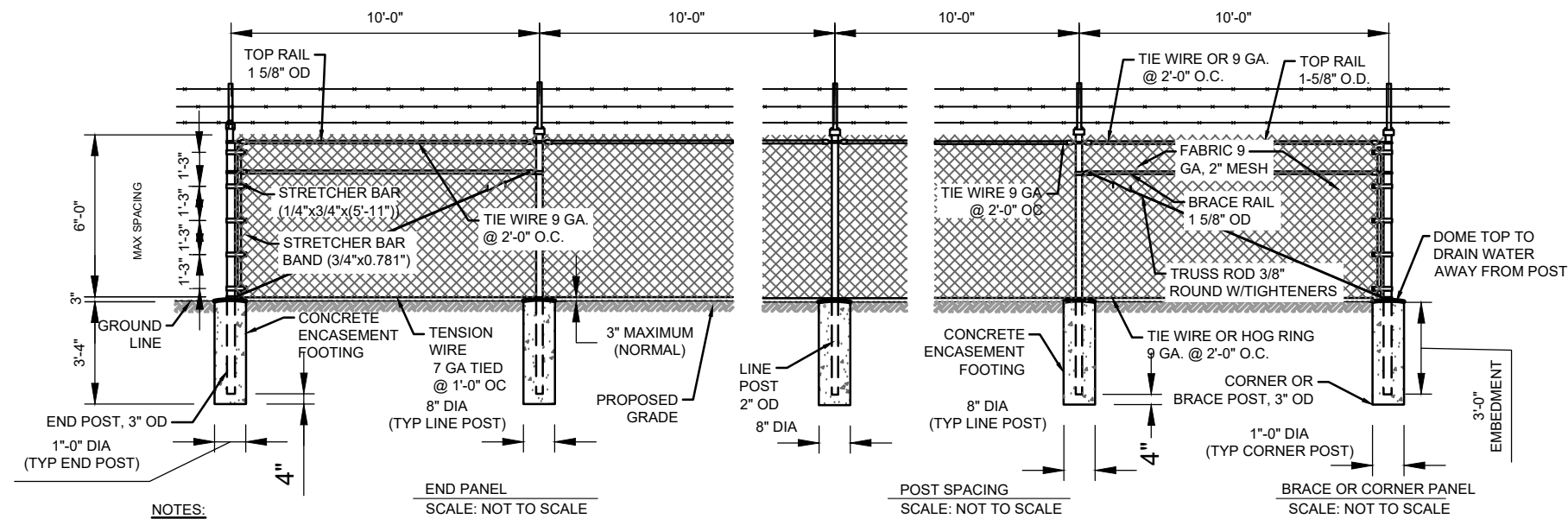
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90-E103

PANEL SCHEDULE
SCALE: NONE

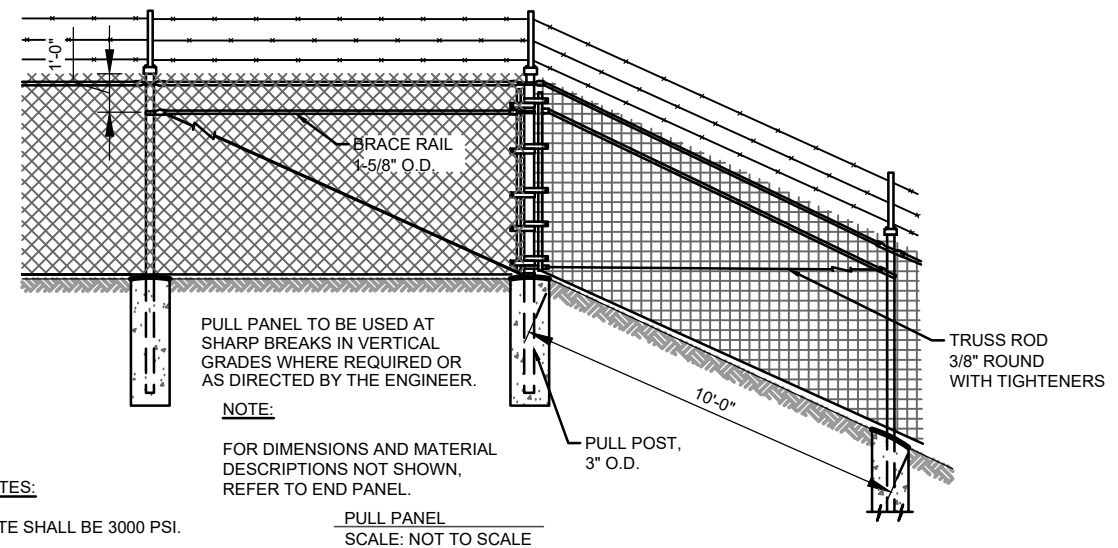
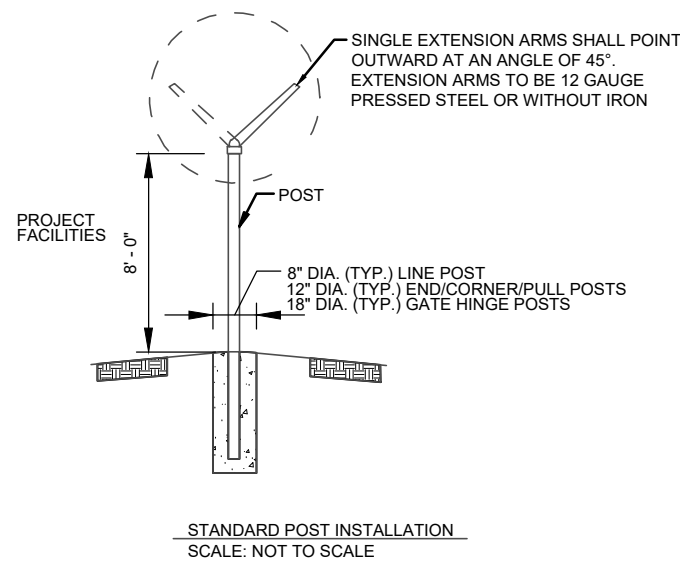
LIGHT FIXTURE SCHEDULE									
MARK	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS	SIZE	VA	VOLTAGE	MOUNTING	MOUNTING HEIGHT
A	LITHONIA	FEM L48 8000LM IMAFL MD MVOLT 40K 80CRI	INDUSTRIAL LINEAR LED WET LOCATIONS	LED	52" X 7" X 4"	51	120V	PENDANT	AS NOTED ON PLANS
AE	LITHONIA	FEM L48 8000LM IMAFL MD MVOLT 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.

REV		DATE	DESCRIPTION	BY
TOWN OF CASTLE ROCK CASTLE ROCK, COLORADO CASTLE ROCK SEDALIA LIFT STATION				
TYPICAL FENCE DETAIL			DIVISION D32	
			SECTION - DETAIL NO. 3113-001	
JOB NO.: 2401588			DATE: 11/06/2025	



Staff Report Addendum

Date: January 2, 2026

To: Douglas County Planning Commission

From: Eric Pavlinek, Principal Planner
Jeanette Bare, AICP, Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services

Subject: Hier Exemption, 1st Amendment, Parcel A2 – Lift Station and Force Main –
Location and Extent – Supplemental Information

Project File: LE2025-026

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

The Location and Extent (L & E) application for the Town of Castle Rock to construct a new sewer lift station and force main near downtown Sedalia went out on referral and comments were provided to the applicant on December 30, 2025. The applicant has provided a response to referral responses.

ATTACHMENTS	PAGE
Referral Agency Response Report	2
Referral Agency Response Letters	9
Applicant Responses	71

Referral Agency Response Report**Page 1 of 7****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	<p>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.</p> <p>Addresses are recorded by Douglas County following all necessary approvals. Contact DCAaddressing@douglas.co.us or 303.660.7411 with questions.</p>	Comments provided to applicant.
AT&T Long Distance - ROW	12/17/2025	<p>Summary of Response: AT&T reviewed the request and there should be no conflicts with AT&T Long Lines.</p>	No action required.
Building Services	12/22/2025	<p>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.</p>	Comments provided to applicant.
CDPHE - Water Quality Control Division	12/18/2025	<p>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.</p>	Comments provided to applicant.
CenturyLink		No Response Received.	
Chatfield Watershed Authority		No Response Received.	
Colorado Department of Transportation CDOT-Region # 1	12/15/2025	<p>Summary of Response: CDOT has no objection to the request. Any work that will take place in the State Highway will require a permit.</p>	Comments provided to applicant.
Comcast		No Response Received.	

Referral Agency Response Report**Page 2 of 7****Project Name:** Hier Exemption, 1st Amendment, Parcel A2**Project File #:** LE2025-026**Date Sent:** 12/15/2025**Date Due:** 12/29/2025

CORE Electric Cooperative	12/29/2025	<p>Verbatim Response:</p> <p>CORE Electric Cooperative has completed its review of the above-referenced referral response packet. Our evaluation considered the potential impacts of the proposed project on existing CORE facilities, utility easements, electric loading, and service requirements. Based on this review, we provide the following comments and determinations:</p> <p>Approval CORE Electric Cooperative approves the Location and Extent as submitted, contingent upon the applicant's compliance with all clearance, access, and safety requirements detailed below.</p> <p>Existing CORE Facilities CORE maintains existing underground and overhead electric facilities located on the subject property. These facilities and their associated utility easements will remain in place unless the applicant formally requests modifications in accordance with CORE's current line extension policies. CORE Electric Cooperative also owns and operates an existing 115 kV transmission line and associated overhead electric facilities on the property. These facilities and their easements will be maintained. All proposed structures, grading, and landscaping must preserve the required clearances and allow CORE adequate access for ongoing operation and maintenance activities. If any grading is proposed that may affect clearances or accessibility to the 115 kV transmission line, the applicant must submit a detailed grading profile to CORE for review.</p> <p>Clearance Requirements</p>	Comments provided to applicant.
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Project Name: Hier Exemption, 1st Amendment, Parcel A2

Project File #: LE2025-026

Date Sent: 12/15/2025

Date Due: 12/29/2025

		<p>The applicant must maintain a minimum 20-foot clearance from CORE's existing 115 kV transmission line during all construction activities. The proposed temporary construction easement may require modification to ensure compliance with this minimum clearance requirement and all applicable OSHA regulations governing work near high-voltage transmission lines.</p> <p>Safety Requirements The applicant and all contractors working on or near CORE Electric Cooperative facilities must comply with the following safety requirements: Compliance With OSHA Regulations All work near CORE's electric facilities must comply with OSHA regulations pertaining to minimum approach distances, equipment operation, and safe-work practices around energized high-voltage lines.</p> <p>Qualified Personnel Only trained and qualified personnel may perform work in proximity to CORE facilities. Contractors must ensure all workers are trained in electrical hazard awareness and proper safety protocols.</p> <p>Pre-Construction Coordination Prior to beginning any work near CORE infrastructure, the applicant must coordinate with CORE to review planned activities, verify clearance compliance, and address any site-specific safety considerations.</p> <p>Protection of CORE Facilities Construction equipment, staging areas, materials, and temporary structures must not encroach upon CORE's required clearances. Any work that may impact CORE infrastructure including excavation,</p>	
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Referral Agency Response Report

Page 4 of 7

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
		grading, or operation of tall equipment—must be coordinated with CORE in advance. Emergency Access Access to CORE's transmission line and associated facilities must remain unobstructed at all times to ensure safe entry for maintenance or emergency response. If you have any questions or need further coordination regarding this project, please contact me	
Dominion Water and Sanitation District		No Response Received.	
Douglas County Conservation District	12/24/2025	Please see attached letter.	Comments provided to applicant.
Douglas County Health Department	12/26/2025	Please see attached letter.	Comments provided to applicant.
Douglas County Parks and Trails	12/24/2025	Verbatim Response: Parks has no concerns with this project.	No action required.
Douglas County School District RE 1		No Response Received.	
Douglas Land Conservancy		No Response Received.	
Elk Ridge Estates HOA		No Response Received.	
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.	
Indian Creek Ranch Improvement Association		No Response Received.	
Mile High Flood District		No Response Received.	
Office of Emergency Management	12/18/2025	Verbatim Response: No Comment.	No action required.

Referral Agency Response Report**Page 5 of 7****Project Name:** Hier Exemption, 1st Amendment, Parcel A2**Project File #:** LE2025-026**Date Sent:** 12/15/2025**Date Due:** 12/29/2025

Open Space and Natural Resources	12/29/2025	<p>Verbatim Response:</p> <p>Thank you for providing the opportunity to comment on this location and extent. If there is potential to work with the property owner and the town to obtain a surface easement over the sewer line for a trail connection between the Town of Castle Rock and the Sedalia area, we would be interested in seeing how that would align with the overall plum creek trail that Douglas County Parks, Trails, and Building Grounds is planning.</p> <p>We did not see it mentioned in the environmental section of the L & E report, but the Riparian Conservation Zone (RCZ) runs through this project area. Earthwork and impacts to vegetation within the RCZ constitute a 'take' of the Preble's meadow jumping mouse (PMJM), a species listed as threatened under the Endangered Species Act (ESA). The Town should plan to cover impacts and provide revegetation/mitigation under the Douglas County Regional Habitat Conservation Plan (HCP), as Castle Rock is a party to this HCP.</p> <p>Plum Creek is also an important wildlife corridor; it is identified as a Tier 1 wildlife resource in the County's Comprehensive Master Plan. The corridor is home to hundreds of indigenous species. Minimizing the duration of activity and the impacts to habitat will help reduce negative impacts to the wildlife that use the corridor. Swift revegetation is also helpful in minimizing the duration of impacts.</p> <p>It is likely that a Clean Water Act 404 permit will be required for this work. A state dredge and fill permit may also be required. Early consultation with Army Corps of Engineers and</p>	Comments provided to applicant.
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Referral Agency Response Report**Page 6 of 7****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
		Colorado Department of Health and Environment may help streamline permitting and the project timeline. Although unlikely for this type of permit, if any fill or structure is proposed within the 100-year floodplain, a Letter of Map Revision may be required by the Federal Emergency Management Agency. None of these permits or coordination were mentioned in the environmental section of the L & E Report but are worth considering to avoid inadvertent legal violations and project delays.	
Plum Creek Water Reclamation Authority	12/23/2025	Verbatim Response: Thank you for the review and please keep us updated if this permit adds new documents or if there are other permits that open associated with this project. Patou Griggs Industrial Pretreatment Manager 303-688-1991	Comments provided to applicant.
Ranch at Coyote Ridge HOA		No Response Received.	
Sedalia Property Owners Coalition		No Response Received.	
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.	
Sheriff's Office E911		No Response Received.	
Town of Castle Rock	12/29/2025	Verbatim Response: No Comment.	No action required.
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.	

Referral Agency Response Report**Page 7 of 7****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
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





www.douglas.co.us

 Department of Community Development
 Planning Services

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: December 15, 2025Comments due by: December 29, 2025
Project Name: Hier Exemption, 1st Amendment, Parcel A2 – Location and Extent

Project File #: LE2025-026

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.

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 Conservation District	Phone #: (303) 218 - 2622 <small>Signed by:</small>
Your Name: David Shohet, President <div style="text-align: center; margin-top: 5px;">(please print)</div>	Your Signature: <i>David Shohet</i> <small>6E6057CEE3D2404...</small>
	Date: 12/23/2025

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,

Eric Pavlinek, Project Planner

Enclosure



DOUGLAS
—CONSERVES—

DOUGLAS COUNTY CONSERVATION DISTRICT

PO Box 688 / 7519A E. Hwy 86 Franktown, CO 80116 / Phone 303-218-2622

DATE: December 29, 2025

RE: LE2025-026

The Douglas County Conservation District provides development responses for Douglas County in accordance with Senate Bill 35. District comments are made on the suitability of soils for the proposed land uses, floodwater management, and watershed protection. In addition, the District submits advisory comments regarding rural water supply issues, agricultural land use conversion, and endangered species protection if the development plan affects those issues.

The Douglas County Comprehensive Master Plan, Section 9 Wildlife designates this area as High Habitat Value due to the location within the Wildlife Movement Area, Wildlife Crossing Area, and the Overland Connection. "Wildlife is one of the most valuable community assets." (enclosed Section 9).

According to U.S.D.A. Natural Resources Conservation Service (NRCS) soils survey (enclosed soil report Pages 37 - 40), the rock and sediment units in this Area of Interest are very limited for sewage lagoons due to flooding, and roads due to shrink-swell soil properties, slope, and depth to hard bedrock. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil will be required in your engineering design or construction techniques.

Topsoil should be stripped to a depth of 6 inches and all stockpiles should have side slopes no steeper than 3:1 and seeded. All disturbed areas should be seeded and mulched with weed free hay mulch at 4,000 lbs. /acre. Recommended seeding dates for Colorado are November 1 to May 1, when the soil is not frozen. Grasses should be seeded when soil moisture and temperature are optimum for germination, unless a dormant planting is desired. Grass seed should be drilled at a depth of ¼ to ½ inch deep and if broadcasted, double the seeding rate. For more information on grass seed selections and seeding rates please contact the Douglas County Conservation District.



DOUGLAS COUNTY CONSERVATION DISTRICT

PO Box 688 / 7519A E. Hwy 86 Franktown, CO 80116 / Phone 303-218-2622

The District recommends disturbed land be mulched or revegetated within 45 days of disturbance.

The District recommends using a phased grading approach. By limiting the area being graded to 15 acres or less and seeding with native grasses the land area disturbed is minimized. The development site is 15.9 acres.

There is no Integrated Noxious Weed Control Plan and it is recommended that an integrated weed management program be reviewed and approved by the Douglas County Weed Inspector and/or Weed Advisory board, the County Extension Agent, NRCS, or a qualified weed management professional prior to the land use authority approval.

Vehicle tracking control stations need to be installed at all entrance and exit points on the site. The station should consist of a pad of 3 to 6-inch rock or a vehicle control pad/mat to strip mud from tires prior to vehicles leaving the construction site to prevent spreading of noxious weeds.

The channels of many of the major streams are not stable and undergo substantial shifts in alignment during flood events. Upstream development increases the magnitude and frequency of local flooding. Floods that exceed the computed 100-year storm do regularly occur. The District does not support development proposals that are located in or near drainages or development that disturbs wetlands. FEMA Map enclosed.

Silt fences or other forms of erosion barriers need to be planned and installed as a temporary sediment control device used on construction sites to protect water quality.

The District strongly recommends that Low Impact Development (LID) techniques be implemented for economic and conservation benefits.

Thank you for the opportunity to review this project. Direct any questions to Heather Kelly, District Manager, at Admin@DouglasConserves.org or (303) 218 – 2622.

WILDLIFE

SECTION 9



INTRODUCTION

Wildlife is one of the most valuable community assets. Preservation of wildlife habitat enriches the human experience by providing beautiful vistas and vital links to natural systems such as watersheds for Douglas County residents. The existence of wildlife is entirely dependent upon the existence of sufficient wildlife habitat.

