

Referral Agency Response Report

Project Name: 2259 Hess Rd

Project File #: LE2024-025

Date Sent: 10/07/2024

Date Due: 10/14/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	10/08/2024	Received: The proposed address for this facility is 2259 HESS 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. Send confirmation of project approval to this office by email. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.	No action necessary Applicant Response: All 'no action' items have been acknowledged and noted.

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Arapahoe County Public Airport Authority-Centennial	10/07/2024	<p>Received:</p> <p>The proposed development lies approximately 4.06 miles from the nearest runway at Centennial Airport and just outside of the Airport Influence Area (AIA). This site location will be subjected to numerous aircraft over flights at low altitudes and their associated effects. These effects include, but are not limited to: noise, smoke, dust, fumes and vibrations.</p> <p>Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway, penetrates the FAA Part 77 airspace surfaces, impede signals associated with navigational equipment or any other reason the FAA deems necessary will require the filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. Please visit https://oeaaa.faa.gov to utilize the notice criteria tool to confirm filing requirements and to file the FAA Form 7460-1. Please note that this is a State and Federal regulatory requirement. Runway endpoint data is available from the Airport for engineering calculations. In addition, please have crane operators advise Airport Operations (303-877-7307) prior to erecting any cranes.</p> <p>Please feel free to call me if you have any questions.</p> <p>Zachary Gabehart Planning Specialist - Noise & Environmental</p>	<p>Forwarded to applicant to address</p> <div style="border: 1px solid red; padding: 5px; margin-top: 10px;"> <p>Applicant Response:</p> <p>FAA application for the communications tower has been submitted and is in review with the FAA. The FAA application for the water tank will be separate and will be submitted for review after the L&E is approved.</p> <p>All findings and design requirements for both the tower and tank will be communicated to Douglas County and incorporated into the design documents.</p> </div>
Assessor	10/10/2024	No Comment	No action necessary
AT&T Long Distance - ROW		No Response Received	No action necessary
Black Hills Energy		No Response Received	No action necessary

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Building Services	10/10/2024	Received: Permit(s) required. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.	Forwarded to applicant to address Applicant Response: Acknowledged. Permit requirements will be coordinated.
Castle Park Ranch Property Owners Association		No Response Received	No action necessary
CenturyLink		No Response Received	No action necessary
Cherry Creek Basin Water Quality Authority	10/14/2024	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for LE2024-025, Parker Water and Sanitation District Ridgeway Water Tank and Communications Tower Location and Extent Request have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwqa.org . The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.	No action necessary
City of Castle Pines		No Response Received	No action necessary
City of Lone Tree	10/14/2024	No Comment	No action necessary
Comcast		No Response Received	No action necessary

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CORE Electric Cooperative	10/14/2024	Received: We have received the above-referenced referral request. We have reviewed our records and find that this property is not in our service territory.	No action necessary
Douglas County Health Department	10/11/2024	Summary: Douglas County Health Department (DCHD) has reviewed the application for compliance with pertinent environmental and public health regulations. DCHD has the following comments. Fugitive Dust – Recommendations for temporary uses: Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. We recommend that the applicant utilize all available methods to minimize fugitive dust. Control measures or procedures that may be employed include, but are not limited to, watering, chemical stabilization, carpeting roads with aggregate, and speed restrictions. Please contact me at 720-907-4888 or bfreder@douglas.co.us if you have any questions about our comments. Brent Freyer Environmental Health Specialist II Douglas County Health Department	Forwarded to applicant to address Applicant Response: Acknowledged. Permits will be coordinated prior to the start of construction with the selected contractor.

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Engineering Services	10/14/2024	<p>Summary: Please address comments on the project narrative, drainage study, requirements for construction documents, GESC report and plans, storm drainage operation and maintenance manual, temporary construction easement, secondary drainage easement, GESC Permitting requirements, and ROW Construction permitting. As-Built Plans are required following construction, and certification of stormwater detention and water quality facilities certification is required. Please see Engineering referral comment letter.</p>	<p>Forwarded to applicant to address</p> <div style="border: 1px solid red; padding: 5px;"> <p>Applicant Response:</p> <p>Acknowledged.</p> <p>Comments will be addressed in drainage report with updated design documents after L&E approval.</p> </div>
Mile High Flood District	10/07/2024	<p>Received: We appreciate the opportunity to review this proposal and have no comment, as this project does not include any major drainage features. We do not need to receive any future submittals on this project unless this changes.</p> <p>Katie Kerstiens, P.E., CFM Project Engineer (She, Her, Hers) MILE HIGH FLOOD DISTRICT Office: 303-455-6277 Direct: 303-228-0148 www.udfcd.org</p>	No action necessary
Oak Hills Owners Association		No Response Received	No action necessary
Office of Emergency Management	10/11/2024	Received: OEM has no concerns with this project	No action necessary
Rueter-Hess Recreation Authority		No Response Received	No action necessary
Sheriff's Office		No Response Received	No action necessary
Sheriff's Office E911		No Response Received	No action necessary

Referral Agency Response Report**Project Name:** 2259 Hess Rd**Project File #:** LE2024-025**Date Sent:** 10/07/2024**Date Due:** 10/14/2024

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South Metro Fire Rescue	10/10/2024	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.	No action necessary
Surrey Ridge HOA		No Response Received	No action necessary
Town of Parker Development Review		No Response Received	No action necessary
Town of Parker Public Works	10/07/2024	No Comment	No action necessary

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Xcel Energy-Right of Way & Permits	10/09/2024	<p>Received: Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has determined there is a potential conflict with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including 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 location and extent, it is the responsibility of the property owner/developer /contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com). Donna George Right of Way and Permits Public Service Company of Colorado dba Xcel Energy Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com</p>	<p>Forwarded to applicant to address</p> <div style="border: 1px solid red; padding: 5px;"> <p>Applicant Response:</p> <p>Acknowledged.</p> <p>Letter was received on 10/9. We were able to speak with Xcel and submit an Encroachment Application for review and approval through Xcel on 10/9. Xcel acknowledged receipt of application on 10/9. Design team is waiting on the review from Xcel, any required design changes will be communicated with Douglas County planning as soon as possible upon receipt.</p> </div>

