

Location and Extent Staff Report

Date: December 3, 2025
To: Douglas County Planning Commission
From: Mike Pesicka, Principal Planner^{MP}
Jeanette Bare, AICP, Planning Manager^{JB}
Steven E. Koster, AICP, Assistant Director of Planning Services^{SK}
Subject: Range Metro District Offsite Utilities Project- Location and Extent
Project File: LE2025-024

Planning Commission Hearing: December 15, 2025 @ 6:00 p.m.

I. EXECUTIVE SUMMARY

The Range Metropolitan District (RMD) requests approval of a Location and Extent (L & E) application to construct approximately two miles of water line and two miles of sanitary sewer line. The proposed offsite water and sanitary sewer lines are necessary to provide potable water and sanitary sewer service for the 550-lot Range subdivision proposed to be located east of the intersection of N. US Highway 85 ("US 85") and Airport Road. Dominion Water and Sanitation District will ultimately own and maintain these facilities which will connect to existing planned infrastructure within Louviers and Sterling Ranch.

The majority of the project occurs within the Louviers Rural Community subarea of the Douglas County 2040 Comprehensive Master Plan.

II. APPLICATION INFORMATION

A. Applicant

Range Metropolitan District
2154 E. Commons Avenue, Ste 2000
Centennial, CO 80112

B. Applicant's Representative

Mimi Williams, P.E.
Kimley-Horn
6200 S. Syracuse Way, Ste 300
Greenwood Village, CO 80111

C. Request

The RMD requests approval of an L & E application to construct offsite water and sanitary sewer lines for the Range Planned Development (PD).

D. Location

The water lines will be installed from the intersection of Airport Road and US 85 and extend west along Airport Road to Louviers Blvd where the line will continue southwest along Waterton Road eventually turning to the north and terminating at a point just south of the County’s EVOC training facility. The sanitary sewer line begins on property located just to the east of US 85 and approximately 2,000 feet north of Airport Road extending roughly 800 feet north, then turning west and crossing underneath US 85 to Lavaun Drive, north to Pate Avenue, west to Main Street and then continuing approximately 5,000 feet along Main Street to the existing Louviers Water and Sanitation lagoon.

E. Project Description

The Range Metropolitan District (RMD) proposes to construct approximately 10,525 linear feet of eight-inch water line and 9,277 linear feet of eight-inch sanitary sewer line. The proposed offsite water and sewer lines are necessary to ensure potable water and sanitary sewer service for the Range residential development located east of the intersection of US 85 and Airport Road and addressed as 7440 N. US Hwy 85. The waterline will connect to the Dominion Water and Sewer District (DWSD) waterline within Waterton Road ROW. The sanitary sewer line will connect to the Range Development onsite sewer infrastructure at the western boundary of the property and will end at a future DWSD lift station (not part of this application) on the west side of the existing Louviers Water and Sanitation District (LWSD) wastewater treatment lagoon and pump station. The water and sewer line installations will require crossing wetlands, Plum Creek, Indian Creek, Union Pacific Railroad (UPRR), Burlington Northern Santa Fe (BNSF), and US 85.

The anticipated start of construction is Winter of 2027 through the Spring of 2028. Timing depends upon the required permits from various agencies.

III. CONTEXT

A. Background

The proposed water and sewer line construction is for the Range PD which was approved by the Board of County Commissioners (BCC) in 2021 for 550 residential units on 399 acres. The PD requires central water and sewer services. A preliminary plan for the 550 units was approved by the BCC in May of 2025. A condition of approval for the preliminary plan was that an L & E application for the offsite water and sanitary sewer line infrastructure be approved prior to approval of a final plat.

B. Adjacent Land Uses and Zoning

Zoning and Land Use – Water Line Installation

Direction	Zoning	Land Use
North	General Industrial, Agricultural One, Rural Residential	Industrial uses, floodplain, undeveloped land

Direction	Zoning	Land Use
South	General Industrial, Agricultural One, Rural Residential	Industrial uses, floodplain, undeveloped land
East	Agricultural One, Planned Development, Rural Residential	Agricultural and residential uses, undeveloped land
West	Rural Residential	Undeveloped land

Zoning and Land Use – Sanitary Sewer Line Installation

Direction	Zoning	Land Use
North	Agricultural One, General Industrial	Agricultural and residential uses, industrial uses, floodplain
South	Agricultural One, General Industrial	Agricultural and residential uses, industrial uses, floodplain
East	Agricultural One, General Industrial	Agricultural and residential uses, industrial uses
West	Agricultural One, General Industrial	Floodplain, industrial uses, undeveloped land

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The locations for the water and sanitary sewer lines are mainly within Douglas County right-of-way (ROW) but also will cross several private properties. The Plum Creek and Indian Creek floodplain and wetland areas, the UPRR and BNSF, and US 85 are also within the project area.

B. Access

The majority of the project is within public ROW so access to the project can be provided. Easements from several property owners will be required in order to access and install the water and sewer lines on those properties. The applicant has stated that they are in negotiations with property owners to finalize the easements. The project is not anticipated to increase traffic or change traffic patterns after construction. There will be increased traffic to the site for construction related vehicles and temporary single lane closures of Airport Road. The applicant will coordinate with Public Works Engineering to maintain access for the Town of Louviers via Main Street when closures to Airport Road occur. Some construction will occur at night, and traffic control plans will be provided with future submittals detailing the scope of the work. As of the writing of this report, Public Works Engineering had not provided a referral response.

C. Drainage and Erosion

As of the writing of this report, Public Works Engineering had not provided a referral response.

D. Floodplain

The proposal will cross the Plum Creek and Indian Creek 100-year floodplains. Permits from the US Army Corps of Engineers will be required as well as Floodplain Development Permits from Douglas County. As of the writing of this report, Public Works Engineering had not provided a referral response

V. PROVISION OF SERVICES

A. Fire Protection

South Metro Fire Rescue (SMFR) provides fire and emergency services for the project area.

B. Sheriff Services

The Douglas County Sheriff's Office provides police protection to the project area. As of the writing of this report, responses have not been received from E911 or the Sheriff's Office. The Office of Emergency Management had no comment on the request.

C. Water and Sanitation

The proposed improvements will ultimately be owned and maintained by the DWSD.

D. Utilities

Area utility providers were provided with a referral on this application. AT&T stated that there should be no conflicts with buried Long Line/Core Fiber Optics in the area. 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:

- Douglas County Engineering: GESC report and plans, Floodplain Development Permit, ROW permits.
- US Army Corps of Engineers permits (floodplains and wetlands).
- US Fish and Wildlife Service permits (Plum Creek and Indian Creek floodplain and critical habitat).
- UPRR and BNSF permits (railroad crossings).
- CDOT Utility Special Use Permit (Highway 85 crossings).
- DWSD will approve construction plans for the water and sewer infrastructure and holds financial security as part of its service agreement with the Range Metro District.

VI. PUBLIC NOTICE AND INPUT

Courtesy Notices of an application in process were sent to adjacent owners. At the preparation of the staff report, no adjacent property owners or members of the public

commented on the proposal. Referral response requests were sent to required referral agencies on November 24, 2025. Referral responses are due at the conclusion of the referral period on December 8, 2025.

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

VII. STAFF ASSESSMENT

Staff has evaluated the application in accordance with Section 32 of the DCZR. Should the Planning Commission approve the L&E request, the applicant will be required to receive approval of all necessary permits prior to commencement of the project

<u>ATTACHMENTS</u>	PAGE
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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: Potable Water and Sanitary Sewer Infrastructure

MARKETING NAME: Range Metropolitan District Offsite Utilities Project

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-185

PROJECT SITE:

Address: Zoned, Unsubdivided portions of Louviers, Colorado 80131

State Parcel Number(s): 235303499003, 222934299002, 235303200001, 235303499002, 235303000017, 222934300034, 235303399002, 235303399001, 235303299003, 235303299002, 235303399004, 235304000001,

Subdivision/Block#/Lot# 235304000007, 235304000005, 235304300001, 222932400002, 235303100002, 235303299004, 235303200001, 222934304011, 222934399004, 222934399001, 222934300034, 235303200004, 222934000027, 222934399002, 222933499002, 222933400002, 222933200001, 222933400006

PROPERTY OWNER(S):

Name(s): Ventana Capital, Inc

Address: 8698 Concord Center Drive, Unit 200, Englewood, CO 80112

Phone: 303-346-7006

Email: _____

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

Name: Bryan Horan

Address: 8698 Concord Center Drive, Unit 200, Englewood, CO 80112

Phone: 303-525-2683

Email: _____

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



Applicant Signature

11/18/2025

Date



Range MD Offsite Utilities Project

Range Metropolitan District
Douglas County, Colorado

Project Narrative

On behalf of the Range Metropolitan District (“District”), Kimley-Horn has prepared this Project Narrative and Locations and Extent Report in accordance with Location and Extent Submission to Douglas County for the proposed Range Metropolitan District Offsite Utilities Project.

The project involves design of offsite water and sewer lines to connect the property to the Dominion Water and Sanitation District infrastructure. The proposed development that will be served by the offsite utilities is located in Douglas County, generally east of Louviers, CO and east of US Highway 85. The proposed improvements include approximately 2 miles of 8-inch diameter waterline and 2 miles of 8-inch diameter sanitary sewer main anticipated to be located in easements on generally undeveloped private property and within the existing public right-of-way.

The waterline will connect to the Dominion Water and Sewer District (DWSD) waterline within Waterton Road right-of-way. The connection will include a master meter and associated vault / valving. The waterline alignment will cross wetlands, Plum Creek, Union Pacific Railroad (UPRR), Burlington Northern Sante Fe Railroad (BNSF), and US Highway 85 until connecting to the Range Development onsite waterline infrastructure. Installation methods for these crossings are discussed further in this Narrative. All onsite waterline infrastructure will be designed by others and is not included in this application.

The sanitary sewer line will be connected to the Range Development onsite sewer infrastructure at the western boundary of the property and will terminate at a future DWSD lift station (not part of this Agreement) on the west side of the existing Louviers Water and Sanitation District (LWSD) Wastewater Treatment Lagoon and pump station. All onsite sanitary sewer infrastructure will be designed by others and is not included in this application. This alignment will cross wetlands, Plum Creek, Union Pacific Railroad (UPRR), Burlington Northern Sante Fe Railroad (BNSF), and US Highway 85. Installation methods for these crossings will be discussed further in this Narrative.