Douglas County accommodates the long-term needs of wildlife by creating a habitat plan based on an ecosystem model. The County model relies on a system of large, core-habitat areas connected by movement corridors to various habitat types dispersed throughout the county. The CMP also acknowledges the importance of smaller habitat areas and corridors, including the open areas within residential lots. This model uses a three-tiered approach to prioritize habitat needs for wildlife:

- **TIER 1: COUNTY/REGIONAL**

Countywide or regional (extending beyond the County) habitat areas. These areas and connections are prioritized at the highest level of importance. Countywide habitat includes large blocks of land connected by wide, multi-directional connections. Examples include the Pike National Forest; Daniels Park; Highlands Ranch Backcountry Wilderness; and the series of corridors that connect these areas such as Plum Creek and the 2,000-foot wide DuPont corridor which crosses US Highway 85.

- **TIER 2: LOCAL**

Local- or community-level areas are moderately-sized wildlife habitat areas contained within, or shaped by, development. These habitat areas and connections are prioritized at a moderate level of importance. The wildlife habitat and corridor plan within Castle Pines Village is an example. Integral wildlife movement corridors are generally 300 feet wide.

- **TIER 3: PARCEL**

Parcel-level habitat or connections are found within individual residential lots, small commercial sites, or small neighborhoods. These habitat areas are given the lowest priority. Land fragmentation, impacts to natural systems, changes in vegetation, and disturbance reduce the value of such habitat. However, wildlife uses these areas, so the cumulative value of parcel-level habitat must not be discounted totally.

The land use review process in Douglas County seeks to identify, minimize, and mitigate impacts to wildlife and the various tiers of wildlife habitat. Stricter review and mitigation of development and other land uses is required of applications in, or adjacent to, important wildlife resources, including moderate or high-value wildlife habitat areas, wildlife habitat conservation areas, movement corridors and overland connections as designated on the Wildlife Resources Map. Efforts to educate and assist residents about proper land management and living alongside wildlife are beneficial to sustaining healthy populations of wildlife.

FUNDING OPEN SPACE AND HABITAT

Douglas County has thousands of acres of protected land. Much of that land was purchased or protected through open space funding that was secured through the passage of a sales tax in 1994. Douglas County Open Space acquisition dollars used in habitat protection have been leveraged almost 3 to 1 through partnerships and grants.

In 1998, Douglas County bonded its open space sales tax money primarily to facilitate acquisitions. Between 1995 and 2018, over 63,000 acres of open lands were permanently protected. Of this total, Douglas County owns approximately 17,000 acres in fee title. Over 44,000 acres are protected through conservation easements. The County contributed to the acquisition and preservation of almost 2,000 acres owned by other agencies. As acquisition money dwindles, the pace of protection also slows. Douglas County relies more on partnerships with other agencies, citizen groups, landowners, and developers to conserve additional open lands and wildlife habitat.

The County also works to conserve additional wildlife habitat through alternative means, including mitigation of land use impacts and the restoration and improvement of existing habitat. For more information on the protected lands within Douglas County, please visit www.douglas.co.us/openspace.



WILDLIFE RESOURCES

GOAL 9-1

PROTECT AND ENHANCE WILDLIFE HABITAT AND MOVEMENT CORRIDORS AND FOSTER WILDLIFE CONSERVATION.

OBJECTIVE 9-1A

MAINTAIN HEALTHY ECOSYSTEMS WITHIN THE COUNTY BY ESTABLISHING, MAINTAINING, BUFFERING, AND IMPROVING A SET OF CORE HABITAT AREAS, SUCH AS HABITAT CONSERVATION AREAS (HCAs), CONNECTED BY MOVEMENT CORRIDORS AND OVERLAND CONNECTIONS AS SHOWN IN THE WILDLIFE RESOURCES MAP.

POLICY 9-1A.1

Identify important habitat and movement corridors on the Wildlife Resources Map; revise the map to reflect changes over time.

POLICY 9-1A.2

Develop partnerships to conserve additional habitat and manage and improve existing habitat.

POLICY 9-1A.3

Protect important wildlife habitat, habitat conservation areas (HCAs), movement corridors and overland connections.

OBJECTIVE 9-1B

MINIMIZE IMPACTS TO WILDLIFE BY ENSURING THAT DEVELOPMENT AND LAND USE ARE COMPATIBLE WITH WILDLIFE, WILDLIFE HABITAT, AND MOVEMENT CORRIDORS.

POLICY 9-1B.1

Identify important wildlife habitat, habitat conservation areas (HCAs), movement corridors, and overland connections, as designated on the Wildlife Resources Map in applicable land use applications. Evaluate the potential impact of the proposed change in land use on wildlife and habitat. The identified design solutions should be appropriate to the scale and intensity of the proposed land use.

SECTION 9 WILDLIFE, WILDLIFE HABITAT, AND MOVEMENT CORRIDORS

POLICY 9-1B.2

Consider wildlife opportunities on neighboring lands, as well as a countywide scale, when evaluating land use applications.

POLICY 9-1B.3

Link wildlife habitat and movement corridors, wherever possible.

POLICY 9-1B.4

Locate development outside of important wildlife habitat and movement corridors.

POLICY 9-1B.5

Balance the location and design of transportation infrastructure with accommodation of wildlife habitat and movement values.

POLICY 9-1B.6

Minimize fencing that is exclusionary or dangerous to wildlife, except when necessary for human safety, commercial and industrial uses, protection of at-risk crops, and domestic animal containment. All other fencing should be wildlife friendly.

POLICY 9-1B.7

Require development to appropriately revegetate degraded and disturbed lands with native or beneficial vegetation and wildlife-friendly species in important wildlife habitat and movement corridors.

POLICY 9-1B.8

Require noxious weed management plans and encourage Integrated Pest Management (IPM) for new development.

POLICY 9-1B.9

Require habitat restoration, improvement, and management practices such as restoration of native or beneficial flora; stream stabilization; erosion control; maintenance of residual cover during the winter; and proper pasture management on new development and special uses, as appropriate.

OBJECTIVE 9-1C

SUPPORT PUBLIC AND PRIVATE PROGRAMS THAT FOSTER WILDLIFE CONSERVATION.

POLICY 9-1C.1

Support incentives and programs to foster conservation.

POLICY 9-1C.2

Support measures to educate landowners and homeowners about the impacts of domestic animals on wildlife, impacts of feeding wildlife, as well as measures that improve wildlife habitat and species success.

OBJECTIVE 9-1D

SUPPORT THE MANAGEMENT OF WILDLIFE POPULATIONS TO MAINTAIN VIABLE POPULATIONS, SPECIES HEALTH, AND TO MINIMIZE CONFLICTS BETWEEN PEOPLE AND WILDLIFE.

POLICY 9-1D.1

Support efforts by Colorado Parks and Wildlife and the US Fish and Wildlife Service to manage wildlife populations.

POLICY 9-1D.2

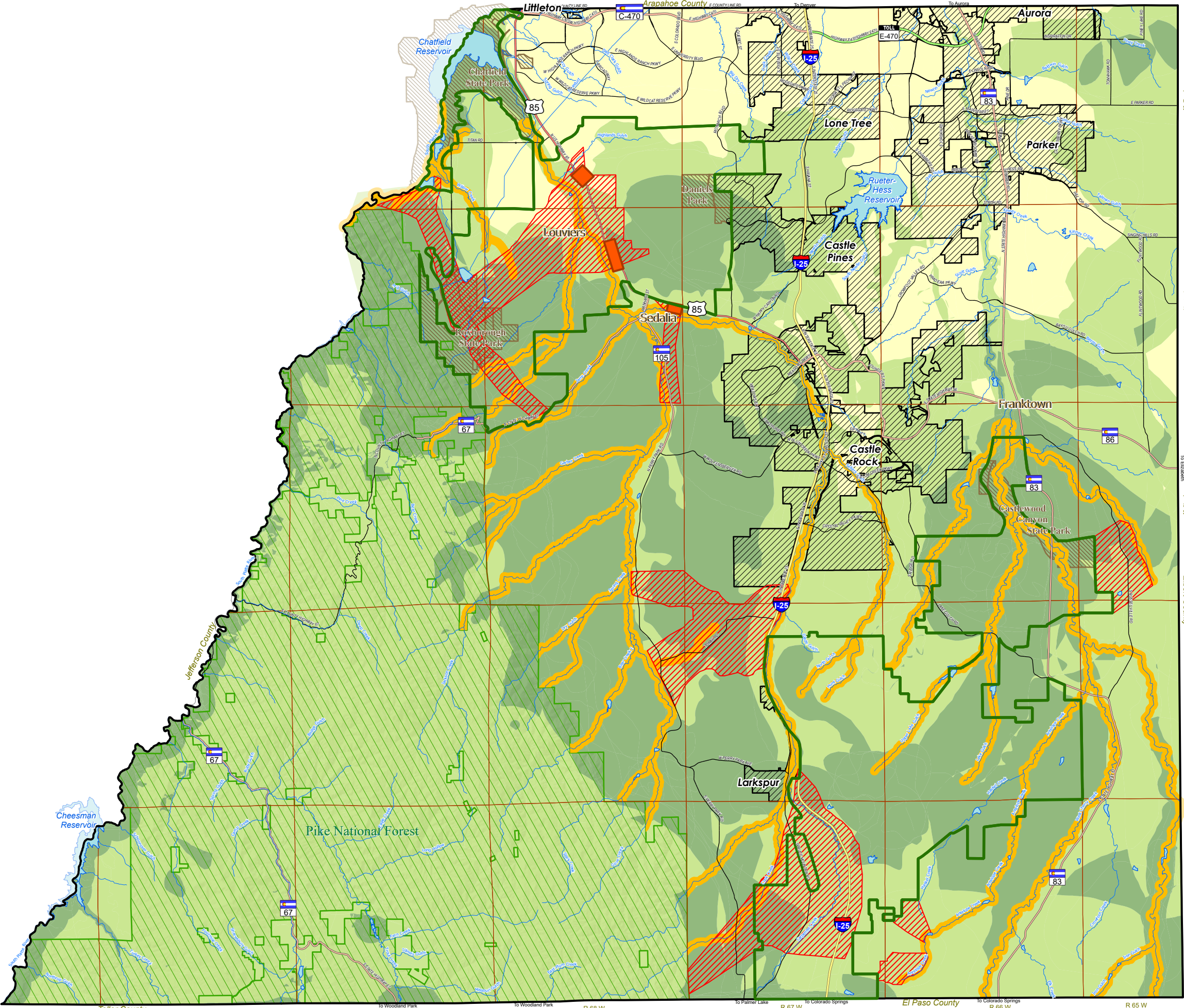
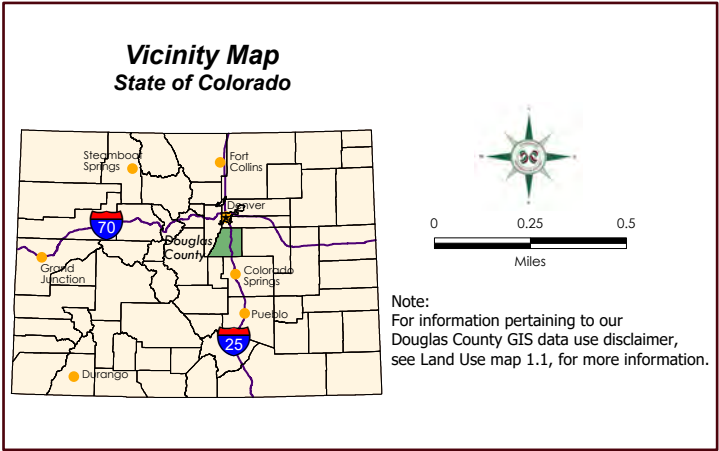
In designated high value wildlife habitat areas, require wildlife management and habitat conservation plans for new development, in consultation with professional agencies, as appropriate.



Map 9.1 Wildlife Resources

Comprehensive Master Plan 2040

- Wildlife Habitat Conservation Area
- Overland Connection
- Wildlife Movement Corridor
- Low Habitat Value
- Moderate Habitat Value
- High habitat Value
- Wildlife Crossing Area
- Parks
- Pike National Forest
- Municipalities
- Townships
- Douglas County Boundary
- Streams
- Interstate
- US Highway
- State Highway
- Toll Highway
- Major Road





United States
Department of
Agriculture

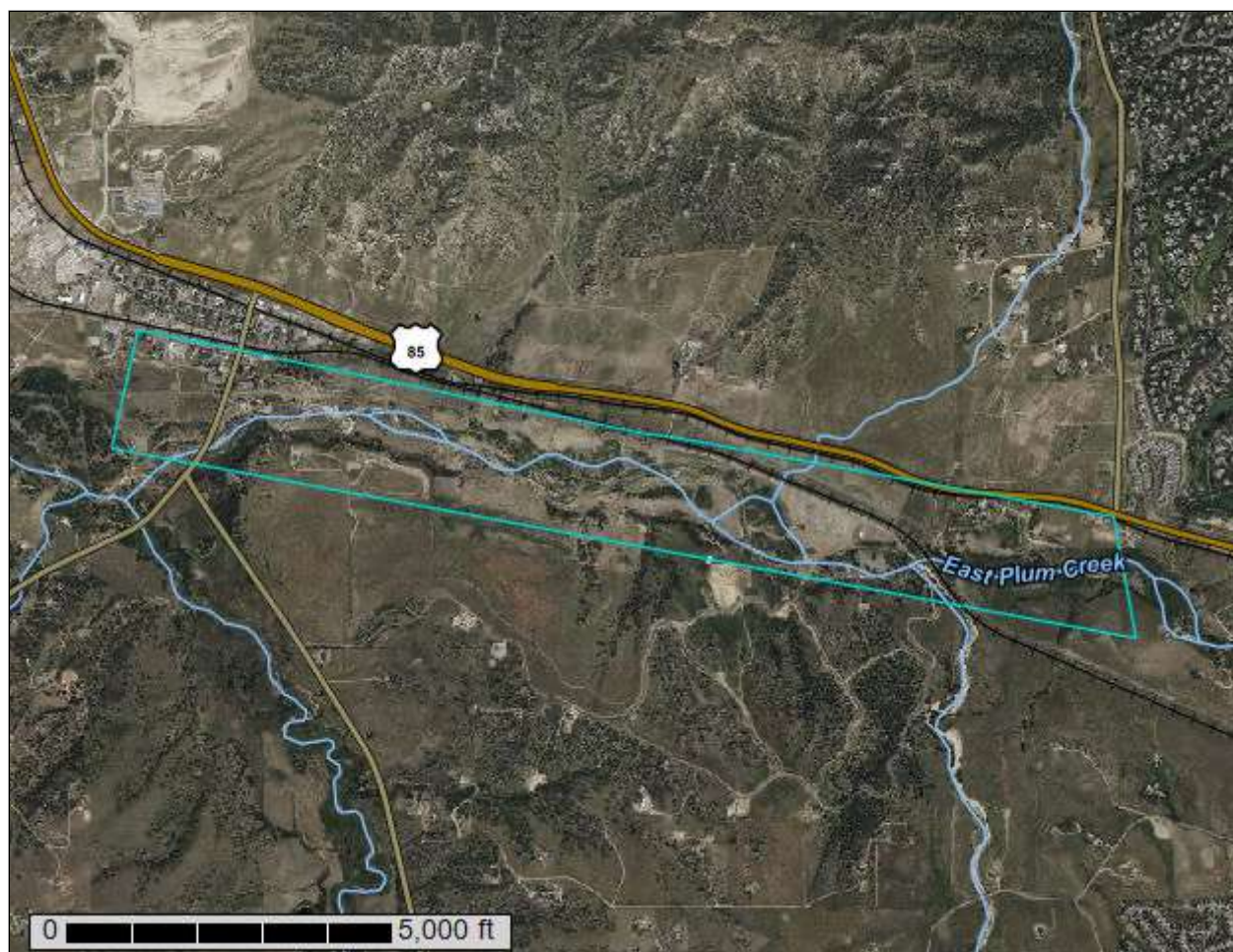
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Castle Rock Area, Colorado**

LE2025-026



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

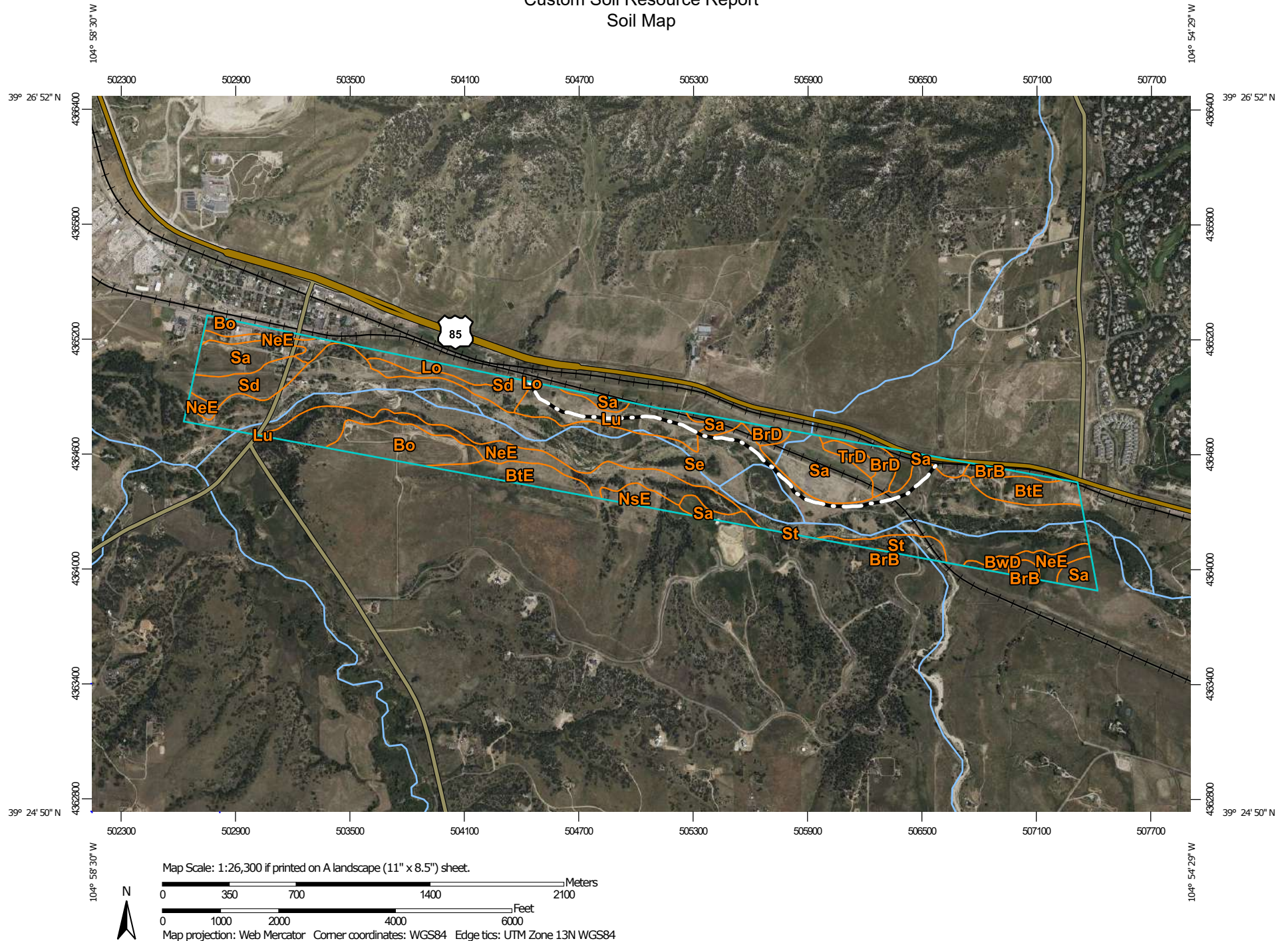
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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	36.9	5.8%
BrB	Bresser sandy loam, cool, 1 to 3 percent slopes	7.8	1.2%
BrD	Bresser sandy loam, cool, 5 to 9 percent slopes	12.5	2.0%
BtE	Bresser-Truckton sandy loams, 5 to 25 percent slopes	33.2	5.2%
BwD	Buick-Satanta loams, 3 to 9 percent slopes	0.5	0.1%
Lo	Loamy alluvial land	11.3	1.8%
Lu	Loamy alluvial land, dark surface	33.2	5.2%
NeE	Newlin gravelly sandy loam, 8 to 30 percent slopes	76.7	12.1%
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	8.2	1.3%
Sa	Sampson loam	79.1	12.5%
Sd	Sandy alluvial land	32.7	5.2%
Se	Sandy wet alluvial land	286.2	45.1%
St	Stapleton-Bresser association	11.3	1.8%
TrD	Truckton sandy loam, 3 to 9 percent slopes	5.2	0.8%
Totals for Area of Interest		634.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

