

## Location and Extent Staff Report

**DATE:** JULY 3, 2024  
**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: 6360 ROXBOROUGH PARK ROAD – LOCATION AND EXTENT**

**PROJECT FILE: LE2024-021**

**APPLICANT:**  
ROXBOROUGH WATER AND SANITATION DISTRICT  
622 ROXBOROUGH PARK ROAD  
LITTLETON, CO 80125

**REPRESENTATIVE:**  
TST INFRASTRUCTURE  
5655 S YOSEMITE ROAD, SUITE 101  
GREENWOOD VILLAGE, CO 80111

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**PLANNING COMMISSION HEARING:**

**JULY 15, 2024 @ 6:00 P.M.**

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### I. EXECUTIVE SUMMARY

Roxborough Water and Sanitation District (the “District”) requests approval of a Location and Extent (L & E) for construction of a water pump station building and buried water pipelines necessary to continue to serve development within the District’s service area. The improvements will be located north of the Roxborough State Park and Aurora-Rampart Reservoir.

### II. REQUEST

#### A. Request

The District requests approval of an L & E application for the construction of a water pump station, raw water line, potable water line, and other improvements as depicted on the L & E exhibit.

#### B. Location

The site is located east of the N. Rampart Range Road and Roxborough Park Road intersection. Vicinity, zoning, and aerial maps which show site location and existing conditions are attached to the staff report.

#### C. Project Description

The applicant is requesting approval of an L & E for construction of a new water pump house building and associated water lines. The proposal includes approximately 2,750

linear feet of new 12-inch diameter raw water line and approximately 2,500 linear feet of new 12-inch potable water line. The buried pipelines will be installed within rights-of-way and on private property and will connect to existing infrastructure 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 to preconstruction conditions. Easements have been identified and will be finalized prior to commencement of construction.

The new pump house building will be located on 29-acre parcel owned by the Haberers. The applicant indicates that the District has negotiated a permanent and temporary construction easement for the pump station with the property owners. The building will be sited approximately 100-feet from the northern property line, adjacent to the right-of-way. The 700 square foot structure will be approximately 17-foot tall and will be constructed of insulated concrete forms with composite siding and a steel roof. One exterior light fixture is proposed above the one access door (east elevation) at a mounting height of about 9-feet. The wall-mounted light fixture will be full cutoff.

The impacts anticipated are related to temporary disturbance from construction activities and construction traffic. A Grading, Erosion, and Sediment Control (GESC) plan and report are required by Public Works Engineering (Engineering) to identify erosion and sediment control measures for mitigation of construction disturbance and assurance that disturbed areas are properly maintained.

A construction staging area will be located on the 29-acre parcel northeast of the pump house building, accessible from Roxborough Park Road. The staging area will be primarily used for storage of materials needed for completion of the project. The site will also provide parking for vehicles and equipment used in construction of the project.

Construction is planned to begin in the fall of this year. Construction of the water pipelines and the pump house building is expected to occur over the course of 7 months. Work hours are expected to occur on weekdays from 6:00 a.m. to 5:00 p.m., excluding major holidays. Once operational, it is anticipated that the facility will generate minimal traffic consisting of operations personnel visiting the project once a week for routine maintenance.

### **III. CONTEXT**

#### **A. Background**

The applicant indicates that the improvements are necessary in order for the District to continue to provide water to development in the District's service area while

allowing the District to abandon an existing pump station building and related water lines located near the entrance to Roxborough State Park.

**B. Adjacent Land Uses and Zoning**

The project area is bounded by Roxborough Drive to the west, The Roxborough State Park and Aurora-Rampart Reservoir to the south, and other vacant parcels north of the site. The following table reflects those properties and land uses surrounding the request.

	ZONING	LAND USE
<b>NORTH</b>	Roxborough Park PD	Commercial Vacant land
<b>SOUTH</b>	Agricultural One Roxborough Park PD	Aurora-Rampart Reservoir Roxborough State Park Platted residential lots
<b>EAST</b>	Agricultural One	Single-family residential Open space
<b>WEST</b>	Roxborough Park PD	Fire Station Roxborough State Park

**IV. PHYSICAL SITE CHARACTERISTICS**

**A. Site Characteristics and Constraints**

No existing physical conditions are present that constrain installation of the proposed infrastructure or pump house building.

**B. Access**

Access for installation purposes is generally provided by existing public roads. The applicant will be required to submit a traffic control plan for traffic impacts associated with construction of the pump house and related water pipelines.

**C. Drainage and Erosion**

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

**D. Floodplain**

The project site is located outside of any known floodplain.

## **V. PROVISION OF SERVICES**

### **A. Fire Protection**

West Metro Fire Rescue (West Metro) provides firefighting and emergency medical services to the site. West Metro has no objection to the request or the location of improvements.

### **B. Sheriff Services**

The DCSO provides emergency services to the site. At the writing of the staff report, no response had been received from the DCSO or DCSO E911. Office of Emergency Management reviewed the request and has no concerns.

### **C. Water and Sanitation**

No additional water or sanitation service demands are generated by the proposed project.

### **D. Utilities**

Area utility service providers were provided a referral on this application. AT&T does not have facilities in the area. Black Hills Energy has no comment. Core Electric Cooperative conditionally approves the request. CORE has existing facilities and easements that need to be maintained and Xcel Energy has no apparent conflict. 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
  - Phase III Drainage Report
  - GESC Plan and Report
  - Construction Plans
  - ROW Use permit
- Building Permits from Douglas County Building Division

## **VI. PUBLIC NOTICE AND INPUT**

Courtesy notices of an application in process were sent to adjacent property owners as required by the L & E process. No adjacent property owners or other members of the public have provided comments on the proposal.

Referral response requests were sent to referral agencies on June 24, 2024. Referral responses are due at the conclusion of the referral period on July 8, 2024, or prior to the Planning Commission hearing. Agency responses received to date are included as an attachment to this staff report.

**VII. STAFF ASSESSMENT**

Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The District has indicated that the infrastructure improvements are necessary to continue to provide water services to development within the District’s service area in order to meet its current and projected demands.

Should the Planning Commission approve the L & E request, the applicant will be required to receive final approval of all necessary permits prior to commencement of the project. Proof that necessary easements and approvals from other entities have been obtained is also required prior to construction commencement.

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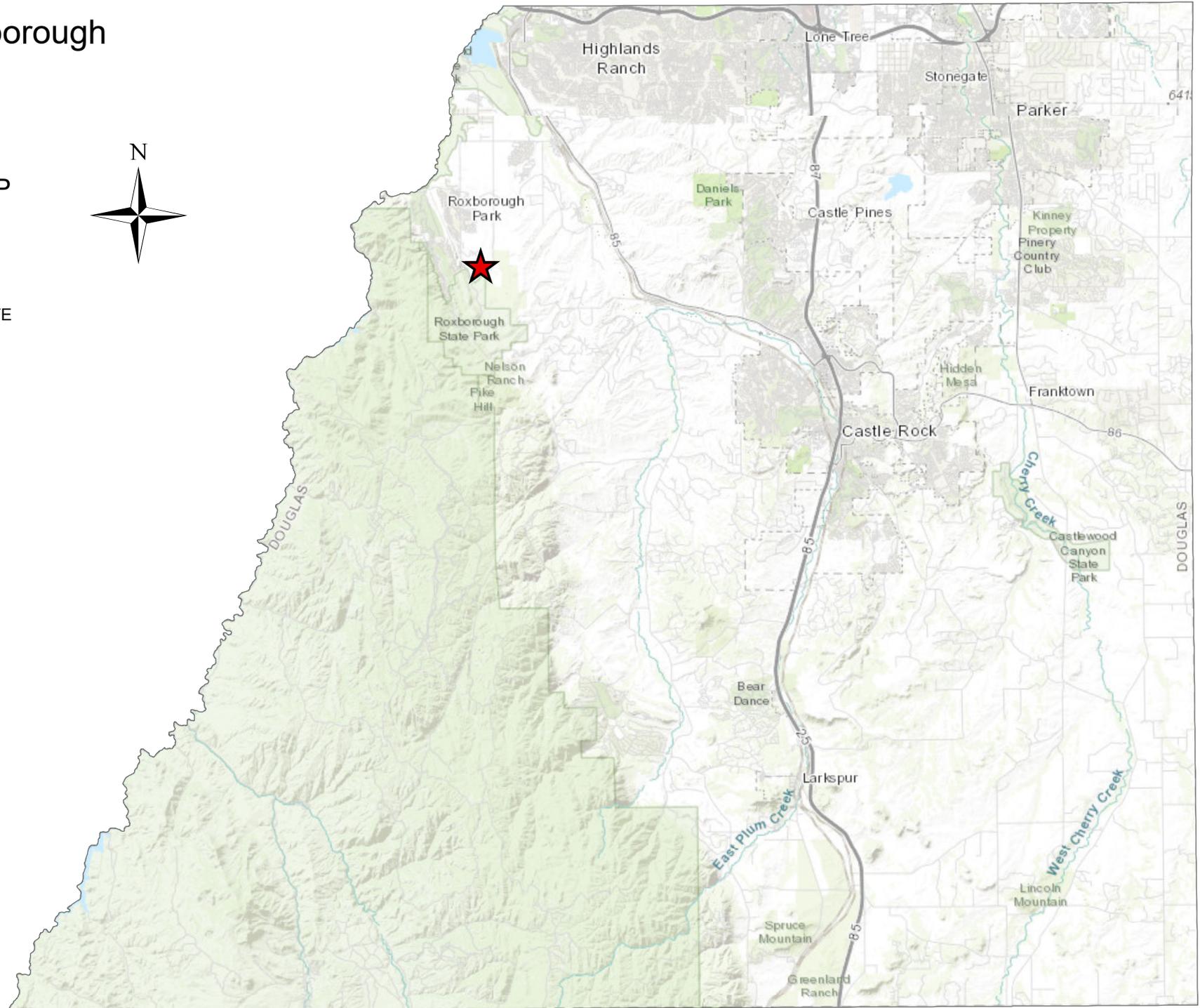
# 6360 Roxborough Park Road

LE2024-021  
VICINITY MAP



## LEGEND

 PROJECT SITE



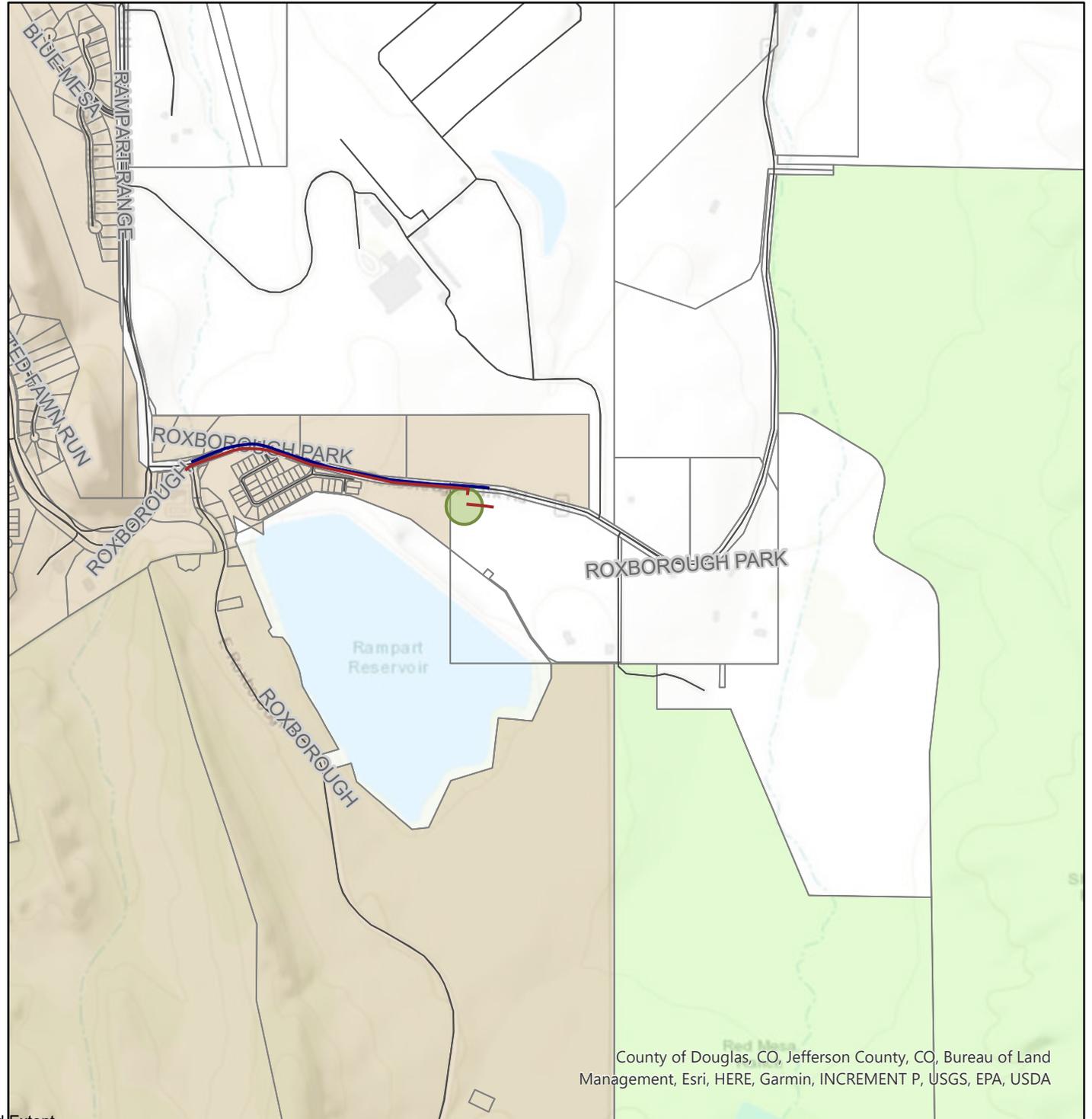
# 6360 Roxborough Park Road

## LE2024-021 Zoning Map



### LEGEND

-  Roads
-  Major Roads
-  Parcels - PARCELS
-  A1 - AGRICULTURAL ONE
-  PD - PLANNED DEVELOPMENT
-  OS - OPEN SPACE CONSERVATION
-  Approximate Location of Potable Water Line
-  Approximate Location of Raw Water Line
-  Approximate Location of Pump House Building



