

## Location and Extent Staff Report

**Date:** December 23, 2025

**To:** Douglas County Planning Commission

**From:** Trevor Bedford, AICP, Senior Planner *TB*  
Jeanette Bare, AICP, Current Planning Manager *JB*  
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*

**Subject:** **7440 North US Highway 85 – Range Metro District Infrastructure Project – Location and Extent**

**Project File:** LE2025-027

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**Planning Commission Hearing:**

**January 5, 2026 @ 6:00 p.m.**

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### **I. EXECUTIVE SUMMARY**

Range Metropolitan District (RMD) requests approval of a Location and Extent (L&E) for two proposed water pump stations, a water storage tank, and associated infrastructure necessary to provide water service to residential lots within the Range Planned Development. The project is located on the east side of the intersection of US Highway 85 and Airport Road and will connect to off-site water infrastructure recently approved as part of a separate Location and Extent application.

The property is within the Louviers Rural Community as identified by the 2040 Comprehensive Master Plan.

### **II. APPLICATION INFORMATION**

#### **A. Applicant**

Range Metropolitan District Nos. 1-3  
2154 E. Commons Ave, Suite 2000  
Centennial, CO 80122

#### **B. Applicant's Representative**

Bryan Horan  
8678 Concord Center Drive, Suite 200  
Englewood, CO 80112

#### **C. Request**

The applicant requests approval of an L&E for the construction of two water pump stations, a water storage tank, and associated infrastructure include water pipelines internal to the Range PD.

#### **D. Location**

The project is located within the Range Planned Development east of the intersection of US Highway 85 and Airport Road. The attached vicinity map, zoning map, and aerial map highlight site location and existing conditions.

#### **E. Project Description**

RMD proposes to construct two pump stations, a water tank, and associated infrastructure to provide the Range Planned Development with water utility service.

The lower pump station will be located along the north entrance road, approximately 1,000 feet east of US Highway 85. This pump station will include an approximately 20-foot by 17-foot building that will contain boost pumps to send water to the upper pump station. The upper pump station will be located in the southeast corner of the Range Filing 1 subdivision, approximately 2,900 feet east of US Highway 85. The upper pump station will include fire boost pumps within a 35-foot by 17-foot building. An emergency diesel generator will be located outside of the pump house to provide power in emergencies.

The water tank will be located near the upper pump station, approximately 37 feet from the eastern property line. The tank is proposed to be above ground and will measure 63 feet in diameter and 24 feet in height. The DCZR requires water storage tanks to be buried “unless this requirement is waived by the Director due to geological/topographical conditions that would prevent burial.” In this case, as the project is a Location and Extent request, the Planning Commission would consider the overall tank design as part of its review of the L & E. In the project narrative, the applicants explained that the water tank must be above ground to ensure optimal performance and long-term reliability. They stated that a below-grade installation would reduce the elevation advantage needed for adequate pressure and would require larger pumps. They also stated that a below-grade tank would complicate inspections and maintenance.

The applicant anticipates construction to begin following approval of the Range Filing 1 final plat which is currently under review by County staff.

### **III. CONTEXT**

#### **A. Background**

The proposed infrastructure is for the Range PD which was approved by the Board of County Commissioners (BCC) in 2021 for 550 residential units on 399 acres. The PD requires central water and sewer services. A preliminary plan for the 550 units was approved by the BCC in May of 2025. A condition of approval of the preliminary plan was “Prior to approval of the first final plat, Location and Extent applications shall be approved for water and sewer infrastructure improvements necessary to serve the Range.” On December 15, 2025, the Planning Commission approved a Location and

Extent application for off-site utilities. This submittal is for additional on-site utilities to serve the Range.

**B. Adjacent Land Uses and Zoning**

Adjacent lands include residential, agricultural, industrial, and Highlands Ranch Backcountry.

**Zoning and Land Use**

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Rural Residential and Highlands Ranch PD	Residential Tract and Highlands Ranch Backcountry
<b>South</b>	Agricultural One	Vacant
<b>East</b>	Highlands Ranch PD	Highlands Ranch Backcountry
<b>West</b>	Agricultural One and General Industrial	Agricultural and Industrial

**IV. PHYSICAL SITE CHARACTERISTICS**

**A. Site Characteristics and Constraints**

The Range property generally slopes upwards towards the southeast corner of the property. A final plat is under review to develop the property for residential development.

**B. Access**

The lower pump house will be connected to a roadway within the Range Filing 1 via an driveway connection. The upper pump house and water storage tank will be connected to a trail with a roadway connection within Range Filing 1 via a driveway.

**C. Drainage and Erosion**

The applicant provided a Phase III Drainage Report for review. Engineering had not yet responded to the referral request at the writing of this staff report. Approval of any necessary plans and permits including GESC and construction plans will be required prior to commencement of construction.

**D. Floodplain**

There is 100-year floodplain on a portion of the northern half of the Range property. The proposed improvements are south of the floodplain.

**V. PROVISION OF SERVICES**

**A. Schools**

This is an infrastructure project and does not directly impact school services. The Range Planned Development will continue to be evaluated for school impacts through the subdivision process.

**B. Fire Protection**

South Metro Fire Rescue (SMFR) provides fire and emergency services to the site. At the writing of this staff report, a response had not been received from SMFR. The applicant will be required to obtain any approvals or permits necessary from SMFR prior to commencement of construction.

**C. Sheriff Services**

The Douglas County Sheriff's Office (DCSO) will provide police protection to the site. The Office of Emergency Management responded to the referral request with no comment. At the writing of this staff report, responses had not been received from E911 or DCSO.

**D. Water and Sanitation**

The purpose of this project is to provide water services to the Range Planned Development.

**E. Utilities**

Area utility providers were provided a referral on this application. At the writing of this staff report, no utility provider issued comments on the application.

**F. Other Required Processes and Permits**

In addition to the L&E approval, the following permits and other approvals may be required prior to commencement of construction:

- Engineering: Construction Drawings approval, GESD report and plans approval, approval of any other necessary plans and permits.
- Building Division: Building permits.
- South Metro Fire Department: Any necessary permits.

**VI. PUBLIC NOTICE AND INPUT**

Courtesy notices of an application in progress were sent to adjacent property owners. At the preparation of the staff report, no members of the public had responded to courtesy notices. Any comments received will be provided prior to the hearing. Referral responses were sent to required referral agencies on December 16, 2025. Referral responses are due at the conclusion of the referral period on December 30, 2025, or prior to the Planning Commission Hearing.

Referral agency responses received to date are attached to the staff report for reference. The Highlands Ranch Community Association (HRCA) noted concerns with the appearance of an above-ground water storage tank near the Backcountry Wilderness Area. HRCA requested that the tank be constructed below grade and that sound mitigation be required for generators.