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Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion

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of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Castle Rock Area, Colorado

Bo—Blakeland-Orsa association, 1 to 4 percent slopes

Map Unit Setting

National map unit symbol: jqy5
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Blakeland and similar soils: 50 percent
Orsa and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blakeland

Setting

Landform: Hills, alluvial fans
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium and/or eolian deposits

Typical profile

H1 - 0 to 13 inches: sandy loam
H2 - 13 to 24 inches: loamy coarse sand
H3 - 24 to 60 inches: loamy coarse sand

Properties and qualities

Slope: 1 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): 4s
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Description of Orsa

Setting

Landform: Alluvial fans, hills
Landform position (three-dimensional): Base slope

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Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from arkosic sedimentary rock

Typical profile

H1 - 0 to 20 inches: coarse sandy loam
H2 - 20 to 60 inches: gravelly loamy coarse sand

Properties and qualities

Slope: 1 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.4 inches)

Interpretive groups

Land capability classification (irrigated): 4s
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Bresser

Percent of map unit: 5 percent
Hydric soil rating: No

Kassler

Percent of map unit: 5 percent
Hydric soil rating: No

Sandy alluvial land

Percent of map unit: 5 percent
Hydric soil rating: No

BrB—Bresser sandy loam, cool, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2tlpj
Elevation: 5,500 to 6,500 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 100 to 130 days
Farmland classification: Prime farmland if irrigated

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Map Unit Composition

Bresser, cool, and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bresser, Cool

Setting

Landform: Hillslopes, terraces

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope, tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Tertiary aged alluvium derived from arkose

Typical profile

Ap - 0 to 5 inches: sandy loam

Bt1 - 5 to 8 inches: sandy loam

Bt2 - 8 to 27 inches: sandy clay loam

Bt3 - 27 to 36 inches: sandy loam

C - 36 to 80 inches: loamy coarse sand

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 6.00 in/hr)*

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

Maximum salinity: Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): 2e

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: B

Ecological site: R049XB210CO - Sandy Foothill

Hydric soil rating: No

Minor Components

Truckton

Percent of map unit: 5 percent

Landform: Hillslopes, terraces

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope, tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R049XB210CO - Sandy Foothill

Hydric soil rating: No

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Sampson

Percent of map unit: 5 percent
Landform: Terraces, alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope, tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XC202CO - Loamy Foothill Palmer Divide
Hydric soil rating: No

BrD—Bresser sandy loam, cool, 5 to 9 percent slopes

Map Unit Setting

National map unit symbol: 2tlpk
Elevation: 5,500 to 6,960 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 100 to 130 days
Farmland classification: Not prime farmland

Map Unit Composition

Bresser, cool, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bresser, Cool

Setting

Landform: Interfluvies
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Interfluvie
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Tertiary aged alluvium derived from arkose

Typical profile

Ap - 0 to 5 inches: sandy loam
Bt1 - 5 to 8 inches: sandy loam
Bt2 - 8 to 27 inches: sandy clay loam
Bt3 - 27 to 36 inches: sandy loam
C - 36 to 80 inches: loamy coarse sand

Properties and qualities

Slope: 5 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
 (0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches

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Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Ascalon

Percent of map unit: 10 percent
Landform: Interfluves
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Truckton

Percent of map unit: 5 percent
Landform: Interfluves
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

BtE—Bresser-Truckton sandy loams, 5 to 25 percent slopes

Map Unit Setting

National map unit symbol: jqy9
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 52 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Bresser and similar soils: 50 percent
Truckton and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

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Description of Bresser

Setting

Landform: Terraces
Landform position (three-dimensional): Riser, tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy eolian deposits

Typical profile

H1 - 0 to 8 inches: sandy loam
H2 - 8 to 30 inches: sandy clay loam
H3 - 30 to 60 inches: loamy sand

Properties and qualities

Slope: 5 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Description of Truckton

Setting

Landform: Terraces
Landform position (three-dimensional): Riser, tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from arkosic sedimentary rock

Typical profile

H1 - 0 to 4 inches: sandy loam
H2 - 4 to 19 inches: sandy loam
H3 - 19 to 60 inches: sandy loam

Properties and qualities

Slope: 10 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

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Available water supply, 0 to 60 inches: Low (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: A

Ecological site: R049XB210CO - Sandy Foothill

Hydric soil rating: No

Minor Components

Newlin

Percent of map unit: 5 percent

Hydric soil rating: No

Blakeland

Percent of map unit: 5 percent

Hydric soil rating: No

Stapleton

Percent of map unit: 4 percent

Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 1 percent

Landform: Swales

Hydric soil rating: Yes

BwD—Buick-Satanta loams, 3 to 9 percent slopes

Map Unit Setting

National map unit symbol: jqyf

Elevation: 5,500 to 6,800 feet

Mean annual precipitation: 15 to 19 inches

Mean annual air temperature: 47 to 50 degrees F

Frost-free period: 120 to 135 days

Farmland classification: Not prime farmland

Map Unit Composition

Buick and similar soils: 50 percent

Satanta and similar soils: 40 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Buick

Setting

Landform: Interfluves, ridges

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Eolian deposits over alluvial material silty

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Typical profile

H1 - 0 to 4 inches: loam
H2 - 4 to 15 inches: silty clay loam
H3 - 15 to 22 inches: loam
H4 - 22 to 60 inches: sandy clay loam

Properties and qualities

Slope: 3 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: R049XC202CO - Loamy Foothill Palmer Divide
Hydric soil rating: No

Description of Satanta

Setting

Landform: Interfluves, ridges
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian deposits derived from mixed

Typical profile

H1 - 0 to 9 inches: loam
H2 - 9 to 30 inches: clay loam
H3 - 30 to 60 inches: loam

Properties and qualities

Slope: 6 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Available water supply, 0 to 60 inches: High (about 10.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B

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Ecological site: R049XC202CO - Loamy Foothill Palmer Divide

Hydric soil rating: No

Minor Components

Bresser

Percent of map unit: 3 percent

Hydric soil rating: No

Fondis

Percent of map unit: 3 percent

Hydric soil rating: No

Newlin

Percent of map unit: 3 percent

Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 1 percent

Landform: Swales

Hydric soil rating: Yes

Lo—Loamy alluvial land

Map Unit Setting

National map unit symbol: jqzb

Elevation: 7,000 to 8,000 feet

Mean annual precipitation: 17 to 19 inches

Mean annual air temperature: 44 to 46 degrees F

Frost-free period: 115 to 120 days

Farmland classification: Not prime farmland

Map Unit Composition

Loamy alluvial land: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Loamy Alluvial Land

Setting

Landform: Flood plains, swales

Down-slope shape: Linear

Across-slope shape: Linear

Typical profile

H1 - 0 to 20 inches: sandy loam

H2 - 20 to 40 inches: stratified loamy sand to clay loam

H3 - 40 to 60 inches: sand and gravel

Properties and qualities

Slope: 1 to 5 percent

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Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
 (0.20 to 6.00 in/hr)
Depth to water table: About 48 to 72 inches
Frequency of flooding: Frequent
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C
Ecological site: R049XY036CO - Overflow
Hydric soil rating: No

Minor Components

Sampson

Percent of map unit: 7 percent
Hydric soil rating: No

Bresser

Percent of map unit: 7 percent
Hydric soil rating: No

Sandy alluvial land

Percent of map unit: 5 percent

Fluvaquentic haplustolls

Percent of map unit: 1 percent
Landform: Terraces
Hydric soil rating: Yes

Lu—Loamy alluvial land, dark surface

Map Unit Setting

National map unit symbol: jqzc
Elevation: 7,000 to 8,000 feet
Mean annual precipitation: 17 to 19 inches
Mean annual air temperature: 44 to 46 degrees F
Frost-free period: 115 to 120 days
Farmland classification: Not prime farmland

Map Unit Composition

Loamy alluvial land, dark surface: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

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Description of Loamy Alluvial Land, Dark Surface

Setting

Landform: Flood plains, swales

Down-slope shape: Linear

Across-slope shape: Linear

Typical profile

H1 - 0 to 20 inches: sandy loam

H2 - 20 to 40 inches: stratified loamy sand to clay loam

H3 - 40 to 60 inches: sand and gravel

Properties and qualities

Slope: 0 to 4 percent

Drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 6.00 in/hr)

Depth to water table: About 48 to 72 inches

Frequency of flooding: Frequent

Calcium carbonate, maximum content: 5 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: C

Ecological site: R049XC202CO - Loamy Foothill Palmer Divide

Hydric soil rating: No

Minor Components

Sandy alluvial land

Percent of map unit: 14 percent

Hydric soil rating: No

Fluvaquentic haplustolls

Percent of map unit: 1 percent

Landform: Terraces

Hydric soil rating: Yes

NeE—Newlin gravelly sandy loam, 8 to 30 percent slopes

Map Unit Setting

National map unit symbol: jqzg

Elevation: 5,500 to 6,600 feet

Mean annual precipitation: 15 to 19 inches

Mean annual air temperature: 49 to 51 degrees F

Frost-free period: 120 to 135 days

Farmland classification: Not prime farmland

Custom Soil Resource Report

Map Unit Composition

Newlin and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Newlin

Setting

Landform: Terraces, mesas, plateaus

Landform position (three-dimensional): Riser

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Unconformable sandy and gravelly and/or mixed source alluvium

Typical profile

H1 - 0 to 8 inches: gravelly sandy loam

H2 - 8 to 17 inches: gravelly sandy clay loam

H3 - 17 to 22 inches: gravelly sandy loam

H4 - 22 to 60 inches: very gravelly sand

Properties and qualities

Slope: 8 to 30 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Medium

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)*

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 3.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: B

Ecological site: R049XY214CO - Gravelly Foothill

Hydric soil rating: No

Minor Components

Bresser

Percent of map unit: 5 percent

Hydric soil rating: No

Stapleton

Percent of map unit: 4 percent

Hydric soil rating: No

Satanta

Percent of map unit: 4 percent

Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 2 percent

Landform: Swales

Hydric soil rating: Yes

Custom Soil Resource Report

NsE—Newlin-Satanta complex, 5 to 20 percent slopes

Map Unit Setting

National map unit symbol: jqzh
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 49 to 51 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Newlin and similar soils: 50 percent
Satanta and similar soils: 30 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Newlin

Setting

Landform: Drainageways, knobs
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Unconformable sandy and gravelly and/or mixed source alluvium

Typical profile

H1 - 0 to 8 inches: gravelly sandy loam
H2 - 8 to 17 inches: gravelly sandy clay loam
H3 - 17 to 22 inches: gravelly sandy loam
H4 - 22 to 60 inches: very gravelly sand

Properties and qualities

Slope: 5 to 20 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
 (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R049XC202CO - Loamy Foothill Palmer Divide
Hydric soil rating: No

Custom Soil Resource Report

Description of Satanta

Setting

Landform: Drainageways, knobs
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian deposits derived from mixed

Typical profile

H1 - 0 to 9 inches: loam
H2 - 9 to 30 inches: clay loam
H3 - 30 to 60 inches: loam

Properties and qualities

Slope: 5 to 10 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
 (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Available water supply, 0 to 60 inches: High (about 10.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: R049XY214CO - Gravelly Foothill
Hydric soil rating: No

Minor Components

Bresser

Percent of map unit: 6 percent
Hydric soil rating: No

Buick

Percent of map unit: 6 percent
Hydric soil rating: No

Truckton

Percent of map unit: 6 percent
Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 2 percent
Landform: Swales
Hydric soil rating: Yes

Custom Soil Resource Report

Sa—Sampson loam

Map Unit Setting

National map unit symbol: jr02
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Sampson and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sampson

Setting

Landform: Stream terraces on drainageways
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Weathered alluvium derived from arkose

Typical profile

H1 - 0 to 9 inches: loam
H2 - 9 to 28 inches: clay loam
H3 - 28 to 38 inches: loam
H4 - 38 to 60 inches: silt loam

Properties and qualities

Slope: 1 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
 (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3c
Hydrologic Soil Group: B
Ecological site: R049XC202CO - Loamy Foothill Palmer Divide

Custom Soil Resource Report

Hydric soil rating: No

Minor Components

Englewood

Percent of map unit: 8 percent

Hydric soil rating: No

Bresser

Percent of map unit: 7 percent

Hydric soil rating: No

Loamy alluvial land

Percent of map unit: 4 percent

Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 1 percent

Landform: Swales

Hydric soil rating: Yes

Sd—Sandy alluvial land

Map Unit Setting

National map unit symbol: jr03

Elevation: 5,500 to 6,600 feet

Mean annual precipitation: 15 to 19 inches

Mean annual air temperature: 48 to 50 degrees F

Frost-free period: 120 to 135 days

Farmland classification: Not prime farmland

Map Unit Composition

Sandy alluvial land: 75 percent

Minor components: 25 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sandy Alluvial Land

Setting

Landform: Drainageways, swales

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Weathered alluvium derived from arkose

Typical profile

H1 - 0 to 20 inches: loamy sand

H2 - 20 to 60 inches: stratified sand to sandy loam

Properties and qualities

Slope: 1 to 5 percent

Drainage class: Excessively drained

Runoff class: Negligible

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): High to very high (2.00 to 20.00 in/hr)

Depth to water table: About 60 inches

Frequency of flooding: Frequent

Calcium carbonate, maximum content: 5 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7w

Hydrologic Soil Group: A

Hydric soil rating: No

Minor Components

Loamy alluvial land

Percent of map unit: 8 percent

Hydric soil rating: No

Loamy alluvial land, dark surface

Percent of map unit: 8 percent

Hydric soil rating: No

Bresser

Percent of map unit: 4 percent

Hydric soil rating: No

Truckton

Percent of map unit: 4 percent

Hydric soil rating: No

Fluvaquentic haplustolls

Percent of map unit: 1 percent

Landform: Terraces

Hydric soil rating: Yes

Se—Sandy wet alluvial land

Map Unit Setting

National map unit symbol: jr04

Elevation: 5,500 to 6,600 feet

Mean annual precipitation: 15 to 19 inches

Mean annual air temperature: 48 to 50 degrees F

Frost-free period: 120 to 135 days

Farmland classification: Not prime farmland

Map Unit Composition

Sandy wet alluvial land: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Custom Soil Resource Report

Description of Sandy Wet Alluvial Land

Setting

Landform: Drainageways, flood plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Weathered alluvium derived from arkose

Typical profile

H1 - 0 to 6 inches: coarse sand
H2 - 6 to 60 inches: stratified coarse sand to sandy loam

Properties and qualities

Slope: 1 to 4 percent
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: About 0 to 24 inches
Frequency of flooding: Frequent
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8w
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Loamy wet alluvial land

Percent of map unit: 9 percent
Hydric soil rating: No

Sandy alluvial land

Percent of map unit: 9 percent
Hydric soil rating: No

Fluventic haplaquolls

Percent of map unit: 2 percent
Landform: Terraces
Hydric soil rating: Yes

St—Stapleton-Bresser association

Map Unit Setting

National map unit symbol: jr09
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 49 to 51 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Custom Soil Resource Report

Map Unit Composition

Stapleton and similar soils: 60 percent

Bresser and similar soils: 25 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Stapleton

Setting

Landform: Ridges, knobs, valley sides

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Weathered alluvium derived from arkose

Typical profile

H1 - 0 to 7 inches: sandy loam

H2 - 7 to 16 inches: sandy loam

H3 - 16 to 60 inches: gravelly sandy loam

Properties and qualities

Slope: 8 to 30 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 6.00 in/hr)*

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: A

Ecological site: R049XB210CO - Sandy Foothill

Hydric soil rating: No

Description of Bresser

Setting

Landform: Valley sides

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy alluvium and/or sandy eolian deposits

Typical profile

H1 - 0 to 8 inches: sandy loam

H2 - 8 to 30 inches: sandy clay loam

H3 - 30 to 60 inches: loamy sand

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Medium

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Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: B

Ecological site: R049XB210CO - Sandy Foothill

Hydric soil rating: No

Minor Components

Loamy alluvial land

Percent of map unit: 14 percent

Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 1 percent

Landform: Swales

Hydric soil rating: Yes

TrD—Truckton sandy loam, 3 to 9 percent slopes

Map Unit Setting

National map unit symbol: 2x0j2

Elevation: 5,300 to 6,850 feet

Mean annual precipitation: 14 to 19 inches

Mean annual air temperature: 48 to 52 degrees F

Frost-free period: 85 to 155 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Truckton and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Truckton

Setting

Landform: Interfluves, hillslopes

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Re-worked alluvium derived from arkose

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Typical profile

A - 0 to 4 inches: sandy loam
Bt1 - 4 to 12 inches: sandy loam
Bt2 - 12 to 19 inches: sandy loam
C - 19 to 80 inches: sandy loam

Properties and qualities

Slope: 3 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 1 percent
Maximum salinity: Nonsaline (0.1 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.6 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Blakeland

Percent of map unit: 8 percent
Landform: Interfluves, hillslopes
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Bresser

Percent of map unit: 7 percent
Landform: Interfluves, low hills
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Sanitary Facilities

Sanitary Facilities interpretations are tools designed to guide the user in site selection for the safe disposal of sewage and solid waste. Example interpretations include septic tank absorption fields, sewage lagoons, and sanitary landfills.

Sewage Lagoons (LE2025-026)

ENG - Engineering

Sewage lagoons are shallow ponds constructed to hold sewage while aerobic bacteria decompose the solid and liquid wastes. Lagoons should have a nearly level floor surrounded by cut slopes or embankments of compacted soil. Nearly impervious soil material for the lagoon floor and sides is required to minimize seepage and contamination of ground water. Considered in the ratings are slope, saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, flooding, large stones, and content of organic matter.

Ksat is a critical property affecting the suitability for sewage lagoons. Most porous soils eventually become sealed when they are used as sites for sewage lagoons. Until sealing occurs, however, the hazard of pollution is severe. Soils that have a Ksat rate of more than 14 micrometers per second are too porous for the proper functioning of sewage lagoons. In these soils, seepage of the effluent can result in contamination of the ground water. Ground-water contamination is also a hazard if fractured bedrock is within a depth of 40 inches, if the water table is high enough to raise the level of sewage in the lagoon, or if floodwater overtops the lagoon.

