

Location and Extent Staff Report

DATE: MARCH 6, 2024
TO: DOUGLAS COUNTY PLANNING COMMISSION
FROM: ERIC PAVLINEK, PRINCIPAL PLANNER 
JEANETTE BARE, AICP, PLANNING MANAGER 
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES 
SUBJECT: 9255 ROXBOROUGH PARK ROAD - LOCATION AND EXTENT

PROJECT FILE: LE2024-004

APPLICANT:
DOMINION WATER & SANITATION DISTRICT
9250 E. COSTILLA AVE., SUITE 210
GREENWOOD VILLAGE, COLORADO 80112

APPLICANT REPRESENTATIVE:
PAM GROVER, DWSD
9250 E. COSTILLA AVE., SUITE 210
GREENWOOD VILLAGE, COLORADO 80112

PLANNING COMMISSION HEARING:

MARCH 18, 2024 @ 6:00 P.M.

I. EXECUTIVE SUMMARY

Dominion Water & Sanitation District (DWSD) is requesting Location and Extent (L & E) approval for installation of a sanitary sewer lift station and force main within Sterling Ranch Planned Development (Sterling Ranch). The lift station and most of the improvements will be located within an easement dedicated to DWSD in the western portion of Sterling Ranch, west of Roxborough Park Road. The applicant anticipates that construction will begin this fall and the project is expected to be completed within six months.

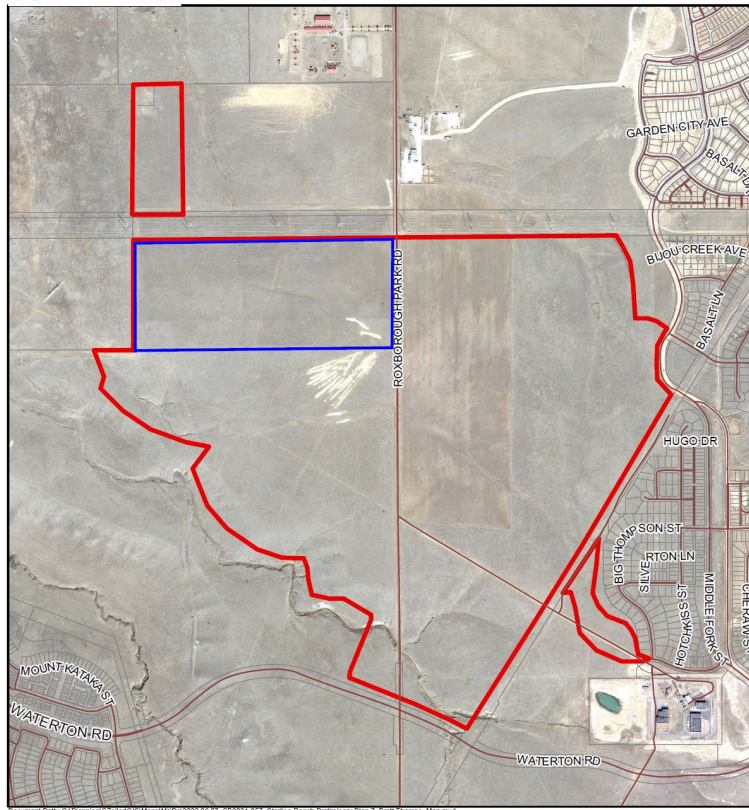
II. REQUEST

A. Request

DWSD is requesting approval of an L & E application for installation of a sanitary sewer lift station and force main.

B. Location

The proposed Dominion L & E project area is located north of Waterton Road, west of Roxborough Park Road, and east of N. Rampart Range Road within the boundary of Sterling Ranch Preliminary Plan 7. The following vicinity map, zoning map, and aerial map show the general location of the lift station.



9255 Roxborough
Park Road

LE2024-004
AERIAL MAP



LEGEND

- MAJOR ROADS
- OTHER ROADS
- PP7 Boundary
- Project Site

DOUGLAS COUNTY
DEPARTMENT OF
COMMUNITY DEVELOPMENT

C. Project Description

The proposed sanitary sewer lift station and force main would serve Sterling Ranch Preliminary Plan 7, specifically for proposed Filing 7A, which is currently being reviewed by the County. The lift station complex is approximately 90 feet by 70 feet and includes a wood structure building to house pumps and electrical equipment. The building design will be complimentary to other utility buildings in Sterling Ranch. The maximum height at roof peak will be 13' or less. The proposed force main will connect with the existing Titan Road force main approximately 400 linear feet north of the site. The major components related to the proposed L & E project are listed below:

- Below grade lift station structures
 - Pump access vault
 - Storage tanks
 - Packaged submersible pumping system
 - Valve and metered vaults
- Pump station electrical and controls building
 - Electrical and control systems
 - Instrumentation
 - Backup generator
- Sanitary sewer force main and gravity interceptor

DWSD anticipates that its contractor will be required to secure a temporary use permit from Douglas County for trailers and construction materials at the location to be shown on the L & E exhibit. Staff has requested that the applicant provide an updated exhibit showing the limits of the construction staging area prior to the public hearing. Construction of the project is anticipated over the course of 6 months beginning fall of this year during weekdays from the hours of 7 a.m. to 7 p.m.

During facility operation, DWSD anticipates approximately 1 to 2 vehicle trips per day for standard maintenance. Noise from lift station pumps is not anticipated to be an issue as these are housed within a subgrade vault. The generator will be housed in the pump station building to mitigate potential noise. An odor control system was installed in the Titan Road lift station structure to mitigate potential odors related to this lift station. The applicant intends to regularly cycle the wastewater through a pumping system to minimize stagnation of wastewater. No landscaping or screening is proposed by Dominion since most of the elements are installed below grade. The above-ground appurtenances include the gravel access drive, access hatches, pump house building, and vents.

III. CONTEXT

A. Background

Sterling Ranch Preliminary Plan 7 was approved in October of 2022. The preliminary plan included 1,667 residential lots, 5 superblock lots, 117 tracts, and associated public roads and private alleys on approximately 465 acres within the Sterling Ranch PD. The first final plat within the preliminary plan area, Filing 7A, is currently in process.

B. Adjacent Land Uses and Zoning

The proposed lift station is generally surrounded by development within Sterling Ranch to the south and east. Agricultural One zoned parcels are to the west and north of the project site.

	ZONING	LAND USE
NORTH	Sterling Ranch PD Agricultural One	Unplatted Sterling Ranch Development PSCo (transmission lines) Agriculture
SOUTH	Sterling Ranch PD	Unplatted Sterling Ranch Development Residential Development in Sterling Ranch
EAST	Sterling Ranch PD	Unplatted Sterling Ranch Development Residential Development in Sterling Ranch
WEST	Agricultural One	PSCo and Agriculture

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

No existing physical conditions are present that constrain installation of the proposed lift station and related force main.

B. Access

Access to the lift station is proposed via a 15-foot-wide gravel access drive from Roxborough Park Road.

C. Drainage and Erosion

The applicant is responsible for preparation of site-specific engineering plans, which will include a Grading Erosion and Sediment Control (GES) Plans and Report. Construction plans specific to the proposed improvements will also be required from Engineering.

D. Floodplain

The project area is outside the limits of the nearby Willow Creek 100-year floodplain.

V. PROVISION OF SERVICES

A. Fire Protection

South Metro Fire Rescue (South Metro) and West Metro Fire Protection District (WMFPD) provide firefighting and emergency medical services within the area. At the writing of the staff report, South Metro provided comments related to the generator, water supply, and access to the facility. The applicant was provided the comments issued by South Metro and is anticipated to address these comments prior to or at the public hearing. WMFPD had no comment on the L & E request.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. At the writing of the staff report, no response had been received from DCSO or DCSO E911. The Office of Emergency Management reviewed the request and has no concerns with the project.

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 reviewed the request and there could be a potentially conflict with AT&T infrastructure. Core Electric Cooperative had no comment. Xcel Energy reviewed the request and provided comments related to their existing electric transmission line and

high-pressure natural gas transmission pipeline. Xcel noted that any activity involving their existing right-of-way will require approval. The applicant was provided the referral response from AT&T and Xcel Energy which it will address prior to or at the public hearing. No other utility provided 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 are required prior to commencement of construction.

- Public Works Engineering
 - GESC Plans and Report
 - Construction Plans
- Building Division
 - Building permits
- CDPHE approval

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to adjacent property owners. At the preparation of the staff report, no adjacent property owners, or members of the public, commented on the proposal. Referral response requests were sent to required referral agencies on February 22, 2024. Referral responses are due at the conclusion of the referral period on March 7, 2024, or prior to the Planning Commission hearing on March 18, 2024. Agency responses that have been received to date are included as an attachment to this staff report. Any additional responses received after the date of this staff report will be provided to the Planning Commission prior to the hearing and added to the project record.

VII. STAFF ASSESSMENT

Staff has evaluated the application in accordance with Section 32 of the *DCZR*. The applicant indicates that the proposed lift station, force main, and related sewer infrastructure is necessary to serve planned development within Sterling Ranch. Should the Planning Commission approve the L & E request; the applicant will be required to receive final approval of all required necessary permits prior to commencement of the project.

ATTACHMENTS	PAGE
Douglas County Land Use Application	7
Applicant’s L & E Narrative and Community Impact Report	8
Vicinity Map	15
Zoning Map	16
Aerial Map.....	17
Initial Referral Agency Response Report and Referral Response Letters.....	18
Location and Extent Exhibit	36

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.

<i>OFFICE USE ONLY</i>	
PROJECT NAME: 9255 Roxborough Park Road	PROJECT FILE #: LE2024-004
PROJECT TYPE: <u>Location & Extent for Sanitary Sewer Lift Station</u>	PLANNING FEES: \$325.00
MARKETING NAME: <u>CDM Smith</u>	ENGINEERING FEES: \$1,000.00
SITE ADDRESS: <u>555 17th Street, Suite 500, Denver, CO 80202</u>	TOTAL FEES: \$1325.00
OWNER(S):	RELATED PROJECTS: PS2023-248
Name(s): <u>Dominion Water & Sanitation District</u>	_____
Address: <u>9250 E. Costilla Avenue, Suite 210, Greenwood Village, CO 80012</u>	_____
Phone: <u>(303) 325-6457</u>	_____
Email: <u>pamela.grover@dominionwsd.com</u>	_____
AUTHORIZED REPRESENTATIVE <i>(requires notarized letter of authorization if other than owner)</i>	_____
Name: <u>Pam Grover - Dominion Water & Sanitation District</u>	_____
Address: <u>9250 E. Costilla Avenue, Suite 210, Greenwood Village, CO 80012</u>	_____
Phone: <u>(303) 325-6457</u>	_____
Email: <u>pamela.grover@dominionwsd.com</u>	_____

LEGAL DESCRIPTION:

Subdivision Name: Sterling Ranch Development
 Filing #: 7 Lot #: _____ Block #: _____ Section #: 32 Township: 6S Range: 69W

STATE PARCEL NUMBER(S): _____

ZONING:

Present Zoning: Planned Development Proposed Zoning: N/A Gross Acreage: _____
 Gross Site Density (DU per AC): N/A # of Lots or Units Proposed: N/A

SERVICE PROVIDERS:

Fire District: South Metro Metro District: Sterling Ranch Metro Gas: Xcel
 Water: Dominion W&SD Sewer: Dominion W&SD Electric: Xcel
 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.***

Pamela S Grover

Applicant Signature

2/12/2024

Date

STERLING RANCH FILING 7 LIFT STATION LOCATION AND EXTENT REPORT

Prepared For:

Dominion Water & Sanitation District
Greenwood Village, Colorado
February 2024

Location and Extent Report

Name of applicant

Dominion Water & Sanitation District
9250 E. Costilla Avenue, Suite 210
Greenwood Village, CO 80012

Authorized Representative:

Pamela Grover, Engineering Programs Manager
Phone: (303) 325-6457
pamela.grover@dominionwsd.com

Description of request

Dominion Water and Sanitary District (DWSD) requires the installation of a new lift station within the planned development area of Sterling Ranch Filing 7 in Douglas County, Colorado. This station is crucial for collecting wastewater from gravity sewer interceptors for a portion of the Filing 7 area. The Filing 7 Lift Station, situated in the northeastern part of Filing 7, will facilitate the transfer of wastewater through a newly established force main and will connect with the existing Titan Road Force Main approximately 400 linear feet north of the Filing 7 subdivision. The site layout is shown in the Location and Extent Plan Exhibit, **Appendix A**.

Lift Station Improvements

The major components of with the Filing 7 Lift Station project are listed below. **Appendix B** provides greater detail within the conceptual design documents.

- Below grade lift station structures:
 - Pump access vault
 - Storage tanks
 - Packaged submersible pumping system
 - Valve vault
 - Magmeter meter vault
- Pump Station electrical and controls building: Slab on grade wood building with architectural design similar to the Titan Road Odor Control building. This building will contain the electrical and control systems, instrumentation, and the backup generator supporting the proposed lift station. An example architectural representation of this building is included in **Appendix B**.
- Sanitary sewer gravity interceptor connecting Filing 7 to the proposed lift station.
- Sanitary force main connecting the proposed lift station to the existing titan road force main.
- Site work and minor grading to establish the finished grade for the proposed lift station site.
- Maintenance access gravel road connecting to Roxborough Park Road.

Purpose of improvements

The Sterling Ranch Filing 7 subdivision will require the construction of a new wastewater lift station to support the proposed development. The proposed Filing 7 Lift Station will be located near Heritage Park and Sterling Ranch Avenue is intended to convey portions of the Filing 7 wastewater system to the Titan Road Force main. Ultimately this wastewater will be conveyed through the Roxborough’s O-Line sanitary sewer mains and treated at either South Platte Renew, through the existing Roxborough and City of Littleton agreements or at the regional Chatfield Basin Water Reclamation Facility (CBWRF). The project narrative for the Sterling Ranch Filing 7 noting the proposed lift station improvements has been included in **Appendix B**.

Summary of potential impacts and proposed mitigation measures

The potential impacts of this project have been assessed and summarized in this section under short term and long-term potential impacts. The short-term timeframe represents our review of potential impacts anticipated during construction. The long-term timeframe represents our review of potential impacts during the normal day to day operations of this project post construction.

