

## Location and Extent Staff Report

**Date:** September 10, 2025

**To:** Douglas County Planning Commission

**From:** Mike Pesicka, Principal Planner *MP*  
Jeanette Bare, AICP, Planning Manager *JB*  
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*

**Subject:** **6523 N. State Highway 83 – Pinery Water and Wastewater Location and Extent**

**Project File:** LE2025-014

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**Planning Commission Hearing:**

**September 22, 2025 @ 6:00 p.m.**

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### **I. EXECUTIVE SUMMARY**

The Pinery Water and Wastewater District (PWWD) requests approval of a Location and Extent (L & E) application to construct a 429 square foot switchgear building associated with planned upgrades to the existing wastewater treatment plant's electrical infrastructure. The upgrades are necessary to ensure system redundancy and improved safety. The improvements will be located northwest of the intersection of N. Pinery Parkway and State Highway 83 (SH 83) on property owned by PWWD.

The L & E site is located in the Pinery Separated Urban Area (SUA) as designated in the 2040 Douglas County Comprehensive Master Plan (CMP).

### **II. APPLICATION INFORMATION**

#### **A. Applicant**

Richard Krulish  
Pinery Water and Wastewater District  
5242 Old School House Road  
Parker, CO 80134

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

Robin Kriss, P.E., Senior Engineer  
JVA, Incorporated  
1675 Larimer St., Ste 550  
Denver, CO 80202

#### **C. Request**

The PWWD requests approval of an L & E application to construct electrical upgrades for the existing wastewater treatment plant on approximately 3.38 acres.

#### **D. Location**

The L & E project area is located in the north portion of the property, approximately ½-mile northwest of the intersection of N. Pinery Parkway and SH 83 and addressed as 6523 N. SH 83. Vicinity, zoning, and aerial maps are included as an attachment to the staff report to highlight site location and existing conditions.

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

The applicant proposes to construct planned upgrades to the existing wastewater treatment plant's electrical infrastructure. The upgrades are required to ensure system redundancy and improved safety. The scope of the project includes a new 429 square-foot building to house electrical equipment, site grading and drainage improvements, installation of concrete equipment pads and foundations, construction of a new access drive, and trenching for underground utilities necessary to support the upgrade electrical building and related infrastructure.

The project area will be contained within a 0.3-acre area within the boundaries of the PWWD property. Construction activities are expected to generate some temporary impacts to the existing wastewater treatment plant site which is expected to be fully operational during construction of the project. These impacts will be mitigated by confining work to designated areas to avoid interference with ongoing operations. Community impacts are expected to be minimal. There are no adjacent residential or commercial developments. The project does not require the addition of staff or vehicle trips so traffic impacts will be minimal. Construction is expected to start in January of 2026 and be completed by January of 2027.

The improvements to the facility are generally consistent with CMP Policy 2-1A.1 which supports directing urban development to the Pinery SUA, and Policy 2-15B.5 that supports special district facility upgrades needed to build-out the SUAs.

### **III. CONTEXT**

#### **A. Background**

The PWWD wastewater treatment facility provides service to multiple subdivision filings in The Pinery development. The improvements to the facility are in alignment with the District's Comprehensive Master Plan and satisfies a critical objective to modernize and provide further safety to essential infrastructure at the facility.

#### **B. Adjacent Land Uses and Zoning**

The following table reflects the zone district and land uses surrounding the project area.

#### **Zoning and Land Use**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Planned Development	PWWD wastewater treatment facility
<b>South</b>	Planned Development	PWWD wastewater treatment facility
<b>East</b>	Planned Development	PWWD wastewater treatment facility
<b>West</b>	Planned Development	PWWD wastewater treatment facility

#### **IV. PHYSICAL SITE CHARACTERISTICS**

##### **A. Site Characteristics and Constraints**

The project site is located on land situated within the existing PWWD wastewater treatment facility. Most of the existing structures on the site were constructed in 1990 with additional upgrades to the facility occurring in the early 2000s via Site Improvement Plans (SIPs) approved by the County. The site is relatively flat with vegetation consisting of grasses and a few trees.