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A high content of organic matter is detrimental to proper functioning of the lagoon because it inhibits aerobic activity. Slope, bedrock, and cemented pans can cause construction problems, and large stones can hinder compaction of the lagoon floor. If the lagoon is to be uniformly deep throughout, the slope must be gentle enough and the soil material must be thick enough over bedrock or a cemented pan to make land smoothing practical.

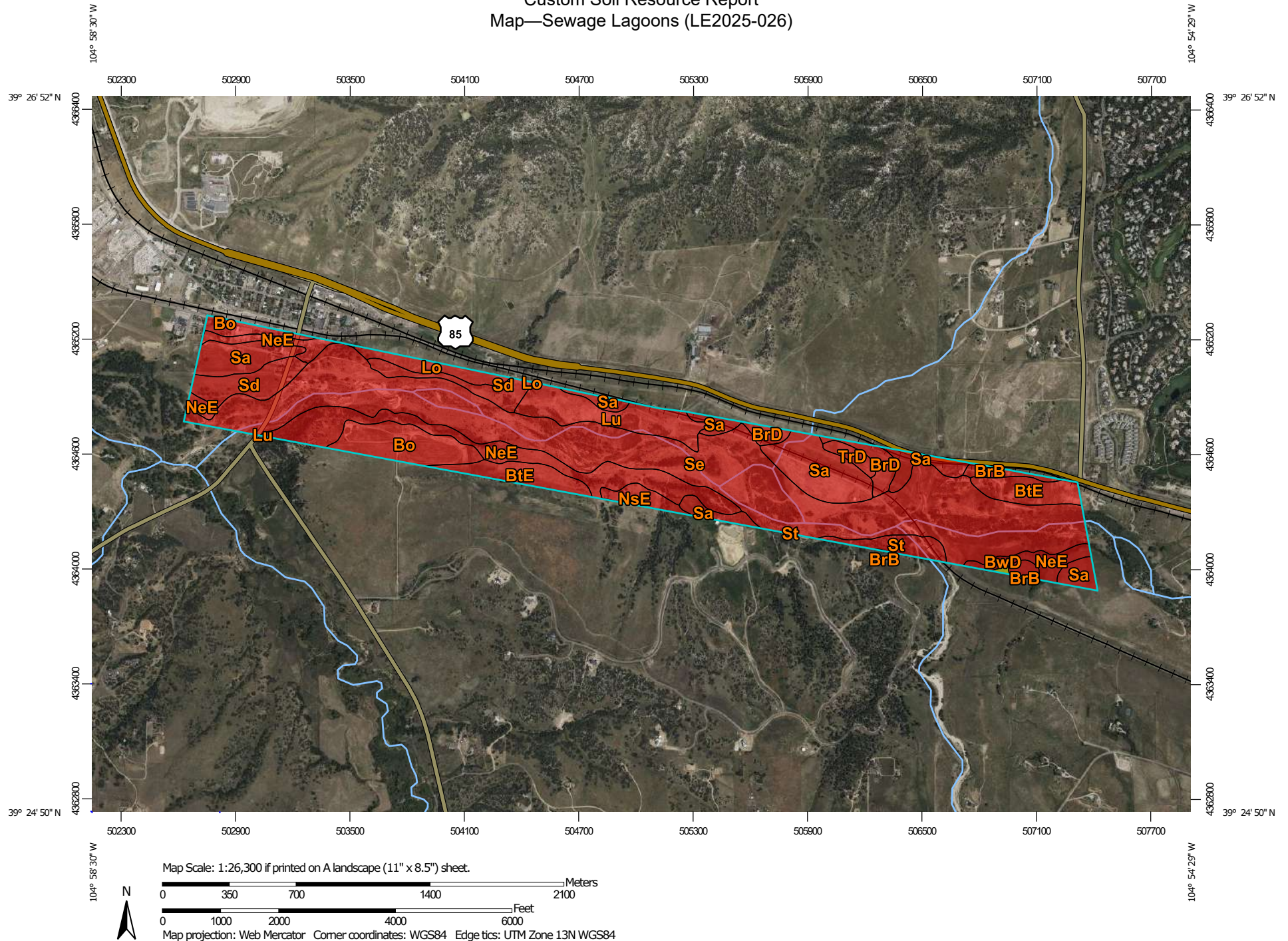
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

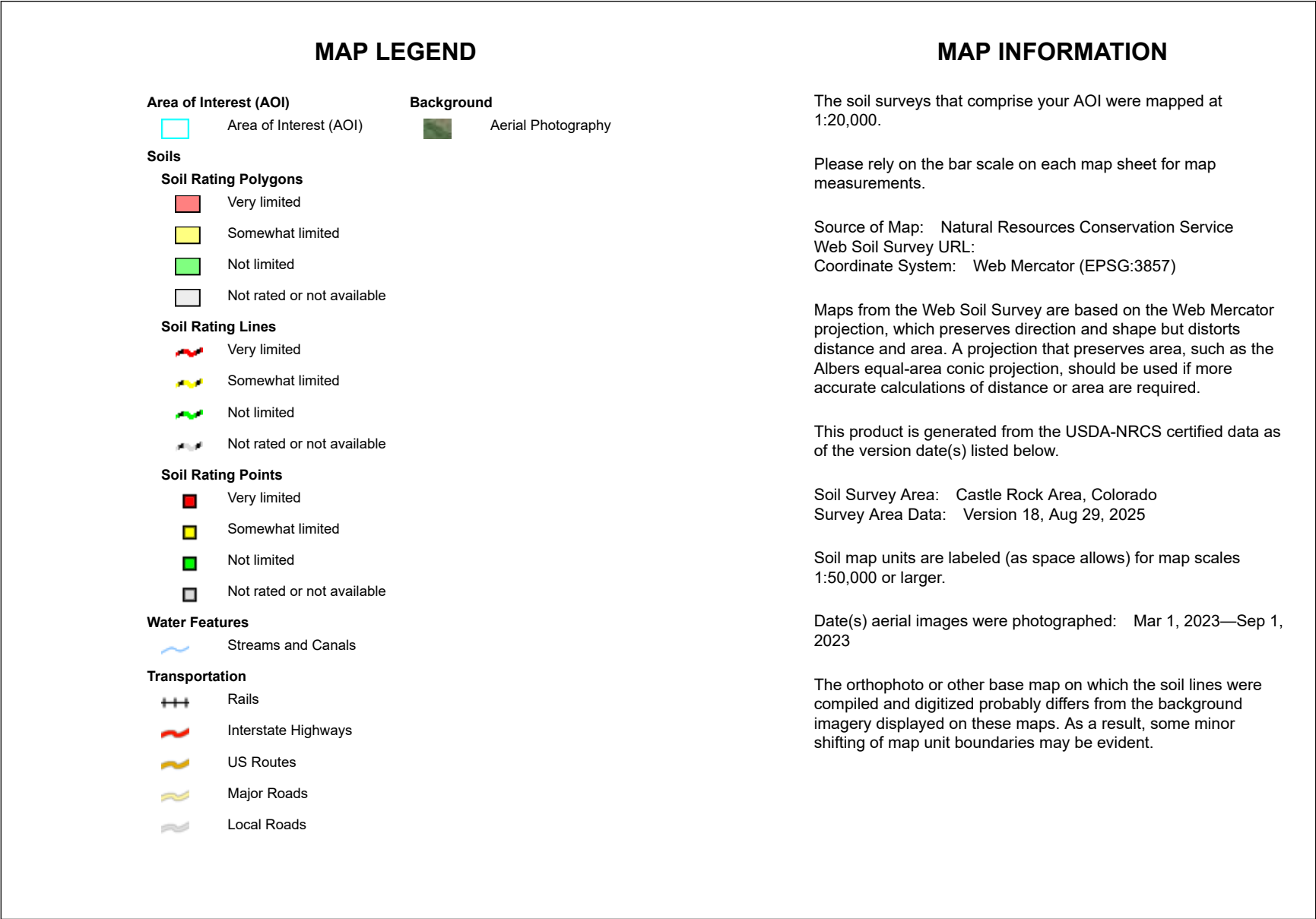
The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report Map—Sewage Lagoons (LE2025-026)



Custom Soil Resource Report



Custom Soil Resource Report

Tables—Sewage Lagoons (LE2025-026)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	Very limited	Blakeland (50%)	Seepage (1.00)	36.9	5.8%
				Slope (0.08)		
			Orsa (35%)	Seepage (1.00)		
BrB	Bresser sandy loam, cool, 1 to 3 percent slopes	Very limited	Bresser, cool (90%)	Seepage (1.00)	7.8	1.2%
			Truckton (5%)	Seepage (1.00)		
			Sampson (5%)	Seepage (1.00)		
				Flooding (0.40)		
BrD	Bresser sandy loam, cool, 5 to 9 percent slopes	Very limited	Bresser, cool (85%)	Seepage (1.00)	12.5	2.0%
				Slope (1.00)		
			Ascalon (10%)	Seepage (1.00)		
				Slope (1.00)		
			Truckton (5%)	Seepage (1.00)		
				Slope (1.00)		
BtE	Bresser-Truckton sandy loams, 5 to 25 percent slopes	Very limited	Bresser (50%)	Seepage (1.00)	33.2	5.2%
				Slope (1.00)		
			Truckton (35%)	Slope (1.00)		
				Seepage (1.00)		
BwD	Buick-Satanta loams, 3 to 9 percent slopes	Somewhat limited	Buick (50%)	Slope (0.92)	0.5	0.1%
				Seepage (0.53)		
Lo	Loamy alluvial land	Very limited	Loamy alluvial land (80%)	Flooding (1.00)	11.3	1.8%
				Seepage (1.00)		
				Slope (0.08)		
Lu	Loamy alluvial land, dark surface	Very limited	Loamy alluvial land, dark surface (85%)	Flooding (1.00)	33.2	5.2%
				Seepage (1.00)		
NeE	Newlin gravelly sandy loam, 8 to 30 percent slopes	Very limited	Newlin (85%)	Slope (1.00)	76.7	12.1%
				Seepage (1.00)		
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	Very limited	Newlin (50%)	Seepage (1.00)	8.2	1.3%
				Slope (1.00)		
			Satanta (30%)	Slope (1.00)		
				Seepage (0.53)		
Sa	Sampson loam	Very limited	Sampson (80%)	Seepage (1.00)	79.1	12.5%
				Slope (0.08)		
Sd	Sandy alluvial land	Very limited	Sandy alluvial land (75%)	Flooding (1.00)	32.7	5.2%
				Seepage (1.00)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Slope (0.08)		
Se	Sandy wet alluvial land	Very limited	Sandy wet alluvial land (80%)	Flooding (1.00)	286.2	45.1%
				Seepage (1.00)		
				Depth to saturated zone (1.00)		
				Slope (0.08)		
St	Stapleton-Bresser association	Very limited	Stapleton (60%)	Slope (1.00)	11.3	1.8%
				Seepage (1.00)		
			Bresser (25%)	Slope (1.00)		
				Seepage (1.00)		
TrD	Truckton sandy loam, 3 to 9 percent slopes	Very limited	Truckton (85%)	Seepage (1.00)	5.2	0.8%
				Slope (0.68)		
			Blakeland (8%)	Seepage (1.00)		
				Slope (1.00)		
			Bresser (7%)	Seepage (1.00)		
				Slope (0.08)		
Totals for Area of Interest					634.9	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	634.3	99.9%
Somewhat limited	0.5	0.1%
Totals for Area of Interest	634.9	100.0%

Rating Options—Sewage Lagoons (LE2025-026)

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component

Custom Soil Resource Report

typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

National Flood Hazard Layer FIRMMette



104°56'W 39°25'54"N



1:6,000

104°55'22"W 39°25'26"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone D |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| MAP PANELS | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/23/2025 at 4:23 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

08035C0153G
eff. 3/16/2016

08035C0155F
eff. 9/30/2005

08035C0160G
eff. 9/4/2020

DOUGLAS COUNTY
UNINCORPORATED AREAS
080049

08035C0161G
eff. 3/16/2016

08035C0162F
eff. 9/30/2005

08035C0166G
eff. 3/16/2016

LOMR
17-08-1320P
08035C0167G 2018
eff. 3/16/2016

Her Exemption, 1st Amendment, Parcel A2 - Supplemental Information
Project File LE2025-026 - Location and Extent
Planning Commission Staff Report, Page 66 of 79

December 26, 2025

Eric Pavlinek
100 Third St.
Castle Rock, CO 80104

RE: LE2025-026

Dear Mr. Pavlinek

Thank you for the opportunity to review and comment on the application for a Location & Extent for the Town of Castle Rock request for Sewer Lift Station and 12" force main to serve Sedalia. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has no comments.

Please contact me at 720-907-4888 or bfreyer@douglas.co.us if you have any questions about our comments.

Sincerely,



Brent Freyer
Environmental Health Specialist II
Douglas County Health Department

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



188 Inverness Drive W
Suite 500
Englewood, CO 80112
TEL 303.721.6932
www.GarverUSA.com

12/31/2025

Douglas County Planning Services Division
100 Third St.
Castle Rock, Colorado 80104

Attn: Eric Pavlinek
Jeanette Bare
Brett Thomas

Re: Response to Referral Comments on Hier Exemption, 1st Amendment, Parcel A2 – LE2025-026

Dear Douglas County Planning Services Division:

This letter provides Garver's response to comments provided by referral agencies following their review of the Hier Exemption, 1st Amendment, Parcel A2 – LE2025-026 project. Not all referral agencies provided comments, and some comments do not warrant a response.

1.0 Agency Comments and Garver Responses

1.1 Addressing Analyst

1.1.1 Comment

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 DCAddressing@douglas.co.us or 303.660.7411 with questions.

1.1.2 Response

Acknowledged.

1.2 AT&T Long Distance - ROW

1.2.1 Comment

[Summarized]: AT&T reviewed the request and there should be no conflicts with AT&T Long Lines.

1.3 Building Services

1.3.1 Comment

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.

1.3.2 Response

All building permits will be obtained by contractor prior to commencement of work.

1.4 CDPHE - Water Quality Control Division

1.4.1 Comment

[Summarized]: 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.

1.4.2 Response

Our project is not expected to be subject to the regulations regarding air pollution emissions from internal combustion engines.

A bio-trickling filter odor control unit is included in the design on the lift station site to collect foul air and eliminate odors that would otherwise be released into the surrounding area.

The contractors responsible for construction will be utilizing fugitive dust control measures while work is being completed.

1.5 CenturyLink

1.5.1 Comment

N/A

1.6 Chatfield Watershed Authority

1.6.1 Comment

N/A

1.7 Colorado Department of Transportation CDOT-Region # 1

1.7.1 Comment

[Summarized]: CDOT has no objection to the request. Any work that will take place in the State Highway will require a permit.

1.7.2 Response

Acknowledged. We are currently preparing permit application materials.

1.8 Comcast

1.8.1 Comment

N/A

1.9 CORE Electric Cooperative

1.9.1 Comment

CORE Electric Cooperative has completed its review of the above-referenced referral response packet. Our evaluation considered the potential impacts of the proposed project on existing CORE facilities, utility easements, electric loading, and service requirements. Based on this review, we provide the following comments and determinations:

Approval

CORE Electric Cooperative approves the Location and Extent as submitted, contingent upon the applicant's compliance with all clearance, access, and safety requirements detailed below.

Existing CORE Facilities

CORE maintains existing underground and overhead electric facilities located on the subject property. These facilities and their associated utility easements will remain in place unless the applicant formally requests modifications in accordance with CORE's current line extension policies.

CORE Electric Cooperative also owns and operates an existing 115 kV transmission line and associated overhead electric facilities on the property. These facilities and their easements will be maintained. All proposed structures, grading, and landscaping must preserve the required clearances and allow CORE adequate access for ongoing operation and maintenance activities.

If any grading is proposed that may affect clearances or accessibility to the 115 kV transmission line, the applicant must submit a detailed grading profile to CORE for review.

Clearance Requirements

The applicant must maintain a minimum 20-foot clearance from CORE's existing 115 kV transmission line during all construction activities. The proposed temporary construction easement may require modification to ensure compliance with this minimum clearance requirement and all applicable OSHA regulations governing work near high-voltage transmission lines.

Safety Requirements

The applicant and all contractors working on or near CORE Electric Cooperative facilities must comply with the following safety requirements:

Compliance With OSHA Regulations

All work near CORE's electric facilities must comply with OSHA regulations pertaining to minimum approach distances, equipment operation, and safe-work practices around energized high-voltage lines.

Qualified Personnel

Only trained and qualified personnel may perform work in proximity to CORE facilities. Contractors must ensure all workers are trained in electrical hazard awareness and proper safety protocols.

Pre-Construction Coordination

Prior to beginning any work near CORE infrastructure, the applicant must coordinate with CORE to review planned activities, verify clearance compliance, and address any site-specific safety considerations.

Protection of CORE Facilities

Construction equipment, staging areas, materials, and temporary structures must not encroach upon CORE's required clearances. Any work that may impact CORE infrastructure including excavation, grading, or operation of tall equipment—must be coordinated with CORE in advance.

Emergency Access

Access to CORE's transmission line and associated facilities must remain unobstructed at all times to ensure safe entry for maintenance or emergency response.

If you have any questions or need further coordination regarding this project, please contact me

1.9.2 Response

Garver and SJ Louis (designer and design-builder) will comply with all of the clearance, access, and safety requirements outlined by CORE. We are working closely with CORE to ensure our design does not conflict with their utilities and easements.

1.10 Dominion Water and Sanitation District

1.10.1 Comment

N/A

1.11 Douglas County Conservation District

1.11.1 Comment

[Summarized]: The Conservation District recommends various measures for minimizing impact and provides requirements for trenching slopes and reseeded. Native soils are subject to erosion and swelling and noxious weeds must be controlled on site.

1.11.2 Response

Garver has a completed geotechnical analysis of the area which has been used to support the structural design of facilities and trenchless crossings, and concrete pipe encasement is included in areas identified as drainage pathways having potential for erosion.

We have prepared GESC plans to outline erosions control measures and reseeding in accordance with the conservation district's requirements will be completed by the contractors following construction activities. Noxious weed control measures will also be practiced during construction.

1.12 Douglas County Health Department

1.12.1 Comment

Thank you for the opportunity to review and comment on the application for a Location & Extent for the Town of Castle Rock request for Sewer Lift Station and 12" force main to serve Sedalia. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has no comments.

Please contact me at 720-907-4888 or bfreyer@douglas.co.us if you have any questions about our comments.

1.13 Douglas County Parks and Trails

1.13.1 Comment

Parks has no concerns with this project.

1.14 Douglas County School District RE 1

1.14.1 Comment

N/A

1.15 Douglas Land Conservancy

1.15.1 Comment

N/A

1.16 Elk Ridge Estates HOA

1.16.1 Comment

N/A

1.17 Engineering Services

1.17.1 Comment

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.

1.17.2 Response

All required permits and approvals will be obtained prior to project commencement.

Garver has updated the L & E exhibit to show the limits of the floodplain.

1.18 Hockaday Heights HOA

1.18.1 Comment

N/A

1.19 Indian Creek Ranch Improvement Association

1.19.1 Comment

N/A

1.20 Mile High Flood District

1.20.1 Comment

N/A

1.21 Office of Emergency Management

1.21.1 Comment

No Comment.