The waterline and sanitary sewer will be ultimately owned and operated by DWSD. Future engineering design submittals will be coordinated with DWSD and comments will be addressed through 60%, 90%, and 100% design submittals. The anticipated construction timeline is Winter 2027 through Spring 2028. This schedule is dependent on the various required permits, as identified in the sections below.

Location and Extent Report

Construction Activities Methods

This project includes a mix of open cut and trenchless installation methods. Attachment #1 shows a map of the different methods, floodplain boundary, critical habitat boundary, Waters of the United States wetlands and water surface for Indian and Plum Creek, and the crossing railroads and highway.

In order to limit waterline temporary construction impacts to critical habitat, floodplain, and mapped Waters of the United States, a 1,547 LF horizontal directional drill (HDD) trenchless installation is proposed which includes the crossing of Indian Creek and Plum Creek. The crossings of the UPRR, BNSF, and US Highway 85 right-of-way will be completed via trenchless methods as well; currently, jack and bore installations are anticipated for these crossings. The remainder of the waterline construction will be through open cut methods, including in portions of floodplain as discussed during a meeting between Douglas County and Kimley-Horn on November 14, 2025. A meeting was conducted on November 7, 2025 between Douglas County, Kimley-Horn, and Ventana Capital to discuss the waterline alignment, installation methods, and traffic control requirements. The alignment presented in this application adheres to this discussion.

The sanitary sewer will be installed via open cut methods with the exception of the Plum Creek, UPRR, BNSF, and US Highway 85 crossings. The crossing of the Plum Creek ordinary high water surface will be completed via jack and bore per discussion with Douglas County on November 14, 2025. During this meeting, it was discussed that the remainder of the alignment within floodplain will be installed via open cut. The crossings of UPRR, BNSF, and US Highway 85 are assumed to be accomplished using jack and bore installation method.

Easements and Permitting

This project will require temporary construction easements and permanent easements with property owners. Easement acquisition is currently being coordinated with the following property owners for the following parcels:

Sanitary Sewer Improvements Easements:

- Parcel Owner: Susan Poet LLC
Parcel Number: 23530310002 (permanent and temporary)
- Parcel Owner: Jennustin LLC
Parcel Number: 222934304011 (permanent and temporary)
- Parcel Owner: Ready Mixed Concrete Company
Parcel Number: 235303200004 (permanent and temporary)
Parcel Number: 222934000027 (permanent and temporary)
- Parcel Owner: Douglas County Board of Commissioners
Subject to conservation easement #2009049942 with Douglas Land Conservancy
Parcel Number: 222933400002 (permanent and temporary)
Parcel Number: 222933200001 (permanent and temporary)
- Parcel Owner: Louviers Water & Sanitation District
Parcel Number: 222933400006 (permanent and temporary)

Waterline Improvements Easements:

- Parcel Owner: 7449 Peterson LLC
Parcel Number: 235303000017 (permanent and temporary)

This project will also require permits with several agencies, these agencies are listed below:

- United States Army Corps of Engineer (USACE) Nationwide Permit 58 for wetlands and river crossings
- U.S. Fish and Wildlife Service (USFWS) for critical habitat crossings, including Preble's Meadow Jumping Mouse
- Colorado Parks and Wildlife coordination
- Douglas County Floodplain Development Permit
- Douglas County Location and Extent
- Douglas County Engineering Review
- Douglas County Grading, Drainage and Erosion Control (GESC/DESC)
- BNSF Railway for utility crossings
- UPRR Railroad for utility crossings
- CDOT Utility & Special Use permit
- Colorado Office of Archaeology and Historic Preservation

Traffic Impact

This project is not intended to increase traffic loads or change traffic patterns after construction.

During construction, there will be increased traffic to the site due to construction related vehicles. Waterline open cut and trenchless installation within Airport Road will require single lane closures. The design intent is that only one lane will be required to be closed at a time for construction. Approximately 2,693 LF of the full 10,525 LF alignment will require single lane closures in Airport Road. When construction is occurring within Airport Road, both lanes of Main Street will remain open to provide access to Louviers from multiple directions. Per discussion with Douglas County on November 7, 2025, night work will be required for construction within Airport Drive right-of-way from Lavaun Drive east to the US Highway 85 interchange. Project specifications will document the requirements for night work and traffic control plans will be provided with future submittals. The portion of the waterline alignment proposed to be constructed at night is labeled on the plan sheet in Attachment #1.

Sanitary sewer construction within Main Street will require single lane closures. The design intent is that only one lane will be required to be closed at a time for construction. Approximately 2,395 LF of the full 9,277 LF alignment will require single lane closures in Main Street. When construction is occurring within Main Street, both lanes of Airport Road will remain open to provide access to Louviers from multiple directions.

Community Impact

The purpose of this project is to provide potable water and sanitary sewer service for the residents of the Range Development east of Louviers, CO and east of US Highway 85. All water and sanitary sewer

infrastructure will be placed below grade after installation with the exception of minor waterline appurtenances and at-grade manhole covers.

Water Quality and Drainage Impacts




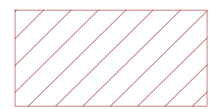





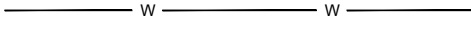
There are no proposed permanent grade changes as part of this project. Temporary construction impacts will be brought back to pre-construction grade and condition as required by Douglas County. The proposed water and sanitary sewer improvements cross existing storm drains and culverts which will be protected in place or replaced if impacted by construction activities. During construction, BMPs (best management practices) will be utilized for the protection of the surrounding areas. There are no proposed permanent surface impacts so no water quality infrastructure or detention ponds are proposed as part of this project.

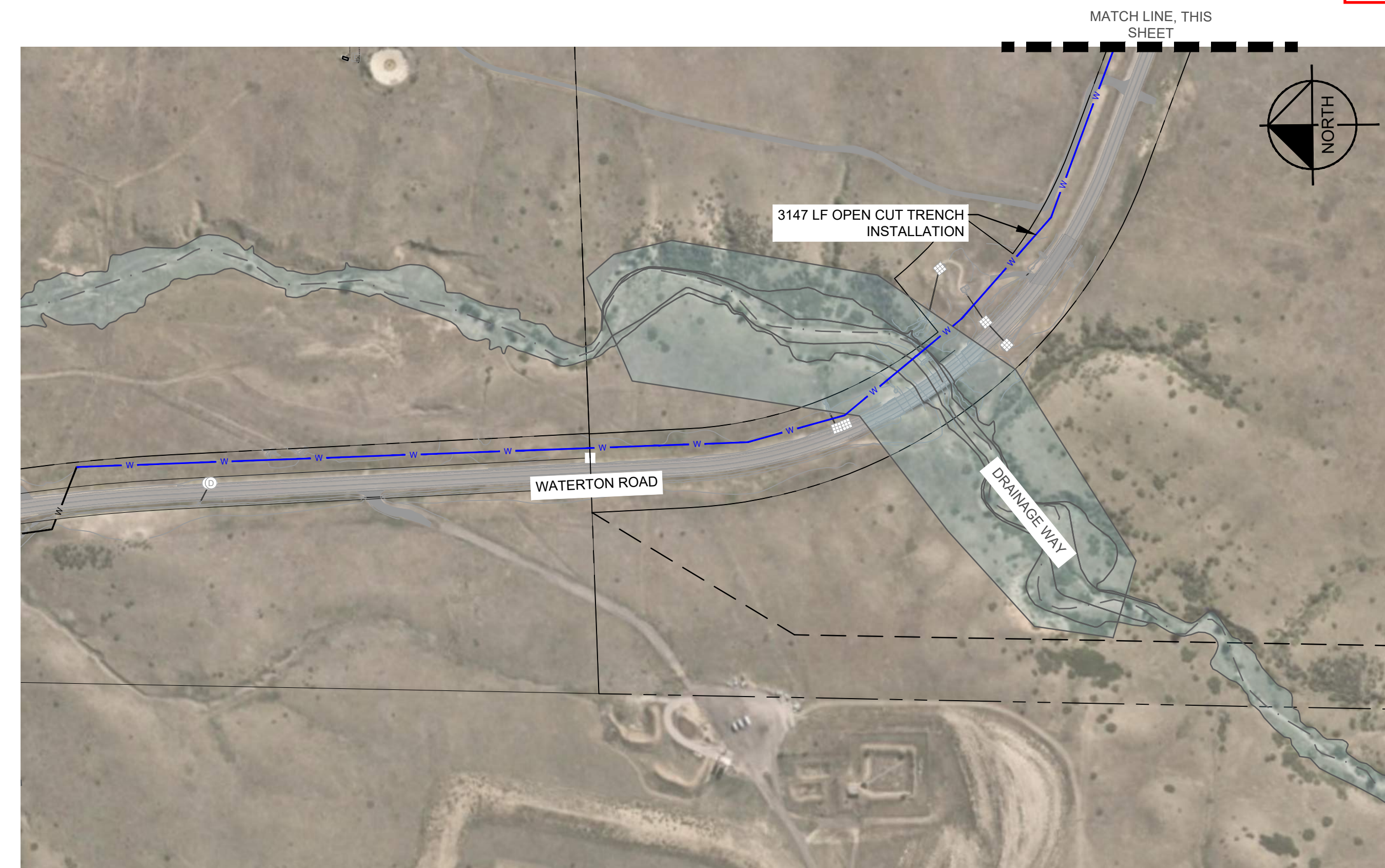
Compliance With Masterplan

This project complies with the 2040 Douglas County Comprehensive Master Plan. Within the policies outlined for the Louviers rural community in the master plan, Objective 4-2F encourages addressing water and sewer service needs in the US Highway 85 Corridor, and Policy 4-2F.1 encourages buildout of General Industrial zoned, vacant parcels, and the redevelopment of underutilized, existing General Industrial-zoned parcels upon provision of centralized water and sewer services along the US Highway 85 corridor. This project directly supports these policies and objectives, as the proposed water and sewer service will be utilized to serve development of a vacant parcel near the US Highway 85 Corridor and encourages buildout by installing water and sewer infrastructure in the area.