## VII. STAFF ASSESSMENT

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

<b><u>ATTACHMENTS</u></b>	<b><u>PAGE</u></b>
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**LAND USE APPLICATION**

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to [planningsubmittals@douglas.co.us](mailto:planningsubmittals@douglas.co.us). Submittals may also be mailed or submitted in person to Planning Services. **NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.**

**OFFICE USE ONLY**

PROJECT TITLE: \_\_\_\_\_

PROJECT NUMBER: **LE2025-027**

PROJECT TYPE: \_\_\_\_\_

MARKETING NAME: \_\_\_\_\_

PRESUBMITTAL REVIEW PROJECT NUMBER: \_\_\_\_\_

**PROJECT SITE:**

Address: \_\_\_\_\_

State Parcel Number(s): \_\_\_\_\_

Subdivision/Block#/Lot# (if platted): \_\_\_\_\_

**PROPERTY OWNER(S):**

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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



Applicant Signature

Date

## PREBLE'S MEADOW JUMPING MOUSE

### What is the Preble's Meadow Jumping Mouse?

The Preble's Meadow Jumping Mouse is a rare mouse designated by the United States Fish and Wildlife Service as a "threatened species" under the Endangered Species Act. The federal threatened species designation prohibits the unlawful "take" of the Preble's Meadow Jumping Mouse or its habitat.

### Where does the mouse live?

The Preble's Meadow Jumping Mouse lives primarily in heavily vegetated riparian habitats. In Douglas County, the mouse has been located in or near many drainages, including tributaries and the mainstream reaches of East and West Plum Creek. However, any stream reach or potential habitat within Douglas County may be subject to the requirements of the Endangered Species Act. The mouse has also been found in Boulder, Elbert, El Paso, Jefferson, and Larimer counties and in parts of Wyoming.

### What activities may be considered a violation of the Endangered Species Act?

In its listing decision, the United States Fish and Wildlife Service identified activities that may result in violation of the Endangered Species Act to include:

1. Unauthorized or unpermitted collection, handling, harassing, or taking of the species;
2. Activities that directly or indirectly result in the actual death or injury death of the mouse, or that modify the known habitat of the species, thereby significantly modifying essential behavioral patterns (e.g., plowing, mowing, or cutting; conversion of wet meadow or riparian habitats to residential, commercial, industrial, recreational areas, or cropland; overgrazing; road and trail construction; water development or impoundment; mineral extraction or processing; off-highway vehicle use; and, hazardous material cleanup or bioremediation); and;
3. The application or discharge of agrichemicals or other pollutants and pesticides onto plants, soil, ground water, or other surfaces in violation of label directions or any use following Service notification that such use, application or discharge is likely to harm the species; would be evidence of unauthorized use, application or discharge.

### How to determine if a proposed activity would violate the Endangered Species Act.

Any questions regarding whether an activity will impact the Preble's Meadow Jumping Mouse or its habitat should be directed to:

Field Office Supervisor  
USFWS Colorado ES Field Office (MS 65412)  
Denver Federal Center  
PO Box 25486  
Denver, CO 80225-0486  
303-236-4773  
ColoradoES@fws.gov

### Where to find more information on the Preble's Meadow Jumping Mouse.

More information can be found at the US Fish and Wildlife Service website at:

<https://ecos.fws.gov/ecp/species/4090>

***Any approval given by Douglas County does not obviate the need to comply with applicable federal, state, or local laws and/or regulations.***



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TECHNICAL MEMORANDUM

# DOUGLAS COUNTY LOCATION AND EXTENT REPORT

RANGE METROPOLITAN DISTRICT  
RANGED PLANNED DEVELOPMENT  
WATER SUPPLY SYSTEM  
US-85 & AIRPORT RD.

Prepared for:  
Douglas County

Prepared by:  
RICK Engineering

On Behalf of:  
Range Metropolitan District

RICK Job No. 2215  
December 2025





December 3, 2025

Planning Service Division  
Douglas County  
100 Third Street  
Castle Rock, CO 80104

RE: Range Metropolitan District Range Planned Development Water Supply System

Dear Douglas County Planning Service Division:

Please accept this letter on behalf of the Range Metropolitan District for district infrastructure proposed to support the Range Planned Development. We are pleased to submit this Limits and Extents application for Range Filing No 1 for your approval, located at the intersection of US 85 and Airport Rd. within the approved Range Planned Development area in unincorporated Douglas County. This report will outline the upper and lower pump stations connected by a feed line that is proposed for this project.

## Construction

Construction will include site preparation and grading for two pump stations and a water storage tank to established design elevations. Water utilities will be installed, including all associated piping, appurtenances, and a dedicated feed line between the lower and upper pump stations. Following utility installation, access drives will be constructed to provide maintenance and operational access to the facilities. Final site work will include installation of landscaping and site stabilization measures to restore disturbed areas and provide long-term erosion control.

## Location & Appearance

The proposed lower water pump station will be situated approximately 1,000 feet east of the intersection of US 85 and Airport Road, located off the north entrance road. The building will measure approximately 20 feet in width by 17 feet in length. This will house the boost pumps which will send water through approximately 3,700 feet of feed line pipe to the upper pump station. The upper pump station and the associated water tank will be in the southeast corner of the Range Filing 1 clustered homes, approximately 2,900 feet east of US-85 and adjacent to the east property line. The pump house measures approximately 35 feet wide by 17 feet long and will contain the fire boost pumps. An emergency diesel generator will be just outside of the pump house and will provide power to the fire boost pumps in the event of an emergency. The water tank measures 60 feet in diameter and 20 feet in height. Both buildings will utilize fully cut-off exterior lighting to ensure illumination remains contained on-site, preventing light spillover onto adjacent properties. The buildings and the water tank will be finished in natural, subdued tones and screened with native trees to blend with the surrounding environment and enhance visual compatibility with nearby residences.

The water tank is being installed above ground to ensure optimal system performance and long-term reliability. Because the site is located on a hill above the adjacent housing development, burying the tank would significantly reduce the natural elevation advantage needed to achieve adequate pressure and would require a substantially larger fire pump to meet emergency flow standards. An underground installation would also complicate routine inspections and maintenance, limiting access to valves, fittings, and structural components and increasing the potential for undetected leaks or corrosion. While cost is a consideration, the primary drivers for an above-ground configuration are improved operational efficiency, better fire-response capability, and enhanced accessibility for safe maintenance over the life of the system.

### **Conformance with Douglas County Master Plan**

Care has been taken to ensure the project aligns with the applicable goals of the Louviers Rural Community Master Plan. The design prioritizes conservation and integration of the site's natural features, with terrain disturbance minimized to maintain existing topography and preserve trees and shrubs wherever feasible. Building colors for the pump houses and the water tank have been selected to blend with the surrounding environment, and landscape screening will be incorporated to the greatest extent possible to further reduce visual impacts.

### **Stormwater**

An onsite storm sewer system will convey runoff to one of five detention ponds which will provide water quality controls and then release it at historical rates along existing drainage ways. The Phase III Drainage Report and map have been included that show adequate drainage has been designed for the site.

### **Noise Control**

Noise attenuation measures for the pumps and generator focus on minimizing operational sound levels at nearby residences while maintaining equipment performance. Because the selected pump house structure is wood framed rather than concrete, additional mitigation strategies will be implemented to compensate for its lower inherent sound attenuation. These measures include installing insulation and sound-dampening materials within the building envelope to reduce pump noise transmission, as well as orienting the ventilation system away from neighboring homes to limit exterior sound propagation.

The emergency generator located at the upper pump house will be housed in a dedicated enclosure outfitted with acoustic insulation, and, if required to meet target noise thresholds, sound-attenuated air intake and exhaust vents will be incorporated to further reduce noise emissions.



## **Traffic**

Traffic associated with the pump houses is expected to be minimal and limited to periodic operational needs. The Range Metro District will make infrequent site visits for routine inspections, repairs, and landscape maintenance, resulting in only occasional vehicle access to the facilities. Due to the low frequency and short duration of these visits, traffic impacts on nearby residents are anticipated to be negligible and will not alter normal neighborhood traffic patterns or adversely affect residents' quality of life. The Range TIA has been included for reference purposes.