1.22 Open Space and Natural Resources

1.22.1 Comment

Thank you for providing the opportunity to comment on this location and extent. If there is potential to work with the property owner and the town to obtain a surface easement over the sewer line for a trail connection between the Town of Castle Rock and the Sedalia area, we would be interested in seeing how that would align with the overall plum creek trail that Douglas County Parks, Trails, and Building Grounds is planning.

We did not see it mentioned in the environmental section of the L & E report, but the Riparian Conservation Zone (RCZ) runs through this project area. Earthwork and impacts to vegetation within the RCZ constitute a 'take' of the Preble's meadow jumping mouse (PMJM), a species listed as threatened under the Endangered Species Act (ESA). The Town should plan to cover impacts and provide

revegetation/mitigation under the Douglas County Regional Habitat Conservation Plan (HCP), as Castle Rock is a party to this HCP.

Plum Creek is also an important wildlife corridor; it is identified as a Tier 1 wildlife resource in the County's Comprehensive Master Plan. The corridor is home to hundreds of indigenous species. Minimizing the duration of activity and the impacts to habitat will help reduce negative impacts to the wildlife that use the corridor. Swift revegetation is also helpful in minimizing the duration of impacts.

It is likely that a Clean Water Act 404 permit will be required for this work. A state dredge and fill permit may also be required. Early consultation with Army Corps of Engineers and Colorado Department of Health and Environment may help streamline permitting and the project timeline. Although unlikely for this type of permit, if any fill or structure is proposed within the 100-year floodplain, a Letter of Map Revision may be required by the Federal Emergency Management Agency. None of these permits or coordination were mentioned in the environmental section of the L & E Report but are worth considering to avoid inadvertent legal violations and project delays.

1.22.2 Response

We are working with an environmental consultant to complete floodplain and wildlife surveys in the project area and coordinate permits. We take seriously the environmental sensitivity in the area and have incorporated low-impact installation methods in key areas to avoid major disruptions to the native ecosystem.

1.23 Plum Creek Water Reclamation Authority

1.23.1 Comment

Thank you for the review and please keep us updated if this permit adds new documents or if there are other permits that open associated with this project.

Patou Griggs

Industrial Pretreatment Manager

303-688-1991

1.23.2 Response

Acknowledged.

1.24 Ranch at Coyote Ridge HOA

1.24.1 Comment

N/A

1.25 Sedalia Property Owners Coalition

1.25.1 Comment

N/A

1.26 Sedalia Water & Sanitation District

1.26.1 Comment

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.

1.26.2 Response

Acknowledged.

1.27 Sheriff's Office

1.27.1 Comment

N/A

1.28 Sheriff's Office E911

1.28.1 Comment

N/A

1.29 Town of Castle Rock

1.29.1 Comment

No Comment.

1.30 West Douglas County FD

1.30.1 Comment

We have carefully reviewed this proposal and have no concerns.

1.31 Wildfire Mitigation

1.31.1 Comment

N/A

1.32 Xcel Energy-Right of Way & Permits

1.32.1 Comment

[Summarized]: Xcel Energy does not have conflicts with the request.

If there are any questions or concerns with the responses provided, please don't hesitate to reach out to me.

Sincerely,

GARVER

A handwritten signature in black ink that reads "Wesley Lozano". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Wesley Lozano, PE

Design Manager

(830) 370-2608

JWLozano@GarverUSA.com

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
Supplemental Info - 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

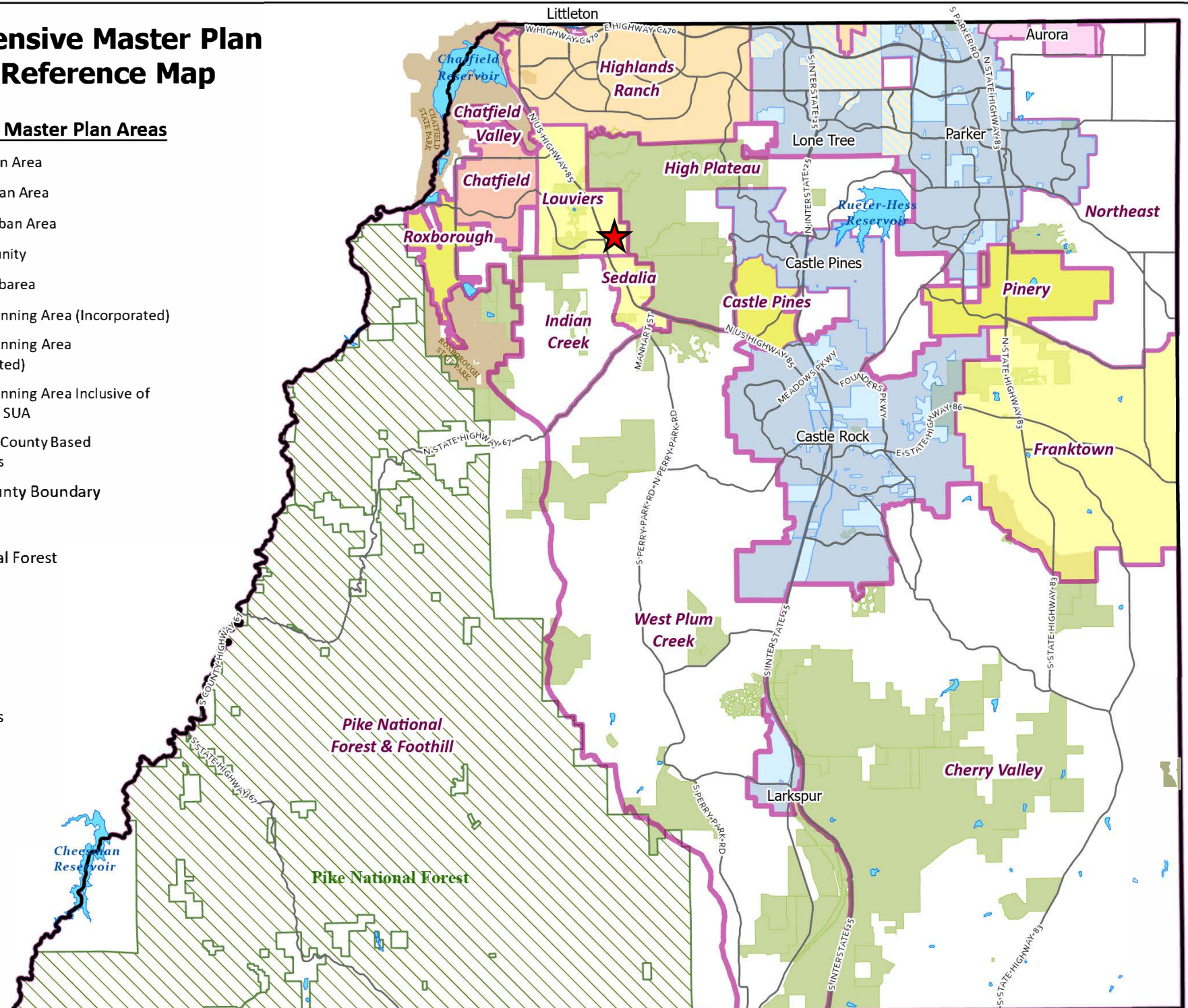
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

- Major Roads



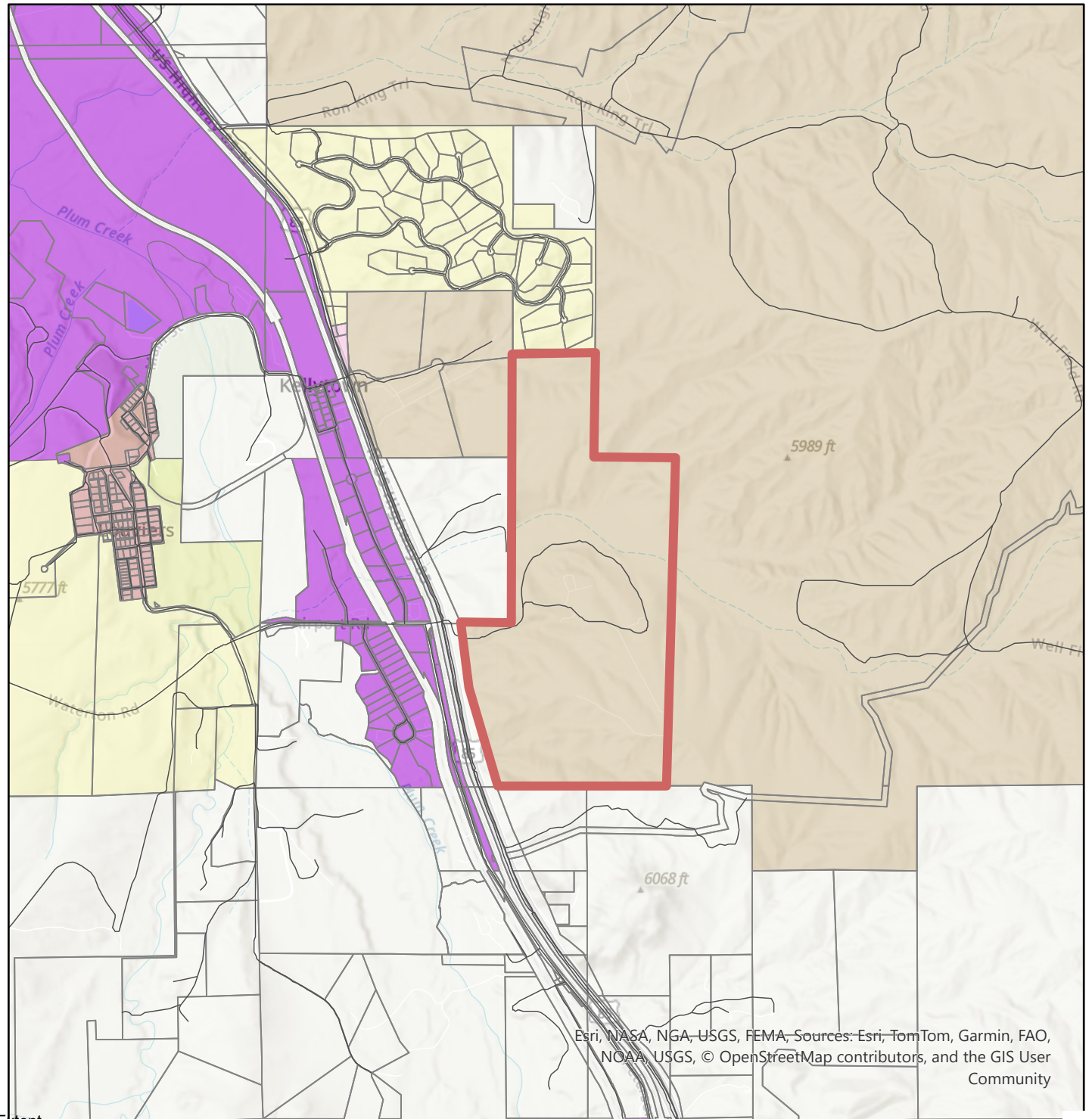
7440 North US Highway 85

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

7440 North US Highway 85

LE2025-027
Aerial Map



LEGEND

- 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,

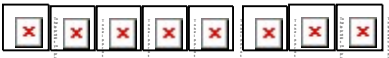
I have reviewed the referral for the L and E for construction of two pump stations and a water storage tank for the Range Metro District and have no objections. If any work will take place in the State Highway Right-of-Way a permit will be required. Application is made online at the following link: <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.

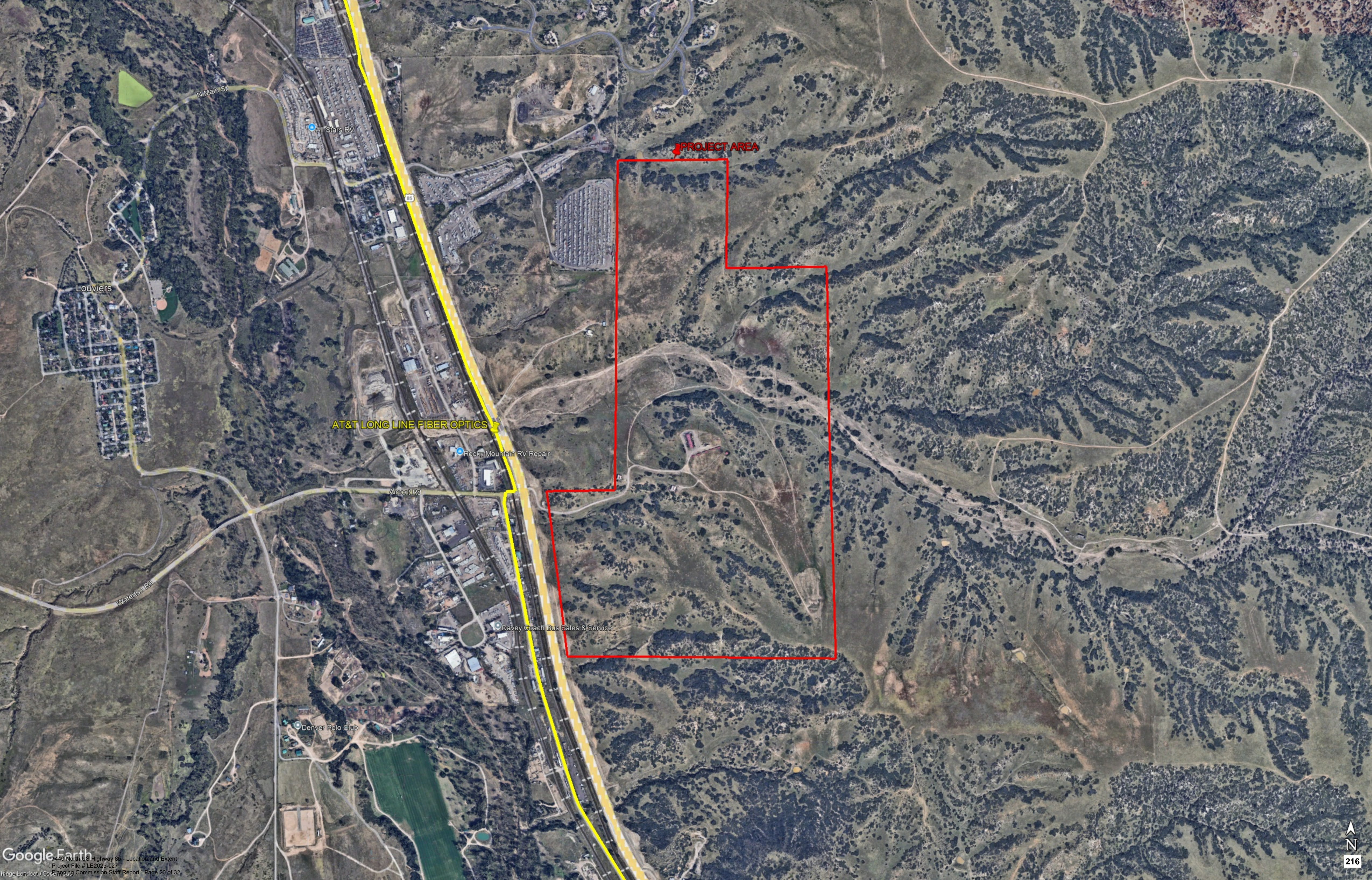
Range Metropolitan District requests approval of a Location and Extent for the construction of two pump stations and a water storage tank.

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.



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.



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

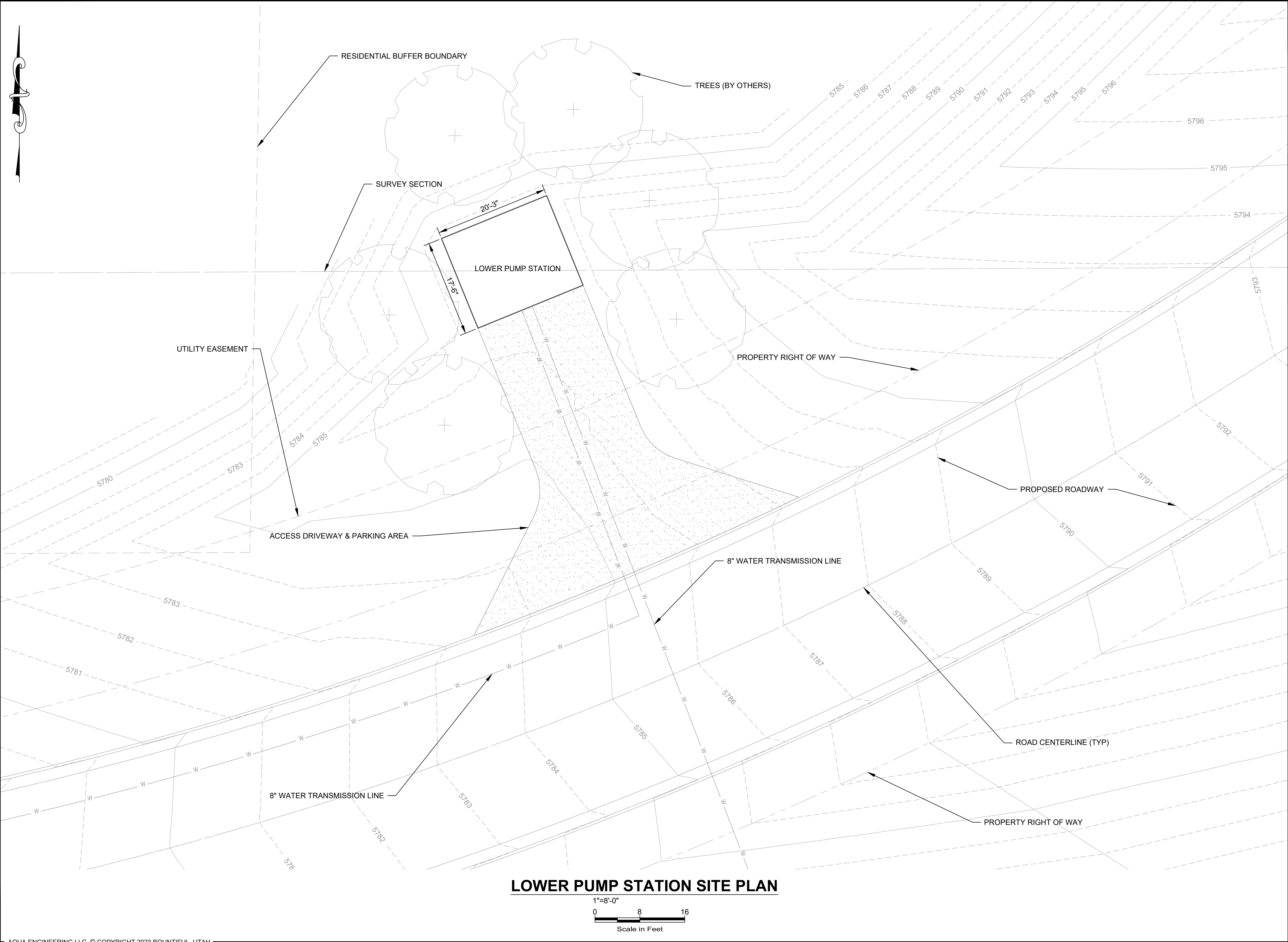
Mr. John Mezger, HRCA via: john.mezger@hrcaonline.org



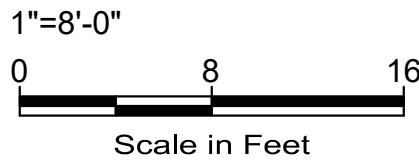
HELP CONSERVE OUR NATURAL RESOURCES!