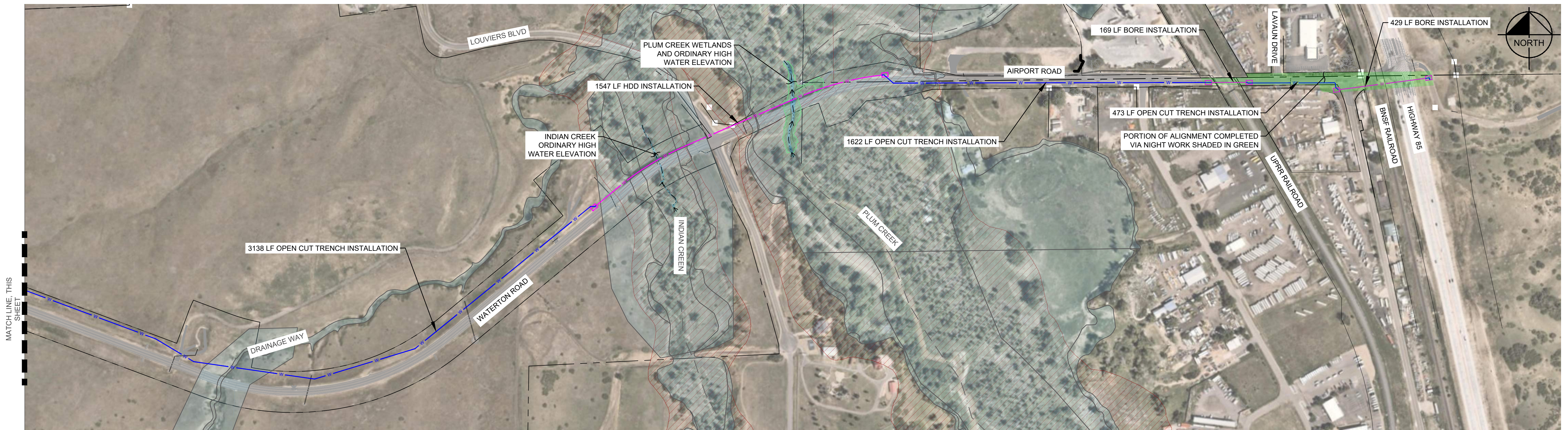
Activities involved in the construction of this project will not violate the endangered species act protecting the Preble's Meadow Jumping Mouse; required permitting through USFWS will be completed. Improvements crossing Plum Creek will be constructed via trenchless methods. Improvements through the floodplain will be restored to Douglas County requirements, no permanent manipulation of grade is proposed within the floodplain, and will be permitted through relevant agencies such as Douglas County and USACE.

LEGEND

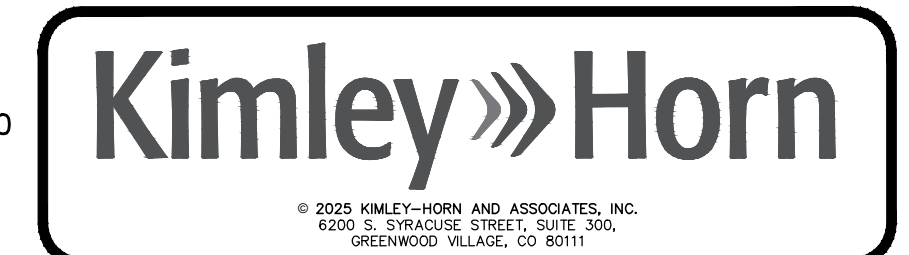
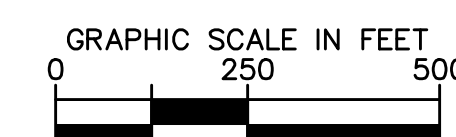
-  OPEN CUT INSTALLATION
-  HDD INSTALLATION
-  JACK AND BORE INSTALLATION
-  CRITICAL HABITAT
-  FLOODPLAIN
-  STREAM CENTERLINE
-  RIGHT-OF-WAY
-  PROPERTY LIMITS
-  FUTURE WATERLINE (BY OTHERS)
-  EXISTING FENCE



INSTALLATION METHOD TABLE	
OPEN CUT LENGTH (LF)	8,380
HDD LENGTH (LF)	1,547
JACK AND BORE LENGTH (LF)	598
TOTAL WATERLINE LENGTH (LF)	10,525

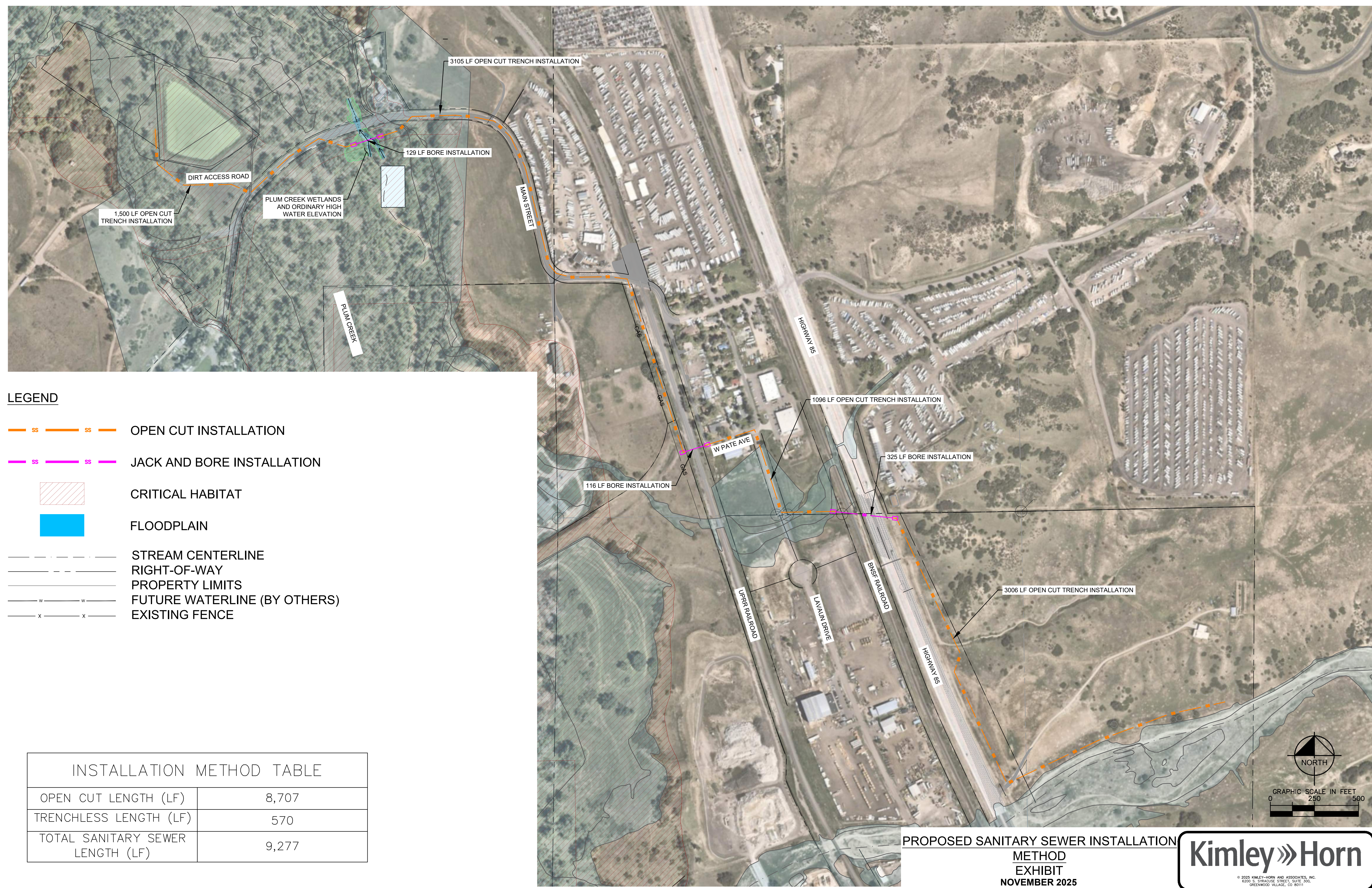


PROPOSED WATER ALIGNMENT INSTALLATION METHODS
EXHIBIT
NOVEMBER 2025



K:\SEV_WaterResources\196510002_Range_Metro_District_Offsite_Uilities_Project\10-28_Water & Sewer_Installation_Methods\Exhibit\196510002_Range_Metro_District_Offsite_Uilities_Project\10-28_Water & Sewer_Installation_Methods\Exhibit\196510002_CAD\196510002_CAD.dwg - 11/11/2025 10:28 AM - Mimi Williams
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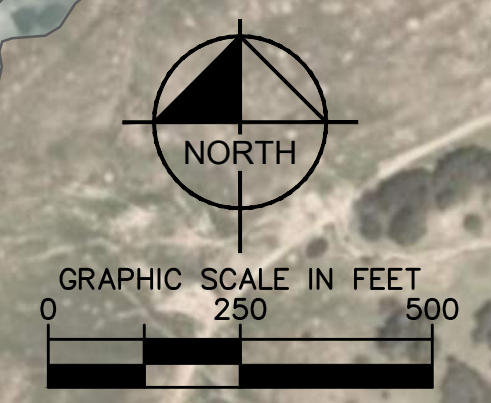
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LEGEND

- SS — SS — OPEN CUT INSTALLATION
- SS — SS — JACK AND BORE INSTALLATION
- CRITICAL HABITAT
- FLOODPLAIN
- STREAM CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LIMITS
- FUTURE WATERLINE (BY OTHERS)
- EXISTING FENCE

