

Location and Extent Staff Report

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

Planning Commission Hearing:

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

I. EXECUTIVE SUMMARY

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

II. APPLICATION INFORMATION

A. Applicant

Black Hills Energy
7060 Alegre St
Fountain, Colorado 80817

B. Applicant's Representative

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

C. Request

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

D. Location

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

E. Project Description

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

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

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

III. CONTEXT

A. Background

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

B. Adjacent Land Uses and Zoning

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

Zoning and Land Use

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

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

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

B. Access

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

C. Drainage and Erosion

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

D. Floodplain

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

V. PROVISION OF SERVICES

A. Fire Protection

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

B. Sheriff Services

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

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

C. Water and sanitation

This project does not have any water and sanitation demands.

D. Utilities

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

E. Other Required Processes and Permits

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

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

VI. PUBLIC NOTICE AND INPUT

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

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

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

VII. STAFF ASSESSMENT

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

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

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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: Proposed TBS and underground gas line expansion**MARKETING NAME:** Douglas County Expansion Project**PRESUBMITTAL REVIEW PROJECT NUMBER:** PS2025-099**PROJECT SITE:**Address: Near Democrat RoadState Parcel Number(s): 234718000010 and several others

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

PROPERTY OWNER(S):Name(s): Five Moore Partners, High Prairie Farms, Timber Development, and others (see attached)Address: See Attached

Phone: _____

Email: _____

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

Name: Kelly KrauseAddress: 7060 Alegre St. Fountain, Colorado 80817Phone: 719-393-6677Email: Kelly.Krause@blackhillscorp.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 Signature6-11-25
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.



DOUGLAS COUNTY EXPANSION PROJECT LOCATION AND EXTENT APPLICATION

Douglas County, Colorado

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

PREPARED FOR:

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

PREPARED BY:

Kleinfelder, Inc.
707 17th Street, Suite 3000
Denver, Colorado 80202

AUTHOR:

Sophie Hinnen
Kleinfelder, Inc.

REVIEWED BY:

Karen Simpson
Kleinfelder, Inc.

11 JUNE 2025

**DOUGLAS COUNTY EXPANSION PROJECT
LOCATION AND EXTENT PERMIT**

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

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

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Acronyms and Abbreviations

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

1.0 Introduction

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

2.0 Applicant

The Applicant for this Location and Extent approval is:

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

The Applicant's representative is:

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

3.0 Project Purpose and Description

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

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

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

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

4.0 Existing Conditions

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

5.0 Impacts and Mitigation

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

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

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

5.1 TRAFFIC IMPACTS AND MITIGATION

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

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

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

5.2 NOISE IMPACTS AND MITIGATION

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

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

5.3 DRAINAGE IMPACTS AND MITIGATION

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

6.0 Other Permits and Approvals

No other permits or approvals are required for the project.

7.0 Compliance with Douglas County Comprehensive Master Plan

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

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

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

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

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

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

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

8.0 References

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

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

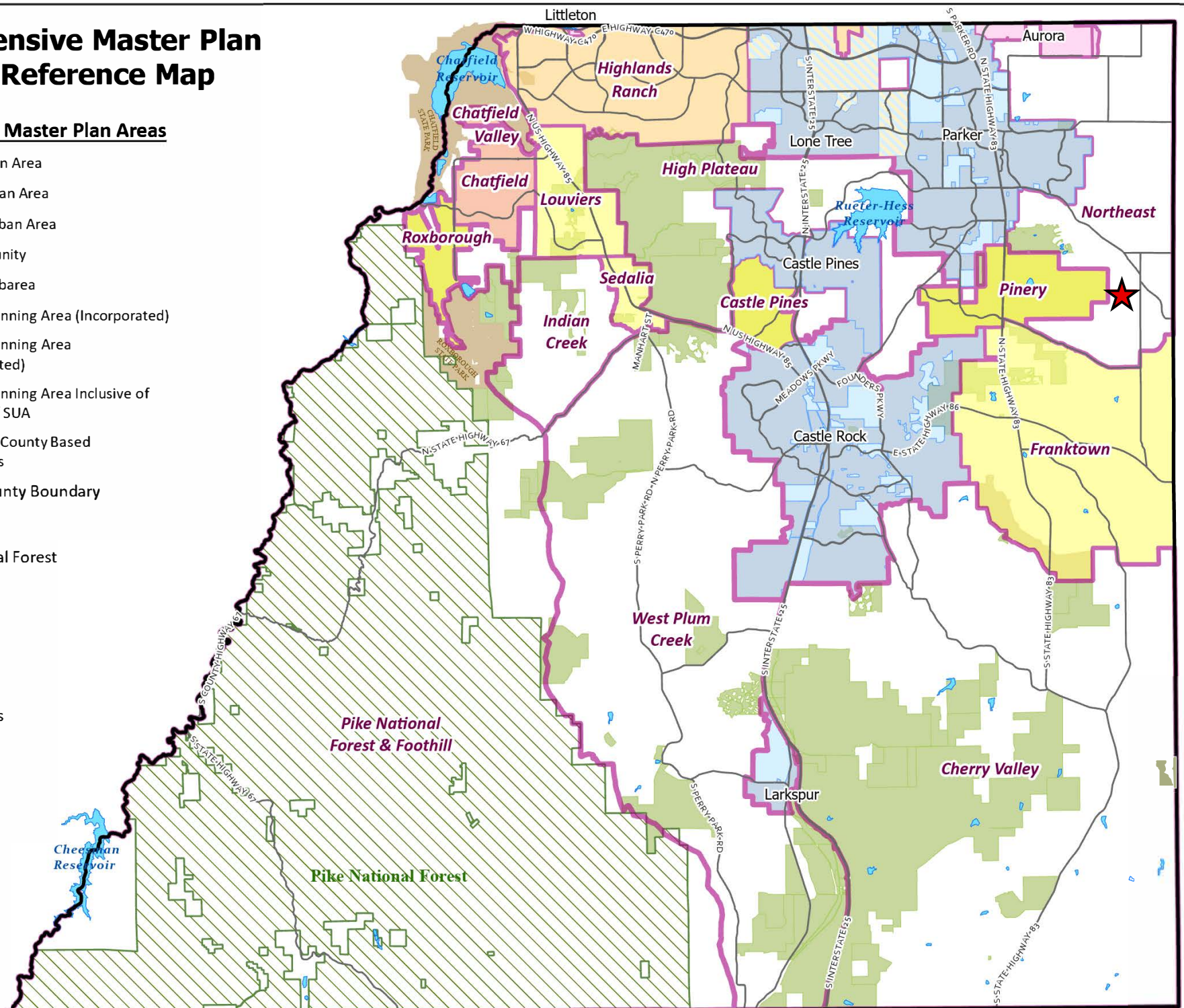
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