C:\USERS\DEREK\HYDE\DC\ACCD\CS\AQUA\ENGINEERING\002885.C - RANGE METRO DISTRICT\PROJECT FILES\001 SITE CIVIL\FIGURE 2 - ENLARGED SITE PLAN.DWG

12/4/2025



LOWER PUMP STATION SITE PLAN



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

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REVISIONS

NO.	DATE	DESIGN	DRAWN	CHECKED

RANGE METRO DISTRICT
RANGE WATER SYSTEM DESIGN

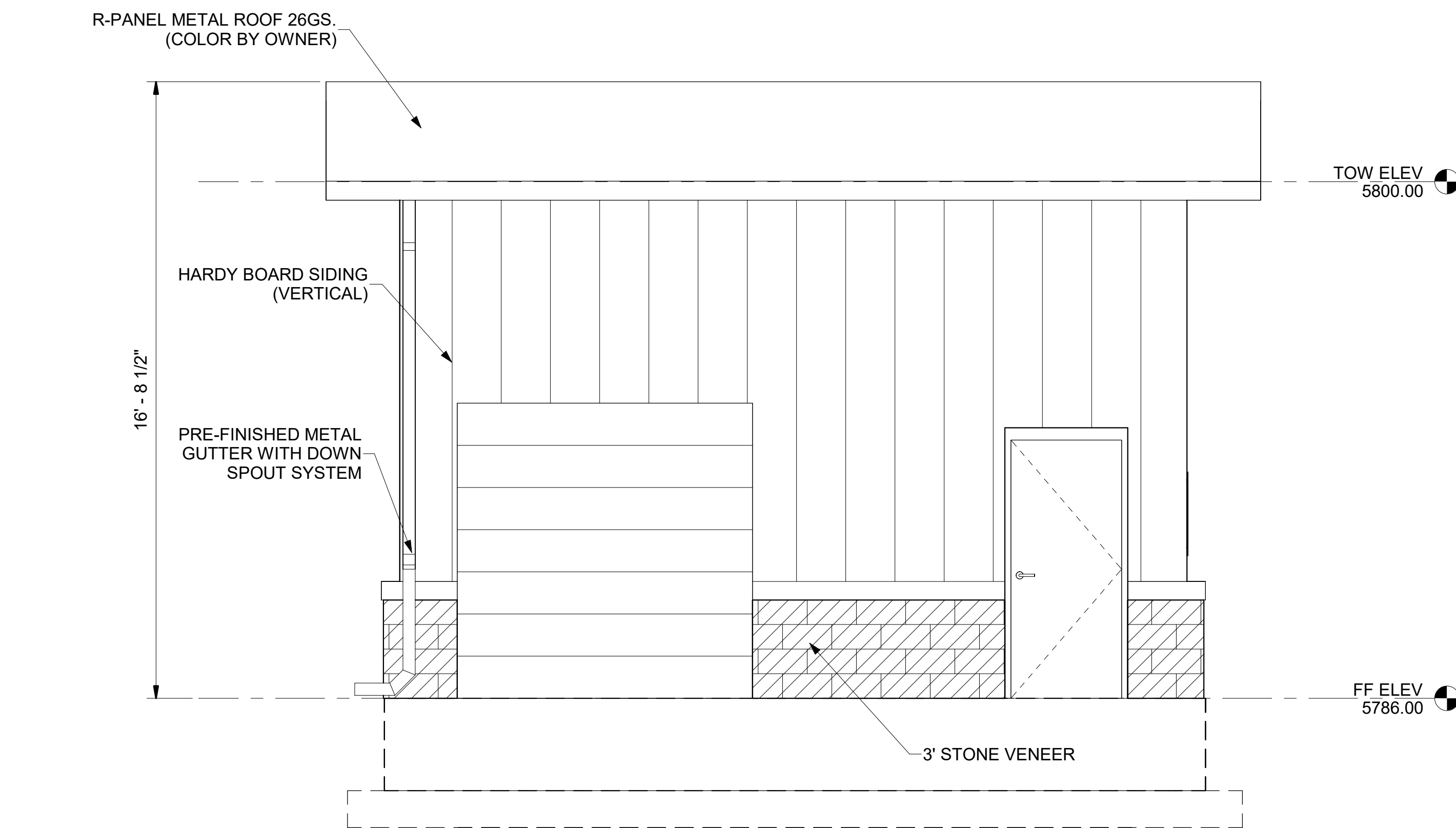
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LOWER PUMP STATION SITE PLAN



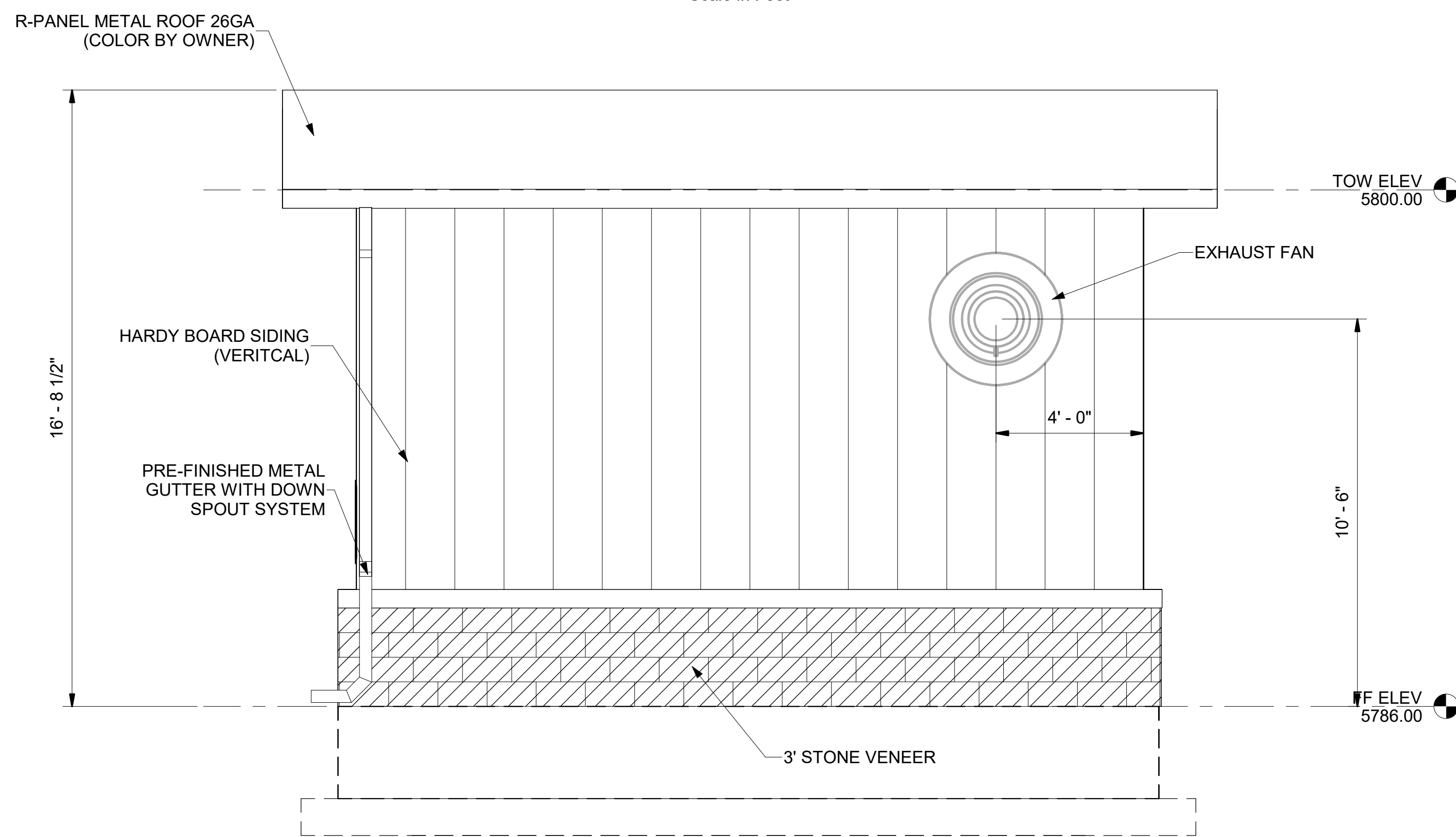
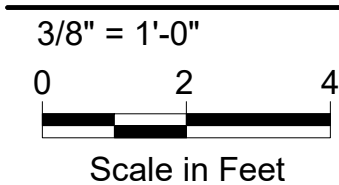
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FIGURE 2

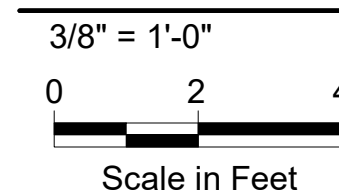
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NORTH ELEVATION



SOUTH ELEVATION



**NOT FOR
CONSTRUCTION**

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RANGE METRO DISTRICT
RANGE WATER SYSTEM DESIGN

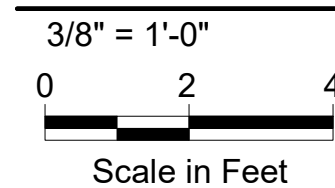
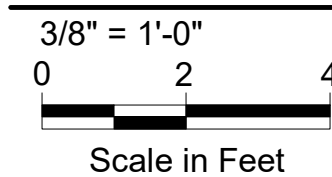
LOWER PUMP STATION ARCHITECTURAL ELEVATIONS



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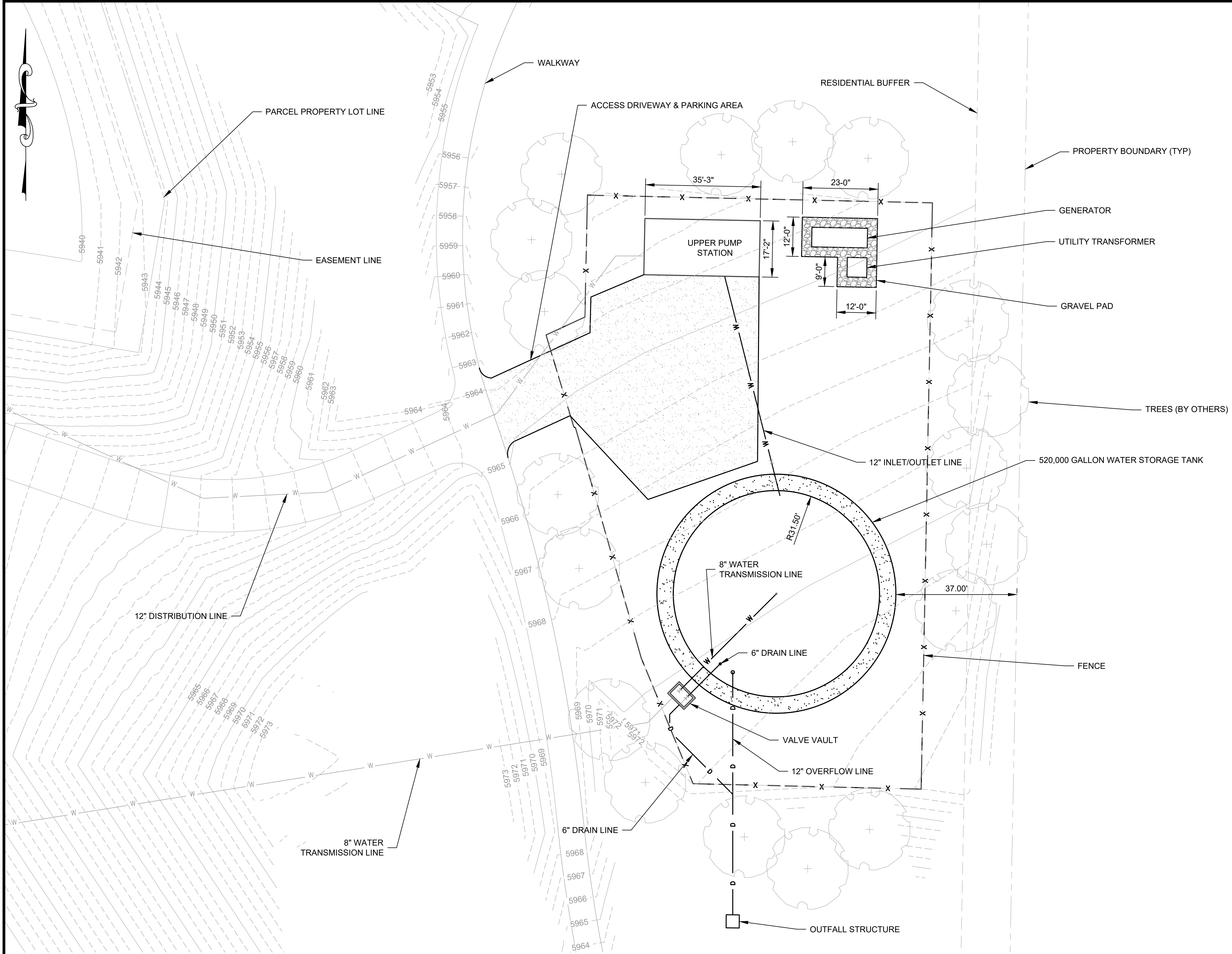
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SHEET

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

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RANGE METRO DISTRICT
RANGE WATER SYSTEM DESIGN

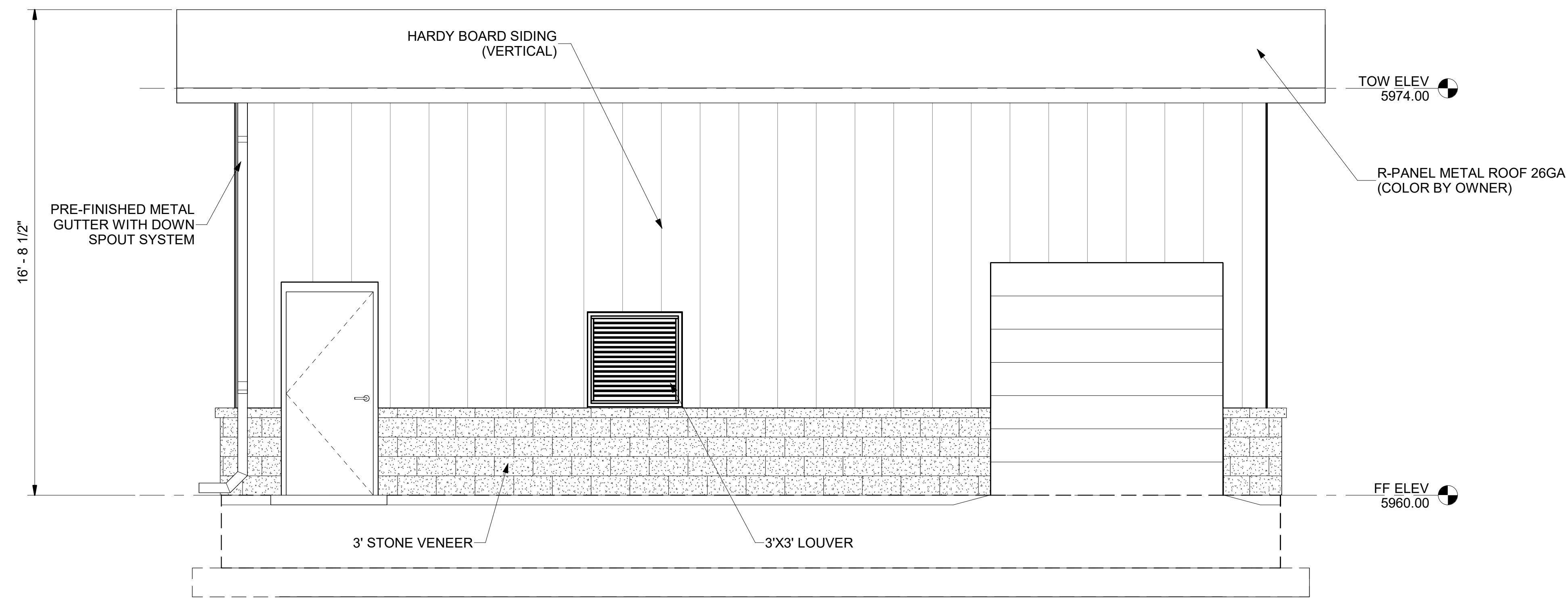
CIVIL
WATER STORAGE TANK & BOOSTER
PUMP STATION SITE PLAN



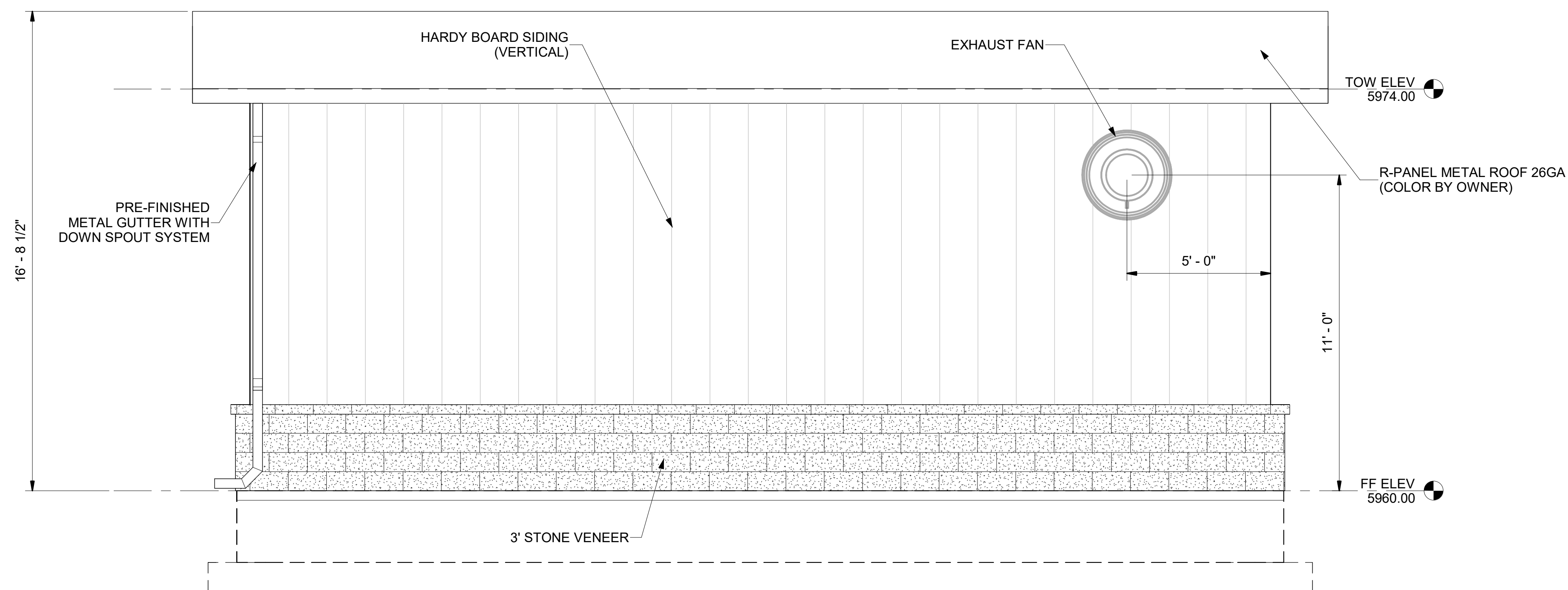
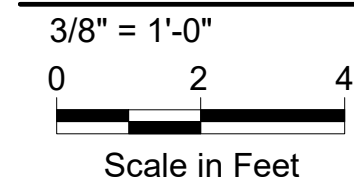
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FIGURE 3