##### **B. Access**

Access to the site is via a private drive that connects south to N. Pinery Parkway. Access is not proposed to change. As of the writing of this staff report, Public Works Engineering had not provided a referral response. The applicant has stated that the project will not increase the number of vehicular trips to the site.

##### **C. Drainage and Erosion**

The applicant has provided a preliminary drainage letter which details conformance with the historic drainage and stormwater facilities at the site. As of the writing of this report, Public Works Engineering had not provided a referral response.

##### **D. Floodplain**

There is no 100-year floodplain on the project site.

#### **V. PROVISION OF SERVICES**

##### **A. Fire Protection**

South Metro Fire Rescue Protection District (SMFR) provides fire and emergency services for the project area. SMFR commented that new addresses for the site and buildings shall be approved by SMFR and Douglas County prior to submitting for construction permits.

##### **B. Sheriff Services**

The Douglas County Sheriff's Office (DCSO) will provide police protection to the site. DCSO did ask if the building is in a well-lit area and if additional lighting might be considered for enhanced safety. Responses were not received from E911. The Office of Emergency Management reviewed the request and had no concerns with the project.

**C. Water and Sanitation**

The proposed improvements will be owned and maintained by the PWWD which provides service to the site.

**D. Utilities**

Area utility service providers were provided a referral on this application. AT&T had no apparent conflict. No other utility provider issued comments at the writing of the staff report.

**E. Other Required Processes and Permits**

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

- Engineering: GESC report and plans
- Building Division: Building permits for structures.
- South Metro Fire: Building permits for structures and new addresses.

**VI. PUBLIC NOTICE AND INPUT**

Courtesy Notices of an application in process were sent to adjacent owners. At the preparation of the staff report, no adjacent property owners or members of the public commented on the proposal. Referral response requests were sent to required referral agencies on August 29, 2025. Referral responses are due at the conclusion of the referral period on September 12, 2025.

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

**VII. STAFF ASSESSMENT**

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

<b>ATTACHMENTS</b>	<b>PAGE</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:

PROJECT TYPE: Location and Extent Review

MARKETING NAME: Pinery WWTP Electrical Upgrades

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-142

### PROJECT SITE:

Address: 6516 N Hwy 83, Parker, CO 80134

State Parcel Number(s): 234910200012 and 234910000002

Subdivision/Block#/Lot# (if platted): N/A

### PROPERTY OWNER(S):

Name(s): Richard Krulish

Address: 5242 Old School House Rd, Parker, CO 80134

Phone: (720) 751-2635

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

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

Name: Richard Hood, PE and Robin L. Kriss, PE

Address: 1675 Larimer St #550, Denver, CO 80202

Phone: (303) 444-1951

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

August 28, 2025

Date



[www.jvaiva.com](http://www.jvaiva.com)

☐ **Boulder**

1319 Spruce Street  
Boulder, CO 80302  
303.444.1951

☐ **Fort Collins**

213 Linden Street  
Suite 200  
Fort Collins, CO 80524  
970.225.9099

☐ **Winter Park**

PO Box 1860  
47 Cooper Creek Way  
Suite 328  
Winter Park, CO 80482  
970.722.7677

☐ **Glenwood Springs**

817 Colorado Avenue  
Suite 301  
Glenwood Springs, CO  
81601  
970.404.3100

☒ **Denver**

1675 Larimer Street  
#550  
Denver, CO 80202  
303.444.1951

TO:	Mike Pesicka	DATE:	8/29/2025
FIRM:	Douglas County, Dept. of Community Development, Planning Services	JOB NO.	251534.ENV
ADDRESS:	100 Third Street	PROJECT:	Pinery WWTP Site Electrical Upgrades
	Castle Rock, CO 80104	SUBJECT:	Location & Extents Report and Narrative

The applicant for the Pinery WWTP Electrical Upgrades project is the Pinery Water and Wastewater District, located at 5242 Old Schoolhouse Road, Parker, Colorado 80314. The primary contact for this project is Richard Krulish.