Carolyn Freeland

From: annb cwc64.com <annb@cwc64.com>
Sent: Thursday, October 3, 2024 5:05 PM
To: Carolyn Freeland
Cc: Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com
Subject: 13939 Ancestry Dr Parker, Colorado Douglas County eReferral #LE2024-025
Attachments: 13939 Ancestry Dr Parker, Colorado.jpg

Hi Carolyn,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 13939 Ancestry Dr Parker, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

Please feel free to contact us with any questions or concerns

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

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

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

From: cfreeland@douglas.co.us <cfreeland@douglas.co.us>
Sent: Monday, September 30, 2024 4:08 PM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (LE2024-025) 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>

LE2024-025, Parker Water & Sanitation District Ridgeway Water Tank & Communications Tower Location and Extent Request

Parker Water & Sanitation District requests approval of a Location and Extent for the construction of a new water tank and communications tower, and other improvements on vacant property owned by Parker Water & Sanitation District, located at 13939 Ancestry Drive, SPN: 2231-251-00-002. The project site is located west of the Heirloom Pkwy and Hess Road intersection, north of the Rueter-Hess Reservoir.

This referral will close on October 14, 2024.

If you have any questions, please contact me.



13839 Ancestry Dr

Rueter-Hess Reservoir



REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: **September 30, 2024**

Comments due by: **October 14, 2024**

Project Name:	<i>Ridgegate Water Tank and Communications Tower, Parker Water & Sanitation District - Location and Extent</i>
Project File #:	LE2024-025
Project Summary:	Parker Water & Sanitation District requests approval of a Location and Extent for the construction of a new water tank and communications tower, and other improvements on vacant property owned by Parker Water & Sanitation District, located at 13939 Ancestry Drive, SPN: 2231-251-00-002. The project site is located west of the Heirloom Pkwy and Hess Road intersection, north of the Rueter-Hess Reservoir.

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: _____	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Douglas County Public Works	Phone #: 303-660-7490
Your Name: Kenneth Murphy, P.E. <i>(please print)</i>	Your Signature: 
	Date: 14 OCT 2024

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **October 21, 2024, at 6:00 pm; located at 100 Third Street, Castle Rock, CO 80104 in the Commissioner’s Hearing Room.**

Sincerely,

Carolyn Washee-Freeland
Carolyn Washee-Freeland, AICP
Senior Planner
303-660-7460
cfreeland@douglas.co.us
Enclosure

October 14, 2024

DV2024-436

Emilie Abbott
Parker Water and Sanitation District
13939 Ancestry Drive
Parker, CO 80134

RE: PWSD Ridgeway Tank and Communications Tower - Location & Extent
rev1 PWE Comments

Ms. Abbott,

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

TECHNICAL DOCUMENTATION

Project Narrative and Planning Exhibit

- Please address comments in the narrative.

Traffic Impact Analysis

- Based on the project narrative, post-construction traffic to the site will be negligible and the requirement for a detailed traffic analysis is waived.

Drainage Study

- Please address comments in the redlined drainage study.

Construction Documents (CDs)

- CDs were not provided for review. Following Location & Extent approval, please provide a CD set showing grading and other site improvements for County review. Public Works will review sitework (e.g. grading and drainage improvements) and does not need to review detailed structural plans for the tank or the communications tower. These items may require review by the Douglas County Building Division. Please call if you have questions regarding what needs to be included in the Public Works submittal.

Grading Erosion and Sediment Control (GESC) Report and Plan

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

Storm Drainage Operation & Maintenance (O & M) Manual

- Permanent stormwater and water quality facilities (if any) will require a site-specific O & M Manual.
- The manual will provide future owner-operators with a basis for regular inspection and maintenance.
- Manual templates are at: <https://www.douglas.co.us/public-works/development-review/>
- Edit the template to make it relevant to the site and the stormwater improvements.

ADMINISTRATIVE DOCUMENTATION

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

Improvements Agreement (IA)

- An IA is NOT required for projects approved through an L&E process.

Temporary Construction Easement (TCE)

- A TCE is required for work on private land outside the project boundary.
- Based on the submittal it does not appear this will be needed.

Secondary Drainage Easement

- This easement is required for stormwater detention facilities (if any) constructed with the project.

GESC Permit

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

Right-of-Way / Construction Permit

- 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/>
- Based on the project description, a robust plan will likely be needed to handle construction traffic; consult with Permits and Inspections regarding the MHT.

POST-CONSTRUCTION DOCUMENTATION

As-Built Plans

- Following construction, provide the County with a set of as-built plans documenting information critical to the function of roadway and drainage improvements based on a post-construction survey
- Where as-built information differs from record copy plans, strike-through the record copy information and annotate as-built information in red font, linework, or hatching, as applicable.
- Have the engineer-of-record sign and stamp the as-builts and provide County with a copy.

Certification of Stormwater Detention and Water Quality Facilities

- Following construction, provide the County with a letter from the engineer of record certifying the stormwater improvements are constructed per the design and will function as intended.
 - Include as-built drawings for each facility based on a post-construction survey.
 - Include re-analysis demonstrating facility performance based on the as-built geometry.
 - Include tables documenting key design criteria (e.g. pond and spillway capacities, freeboard) to demonstrate the as-built pond meets or exceeds minimum criteria.

DOUGLAS COUNTY PUBLIC WORKS DEVELOPMENT RESOURCES

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

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

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

Respectfully,

A handwritten signature in blue ink that reads "Ken Murphy". The signature is written in a cursive style.