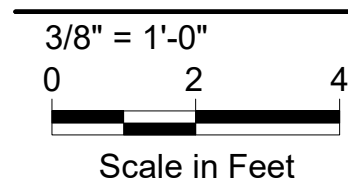
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NORTH ELEVATION



SOUTH ELEVATION



**NOT FOR
CONSTRUCTION**

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RANGE METRO DISTRICT
RANGE WATER SYSTEM DESIGN

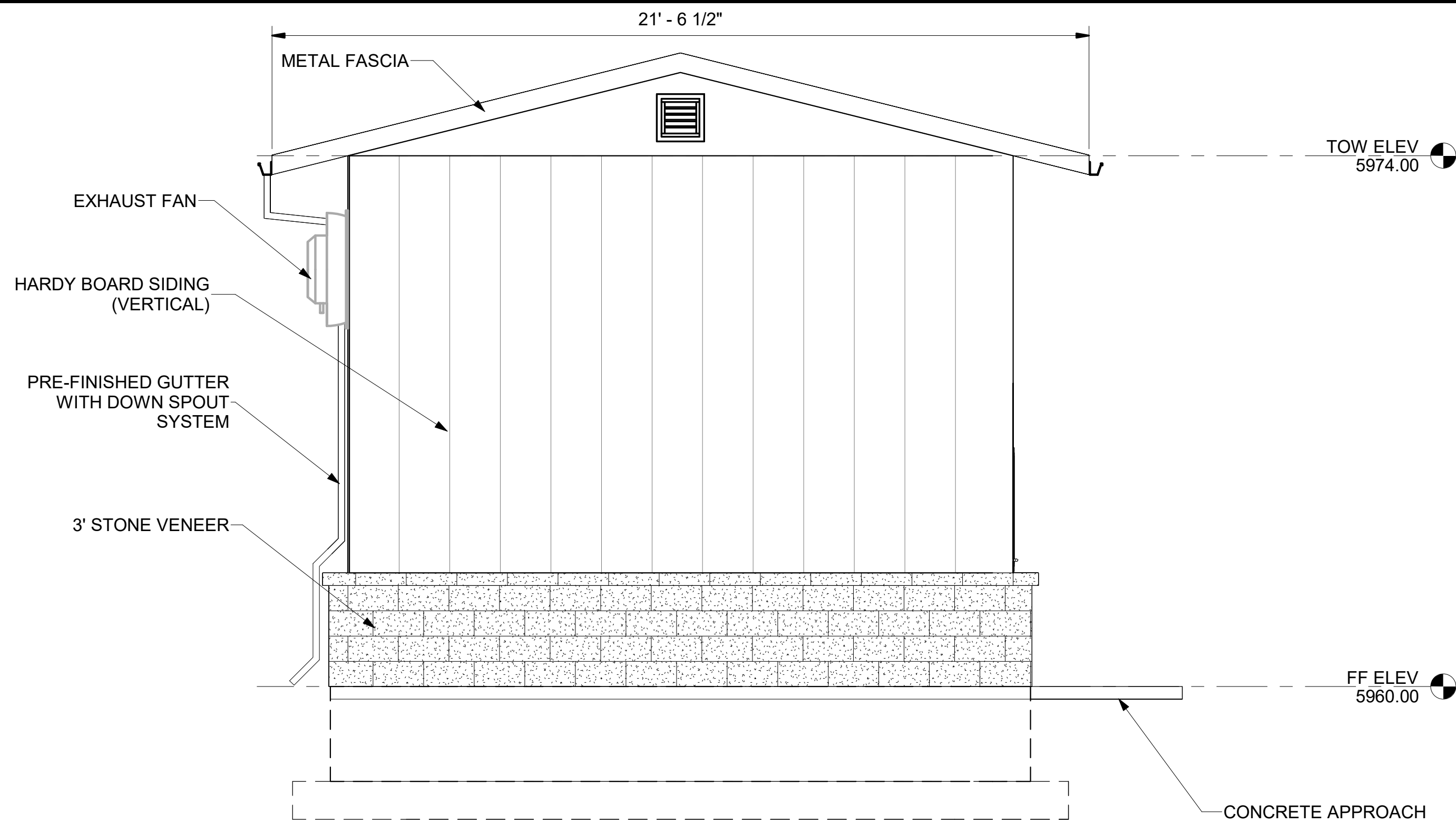
UPPER PUMP STATION ARCHITECTURAL ELEVATIONS



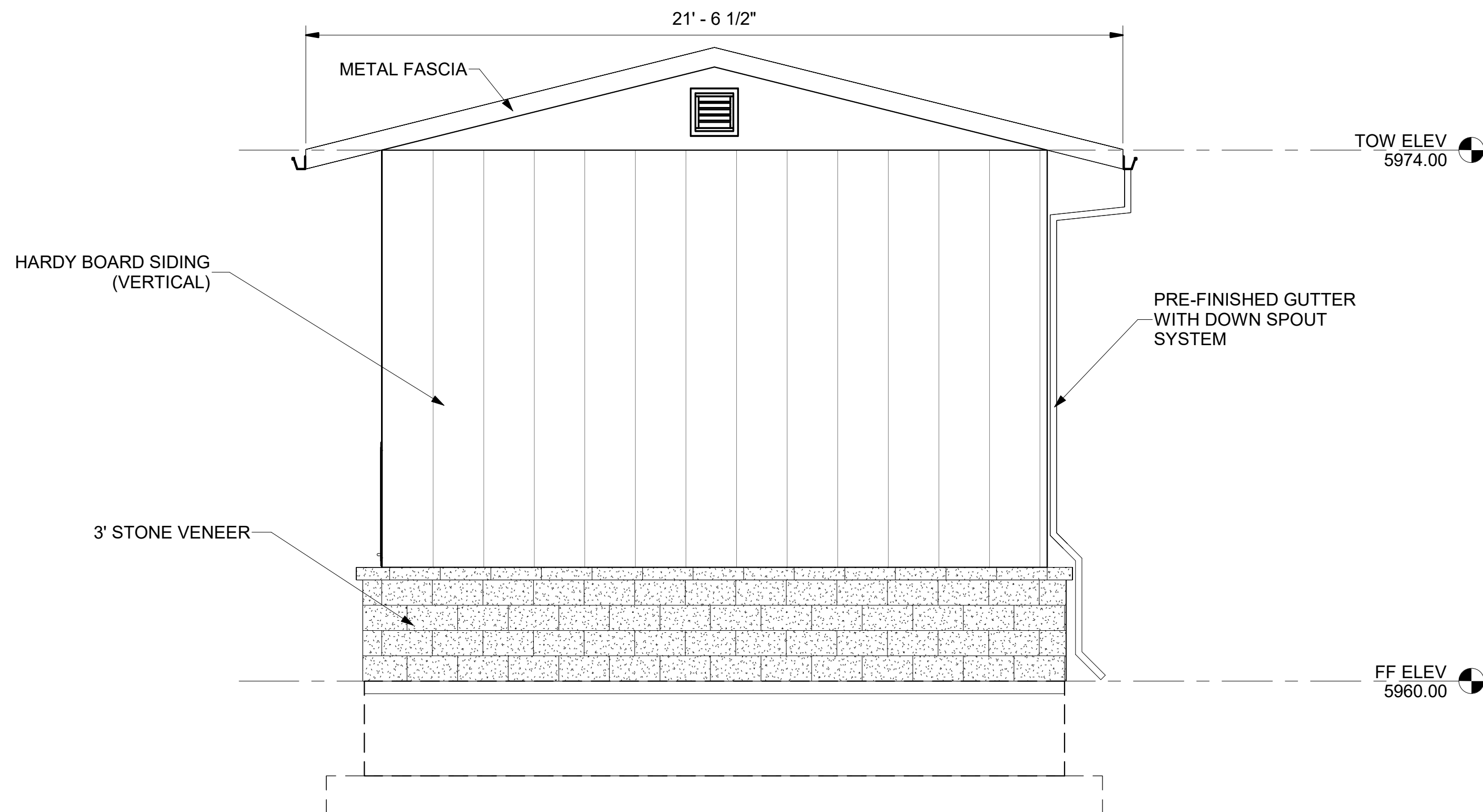
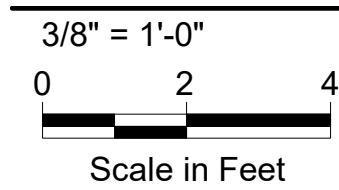
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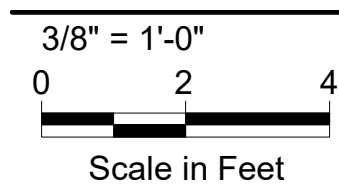
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EAST ELEVATION



WEST ELEVATION



**NOT FOR
CONSTRUCTION**

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<div style="text-align: center;"> REVISIONS Author </div>				
NO.	DATE	DESIGN	DRAWN	CHECKED
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RANGE METRO DISTRICT
RANGE WATER SYSTEM DESIGN

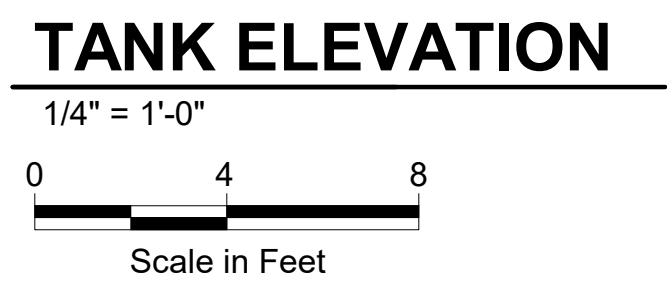
UPPER PUMP STATION ARCHITECTURAL ELEVATIONS



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30A302

SHEET



RANGE METRO DISTRICT
RANGE WATER SYSTEM DESIGN

520,000 GALLON TANK
ARCHITECTURAL
ELEVATION

Staff Report Addendum

Date: January 2, 2026
To: Douglas County Planning Commission
From: Trevor Bedford, AICP, Senior Planner *TB*
Jeanette Bare, AICP, Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services *KC for SK*
Subject: 7440 North US Highway 85
Project File: LE2025-027

Planning Commission Hearing:	January 5, 2026 @ 6:00 p.m.
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The applicant has provided an updated narrative to clarify that the dimensions of the water tank are 63 feet in diameter and 24 feet in height with a capacity of approximately 560,000 gallons.

Additional referral responses have been received since the staff report was written and are attached to this addendum. The applicant will provide responses to comments prior to or at the Planning Commission Hearing.

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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 63 feet in diameter and 24 feet in height. This will hold approximately 560,000 gallons. 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

Referral Agency Response Report**Page 1 of 11****Project Name:** 7440 North US Highway 85**Project File #:** LE2025-027**Date Sent:** 12/16/2025**Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	12/16/2025	<p>Received: Proposed addresses are: 7518 N US HWY 85 - LOWER PUMP STATION 7508 N US HWY 85 - UPPER PUMP STATION</p> <p>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.</p> <p>Addresses are recorded by Douglas County following all necessary approvals. Contact DCAaddressing@douglas.co.us or 303.660.7411 with questions.</p>	Information provided to applicant
AT&T Long Distance - ROW	12/17/2025	<p>Received: 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.</p>	No response necessary
Building Services	12/22/2025	<p>Received: Permit is required for structures. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.</p>	Information provided to applicant
CDPHE - All Referrals	12/22/2025	<p>Received: See attached letter. Summary: Provided information regarding air quality regulations and fugitive dust pollution.</p>	Information provided to applicant
CDPHE - Water Quality Control Division		No Response Received:	No response necessary
CenturyLink		No Response Received:	No response necessary

Referral Agency Response Report**Page 2 of 11****Project Name:** 7440 North US Highway 85**Project File #:** LE2025-027**Date Sent:** 12/16/2025**Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Response Resolution
Chatfield Community Association		No Response Received:	No response necessary
Chatfield Watershed Authority		No Response Received:	No response necessary
Cherokee Ridge Estates HOA		No Response Received:	No response necessary
Colorado Department of Transportation CDOT-Region # 1	12/16/2025	Received: 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

Referral Agency Response Report**Page 3 of 11****Project Name:** 7440 North US Highway 85**Project File #:** LE2025-027**Date Sent:** 12/16/2025**Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Water Resources	12/24/2025	Received: We have received your December 16, 2025 referral for Range Metropolitan District approval of a Location and Extent for the construction of two pump stations and a water storage tank. This referral does not appear to qualify as a "subdivision" as defined in section 30-28-101 (10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water. Our office has no objections to the proposed construction of two pump stations and a water storage, since no changes to the water supply plan for the Range Development were proposed.	No response necessary
Comcast		No Response Received:	No response necessary

Referral Agency Response Report**Page 4 of 11****Project Name:** 7440 North US Highway 85**Project File #:** LE2025-027**Date Sent:** 12/16/2025**Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Response Resolution
CORE Electric Cooperative	12/29/2025	<p>Received:</p> <p>CORE Electric Cooperative has reviewed the materials included in the above-referenced referral response packet. Our review focused on existing CORE facilities, utility easements, electric loading, and overall service requirements for the proposed project. Based on this review, CORE offers the following comments and requests:</p> <p>CORE Electric Cooperative approves the Location and Extent for the project.</p> <p>Additional information is required. Due to the nature of this submittal, CORE requests that the applicant complete the enclosed Data Summary Sheet, which provides essential details regarding projected electrical loads and anticipated construction phasing.</p> <p>Please forward the attached Data Summary Sheet to the applicant and instruct them to return the completed form directly to me. The developer must provide information regarding:</p> <p>The maximum expected or allowable building square footage for each lot; and</p> <p>The anticipated type of business or occupancy for each lot.</p> <p>CORE understands that some of this information may be preliminary or based on best estimates; however, any details the applicant can provide will significantly assist us in ensuring that adequate electric facilities and capacity can be planned for and made available.</p>	Comments provided to applicant
Dominion Water and Sanitation District		No Response Received:	No response necessary

Referral Agency Response Report**Page 5 of 11****Project Name:** 7440 North US Highway 85**Project File #:** LE2025-027**Date Sent:** 12/16/2025**Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Response Resolution
Douglas County Health Department	12/30/2025	Received: See attached letter Summary: Provided information regarding stormwater runoff and mosquito control.	Information provided to applicant
Engineering Services	12/29/2025	Received: Overall the project appears to be in general conformance with Douglas County Engineering criteria. Detailed comments regarding site work for the pump and tank sites will be provided with Range Filing 1 final plat comments.	Information provided to applicant

Referral Agency Response Report**Page 6 of 11****Project Name:** 7440 North US Highway 85**Project File #:** LE2025-027**Date Sent:** 12/16/2025**Date Due:** 12/30/2025

Highlands Ranch Community Association	12/17/2025	<p>Received: The Highlands Ranch Community Association appreciates the opportunity to review and comment on this L&E.</p> <p>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."</p> <p>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.</p> <p>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</p>	Comments provided to applicant
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Referral Agency Response Report**Page 7 of 11****Project Name:** 7440 North US Highway 85**Project File #:** LE2025-027**Date Sent:** 12/16/2025**Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Response Resolution
		<p>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.</p> <p>A "residential grade muffler" for the generator should be required to ensure sound mitigation.</p>	

Referral Agency Response Report**Page 8 of 11****Project Name:** 7440 North US Highway 85**Project File #:** LE2025-027**Date Sent:** 12/16/2025**Date Due:** 12/30/2025

Louviers Conservation Partnership	12/28/2025	<p>Received:</p> <p>Louviers Conservation Partnership (LCP) has reviewed the documents for the 7440 North US Highway 85 Request by Range Metropolitan District for two water pump stations and a water storage tank and has comments following the document excepts below::</p> <p>Below are excerpts from the documents reviewed of items important to the Town of Louviers including about Louviers and the current eastbound Airport Road level of Service (LOS).</p> <p>Conformance with Douglas County Master Plan</p> <p>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.</p> <p>Felsburg Holt & Ullevig Range 5th Revised Traffic Impact Analysis</p> <p>The Town of Louviers is to the northwest of US 85 and the project site. It is a relatively small enclave of residential homes that was originally constructed as a company town to support the E.I. du Pont de Nemours dynamite manufacturing facilities and it is one of the best preserved company towns in Colorado.</p>	Comments provided to applicant
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Project Name: 7440 North US Highway 85

Project File #: LE2025-027

Date Sent: 12/16/2025

Date Due: 12/30/2025

		<p>The evaluation of an intersection controlled by a traffic signal provides average vehicle delay and LOS information for the entire intersection, as well as for individual movements. Figure 3 also shows the LOS results for existing conditions which finds that the US 85/Airport Road intersection is currently operating at LOS B during the AM and PM peak hours. Given the relatively high traffic demand on US 85, however, eastbound movements on Airport Road are currently experiencing LOS E during the AM peak hour and LOS F during the PM peak hour.</p> <p>Of note, the operational analyses are based on signal timing data provided by CDOT and it is understood that this intersection operates in a “free” mode which allows the traffic signal to fluctuate to meet vehicle movement demand without a specified cycle length. As such, the traffic signal controller appears to allocate more “green time” to movements along US 85, which, in turn, creates a higher level of delay for the eastbound Airport Road movements that result in the poor eastbound LOS.</p> <p>Projected vehicle-trips for Range is almost 5,000 vehicles per day with approximately 400 during the AM peak hour and about 525 during the PM peak hour.</p> <p>Although this is just location and extents for 2 pump stations and a water storage tank which would only have an impact when being built, it does include a full traffic study which mentions eastbound movements on Airport Road are currently experiencing LOS E during the AM peak hour and LOS F during</p>	
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Referral Agency Response Report**Page 10 of 11****Project Name:** 7440 North US Highway 85**Project File #:** LE2025-027**Date Sent:** 12/16/2025**Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Response Resolution
		<p>the PM peak hour. This study used existing traffic data from 2020 which will not include the approved Brannan Asphalt Plant which has not started operating yet in addition to the approved Brannan crushing and existing Brannan concrete plant for a total of 1008 truck trips per day and also the added traffic from the recently approved Zebulon Mega Sports Complex where they are now requesting a change to add more residential units.</p> <p>Randy Johnson Director Louviere Conservation Partnership</p>	
Mile High Flood District		No Response Received:	No response necessary
Office of Emergency Management	12/18/2025	No Comment:	No response necessary
Rural Water Authority of Douglas County		No Response Received:	No response necessary
Sheriff's Office		No Response Received:	No response necessary
Sheriff's Office E911		No Response Received:	No response necessary

Referral Agency Response Report**Page 11 of 11****Project Name:** 7440 North US Highway 85**Project File #:** LE2025-027**Date Sent:** 12/16/2025**Date Due:** 12/30/2025

Agency	Date Received	Agency Response	Response Resolution
South Metro Fire Rescue	12/23/2025	<p>Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has conditional non-objection to the proposed Location and Extent. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.</p> <p>COMMENTS: 1. Referrals for new structures must not use unapproved addresses as the project name. These facilities will be addressed from future roadways and will not be addressed from US Hwy 85, Addresses proposed by the Addressing Analyst (which does not match the project title) will also change. Building addresses and unit numbers shall be coordinated with and approved by SMFR and the Douglas County Addressing Analyst prior to submitting for construction permits.</p>	Comment provided to applicant
Wildfire Mitigation		No Response Received:	No response necessary
Xcel Energy-Right of Way & Permits	12/19/2025	<p>Received: 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.</p>	Information provided to applicant

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT


Date sent: December 16, 2025

 Comments due by: **December 30, 2025**
Project Name: 7440 North US Highway 85– Location and Extent

Project File #: LE2025-027

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

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 checked="" type="checkbox"/> Please be advised of the following concerns: Overall, the project appears to be in general conformance with Douglas County Engineering criteria. Detailed comments regarding site work for the pump and tank sites will be provided with Range Filing 1 final plat comments.	
<input type="checkbox"/> See letter attached for detail.	
Agency: Douglas County Public Works	Phone #: 303-660-7490
Your Name: Ken Murphy, P.E.	Your Signature: 
(please print)	Date: 29 DEC 2025

A public hearing on this request will be held before the Douglas County Planning Commission on **Monday, January 5, 2026, at 6:00 pm.** **This public hearing will be held on-line and in person. See the County website or contact the Planning Department for more information.**

Sincerely,

Trevor Bedford, AICP, Senior Planner



COLORADO
Department of Public
Health & Environment

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

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

VIA EMAIL

RE: Douglas County eReferral (Project Number LE2025-027) Is Ready For Review

Dear Trevor Bedford,

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 pump and water tank project as described in your correspondence dated December 16, 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.