Short Term Potential Impact Review: The impacts associated with the construction of this Project are anticipated to be minimal. Construction is anticipated to begin as early as Fall 2024 and assumes a 6-month construction period. The Lift station is anticipated to be constructed an operational by the end of 2025. The assessment of the short-term potential impacts have been summarized below in Table 1.

Table 1. Short-term potential impacts and proposed mitigation strategies

Potential Impact	Proposed Mitigation
Extent of impact from construction activities	Construction activity impacts associated with construction are anticipated to be minimal. Proposed construction will occur within an undeveloped area within Filing 7, with most of the works occurring in the easement dedicated to DWSD. The location of this site buffered to the north by the existing utility corridor and to the other directions by the undeveloped Filing 7 area. Since this site is isolated, no additional mitigation measures are proposed.
Construction traffic	Construction traffic is expected to have a minimal impact to traffic volumes, where impacts will be limited to construction labor trips and the delivery of equipment and materials. The construction traffic will access the site via Roxborough Park Road from an existing drive entrance to the Filing 7 property. The DWSD team will work collaboratively with the proposed contractor to ensure that appropriate traffic control measures are in place to support safe ingress and egress from the site.
Visual	Minimal visual impacts are anticipated with the proposed construction site. Expected visual impacts include the following items: proposed construction trailer(s), contractor vehicles, project materials, construction equipment, and dust generated from proposed excavations. Construction contractor may obtain a Temporary Use Permit from Douglas County for trailer(s) prior to construction activities; trailer(s) would be located within DWSD easements for this Project.
Odor	It is not anticipated that odor will be an issue during the construction of the Filing 7 Lift Station.

Noise	Low noise impacts expected from construction activities associated with excavation, trenching, precast vault installation activities. Since this site is isolated, no additional mitigation measures are proposed.
Water Quality, Erosion Control, and Dust Suppression	Potential for soil and or dust generation due to proposed excavation and trenching construction activities. These impacts will be mitigated by the proposed measures developed in the project Grading, Erosion and Sediment Control (GESC) Plan. This GESC Plan and Report will be submitted for approval to Douglas County. The plan will identify the erosion and sediment control measures that will be used to mitigate construction related disturbances.
Environmental	<p>Wetlands – The National Wetlands Inventory (NWI) indicates no existing wetlands or riverine systems immediately within the Filing 7 Lift Station’s boundary and/or construction limits. The NWI also indicate the lift station site/construction limits are not located within a Fish and Wildlife Service Wildlife Refuge Area.</p> <p>Cultural Resource – A Class III cultural resource study was conducted for Filing 7. The findings from this report concluded that there are no existing or potential cultural, archaeological and historical resources of significance in the area of the proposed Filing 7 Lift Station project.</p> <p>Floodplain – All construction activities will occur outside of the Willow Creek regulated 100-year floodplain (as documented on the FEMA’s FIRM map, Community Panel 08035C0127F, September 30, 2005).</p>

Long Term Potential Impact Review: The impacts associated with this Lift Station post construction are anticipated to be minimal. The station has been designed to allow DWSD to remotely operate the lift station where operations and maintenance are not expected to occur on a daily basis. The assessment of the long-term potential impacts have been summarized below in Table 2.

Table 2. Long-term potential impacts and proposed mitigation strategies

Potential Impact	Proposed Mitigation
Traffic	Traffic impacts associated with the project are anticipated to be minimal due to the lift station design to accommodate remote monitoring. When operations and maintenance is required, expected traffic is anticipated to be in the range of 1 to 2 trips per day. Maintenance activities will vary, but for the purposes of assessing potential impacts should be assumed to occur on a weekly basis.
Visual	Visual impacts associated with this site are anticipated to be minimal as most of the lift station will be installed below ground. The above ground visual project features include the proposed gravel access road, access hatches and venting for below ground vaults, and the proposed electrical and controls building housing the lift stations controls, standby equipment, and backup generator. Refer to the drawings included in Appendix B for the detail on the structures as well as the architectural example for the proposed electrical and controls building.

Odor	Odor impacts for the proposal Filing 7 Lift Station are anticipated to be minor. Odor issues at lift stations occur from stagnation of the wastewater in either a) the local storage tank or in b) the downstream force main. To mitigate odor issues in the downstream force main, an odor control system was installed at the Titan Road Lift Station. The Filing 7 Lift Station will prevent potential odor issues in the local storage tank by regularly cycling wastewater through a pumping system to minimize stagnation.
Noise	The operation of the Filing 7 Lift Station is not expected to pose noise issues. The pumping equipment will be contained in a subgrade vault. The generator will be housed in the Pump Station electrical and controls building to mitigate noise.

Community Impacts: The project will have a positive impact on the community by the installation of infrastructure to support portions of the Filing 7 development. From the pre-application meeting, the following items were requested by Douglas County to be address in this report:

1. CDPHE Application Process: DWSD is in the process of preparing the Filing 7 Lift Station Application and Report for CDPHE review. DWSD has a pre-submittal meeting set with CDPHE for mid-February and expects the application to be submitted to CDPHE for review by the end of February.
2. GESC Plan and Report: CDM Smith is advancing the Filing 7 Lift Station project design for the GESC plans and Report. DWSD anticipates that these will be issued to Douglas County for review May 2024.
3. Drainage Report: DWSD requests a waiver for the Phase III drainage report requirement. The project is located within the Filing 7 area and tributary to a full-spectrum detention pond which will be in place before the lift station is constructed. A drainage letter from the engineer addressing this in relation to the Sterling Ranch plan is included in **Appendix C**.
4. Traffic Impact Analysis: DWSD is requesting a waiver for Traffic Impact Report requirement. The short- and long-term potential impacts associated with traffic have been assessed in Table 1 and Table 2 as minor.

Compliance with the Comprehensive Master Plan

The Filing 7 Lift Station Project represents critical infrastructure that is needed by DWSD to support the provision of sewer service to the Chatfield Urban Area identified in the Comprehensive Master Plan Land Use Map.

The approval of this Location and Extent application is consistent with Goal 2-9 identified in the Comprehensive Master Plan to “ensure development occurs concurrently with necessary services and infrastructure.” The Filing 7 Lift Station project represents necessary infrastructure for DWSD to serve the Sterling Ranch Filing 7 development.



Memorandum

To: Pam Grover, Engineering Program Manager
Dominion Water & Sanitation District

From: Brian Hall P.E., Project Manager
CDM Smith, Inc

Date: February 5, 2024

Subject: *Douglas County L&E Drainage Compliance Memorandum
Filing 07 Lift Station*

This technical memorandum discusses the stormwater management requirements as part of the filing 07 lift station Location and Extents application.

The Filing 07 lift station site design (Lift Station) shown on the attached plan titled "Overall Site Plan Filing 07 Lift Station" that has been attached to this memo is designed to serve a larger portion of the Sterling Ranch Development as noted in the Basis of Design Report provided with this application. The Lift Station is within the master planned drainage improvements in the final drainage report titled "Sterling Ranch Master Drainage Plan Update" approved in October 2020 prepared by Matrix Design Group, Inc (MDP) and compliance with this report for this lift station is included in the "Filing 7 Drainage Conformance Memo" by Matrix Design Group submitted December 15, 2023.

The area for the Lift Station is contributory to a full spectrum detention basin labeled E40, which is assumed to have 70% impervious cover throughout the area pond E40 is treating. The Lift station is comprised of mostly gravel packed streets with a 17'x23' rooved structure and the remaining area is open space, the site is under 50% impervious cover computed using table 6-3 from the Urban Storm Drainage Criteria Volume 1 based on these coverage types and areas and therefore fits within the assumptions of the current master planned drainage area. Additional and specific information for stormwater detention within the MDP can be found in the Stormwater Detention Facilities, a location of the contributory area to pond E40 can be found in the MDP in the exhibit titled Percent Impervious Exhibit.

References:

This review was conducted using the following sources of information:

- Urban Storm Drainage Criteria Manual: Volume 1 – Management, hydrology and Hydraulics, Mile High Flood District, revised August 2018

Drainage Compliance Memorandum
Page 2

- Sterling Ranch Master Drainage Plan Update – Last revised and Approved October 2020
- Filing 7 Drainage Conformance Memo -dated December 15, 2023

Attachment

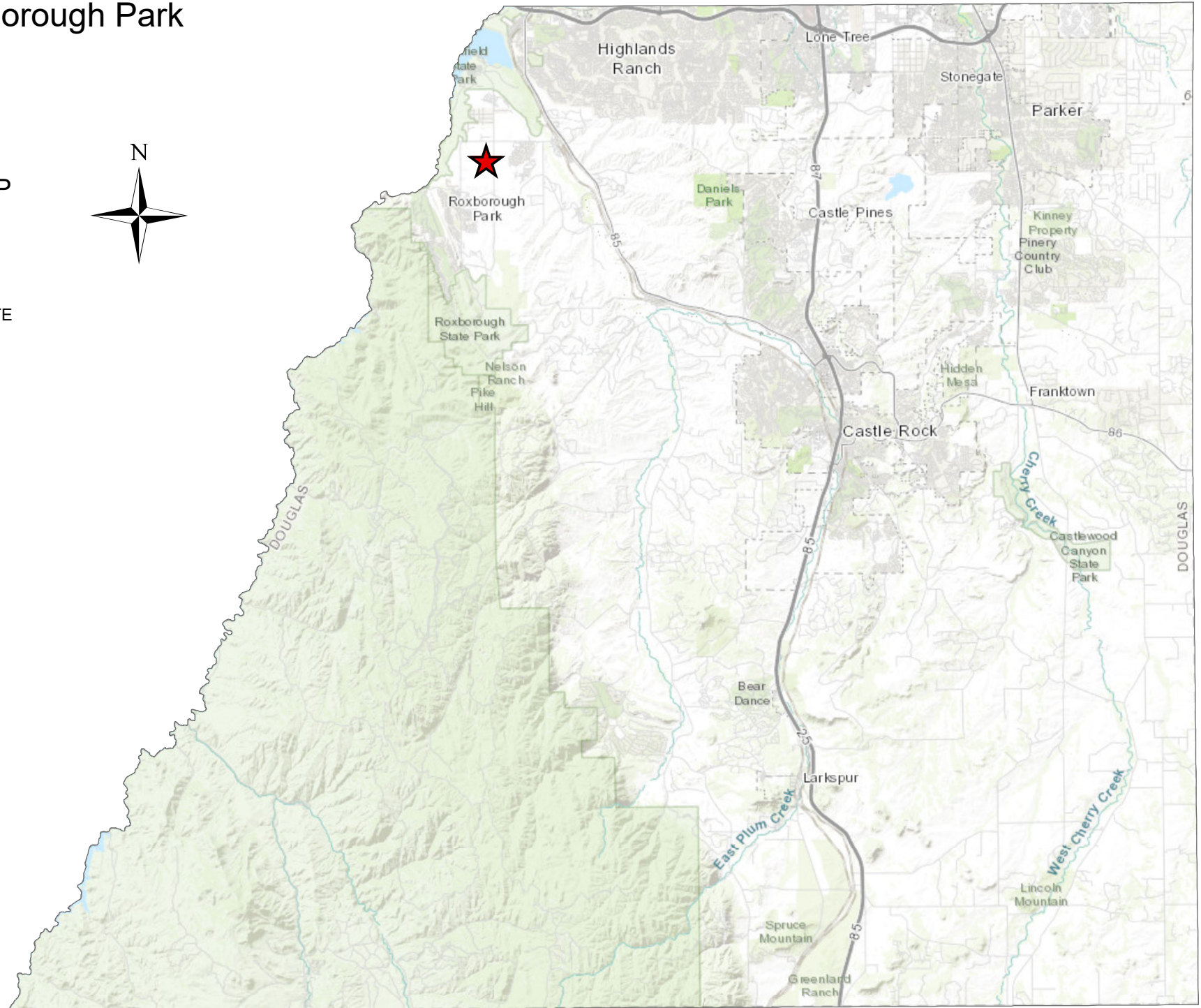
- Overall Site Plan Filing 07 Lift Station