- Major Roads



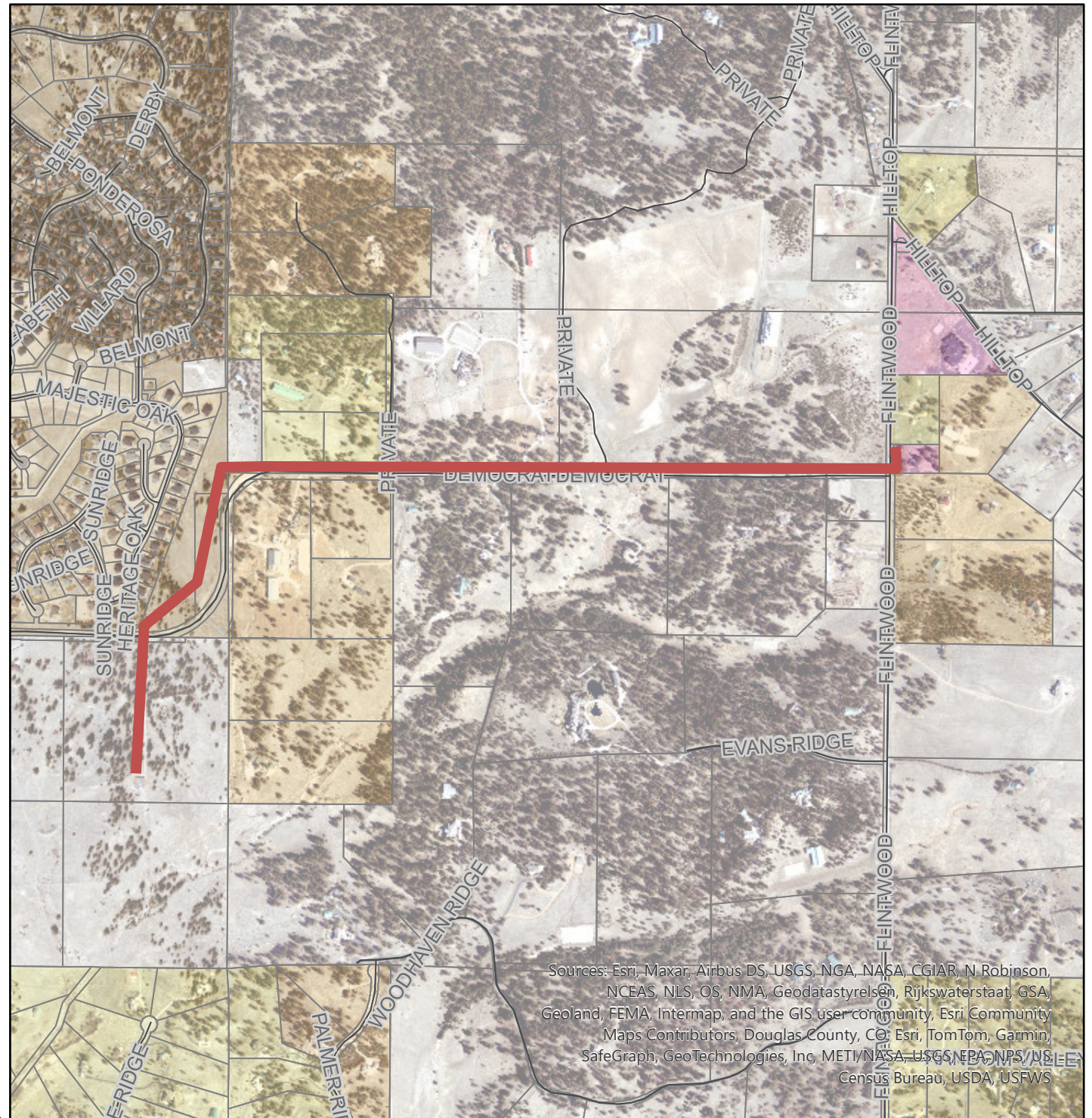
9876 Democrat Road

LE2025-008 Zoning Map



LEGEND

-  Roads
-  Major Roads
-  Parcels - PARCELS
-  A1 - AGRICULTURAL ONE
-  LRR - LARGE RURAL RESIDENTIAL
-  RR - RURAL RESIDENTIAL
-  B - BUSINESS
-  PD - PLANNED DEVELOPMENT



Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors, Douglas County, CO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

9876 Democrat Road

LE2025-008
Aerial Map



- LEGEND
- Roads
 - Major Roads
 - Parcels - PARCELS



Referral Agency Response Report**Page 1 of 3****Project Name:** 9876 Democrat Road**Project File #:** LE2025-008**Date Sent:** 06/17/2025**Date Due:** 07/01/2025

Agency	Date Received	Agency Response	Response Resolution
AT&T Long Distance - ROW		Awaiting Referral Response	
Addressing Analyst	06/17/2025	The proposed address for this facility is 9876 DEMOCRAT ROAD. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.	Information forwarded to applicant
Assessor		Awaiting Referral Response	
Black Hills Energy		Awaiting Referral Response	
Building Services		Awaiting Referral Response	
CenturyLink		Awaiting Referral Response	

Referral Agency Response Report**Page 2 of 3****Project Name:** 9876 Democrat Road**Project File #:** LE2025-008**Date Sent:** 06/17/2025**Date Due:** 07/01/2025

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

Referral Agency Response Report**Page 3 of 3****Project Name:** 9876 Democrat Road**Project File #:** LE2025-008**Date Sent:** 06/17/2025**Date Due:** 07/01/2025

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

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



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

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

Review date: June 24, 2025

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

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

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

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

Trevor Bedford

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

Thank you for your quick response and information.