County of Douglas, CO, Jefferson County, CO, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

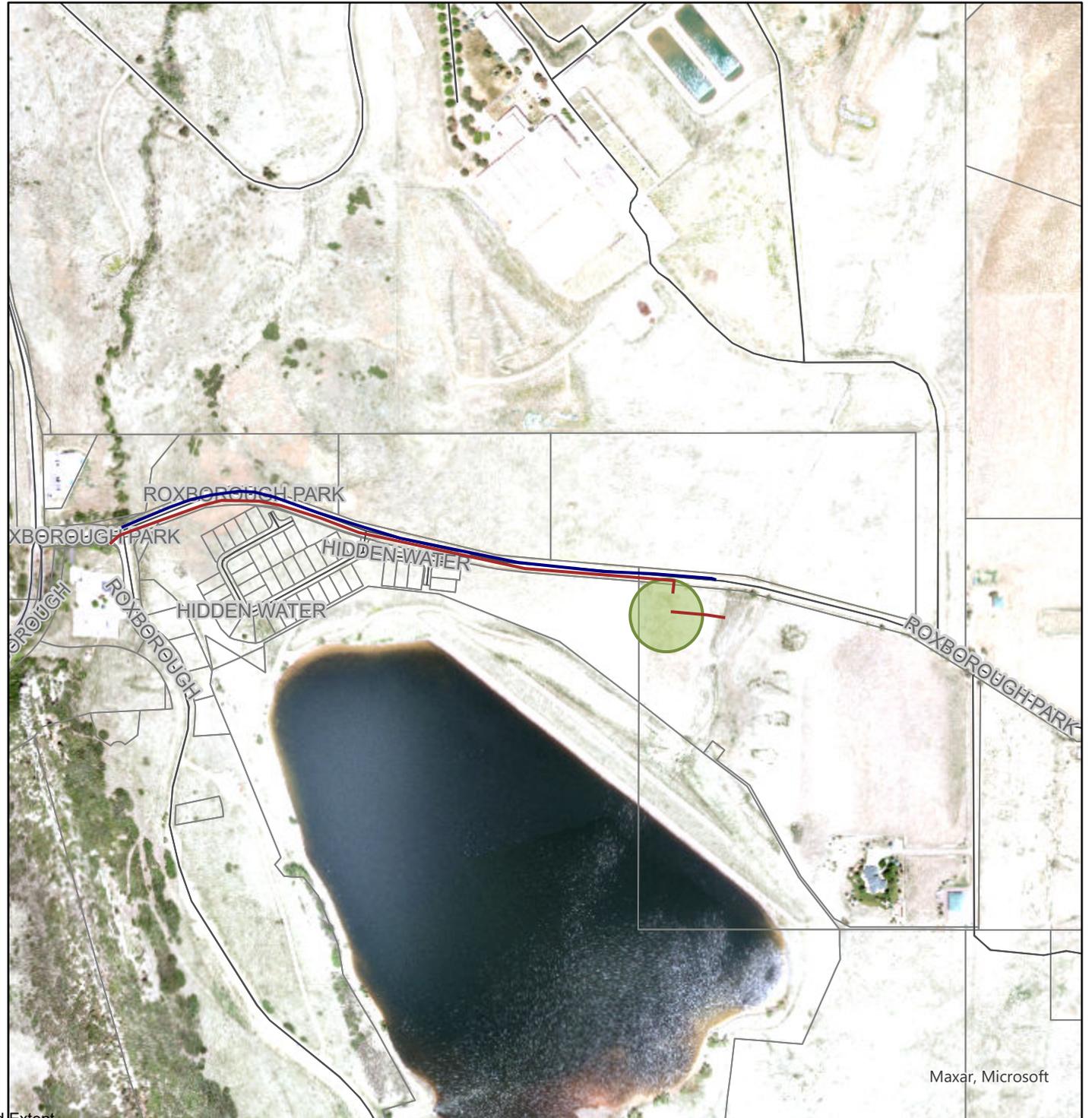
# 6360 Roxborough Park Road

LE2024-021  
Aerial Map



## LEGEND

- Roads
- Major Roads
- ▭ Parcels - PARCELS
- Approximate Location of Potable Water Line
- Approximate Location of Raw Water Line
- Approximate Location of Pump House Building



Maxar, Microsoft

## LAND USE APPLICATION

*Please fill in this application form completely. An incomplete application will not be processed.*

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

<b>OFFICE USE ONLY</b>	
PROJECT NAME: <u>6360 Roxborough Park Rd</u>	PROJECT FILE #: <u>LE2024-021</u>
PROJECT TYPE: <u>Raw Water and Potable Water Pipeline and Pump Station Relocation</u>	PLANNING FEES: _____
MARKETING NAME: <u>Aurora Rampart Reservoir Pump Station Relocation</u>	ENGINEERING FEES: _____
SITE ADDRESS: <u>6400 Roxborough Park Road</u>	TOTAL FEES: _____
OWNER(S): Name(s): <u>Roxborough Water and Sanitation District</u>	RELATED PROJECTS: _____
Address: <u>6222 Roxborough Park Road, Littleton, CO 80125</u>	_____
Phone: <u>(303) 979-7286</u>	_____
Email: <u>mike@roxwater.org</u>	_____
AUTHORIZED REPRESENTATIVE <i>(requires notarized letter of authorization if other than owner)</i> Name: <u>TST Infrastructure, LLC</u>	_____
Address: <u>5655 South Yosemite Street Suite 101, Greenwood Village, CO 80111</u>	_____
Phone: <u>(303) 799-5197</u>	_____
Email: <u>mgerstner@tstinfrastucture.com</u>	_____

**LEGAL DESCRIPTION:**

Subdivision Name: Metes and Bounds Parcel / Roxborough Park

Filing #: \_\_\_\_\_ Lot #: \_\_\_\_\_ Block #: \_\_\_\_\_ Section #: 12 Township: 7S Range: 69W

STATE PARCEL NUMBER(S): 2355-120-00-022 and 2355-124-99-001

**ZONING:**

Present Zoning: A1 Proposed Zoning: N/A Gross Acreage: \_\_\_\_\_

Gross Site Density (DU per AC): 0 # of Lots or Units Proposed: 0

**SERVICE PROVIDERS:**

Fire District: West Metro Fire District Metro District: N/A Gas: N/A

Water: N/A Sewer: N/A Electric: Core Energy

Roads:  Public  Private (please explain): \_\_\_\_\_

To the best of my knowledge, the information contained on this application is true and correct. ***I have received the County's information sheet regarding the Preble's Meadow Jumping Mouse.***

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

06/20/2024  
\_\_\_\_\_  
Date

ROXBOROUGH WATER AND  
SANITATION DISTRICT



RAMPART PUMP STATION  
RELOCATION

LOCATION AND EXTENT REPORT

June 2024

Prepared By:

TST Infrastructure, LLC  
5655 S Yosemite St, Suite 101  
Greenwood Village, CO 80111  
303.799.5197

001.363.11

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## I. INTRODUCTION

Roxborough Water and Sanitation District (District), as applicant, is requesting approval of this Location and Extent (L&E) application for the purpose of constructing a new pump station that replaces an existing pump station, construction of a raw water line to connect to an existing raw water line, construction of a new potable water line to connect to an existing potable water line, and the addition of a fire hydrant. This project will also remove part of the existing water line underneath the property of Steven W. Ketcham & Linda I. Ketcham. These infrastructure improvements will be constructed so the District can continue to provide raw water to developments in the District service area in order to meet its current demand. The raw water supplied by the pump station would continue to be used by developments in the District's service area to irrigate golf courses and parks. The new potable water line is included in this project so that the District can service future developments along Roxborough Park Rd as well as provide fire protection at the new facility.

### A. BACKGROUND

The new pump station and raw water line will be constructed in order to comply with the requirements in the Intergovernmental Agreement for Water Supply Between the Roxborough Water and Sanitation District and the City of Aurora (IGA) dated April 14, 2017. The IGA stipulates that the City of Aurora (Aurora) will make 240 acre-ft per year and 45 acre-ft per year of raw water available to the District to serve the irrigation needs of the Arrowhead Golf Course (AGC) and Roxborough Village Metro District (RVMD) respectively. This water supply is collectively referred to in the agreement as "Irrigation Water." As part of the agreement to provide Irrigation Water to the District, Aurora requires the District to remove or abandon-in-place the existing Irrigation Water infrastructure currently residing in the parcel of land owned by Aurora which contains the Aurora Rampart Reservoir.

As a result of the IGA, the District is planning to construct a new pump station outside of the Aurora Rampart Reservoir property. This will allow the District to continue providing a raw water supply to the existing raw water users in the area while allowing the District to abandon an existing pump station within the parcel owned by the City of Aurora. The existing pump station is located west of the Aurora Rampart Reservoir. The construction of a new pump station will require construction of a new raw water line to route water from the Aurora conduits through the new pump station and subsequently to the existing raw water line. Decommissioning of the existing pump station will begin once the new pump station is constructed and starts providing water to AGC and RVMD.

## II. PROJECT DESCRIPTION

The project involves the construction of a new pump station, raw water line, potable water line, and a fire hydrant as well as improvements to the project site including fencing, access road, structures, electrical utility connections, and grading adjustments. The location of the new pump station is on the "Haberer Property" 6400 Roxborough Park Road, Reception #2004016319 with the legal description as follows: Tract in SE ¼ 12-7-69 South of Roxborough Park Road, 29.506 AM/L. The District has negotiated a permanent and temporary construction easement for the pump station with the property owner. The new pump station will consist of a single building containing pumps, electrical

controls, heating system, and associated process piping. The footprint for the pump station building is approximately 700 square feet (SF). The pump station building will be constructed of insulated concrete forms (ICF) with composite siding and a steel roof.

To facilitate a connection between the new pump station and the Aurora Rampart Reservoir, new connections will be made to the existing Aurora Raw Water conduits which are currently used to convey raw water from the reservoir to the District's Water Treatment Plant (WTP) and Aurora's WTPs. A new raw water line will be constructed to divert a portion of the flow from the Aurora Raw Water conduits to the new pump station, and subsequently, to the connection with the existing raw water line. The new raw water line would connect to the Aurora Raw Water conduits on the Haberer Property. The new raw water line would continue in the Douglas County Right of Way in Roxborough Park Road west where it will connect to the existing water line near Roxborough Park Road and Roxborough Drive. Once these improvements are completed, the District will continue to supply the allocated Irrigation Water to AGC and RVMD while vacating the pump station on the parcel of land owned by Aurora containing the Aurora Rampart Reservoir in compliance with the IGA.