INSTALLATION METHOD TABLE	
OPEN CUT LENGTH (LF)	8,707
TRENCHLESS LENGTH (LF)	570
TOTAL SANITARY SEWER LENGTH (LF)	9,277



PROPOSED SANITARY SEWER INSTALLATION
 METHOD
 EXHIBIT
 NOVEMBER 2025



Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

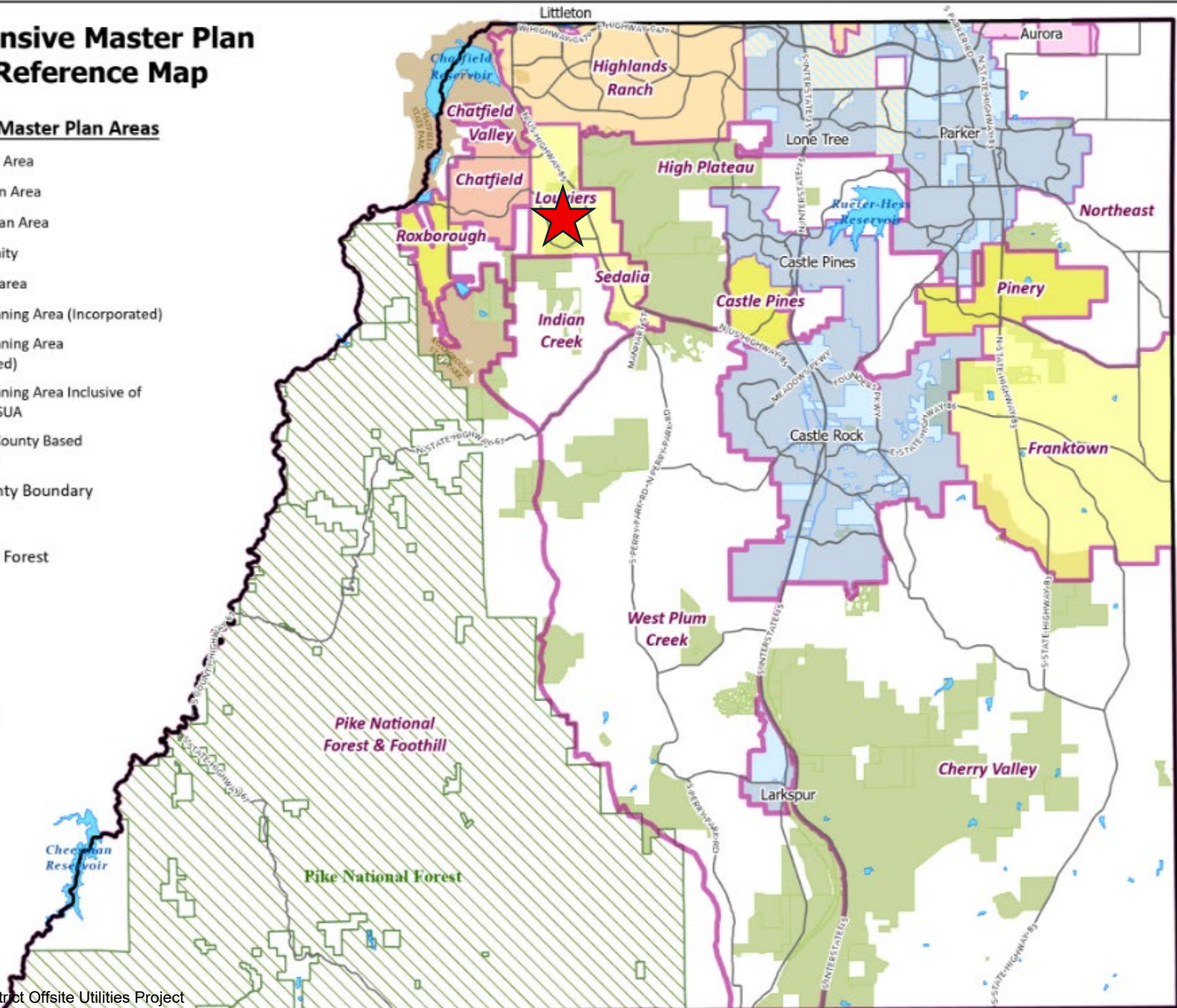
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

- Major Roads



Range Metro District Offsite Utilities Project - LE2025-024

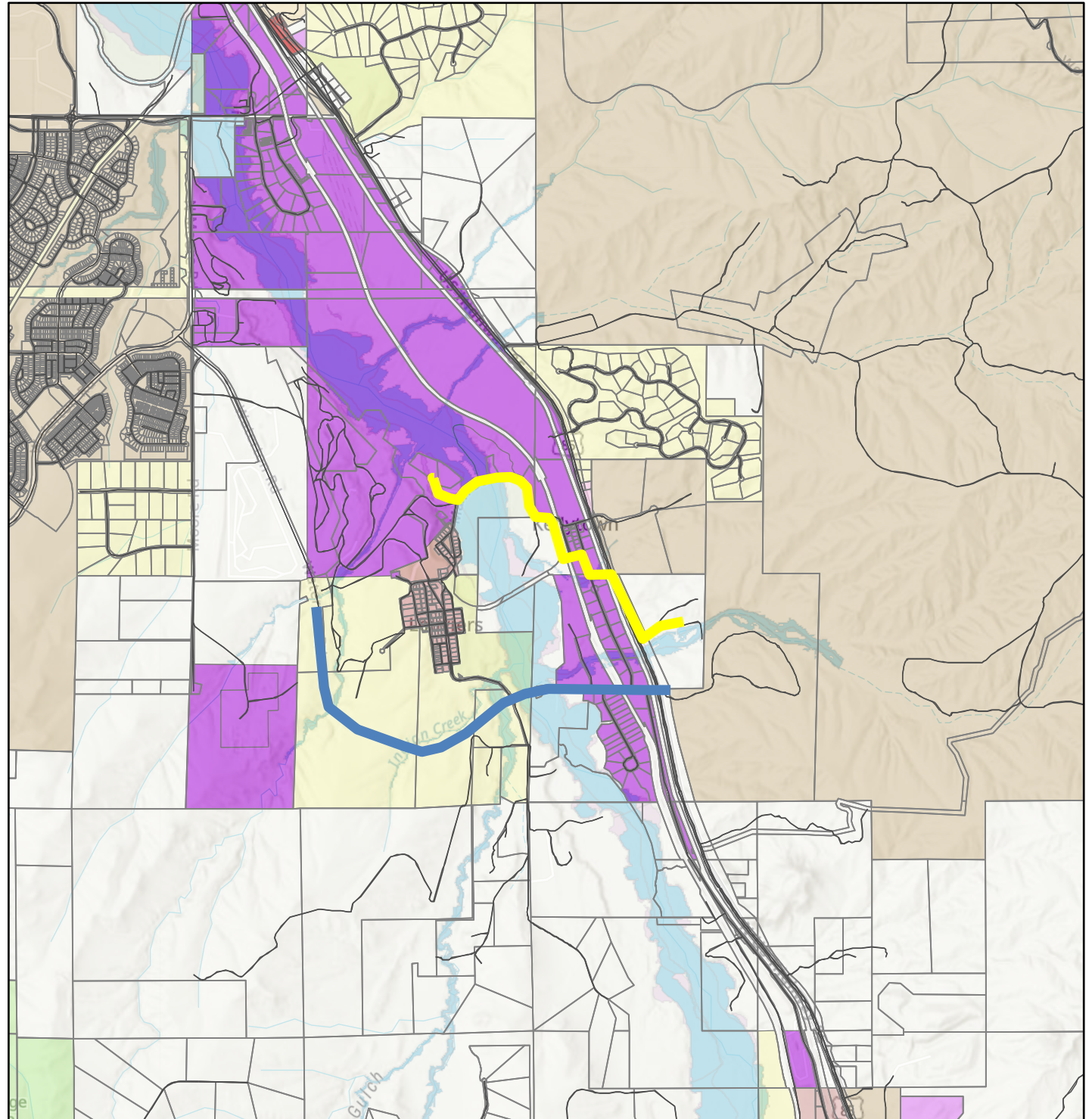
Zoning Map



LEGEND

- Roads
 - Major Roads
 - Parcels - PARCELS
- ZONE DISTRICT**
- | | |
|-------------------------------|-------------------------------|
| A1 - AGRICULTURAL ONE | A1 - AGRICULTURAL ONE |
| LRR - LARGE RURAL RESIDENTIAL | LRR - LARGE RURAL RESIDENTIAL |
| RR - RURAL RESIDENTIAL | RR - RURAL RESIDENTIAL |
| SR - SUBURBAN RESIDENTIAL | SR - SUBURBAN RESIDENTIAL |
| B - BUSINESS | B - BUSINESS |
| C - COMMERCIAL | C - COMMERCIAL |
| LI - LIGHT INDUSTRIAL | LI - LIGHT INDUSTRIAL |
| GI - GENERAL INDUSTRIAL | GI - GENERAL INDUSTRIAL |
| MI - SEDALIA MIXED INDUSTRIAL | MI - SEDALIA MIXED INDUSTRIAL |
| PD - PLANNED DEVELOPMENT | PD - PLANNED DEVELOPMENT |
| OS - OPEN SPACE CONSERVATION | OS - OPEN SPACE CONSERVATION |
- 1% annual chance of flood (100 year flood).
 - 0.2% annual chance of flood (500 year flood).
 - World_Hillshade

- = Water Line
- = Sanitary Sewer Line











Range Metro District Offsite Utilities Project - LE2025-024

Aerial Map



LEGEND

-  Roads
-  Major Roads
-  Parcels - PARCELS
-  1% annual chance of flood (100 year flood).
-  0.2% annual chance of flood (500 year flood).
-  World_Hillshade
-  = Water Line
-  = Sanitary Sewer Line



Initial Referral Agency Response Report

Project Name: Range Metro District Offsite Utilities Project

Project File #: LE2025-024

Date Sent: 11/24/2025

Date Due: 12/08/2025

Agency	Rec'd	Agency Response	Response Resolution
AT&T Long Distance-ROW	11/25/2025	Received: Verbatim: This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near Range Metropolitan District Offsite Utilities, Sedalia, Co 80135 (Project LE2025-024). The Earth map shows the project area in red and the buried AT&T Long Line/Core Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.	No Response Required.
Addressing Analyst	11/24/2025	Received. Verbatim: The proposed address for this facility is 7522 N US HIGHWAY 85. 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.	No Response Required.
Building Services	11/24/2025	No Comment.	No Response Required.
CenturyLink			
Chatfield Community Association			
Cherokee Ridge Estates HOA			
Colorado Department of Public Health and Environment (CDPHE)			
Colorado Department of Transportation -Region 1	12/01/2025	Received. Verbatim: I have reviewed the referral for Range Metro District Off Site Utilities Project, Project Number LE2025-024 and have the following comment. -Working from or within CDOT ROW will require a utility/special use	