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

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

Have a great day.

Jack

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

Mr. Shankles,

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

Thank you,

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

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

Mr. Bedford,

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

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

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

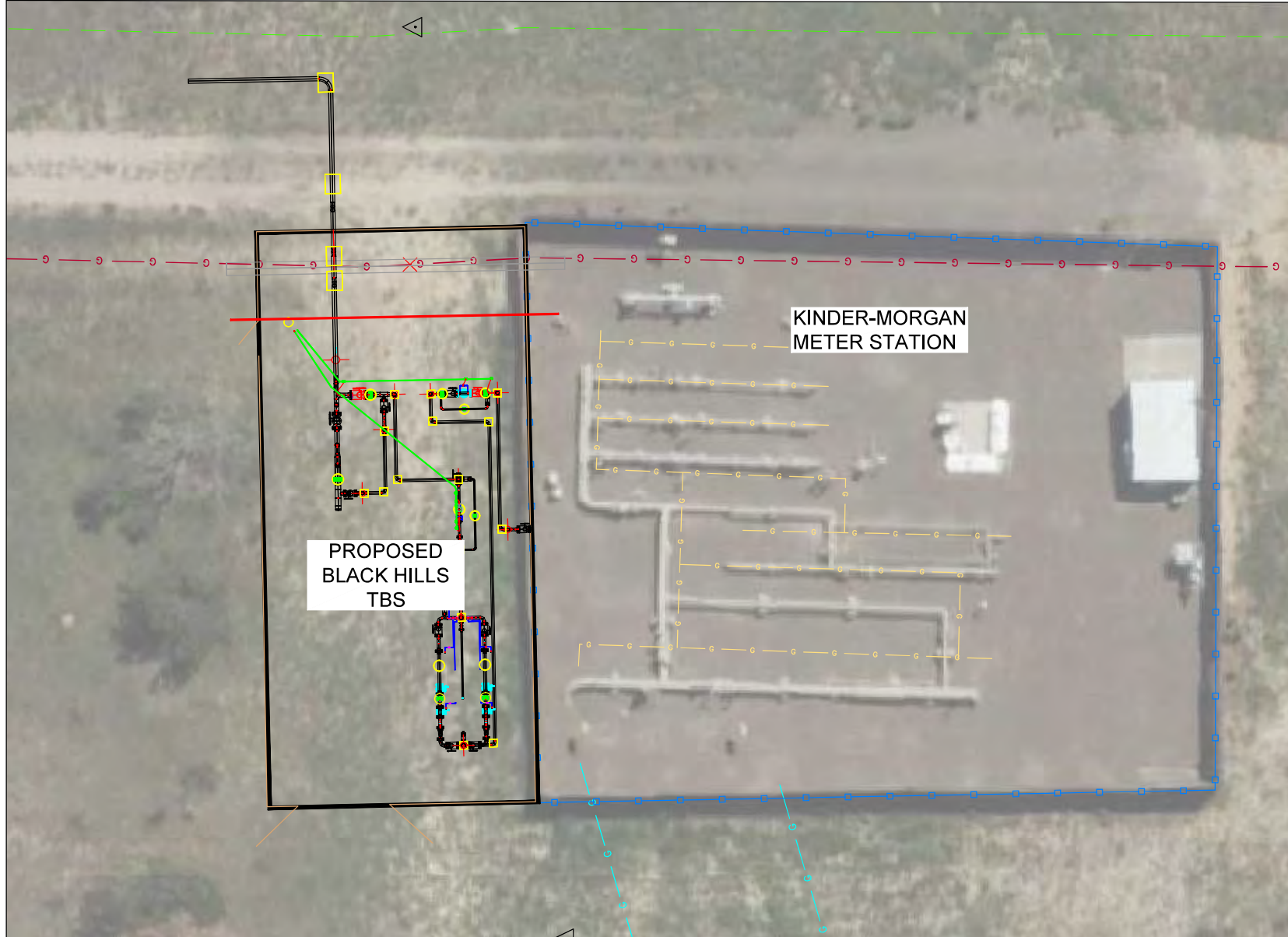
What has prompted my email is the comments regarding future development in section 7.0.