The project area for the proposed pump station and raw water line consists of the Haberer Property as well as under Roxborough Park Road where it will connect to the existing water line near Roxborough Park Road and Roxborough Drive. The new potable water line will be constructed along the south side of Roxborough Park Rd to the existing potable water line at the intersection of Roxborough Park Road and Roxborough Drive. The new potable water line will be capped at its end to allow future extension. It is also near its end that a fire hydrant will be placed near the new pump station. The project area for the proposed improvements is located within an area of zoning designated as Agricultural.

The closest occupied structures to the project area on the west would be the building at 6222 Roxborough Park Road which houses the West Metro Fire Station 15 near the intersection of Roxborough Park Road and Roxborough Drive. However, the construction of the Southdowns Development is planned between the site and West Metro Fire District. Construction timeline for Southdowns development is not currently known. The closest structure to the east of the project area has no address designation but is listed as State Parcel # 2355-120-00-024. The structure on State Parcel # 2355-120-00-024 is located approximately 1300 feet east of the proposed pump station. To the North, the closest occupied structure is the Denver Water Foothills Water Treatment Plant which is roughly 1500 feet north of the project area. South of the project area currently consists of a private residence at 6400 Roxborough Park Road.

### III. COMMUNITY IMPACT

#### A. Rampart Pump Station

Potential impacts to the surrounding area during construction include increased traffic in Roxborough Park Road for construction personnel and deliveries, elevated noise from construction operations, dust generation from grading or other construction activities and minor alterations to site drainage. Steps are being taken to mitigate any of these impacts to area residents and the environment.

Impacts to area residents and the environment related to the construction of the new pump station during the project are also expected to be minimal. Construction of the new pump station will be located outside of the Roxborough Park Road Right-Of-Way in order to minimize any effects on local traffic using Roxborough Park Road. Local traffic volume through Roxborough Park Road is currently low and is not anticipated to increase significantly in the near term.

It is currently planned that construction activities, staging, and equipment would be positioned outside of Roxborough Park Road to limit any impacts to local traffic during construction. To the extent practical, two way traffic would be maintained in Roxborough Park Road for local traffic to use throughout the second phase of construction for this project as well. The new raw water pump station would be accessed by a new private road leading onto the Haberer Property. This new access road would be approximately 150 feet in length so construction traffic and construction operations would be positioned outside of Roxborough Park Road. Dust, sediment, and erosion control will be maintained using best management practices and detailed in the Grading, Erosion, and Sediment Control (GESCC) Plan that will be submitted to Douglas County along with the construction plans for engineering and building review. Methods to dampen or reduce excessive noise during construction will be employed as necessary to lessen any impacts to area residents and the surrounding environment as a result of construction operations as well.

Following the completion of construction for this project, routine maintenance and operation of the facility is expected to occur once per week from Monday – Friday between 7:00 AM – 3:30 PM. Weekend or after-hours use of the facility is not anticipated at this time, though traffic into and out of the site may vary based on performance of the facility and any maintenance or operations required by the District. Steps will be taken to reduce any noise emitted from the facility or traffic impacts once the site is operational and construction operations have completed.

Existing drainage for the project area generally proceeds to the east where it becomes sheet flow due to relatively consistent slopes eastward parallel to Roxborough Park Road. This project is not anticipated to significantly impact site drainage for the overall area. There will be minor modifications to site topography to provide the new access road, new pump station, and turn around on the site. Existing drainage is anticipated to be altered as a result of this project is within the easement area for the pump station on the Haberer Property which totals approximately 1.2 acres. Any grading performed to reroute drainage within the site will be limited to the vicinity of impervious surfaces to the extent practical and there will be no alterations to the existing drainage pattern in the overall project area as a result of this project.

## **B. Waterlines within Roxborough Park Road**

The construction of the raw water and potable water lines in Roxborough Park Road will result in a majority of the road to be disturbed and inaccessible. To protect the public, this project will be requesting a full closure of Roxborough Park Road from the intersection of East Roxborough Drive to the south Denver Water Foothills Water Treatment Plant entrance for the duration of construction of the utilities in Roxborough Park Road. This results in residents that live on Roxborough Park Road east and north of the site, as well as any necessary Denver Water access to the south entrance, would be required to access from Waterton Road and not from Rampart Range Road. There are a total of 9

residential units impacts on this section of road. In addition to the residents, Denver Water, CORE electric, and Douglas County Sharptail Ridge Open space all have access on Roxborough Park Road that will still be accessible from Waterton Road. The estimated time for road closure will be 7 months and is currently estimated to occur November 2024 through May 2025. One lane will be available for construction vehicles and emergency vehicles at all times.

It is also anticipated that construction traffic, construction noise, and any grading, erosion, and sediment control measures needed to complete this project would not cause significant impacts to area residents and the environment. Dust, sediment, and erosion control will be maintained using best management practices and detailed in the Grading, Erosion, and Sediment Control (GESC) Plan that will be submitted to Douglas County along with the construction plans for engineering review. Methods to dampen or reduce excessive noise during construction will be employed as necessary to lessen any impacts to area residents and the surrounding environment as a result of construction operations as well. Following construction, Roxborough Park Road will be restored and no further impacts would occur to the community.

#### IV. COMPLIANCE WITH DOUGLAS COUNTY MASTER PLAN

The new pump station is replacing an existing pump station, which has existed for nearly 30 years and is approaching the end of its useful life. This new pump station will be located in the Roxborough Separated Urban Area (SUA) according to Douglas County's Comprehensive Master Plan 2040 (MP-2040).

As stated in the MP-2040, Section 7, Douglas County recognizes the need to lessen the impact to existing groundwater supplies by utilizing renewable surface water supplies when available. The new pump station will continue to utilize a surface water supply in order to provide raw water for irrigation to the AGC and RVMD, thus complying with Goal 7-1 of prolonging the life of water resources. This project would also take into account Policy 2-15B.2 to ensure these capital improvements enhance existing community services for utilities and water supply. This pump station project is being designed to improve service to AGC and RVMD and maintain their ability to irrigate their open spaces using a raw water supply.

This project will not result in increased risk of flooding or impact floodplains consistent with Goal 8-2 to limit land use in floodplains. This project is not located within a floodplain designated by the Federal Emergency Management Agency (FEMA). Any alterations to drainage patterns as a result of this project will be localized so they would not impact areas that are designated as a floodplain by FEMA.

This project is consistent with Goal 5-1A to "review existing and projected development to ensure that it does not overwhelm existing services." The new pump station project is also consistent with Goal 5-1B to "maintain a development pattern of contiguous and logical extensions of community resources and infrastructure." By extension of the potable water line, this provides opportunities for future service to community members along Roxborough Park Road.

Policy 7-1C.1 states to “Encourage developments to obtain service from existing providers”. This project reserves the right for the Haberer property to connect future development on the property to the District’s existing water system.

## V. REFERENCES

<sup>1</sup> *Intergovernmental Agreement for Water Supply Between the Roxborough Water and Sanitation District and the City of Aurora*, April 14, 2017.

<sup>2</sup> *Douglas County 2040 Comprehensive Master Plan*, August 5, 2019.

**Initial Referral Agency Response Report****Project Name:** 6360 Roxborough Park Road**Project File #:** LE2024-021**Date Sent:** 06/24/2024**Date Due:** 06/27/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/03/2024	<b>Verbatim Response:</b> No Comment.	No action required.
Arrowhead Shores		No response received as of staff report preparation.	
Aurora		No response received as of staff report preparation.	
AT&T Long Distance - ROW	06/26/2024	<b>Summary of Response:</b> There should be no conflicts with AT&T Long Lines facilities.	Comments provided to applicant.
Black Hills Energy	06/24/2024	<b>Verbatim Response:</b> No comment.	No action required.
Building Services		No response received as of staff report preparation.	
CDPHE		No response received as of staff report preparation.	
CenturyLink		No response received as of staff report preparation.	
Chatfield Community Association		No response received as of staff report preparation.	
Colorado Parks and Wildlife		No response received as of staff report preparation.	
Comcast		No response received as of staff report preparation.	
CORE Electric Cooperative	06/26/2024	<b>Verbatim Response:</b> CORE Electric Cooperative conditionally approves the Location and Extent. CORE and the applicant will need to meet to address CORE's requirements that affect's CORE existing facilities and proposed electric services.	Comments provided to applicant.
Denver Water Board		No response received as of staff report preparation.	
Douglas County Health Department	07/01/2024	<b>Summary of Response:</b> The applicant will need to obtain CDPHE approval.	Comments provided to applicant.
Engineering Services		No response received as of staff report preparation.	
Office of Emergency Management	06/26/2024	<b>Verbatim Response:</b> OEM has no concerns with this project.	No action required.
Open Space and Natural Resources		No response received as of staff report preparation.	
Ravenna Homeowners Master Association		No response received as of staff report preparation.	
Ravenna Metro District		No response received as of staff report preparation.	

**Initial Referral Agency Response Report****Project Name:** 6360 Roxborough Park Road**Project File #:** LE2024-021**Date Sent:** 06/24/2024**Date Due:** 06/08/2024

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Roxborough Park Foundation	06/25/2024	<b>Summary of Response:</b> The Foundation is in full support of the project.	No action required.
Roxborough Ridge HOA		No response received as of staff report preparation.	
Roxborough Village Filing 14B HOA		No response received as of staff report preparation.	
Roxborough Water & Sanitation District		No response received as of staff report preparation.	
Sheriff's Office		No response received as of staff report preparation.	
Sheriff's Office E911		No response received as of staff report preparation.	
West Metro Fire Protection District	06/27/2024	<b>Summary of Response:</b> WMFPD has no objection to the request or location of improvements. See letter attached for detail.	Comments provided to applicant.
Wildfire Mitigation		No response received as of staff report preparation.	
Xcel Energy-Right of Way & Permits	06/26/2024	<b>Summary of Response:</b> Xcel Energy has no apparent conflict.	No action required.

## Eric Pavlinek

---

**From:** annb cwc64.com <annb@cwc64.com>  
**Sent:** Wednesday, June 26, 2024 10:10 AM  
**To:** Eric Pavlinek  
**Cc:** Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com  
**Subject:** Roxborough Park Rd Littleton, Colorado Douglas County eReferral #LE2024-021  
**Attachments:** Roxborough Park Rd Littleton, Colorado.jpg

Hi Eric,

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

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

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

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

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

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>  
Sent: Monday, June 24, 2024 2:10 PM  
To: annb cwc64.com <annb@cwc64.com>  
Subject: Douglas County eReferral (LE2024-021) 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: LE2024-021

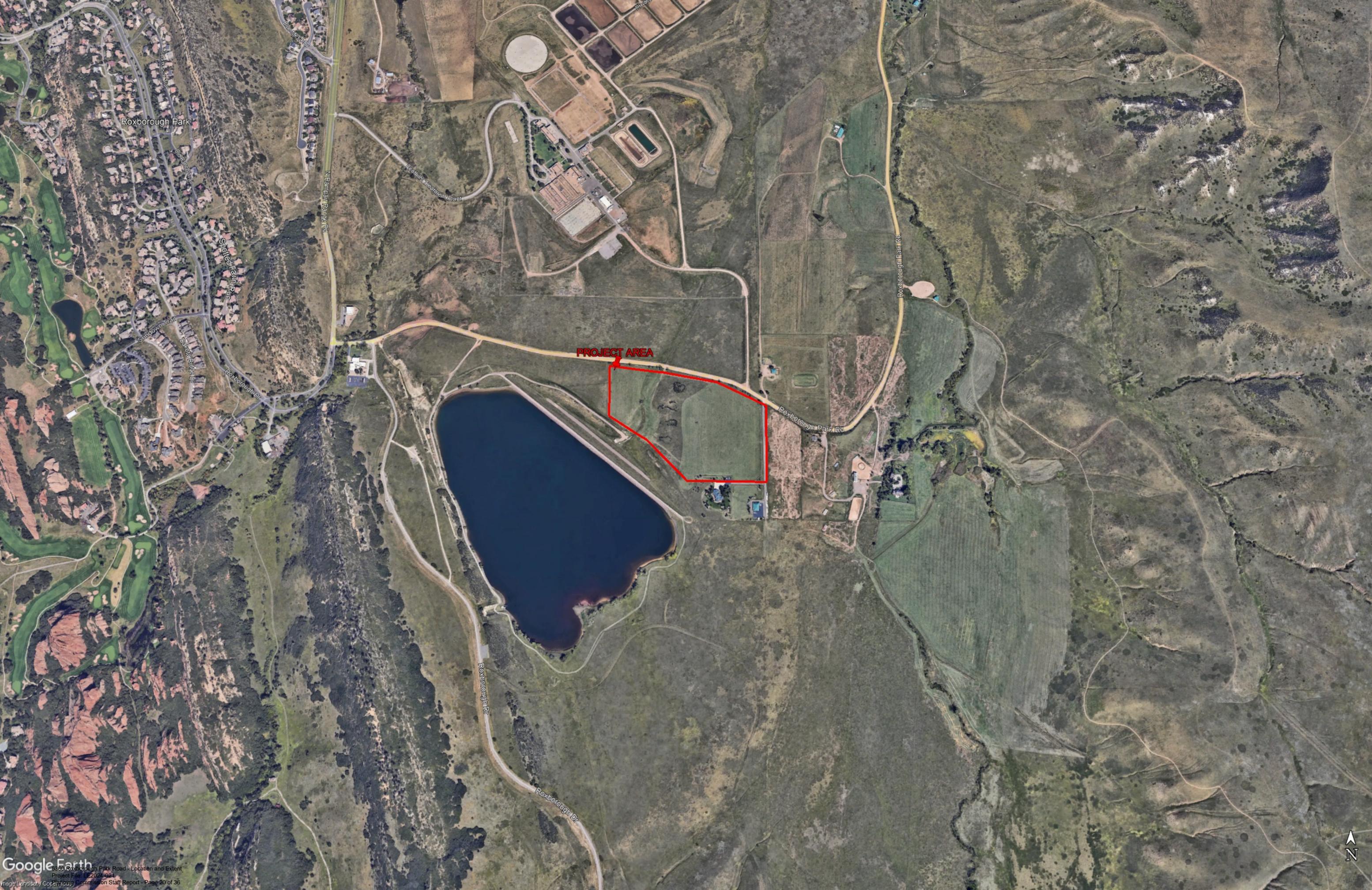
Project title: 6360 Roxborough Park Rd

Project Summary: Roxborough Water and Sanitation District, requests approval of a Location and Extent (L & E) for construction of a new pump station, raw water line, potable water line, and other improvements necessary to provide raw water to parcels within the District's service area.