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

cc: DV File



PWSD RIDGEGATE TANK

PARKER, COLORADO

LOCATION & EXTENT REPORT

SEPTEMBER 26, 2024

Prepared by:

Kimley»»Horn

For:



TABLE OF CONTENTS

1.0 INTRODUCTION.....	3
2.0 APPLICANT	3
3.0 PROJECT PURPOSE AND DESCRIPTION	3
3.1 IMPLEMENTATION SCHEDULE.....	5
3.2 ACCESS AND PROPOSED EASEMENTS.....	5
4.0 EXISTING CONDITIONS	5
5.0 IMPACTS AND MITIGATION.....	6
5.1 TRAFFIC IMPACTS AND MITIGATION.....	6
5.2 NOISE IMPACTS AND MITIGATION.....	7
5.3 DRAINAGE IMPACTS AND MITIGATION.....	7
6.0 REGULATORY AND PERMIT APPROVALS	8
6.1 COUNTY AND STATE REGULATORY REQUIREMENTS	8
6.2 FEDERAL AVIATION ADMINISTRATION	8
7.0 COMPLIANCE WITH DOUGLAS COUNTY COMPREHENSIVE MASTER PLAN	9
APPENDIX A – CULTURAL RESOURCE SURVEY	10

1.0 INTRODUCTION

This Location & Extent (L&E) Report has been prepared for the proposed Parker Water & Sanitation District (PWSD) Ridgeway Tank Project (“Project”) consisting of the construction of a three million-gallon (MG) water storage tank and associated piping to expand the existing water systems capacity and serviceability within PWSD’s Zone 2 West as well as the construction of a communication tower to expand PWSD’s operating network, and access road improvements. Kimley Horn has prepared this application on behalf of PWSD to provide the information required for a L&E approval for the Project, in compliance with Section 32 of the *Douglas County Zoning Regulation*.

2.0 APPLICANT

The Applicant for this L&E approval pertains to:

Parker Water & Sanitation District
13939 Ancestry Drive
Parker, CO 80134
Emilie Abbott: (720) 842-4272
EAbbott@pwsd.org

The Applicant’s representative is:

Kimley-Horn and Associates, Inc.
6200 South Syracuse Way, Suite 300
Greenwood Village, CO, 80111
Adam Monchak: (720) 943 9961
Adam.Monchak@kimley-horn.com

The total area of grading for the tank, access and tower pad appears to be about 0.8 acres. However, the project narrative for the L&E submittal indicates a total disturbance of 2.5 acres. Please reconcile this discrepancy.

3.0 PROJECT PURPOSE AND DESCRIPTION

The Project is located in Douglas County, Colorado within Section 25, Township 6 South, Range 67 West of the 6th Principal Meridian. The Project site is within PWSD owned property (State Parcel No. 2231-251-00-002). The parcel has a total area of approximately 55.0 acres (AC), and the Project site is approximately 1.37 AC. The total disturbed area for all project components is approximately 2.5 AC. The average elevation of the project is 6,300 feet above mean sea level (MSL). The Project is bounded on the north by the Douglas County East/West Regional Trail, on the east by the Town of Parker, on the south by Hess Road, and on the west by undeveloped land owned by Freshfields, Inc. Preliminary design information pertaining to the Project is based on the *2020 Water and Wastewater Master Plan* (“PWSD Master Plan”) for PWSD. As outlined in the PWSD Master Plan, the purpose of this Project is to provide the increased water storage required to service the growing Ridgeway Development as well as future developments located in Zone 2 West.

This Project consists of a partially buried 3-MG water storage tank, a 24-inch ductile iron water main, 3-inch fiber optic conduit, electrical conduits, access road improvements, and a communications tower. The site is anticipated to further expand with an additional water storage tank(s) as well as a booster pump station to service growth within PWSD’s Zone 2 West; however, the timeline of future site expansion is currently unknown and will be based upon the buildout of Zone 2 West. Additional L&E applications will be submitted to Douglas County prior to construction of these future elements.

The water storage tank will be a cylindrical shape with a domed roof and is anticipated to have a diameter of 143 feet and a height of 54.55 feet; however, the tank will be partially buried to maintain proper hydraulic operations. A maximum height of 45 feet is anticipated to be exposed above grade. Final dimensions, including exposed height, will be finalized during the construction phase of this Project due to structural design of the tank being performed by the selected manufacturer. The maximum height of 45 listed within the L&E submittal documents is an estimate and will be confirmed in construction phase prior to beginning work on the structure itself.

The water main will connect to the proposed tank to the existing system via an existing water main approximately 0.5 miles north of the site. The Project will be designed according to PWSD's *Engineering Department Standards and Specifications Manual* as well as per American Water Works Association (AWWA) standards. An AWWA D110, Type III water storage tank has been selected as the tank style for this Project by PWSD.

The electrical conduits will be aligned from the existing transformer north of the existing South Metro Fire communications building to the communications tower and the water storage tank to bring the required power to the site. The proposed fiber optic conduit will be run from the communication tower parallel with the water main to its point of connection with the existing water system. The scope of this Project includes installation of the fiber conduit only for future planning purposes and will be capped at both ends of the conduit until a future contractor is hired to install the fiber optic line itself.

The communication tower is anticipated to be a maximum of 180 feet in height mounted on a 40-foot x 40-foot concrete foundation located south of the proposed tank, adjacent to the existing access road. With the location of the communication tower at the site, the proposed tank would have the ability to be hard-wired into the communication system rather than needing additional communication equipment. **Figure 1**, shown below, illustrates the location of the Project site.