9255 Roxborough Park Road

LE2024-004
VICINITY MAP

LEGEND

 PROJECT SITE



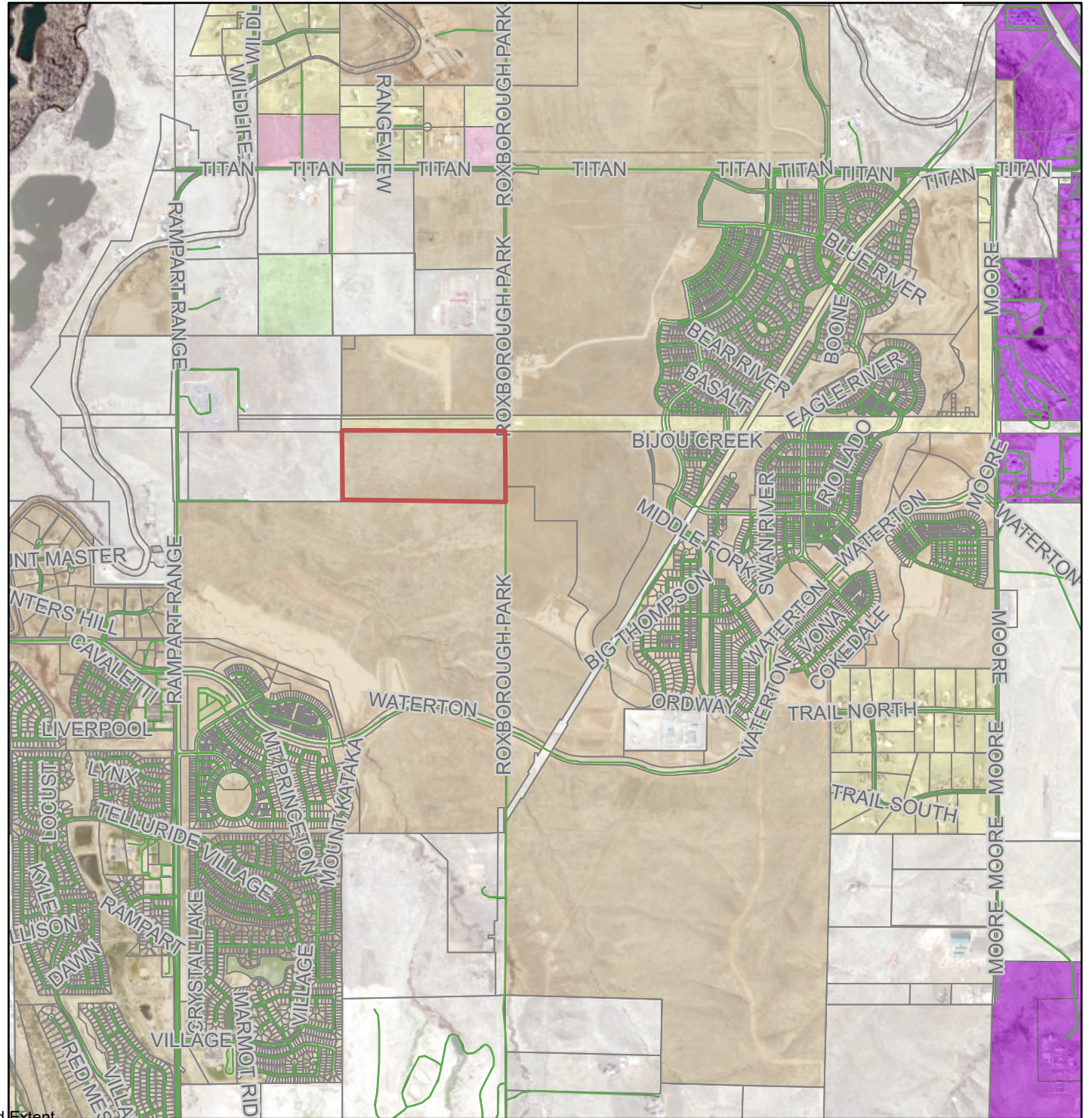
9255 Roxborough Park Road

LE2024-004 ZONING MAP



LEGEND

- PROJECT SITE
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- B - BUSINESS
- GI - GENERAL INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION



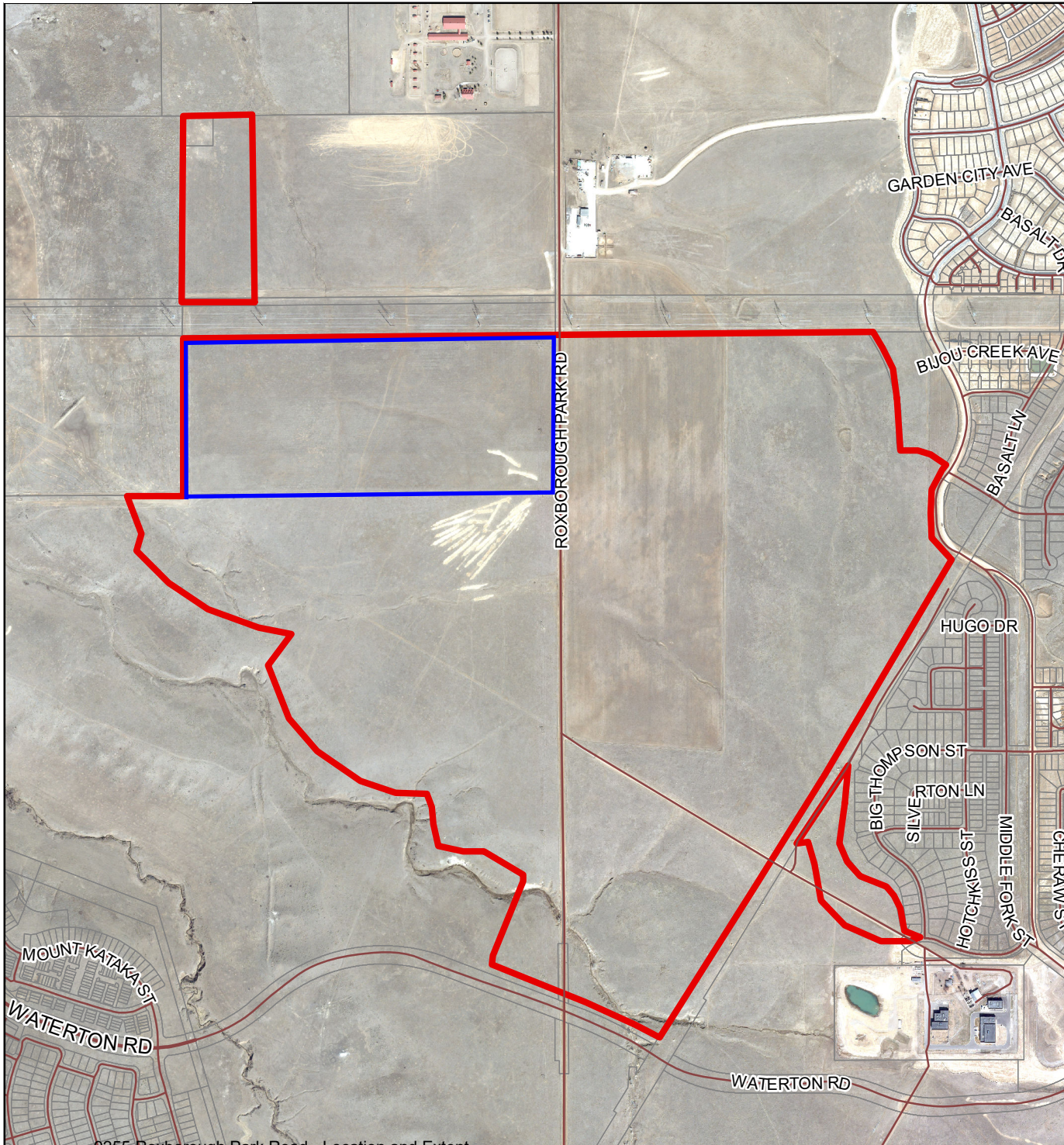
9255 Roxborough Park Road

LE2024-004
AERIAL MAP



LEGEND

- MAJOR ROADS
- OTHER ROADS
- PP7 Boundary
- Project Site



Initial Referral Agency Response Report**Project Name:** 9255 Roxborough Park Road**Project File #:** LE2024-004**Date Sent:** 02/22/2024**Date Due:** 03/07/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	02/22/2024	Verbatim response: The proposed address for this facility is 9255 ROXBOROUGH PARK ROAD. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.	Comments provided to applicant.
AT&T Long Distance - ROW	02/28/2024	Summary of Response: AT&T reviewed the request and there could be conflicts with AT&T infrastructure.	Comments provided to applicant to address prior to or at the public hearing.
Black Hills Energy		No response received as of staff report preparation.	
Building Services	03/05/2024	Verbatim response: Permit is required for above ground structure(s), please visit Douglas County's web site for requirements. Electrical permit is required for underground works.	Comments provided to applicant.
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.	
Chatfield Farms 1-A	03/05/2024	Verbatim response: The Chatfield Farms 1A HOA has been subjected to noxious sewage smells for several years now because of Sterling Ranch. Any new sewage work MUST fix that stench. People can't enjoy their yards or make use of outdoor restaurant areas when the wind isn't blowing the noxious gases in the other direction. When pointedly asked, Sterling Ranch has denied they are the source, however please refer to the Roxborough Water & Sanitation District who have repeated stated it's Sterling	Comments provided to applicant.

Initial Referral Agency Response Report

Project Name: 9255 Roxborough Park Road

Project File #: LE2024-004

Date Sent: 02/22/2024

Date Due: 03/07/2024

Agency	Date Received	Agency Response	Response Resolution
		Ranch's sewage that is the source of the stench which is caused by low sewage flows in overbuilt pipes.	
Chatfield Farms Estates HOA		No response received as of staff report preparation.	
Chatfield South Water District		No response received as of staff report preparation.	
Comcast		No response received as of staff report preparation.	
CORE Electric Cooperative		Verbatim response: No comment.	No action required.
Dominion Water and Sanitation District		No response received as of staff report preparation.	
Douglas County Health Department	03/04/2024	Summary of Response: DCHD reviewed the request and has no comments.	No action required.
Engineering Services	02/26/2024	Summary of Response: Public Works Engineering provided comments related to the project narrative, drainage conformance letter, and other construction related plans, permits and easements required for the project.	Comments provided to applicant.
Jefferson County Planning and Zoning		No response received as of staff report preparation.	
Mile High Flood District		No response received as of staff report preparation.	
Office of Emergency Management	02/22/2024	Verbatim response: OEM has no concerns with this project.	No action required.
Roxborough Village First HOA		No response received as of staff report preparation.	
Roxborough Village Metro District	03/05/2024	Verbatim response: The Roxborough Village Metro District has been subjected to noxious sewage smells for several years now because of Sterling Ranch. Any new sewage work MUST fix that stench. People can't enjoy their yards or make use of outdoor restaurant areas when the wind isn't blowing the noxious gases in the other direction. When pointedly asked, Sterling Ranch has denied they are the source, however please refer to the Roxborough Water & Sanitation District who have	Comments provided to applicant.

Initial Referral Agency Response Report**Project Name:** 9255 Roxborough Park Road**Project File #:** LE2024-004**Date Sent:** 02/22/2024**Date Due:** 03/07/2024

Agency	Date Received	Agency Response	Response Resolution
		repeated stated it's Sterling Ranch's sewage that is the source of the stench which is caused by low sewage flows in overbuilt pipes.	
Roxborough Water & Sanitation District	02/27/2024	Summary of Response: The District provided comments related to RWSD's agreement with Dominion for conveyance of wastewater, odor concerns and requested lift station max pump rates.	Comments provided to applicant.
Sheriff's Office		No response received as of staff report preparation.	
Sheriff's Office E911		No response received as of staff report preparation.	
South Metro Fire Rescue	03/04/2024	Verbatim Response: South Metro Fire Rescue (SMFR) has reviewed the provided documents. Revisions to the proposed site plan required prior to planning acceptance. See attached SMFR review letter.	Comments provided to applicant.
Xcel Energy-Right of Way & Permits	02/26/2024	Summary of Response: Xcel Energy reviewed the request and provided comments related to their existing electric transmission line and high-pressure natural gas transmission pipeline.	Comments provided to applicant.
Western Douglas County Citizens Alliance		No response received as of staff report preparation.	
West Metro Fire Protection District	03/04/2024	Verbatim response: No comment.	No action required.

Eric Pavlinek

From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, February 28, 2024 1:16 PM
To: Eric Pavlinek
Cc: Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com
Subject: Roxborough Park Rd Littleton, Colorado Douglas County eReferral #LE2024-004
Attachments: Roxborough Park Rd 3 Littleton, Colorado.jpg

Hi Eric,

This is in response to your request for a utility map showing the buried AT&T Long Line Fiber Optics near Roxborough Park Rd Littleton, Colorado. I attached an Earth map showing the project areas in red and the buried AT&T Long Line Fiber Optics in yellow. As shown, there is a possibility of conflict near the powerlines. Any other information you could provide about the projects would be appreciated in determining if a conflict will exist. Please pass on our contact information as well.

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

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: Thursday, February 22, 2024 8:06 AM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (LE2024-004) 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>

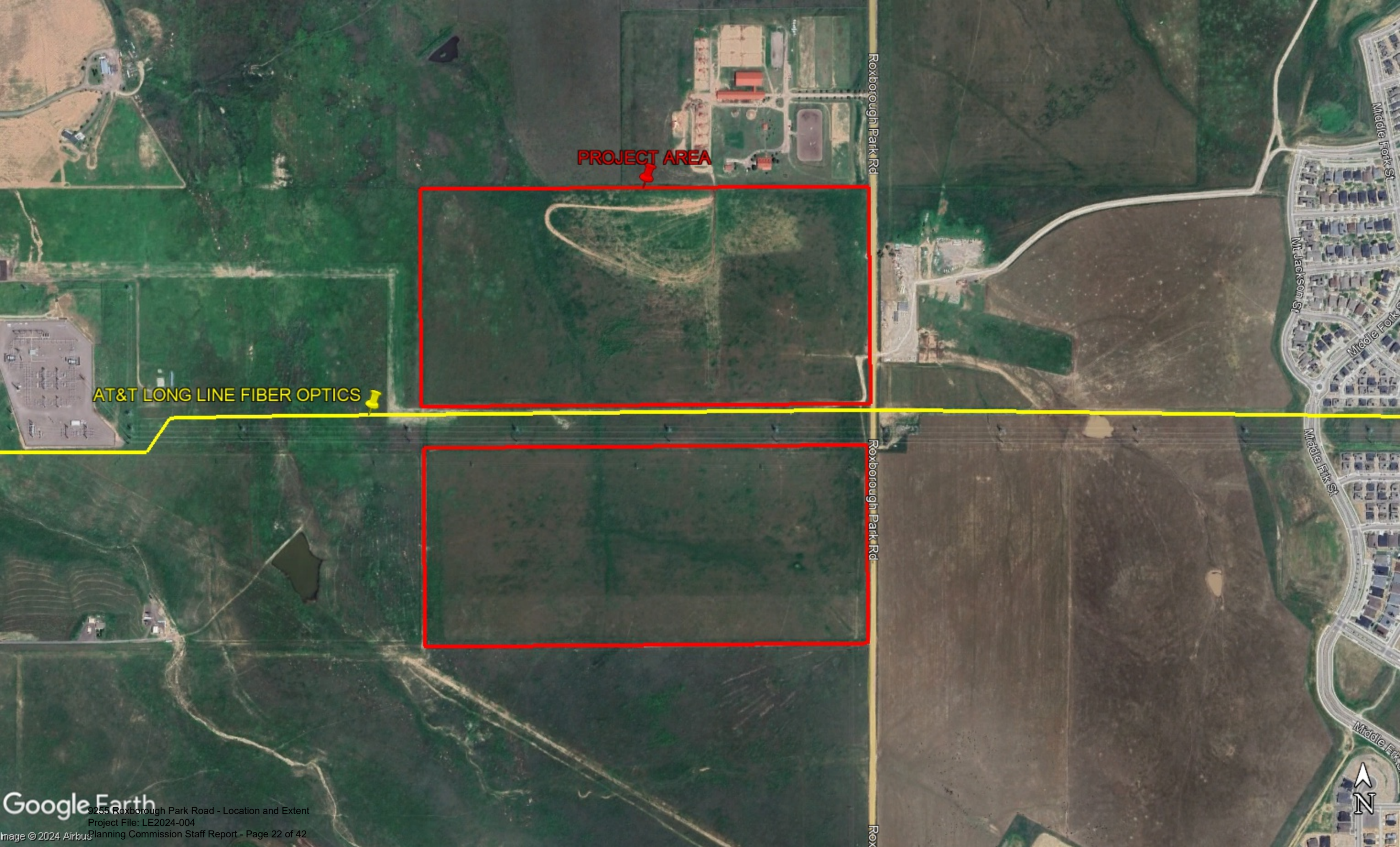
Project number: LE2024-004

Project title: 9255 Roxborough Park Road

Project Summary: Dominion Water and Sanitation District requests Location and Extent approval for construction of a sanitary sewer lift station and associated sewer mains to serve Filing 7 of the Sterling Ranch PD.