Initial Referral Agency Response Report

Project Name: Range Metro District Offsite Utilities Project

Project File #: LE2025-024

Date Sent: 11/24/2025

Date Due: 12/08/2025

		permit. This includes, but is not limited to survey, landscaping, signal or utility work.	
Colorado Division of Water Resources	11/26/25	Received. Following is a summary of comments received from the Division of Water Resources (DWR). For details please review their response letter dated November 26, 2025. - Our office has no objections to the proposed offsite potable water and sanitary sewer lines installation for the Range development, since no changes to the water supply plan for Range subdivision were identified in this referral. We have previously provided comments to Range subdivision in a letter dated 12/31/2024 (attached).	No Response Required.
Colorado Parks and Wildlife			
Comcast			
Douglas County Conservation District			
CORE Electric Cooperative			
Dominion Water and Sanitation District			
Douglas County Health Department			
Engineering Services			
Louviere Conservation Partnership			
Louviere Water and Sanitation District			
Mile High Flood District			
Office of Emergency Management	11/24/2025	No Comment	No Response Required.
Plum Valley Heights HOA			
Sheriff's Office			
Sheriff's Office E911			
South Metro Fire Rescue			
Sterling Ranch Community Authority Board			

Initial Referral Agency Response Report

Project Name: Range Metro District Offsite Utilities Project

Project File #: LE2025-024

Date Sent: 11/24/2025

Date Due: 12/08/2025

U.S. Army Corps of Engineers			
U.S. Fish and Wildlife Service			
Wildfire Mitigation	12/01/2025	Received. Verbatim: Douglas County Wildfire Mitigation has reviewed the submitted materials. No additional comment at this time.	No Response Required.
Xcel Energy			

From: [James Peabody](#)
To: [Michael Pesicka](#); [LENNY.V.](#); [Lana S.](#); [duanew.cwc64.com](#); [jt.cwc64.com](#)
Subject: Re: Douglas County eReferral (Project Number LE2025-024) Is Ready For Review
Date: Tuesday, November 25, 2025 1:19:41 PM

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

Mike,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near **Range Metropolitan District Offsite Utilities, Sedalia, Co 80135 (Project LE2025-024)**. The Earth map shows the project area in red and the buried AT&T Long Line/Core Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.

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

***** Map disclaimer: The attached google earth maps are intended to show approximate locations of the buried AT&T Long Line/Core Fiber Optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited. *****

Thank you,

[James Peabody](#)
Clearwater Consulting Group, Inc.
120 9th Ave. South, Suite #140
Nampa, ID 83651
C: (951) 201-1279
E: jamesp@cw64.com

***** This message and any attachments are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender immediately and delete the message from your system. *****

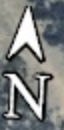
From: James Peabody <jamesp@cw64.com>
Sent: Tuesday, November 25, 2025 1:18 PM
To: mpesicka@douglas.co.us <mpesicka@douglas.co.us>
Subject: Re: Douglas County eReferral (Project Number LE2025-024) Is Ready For Review

Mike,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near **Range Metropolitan District Offsite Utilities, Sedalia, Co 80135 (Project LE2025-024)**. The Earth map shows the project area in red and the buried AT&T Long Line/Core Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.

AT&T LONG LINE/CORE FIBER OPTICS

RANGE METRO



From: [Varner - CDOT, Jessica](#)
To: [Michael Pesicka](#)
Cc: [Steven Loeffler - CDOT](#); [Joseph Tripple - CDOT](#)
Subject: Range Metro District Offsite Utilities Project, Project Number LE2025-024
Date: Monday, December 1, 2025 2:13:54 PM

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

Hi Mike,

I have reviewed the referral for Range Metro District Off Site Utilities Project, Project Number LE2025-024 and have the following comment.

- Working from or within CDOT ROW will require a utility/special use permit. This includes, but is not limited to survey, landscaping, signal or utility work. Application is made online at the following link:

[https://socgov.my.site.com/portal/s/login/?
ec=302&startURL=%2Fportal%2Fs%2F](https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F)

Thank you for the opportunity to review this referral.

Thank you,

Jessica Varner
Permits Unit- Region 1



P 720.541.0441 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
Jessica.varner@state.co.us | www.codot.gov | www.cotrip.org

From: [Comaniciu - DNR, Ioana](#)
To: [Michael Pesicka](#)
Subject: Re: Douglas County eReferral (Project Number LE2025-024) Is Ready For Review
Date: Wednesday, November 26, 2025 3:26:53 PM
Attachments: [Range Sub.pdf](#)

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

Good Afternoon,

We have reviewed the proposed Location and Extent (L&E) for the installation of offsite potable water and sanitary sewer lines for the Range residential development. This referral does not appear to qualify as a "subdivision" as defined in Section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

Our office has no objections to the proposed offsite potable water and sanitary sewer lines installation for the Range development, since no changes to the water supply plan for Range subdivision were identified in this referral. We have previously provided comments to Range subdivision in a letter dated 12/31/2024 (attached).

Please contact me at this office if you have any questions.

Best regards,

Ioana Comaniciu, P. E.

Water Resource Engineer

P 303-866-3581 x 8246

1313 Sherman St., Suite 821 Denver CO 80203

ioana.comaniciu@state.co.us | <https://dwr.colorado.gov>

On Mon, Nov 24, 2025 at 9:09 AM <mpesicka@douglas.co.us> wrote:

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

https://urldefense.com/v3/https://apps.douglas.co.us/planning/projects/Login.aspx_!!PUG2raq7KiCZwBk!fUfHtaKT6fTBq9DNDaVfyldiukdq3bdM_TcDhLq2dl928c8UOaRvV1_hF7_GE3mhGKjph-PlgiskfnU7TFwiYY5

Project number LE2025-024, Range Metro District Offsite Utilities Project. The Range Metro District proposes a Location and Extent (L&E) for the installation of offsite potable water and sanitary sewer lines for the Range residential development located at 7440 N. US Highway 85

This referral will close on Monday, December 8, 2025

If you have any questions, please contact me.

Sincerely,

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



December 31, 2024

Mike Pesicka, Principal Planner
Douglas County Planning Department
Transmitted via email: mpesicka@douglas.co.us

Kristofer Carlstedt, P.E.
Rick Engineering
Transmitted via email: kcarlstedt@rickengineering.com

Re: Range Preliminary Plan

Project No. SB2024-048

Part of the SE $\frac{1}{4}$ of Sec. 34, Twp. 6 South, Rng. 68 West, 6th P.M.

Part of the W $\frac{1}{2}$ of Sec. 2 and E $\frac{1}{2}$ of Sec. 3, Twp. 7 South, Rng. 68 West, 6th P.M.

Water Division 1, Water District 8

DWR Assigned Referral No. 27563 - 4th Letter

Dear Mike Pesicka and Kristofer Carlstedt:

We have reviewed the December 30, 2024 re-referral for the Range Preliminary Plan, which proposes to subdivide approximately 399 acres into 550 single-family lots, 38.81 acres of rights-of-way, and 242.88 acres of open space. The proposed water supply is service provided by the Dominion Water and Sanitation District.

This letter supersedes our September 30, 2024 comments on the water supply for this development (related Project No. ZR2020-023).

Water Demand

According to the letter dated December 26, 2024 (“Will Serve Letter”) from the Dominion Water & Sanitation District (“Dominion”), Dominion will provide up to 137.5 acre-feet/year



based on 0.25 acre-feet per single-family equivalent (SFE)¹ for residential use including residential irrigation. An additional 60.1 acre-feet/year will be provided through a separate irrigation tap for irrigated areas. Therefore, the total water demand is 197.6 acre-feet/year.

Water Supply

The proposed water supply is service provided by Dominion and is supported by the December 26, 2024 Will Serve Letter. The Will Serve Letter acknowledges Dominion's intent and ability to provide wholesale water and wastewater services to the development.

According to the December 24, 2024 Water Supply Report ("Report"), Dominion's firm supplies total 2,457 acre-feet/year, which include 480 acre-feet/year from two intergovernmental agreements ("IGA") with the City of Aurora ("Aurora"), 700 acre-feet/year from a Firming Service Commitment Intergovernmental Agreement (FSC IGA) with the Town of Castle Rock ("Castle Rock"), and 1,381 acre-feet/year of Cherokee Ranch water, summarized in Table 1 and below:

1. The Aurora First IGA water consists of Aurora's water rights located in Park County to be fully consumable and delivered to Dominion on a permanent basis under the IGA.
2. The Aurora Second IGA water consists of Aurora's Hock Hocking Mine Portal (case no. W-1318), Randall and Nicholas Ditch (CA0341), and Red Hill (CA0341) water to be fully consumable and delivered to Dominion on a permanent basis under the IGA.
3. The Castle Rock FSC IGA water consists of fully consumable water delivered by Castle Rock to Dominion over a 10-year block under the IGA, firming up by Dominion's WISE project water and nontributary Arapahoe water decreed in case no. 98CW219.
4. The Cherokee Ranch water is Denver Basin aquifer water purchased by Dominion from Castle Rock from the Cherokee Ranch decree case no. 98CW219 and modified in 03CW117. Note that a total of 449 acre-feet of 97CW74 groundwater will be conveyed

¹ The standard 0.25 acre-feet/year/SFE rate has been adopted for certain areas within Dominion's service area, which includes The Range.

to Dominion for use in its conjunctive system. An augmentation plan is required prior to the withdrawal of the not-nontributary Denver aquifer water decreed in case no. 97CW74. Table 1 does not include the 97CW74 water.)

According to the Report, Dominion has committed to serve Sterling Ranch Filing Nos. 1-7 with a total demand of 1,596.1 acre-feet/year at the residences and 1,699.8 acre-feet/year at the wastewater treatment plant (including an average system loss of 6.1%). Therefore, after committing to serve The Range, 559.6 acre-feet/year or approximately 23% of Dominion’s firm supply remains uncommitted.