This referral will close on Monday, July 8, 2024.

If you have any questions, please contact me.

Sincerely,



Roxborough Park

Spotfield Park Ln

Sun Down Trail

Roxborough Dr

N Ramoth Range Rd

Fertilis Treatment Plant

PROJECT AREA

Roxborough Park Rd

Roxborough Park Rd

Roxborough Dr

Roxborough Dr



CORE COMMENTS 6-26-24

# ROXBOROUGH WATER AND SANITATION DISTRICT RAMPART PUMP STATION RELOCATION

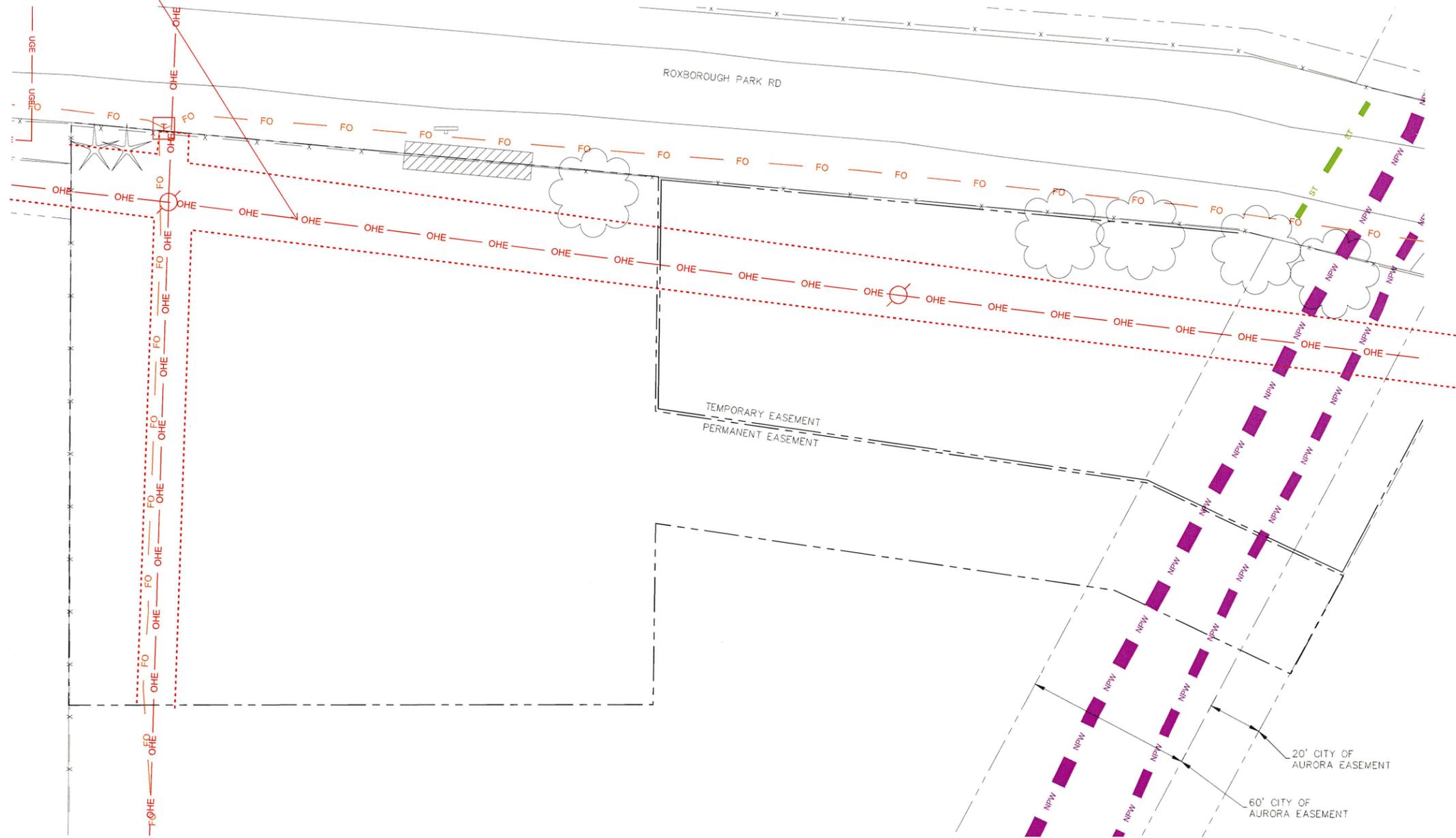
SECTION 12, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO

AREA 1.81 ACRES

LOCATION AND EXTENT PLAN -- PS2023-091

LITTLETON, CO 80125

EXISTING 20-FOOT CORE EASEMENT



EXISTING SITE, UTILITY, AND DEMO PLAN  
SCALE: 1"=20'



**Roxborough**  
Water & Sanitation District

**TST**  
TST INFRASTRUCTURE, LLC  
Consulting Engineers

BAR PLOTS 1-INCH  
AT FULL SCALE

EXISTING SITE AND DEMO PLAN  
SHEET 3 OF 9

H:\Drawings\Roxborough\001\_363 - Rampart PS Relocation\Approvals\DC\+E Exhibits.dwg, EXISTING SITE UTILITIES AND DEMO PLAN, 11/11/2021, 2:09 PM

# ROXBOROUGH WATER AND SANITATION DISTRICT RAMPART PUMP STATION RELOCATION

SECTION 12, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO

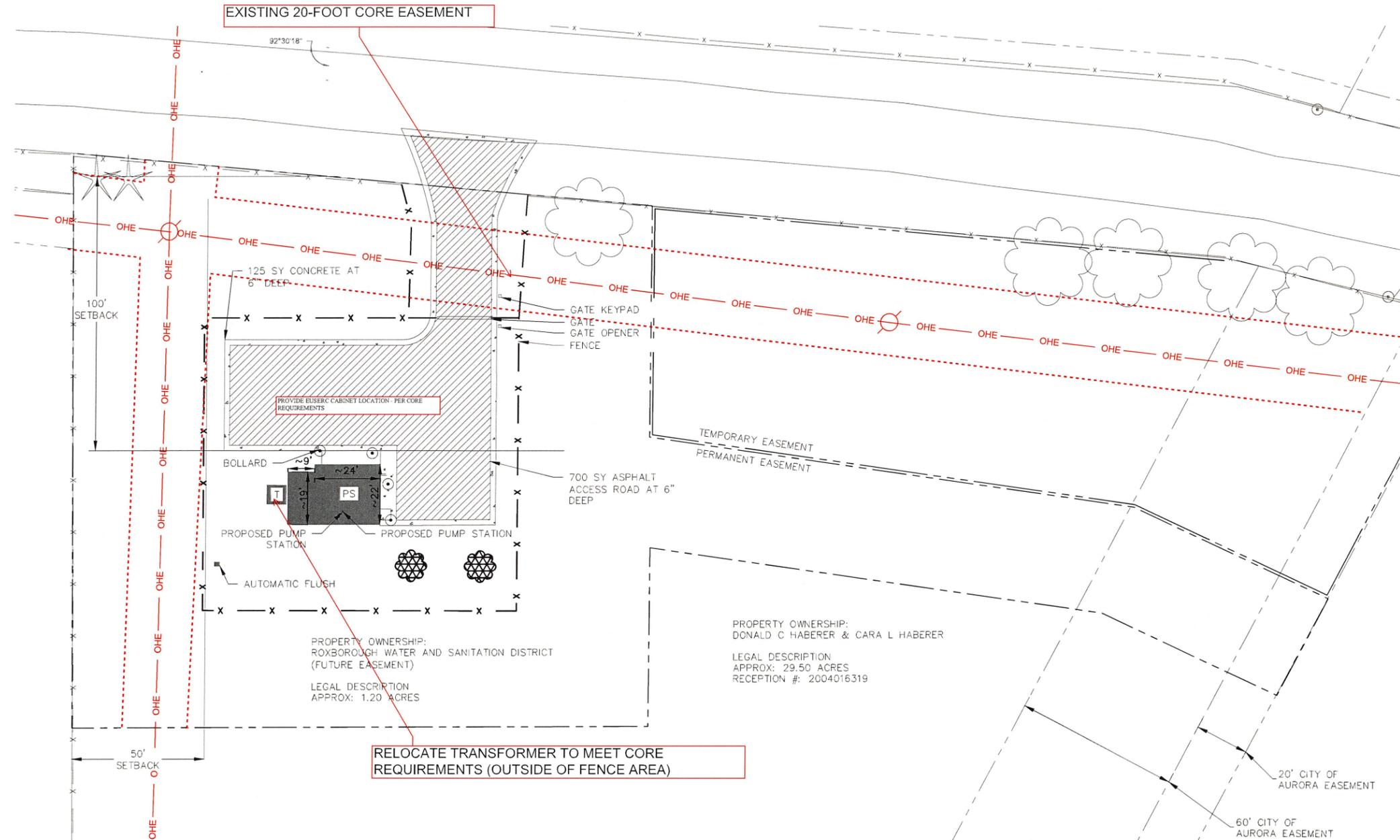
AREA 1.81 ACRES

LOCATION AND EXTENT PLAN -- PS2023-091

LITTLETON, CO 80125

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	78,844	100
NEW BUILDING	700	.01
ASPHALT ACCESS ROAD	6,290	0.08
CONCRETE PAN	1,115	0.01
HARDSCAPE TOTAL	8105	0.10
PLANTED AREA	180	.002
EXISTING VEGETATION	70,559	84.6
LANDSCAPE TOTAL	70,729	90

SUBURBAN RESIDENTIAL ZONING SETBACKS FROM:	REQUIRED SETBACK DISTANCE
SIDE LOT LINE	50 FT
FRONT LOT LINE	100 FT



PROPERTY OWNERSHIP:  
DONALD C HABERER & CARA L HABERER

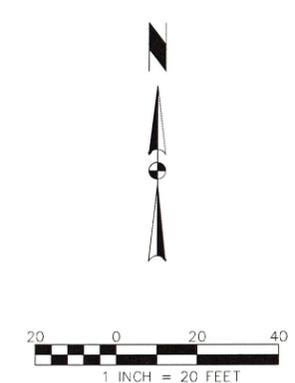
LEGAL DESCRIPTION  
APPROX: 29.50 ACRES  
RECEPTION #: 2004016319

PROPERTY OWNERSHIP:  
ROXBOROUGH WATER AND SANITATION DISTRICT  
(FUTURE EASEMENT)

LEGAL DESCRIPTION  
APPROX: 1.20 ACRES

**SITE PLAN**  
SCALE: 1"=20'

NOTE:  
1. FENCE TO MATCH EXISTING  
AS DEPICTED IN PHOTO TO  
THE RIGHT.