The Pinery Water and Wastewater District is requesting approval for construction activities associated with the planned upgrades to the existing wastewater treatment plant's electrical infrastructure located at 6516 N Hwy 83, Parker, CO 80134. These upgrades are necessary to ensure system redundancy and improved safety. The civil scope of the project includes site grading and drainage improvements, installation of concrete equipment pads and foundations, construction of a new access driveway, and trenching for underground utilities needed to support the upgraded electrical building and related infrastructure.

The proposed building to house electrical equipment will be 13 feet and 4 inches above grade to the top roof line and 429 square feet.

The primary purpose of the civil improvements is to support the installation of redundant electrical service components at the wastewater treatment facility. This includes infrastructure for two independent utility service feeds, manual backup generator systems and newly housed switchgear. The civil works enable secure placement and protection of these systems while ensuring continued plant operation during utility disruptions. In addition, the improvements enhance site access, drainage, and safety for maintenance personnel and emergency services.

Construction activities are expected to generate some temporary impacts to the wastewater treatment plant site along the western side as grading and roadwork are completed and the new electrical building is constructed. To mitigate these impacts, all construction will be confined to designated work areas to avoid interference with ongoing operations. Erosion and sediment control best management practices will be implemented according to CDPHE and Douglas County requirements. Temporary measures will be in place to maintain utility services where required.

There are no known public master plans known to influence the design approach to the project. The project is confined to a small 0.3-acre area within the Pinery Water and Wastewater District's property.

This project is in alignment with the Pinery Water and Wastewater District's Comprehensive Master Plan. It fulfills a critical objective to modernize and provide further safety to essential infrastructure at the treatment plant. The proposed improvements support long-term operational goals and regional resilience by ensuring that utility service and treatment capabilities remain uninterrupted during outages or emergencies.

Community impacts of the project are expected to be minimal and limited to the operations and maintenance staff utilizing the new electrical building and related facilities. The Pinery wastewater treatment plant is scheduled to remain in operation for full duration of construction with no disruption of service.



Storm Drainage impacts to existing onsite infrastructure and extended detention facility are expected to be minimal. A Preliminary Drainage Letter, included with the Location and Extents submittal, details conformance with the historic drainage and stormwater attenuation facilities at the site.

There are no long-term traffic impacts expected because of the project. The project is intended to enhance the safety and performance of the electrical equipment and services at the existing wastewater treatment facility and does not cause a need for additional staff or vehicle trips to the site.

During construction, vehicle trips are generally expected to range from four to twelve trips per day with short periods (two to 3 days at a time) of twelve to twenty trips per day on days with pavement and concrete deliveries for the building foundation and paving operations. Construction is expected to start in January of 2026 and be completed in January of 2027.

Signed: \_\_\_\_\_

Robin L. Kriss, PE  
Senior Engineer

Copies to: Richard Kruslish, PWWD  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