Table 1 - Dominion’s Current Total Water Supply

Source	Water Supply (acre-feet/year)	Firm Supply* (acre-feet/year)
Aurora First IGA	230	230
Aurora Second IGA	250	250
Castle Rock FSC IGA	700	665
Hock Hocking	62.5	0.0
South Platte Junior Water Rights	743.8	0.0
WISE Water	625	0.0
Cherokee Ranch Water**	1,381	1,312
Total	3,992.3	2,457
Development	Commitment (acre-feet/year)	Firm Supply Remaining (acre-feet/year)
Sterling Ranch	1,699.8	757.2
The Range	197.6	559.6

*After assessing conveyance losses and excluding Hock Hocking and SP Junior Water Rights (infrastructure not yet developed) and WISE water.

**Does not include 97CW74 water at this time.

Our records indicate that well permit nos. 271201, 271162, 271163, and 271164 are located on the subject property. These wells are constructed in the not-nontributary Denver aquifer. Section 37-92-602(3)(b)(III), Colorado Revised Statutes (C.R.S.) requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. Therefore, the wells must either be re-permitted pursuant to a court-approved augmentation plan or be plugged and abandoned in accordance with the Water Well Construction Rules prior to subdivision approval. According to information submitted

previously, the wells will be plugged and abandoned prior to subdivision approval. A Well Abandonment Report must be submitted to this office prior to the subdivision approval to ensure the wells operating under permit nos. 271201, 271162, 271163, and 271164 were properly plugged and abandoned.

State Engineer's Opinion

Based upon the above and pursuant to subsections 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights so long as well nos. 271201, 271162, 271163, and 271164 are properly plugged and abandoned prior to subdivision approval.

Our opinion that the water supply is adequate is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be provided without causing injury is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced water rights, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100-year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years used for allocation due to

anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Additional Comments

The application materials indicate that stormwater detention structures may be a part of this project. The Applicant should be aware that unless the structures can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The Applicant should review DWR’s Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The Applicant is encouraged to use the Colorado Stormwater Detention and Infiltration Facility Notification Portal to meet the notification requirements.

Additionally, should any stream restoration activities occur as part of this project, the Applicant should be aware that activities which expose groundwater, detain surface flows, or divert or consume groundwater or surface water, may be subject to an order by from DWR unless such activities are in connection with a stream restoration project in accordance with Senate Bill 23-270 codified in section 37-92-602(9), C.R.S. For the complete definition of minor stream restoration activities, refer to section 37-92-602(9)(b)(I), C.R.S. More information regarding DWR’s authority regarding these types of projects is available on our Pond Management & Restoration Projects webpage. The Applicant should communicate stream restoration project activities with Division 1 Office and Water Commissioner, Paolo Clavijo (Paolo.Clavijo@state.co.us).

Please contact Wenli.Dickinson@state.co.us or (303) 866-3581 x8206 with any questions.

Sincerely,





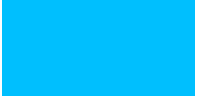

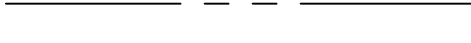

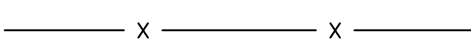



Ioana Comaniciu, P.E.

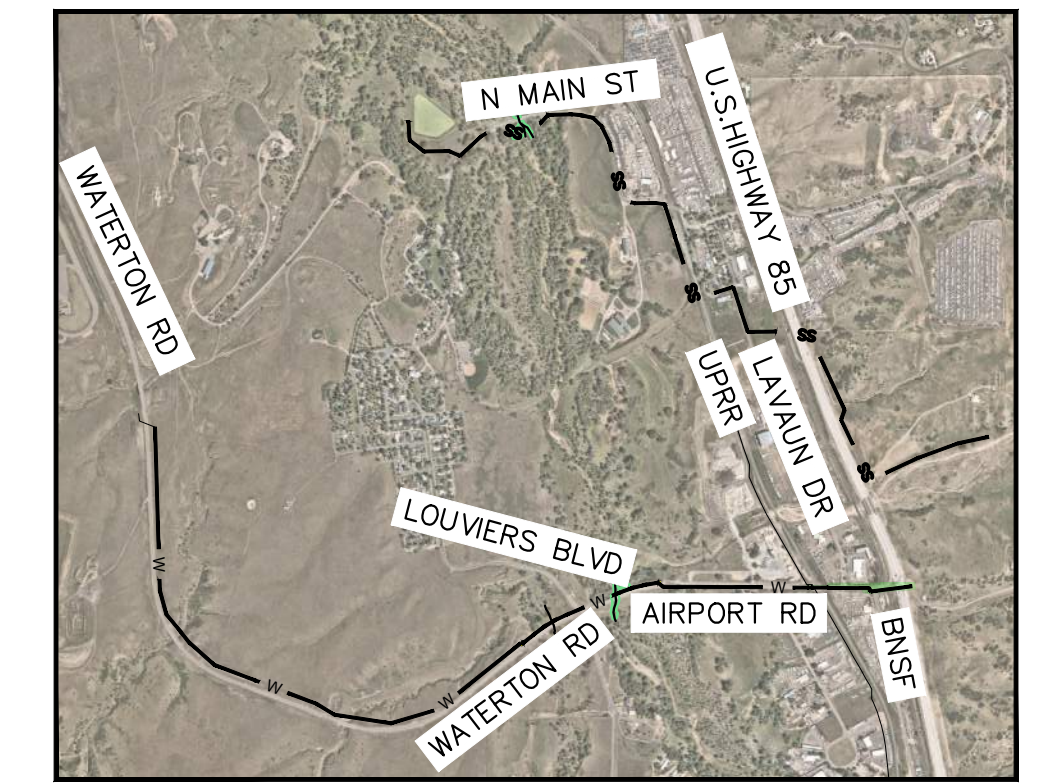
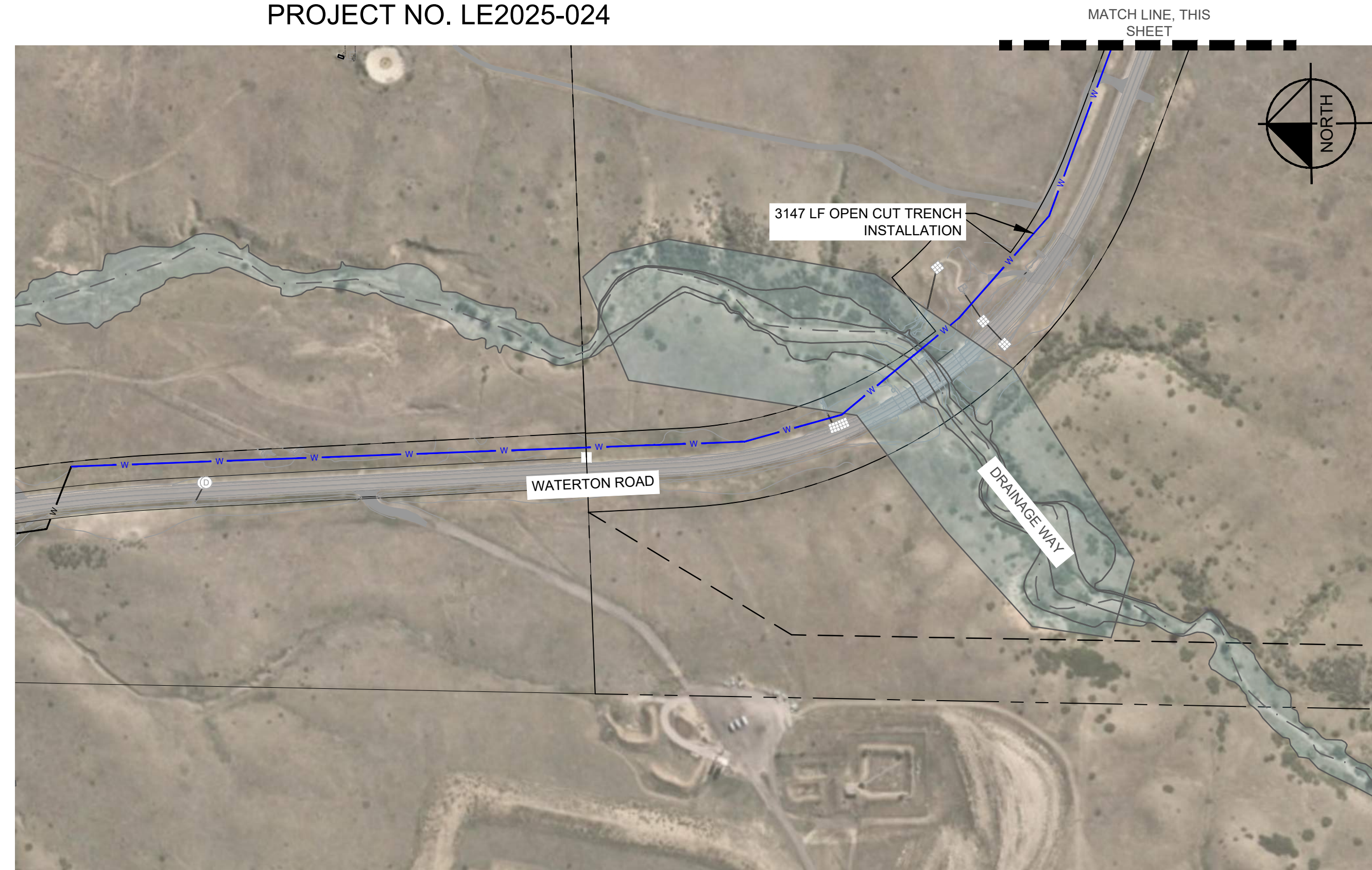
Water Resource Engineer

Ec: Files for well permit nos. 271201, 271162, 271163, 271164, and 64618-F
Dominion file