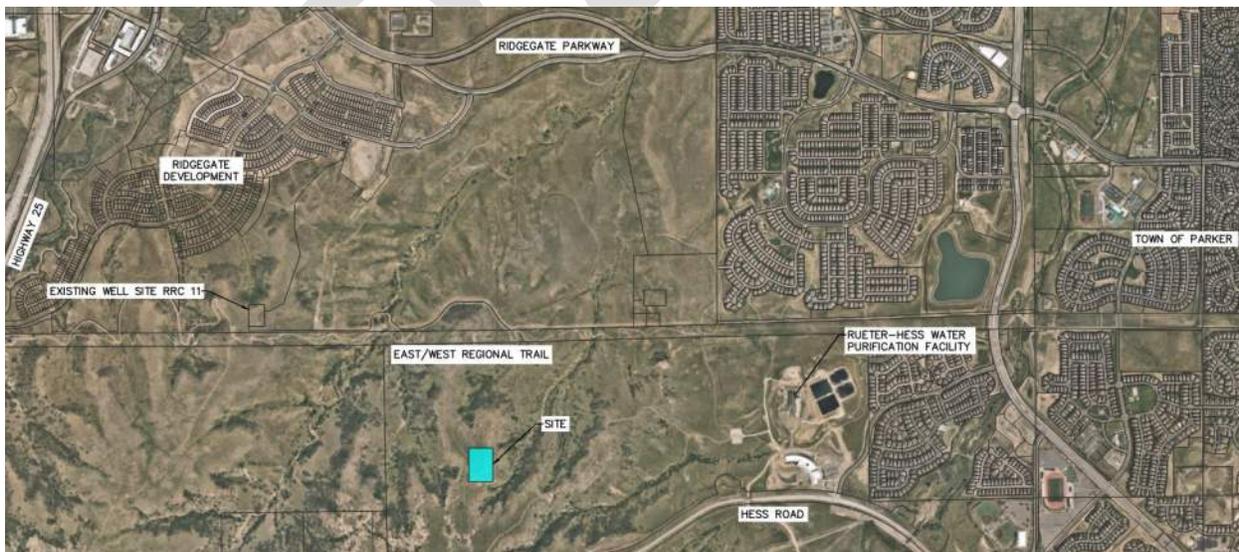


Figure 1: Vicinity Map

3.1 IMPLEMENTATION SCHEDULE

Table 1 below summarizes the proposed implementation schedule for the planning, design, permitting and construction of the Project.

Table 1: Implementation Schedule

TASK	BEGIN	END
Site Selection, Sizing Analysis, and Easement Acquisition	September 2023	December 2023
Design & Archaeological Survey	January 2024	May 2024
Preliminary Design	May 2024	August 2024
Douglas County Approval	September 2024	November 2024
Final Design and Bidding	September 2024	November 2024
CDPHE Review and Approval	September 2024	January 2025
Construction (PWSD Funded)	March 2025	October 2025

3.2 ACCESS AND PROPOSED EASEMENTS

Primary access to the site is anticipated to be via the existing access road off Hess Road south of the Project site. An existing double-swing gate is located at the entrance to the access drive and is currently and will continue to be locked and maintained by PWSD.

The property directly north of the Project site is owned by Public Service Company of Colorado and contains transmission and distribution power lines owned by Xcel Energy. A utility easement for the proposed waterline and fiber optic conduit is required to cross the property and connect to the existing waterline within the existing PWSD easement (REC NO. 2021115116). The Project team is coordinating with the landowner to complete the required easement documentation.

The Project site is entirely owned by PWSD; therefore, no additional easements area anticipated.

4.0 EXISTING CONDITIONS

The Project site is within PWSD owned property with a total area of approximately 550 AC, and the Project site is approximately 1.37 AC. The total disturbed area for all project components is 2.5 AC. Surrounding land use consists of rural residential and undeveloped properties. Existing vegetation is limited and consists of shortgrass with boulders, outcroppings, and crushed stone ranging in gradation. There are no existing site structures with exception of a potential existing Pioneer gravesite. The proposed tank and piping layout has been designed to avoid impacts to this structure of historic and archaeological interest. ERO Resources Corporation (ERO) performed a *Cultural Resource Survey and Evaluative Testing*, included as **Appendix A**, at the site to identify historical markers in the area and specify any mitigation requirements. ERO found that no mitigation is required; however, the potential gravesite area will be protected during construction. The proposed structure and associated piping for this project and potential future expansions have been designed to avoid the area of concern (the southeast corner of the site). No additional measures regarding the gravesite are anticipated.

Predominately, the property slopes to the north with various natural washes situated throughout. The site area is located on a plateau within the property consisting of slopes generally downward to the east reaching as much as ~27% and elevations ranging between 6,286 and 6,310-feet; however, a vast majority of the site is located at about 6,310 feet with slopes ranging between 0.15%-0.5% in an open area. This open

area will allow for the construction of a new 3-MG tank and communication tower. The remaining open space will be dedicated for any future water storage tank(s) and/or pump station.

The Project is positioned adjacent to an existing access road that runs north and south from Hess Road to an existing fire communication facility. This existing access road shall be maintained to limit the construction needs for establishment of a new road and allow access to the site from the south of the property. The existing 24-inch water main, Ridgeway South Water Main, that will be utilized as the point of connection to the Zone 2 West water system for the proposed tank is located to the north of the site along the East/West Regional Trail.

5.0 IMPACTS AND MITIGATION

The construction of the Project has the potential to temporarily impact adjacent landowners and the public through changes to historical traffic, noise, and drainage patterns. Permanent structures include the proposed 3-MG water storage tank, associated yard piping and fencing, communication tower, and access drive. Areas of temporary disturbance will be restored to match existing conditions and contours following completion of construction.

5.1 TRAFFIC IMPACTS AND MITIGATION

The existing gravel road stemming from Hess Road will be used to access the site during construction. The closest neighborhood to the site is located roughly 0.87 miles northeast of the Project. On days when concrete is placed, there will be numerous concrete trucks delivering concrete to the site throughout the day. There are two phases of construction that will have heavy concrete truck deliveries, when pouring the foundation and pouring the tank structural panels. The foundation pour will occur over the course of a single day and have consistent truck traffic during the day to ensure a constant supply of concrete to achieve the required monolithic floor design. It is anticipated to have at most two months of heavy construction traffic to the site while the structural wall and dome panels are being poured. Total duration of this heavy traffic will be dependent on weather conditions. The number of trucks / trips on these heavy traffic days depends on factors such as selected contractor, concrete provider, and timing of the project. The public should expect consistent traffic to and from the site during the described heavy traffic phases. Outside of these phases, daily trips for worker vehicles, PWSD and Kimley-Horn staff, and various equipment should be expected.