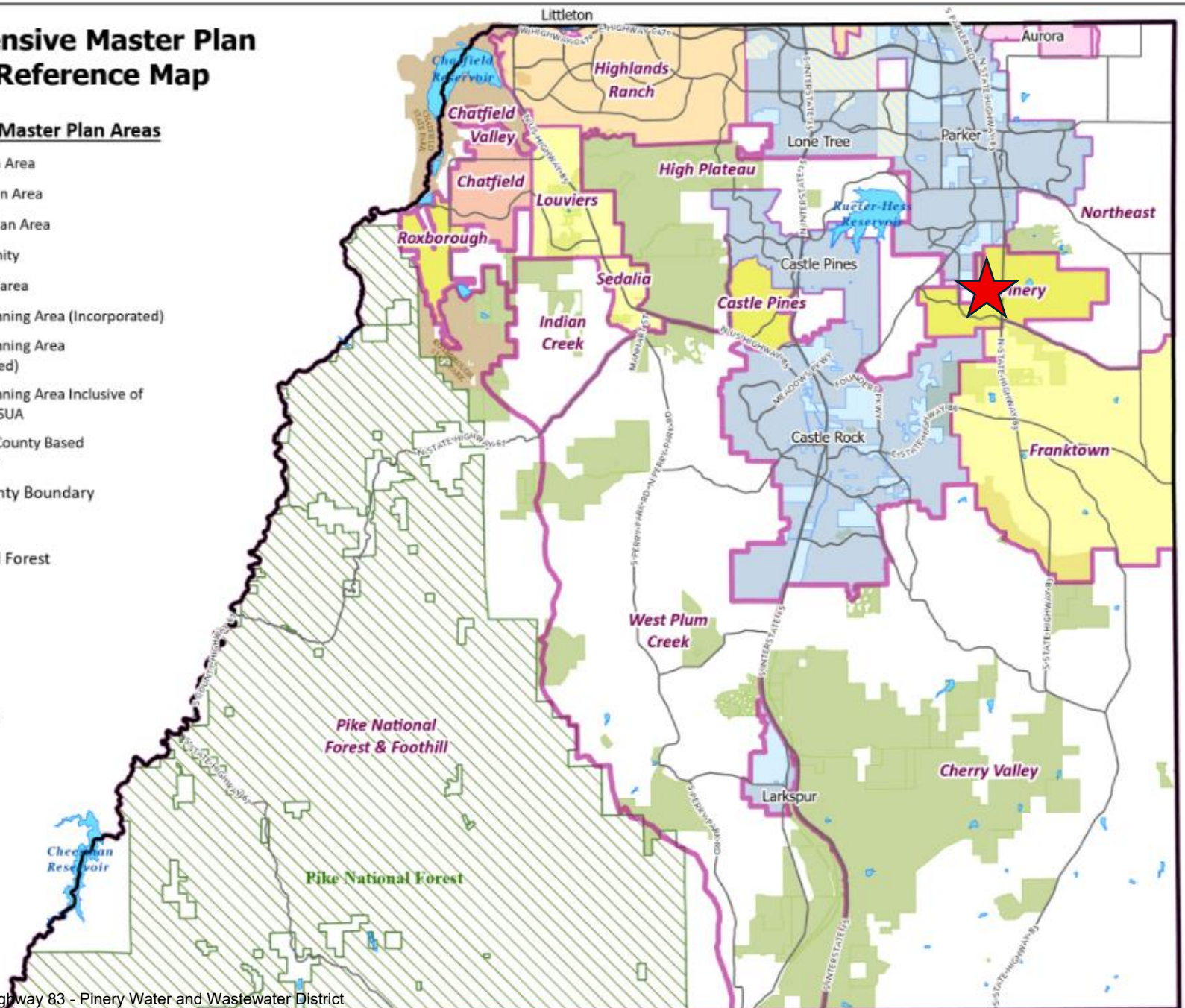
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