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

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

Regards,

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



DEMOCRAT TBS
SCALE: NONE

REFERENCE DRAWINGS / FILES



GENERAL NOTES

NOTES

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

PRELIMINARY
NOT FOR
CONSTRUCTION
April 17, 2025

DRAWING REVISIONS

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

DRAWING APPROVALS

TYPE	DATE	BY
MECHANICAL		
ELECTRICAL		
PROJECT		
PIPELINE		
DRAFTING		
MEASUREMENT		
FIELD		

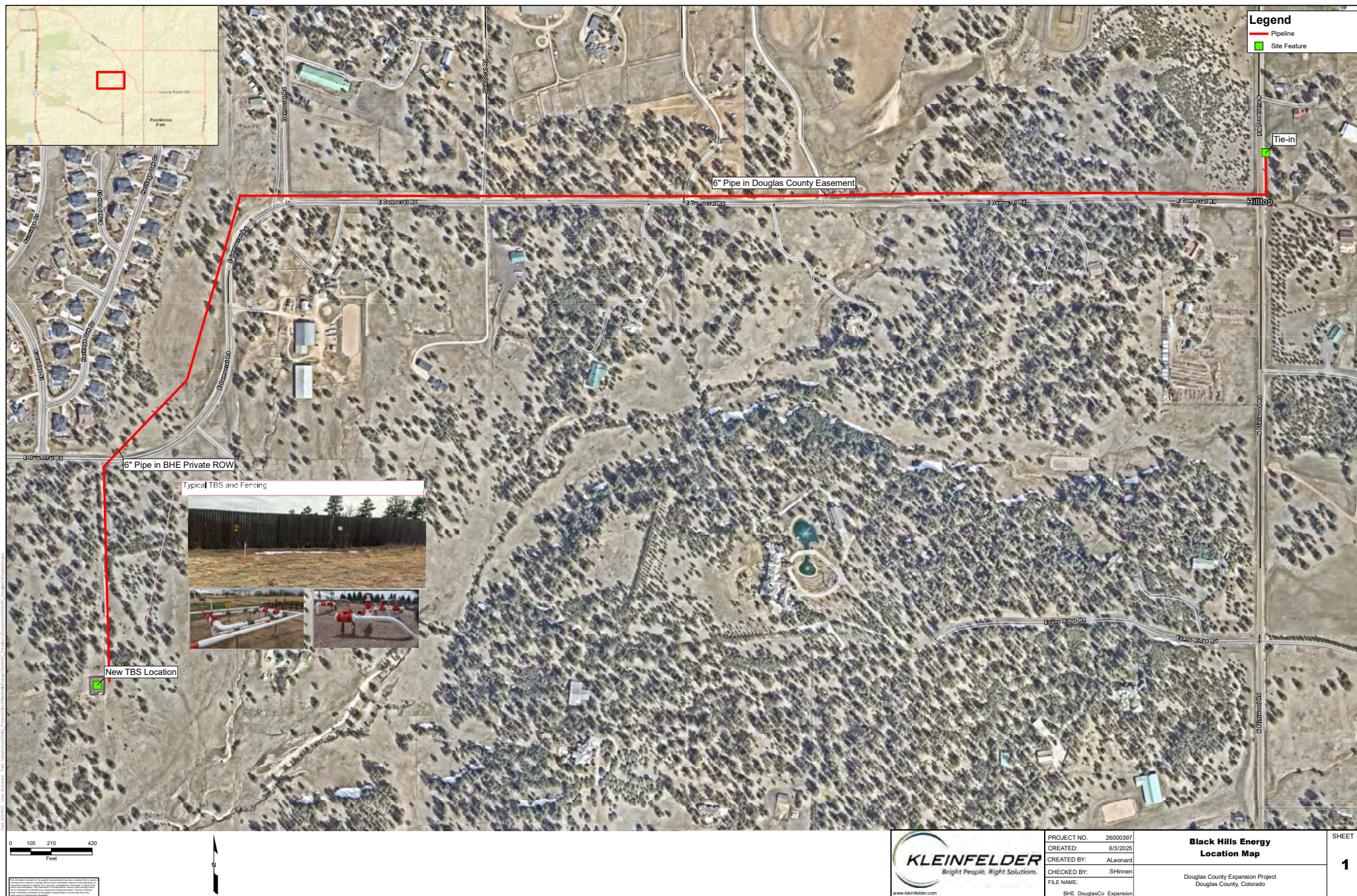


PLOT PLAN

DEMOCRAT TBS

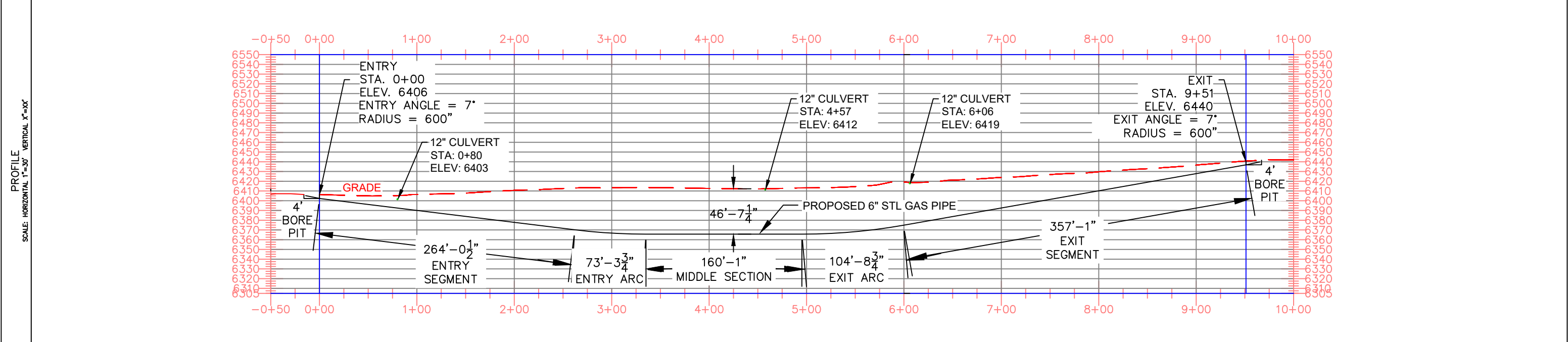
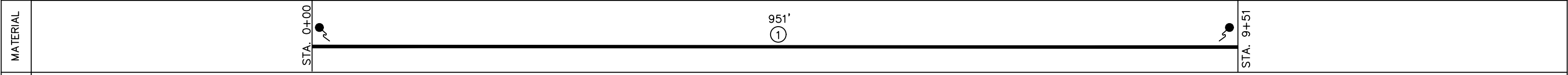
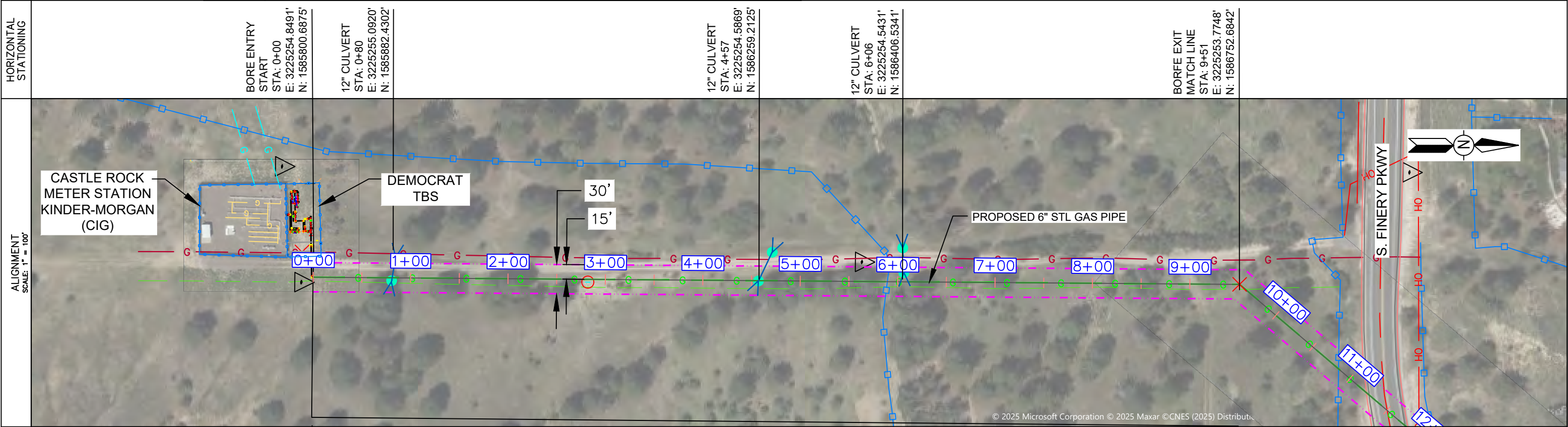
CASTLE ROCK, COLORADO