All construction traffic will enter the site through the primary access point along Hess Road, limiting disturbance to the nearby residential areas. If required, Kimley-Horn will work with PWSD and the contractor to help inform the homeowners in neighboring parcels in advance, so they are not surprised by increased traffic along Hess Road. Access to existing driveways cut from Hess Road will not be impacted by this Project. Additional traffic control measures and signage as deemed necessary will be utilized throughout the construction process. Construction traffic onsite might cause an increase level of dust, the contractor will mitigate dust with a water truck onsite to dampen the surrounding area as needed.

Once the water storage tank is constructed and put into service, PWSD operations staff will visit the site at least once a week for maintenance purposes. No further impact to traffic is anticipated after construction of the Project has been completed.

5.2 NOISE IMPACTS AND MITIGATION

The Project will substantially comply with Douglas County's Noise Overlay District and Section 17A of the *Douglas County Zoning Resolution* throughout all phases of the construction schedule. Working hours for daily construction will be with the allowable 7:00am to 7:00pm, Monday through Friday. The contractor shall seek approval from Douglas County for alternate working hours outside of the schedule. These requests will be submitted and reviewed as required per the discretion of the contractor and approval by Douglas County.

Noise from supporting construction equipment will be short in duration as construction continues along the proposed sequenced water storage tank, associated piping and communication tower construction. The construction documents will include language to contractually require the future contractor on site to comply with Section 17A. The contractor will determine the means and methods to accomplish meeting the Noise Overlay District requirement. The contractor is permitted to mitigate levels of noise through the implementation of appropriately selected mufflers and white noise back up alarms. The contractor will mitigate noise levels by implementing standard onsite maintenance procedures.

Following substantial completion, additional noises related to the water storage tank and communication tower are not anticipated. The proposed piping will be buried and backfilled. The anticipated level of noise emitted from the water storage tank during typical operation will fall below the noise level standards for a residential zone district.

5.3 DRAINAGE IMPACTS AND MITIGATION

Site drainage is anticipated to maintain the existing drainage offsite, and the impact to the onsite and offsite drainage system is expected to be minimal. The site imperviousness will increase with the installation of the tank, communication tower, and associated foundations. Remaining drainage details are anticipated to be the same from pre-construction conditions to post-construction conditions. The Project will follow historic drainage patterns and is not anticipated to provide adverse impacts to downstream drainage infrastructure.

Proposed onsite grading will allow water to drain away from the proposed tank without interfering with the communication tower, future pump station, or proposed piping. To achieve the correct finished floor elevation, the north side of the proposed tank will have large slopes for final grade, similar to the existing site conditions. The slope will need to be properly stabilized to ensure that the slope remains in place during rain and snow/runoff events. The proposed tank has concrete paving, and the final grading will incorporate a similar approach with the same material or a grouted riprap slope stabilization.

Proposed piping will be installed via open cut trenching. All piping will be installed with a 60-inch minimum depth of cover, backfilled and compacted, and graded to pre-existing conditions. Disturbed areas that were not vegetated will be restored to match existing conditions.

Disturbed soils within the limits of disturbance have the potential to be subject to erosion and sediment runoff during storm events. A protective layer of topsoil and aggregate will be replaced to stabilize the site soil within the respective limits of disturbance. No existing detention facilities are located on the existing property. No streams or major drainageways are located within or adjacent to the Project. The Project lies outside the limits of an active floodplain or area with high flood hazard. No changes to the existing floodplain hydraulics or hydrologic patterns are anticipated.

An Erosion and Sediment Control Plan (ESCP) has been prepared for the Project in compliance with the Grading, Erosion, and Sediment Control (GESC) Permit. The required Phase III drainage report has been included within this submittal. The GESC and associated report will be submitted after the L&E application is processed. The ESCP will be submitted to Douglas County and contain project-specific control measures to minimize erosion and offsite sediment transport. All work will be conducted in accordance with the Douglas County GESC Permit and the Colorado General Permit COR400000.

6.0 REGULATORY AND PERMIT APPROVALS

6.1 COUNTY AND STATE REGULATORY REQUIREMENTS

A L&E submittal will be submitted to Douglas County. In pursuit of a GESC Permit, a ESCP will be submitted to Douglas County. Per the pre-application meeting with Douglas County, review by the Douglas County Building Department is not required.

Beyond Douglas County Planning and Development requirements, regulatory review with the Colorado Department of Public Health and Environment (CDPHE) is required. The CDPHE review will be associated with the design review for a public water facility. The tank design will be completed in compliance with the CDPHE Water Quality Control Division Policy DW005 – *Design Criteria for Potable Water Systems*. The approach for CDPHE review will pertain to the initial submittal of the Project's 60% design for conditional approval, while final submittal to CDPHE will consist of final structural drawings/plans, which will occur upon completion by the contractor and tank supplier/designer. The initial submittal is anticipated to be completed with conditional approval at the end of 2024 / beginning of 2025 and the final CDPHE approval is anticipated to be completed in 2025, prior to construction.

6.2 FEDERAL AVIATION ADMINISTRATION

Submittal to the Federal Aviation Administration (FAA) is required due to the Project Site's proximity to the Centennial Airport, approximately 2 miles south of the airport. The Tank and Communication tower will be submitted separately, notifying the FAA of the project scope, location, timeline, and specifically overall structure height. Specifically, a FAA form 7460 will be submitted and 14 CFR Part 77 will be evaluated for any additional submittal requirements.

The notice for the communication tower was filed on August 8, 2024. Notice of preliminary findings were received on September 11, 2024, stating that a 2C certified survey was needed to confirm location and flight approach slope before a favorable determination can be written. The survey is currently underway, once submitted to the FAA it will be reviewed and the notice will be open for public comment for 37 days. Once the public comment period is closed, the FAA will determine the overall allowable height of the communications tower and any additional requirements, such as lighting, that are needed to construct the tower.

The notice for the water storage tank is anticipated to be submitted after L&E approval is obtained and will follow a similar process to the communications tower application.