## Parks

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

## Roadways

- Major Roads



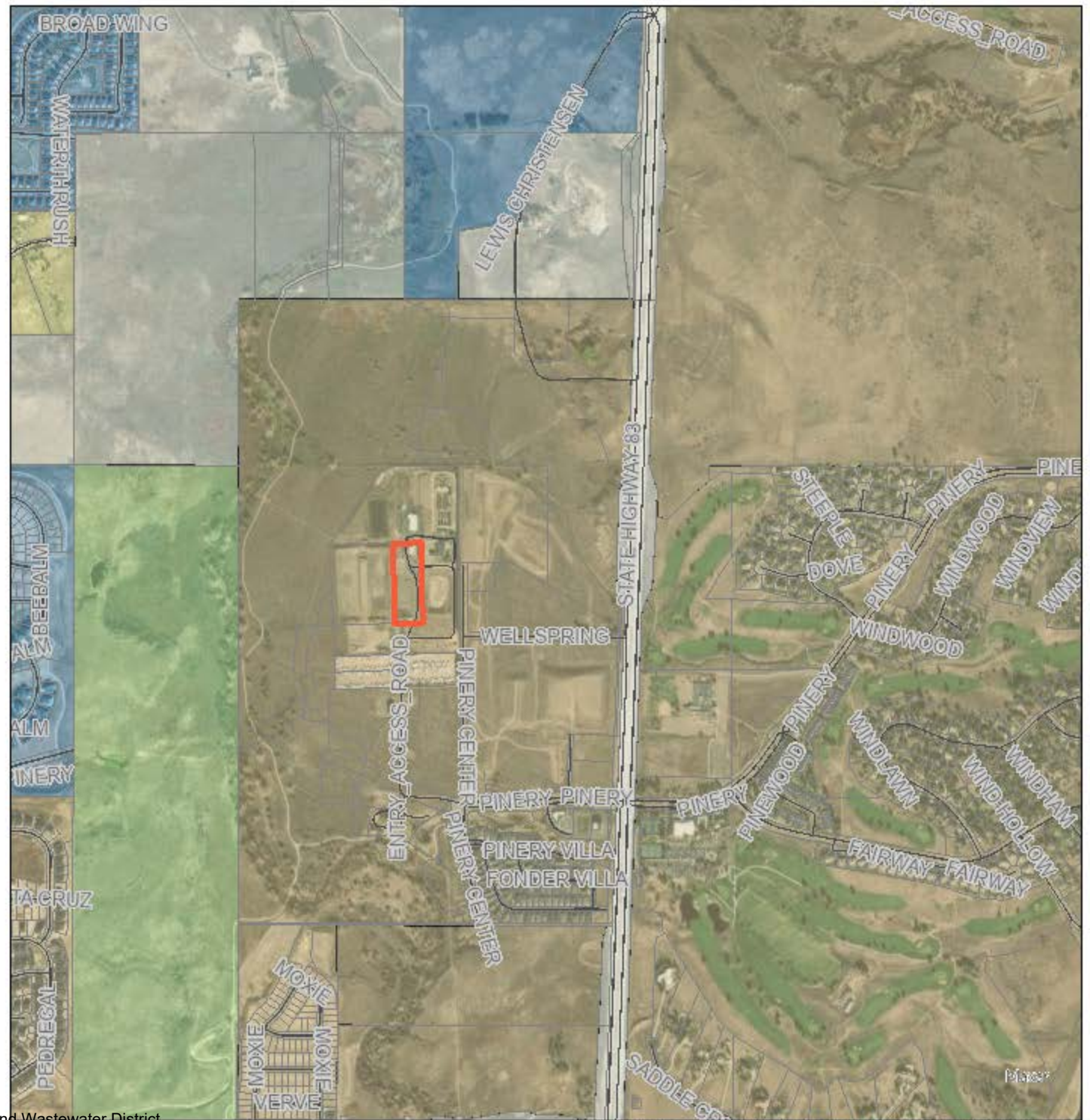
# 6523 N. SH 83-Pinery Water & Wastewater Location and Extent

LE2025-014  
Zoning Map



## LEGEND

- Roads
- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- RR - RURAL RESIDENTIAL
- CTY
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION



# 6523 N. SH 83-Pinery Water & Wastewater Location and Extent

LE2025-014  
Aerial Map



## LEGEND

- Roads
- Major Roads
- 1% annual chance of flood (100 year flood).
- 0.2% annual chance of flood (500 year flood).
- Parcels - PARCELS



<b>Agency</b>	<b>Rec'd</b>	<b>Agency Response</b>	<b>Response Resolution</b>
AT&T Long Distance-ROW	09/03/2025	Received: Verbatim: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 6662 N Pinery Pkwy Franktown, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines.	No Response Required.
Addressing Analyst	08/29/2025	Received. Verbatim: The address for the proposed switchgear building is 6523 N State Highway 83. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes.  Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.	No Response Required.
Building Services	09/05/2025	Received. Verbatim: Permit(s) is required for structure(s). Please visit Douglas County's web site for requirements and call 3030-660-7497 if you have questions.	Comments provided to applicant.
Black Hills Energy		Awaiting response	
CenturyLink		Awaiting response	