DRAWN BY SKS	DATE 2/18/2024	CONSTRUCTION 2025
CHECKED S. BROWN	DRAWN S. BROWN	SHEET TYPE PRELIMINARY
CADD FILE ---	SHEET NO. ---	2 of 29



ENGINEER:
BLACK HILLS ENERGY
SEAN BROWN

1 of 11 |



NOTES


1. STATIONING IS BASED ON HORIZONTAL DISTANCES.

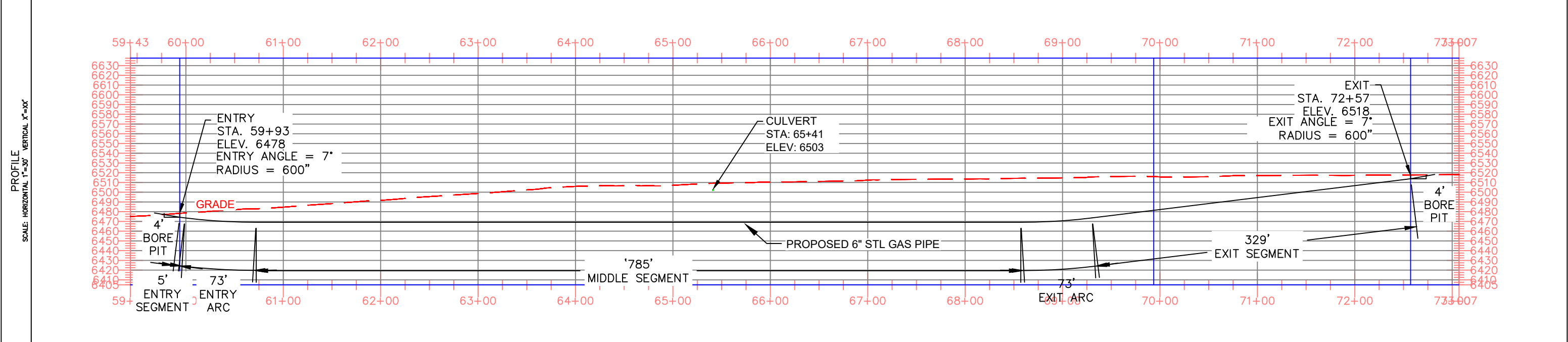
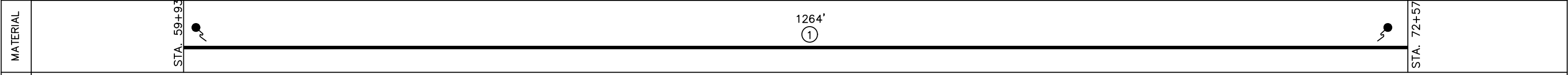
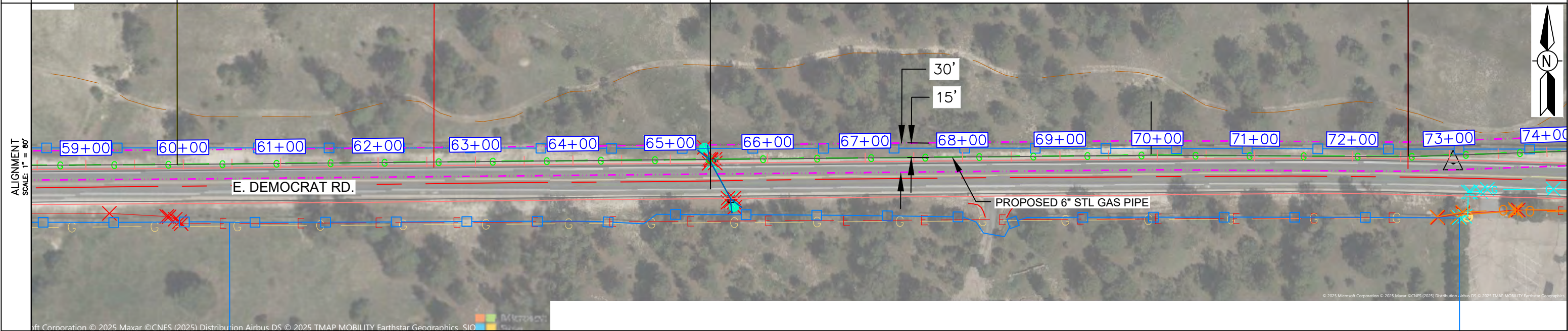
2. ALL GAS, WATER AND UTILITY LINES SHOULD BE LOCATED PRIOR TO ANY EXCAVATING, DIGGING, OR TRENCHING ANYWHERE ON OR NEAR THIS SITE.