7.0 COMPLIANCE WITH DOUGLAS COUNTY COMPREHENSIVE MASTER PLAN

The Douglas County 2040 Comprehensive Master Plan (CMP) establishes goals, objectives, and policies to guide land use and growth throughout Douglas County. The Project substantially complies with the CMP and is consistent with the goals, objectives, and policies outlined in Sections 5 & 7, Community Resources and Water Supply.

Goal 5-1: Ensure the provision of adequate community resources in an efficient and cost-effective manner

- Objective 5-1A: Review existing and projected development to ensure that it does not overwhelm existing services
 - Policy 5-1A.1: Consider buildout rates, projected demand, and capacity when evaluating proposed development
- Objective 5-1B: Maintain a development pattern of contiguous and logical extensions of community resources and infrastructure.
 - Encourage new development to be contiguous to existing development and infrastructure

The Project will expand capacity and increase water storage required to service the growing Ridgeway Development and future developments located in Zone 2 West per the PWSD Master Plan; thereby, supporting growth in the areas planned of planned development in northeast Douglas County.

Goal 5-5: Maintain high quality standards in planning for utility sites

- Objective 5-5A: Minimize impacts to the surrounding area
 - Policy 5-5A.1: Apply design standards to ensure compatibility
 - Policy 5-5A.2: Recognize the technological, operational, maintenance, and safety constraints of these uses while balancing community desires to mitigate impacts to the natural and built environment.

The Project will include temporary impacts on the natural and built environment. The Project has been designed to accordance with applicable state and local regulatory design requirements for erosion and sediment control on site. Temporary erosion control measures will enhance stormwater quality within the project area by retaining sediment-laden runoff prior to discharging off-site.

Goal 7-1: Prolong the life of water resources

- Objective 7-1C: Support Long-term water supply planning
 - Policy 7-1C.1: Encourage developments to obtain service from existing water providers
 - Policy 7-1C.4: Support research and monitoring of water supplies within Douglas County
 - Policy 7-1C.6: Encourage proactive, collaborative efforts in developing a long-term water supply

The Project will promote future development in the Zone 2 West region by providing a long term and consistent supply of potable water to service the growing demands in the northeast area of Douglas County. Sampling for water quality will be conducted on a weekly basis at the tank in addition to daily monitoring of water levels by PWSD; therefore, this data can be used to support research, monitoring, and planning for current and future water supplies in Douglas County.

PHASE III DRAINAGE REPORT



Ridgegate Tank
Douglas County, Colorado

Prepared for:

Emilie Abbott
Parker Water & Sanitation District
13939 Ancestry Drive
Parker, CO 80134

Prepared by:

Stephanie Maier, PE, CFM
Kimley-Horn and Associates, Inc.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111

Kimley»Horn

Project #: 196231001

Prepared: September 2024



TABLE OF CONTENTS

CERTIFICATION STATEMENTS..... 3

SCOPE AND PURPOSE..... 4

I. GENERAL LOCATION AND DESCRIPTION 4

 A. LOCATION..... 4

 B. DESCRIPTION OF PROPERTY..... 4

II. DRAINAGE BASINS AND SUB-BASINS 4

 A. EXISTING MAJOR BASIN DESCRIPTION..... 4

 B. PROPOSED MAJOR BASIN DESCRIPTION..... 5

III. DRAINAGE DESIGN CRITERIA 5

 A. DEVELOPMENT CRITERIA REFERENCE..... 5

 B. HYDROLOGIC CRITERIA 5

 C. HYDRAULIC CRITERIA..... 6

 D. FLOODPLAIN CRITERIA 6

 E. ADAPTATION FROM CRITERIA..... 6

IV. DRAINAGE FACILITY DESIGN 6

 A. GENERAL CONCEPT 6

V. CONCLUSIONS 7

REFERENCES..... 7

Appendix A – General Maps / Relevant Excerpts
Appendix B – Hydrologic Calculations
Appendix C – Drainage Maps

CERTIFICATION STATEMENTS

This report and plan for the Phase III drainage design of the Ridgegate Tank was prepared by me (or under my direct supervision) in accordance with the provisions of *Douglas County Drainage Design and Technical Criteria* for the owners thereof. I understand that Douglas County does not and will not assume liability for drainage facilities designed by others.

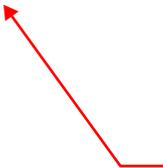
Stephanie Maier, PE, CFM
Registered Professional Engineer
State of Colorado No. 62370

Parker Water & Sanitation District hereby certifies that the drainage facilities for Ridgegate Tank shall be constructed according to the design presented in this report. I understand that Douglas County does not and will not assume liability for the drainage facilities designed and/or certified by my engineer and that Douglas County reviews drainage plans pursuant to Colorado Revised Statutes, Title 30, Article 28; but cannot, on behalf of Ridgegate Tank, guarantee that final drainage design review will absolve Parker Water & Sanitation District and/or their successors and/or assigns of future liability for improper design. I further understand that approval of the final plat does not imply approval of my engineer's drainage design."

Name of Developer

Authorized Signature

Date



Provide signatures on
the final version of the
report.

SCOPE AND PURPOSE

The purpose of this Report is to outline the Phase III Drainage Design for the proposed Ridgegate Tank (the “Project”). This report presents the design details for the proposed drainage facilities to be constructed as part of the Project. The drainage design will conform to the current Douglas County Storm Drainage Design and Technical Criteria Manual.

I. GENERAL LOCATION AND DESCRIPTION

A. Location

The Ridgegate Tank Project is located approximately 3000-ft north of Hess Road and 4500-ft west of the Parker Water and Sanitation District building (the “Site”).

The Site is located in Section 25, Township 6 South, Range 67 West of the 6th Principal Meridian, Town of Parker, Douglas County, State of Colorado (see **Appendix A** for a Vicinity Map).

The total area of grading for the tank, access and tower pad appears to be about 0.8 acres. However, the project narrative for the L&E submittal indicates a total disturbance of 2.5 acres. Please reconcile this discrepancy.