## **Paving Design**

All pavement design for roadways and paved areas leading up to the pump houses is included as part of the Range Development Filing 1 submittal. The pump houses themselves will be served only by small access drives, the design and construction of which will be directed in the field by a qualified geotechnical engineer based on site-specific subsurface conditions and performance requirements.

## **Anticipated Process Timing**

The Final Plat for Range Planned Development Filing 1 was placed in its first referral on December 9, 2025. We expect final permitting approvals in early 2026 with construction commencing shortly after county approvals. We anticipate Final Plat of Filing 2 to lag behind Filing 1 by approximately 6 months.

Thank you for your consideration of this pump house and water tank approval. We look forward to collaborating with Douglas County. Please do not hesitate to reach out with any questions or concerns you may have to help facilitate the approval process, and we look forward to your response.









Respectfully,

Troy Bales  
tbales@rickengineering.com







# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

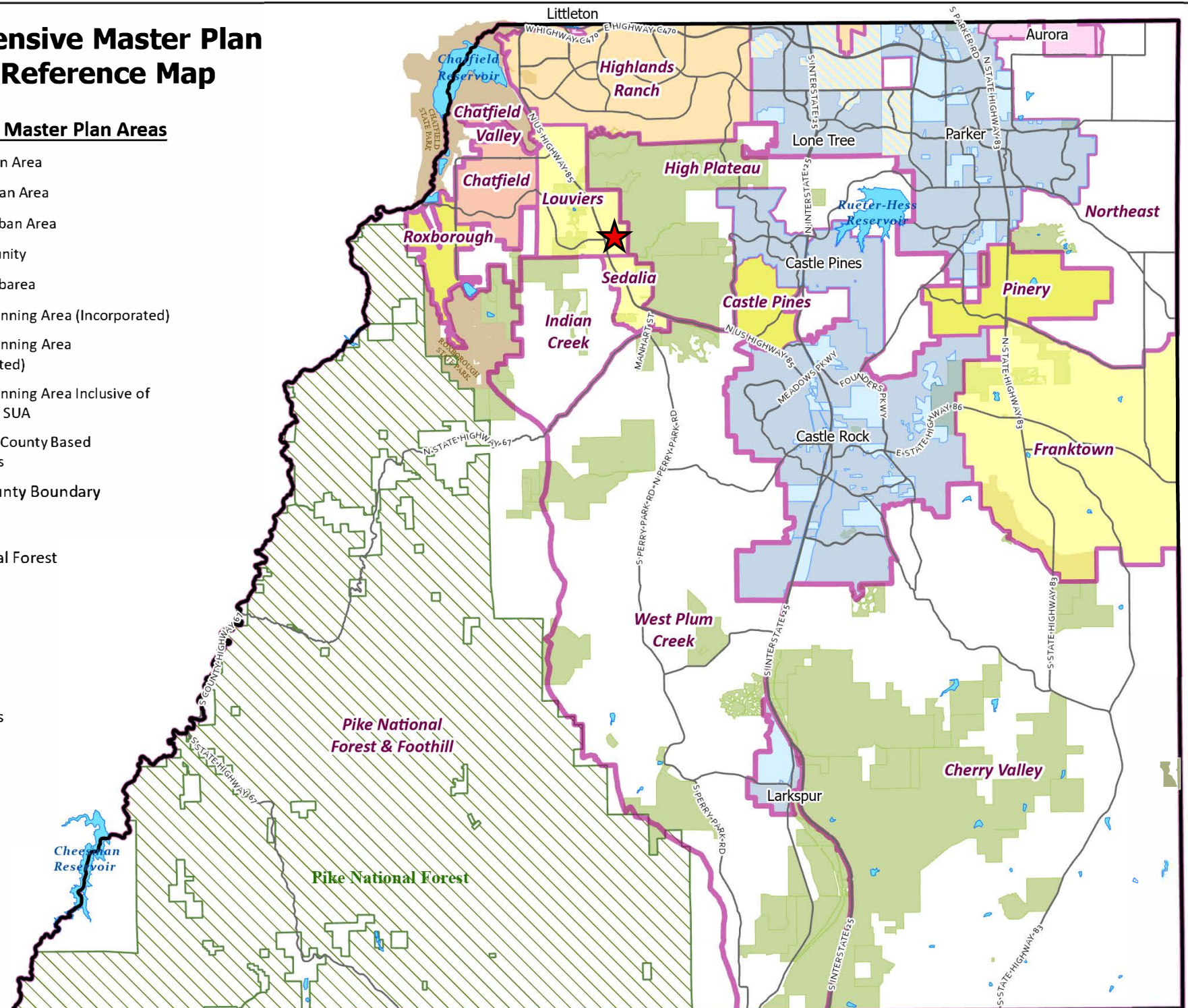
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas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