<b>Agency</b>	<b>Rec'd</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Colorado Department of Public Health and Environment (CDPHE)	09/03/2025	Received. Following is a summary of comments received from the Colorado Department of Public Health and Environment (CDPHE). For details, please refer to their response letter dated September 3, 2025. -The Division has reviewed the project letter and respectfully offers the following comments. -Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by the Division. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. It is important to note that even if a permit is not required, fugitive dust control measures including the Land Development APEN Form APCD-223 must be followed at the site.	Comments provided to applicant.
Cherry Creek Basin Water Quality Authority		Awaiting response	
Colorado Division of Water Resources		Awaiting response	
Comcast		Awaiting response	
Douglas County Conservation District		Awaiting response	
CORE Electric Cooperative		Awaiting response	
Douglas County Health Department	09/03/2025	No Comment	No Response Required
Engineering Services		Awaiting response	
Mile High Flood District		Awaiting response	
Office of Emergency Management	08/30/2025	No Comment	No Response Required.
Pinery West HOA		Awaiting response	
Pinery Water and Wastewater District		Awaiting response	

<b>Agency</b>	<b>Rec'd</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Sheriff's Office	09/08/2025	Received. Verbatim: Deputy Jeff Pelle has carefully evaluated the request regarding security, taking into consideration the principles of Crime Prevention Through Environmental Design (CPTED). Upon reviewing the building design, my primary concern is the exterior lighting. I observed that there is only one light positioned above the main entrance. Could you please clarify whether the building is situated in a well-lit area, or should additional external lighting be considered to enhance safety?  No other comments.	Comments provided to applicant.
Sheriff's Office E911		Awaiting response	
South Metro Fire Rescue	09/05/2025	Received. Verbatim: With the development adjacent to the Wastewater Treatment Plant complex of buildings the access to the facility is no longer to State Highway 83 as additional roads have been constructed and are in the process of being constructed. The Wastewater Treatment Plant and adjacent facilities shall be re-addressed to the appropriate public road such as Pinery Center, Wellspring, or other planned/platted road providing access to the site. Building addresses shall be coordinated with and approved by SMFR and the Douglas County Addressing Analyst prior to submitting for construction permits. Note that SMFR records indicate the address for the existing treatment plant to be 6516 N Hwy 83 not 6523.	Comments provided to applicant.
The Pinery HOA		Awaiting response	
Wildfire Mitigation	09/02/2025	Received. Verbatim: Wildfire mitigation has no objection to the project.	No Response Required
Town of Parker Development Review		Awaiting response	

Agency	Rec'd	Agency Response	Response Resolution
Town of Parker Public Works		Awaiting response	
Xcel Energy	09/08/2025	Received: Verbatim: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for <b>6523 N. State Highway 83</b> and currently has <b>no apparent conflict</b> .	No Response Required

**From:** [annb\\_cwc64.com](mailto:annb_cwc64.com)  
**To:** [Michael.Pesicka](mailto:Michael.Pesicka)  
**Cc:** CHOY, PAM; [duanew\\_cwc64.com](mailto:duanew_cwc64.com); [jt\\_cwc64.com](mailto:jt_cwc64.com)  
**Subject:** 6523 N State HWY Parker, Colorado Douglas County eReferral #LE2025-014  
**Date:** Wednesday, September 3, 2025 11:57:24 AM

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Hi Mike,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 6523 N State HWY Parker, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.

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

Ann Barnowski  
Clearwater Consulting Group Inc  
120 9th Avenue South  
Suite 140  
Nampa, ID 83651  
[Annb@cwc64.com](mailto: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: [mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us) <[mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)>  
Sent: Friday, August 29, 2025 11:50 AM  
To: [annb\\_cwc64.com](mailto:annb_cwc64.com) <[annb@cwc64.com](mailto:annb@cwc64.com)>  
Subject: Douglas County eReferral (Project Number LE2025-014) Is Ready For Review

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

<https://apps.douglas.co.us/planning/projects/Login.aspx>

Project number LE2025-014, Location and Extent 6523 N. State Highway 83. Pinery Water and Wastewater District is proposing upgrades to their existing wastewater treatment plant's electrical infrastructure located at 6523 N. State Hwy 83. The primary purpose of the civil improvements is to construct a new 429 square foot electrical switchgear utility building on the west side of the main building on the site. The project also includes site grading and drainage improvements and trenching for underground utilities to support the upgraded electrical building and related infrastructure..

This referral will close on Friday, September 12, 2025.

If you have any questions, please contact me.