TST INFRASTRUCTURE, LLC  
Consulting Engineers

BAR PLOTS 1-INCH  
AT FULL SCALE

SITE PLAN  
SHEET 4 OF 9

H:\Drawings\Roxborough\001\_363 -- Rampart PS Relocation\Approvals\DC\+E Exhibits.dwg, SITE PLAN, 11/11/2021 2:09 PM

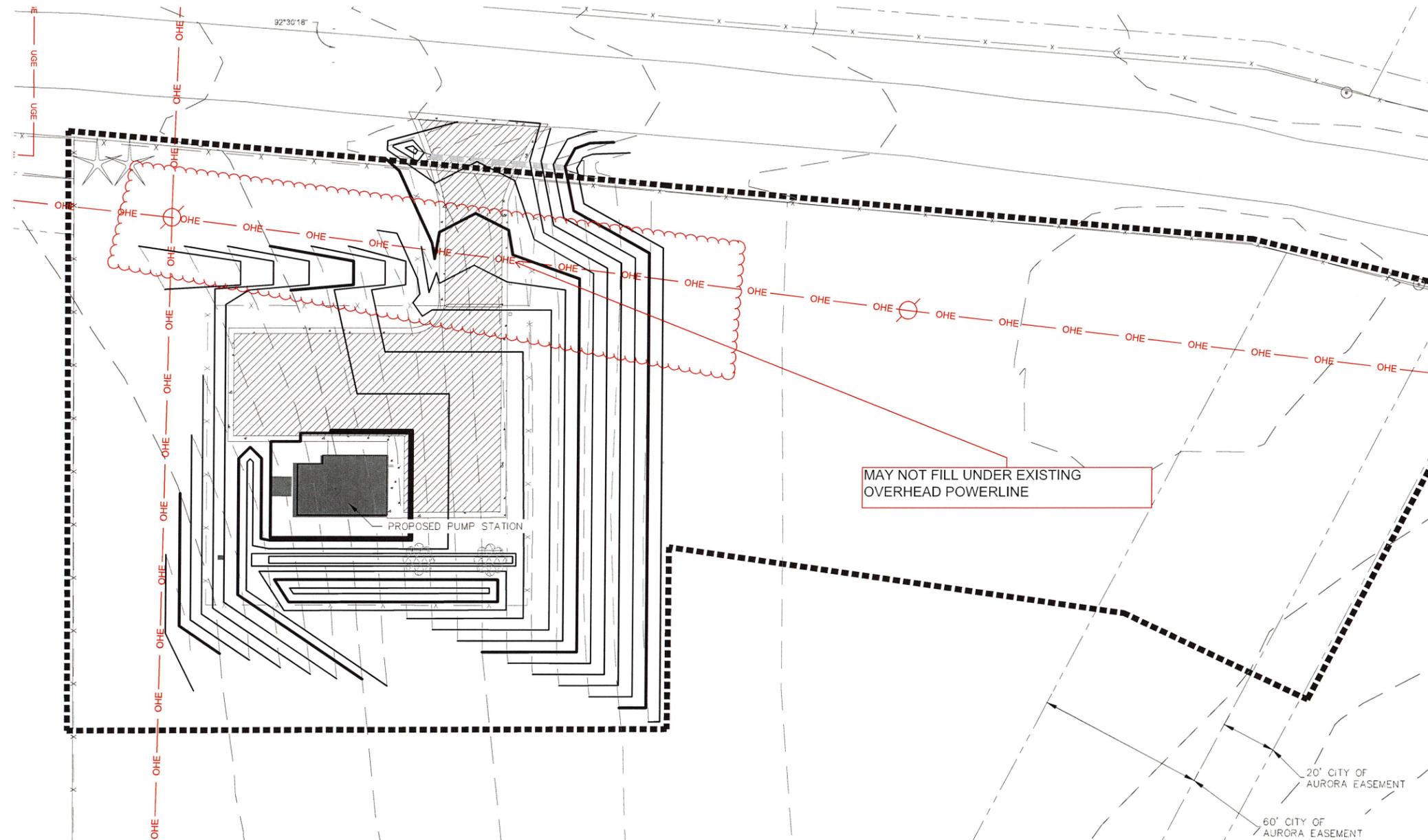
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AREA 1.81 ACRES

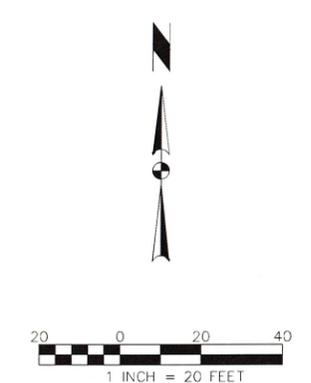
LOCATION AND EXTENT PLAN -- PS2023-091

LITTLETON, CO 80125



**GRADING PLAN**  
SCALE: 1"=20'

GRADING QUANTITIES TABLE	
DESCRIPTION	VALUE
TOTAL CUT VOLUME	485.42
TOTAL FILL VOLUME	1661.50
NET VOLUME CHANGE	1176.08



BAR PLOTS 1-INCH AT FULL SCALE

**GRADING PLAN**  
SHEET 6 OF 9

H:\Drawings\Roxborough\001\_363 - Rampart PS Relocation\Approvals\DC\+E Exhibits.dwg, GRADING PLAN, 11/11/2021 2:09 PM

07/01/2024

Eric Pavlinek  
Planning Services  
100 Third Street  
Castle Rock, CO 80104  
303-660-7460

LE: SB2024-021

Dear Eric,

Thank you for the opportunity to review and comment on the Roxborough Water and Sanitation District request for water pump station and line. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with applicable environmental and public health regulations. After reviewing the application, DCHD has the following comments:

**Lift Station Facility Design & Approval Process**

CDPHE approves both site location as well as design for lift stations, including the subject project. The applicant may contact Bret Icenogle, P.E. with the CDPHE Water Quality Control Division, at 303-692-3278 or [bret.icenogle@state.co.us](mailto:bret.icenogle@state.co.us) regarding those requirements.

Sincerely,

Jacob Deitz

cc: Skyler Sicard

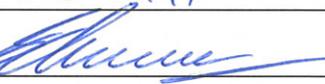
**REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT**

Date sent: June 24, 2024

Comments due by: July 8, 2024

<b>Project Name:</b>	6360 Roxborough Park Road
<b>Project File #:</b>	LE2024-021
<b>Project Summary:</b>	The applicant, Roxborough Water and Sanitation District, proposes a Location and Extent for the construction and relocation of the District's Rampart Pump Station. The request will include the construction of a new pump station, raw water line, potable water line, and other improvements necessary to provide raw water to parcels within the District's service area.

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: <u>ROXBOROUGH PARK FOUNDATION IS IN FULL SUPPORT OF THIS PROJECT.</u>	
<input type="checkbox"/> See letter attached for detail.	
<b>Agency:</b> <u>ROXBOROUGH PARK FOUNDATION</u>	<b>Phone #:</b> <u>720-536-2441</u>
<b>Your Name:</b> <u>BRIAN LENCE</u> <i>(please print)</i>	<b>Your Signature:</b> 
	<b>Date:</b> <u>6/25/24</u>

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **July 15, 2024, at 6:00 pm.** See the County website or contact the Planning Department for instructions on how to participate.

Sincerely,

*Eric Pavlinek*  
Eric Pavlinek, Project Planner  
Enclosure



# West Metro Fire Protection District

433 S. Allison Parkway  
Lakewood, CO 80226  
Bus: (303) 989-4307  
Fax: (303) 989-6725  
[www.westmetrofire.org](http://www.westmetrofire.org)

June 27, 2024

Heather Scott  
Douglas County Planning Services  
100 Third Street  
Castle Rock, CO 80104  
[hscott@douglas.co.us](mailto:hscott@douglas.co.us)  
303-660-7460

RE: LE2024-021

Heather Scott,

This property is within the West Metro Fire Protection District (WMFPD). Fire service will be provided as long as provisions of the currently adopted edition of the International Fire Code, including Douglas County amendments are met in development.

- WMFPD has no objection to the replacement of the pump house
- WMFPD accepts the proposed site plan, access to the site meets fire department requirements
- WMFPD accepts the proposed location for a fire hydrant as it will serve the site and potential future development

Permits are required from the fire district for new and core/shell buildings, tenant improvement projects, all work on automatic fire protection systems, all work on automatic fire detection systems, solar photovoltaic systems, underground fire line, radio amplification, and for the storage of hazardous materials.

WMFPD reserves the right to provide additional comments/requirements if there are any changes to the application or at the time plans are submitted and reviewed per applicable codes and amendments.

If you have any questions contact me at 303-989-4307 extension 558 or e-mail: [jbrennan@westmetrofire.org](mailto:jbrennan@westmetrofire.org).

Respectfully,

**Captain John Brennan**  
*Deputy Fire Marshall*  
*Life Safety Division*  
*West Metro Fire Protection District*

*"Whatever It Takes" ... To Serve*



**Right of Way & Permits**

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

June 26, 2024

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

Attn: Eric Pavlinek

**Re: 6360 Roxborough Park Rd, Case # LE2024-021**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **6360 Roxborough Park Rd** and currently has **no apparent conflict**.

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

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

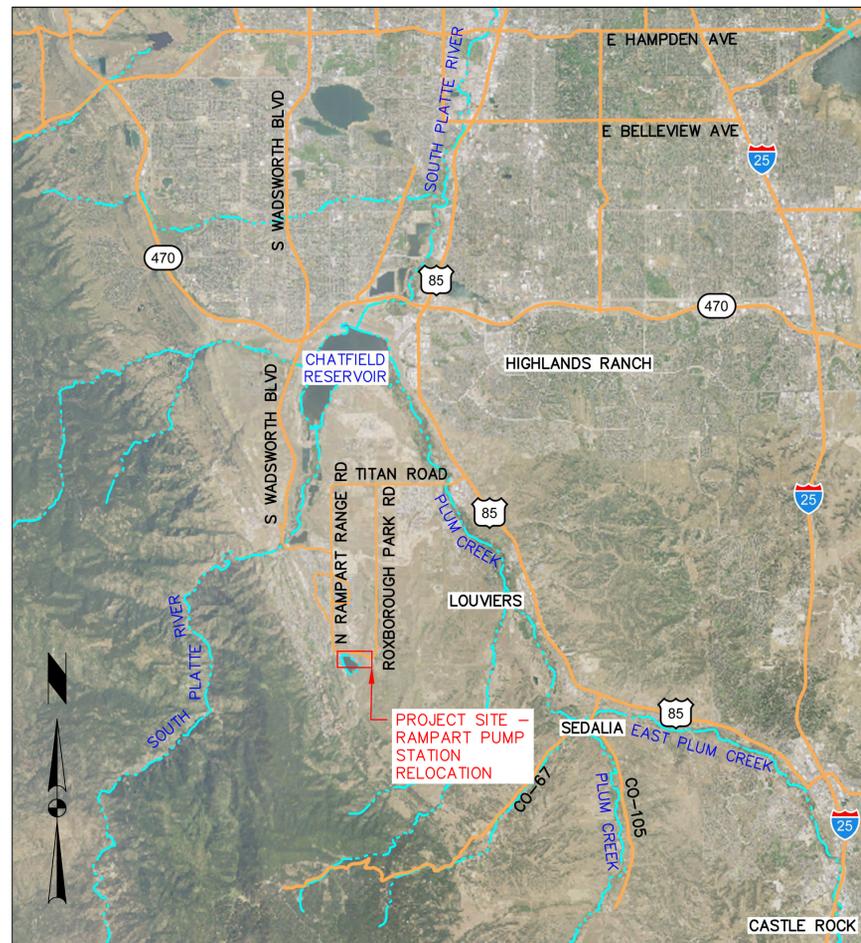
# ROXBOROUGH WATER AND SANITATION DISTRICT RAMPART PUMP STATION RELOCATION

SECTION 12, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO

AREA 1.81 ACRES

LOCATION AND EXTENT PLAN -- PS2023-091

LITTLETON, CO 80125



VICINITY MAP  
1" = 10,000'

## LOCATION AND EXTENT PLAN RAMPART PUMP STATION RELOCATION

**Preparer:** TST Infrastructure, LLC  
**Contact:** Michael Gerstner, PE  
**Address:** 5655 South Yosemite Street, Suite 101  
Greenwood Village, CO 80111  
**Phone:** 303-799-5197

**Owner:** Roxborough Water and Sanitation District  
**Contact:** Mike Marcum  
**Address:** 6222 N. Roxborough Park Road  
Littleton, CO 80125  
**Phone:** 303-979-7286