3. BHE ASSUMES NO RESPONSIBILITY FOR THE SPECIFIC LOCATION OF ANY BURIED GAS, WATER, OR UTILITY LINES THAT MAY BE PRESENT ON OR NEAR THIS SITE, NOR IS ANY LIABILITY ASSUMED FOR ANY LEGAL ACTION WHICH RESULTS FROM A DISCOVERY OF A GAS, WATER, OR UTILITY LINE IN ADDITION TO OR IN A DIFFERENT LOCATION THAN SHOW ON THIS PLAN.

4. GROUND SURVEY PROVIDED BY CAMPOS, DECEMBER, 2023.

5. HORIZONTAL CONTROL IS BASED ON NAD83 COLORADO STATE PLANE SOUTH ZONE (0503). VERTICAL DATUM IS NAVD88 AND BASED ON AN OPUS SOLUTION UTILIZING GEOID 12B.

BILL OF MATERIALS			REVISIONS							 ENGINEERING DESIGN 760 ALEGRE DR. FOUNTAIN, CO		PIPELINE PROJECT ALIGNMENT & BORE PROFILE SHEET 0+00 TO 9+51			
1	6.625" OD 0.280" WT API 5LS X52 W14-16 MILLS FBE + ARO COATING	1200'	NO.	DESCRIPTION	DATE	BY	CHK.	APPROVD	<div>2025 CONSTRUCTION</div> <div>DWG. TYPE PRELIM. <input checked="" type="checkbox"/> BID <input type="checkbox"/> FINAL</div>	WO:	DOUGLAS,COUNTY		COLORADO		
			A	ISSUED FOR BID	5/5/25	SKS	SB	SB		---	DRAWN SKS	CHK. DR. SB	SCALE AS SHOWN	DATE 02/14/2025	
											DESIGNED IN ACCORDANCE WITH TITLE 49-PART 192 OF MINIMUM FEDERAL SAFETY STANDARDS AND OPTIC GUIDE FOR GAS TRANSMISSION AND DISTRIBUTION PIPING SYSTEMS, LATEST EDITION.				
											PROJECT ENGR.				
											PROJECT ENGINEER				
											SHEET NO.				
											2 of 11				
9876 Democrat Road - Location and Extent Project File # LE2025-008 Planning Commission Staff Report - Page 33 of 46															



NOTES


1. STATIONING IS BASED ON HORIZONTAL DISTANCES.

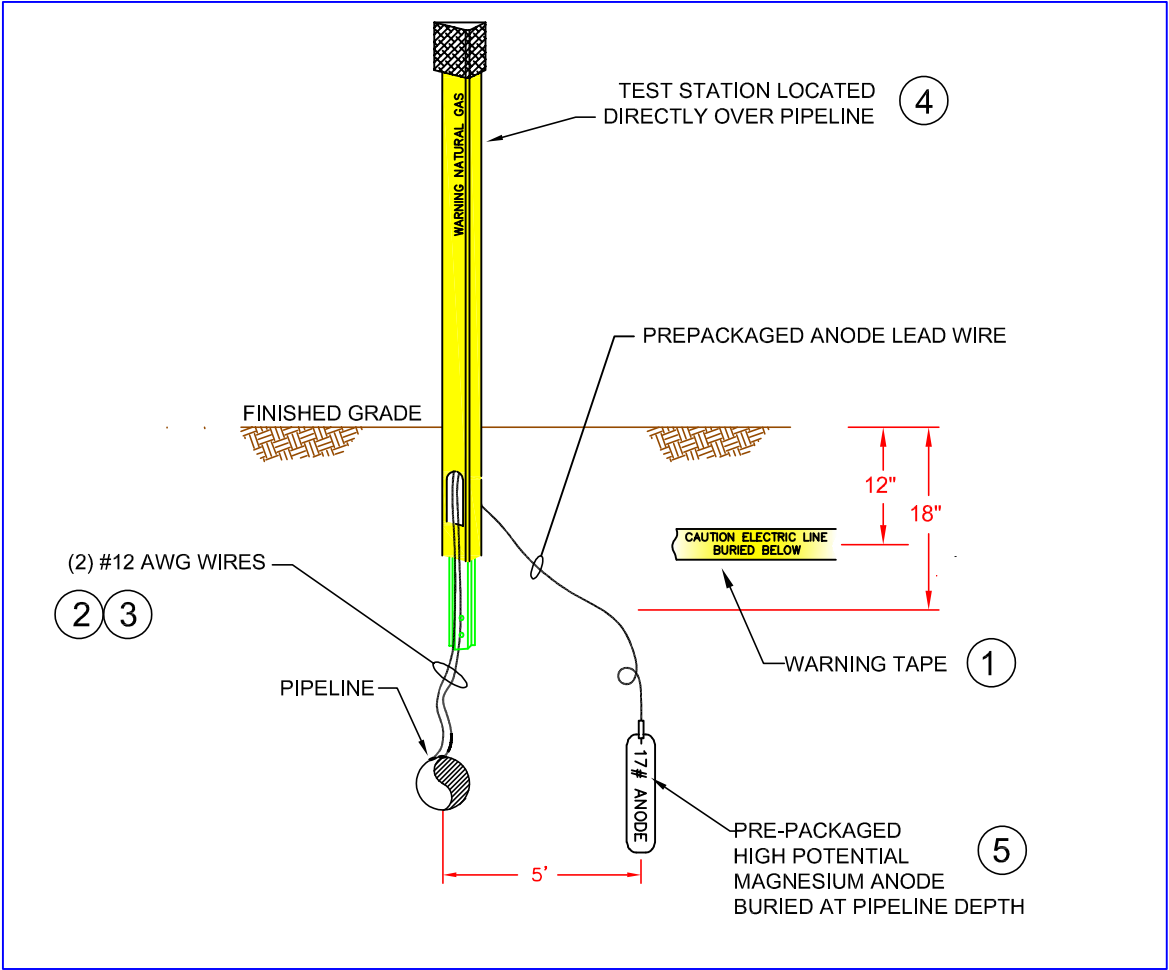
2. ALL GAS, WATER AND UTILITY LINES SHOULD BE LOCATED PRIOR TO ANY EXCAVATING, DIGGING, OR TRENCHING ANYWHERE ON OR NEAR THIS SITE.