## Parks

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

## Roadways

-  Major Roads





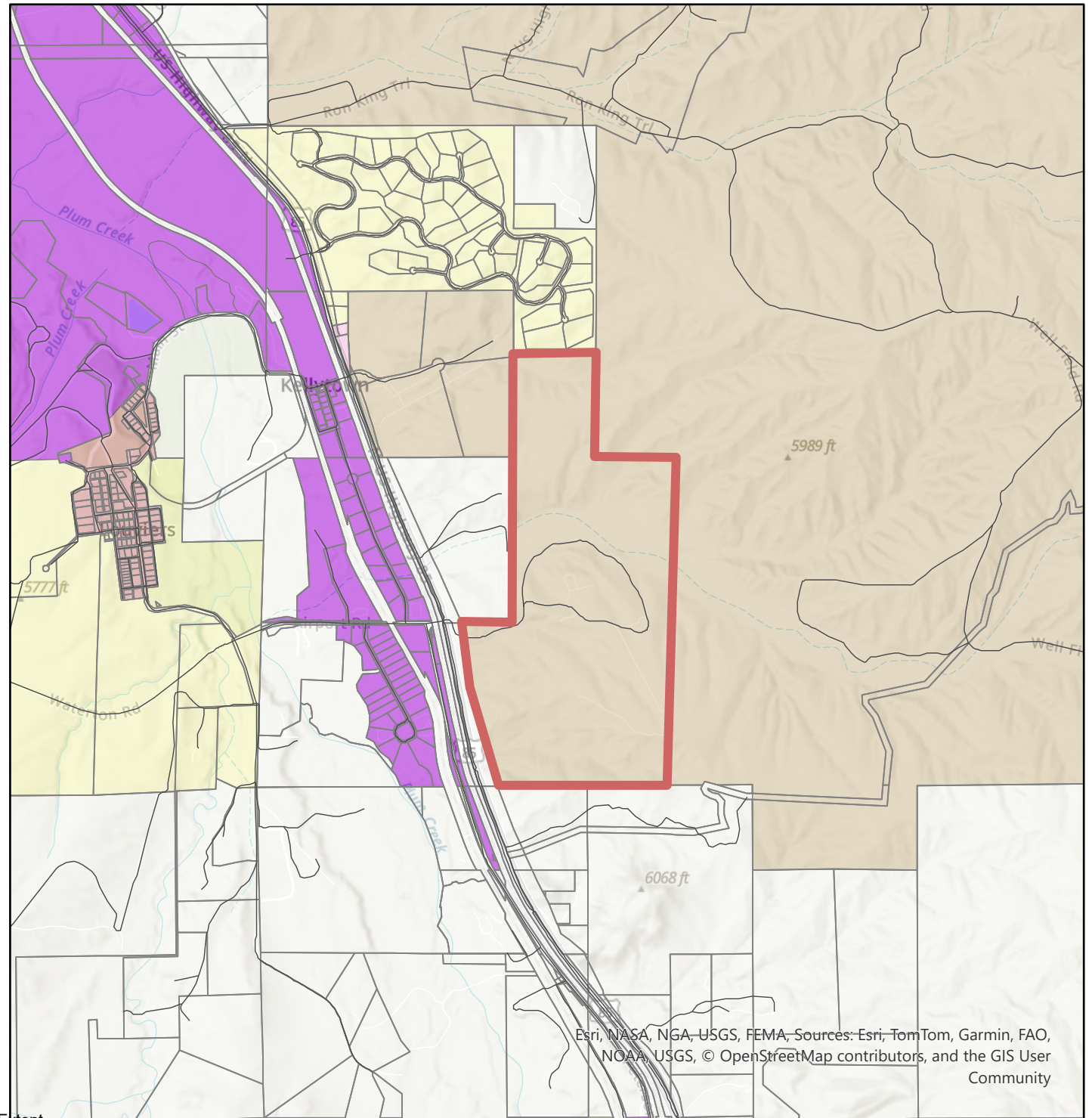
# 7440 North US Highway 85

## LE2025-027 Zoning Map



### LEGEND

- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- RR - RURAL RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- B - BUSINESS
- GI - GENERAL INDUSTRIAL
- PD - PLANNED DEVELOPMENT



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



# 7440 North US Highway 85

LE2025-027  
Aerial Map



## LEGEND

- Major Roads
- Parcels - PARCELS



Vantor

**Referral Agency Response Report****Page 1 of 3****Project Name:** 7440 North US Highway 85**Project File #:** LE2025-018**Date Sent:** 12/16/2025**Date Due:** 12/30/2025

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
AT&T Long Distance - ROW	12/17/2025	This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 7440 N HWY 85 Sedalia, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line/Core Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.	No response necessary
Addressing Analyst	12/16/2025	Proposed addresses are: 7518 N US HWY 85 - LOWER PUMP STATION 7508 N US HWY 85 - UPPER PUMP STATION These addresses are 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.	Information provided to applicant
Building Services		Awaiting referral response	Awaiting referral response
Comcast		Awaiting referral response	Awaiting referral response
Engineering Services		Awaiting referral response	Awaiting referral response
CORE Electric Cooperative		Awaiting referral response	Awaiting referral response
Office of Emergency Management	12/18/2025	No comment	No response necessary
Douglas County Health Department		Awaiting referral response	Awaiting referral response
Wildfire Mitigation		Awaiting referral response	Awaiting referral response
Mile High Flood District		Awaiting referral response	Awaiting referral response
CenturyLink		Awaiting referral response	Awaiting referral response
Sheriff's Office		Awaiting referral response	Awaiting referral response
Sheriff's Office E911		Awaiting referral response	Awaiting referral response
South Metro Fire Rescue		Awaiting referral response	Awaiting referral response
Chatfield Community Association		Awaiting referral response	Awaiting referral response
Cherokee Ridge Estates HOA		Awaiting referral response	Awaiting referral response

**Referral Agency Response Report****Page 2 of 3****Project Name:** 7440 North US Highway 85**Project File #:** LE2025-018**Date Sent:** 12/16/2025**Date Due:** 12/30/2025

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Highlands Ranch Community Association	12/16/2025	<p>The Highlands Ranch Community Association appreciates the opportunity to review and comment on this L&amp;E. As noted in §3 of our 12/10/2025 Letter to Mike Pesicka (Principal Planner, DougCO) regarding DougCo SB2025-036 (Range Flg 1, Final Plat), "HRCA notes that the Range water system includes a major water storage tank and pump station facilities located near the southeastern portion of the project. Given the proximity to HRCA land, HRCA requests that:</p> <ul style="list-style-type: none"><li>• Architectural treatment and landscape screening be required to mitigate visual impacts.</li><li>• Lighting for these facilities be dark-sky compliant and oriented to minimize spillover.</li><li>• Sound attenuation be incorporated for pump and generator equipment.</li></ul> <p>These measures are important to preserve the natural character of the adjacent Backcountry Wilderness Area." These concerns are not addressed in this L&amp;E. For example, the above ground water storage tank located in the southeast corner of the Range property will stand approximately 30' above grade, and only approximately 37' from the shared property line. Additionally, the generator for the "upper pump station" in this location will also be located approximately 47' from the shared property line. The HRCA strongly encourages Douglas County to require the water storage tank be constructed below grade - like the multiple water storage tanks that serve Highlands Ranch - especially those close to the Backcountry Wilderness Area, like this tank. This tank, placed on top of a manufactured high point, will not be aesthetically pleasing for either future residents of Range, or from the Backcountry Wilderness Area. A "residential grade muffler" for the generator should be required to ensure sound mitigation.</p>	Comments forwarded to applicant.

**Referral Agency Response Report****Page 3 of 3****Project Name:** 7440 North US Highway 85**Project File #:** LE2025-018**Date Sent:** 12/16/2025**Date Due:** 12/30/2025

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Louviers Conservation Partnership		Awaiting referral response	Awaiting referral response
CDPHE – All Referrals		Awaiting referral response	Awaiting referral response
CDPHE – Water Quality Control Division		Awaiting referral response	Awaiting referral response
Transportation: Colorado Department of Transportation CDOT-Region # 1	12/16/2025	I have reviewed the referral for the L and E for construction of two pump stations and a water storage tank for the Range Metro District and have no objections. If any work will take place in the State Highway Right-of-Way a permit will be required. Application is made online at the following link: <a href="https://socgov.my.site.com/portal/s/login/?ec=302&amp;startURL=%2Fportal%2Fs%2F">https://socgov.my.site.com/portal/s/login/?ec=302&amp;startURL=%2Fportal%2Fs%2F</a>	Information provided to applicant
Rural Water Authority of Douglas County		Awaiting referral response	Awaiting referral response
Xcel Energy-Right of Way & Permits		Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has no apparent conflict. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.	Information provided to applicant
Dominion Water and Sanitation District		Awaiting referral response	Awaiting referral response
Chatfield Watershed Authority		Awaiting referral response	Awaiting referral response
Colorado Division of Water Resources		Awaiting referral response	Awaiting referral response



## Trevor Bedford

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**From:** Loeffler - CDOT, Steven <steven.loeffler@state.co.us>  
**Sent:** Tuesday, December 16, 2025 2:58 PM  
**To:** Trevor Bedford  
**Cc:** Jessica Varner - CDOT; Joseph Tripple - CDOT  
**Subject:** Re: Douglas County eReferral (Project Number LE2025-027) Is Ready For Review

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

Trevor,

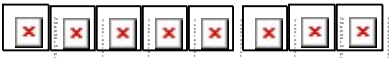
I have reviewed the referral for the L and E for construction of two pump stations and a water storage tank for the Range Metro District and have no objections. If any work will take place in the State Highway Right-of-Way a permit will be required. Application is made online at the following link: <https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>

Thank you for the opportunity to review this referral.