This referral will close on Thursday, March 7, 2024.

If you have any questions, please contact me.



PROJECT AREA

AT&T LONG LINE FIBER OPTICS

Roxborough Park Rd

Roxborough Park Rd

Middle Fork St

Mt Jackson St

Middle Fork St

Middle Fork St

Middle Fork St



03/04/2024

Eric Pavlinek
100 Third St.
Castle Rock, CO 80104

RE: LE2024-004

Dear Eric Pavlinek,

Thank you for the opportunity to review and comment on the Dominion Water and Sanitation District's request for sanitary sewer lift station and associated sewer mains. 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 no comments.

Sincerely,

Jacob Deitz

cc: Caitlin Gappa

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

 Date sent: February 22, 2024


 Comments due by: **March 7, 2024**
Project Name: 9255 Roxborough Park Road

Project File #: LE2024-004


Project Summary:

The applicant, Dominion Water & Sanitation District, requests approval of a Location and Extent (L & E) application to construct a new lift station and related sewer mains in Sterling Ranch Planned Development (PD). The lift station will serve Filing 7 of the PD.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns:	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Douglas County Public Works	Phone #: 303-660-7490
Your Name: Ken Murphy, P.E. <i>(please print)</i>	Your Signature: 
	Date: 23 FEB 2024

 A public hearing on this request will be held before the Douglas County Planning Commission on **Monday, March 18, 2024, at 6:00 pm.**

 Sincerely,

 Eric Pavlinek,
 Project Planner

February 26, 2024

DV2024-095

Pamela Grover
Dominion Water and Sanitation District
9250 E Costilla Avenue – Suite 210
Greenwood Village, CO 80012

RE: Filing 7 Sanitary Sewer Lift Station – Location & Extent
Rev1 PWE Comments

Dear Pamela,

Douglas County Public Works Engineering has reviewed your submittal. Our comments are below.

TECHNICAL DOCUMENTATION

Project Narrative and Planning Exhibit

- Within Table 1 of the Location & Extent narrative, please add details regarding construction traffic, such as the approximate number of daily and peak AM and peak PM trips to and from the site.

Traffic Impact Analysis

- A TIA is not required for this project.

Drainage Study

- Within the drainage conformance letter, please attach relevant excerpts from the cited reports including a drainage map showing the project location, and tables with cited parameters highlighted.

Construction Documents (CDs)

- CDs were not provided for review.
- Please provide CDs for review following Location & Extent approval.

Grading Erosion and Sediment Control (GESC) Report and Plan

- GESC plans and report were not provided for review.
- Please provide a GESC plan and report for review following Location & Extent approval.

Storm Drainage Operation & Maintenance (O & M) Manual

- Permanent stormwater facilities are not proposed with the project and a site-specific O & M Manual is not required.

ADMINISTRATIVE DOCUMENTATION

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

Improvements Agreement (IA)

- Per Section 14.2.2 of the County Roadway Manual, this project requires an SIA-Private.
- County will provide the template agreement with instructions.

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7490

- Once CDs are finalized, provide a copy of the draft agreement with cost estimates for the sitework (Exhibit A - reviewed by Engineering) and landscaping (Exhibit B - reviewed by Planning) improvements.
- For questions regarding provision of corporate signatures and financial securities, contact Janet Peterson at JLPeterson@Douglas.co.us
- Please allow approximately 1 to 2 weeks for agreement approval.

Temporary Construction Easement (TCE)

- A recorded TCE is required for work on private land outside the project boundary.
- A TCE is an agreement between the project owner and off-site landowner. The project owner is responsible to execute, record and provide Public Works with copies of necessary recorded easements.
- County can provide a template easement upon request.

Drainage Easement

- A secondary drainage easement is not required as stormwater detention facilities are not proposed for this project.

GESC Permit

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

Right-of-Way / Construction Permit

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

POST-CONSTRUCTION DOCUMENTATION

Please see post-construction requirements below.

As-Built Plans

- As-built plans are not required as roadway and drainage improvements are not proposed with this project.

Certification of Stormwater Detention and Water Quality Facilities

- This certification is not required as permanent stormwater improvements are not proposed with this project.

DOUGLAS COUNTY PUBLIC WORKS DEVELOPMENT RESOURCES

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

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

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

Respectfully,

A handwritten signature in blue ink that reads "Ken Murphy".

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

cc: DV File

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: February 22, 2024

Comments due by: **March 7, 2024**

Project Name: 9255 Roxborough Park Road

Project File #: LE2024-004

Project Summary: The applicant, Dominion Water & Sanitation District, requests approval of a Location and Extent (L & E) application to construct a new lift station and related sewer mains in Sterling Ranch Planned Development (PD). The lift station will serve Filing 7 of the PD.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns:	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Roxborough Water & Sanitation District	Phone #: 303.979.7286
Your Name: Mike Marcum	Your Signature: 
<i>(please print)</i>	Date: 02/27/2024

A public hearing on this request will be held before the Douglas County Planning Commission on **Monday, March 18, 2024, at 6:00 pm.**

Sincerely,
Eric Pavlinek
Eric Pavlinek,
Project Planner



Roxborough

Water & Sanitation District

02/27/2024

Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Eric Pavlinek

Re: eReferral LE2024-004

Mr. Pavlinek,

Roxborough Water & Sanitation District “the District” thanks you for the opportunity to provide comments on this application. Below is a list of comments for your consideration.

1. The District has an agreement in place with Dominion to convey up to 4,000 Equivalent Residential Units (EQRs) or a maximum flow rate of 0.6 MGD of wastewater from Dominion, through the District, to South Platte Renew on a temporary basis until December 31, 2028. After 2028, the District could continue to convey wastewater at a higher cost rate to Dominion, but in no circumstances shall the District be obligated to provide wastewater service other than capacity in the District O-Line. At no point will the District convey wastewater to South Platte Renew beyond 4,000 EQRs or a maximum flow rate of 0.6 MGD. Dominion currently has 2,525 EQR’s in Roxborough’s system as of January 31, 2024. Note that the proposed Filing 7 area when fully built out will exceed the number of units RWSD can serve.
2. Since the implementation of the Titan Road Lift Station, Roxborough Water & Sanitation District has received many calls due to odor. Large amounts of hydrogen sulfide (H₂S) are being released into Roxborough’s neighborhoods out of air release valves and manholes where their force main turns to gravity. H₂S levels that are being detected are not only a nuisance for the Roxborough community and its visitors, but they are also dangerous. Roxborough is aware that a chemical addition building has been added to the Titan Road Lift Station to help reduce H₂S but has not seen any data indicating it is working. In our review of the eReferral, odor control was indicated as being addressed by the Titan Road Lift Station. Filing 7 contains 1,607 residential units plus an unknown number of commercial, multi-family, schools, and additional residential superblocs and is the largest filing to date from what we are told. If odor control is not added the H₂S odor issues will continue as large slugs of stagnate wastewater enter the force main, as the filing builds out, that will continue to cause odors to Roxborough residents, and impact Roxborough’s operation of the O-Line interceptor. Odor control of the wastewater should be included with the initial facility.



Roxborough

Water & Sanitation District

3. The agreement between RWSD and Dominion allows a peak flow rate of 4 MGD through the O-Line. Dominion to provide evidence of all (current and proposed) lift station max pump rates occurring simultaneously to confirm flow rates to do not exceed a flow rate of 4 MGD.

Please don't hesitate to reach out if there are any questions or concerns with the comments here within.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Marcum", with a long horizontal flourish extending to the right.

Mike Marcum
General Manager

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Eric Pavlinek, Principal Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: 9255 Roxborough Park Rd
Project File #: **LE2024-004**
S Metro Review # REFOTH24-00028

Review date: March 4, 2024

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

Project Summary: The applicant, Dominion Water & Sanitation District, requests approval of a Location and Extent (L & E) application to construct a new lift station and related sewer mains in Sterling Ranch Planned Development (PD). The lift station will serve Filing 7 of the PD.

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

South Metro Fire Rescue (SMFR) has reviewed the provided documents. Revisions to the proposed site plan required prior to planning acceptance.

COMMENTS:

1. Site plan indicates 17'x23' Controls/Standby/Generator building. Unclear the intended generator configuration to be proposed and if a generator and fuel supply is intended be housed within the building. Clarify if the intended generator will require an onsite fuel supply such as diesel or propane, or no onsite fuel supply such as piped natural gas.
2. No water supply for fire protection is indicated to be onsite. Further evaluation for water supply requirements required. Fire protection water supply considerations may impact permissible generator fuel capacity, building construction type, etc.
3. Dead end access road shall provide an adequate turn around for fire apparatus access. Advise a modified hammerhead turn around may be easily accommodated with minimal site revisions.

SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



FIRE ACCESS ROAD DESIGN CRITERIA



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

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

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

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

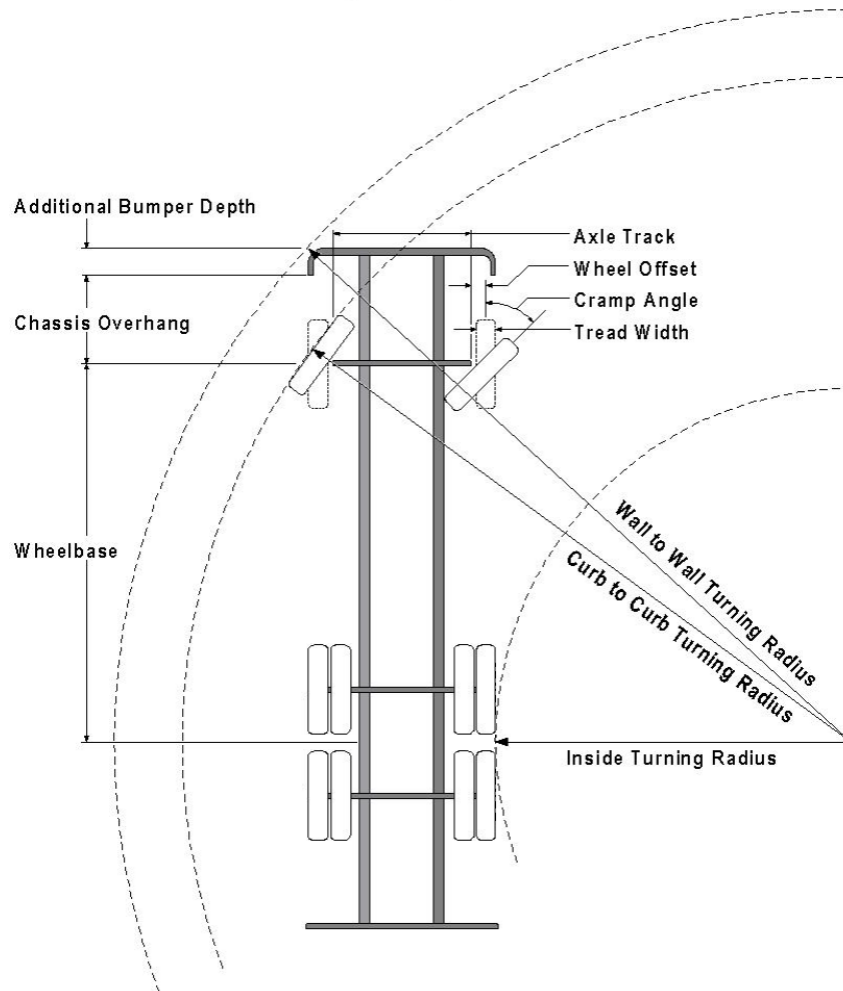
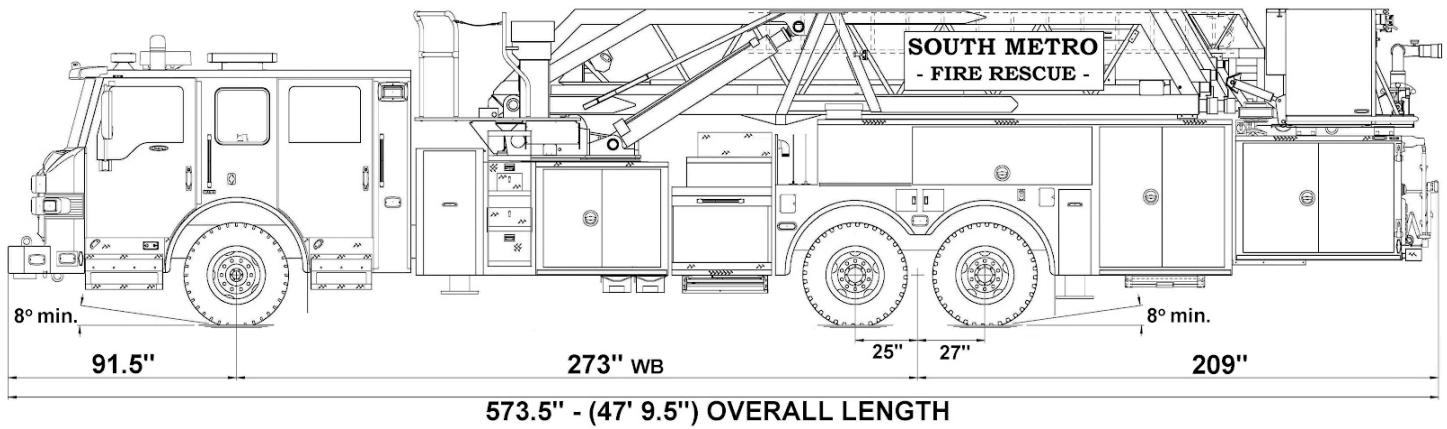
The minimum unobstructed width of the fire apparatus access road shall be 20 feet. In order to maintain the minimum width and prevent obstructions such as parking of vehicles fire lane signs shall be installed in an approved manner. A minimum vertical clearance of 13 feet, 6 inches shall be maintained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

SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



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

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



SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Vehicle Specifications

Length: 47' 9.5"

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

Height: 10' 9"

Wheelbase: 273 in.