3. BHE ASSUMES NO RESPONSIBILITY FOR THE SPECIFIC LOCATION OF ANY BURIED GAS, WATER, OR UTILITY LINES THAT MAY BE PRESENT ON OR NEAR THIS SITE, NOR IS ANY LIABILITY ASSUMED FOR ANY LEGAL ACTION WHICH RESULTS FROM A DISCOVERY OF A GAS, WATER, OR UTILITY LINE IN ADDITION TO OR IN A DIFFERENT LOCATION THAN SHOW ON THIS PLAN.

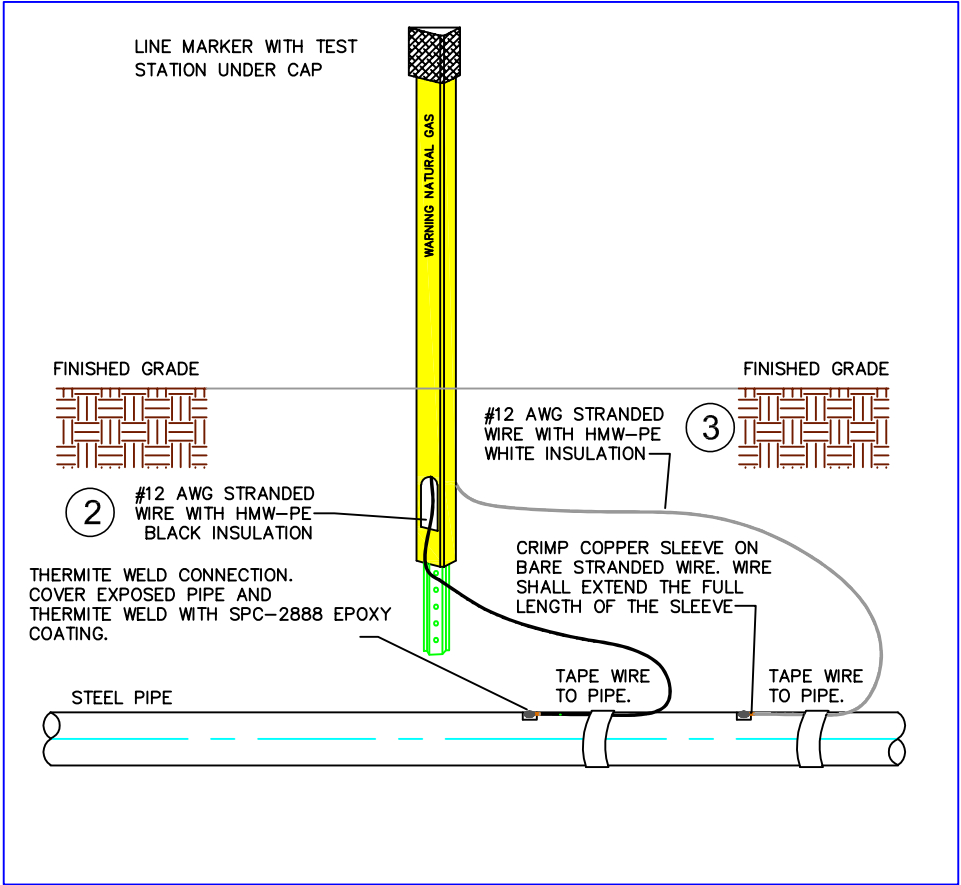
4. GROUND SURVEY PROVIDED BY CAMPOS, DECEMBER, 2023.

5. HORIZONTAL CONTROL IS BASED ON NAD83 COLORADO STATE PLANE SOUTH ZONE (0503). VERTICAL DATUM IS NAVD88 AND BASED ON AN OPUS SOLUTION UTILIZING GEOID 12B.

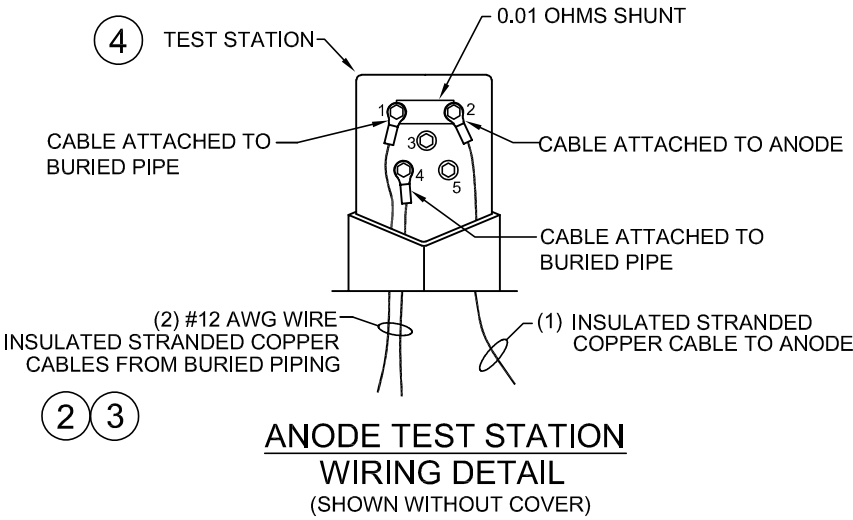
BILL OF MATERIALS			REVISIONS						 ENGINEERING DESIGN 760 ALEGRE DR. FOUNTAIN, CO		PIPELINE PROJECT ALIGNMENT & BORE PROFILE SHEET 50+93 TO 72+57	
1	6.625" OD 0.280" WT API 5LS X52 W14-16 MILLS FBE + ARO COATING	1264'	NO.	DESCRIPTION	DATE	BY	CHK.	APPROVD				
			A	ISSUED FOR BID	5/5/25	SKS	SB	SB	2025 CONSTRUCTION		DOUGLAS COUNTY COLORADO	
									WOC: --		DRAWN SKS	
									DESIGNED IN ACCORDANCE WITH TITLE 49-PART 192 OF MINIMUM FEDERAL SAFETY STANDARDS AND 8PTC GUIDE FOR GAS TRANSMISSION AND DISTRIBUTION PIPING SYSTEMS, LATEST EDITION.		CHK. DR. SB	
	9876 Democrat Road - Location and Extent								PROJECT ENGR.		SCALE AS SHOWN	
	Project File # LE2025-008								PROJECT ENGINEER		DATE 02/14/2025	
	Planning Commission Staff Report - Page 40 of 46										SHEET NO.	
											9 of 11	



MAGNESIUM ANODE INSTALLATION DETAIL



TEST STATION TO PIPE WIRE INSTALLATION DETAIL



ANODE TEST STATION WIRING DETAIL (SHOWN WITHOUT COVER)



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

LINE MARKER/CATHODIC TEST STATION DETAIL

NO SCALE

MATERIAL LIST

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

REFERENCE DRAWINGS / FILES



GENERAL NOTES

NOTES

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

BHE ENGINEERING
APPROVED
FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE	BY	CHK.	APPROVD.