**Steve Loeffler**  
Permits Unit- Region 1



P 303.757.9891 | F 303.757.9053  
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204  
[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)



On Tue, Dec 16, 2025 at 11:29 AM <[tbedford@douglas.co.us](mailto:tbedford@douglas.co.us)> wrote:

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

[https://urldefense.com/v3/\\_https://apps.douglas.co.us/planning/projects/Login.aspx\\_!!PUG2raq7KiCZwBk!eD8BOdbfe29ir2cjwvGNRSsLcqg6l8fCXBFB3ee8FMdmUf4TnN9WmN6zn7QsiSg4ocEoRA5ilpdl2YR1KONHlpQgp\\_uw\\$](https://urldefense.com/v3/_https://apps.douglas.co.us/planning/projects/Login.aspx_!!PUG2raq7KiCZwBk!eD8BOdbfe29ir2cjwvGNRSsLcqg6l8fCXBFB3ee8FMdmUf4TnN9WmN6zn7QsiSg4ocEoRA5ilpdl2YR1KONHlpQgp_uw$)

Project number LE2025-027, 7440 North US Highway 85.

Range Metropolitan District requests approval of a Location and Extent for the construction of two pump stations and a water storage tank.

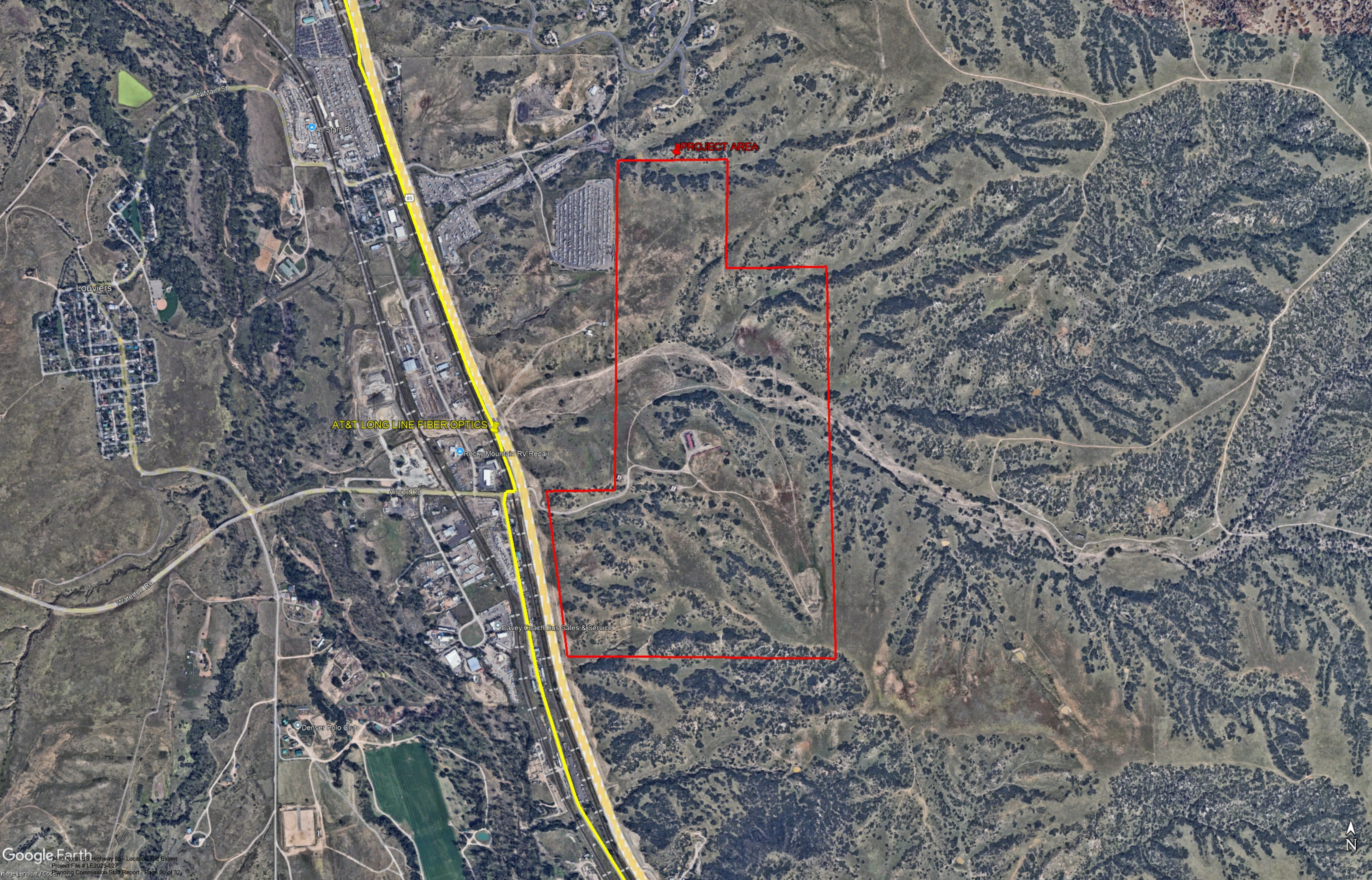
This referral will close on Tuesday, December 30, 2025.

If you have any questions, please contact me.

Sincerely,

Trevor Bedford, AICP  
Planning Services  
100 Third Street  
Castle Rock, CO 80104  
303-660-7460 (main)









**Right of Way & Permits**

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

December 19, 2025

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

Attn: Trevor Bedford

**Re: 7440 North US Highway 85, Case # LE2025-027**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has **no apparent conflict**.

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

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



# HIGHLANDS RANCH

COMMUNITY ASSOCIATION

Wednesday – December 10, 2025

Sent Via: Email to: [mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)

Mr. Mike Pesicka, Principal Planner  
**Douglas County, ComDev Dpt: PLANNING**  
100 Third Street  
Castle Rock, CO 80104-2425

RE: **DougCo SB2025-036: Range Filing 1, Final Plat**

## **HRCA Comments and Concerns**

Greetings, Mr. Pesicka:

The Highlands Ranch Community Association (HRCA) appreciates the opportunity to review and opine on the Final Plat submittal for Range Filing No. 1. As you know, HRCA owns and manages the Backcountry Wilderness Area, which directly abuts the eastern and northeastern boundary of the Range property, and therefore has a significant interest in the long-term interface between this development and protected open space.

After reviewing the Final Plat documents and supporting technical materials, HRCA acknowledges that Filing No. 1 appears to be generally consistent with the previously approved Planned Development and Preliminary Plan, and that utility systems, drainage facilities, and roadway infrastructure are designed to be contained within the Range project and the associated metropolitan districts.

Accordingly, HRCA offers conditional support for Final Plat Filing No. 1, subject to the following concerns and expectations being formally recognized and addressed through future filings, site improvement plans, and associated approvals.

## **HRCA Conditions and Preserved Objections**

### **1. Boundary Treatment, Fencing, and Trespass Prevention**

HRCA previously raised concerns during Preliminary Plan review regarding boundary treatments, fencing, and trespass management along the shared interface between Range and the Backcountry Wilderness Area. Those concerns remain unresolved at this stage.

HRCA requests that future filings explicitly include:

- Permanent fencing or physical boundary controls where residential lots or trails abut HRCA land.
- Signage identifying the boundary between private/community property and protected open space.
- Design measures that prevent informal access into HRCA property from Range neighborhoods.