Design load: 80,000 pounds

Inside Cramp Angle: 40°

Axle Track: 83"

Wheel Offset: 5.3"

Tread Width: 13.5"

Turning Radii:

Inside Turn: 26 ft. 1 in.

Curb to curb: 41 ft. 11 in.

Wall to wall: 46 ft. 8 in.

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

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



Right of Way & Permits

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

February 26, 2024

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

Attn: Eric Pavlinek

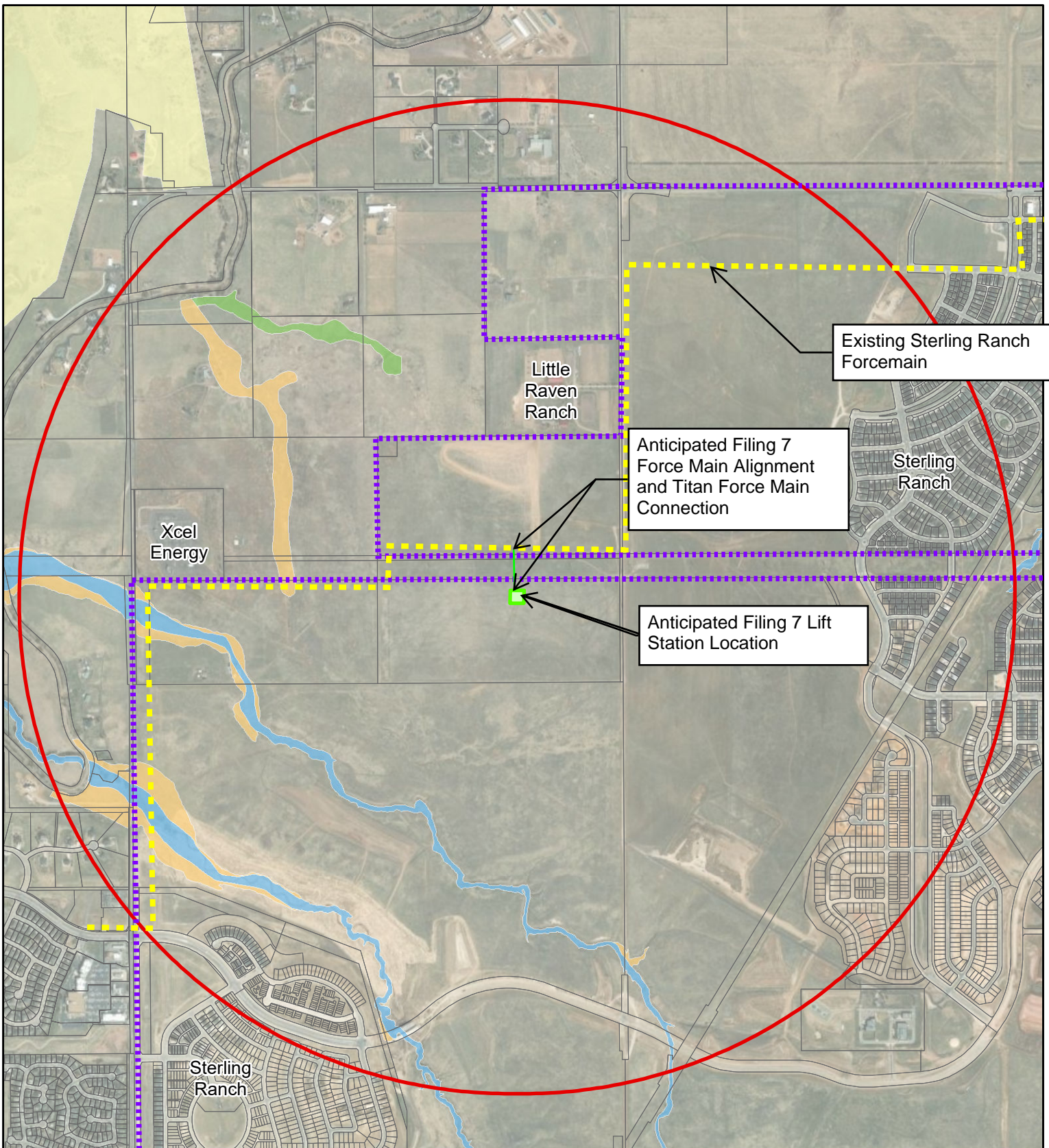
Re: 9255 Roxborough Park Road, Case # LE2024-004

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has determined there are **possible conflicts** with the above captioned project. Public Service Company has an existing *electric transmission* line and an existing *high-pressure natural gas transmission* pipeline with associated land rights as shown within this property. Any activity including annexation, zoning, grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact the following for development plan review and execution of License Agreements:

- **for Electric Transmission:** email coloradorightofway@xcelenergy.com or website www.xcelenergy.com/rightofway
- **for High Pressure Natural Gas Transmission:** https://www.xcelenergy.com/encroachment_application - click on Colorado; an engineer will then be in contact to request specific plan sheets

As a safety precaution, PSCo would like to remind the developer to contact Colorado 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



0 0.2 0.4
Miles



- - - Existing Force Main
- Sterling Ranch Force Main
- Lift Station
- Douglas County Parcels

Sterling Ranch Property

- Floodway
- 100-Year Floodplain
- 500-Year Floodplain

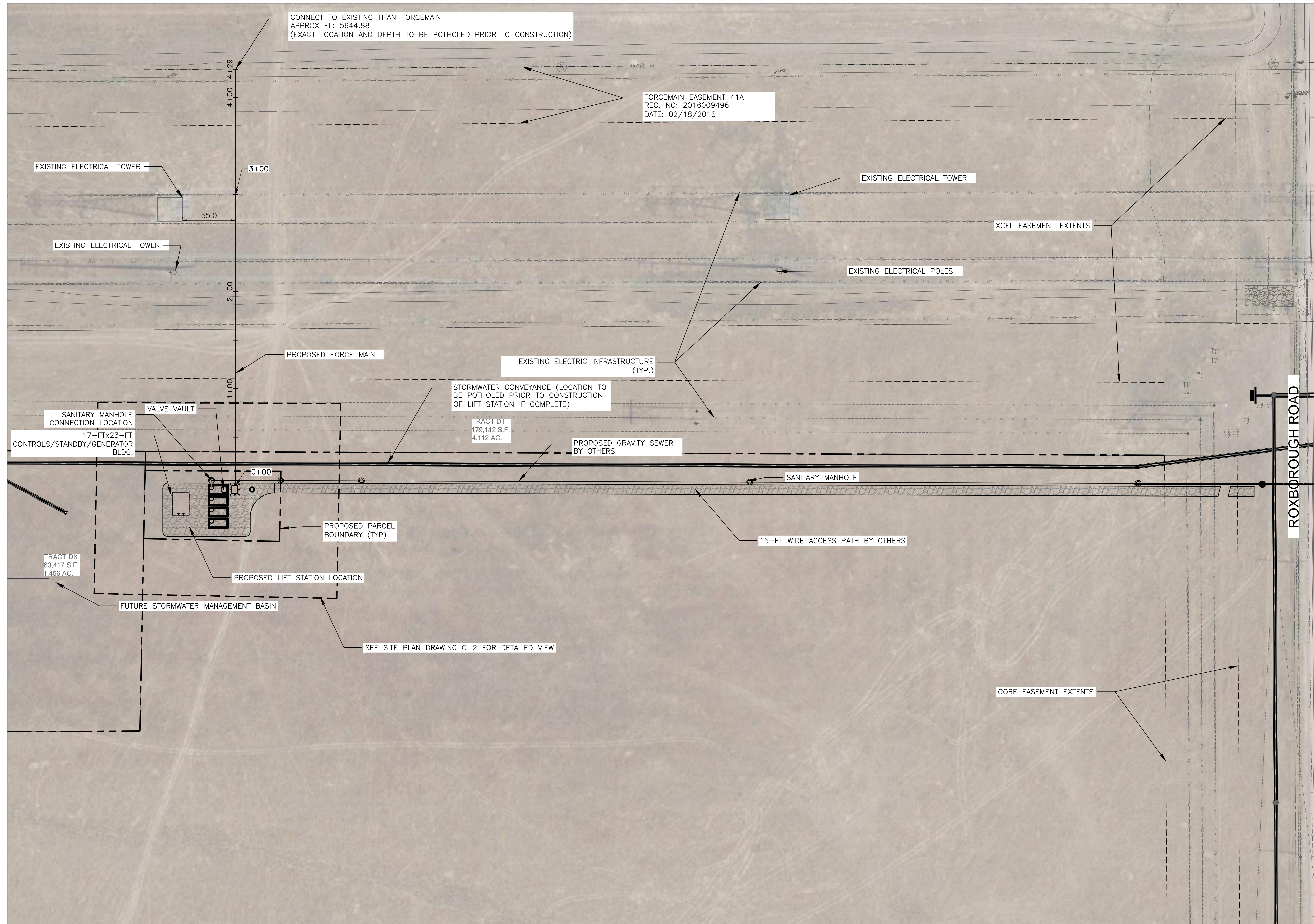
Filing 07 Lift Station

Dominion Water and Sanitation District
023-02831

Douglas County, Colorado

Vicinity Map

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REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____ X
 DRAWN BY: D.FROST
 SHEET CHK'D BY: _____ X
 CROSS CHK'D BY: _____ X
 APPROVED BY: _____ X
 DATE: 28 NOVEMBER 2023

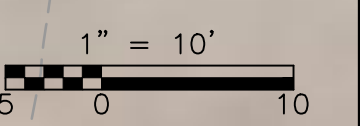
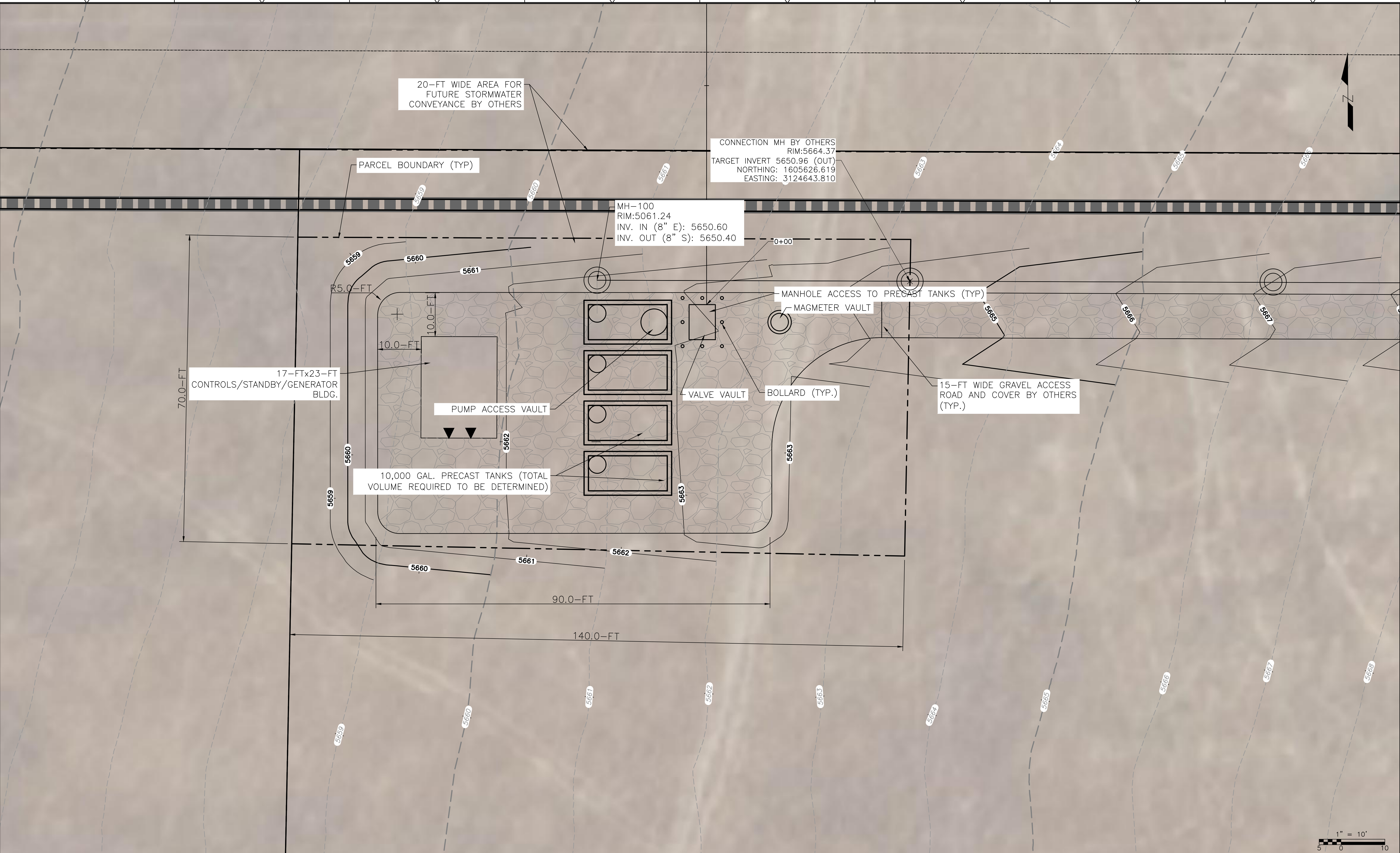