LEGEND

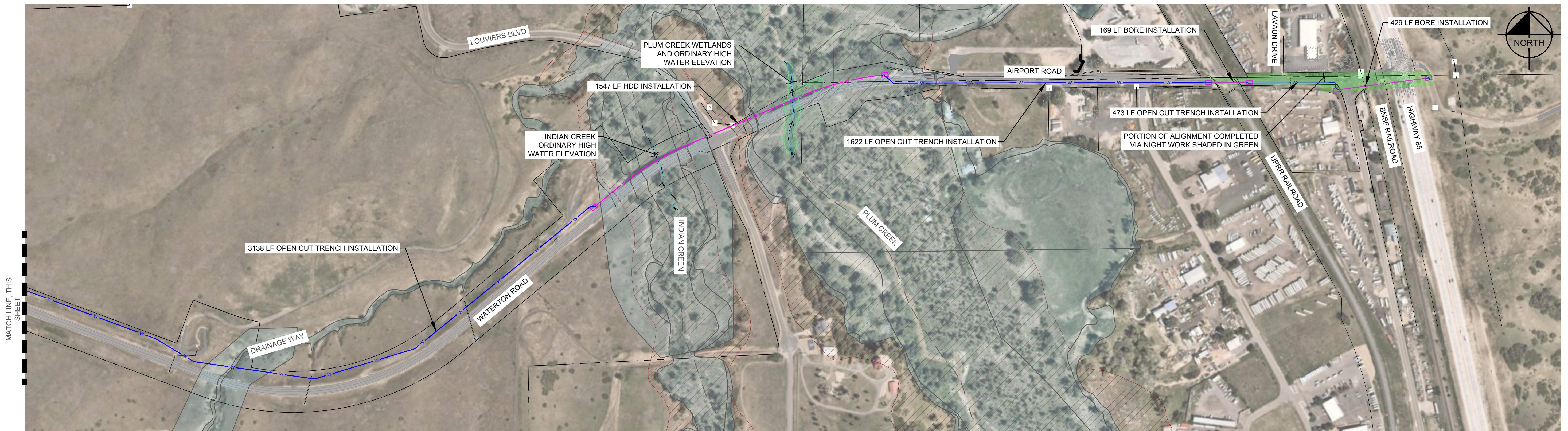
-  OPEN CUT INSTALLATION
-  HDD INSTALLATION
-  JACK AND BORE INSTALLATION
-  CRITICAL HABITAT
-  FLOODPLAIN
-  STREAM CENTERLINE
-  RIGHT-OF-WAY
-  PROPERTY LIMITS
-  FUTURE WATERLINE (BY OTHERS)
-  EXISTING FENCE

LOCATION AND EXTENT PLANS
RANGE METRO DISTRICT OFFSITE UTILITIES PROJECT
PROJECT NO. LE2025-024

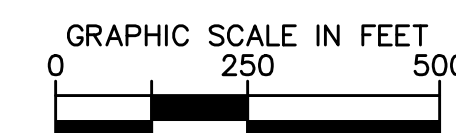


KEY MAP
 SCALE: 1" = 2000'

INSTALLATION METHOD TABLE	
OPEN CUT LENGTH (LF)	8,380
HDD LENGTH (LF)	1,547
JACK AND BORE LENGTH (LF)	598
TOTAL WATERLINE LENGTH (LF)	10,525



PROPOSED WATER ALIGNMENT INSTALLATION METHODS
EXHIBIT
NOVEMBER 2025

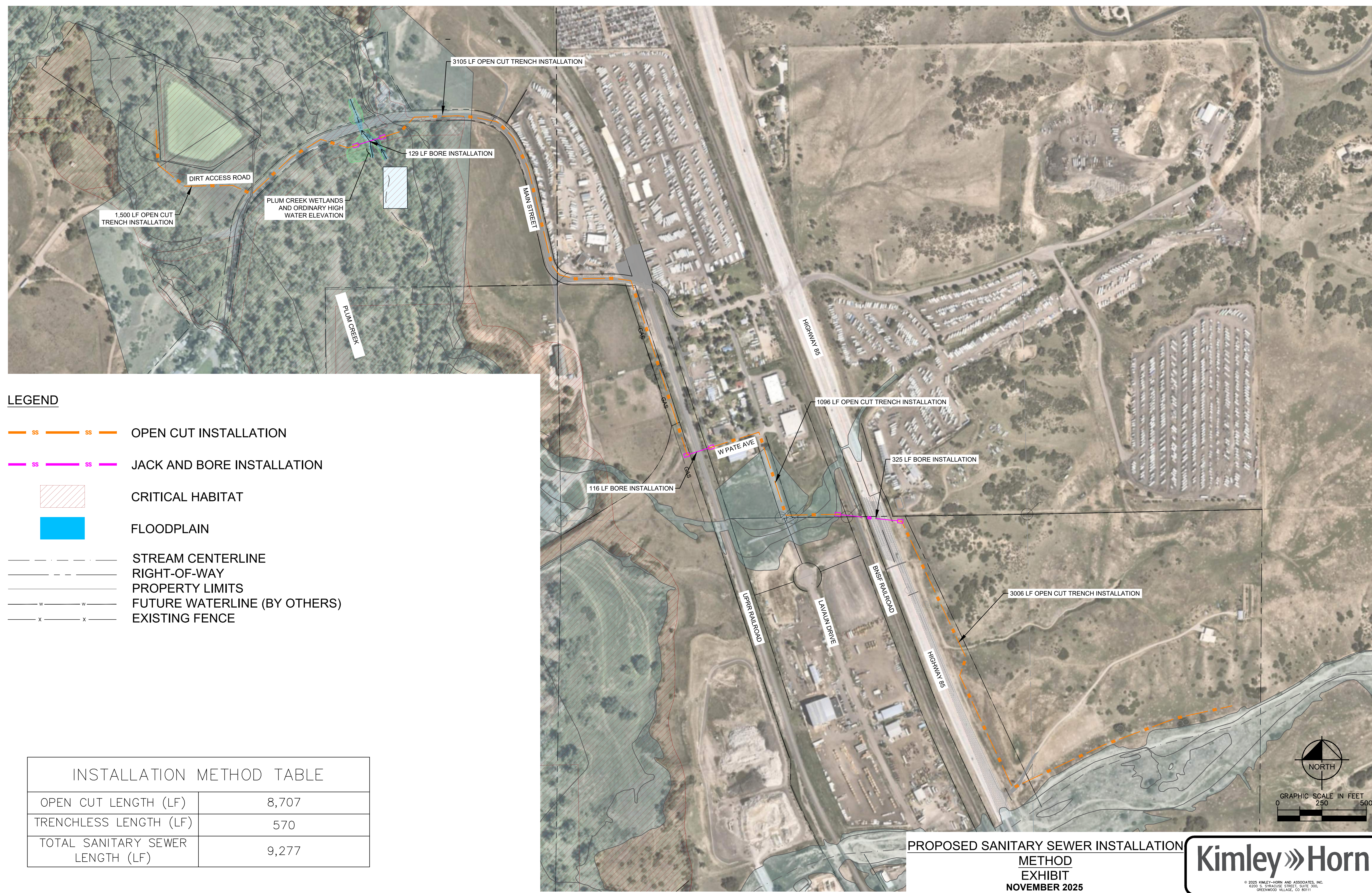


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 6200 S. SHAGBUSH STREET, SUITE 300,
 GREENWOOD VILLAGE, CO 80111

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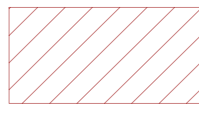





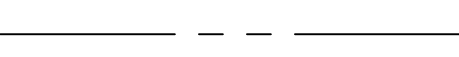









- OPEN CUT INSTALLATION
- JACK AND BORE INSTALLATION
- CRITICAL HABITAT
- FLOODPLAIN
- STREAM CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LIMITS
- FUTURE WATERLINE (BY OTHERS)
- EXISTING FENCE