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



December 29, 2025

Trevor Bedford
Planning Services
100 Third Street
Castle Rock, CO 80104

RE: LE2025-027

Dear Trevor Bedford,

Thank you for the opportunity to review and comment on the referenced approval request of a Location and Extent for the construction of two pump stations and a water storage tank application submitted by Range Metropolitan District. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comment(s):

Stormwater Impacts on Nearby Waterway

Development of the subject parcel will potentially result in an increase of stormwater and snowmelt runoff that may contribute significant pollutant loadings to the Daniels Park drainage, a tributary to Plum Creek. These pollutants include bacteria, nutrients, metals, and oxygen consuming contaminants. *A Phase III Drainage Report for Range Filing 1 has been submitted.*

Mosquito Control - Stormwater Facilities

The site plan indicates that five full-spectrum detention ponds are proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, DCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and larviciding if mosquito larvae become a problem.

Please feel free to contact me at 720-907-4887 or KHochstetler@douglas.co.us if you have any questions about our comments.

Sincerely,



Kristin Hochstetler
Environmental Health Specialist
Douglas County Health Department

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,

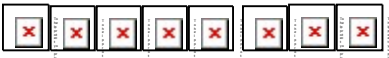
I have reviewed the referral for the L and E for construction of two pump stations and a water storage tank for the Range Metro District and have no objections. If any work will take place in the State Highway Right-of-Way a permit will be required. Application is made online at the following link: <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)

PROJECT REFERRAL LOADING AND DATA SUMMARY SHEET

Dear Applicant:

Please complete the following summary sheet and return to: Sean Atkinson
CORE Electric Cooperative
5496 North U.S. Highway 85
P.O. Drawer A
Sedalia, Colorado 80135
satkinson@core.coop

Project Name _____

Residential Developments:

1. Total number of homes or units in development _____
2. Lot breakdown of construction phases:

Phase	Filing(s)	Block(s)	Lot(s)	Construction Date (Month/Year)
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

3. Electrical loads of homes or units:
 - Typical size of home or unit _____ (sq. ft.)
 - Typical size of electrical service _____ (amps)
 - Number of homes or units designed or built with A/C _____
4. Other electrical loads (Examples: schools, wells, booster pumps, water treatment facilities, clubhouses, or golf courses):

Commercial Developments:

1. Extent of commercial development:

Lot/Block	Lot Size (sq. ft.)	Building Size (sq. ft.)	Type of Business (i.e. retail, office, industrial, restaurant)	Construction Date (Month/Year)
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

2. Type of electrical service: ☐ 1Ø, 120/240 V ☐ 3Ø, 120/208 V ☐ 3Ø, 277/480V
3. Estimated kW demand of load(s) if known:

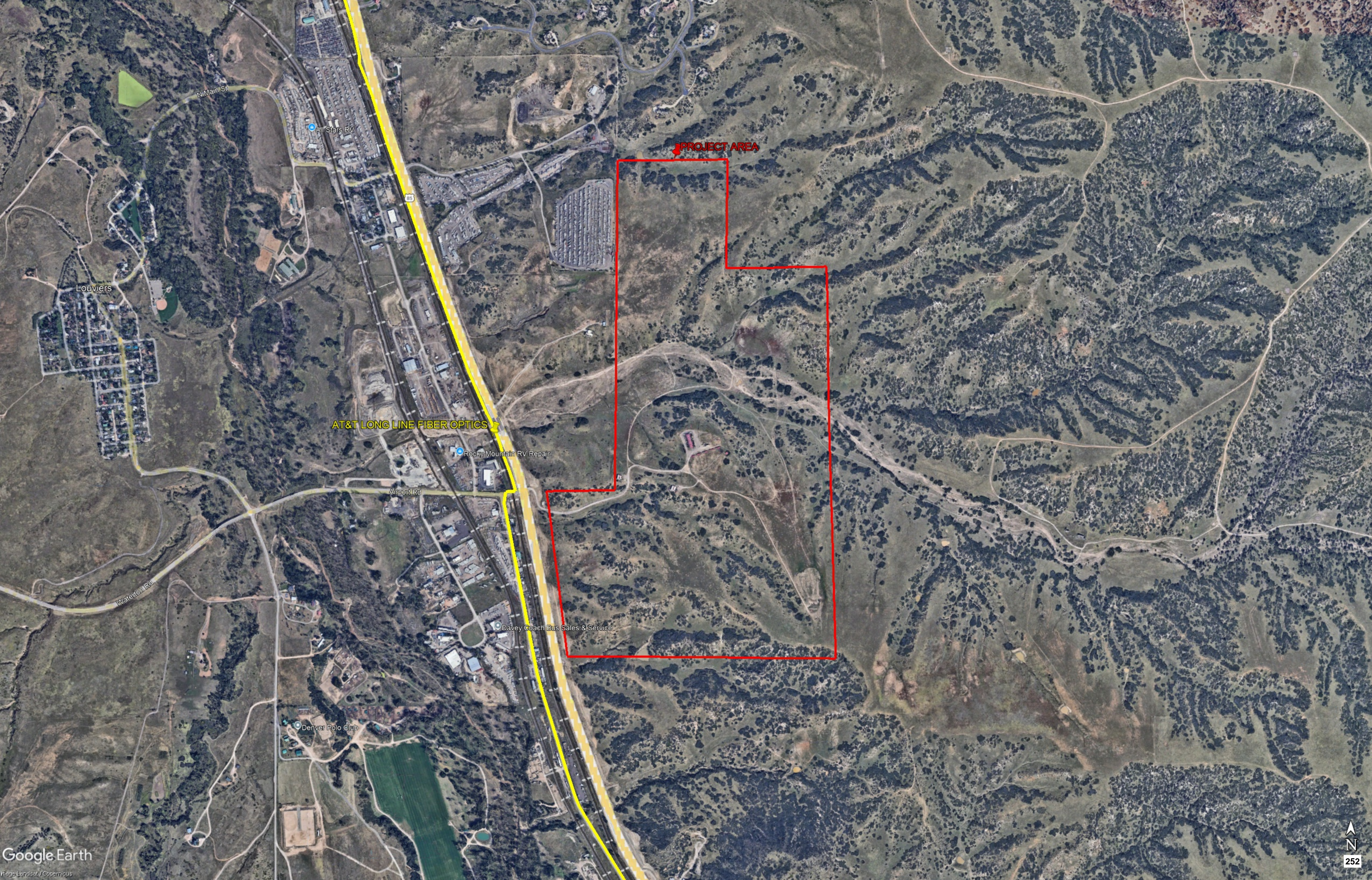
4. Other electrical loads (Examples: wells, booster pumps, or water treatment facilities):

Project contact:

Name _____ Phone _____
Company _____
Address _____

Thank you for completing the above information. If you have any questions, please contact me at (720) 733-5480.

Sean Atkinson
System Planner





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.



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

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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!

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



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

Project Name: 7440 North US Highway 85 – Location and Extent
Project File #: **LE2025-027**
S Metro Review # REFSP25-00312

Review date: December 23, 2025

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

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

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 conditional non-objection to the proposed Location and Extent. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

COMMENTS:

1. **Referrals for new structures must not use unapproved addresses as the project name.** These facilities will be addressed from future roadways and will not be addressed from US Hwy 85, Addresses proposed by the Addressing Analyst (which does not match the project title) will also change. Building addresses and unit numbers shall be coordinated with and approved by SMFR and the Douglas County Addressing Analyst prior to submitting for construction permits.

Fire Flow per Appendix B

Construction Type	Building Area (SF)	Fire Flow (GPM)	Sprinkler System (Type)	Reduced Fire Flow

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



FIRE ACCESS ROAD DESIGN CRITERIA



BUILDING exterior walls (and any portion thereof) of any buildings that are more than 150 feet from the curb line of a public street shall be served by a Fire Apparatus Access Road which shall be unobstructed. This distance is measured by an approved route around the exterior of the building or facility. Additional allowances may be made for some sprinkler protected structures. Alternate access arrangements may be accepted based on site conditions and building fire protection features.

Due to the possibility of heavy vehicle traffic, residential and commercial collector and arterial roads may not be considered adequate for fire suppression operations; no credit for access to perimeter of buildings shall be given from collectors or arterials, unless specifically approved.

Sites not be capable of meeting these requirements and any alternative means must be evaluated and approved by the Fire Marshal.

FIRE APPARATUS ACCESS ROADS shall be of an all-weather surface capable of supporting the imposed loads of fire apparatus. Maximum grade on site shall not exceed six percent (6%). Roads shall be asphalt or concrete. Other surfaces may be accepted on a case by case basis.

The minimum unobstructed width of the fire apparatus access road shall be 20 feet. In order to maintain the minimum width and prevent obstructions such as parking of vehicles fire lane signs shall be installed in an approved manner. A minimum vertical clearance of 13 feet, 6 inches shall be maintained for the entire required width of the access road.

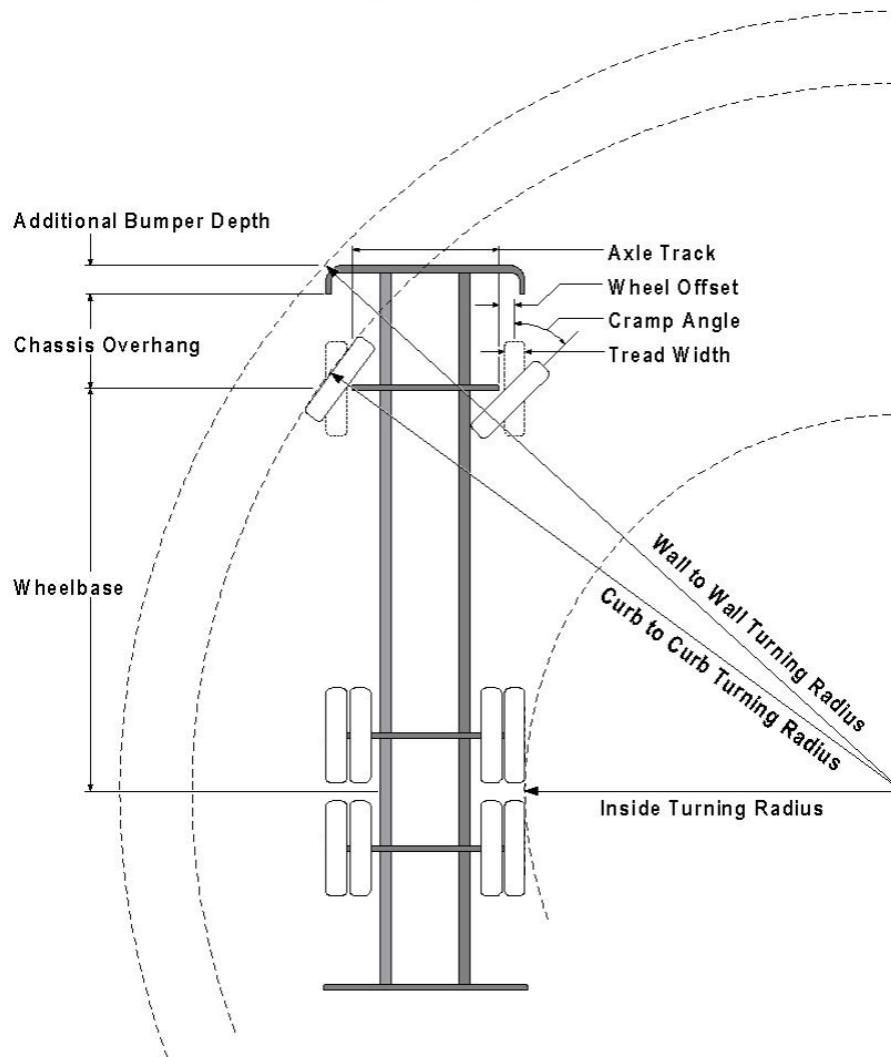
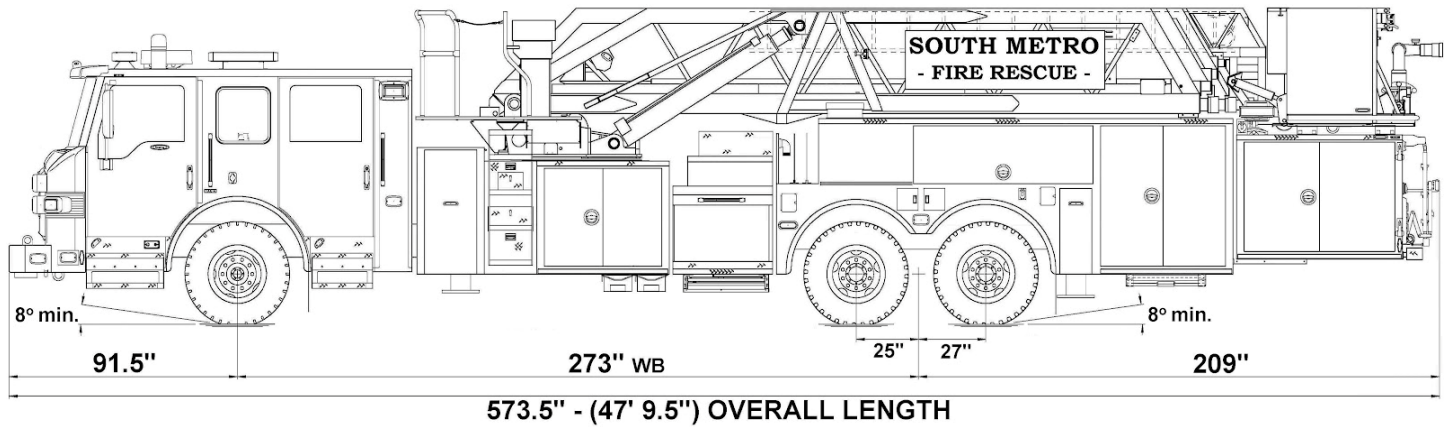
Any dead-end access road over 150 feet long shall be provided with an approved turnaround that may be a circle, tee, hammerhead, or other functional approved design.

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



VEHICLE SPECIFICATIONS are provided for the largest apparatus in use by South Metro Fire Rescue. Fire Apparatus Access Roads shall be capable of accommodating this apparatus.



SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Vehicle Specifications

Length: 47' 9.5"

Width: 8' 5" - (10' 1" mirror to mirror)

Height: 10' 9"

Wheelbase: 273 in.

Design load: 80,000 pounds

Inside Cramp Angle: 40°

Axle Track: 83"

Wheel Offset: 5.3"

Tread Width: 13.5"

Turning Radii:

Inside Turn: 26 ft. 1 in.

Curb to curb: 41 ft. 11 in.

Wall to wall: 46 ft. 8 in.

Where objects are present adjacent to the fire apparatus access road, particularly on turns and turn arounds which require backing, a reasonable safety margin shall be provided to prevent potential damage to the property and to the fire apparatus.

PRIVATE ROADS that provide access to more than two dwellings or one or more commercial buildings shall be constructed to meet the roadway standards approved by the South Metro Fire Rescue Authority for fire apparatus access. Private roads that do not meet the roadway standard may be accepted provided that alternative methods and materials are incorporated into the subdivision that address the fire and life safety of the citizens.



Louviers Conservation Partnership Range Location and Extent (LE2025-027) Comments

From Randy Johnson <rj2376@outlook.com>

Date Sun 12/28/2025 8:39 PM

To tbedford@douglas.co.us <tbedford@douglas.co.us>

Louviers Conservation Partnership (LCP) has reviewed the documents for the 7440 North US Highway 85 Request by Range Metropolitan District for two water pump stations and a water storage tank and has comments following the document excerpts below::

Below are excerpts from the documents reviewed, noting in Bold items important to the Town of Louviers including about Louviers and the current eastbound Airport Road level of Service (LOS) highlighted in bold.

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.**

Felsburg Holt & Ullevig Range 5th Revised Traffic Impact Analysis

The Town of Louviers is to the northwest of US 85 and the project site. It is a relatively small enclave of residential homes that was originally constructed as a company town to support the E.I. du Pont de Nemours dynamite manufacturing facilities and it **is one of the best preserved company towns in Colorado.**

The evaluation of an intersection controlled by a traffic signal provides average vehicle delay and LOS information for the entire intersection, as well as for individual movements. Figure 3 also shows the LOS results for existing conditions which finds that the US 85/Airport Road intersection is currently operating at LOS B during the AM and PM peak hours. **Given the relatively high traffic demand on US 85, however, eastbound movements on Airport Road are currently experiencing LOS E during the AM peak hour and LOS F during the PM peak hour.**

Of note, the operational analyses are based on signal timing data provided by CDOT and it is understood that this intersection operates in a "free" mode which allows the traffic signal to fluctuate to meet vehicle movement demand without a specified cycle length. As such, the traffic signal controller appears to allocate more "green time" to movements along US 85, which, in turn, **creates a higher level of delay for the eastbound Airport Road movements that result in the poor eastbound LOS.**

Projected vehicle-trips for Range is almost 5,000 vehicles per day with approximately 400 during the AM peak hour and about 525 during the PM peak hour.

Although this is just location and extents for 2 pump stations and a water storage tank which would only have an impact when being built, it does include a full traffic study which mentions **eastbound movements on Airport Road are currently experiencing LOS E during the AM peak hour and LOS F during the PM peak hour.** This study used existing traffic data from 2020 which will not include the approved Brannan Asphalt Plant which has not started operating yet in addition to the approved Brannan crushing and existing Brannan concrete plant for a total of 1008 truck trips per day and also the added traffic from the recently approved Zebulon Mega Sports Complex where they are now requesting a change to add more residential units.

Randy Johnson
Director
Louviers Conservation Partnership



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