### SHEET INDEX

<b>SHEET 1</b>	<b>COVER / VICINITY MAP</b>
<b>SHEET 2</b>	<b>ROW PIPING PLAN</b>
<b>SHEET 3</b>	<b>EXISTING SITE PLAN</b>
<b>SHEET 4</b>	<b>SITE PLAN</b>
<b>SHEET 5</b>	<b>YARD PIPING PLAN</b>
<b>SHEET 6</b>	<b>GRADING PLAN</b>
<b>SHEET 7</b>	<b>LANDSCAPING PLAN</b>
<b>SHEET 8</b>	<b>ISOMETRIC VIEWS</b>
<b>SHEET 9</b>	<b>ARCHITECTURAL VIEWS</b>

ROXBOROUGH WATER AND SANITATION DISTRICT  
6222 N. ROXBOROUGH PARK ROAD  
LITTLETON, CO 80125  
PHONE: 303-979-7286

BAR PLOTS 1-INCH  
AT FULL SCALE

**COVER / VICINITY MAP**  
SHEET 1 OF 9

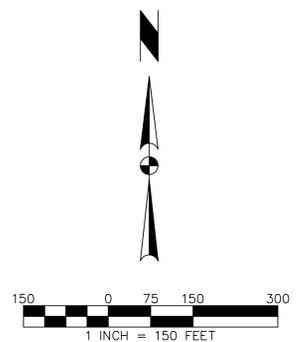
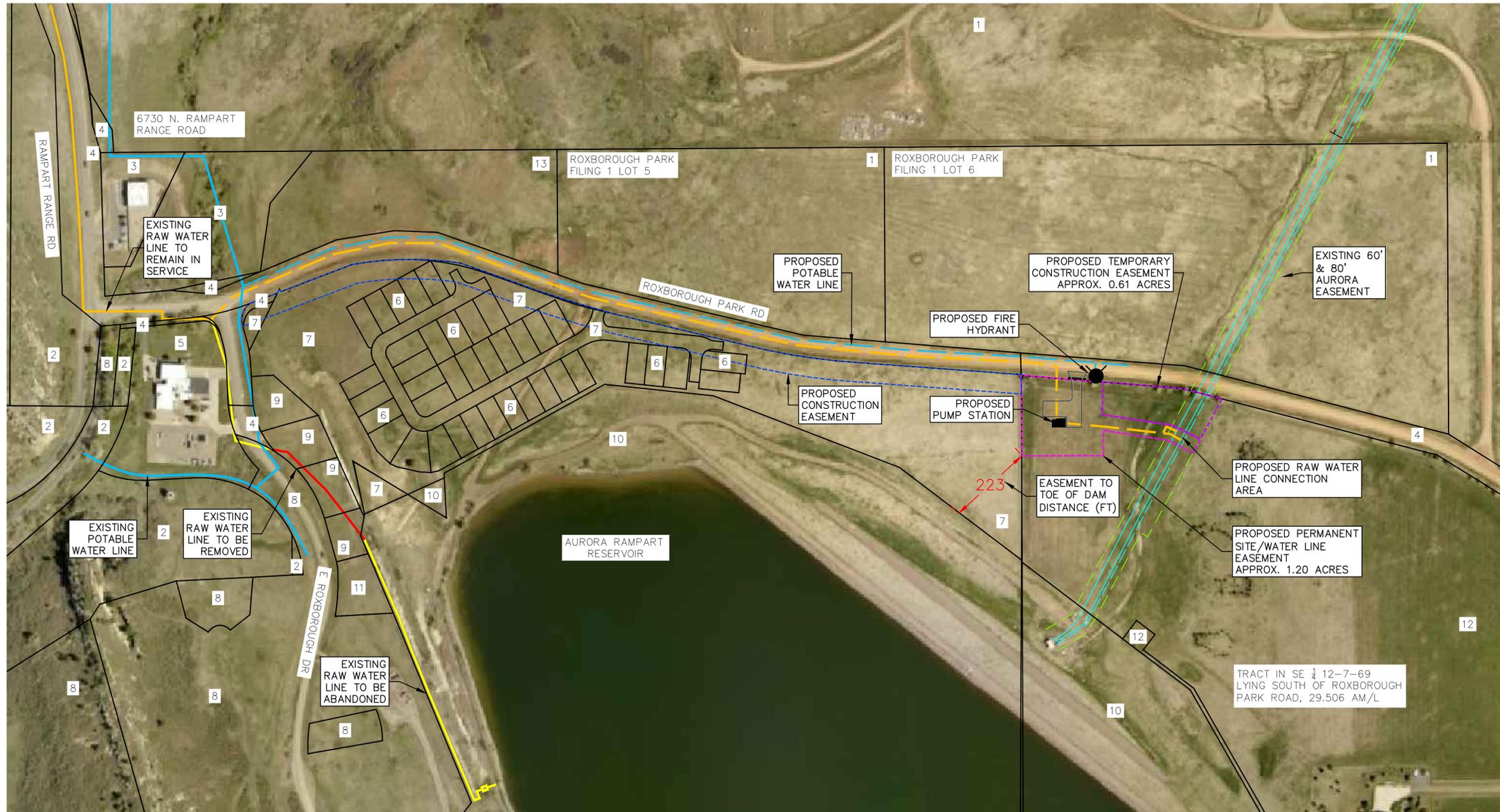
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AREA 1.81 ACRES

LOCATION AND EXTENT PLAN -- PS2021-178

LITTLETON, CO 80125



**ROW PIPING AND PUMP STATION PROJECT OVERVIEW**

SCALE: 1"=150'

- PROPERTY OWNERSHIP KEY:**
1. CITY & COUNTY OF DENVER
  2. ROXBOROUGH PARK FOUNDATION
  3. A DOGS WORLD LLC
  4. DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
  5. WEST METRO FIRE PROTECTION DISTRICT
  6. BH HIDDEN WATER LLC
  7. HIDDEN WATER HOMEOWNERS ASSOCIATION INC.
  8. STATE OF COLORADO
  9. STEVEN W KETCHAM & LINDA I KETCHAM
  10. CITY OF AURORA
  11. COLORADO DEPT OF NATURAL RESOURCES
  12. DONALD C HABERER & CARA L HABERER
  13. 6301 ROXBOROUGH LLC

- NOTES:**
1. ALL UTILITY LOCATIONS AND PROPERTY LINES SHOWN ARE APPROXIMATE. PROPERTY LINES AND CONTOURS ARE FROM DOUGLAS COUNTY GIS SYSTEM AND ARE NOT PROVIDED FROM SURVEY OR INTENDED TO BE DEPICTED AS A SURVEY BOUNDARY.
  2. OTHER EXISTING UTILITIES NOT SHOWN.

LEGEND			
	PROPOSED PUMP STATION		PROPERTY LINE
	FUTURE 72" AURORA RAW WATER LINE		EXISTING AURORA RAW WATER LINES
	PROPOSED RAW WATER LINE		EXISTING RAW WATER LINE TO REMAIN IN SERVICE
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT		EXISTING RAW WATER LINE TO BE REMOVED
	PROPOSED PERMANENT SITE/WATER LINE EASEMENT		EXISTING RAW WATER LINE TO BE ABANDONED
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT		EXISTING POTABLE WATER LINE
	PROPOSED POTABLE WATER LINE		EXISTING 60' & 80' AURORA EASEMENT
	PROPOSED FIRE HYDRANT		DISTANCE (FT)

**TST**  
TST INFRASTRUCTURE, LLC  
Consulting Engineers

---

BAR PLOTS 1-INCH  
AT FULL SCALE

---

**ROW PIPING PLAN**  
SHEET 2 OF 9

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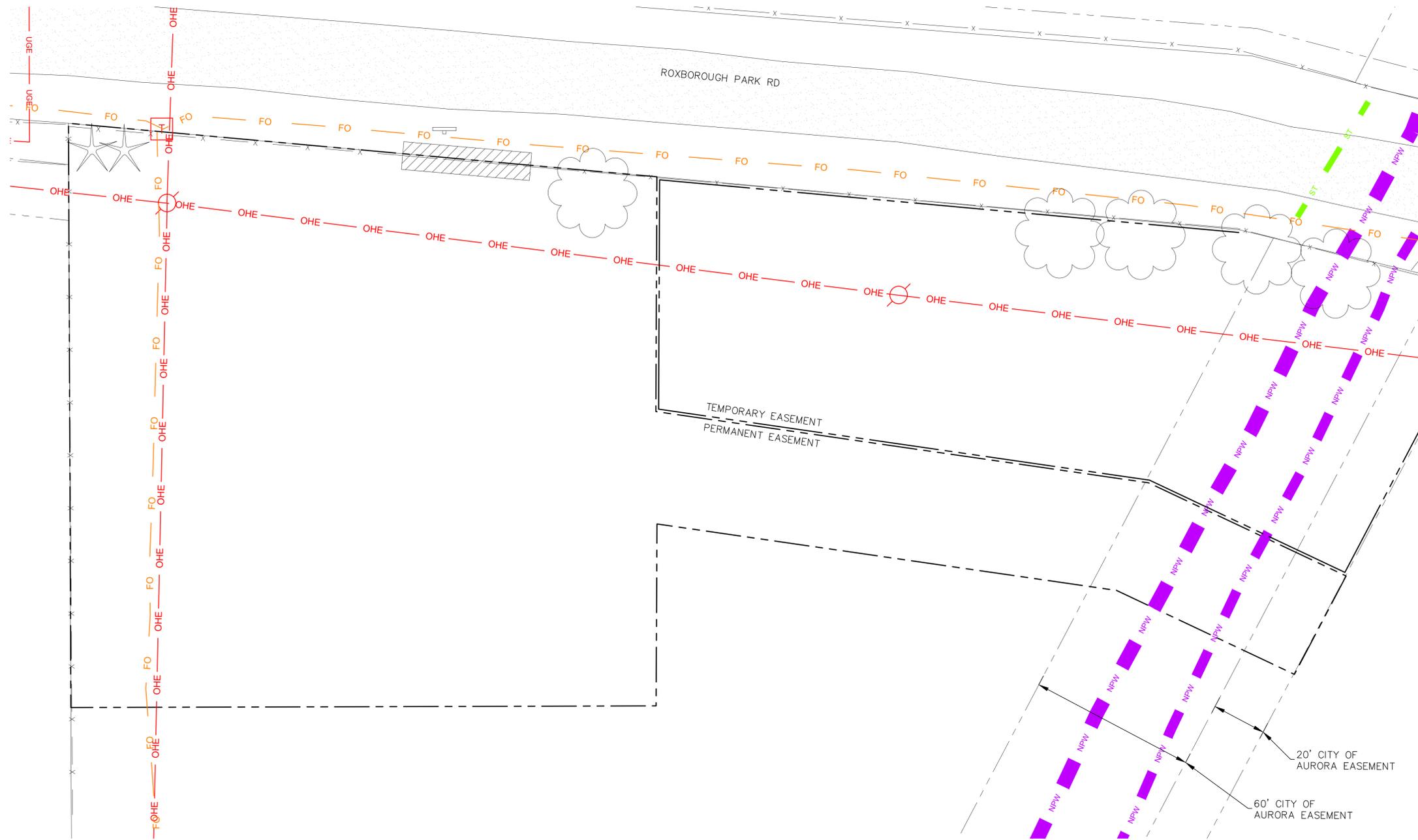
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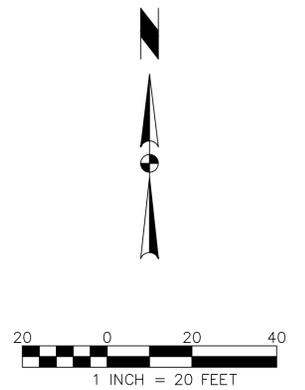
AREA 1.81 ACRES

LOCATION AND EXTENT PLAN -- PS2023-091

LITTLETON, CO 80125



*EXISTING SITE, UTILITY, AND DEMO PLAN*  
SCALE: 1"=20'