FILING 07 AND WILLOW CREEK #2
 LIFT STATIONS
 DOMINION WATER & SANITATION DISTRICT

OVERALL SITE PLAN
 FILING 07 LIFT STATION

PROJECT NO. 267801-289936
FILE NAME: CS001ST01.DWG
SHEET NO.
C-1

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DESIGNED BY: _____ X
 DRAWN BY: D.FROST
 SHEET CHK'D BY: _____ X
 CROSS CHK'D BY: _____ X
 APPROVED BY: _____ X
 DATE: 28 NOVEMBER 2023



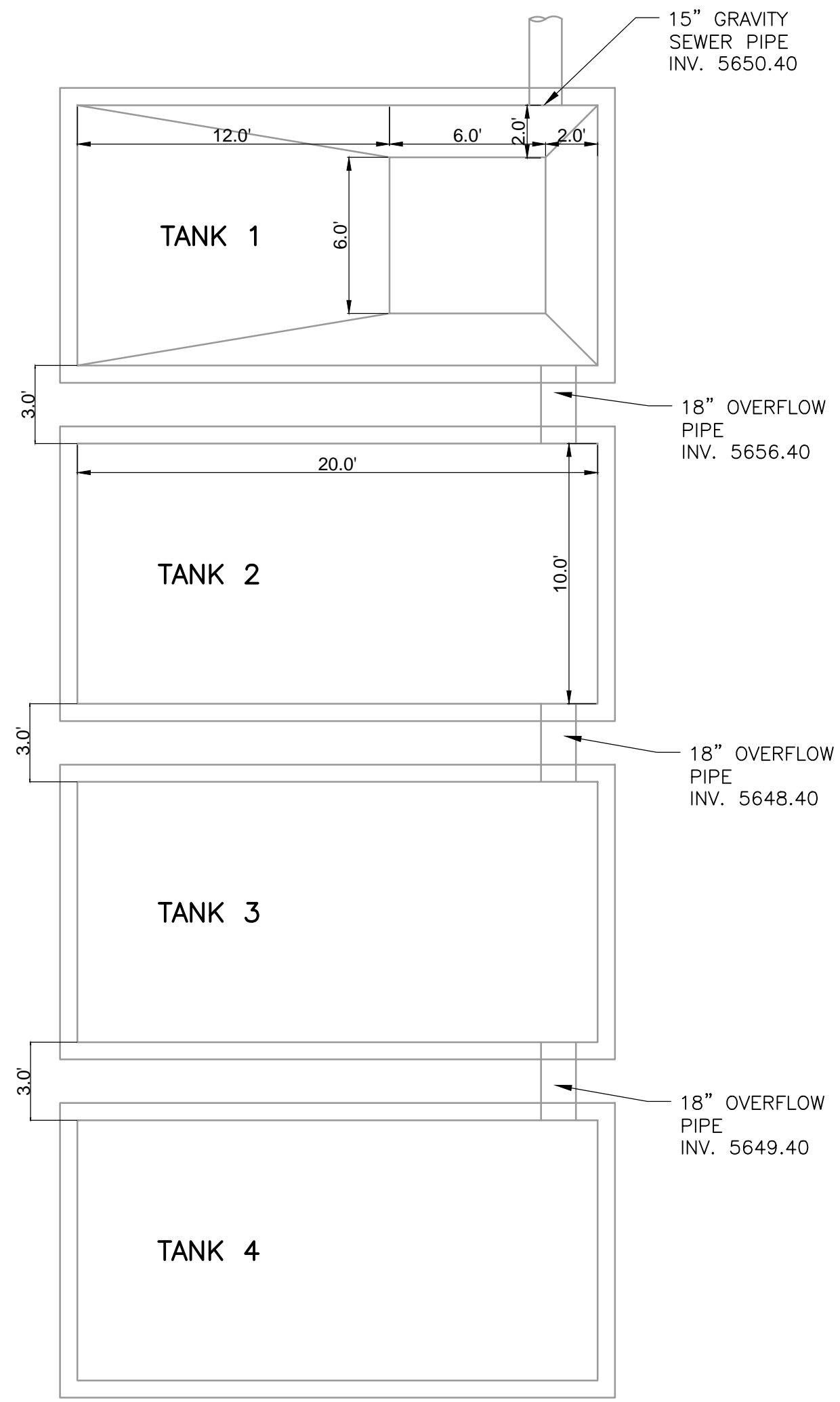
**FILING 07 AND WILLOW CREEK #2
 LIFT STATIONS
 DOMINION WATER & SANITATION DISTRICT**

**SITE PLAN
 FILING 07 LIFT STATION**

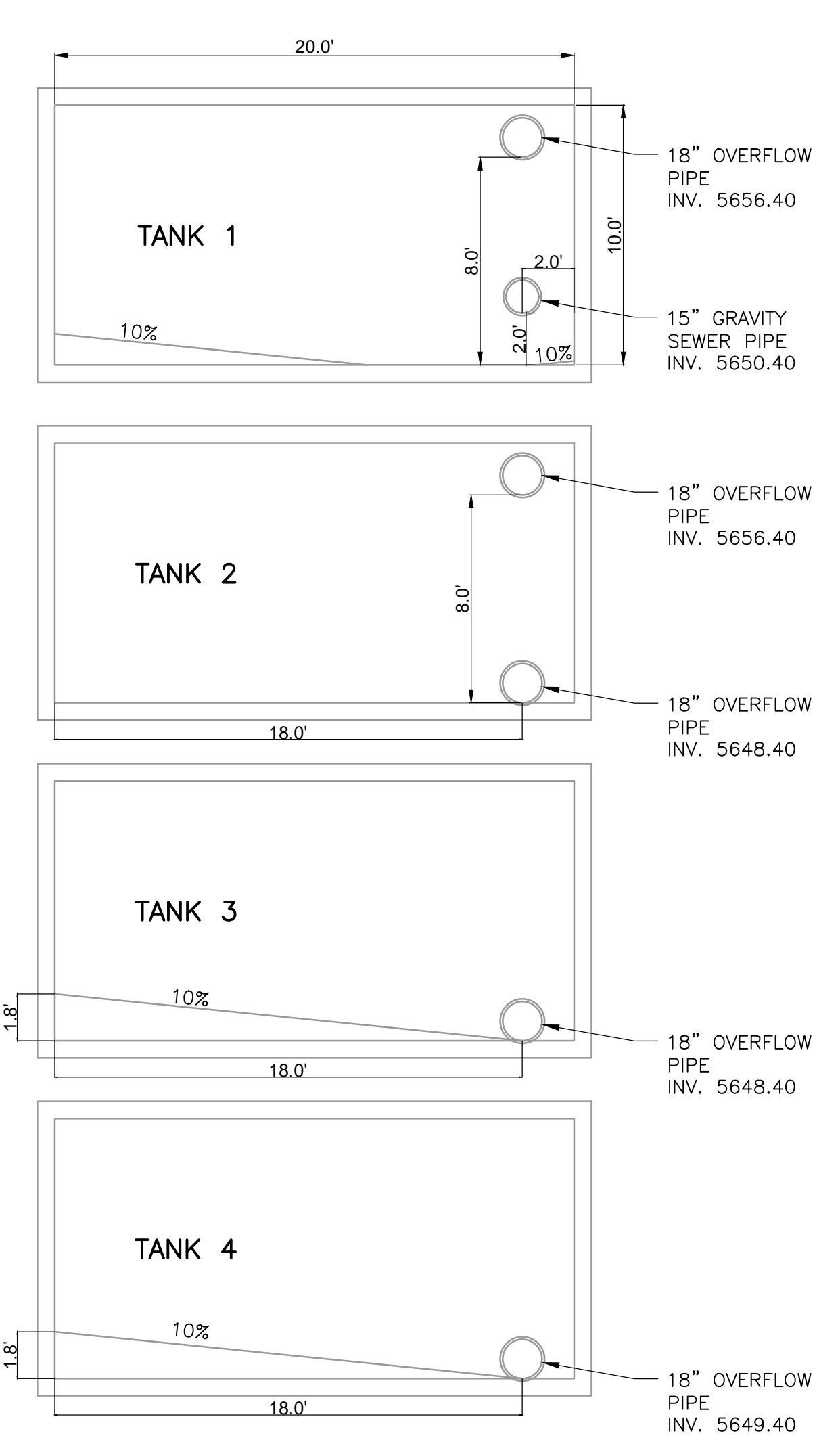
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 SHEET NO.
C-2

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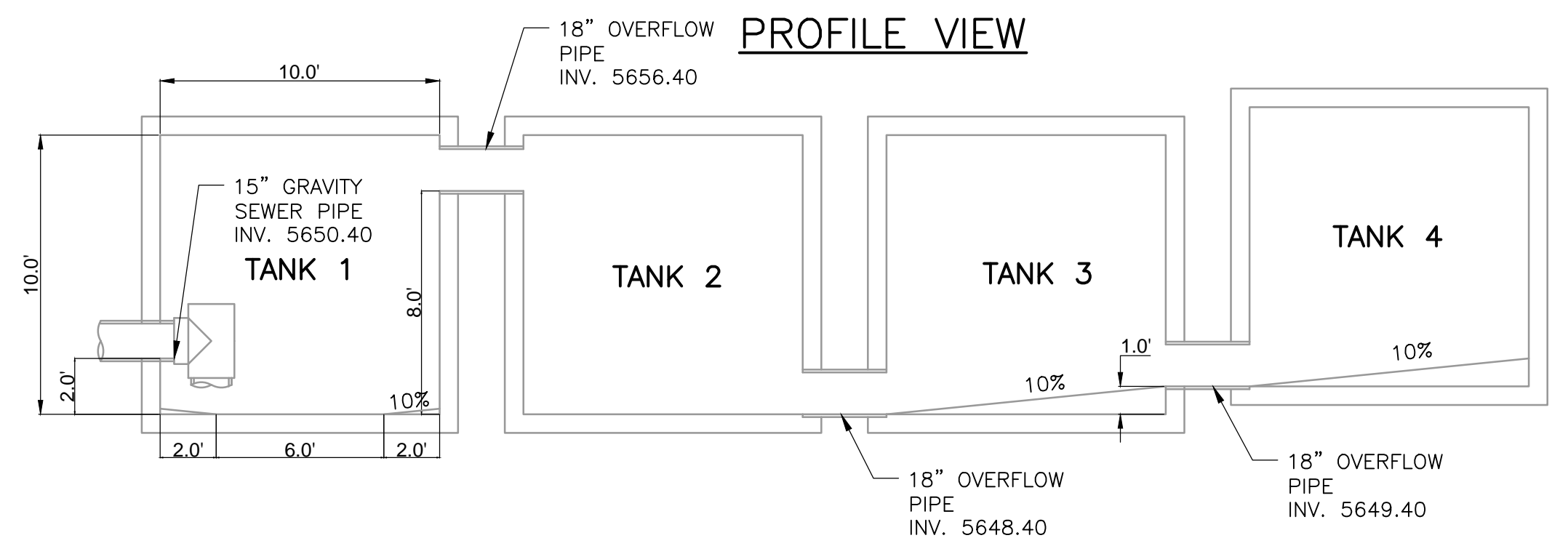
PLAN VIEW



SECTION VIEW

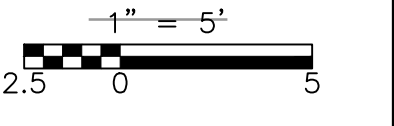


PROFILE VIEW



NOTES:

1. ALL INTERIOR PRECAST CONCRETE STRUCTURES TO BE PRE-COATED WITH S-301-14 XT EPOXY SPRAY SYSTEM



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: D. FROST
 DRAWN BY: D.FROST
 SHEET CHK'D BY: XXX
 CROSS CHK'D BY: XXX
 APPROVED BY: XXX
 DATE: NOVEMBER 2023