HRCAonline.org

9568 University Blvd

Highlands Ranch, CO 80126

340 North US Highway 85 - Location and Extent

Project File # LE2025-027

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\\bryant\dropbox\public\hrca\drc\cns\reviews\2025\2025-12\dougco\ereferral (sb2025-036) range flg 1\2025-12-10\_(pesicka)\_sb2025-031\_rangeflg1\_hrcacomments.docx



Education and wayfinding, while beneficial, do not replace physical boundary measures where development directly interfaces with conservation land.

2. Trail Design and Connectivity

HRCA requests that trail systems be designed to:

- Avoid directing users toward HRCA land unless an access agreement exists.
- Prevent trail terminations that encourage informal use or “social trails” into the Backcountry.
- Acknowledge HRCA property as a restricted, managed open space rather than general recreation land.

Any future trail planning near the HRCA boundary shall be coordinated with HRCA prior to approval.

3. Infrastructure Siting: Water Storage Tank and Pump Stations

HRCA notes that the Range water system includes a major water storage tank and pump station facilities located near the southeastern portion of the project.

Given the proximity to HRCA land, HRCA requests that:

- Architectural treatment and landscape screening be required to mitigate visual impacts.
- Lighting for these facilities be dark-sky compliant and oriented to minimize spillover.
- Sound attenuation be incorporated for pump and generator equipment.

These measures are important to preserve the natural character of the adjacent Backcountry Wilderness Area.

4. Weed Control and Edge Management

HRCA requests that the Final Plat and associated agreements clearly establish responsibility for:

- Ongoing weed control along the shared boundary.
- Native revegetation and restoration in areas disturbed adjacent to HRCA property.
- Prevention of invasive species transport into protected open space.

Control programs should be formalized in operating agreements, not left to informal management practices.

5. Future Filings and Record Preservation

HRCA expects that the matters outlined above be addressed in detail in:

- Filing No. 2.
- Any future Site Improvement Plans (SIPs).
- Utility facility approvals.
- Trail infrastructure submittals.

HRCA submits this letter to ensure these issues are documented in the land-use record and preserved for future review.



# HIGHLANDS RANCH

COMMUNITY ASSOCIATION

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In summary, HRCA does not oppose Final Plat Filing No. 1 as a technical matter. However, HRCA's support is expressly conditioned on the expectation that boundary treatment, trail design, and infrastructure impacts are addressed in future approvals in a manner that protects HRCA-owned conservation lands.

Nothing in this letter shall be construed as a waiver of HRCA's ability to comment on or object to future filings, permits, or approvals related to the Range development that affect HRCA land or operational interests.

Please include this letter in the official project file. HRCA appreciates the opportunity to remain engaged in this process and welcomes continued coordination with Douglas County and the applicant as future submittals occur.

Sincerely,

## HIGHLANDS RANCH COMMUNITY ASSOCIATION

Community Improvement Services

**Weylan A. "Woody" Bryant, MLS, PE**

Director: Community Improvement Services

303.471.8802 (direct) | 303.471.8821 (general office) | 303.549.0053 (cell)

Woody.Bryant@hrcaonline.org (email) | commercialreview@hrcaonline.org (alternate email)

Attachments: As noted, if applicable.

Cc: Mr. Mike Bailey, GM/CEO HRCA via: [mike.bailey@hrcaonline.org](mailto:mike.bailey@hrcaonline.org)

Mr. John Mezger, HRCA via: [john.mezger@hrcaonline.org](mailto:john.mezger@hrcaonline.org)



HELP CONSERVE OUR NATURAL RESOURCES!

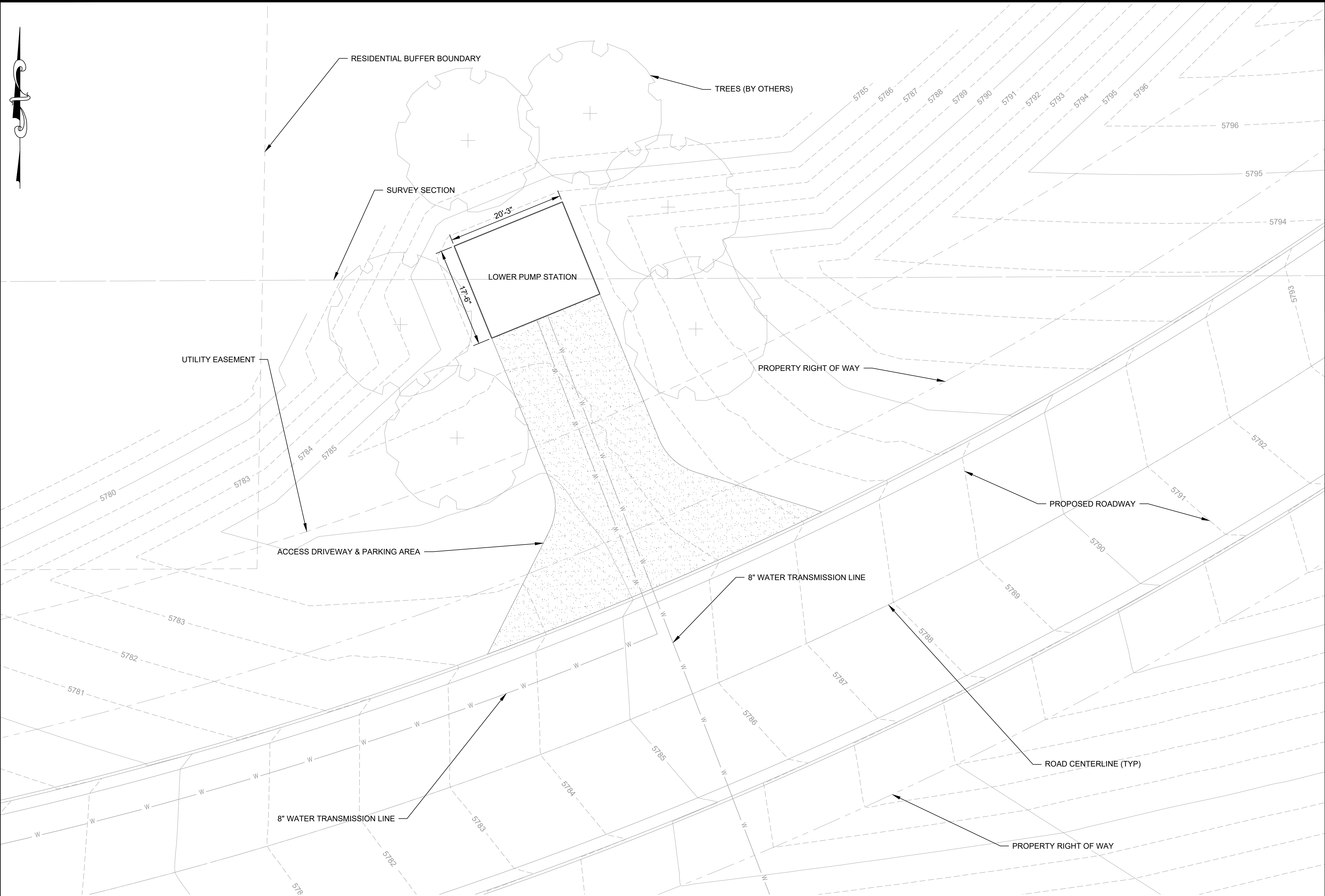






C:\USERS\DEREK\HYDE\DC\ACCD\CS\AQUA\ENGINEERING\002885.C - RANGE METRO DISTRICT\PROJECT FILES\001 SITE CIVIL\FIGURE 2 - ENLARGED SITE PLAN.DWG