APPROVALS

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



Gas Engineering Services
2287 College Road
Council Bluffs, IA 51503

SINGLE ANODE TEST STATION

ANODE & TEST STATION INSTALLATION DETAILS

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

EXHIBIT 'A'

PAGE 1 OF 2

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

DESCRIPTION

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

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

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

ALSO

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

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

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

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



SURVEYOR'S CERTIFICATE:

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

Anthony L. Knievel, P.L.S. Number 38157



FOR REVIEW ONLY

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

LEGEND


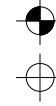
- SECTION LINE
- SUBJECT
- BOUNDARY
- R/W — RIGHT OF WAY
-  PERMANENT EASEMENT

EXHIBIT 'A'

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

PAGE 2 OF 2

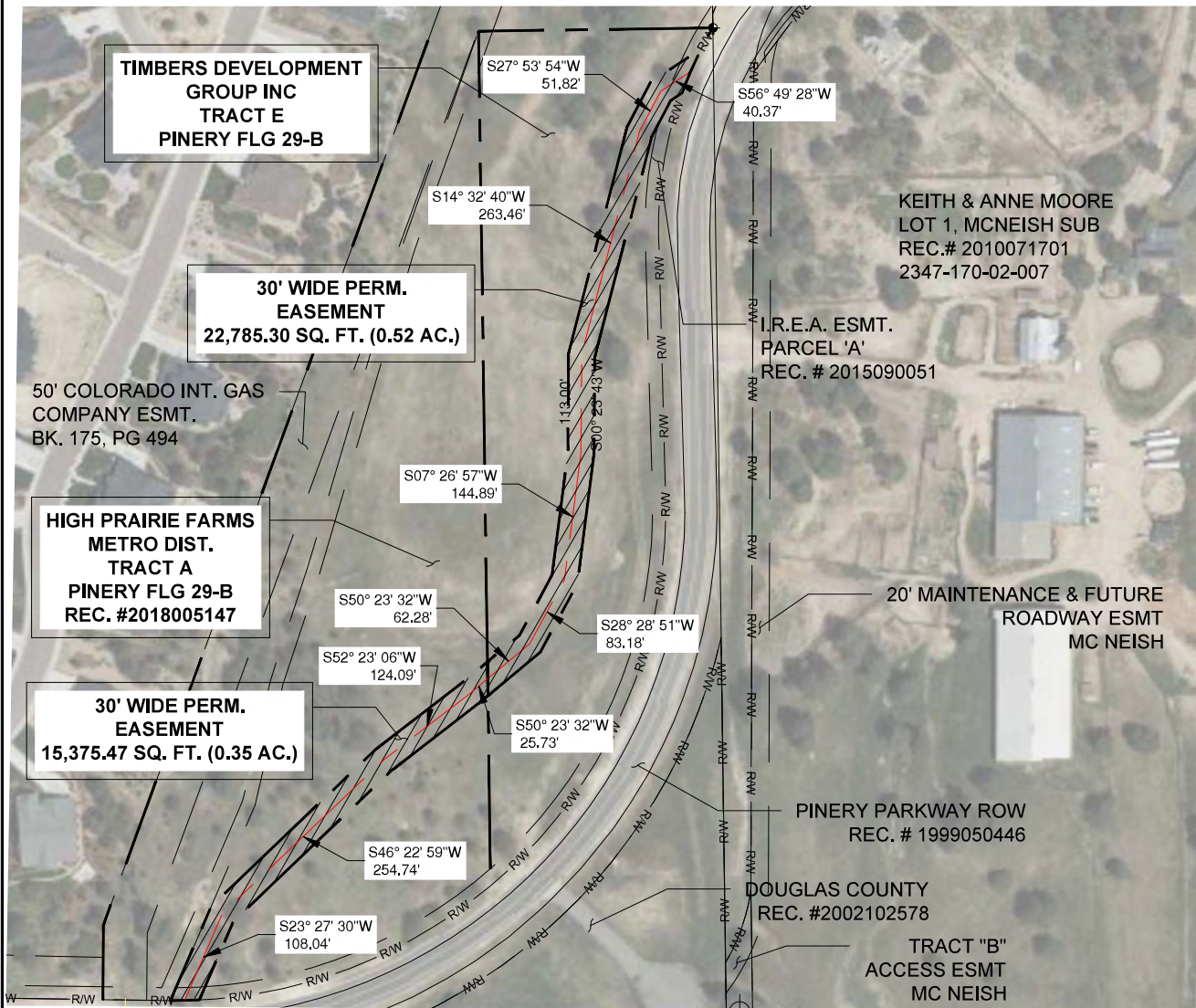
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
P.O.T. POINT OF TERMINUS



FOUND CORNER



CALCULATED CORNER



PREPARED FOR:



PREPARED BY:

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

DRAWN BY: ALK DATE: 07/08/2024

CHECKED BY: _____

APP'D BY: _____

TOTALS

HIGH PLAINS
PERMANENT EASEMENT =
15,375.47 SQ. FT. (0.35 AC.)
TIMBER DEVELOPMENT GROUP
PERMANENT EASEMENT=
22,785.30 SQ. FT. (0.52 AC.)

PERMANENT EASEMENT

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

EXHIBIT 'A' BHE