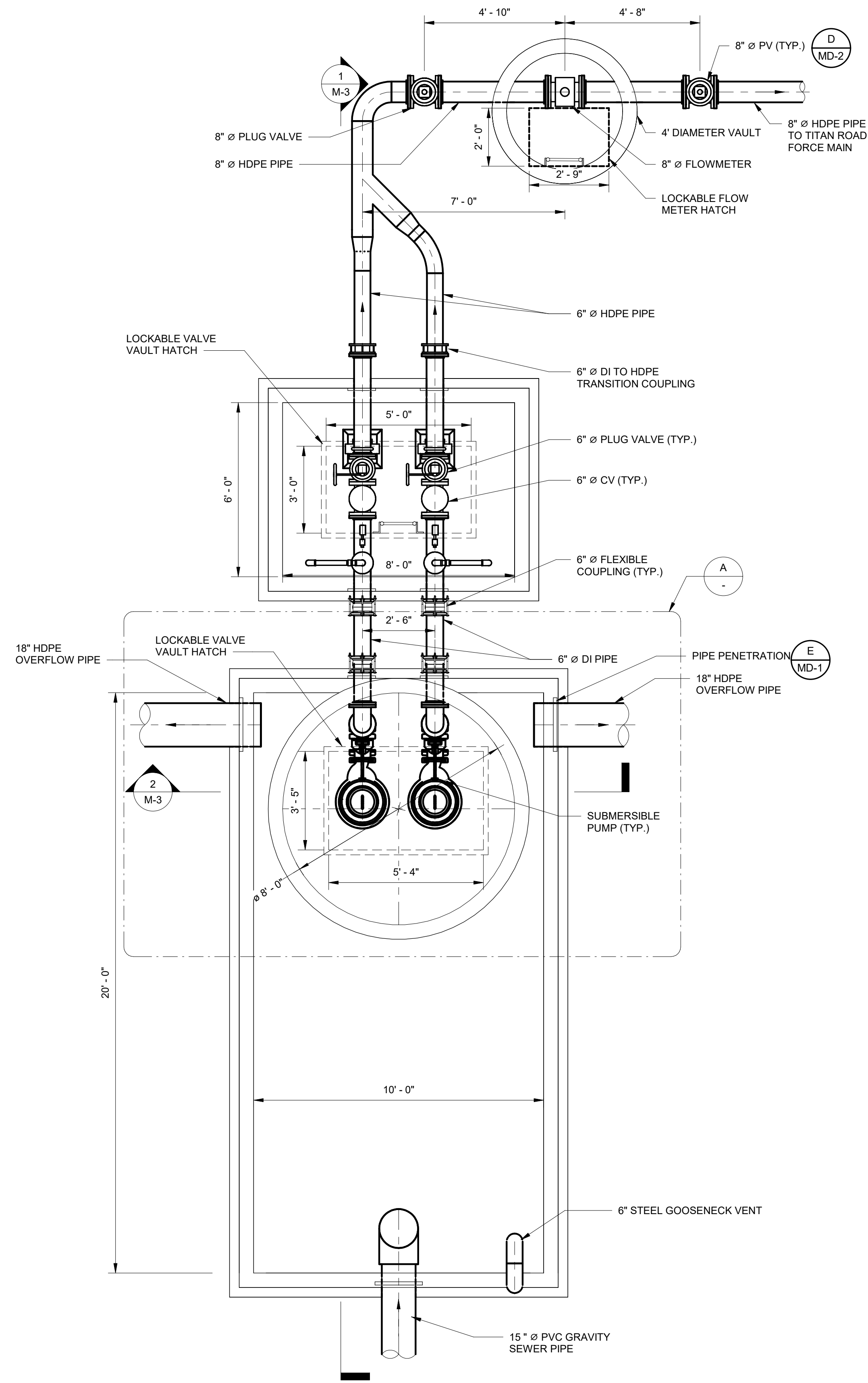


555 17th Street Suite #500
 Denver, CO 80202
 Tel: (303) 383-2300

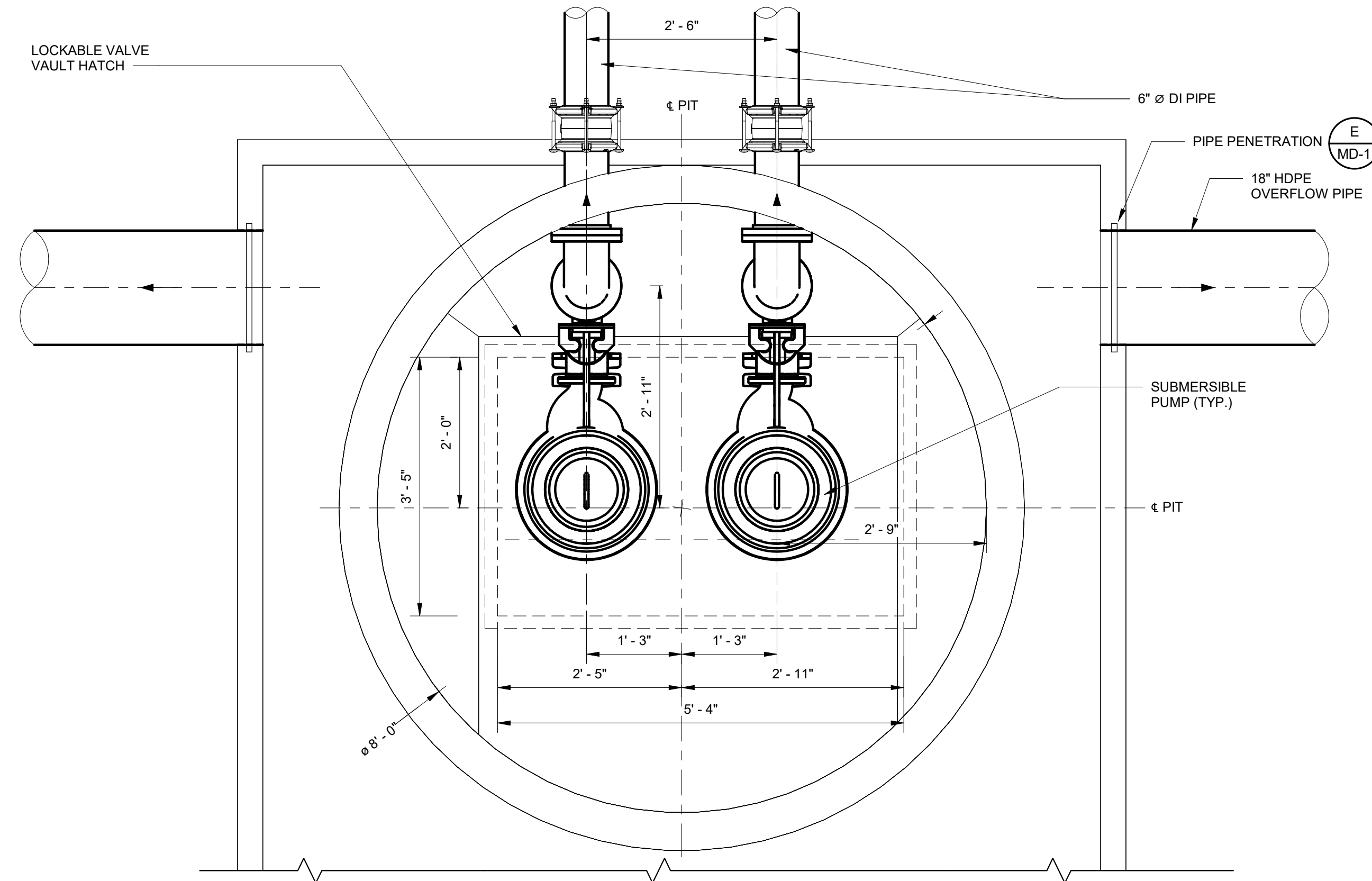
WILLOW CREEK LIFT STATION #2
 FILING 07 LIFT STATION
 DOMINION WATER & SANITATION
 DISTRICT

CIVIL DETAILS 1
 STORAGE TANK CONFIGURATION DETAIL

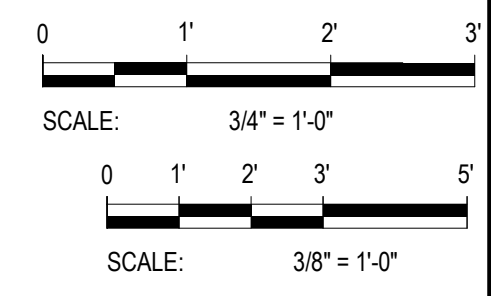
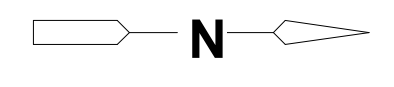
PROJECT NO. 289936
FILE NAME: CD001STD.DWG
SHEET NO. CD-1



PLAN
3/8" = 1'-0"



A ENLARGED PLAN
3/4" = 1'-0"



Time: 11/28/2023 8:35:55 PM
 C:\Users\BETGARP\OneDrive\Documents\MWZ00PS_detached_BETGARP.rvt
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REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: T. MAYO
 DRAWN BY: K. DEV
 SHEET CHKD BY: XXXX
 CROSS CHKD BY: XXXX
 APPROVED BY: XXXX
 DATE: NOVEMBER 2023

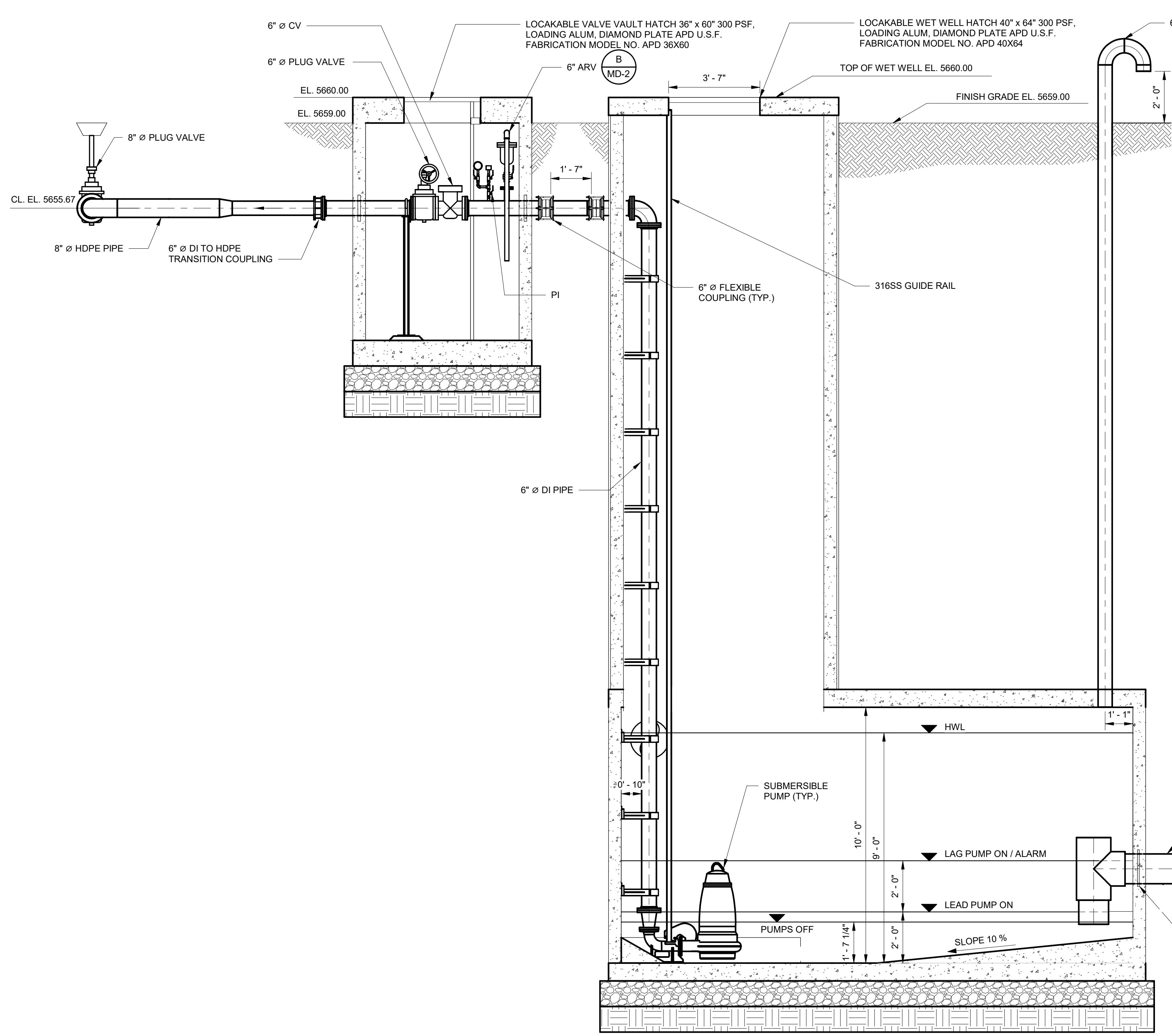


FILING 07 AND WILLOW CREEK #2
 LIFT STATIONS
 DOMINION WATER & SANITATION DISTRICT

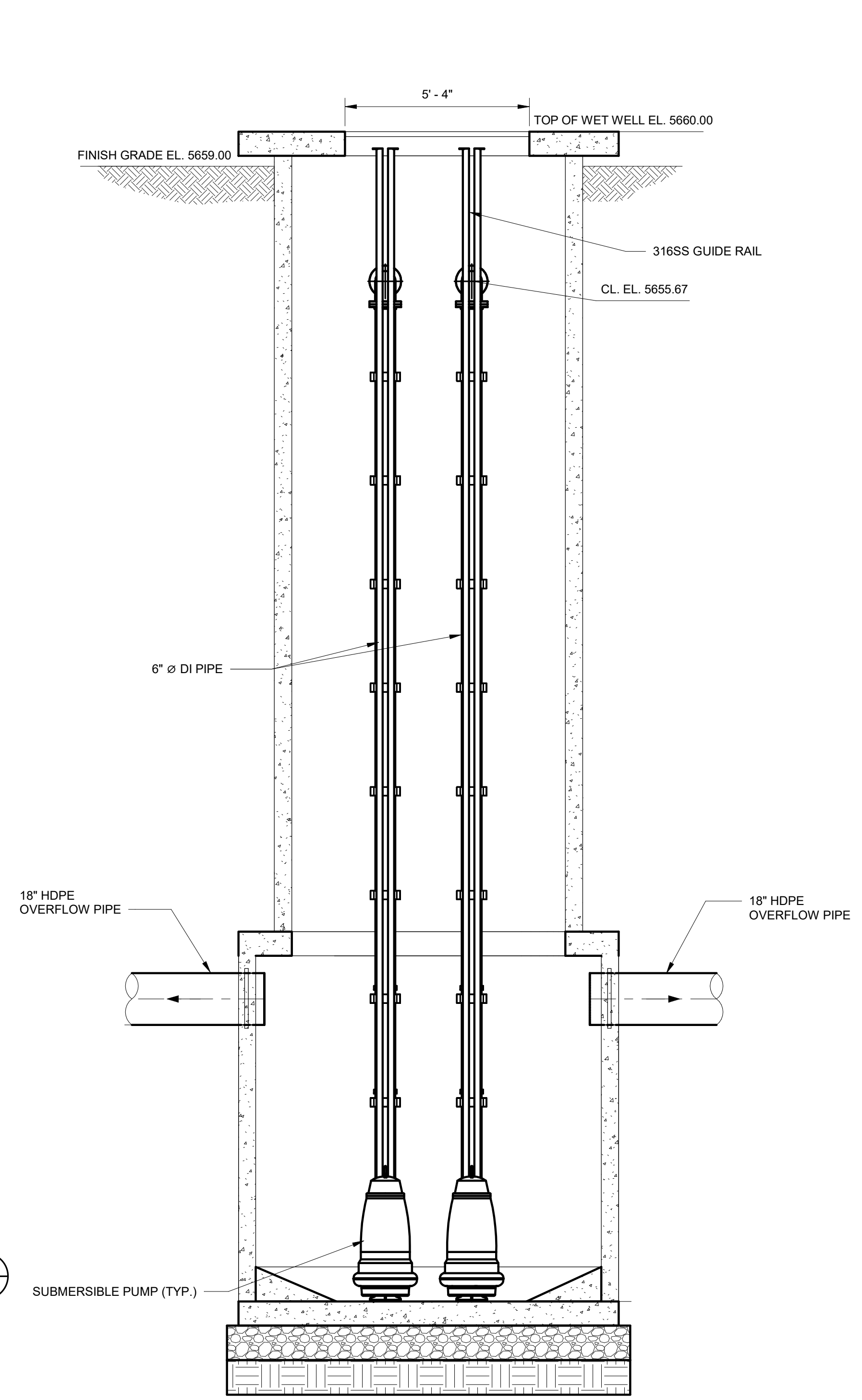
PLAN
 FILING 07 LIFT STATION

PROJECT NO. 289936
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 SHEET NO. M-2