B. Description of Property

The Site is currently undeveloped land. The Project will consist of the construction of a new 3-MG water storage tank, transmission water line, and access drive. The total disturbance associated with the Project is approximately 0.8 acres. There are no existing irrigation canals or significant geologic features located on Site.

According to the Natural Resources Conservation Service (NRCS), the Site consists mostly of Hilly Gravelly Land and Fondis Clay Loam, 1-3% slopes, which are classified as Hydrologic Soil Group (HSG) D and C, respectively. HSG D was utilized for all runoff calculations for the Project. A Custom Soil Resource Report from the NRCS Web Soil Survey website for the Site is included as **Appendix A**.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panels 08035C0063H (eff. 09/04/2020) and 08035C0064J (eff. 12/02/2021) for Douglas County and unincorporated areas, the Project is located in Zone X, which is classified as an area of minimal flood hazard. See **Appendix A** for the FEMA FIRM panels of the Project area.

II. DRAINAGE BASINS AND SUB-BASINS

A. Existing Major Basin Description

The Site is located within the Cherry Creek drainage basin. Existing storm runoff from the total 4.5-acres of the Site and contributing offsite area sheet flows toward one (1) of four (4) discharge locations as shown on the Existing Drainage Map provided in **Appendix C** and as summarized in **Table 1** below.

Table 1: Existing Drainage Basin Summary

	Area (ac)	Imp (%)	Q5 (cfs)	Q100 (cfs)
EX1	3.37	3%	0.64	9.77
EX2	0.51	2%	0.09	1.53
EX3	0.34	2%	0.06	0.97
EX4	0.23	8%	0.06	0.58
TOTAL	4.46	3%	0.84	12.85

Basin EX1 sheet flows north into an existing ditch toward Badger Gulch. Basins EX2, EX3, and EX4 sheet flow east toward Newlin Gulch. All runoff is eventually conveyed north to Cherry Creek via Badger Gulch or Newlin Gulch.

B. Proposed Major Basin Description

Proposed storm runoff will generally maintain existing drainage patterns and discharge to one (1) of four (4) discharge locations, as shown on the Proposed Drainage Map provided in **Appendix C** and as summarized in **Table 2** below.

Table 2: Proposed Drainage Basin Summary

TANK - NORTH
TANK - EAST
GRAVE SITE
TOWER

	Area (ac)	Imp (%)	Q5 (cfs)	Q100 (cfs)
PR1A	1.42	3%	0.32	4.99
PR1B	1.95	20%	1.28	6.62
PR2	0.51	8%	0.17	1.64
PR3	0.34	2%	0.06	0.97
PR4	0.23	47%	0.30	0.89
TOTAL	4.46	13%	2.13	15.11

1.60
11.61
EX1: 0.64 / 9.77
EX2: 0.09 / 1.53
EX3: 0.06 / 0.97
EX4: 0.06 / 0.58

Basins PR1A and PR1B sheet flow north into an existing ditch toward Badger Gulch. Basins PR2, PR3, and PR4 sheet flow east toward Newlin Gulch. All runoff is eventually conveyed north to Cherry Creek via Badger Gulch or Newlin Gulch.

III. DRAINAGE DESIGN CRITERIA

A. Development Criteria Reference

This Drainage Report has been written in accordance with the *Douglas County Storm Drainage Design and Technical Criteria Manual*, and the *Mile High Flood District (MHFD) Urban Storm Drainage Criteria Manual (USDCM)*. There are no previous studies associated with the Site.

B. Hydrologic Criteria

Runoff Method

The Rational Method was used for all hydrologic calculations, as all delineated subbasins are less than 160 acres. Supporting hydrologic calculations for the existing and proposed analysis of the Site and contributing offsite area is included as **Appendix B**.

Rainfall and Storm Frequencies

According to Figure 6-1 of the *Douglas County Storm Drainage Design and Technical Criteria Manual*, the Site is located in Zone 1 (the area from the Douglas/Elbert County line west to the base of the foothills). The corresponding rainfall depths used for the Rational Method calculations were obtained from Table 6-2 of the *Douglas County Storm Drainage Design and Technical Criteria Manual*.

Per County criteria, hydrology is to be calculated for the 5-year and 100-year storm events, with the 5-year being the minor event, and the 100-year being the major event. The one-hour design rainfall depths are:

- 5-year: 1.43 inches
- 100-year: 2.60 inches

Runoff Coefficients

Composite runoff coefficients were calculated for each subbasin based on HSG D soils present on Site as identified in the NRCS soils report (**Appendix A**) and utilizing Section 2.7 (Table 6-3 and 6-5) from the MHFD USDCM.

Time of Concentration

The time of concentration for each subbasin was calculated utilizing the methods described in the Douglas County Storm Drainage Design and Technical Criteria Manual Section 6.3.2.

C. Hydraulic Criteria

Storm Sewer System

The Project does not include any proposed storm sewer infrastructure.

Onsite Detention

According to Chapter 13, Section 13.1 of the Douglas County Storm Drainage Design and Technical Criteria Manual, detention is required for all new development, redevelopment or expansion. However, as runoff is not significantly increasing with the proposed Site improvements, detention is not required.

Water Quality

As the Site is located within the Cherry Creek drainage basin, it is subject to both the Cherry Creek MS4 requirements and Douglas County MS4 requirements. However, since the total disturbance associated with the Project is less than 1-acre, and the Project is not part of a larger common plan of development, water quality treatment is not required.

D. Floodplain Criteria

As there is no portion of the Project is located within FEMA regulatory floodplain, there is no additional floodplain criteria to be met.

E. Adaptation from Criteria

There is no identified adaptation from criteria with the proposed Ridgegate Tank Project

IV. DRAINAGE FACILITY DESIGN

A. General Concept

The proposed drainage patterns will follow existing drainage patterns. All runoff is eventually conveyed north to Cherry Creek via Badger Gulch or Newlin Gulch.