**Roxborough**  
Water & Sanitation District



**TST**  
TST INFRASTRUCTURE, LLC  
Consulting Engineers

BAR PLOTS 1-INCH  
AT FULL SCALE

**EXISTING SITE AND DEMO PLAN**  
SHEET 3 OF 9

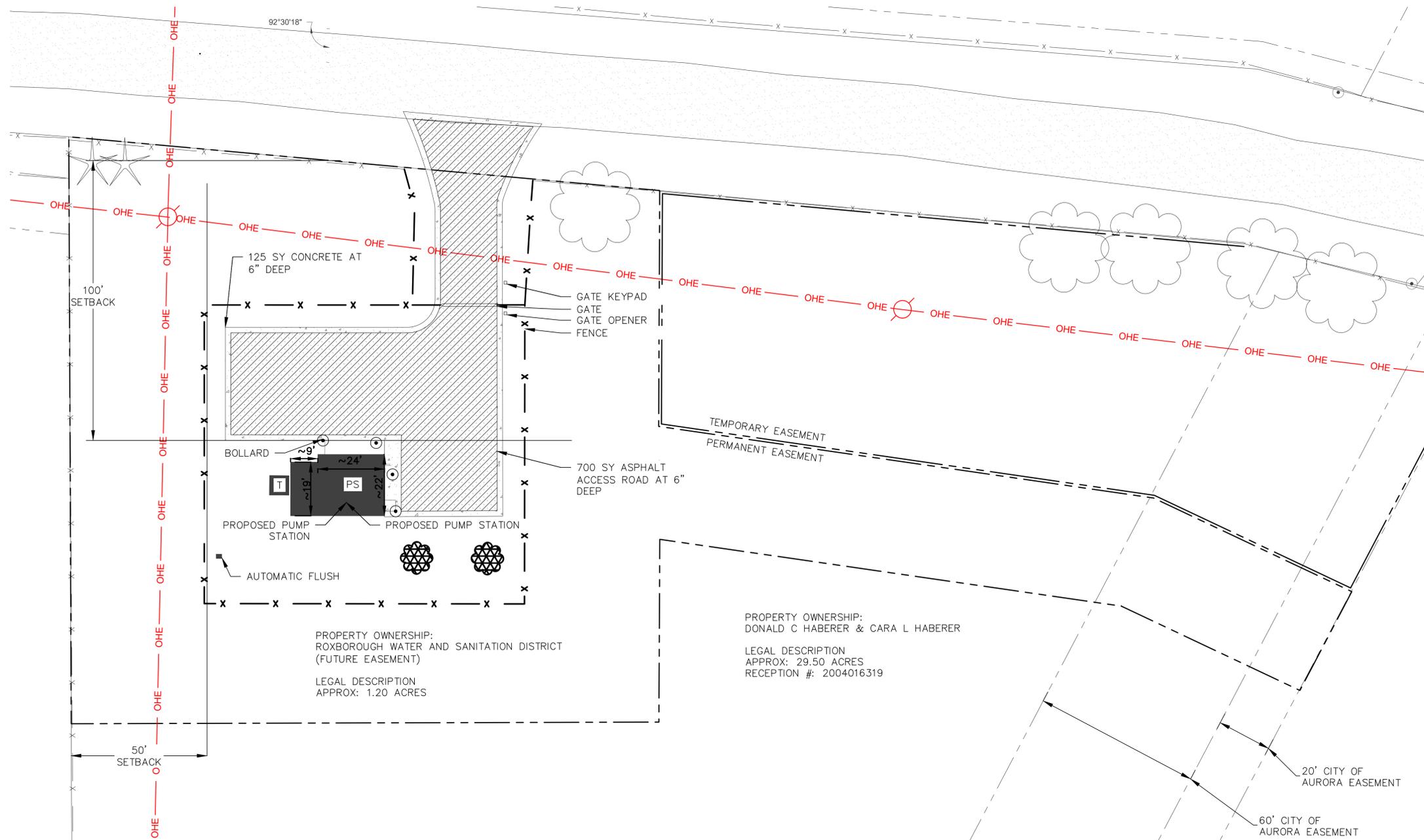
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AREA 1.81 ACRES

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LITTLETON, CO 80125



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CONCRETE PAN	1,115	0.01
<b>HARDSCAPE TOTAL</b>	<b>8105</b>	<b>0.10</b>
PLANTED AREA	180	.002
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<b>LANDSCAPE TOTAL</b>	<b>70,729</b>	<b>90</b>

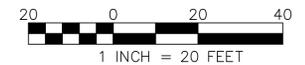
SUBURBAN RESIDENTIAL ZONING SETBACKS FROM:	REQUIRED SETBACK DISTANCE
SIDE LOT LINE	50 FT
FRONT LOT LINE	100 FT

PROPERTY OWNERSHIP:  
ROXBOROUGH WATER AND SANITATION DISTRICT  
(FUTURE EASEMENT)  
  
LEGAL DESCRIPTION  
APPROX: 1.20 ACRES

PROPERTY OWNERSHIP:  
DONALD C HABERER & CARA L HABERER  
  
LEGAL DESCRIPTION  
APPROX: 29.50 ACRES  
RECEPTION #: 2004016319

**SITE PLAN**  
SCALE: 1"=20'

NOTE:  
1. FENCE TO MATCH EXISTING AS DEPICTED IN PHOTO TO THE RIGHT.



BAR PLOTS 1-INCH AT FULL SCALE

**SITE PLAN**  
SHEET 4 OF 9

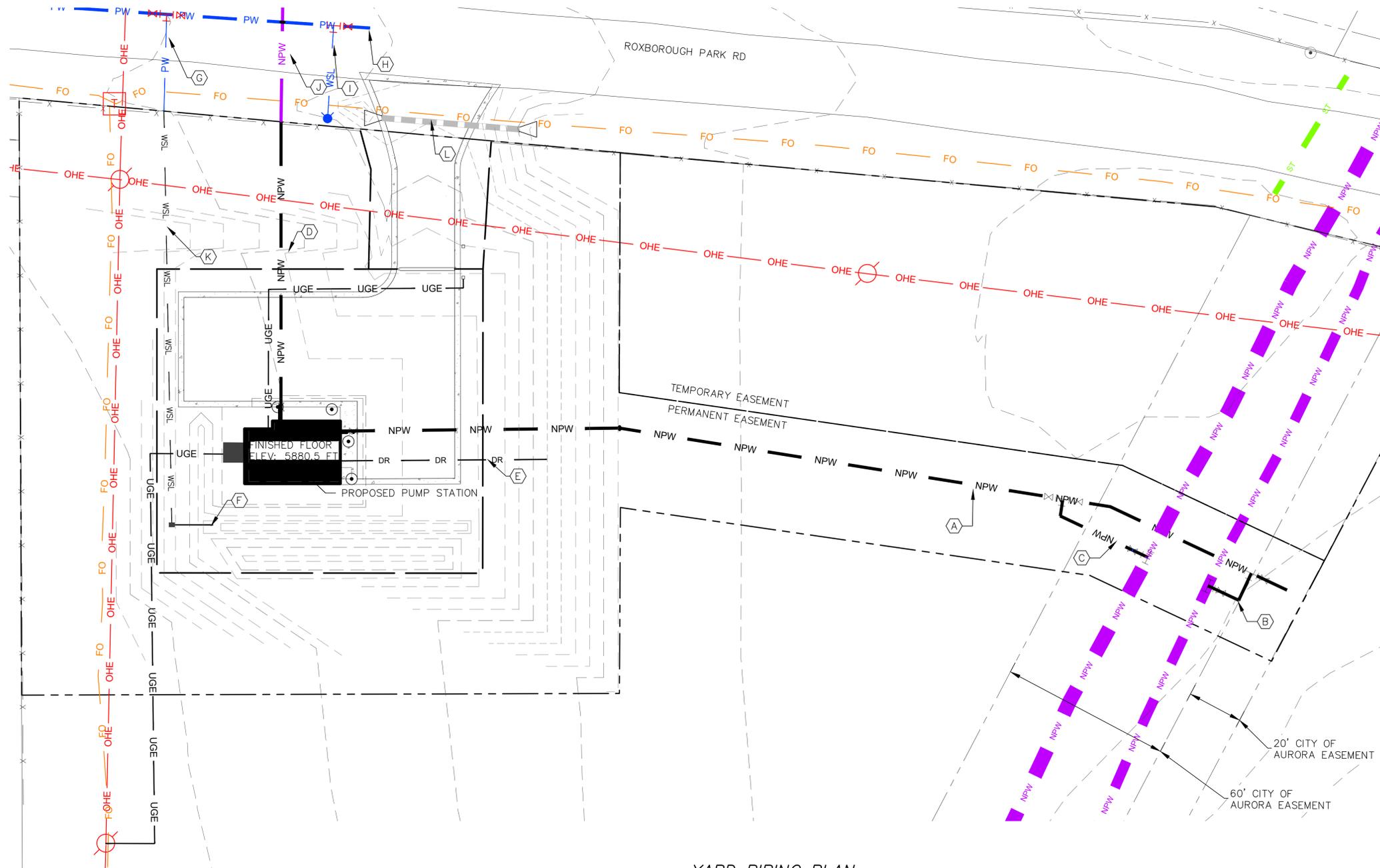
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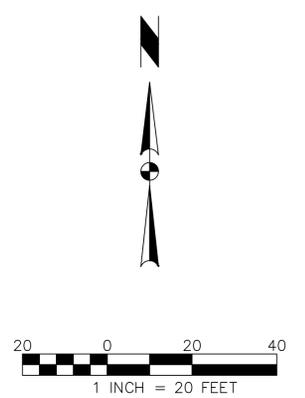
AREA 1.81 ACRES

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LITTLETON, CO 80125



NEW YARD PIPING		
LINE	DESCRIPTION	MATERIAL
(A)	12" RAW WATER FROM CONDUITS	PVC
(B)	12" RAW WATER TAP FROM 42"	PVC
(C)	12" RAW WATER TAP FROM 60"	PVC
(D)	12" RAW WATER TO PROPERTY LINE	PVC
(E)	4" FLOOR DRAIN LINE	PVC
(F)	4" AUTOMATIC FLUSH DRAIN	PVC
(G)	2" WATER SERVICE LINE	PVC
(H)	12" POTABLE WATER LINE	PVC
(I)	2" FIRE HYDRANT SERVICE LINE	PVC
(J)	12" RAW WATER LINE	PVC
(K)	2" AUTOMATIC FLUSH SERVICE	PVC
(L)	24" STORM CULVERT	RCP



**YARD PIPING PLAN**  
SCALE: 1" = 20'

**Roxborough**  
 Water & Sanitation District

**TST**  
 TST INFRASTRUCTURE, LLC  
 Consulting Engineers

BAR PLOTS 1-INCH  
 AT FULL SCALE

YARD PIPING PLAN  
 SHEET 5 OF 9

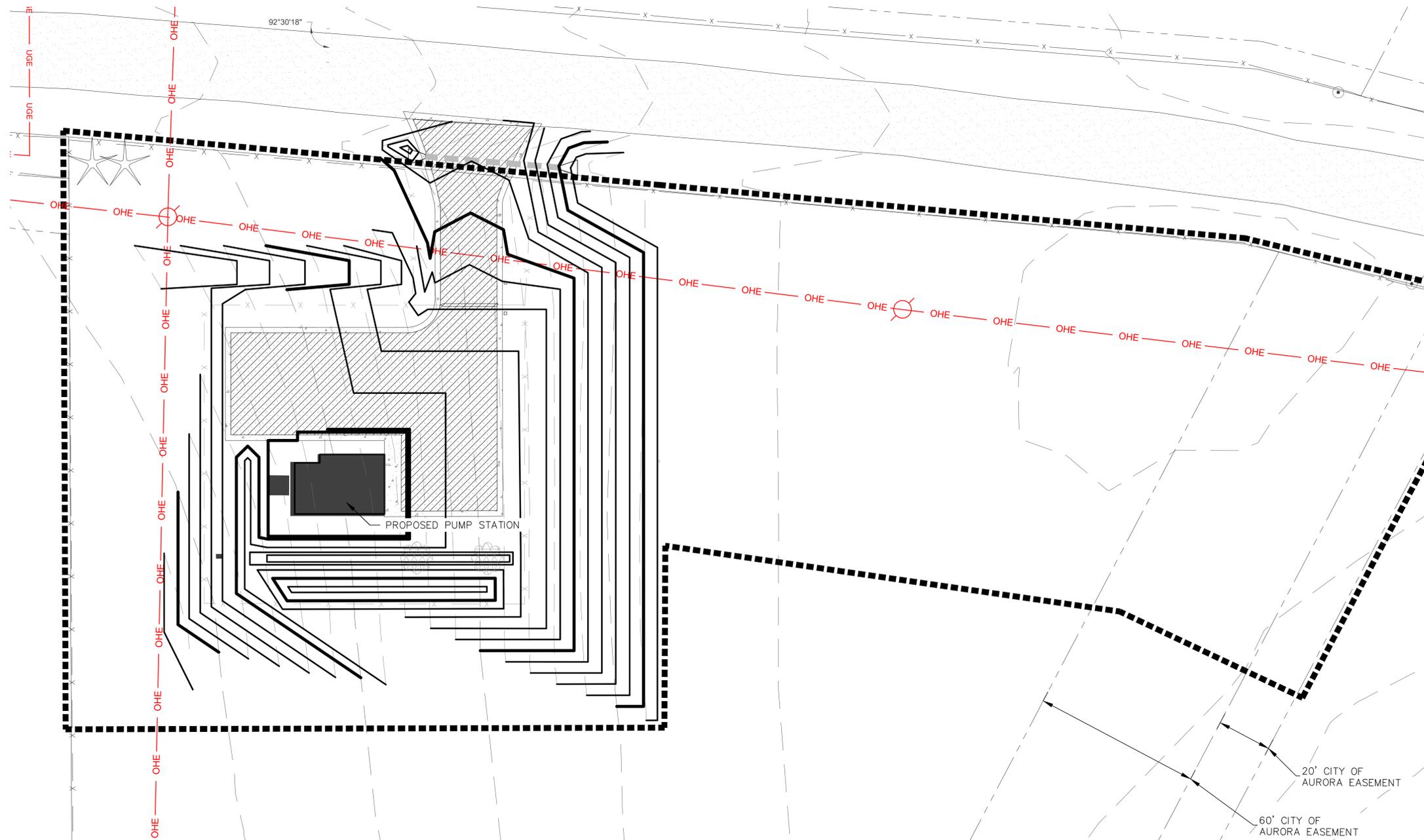
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**GRADING PLAN**  
SCALE: 1"=20'