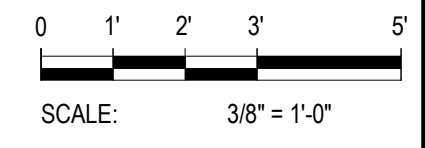
CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION



1 SECTION
M-2 3/8" = 1'-0"



2 SECTION
M-2 3/8" = 1'-0"



Time: 11/28/2023 8:34:29 PM
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REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: T. MAYO
 DRAWN BY: K. DEV
 SHEET CHKD BY: XXXX
 CROSS CHKD BY: XXXX
 APPROVED BY: XXXX
 DATE: NOVEMBER 2023

CDM Smith
 565 17th Street Suite #500
 Denver, CO 80202
 Tel: (303) 383-2300

**FILING 07 AND WILLOW CREEK #2
 LIFT STATIONS
 DOMINION WATER & SANITATION DISTRICT**

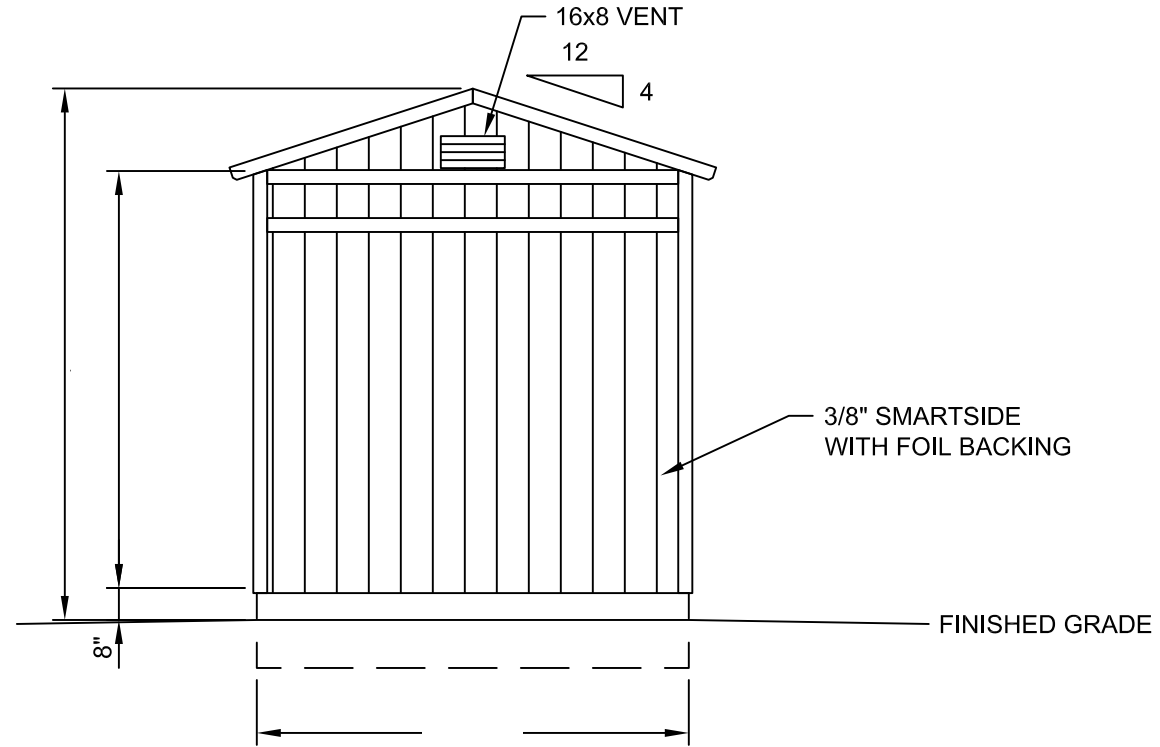
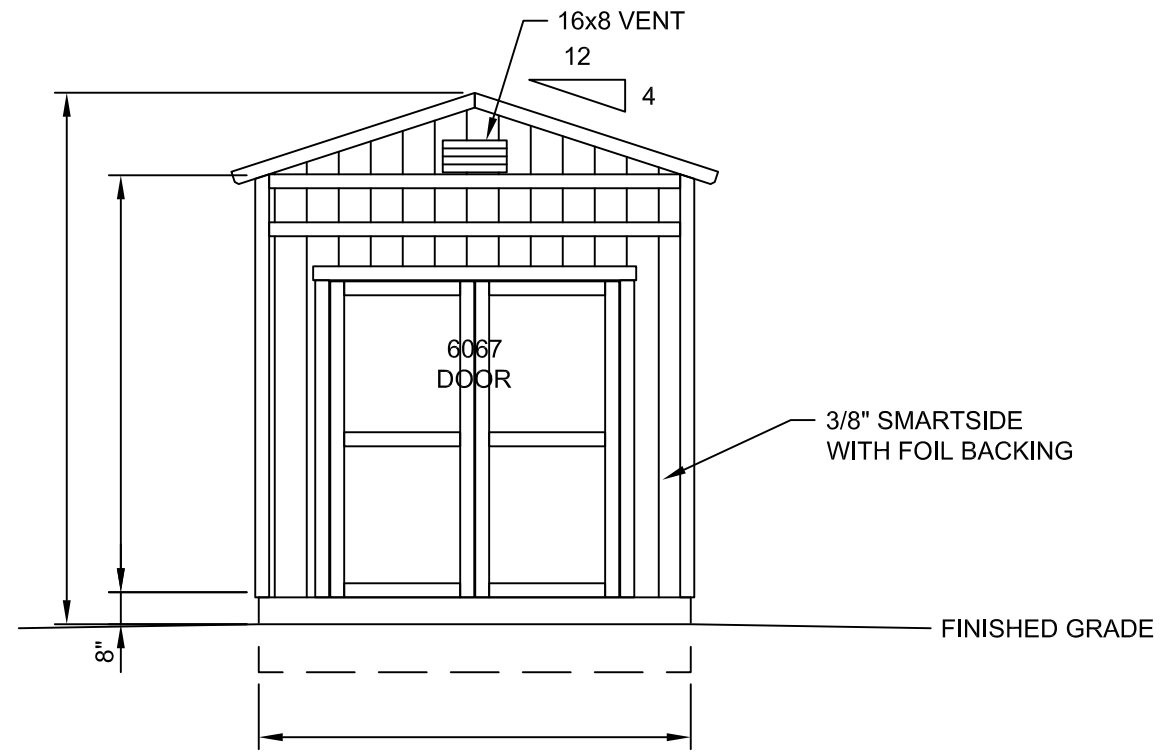
**SECTION
 FILING 07 LIFT STATION**

M-3

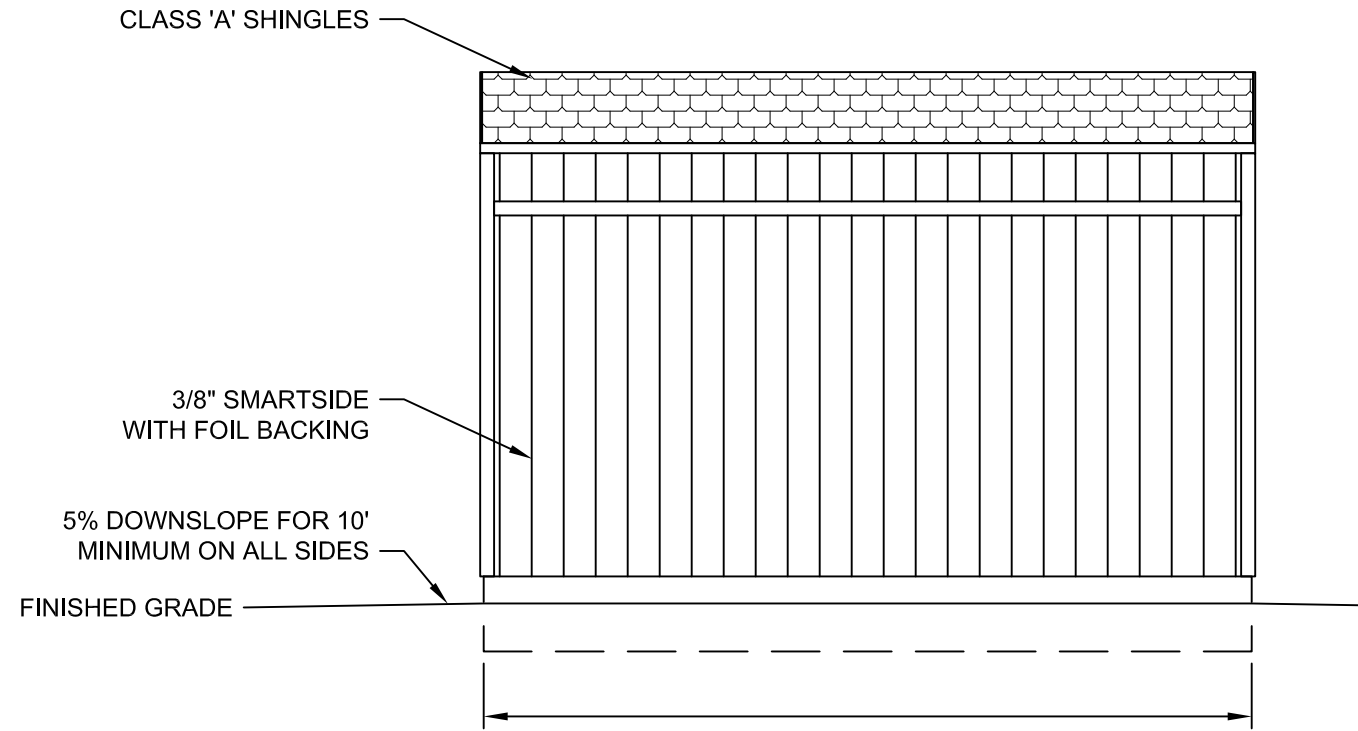
PROJECT NO.	289936
FILE NAME:	MWZ00PS.rvt
SHEET NO.	M-3

CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION

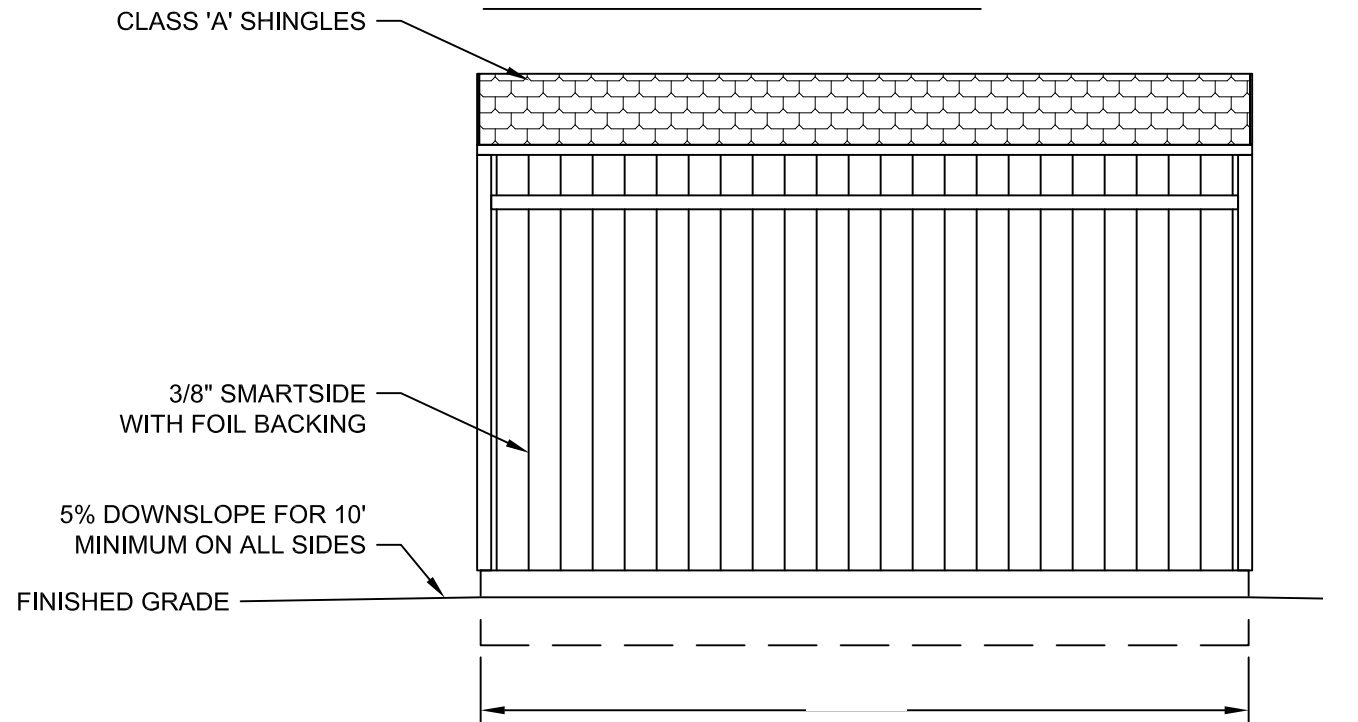
Appendix B - Example Architectural Drawing



WALL C ELEVATION



WALL B ELEVATION



WALL D ELEVATION