Table 3: Existing/Proposed Drainage Comparison

Area (ac)		Imp (%)		Q5 (cfs)		Q100 (cfs)	
EX	PR	EX	PR	EX	PR	EX	PR
4.46	4.46	3%	13%	0.8	2.1	12.9	15.1

The new (2022) version of Regulation 72 dropped the requirement for Tier 3 control measures for project with 5000+ SF of new impervious area, however the current Douglas County MS4 Permit reflects the older Reg 72 requirements. In light of the County's expectation that the future MS4 permit will align with the new Reg 72 language, the County may be able to approve a variance to not require detention and water quality for this project.

Please revise language in the sections Onsite Detention and Water Quality accordingly. Please add a report section titled Variances and indicate the project will request a variance to not provide detention and water quality for this project.

V. CONCLUSIONS

The Ridgegate Tank Project have been designed to conform to the Douglas County Storm Drainage Design and Technical Criteria Manual and the MHFD Urban Storm Drainage Criteria Manual. The Projects the requirements outlined in the Cherry Creek Reservoir Control Regulation No. 72 as the proposed drainage patterns will follow existing drainage patterns.

REFERENCES

Custom Soil Resource Report, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. September 2024.

Flood Insurance Rate Map, Panel Number 08035C0063H, Federal Emergency Management Agency, Effective September 4, 2020.

Flood Insurance Rate Map, Panel Number 08035C0064J, Federal Emergency Management Agency, Effective December 2, 2021.

Storm Drainage and Technical Criteria Manual, Douglas County, July 2008.

Urban Storm Drainage Criteria Manual, Volumes 1-3, Mile High Flood District, latest revision.

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: **September 30, 2024**

Comments due by: **October 14, 2024**

Project Name:	<i>Ridgegate Water Tank and Communications Tower, Parker Water & Sanitation District - Location and Extent</i>
Project File #:	LE2024-025
Project Summary:	Parker Water & Sanitation District requests approval of a Location and Extent for the construction of a new water tank and communications tower, and other improvements on vacant property owned by Parker Water & Sanitation District, located at 13939 Ancestry Drive, SPN: 2231-251-00-002. The project site is located west of the Heirloom Pkwy and Hess Road intersection, north of the Rueter-Hess Reservoir.

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: _____	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Arapahoe County Public Airport Authority	Phone #: 303-218-2919
Your Name: Zachary Gabehart <i>(please print)</i>	Your Signature: <i>Zachary Gabehart</i>
	Date: 10/01/24

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **October 21, 2024, at 6:00 pm; located at 100 Third Street, Castle Rock, CO 80104 in the Commissioner’s Hearing Room.**

Sincerely,

Carolyn Washee-Freeland
Carolyn Washee-Freeland, AICP
Senior Planner
303-660-7460
cfreeland@douglas.co.us
Enclosure



CENTENNIAL AIRPORT
ARAPAHOE COUNTY AIRPORT AUTHORITY

7565 South Peoria Street, Unit D9
Englewood, Colorado 80112
main: 303-790-0598 | fax: 303-790-2129
www.centennialairport.com

October 1st, 2024

Carolyn Washee-Freeland
Douglas County Community Development Department
100 Third Street
Castle Rock, CO 80104

Re: LE2024-025 – PWSD Water Tank and Communications Tower

Dear Ms. Washee-Freeland,

Thank you for the opportunity to review the location & extent plan. The Arapahoe County Public Airport Authority has reviewed the documents and has no objection to the proposed development. We have the following comments to make on the project:

- The proposed development lies approximately 4.06 miles from the nearest runway at Centennial Airport and just outside of the Airport Influence Area (AIA). This site location will be subjected to numerous aircraft over flights at low altitudes and their associated effects. These effects include, but are not limited to: noise, smoke, dust, fumes and vibrations
- Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway, penetrates the FAA Part 77 airspace surfaces, impede signals associated with navigational equipment or any other reason the FAA deems necessary will require the filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. Please visit <https://oeaaa.faa.gov> to utilize the notice criteria tool to confirm filing requirements and to file the FAA Form 7460-1. **Please note that this is a State and Federal regulatory requirement.** Runway endpoint data is available from the Airport for engineering calculations. In addition, please have crane operators advise Airport Operations (303-877-7307) prior to erecting any cranes.

Please feel free to call me if you have any questions.

Sincerely,

Zachary Gabehart
Planning Specialist - Noise & Environmental



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

October 9, 2024

Douglas County Department of Community Development
100 Third Street
Castle Rock, CO 80104

Attn: Carolyn Washee-Freeland

**Re: Parker Water and Sanitation District Ridgeway Water Tank and
Communications Tower, Case # LE2024-025**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a potential conflict** with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including 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 location and extent, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com

October 11, 2024

Carolyn Washee-Freeland
100 Third St.
Castle Rock, CO 80104

RE: LE2024-025

Dear Ms. Washee-Freeland

Thank you for the opportunity to review and comment on the application for a Location & Extent for Parker Water & Sanitation District water tank and communication tower. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comments.

Fugitive Dust – Recommendations for temporary uses

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. We recommend that the applicant utilize all available methods to minimize fugitive dust. Control measures or procedures that may be employed include, but are not limited to, watering, chemical stabilization, carpeting roads with aggregate, and speed restrictions.

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

Sincerely,



Brent Freyer
Environmental Health Specialist II
Douglas County Health Department

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Carolyn Washee-Freeland, AICP, Senior Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: Ridgeway Water Tank and Communications Tower, Parker Water & Sanitation District - Location and Extent
Project File #: **LE2024-025**
S Metro Review # REFSI24-00169
Review date: October 10, 2024
Plan reviewer: Aaron Miller
720.989.2246
aaron.miller@southmetro.org

Project Summary: Parker Water & Sanitation District requests approval of a Location and Extent for the construction of a new water tank and communications tower, and other improvements on vacant property owned by Parker Water & Sanitation District, located at 13939 Ancestry Drive, SPN: 2231-251-00-002. The project site is located west of the Heirloom Pkwy and Hess Road intersection, north of the Rueter-Hess Reservoir.

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

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.