12/4/2025



**LOWER PUMP STATION SITE PLAN**

1"=8'-0"  
0 8 16  
Scale in Feet

DRAWING IS TO SCALE  
IF BAR MEASURES:  
1" = FULL SCALE  
1/2" = HALF SCALE

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NO.	DATE	DESIGN	DRAWN	CHECKED	ALF	VE	
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RANGE METRO DISTRICT  
RANGE WATER SYSTEM DESIGN

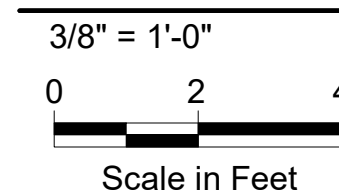
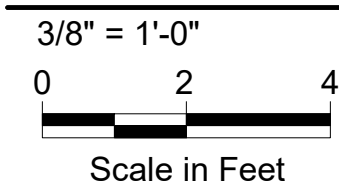
CIVIL  
LOWER PUMP STATION SITE PLAN



DRAWING NO.

**FIGURE 2**

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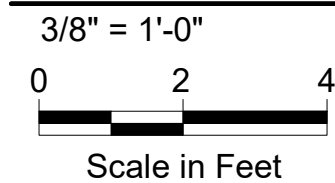
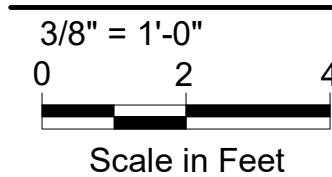
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IF BAR MEASURES:  
1" = FULL SCALE  
1/2" = HALF SCALE

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# LOWER PUMP STATION ARCHITECTURAL ELEVATIONS



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**NOT FOR  
CONSTRUCTION**

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RANGE METRO DISTRICT

RANGE WATER SYSTEM DESIGN

# LOWER PUMP STATION ARCHITECTURAL ELEVATIONS



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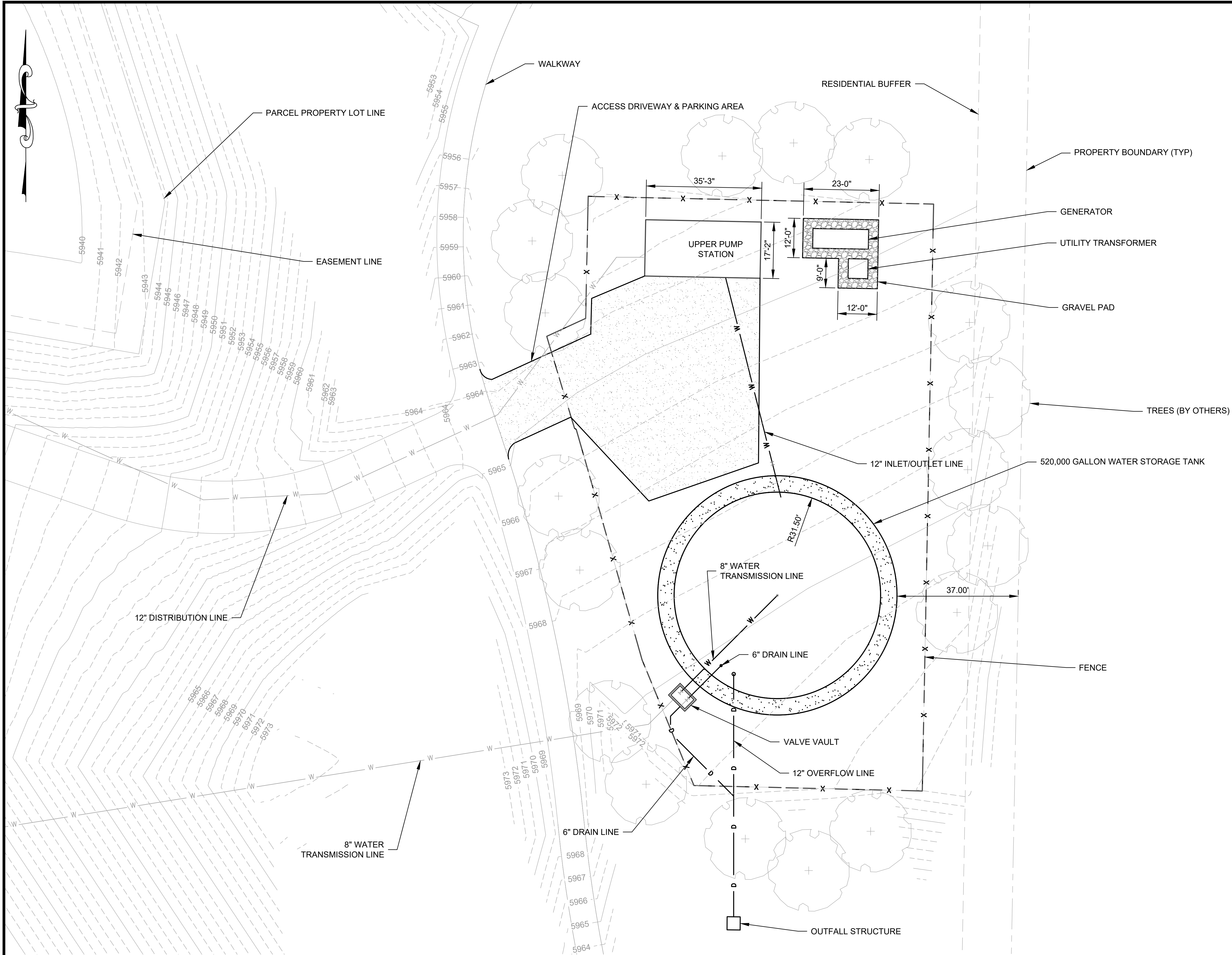
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C:\USERS\DEREK.HYDE\DCI\ACCD\CS\AQUA ENGINEERING\002885.C - RANGE METRO DISTRICT\PROJECT FILES\001 SITE CIVIL\FIGURE 3 - ENLARGED SITE PLAN.DWG