GRADING QUANTITIES TABLE	
DESCRIPTION	VALUE
TOTAL CUT VOLUME	485.42
TOTAL FILL VOLUME	1661.50
NET VOLUME CHANGE	1176.08



**Roxborough**  
Water & Sanitation District



**TST**  
TST INFRASTRUCTURE, LLC  
Consulting Engineers

BAR PLOTS 1-INCH  
AT FULL SCALE

**GRADING PLAN**  
SHEET 6 OF 9

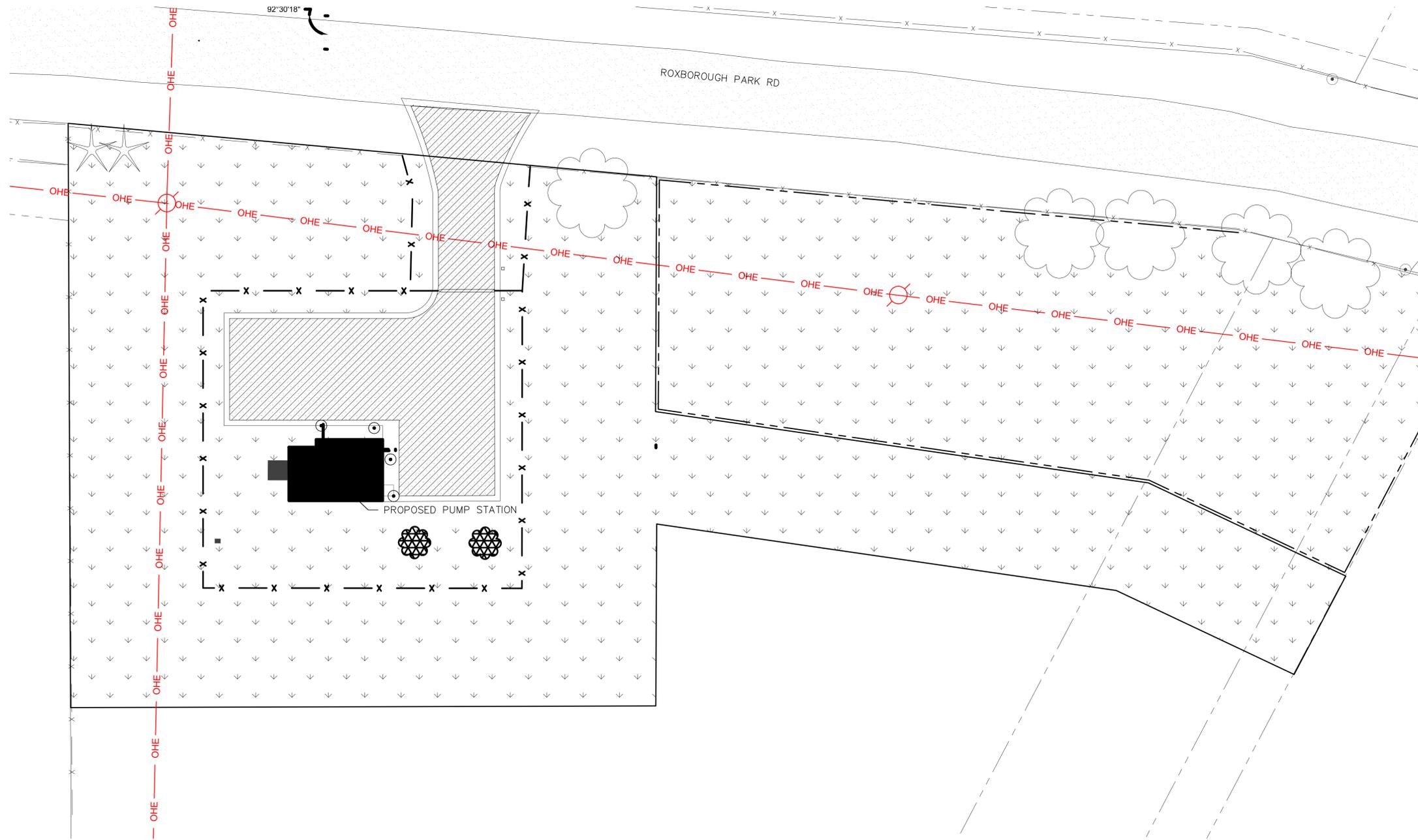
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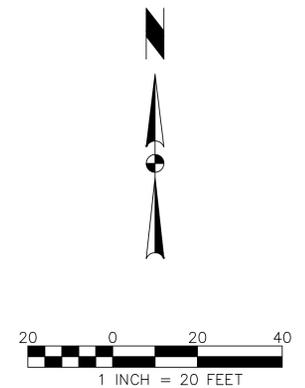
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LITTLETON, CO 80125



NOTE:  
1. LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.



LANDSCAPING LEGEND	
HATCH	DESCRIPTION
	DOUGLAS COUNTY NATIVE SEED MIX
	NEW DECIDUOUS TREE

**LANDSCAPING PLAN**  
SCALE: 1"=20'

BAR PLOTS 1-INCH AT FULL SCALE

**LANDSCAPING PLAN**  
SHEET 7 OF 9

# ROXBOROUGH WATER AND SANITATION DISTRICT RAMPART PUMP STATION RELOCATION

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LITTLETON, CO 80125

BUILDING MATERIAL: INSULATED CONCRETE FORMS



LOOKING SOUTHWEST



LOOKING NORTHWEST



LOOKING NORTHEAST



LOOKING SOUTHEAST

*ISOMETRIC VIEW*

 **Roxborough**  
Water & Sanitation District

 **TST**  
TST INFRASTRUCTURE, LLC  
Consulting Engineers

BAR PLOTS 1-INCH  
AT FULL SCALE

**ISOMETRIC VIEWS**

**SHEET 8 OF 9**

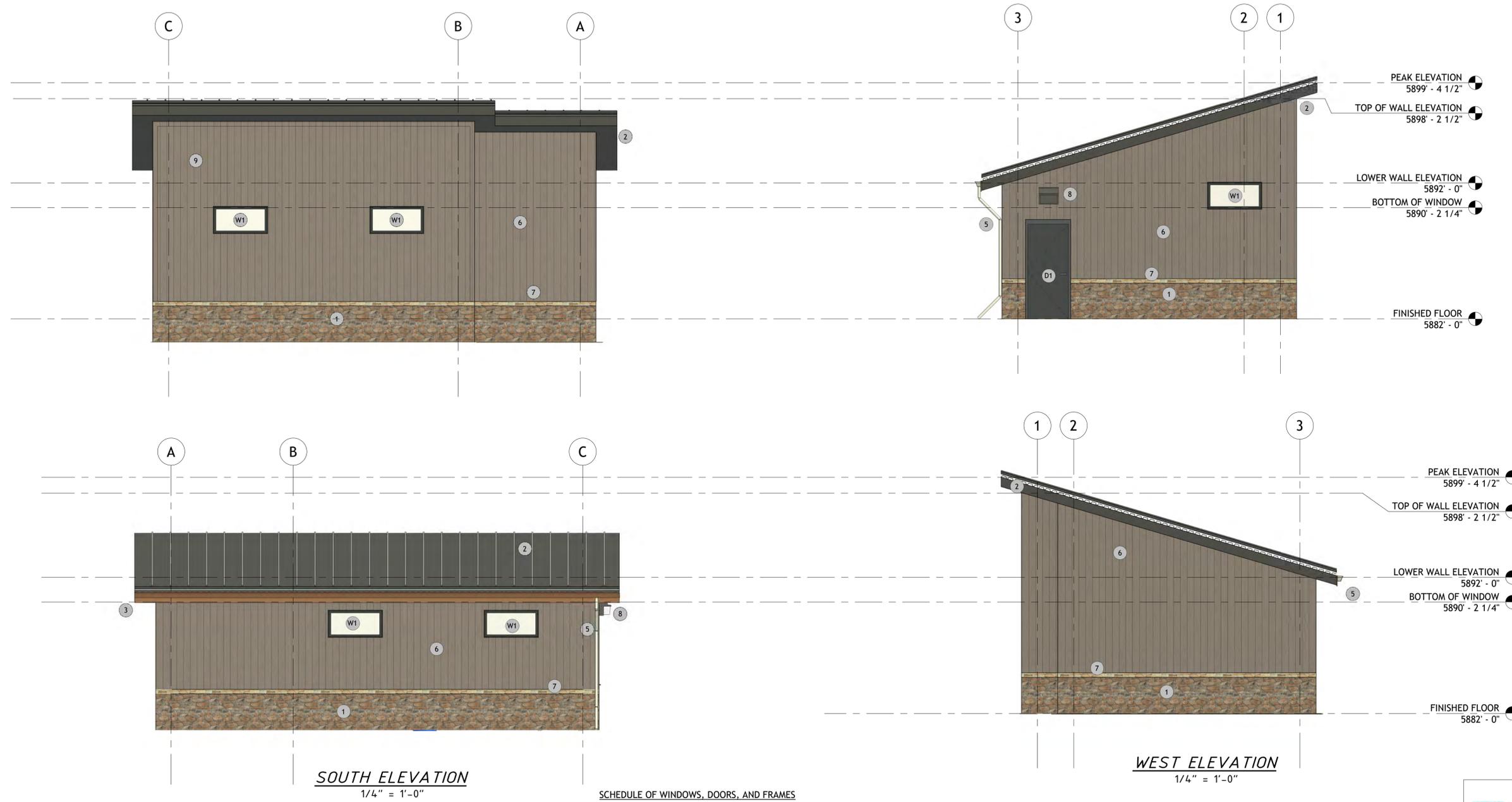
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LITTLETON, CO 80125



**SOUTH ELEVATION**  
1/4" = 1'-0"

**WEST ELEVATION**  
1/4" = 1'-0"

**SCHEDULE OF WINDOWS, DOORS, AND FRAMES**

- |    |  |   |                                    |
|----|--|---|------------------------------------|
| Ⓜ1 | 48" X 24" FIBERGLASS SANDWICH PANELS                             | Ⓟ | GUTTER AND DOWNSPOUT (TBD), RE: A9 |
| Ⓛ1 | 36" X 84" METAL EXTERIOR DOOR, RE: A8                            | Ⓠ | 6" HARDIBOARD PANEL - COLOR (TBD)  |
| ①  | 3" STONE EXTERIOR, VERTICAL WAINSCOTING TO TOP OF BUILDING       | Ⓡ | 4" DRIP EDGE - COLOR (TBD)         |
| ②  | 16" BATTEN SEAM GALVANIZED STEEL ROOF - COLOR (TBD), RE: A9, A10 | Ⓢ | OUTDOOR LIGHTING                   |
| ③  | STEEL FASCIA PANEL - COLOR (TBD), RE: A10                        | ⑨ | BUILDING ADDRESS                   |
| ④  | STEEL SOFFIT PANEL - COLOR (TBD), RE: A10                        |   |                                    |

**ARCHITECTURAL VIEWS**  
**SHEET 9 OF 9**

H:\Drawings\Roxborough\001.363 - Rampart PS Relocation\PS-RevitBase\For L+El\Rampart PS Relocation\_L+E.rvt  
6/13/2024 3:52:42 PM