



Platte River Academy

Knows and Grows Every Learner

Location and Extent Application (LE2025-002)

Response to Referral Comments

February 25, 2025

Brett Thomas, AICP, Chief Planner Douglas County Department of Community Development, Planning Services 100 Third Street Castle Rock, CO 80104

RE: 4085 Lark Sparrow Street (Platte River Academy) - Location & Extent (LE2025-002)

Dear Mr. Thomas,

Thank you for coordinating the referral process for our Location and Extent application. We have reviewed all referral comments received and provide the following responses:

1. Douglas County Engineering Services (Chuck Smith) We acknowledge the comments from Engineering Services and confirm that:

- The \$1,000 engineering review fee will be paid prior to the approval of this L&E application
- The 100-year water surface elevation of the detention pond has been added to the updated L&E exhibit
- We note that the drainage compliance letter was found acceptable
- We confirm that if more than 50 cubic yards will be disturbed, a GESD Permit with appropriate plans and report will be submitted for review and approval

2. South Metro Fire Rescue (Aaron Miller) We acknowledge South Metro Fire Rescue's review with no objections to the proposed Location and Extent. We will contact SMFR regarding applicable permits and fire code requirements for the project.

3. CenturyLink/Lumen (VeShon Sheridan) We acknowledge that Qwest Corporation d/b/a CenturyLink, QC has determined there are no CenturyLink facilities within the project area. We accept the stipulation that if CenturyLink facilities are found and/or damaged within the area, the Applicant will bear the cost of relocation and/or repair of said facilities.

4. Xcel Energy (Violeta Ciocanu) We acknowledge Xcel Energy's amended response with no objection to our project. We understand and accept that all risk and responsibility for the two hyperdomes encroaching upon or being in the immediate vicinity of the underground electric distribution facilities and easement lies solely with us as the property owner. Additionally, we understand that should the structures be damaged or destroyed due to PSCo's use of this easement at any time in the future, we will be responsible for making repairs at our own expense.

5. AT&T (Ann Barnowski) We acknowledge AT&T's confirmation that there are no AT&T Long Lines facilities in the project area and there should be no conflicts.

6. Highlands Ranch Community Association (HRCA) We acknowledge HRCA's concerns regarding the aesthetics of the proposed hyperdomes and covered decks. In response to their comments, we have updated our L&E plan to include detailed information on the height, color, and materials for these improvements:

- The hyperdomes will have a maximum height of 8.2 feet, will be constructed using polycarbonate panels, which is UV-protected and looks like glass; with aluminum rails, and will be both clear and opal (Translucent, satin-like panels paired with a clear section) to complement the existing school building and surrounding landscape.
- The covered decks will have a maximum height of 11 feet 8 inches, will be constructed using composite material for the deck surface and fabric for the covering structure, and will be finished in tan and brown to maintain visual harmony with the school facilities.

As requested, we have updated the L&E plan to include elevation drawings/manufacturer photos of all proposed improvements, including color and material specifications.

We confirm that we can meet the February 27 deadline for submitting these revisions and responses.

Please feel free to contact me if you have any questions or require additional information.

Sincerely,



Alan McQueen
Director of Operations
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