12/5/2025



WATER STORAGE TANK & BOOSTER PUMP STATION SITE PLAN

DRAWING IS TO SCALE  
IF BAR MEASURES:  
1" = FULL SCALE  
1/2" = HALF SCALE

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RANGE METRO DISTRICT  
RANGE WATER SYSTEM DESIGN

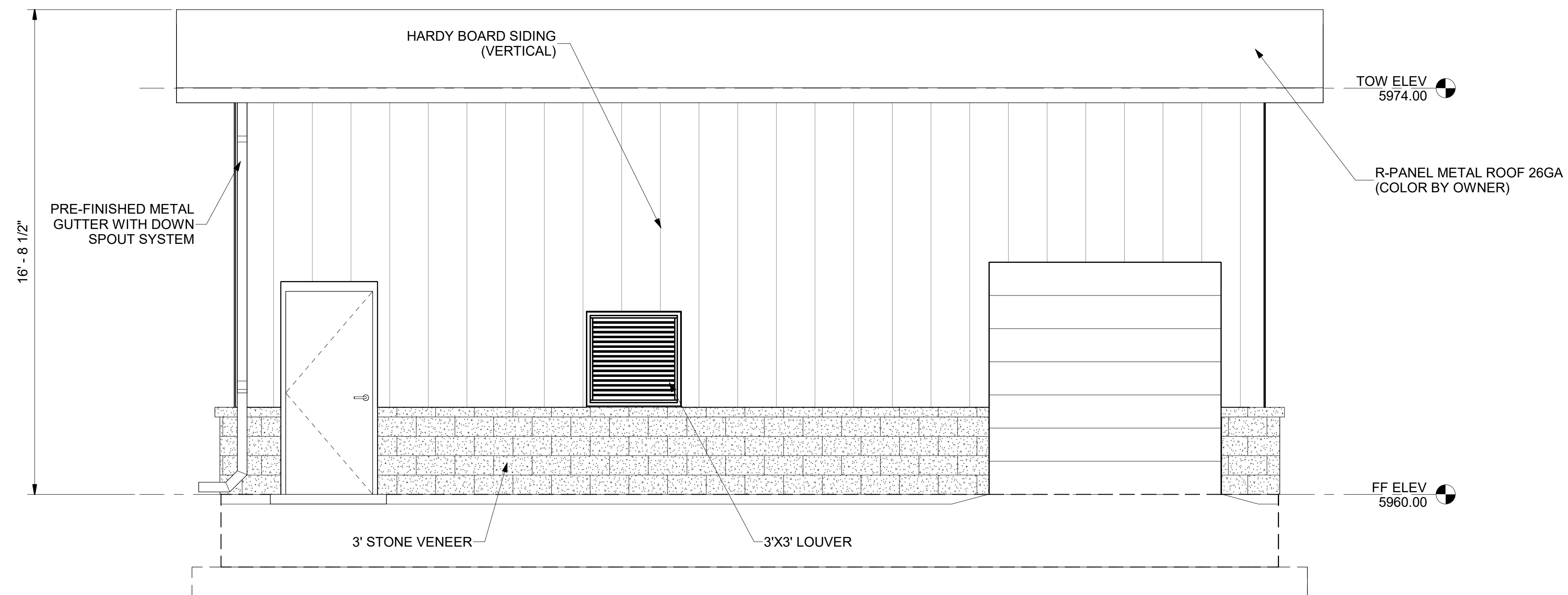
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WATER STORAGE TANK & BOOSTER  
PUMP STATION SITE PLAN



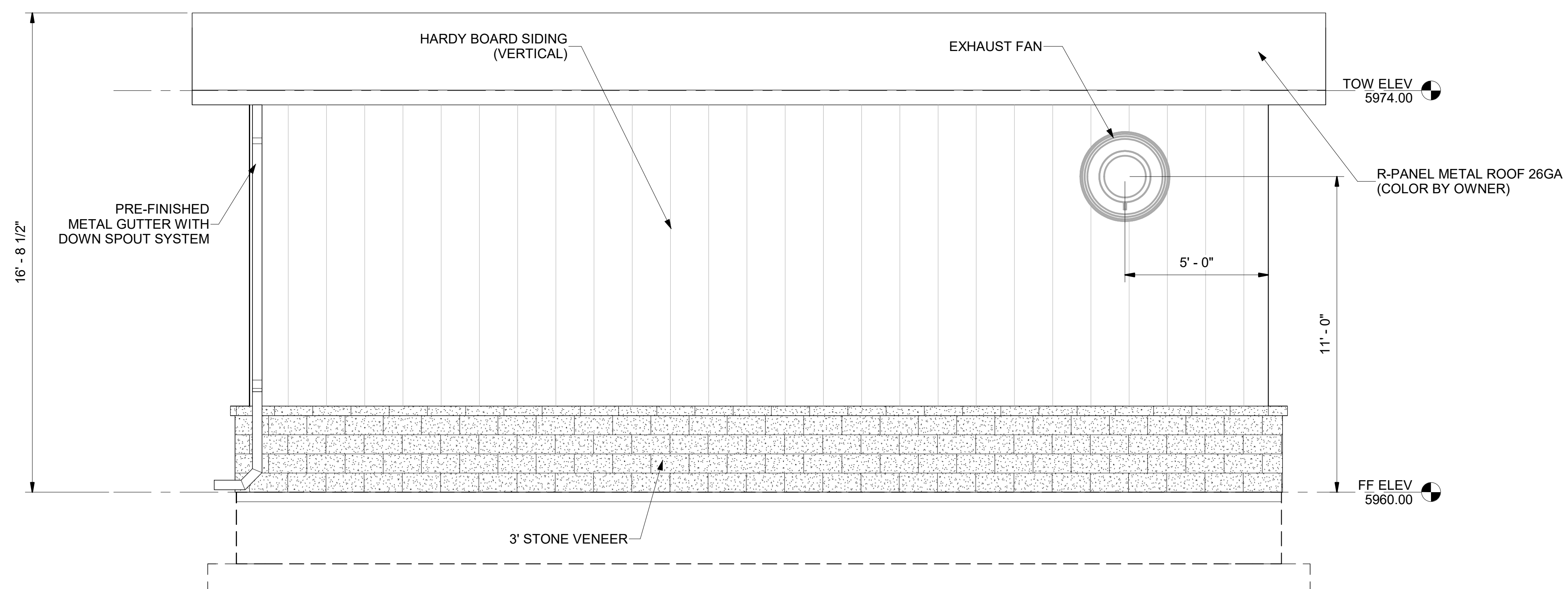
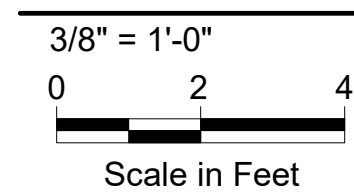
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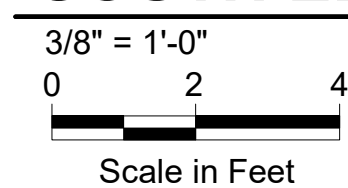
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### NORTH ELEVATION



### SOUTH ELEVATION



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CONSTRUCTION**

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RANGE METRO DISTRICT  
RANGE WATER SYSTEM DESIGN

# UPPER PUMP STATION ARCHITECTURAL ELEVATIONS

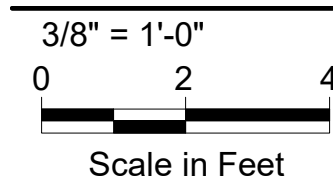
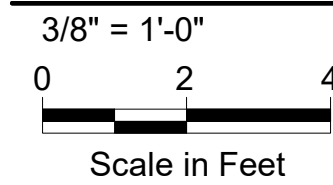


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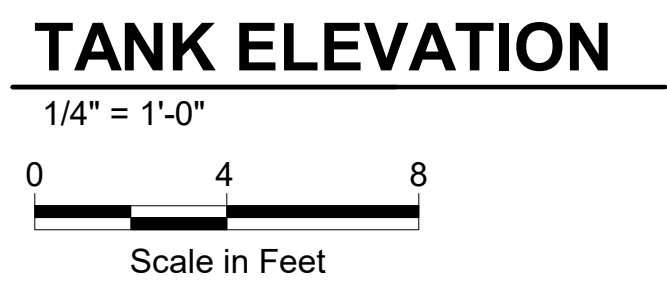
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1/2" = HALF SCALE

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# UPPER PUMP STATION ARCHITECTURAL ELEVATIONS



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RANGE METRO DISTRICT  
RANGE WATER SYSTEM DESIGN

520,000 GALLON TANK  
ARCHITECTURAL  
ELEVATION



20A301

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