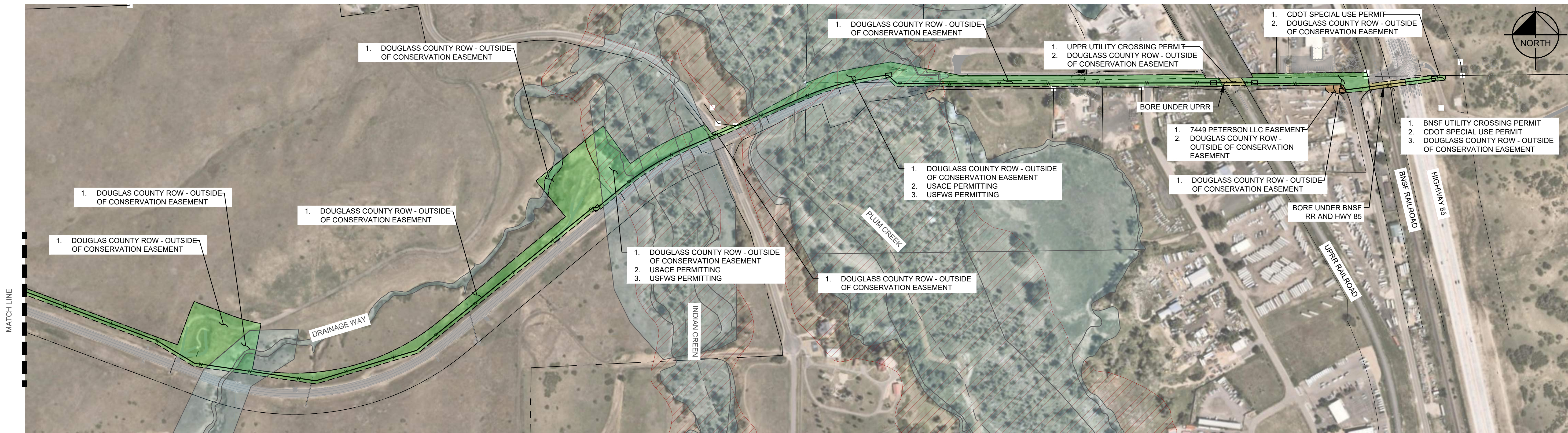
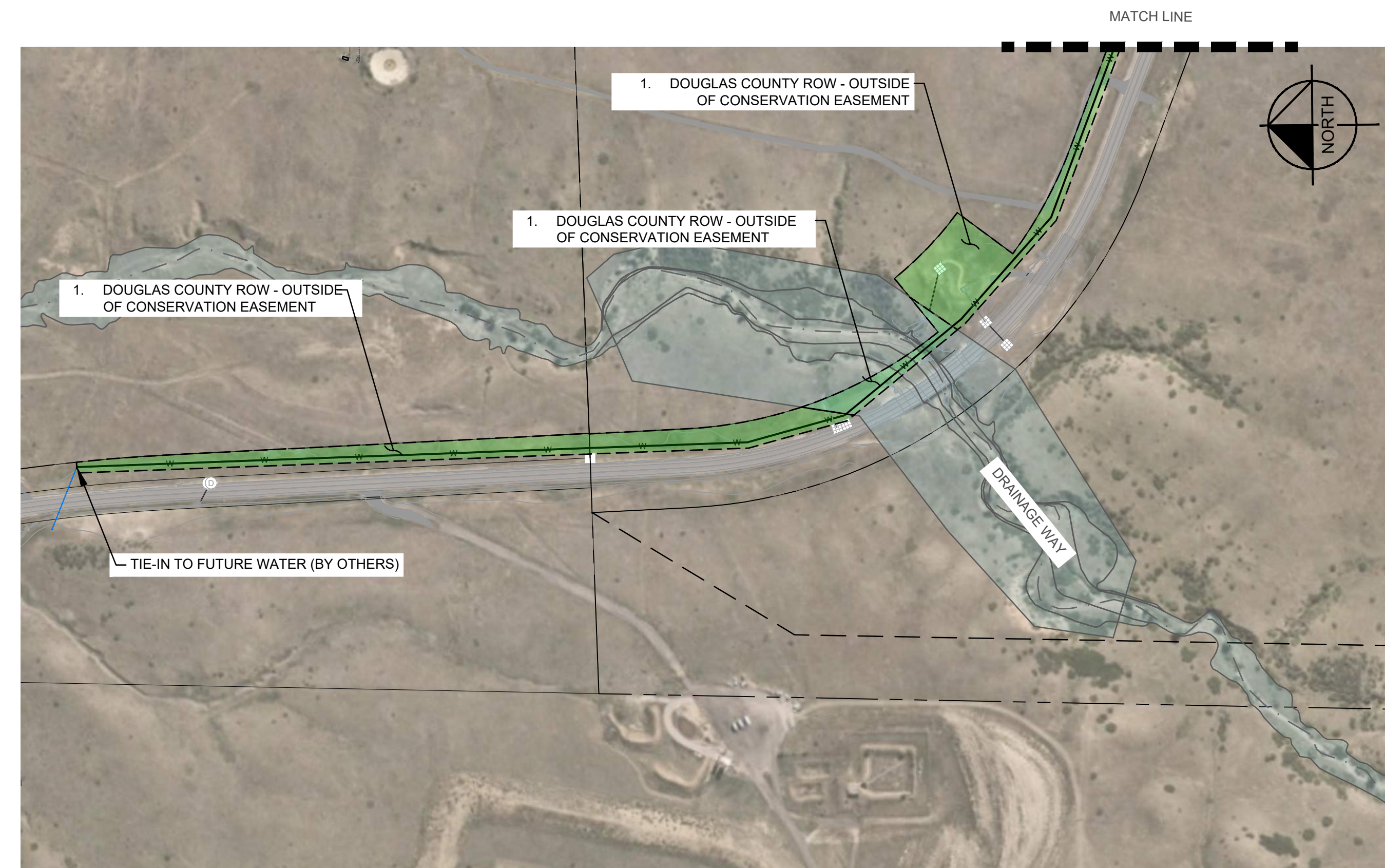
INSTALLATION METHOD TABLE	
OPEN CUT LENGTH (LF)	8,707
TRENCHLESS LENGTH (LF)	570
TOTAL SANITARY SEWER LENGTH (LF)	9,277

PROPOSED SANITARY SEWER INSTALLATION
 METHOD
 EXHIBIT
 NOVEMBER 2025

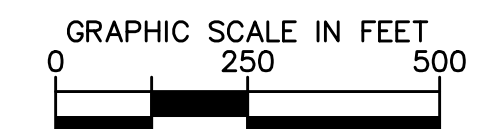
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 6200 S. SHADROSE STREET, SUITE 300,
 GREENWOOD VILLAGE, CO 80111

LEGEND

-  CRITICAL HABITAT
-  FLOODPLAIN
-  DOUGLAS COUNTY ROW - OUTSIDE CONSERVATION EASEMENT
-  7449 PETERSON LLC EASEMENT
-  RAILROAD UTILITY CROSSING PERMIT AREA
-  STREAM CENTERLINE
-  RIGHT-OF-WAY
-  PROPERTY LIMITS
-  PROPOSED RANGE WATERLINE
-  FUTURE WATERLINE (BY OTHERS)
-  EXISTING GAS
-  EXISTING OVERHEAD ELECTRIC
-  EXISTING STORM
-  EXISTING COMM CABLE
-  EXISTING FIBER
-  EXISTING FENCE

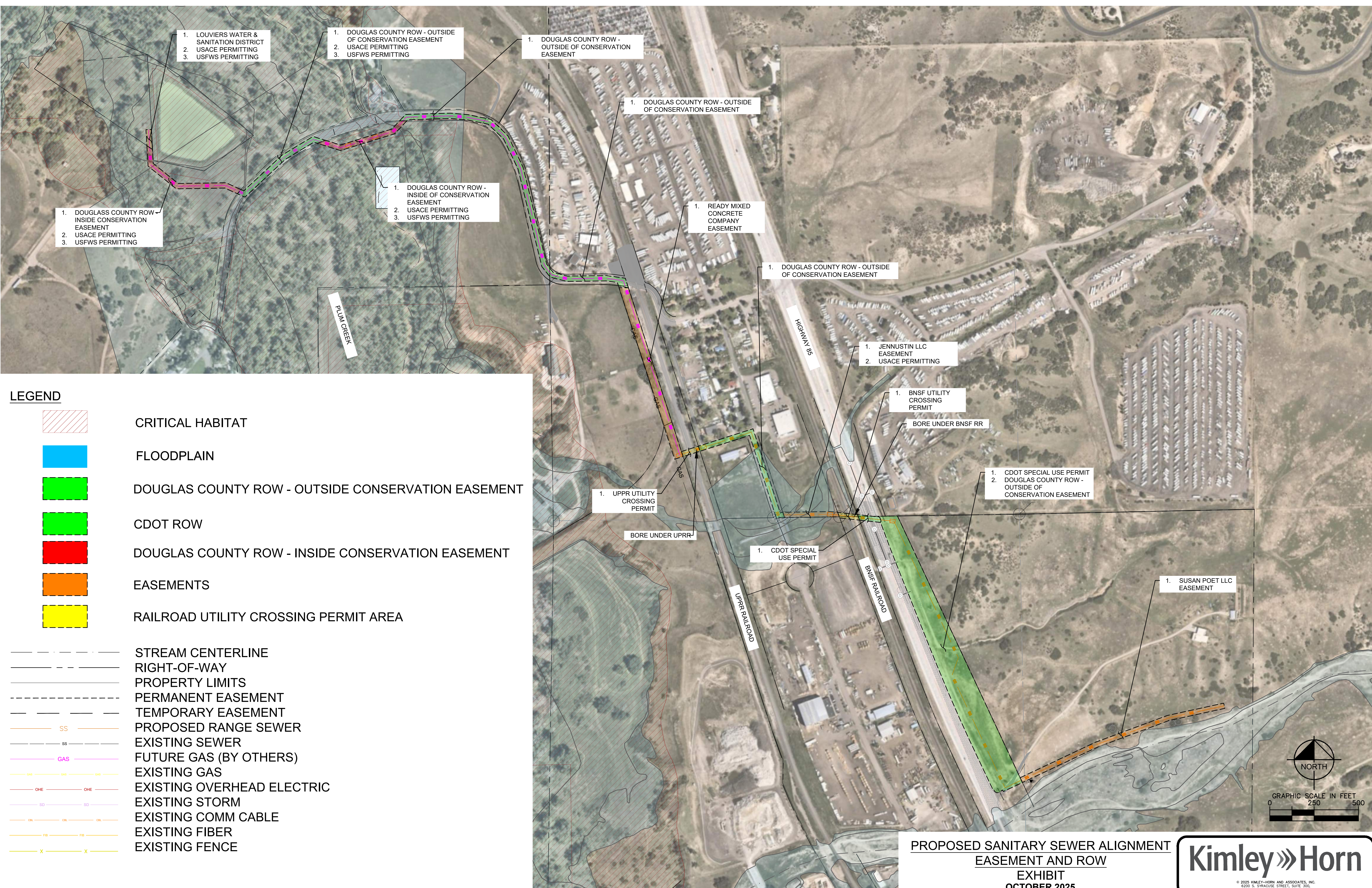


PROPOSED WATER ALIGNMENT EASEMENT AND ROW
EXHIBIT
OCTOBER 2025

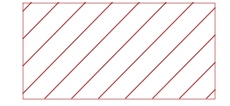
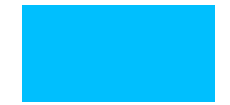
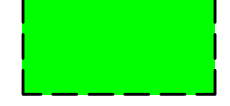






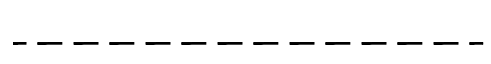
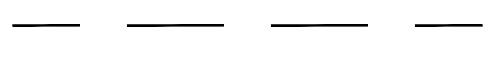












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LEGEND

-  CRITICAL HABITAT
-  FLOODPLAIN
-  DOUGLAS COUNTY ROW - OUTSIDE CONSERVATION EASEMENT
-  CDOT ROW
-  DOUGLAS COUNTY ROW - INSIDE CONSERVATION EASEMENT
-  EASEMENTS
-  RAILROAD UTILITY CROSSING PERMIT AREA
-  STREAM CENTERLINE
-  RIGHT-OF-WAY
-  PROPERTY LIMITS
-  PERMANENT EASEMENT
-  TEMPORARY EASEMENT
-  PROPOSED RANGE SEWER
-  EXISTING SEWER
-  FUTURE GAS (BY OTHERS)
-  EXISTING GAS
-  EXISTING OVERHEAD ELECTRIC
-  EXISTING STORM
-  EXISTING COMM CABLE
-  EXISTING FIBER
-  EXISTING FENCE

**PROPOSED SANITARY SEWER ALIGNMENT
EASEMENT AND ROW
EXHIBIT
OCTOBER 2025**

Kimley»Horn

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GREENWOOD VILLAGE, CO 80111