Sincerely,

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



PROJECT AREA

AT&T LONG LINE FIBER OPTICS

Cherry Creek

Cherry Creek

Cherry Creek

Pinery Villa Pl

N Pinery Pkwy



**COLORADO**  
Department of Public  
Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

Mike Pesicka  
Principal Planner  
Planning Services  
100 Third Street Castle Rock, CO 80104  
September 3, 2025

**VIA EMAIL**

RE: Douglas County eReferral (Project Number LE2025-014) Is Ready For Review

Dear Mike Pesicka,

The Colorado Department of Public Health and Environment's Air Pollution Control Division (APCD or Division) received a request for an air quality administrative review concerning the proposed Pinery Water and Wastewater District project as described in your correspondence dated August 29, 2025. The Division has reviewed the project letter and respectfully offers the following comments. Please note that the following Air Quality Control Commission (AQCC) regulations may not be inclusive of the regulations the proposed project will be subject to. It is the responsibility of the involved parties to determine what regulations they are subject to and follow them accordingly.

**Land Development**

We also note that projects similar to this proposal often involve land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulated by the Division. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. It is important to note that even if a permit is not required, fugitive dust control measures including the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	
Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil



Wind Breaks	Minimizing the areas of disturbance Synthetic or Natural Cover for Slopes
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Please refer to the website <https://cdphe.colorado.gov/apens-and-air-permits> for information on land use APENs and permit forms. Click on “Land Development” to access the land development specific APEN form. Please contact KC Houlden, Construction Permits Unit Supervisor, at 303-692-4092, [kenneth.houlden@state.co.us](mailto:kenneth.houlden@state.co.us) if you have any specific questions about APENs and permit forms.

If you have any other questions or need additional information, please use the contact info listed above, or e-mail or call me directly. Thank you for contacting the Air Pollution Control Division about your project.

Sincerely,  
Brendan Cicione  
Air Quality and Transportation Planner  
General SIP Unit  
Air Pollution Control Division  
Colorado Department of Public Health and Environment  
303-691-4104 // [brendan.cicione@state.co.us](mailto:brendan.cicione@state.co.us)



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

Project Name: Location and Extent – 6523 N. State Highway 83  
Project File #: **LE2025-014**  
S Metro Review # REFSP25-00197

Review date: September 5, 2025

Plan reviewer: Aaron Miller  
720.989.2246  
[aaron.miller@southmetro.org](mailto:aaron.miller@southmetro.org)

**Project Summary:** Pinery Water and Wastewater District is proposing upgrades to their existing wastewater treatment plant's electrical infrastructure located at 6523 N. State Hwy 83. The primary purpose of the civil improvements is to construct a new 429 square foot electrical switchgear utility building on the west side of the main building on the site. The project also includes site grading and drainage improvements and trenching for underground utilities to support the upgraded electrical building and related infrastructure.

**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 conditional non-objection to the proposed Location and Extent. The following comments must be resolved prior issuance of any construction permits. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

#### **COMMENTS:**

With the development adjacent to the Wastewater Treatment Plant complex of buildings the access to the facility is no longer to State Highway 83 as additional roads have been constructed and are in the process of being constructed.

The Wastewater Treatment Plant and adjacent facilities shall be re-addressed to the appropriate public road such as Pinery Center, Wellspring, or other planned/platted road providing access to the site.

Building addresses shall be coordinated with and approved by SMFR and the Douglas County Addressing Analyst prior to submitting for construction permits.

Note that SMFR records indicate the address for the existing treatment plant to be 6516 N Hwy 83 not 6523.



**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)

September 8, 2025

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

Attn: Mike Pesicka

**Re: 6523 N. State Highway 83, Case # LE2025-014**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **6523 N. State Highway 83** 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)

# LOCATION AND EXTENT PLANS

## PINERY WWTP ELECTRICAL IMPROVEMENTS

TRACT IN N1/2, N1/2, SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
DOUGLAS COUNTY, COLORADO

AUGUST 2025

PROJECT SITE:

6516 N HWY 83  
PARKER, COLORADO 80134

PARCEL# 'S 234910200012 = 7.39 ACRES AND 234910000002 = 3.38 ACRES TOTALING 10.77 ACRES

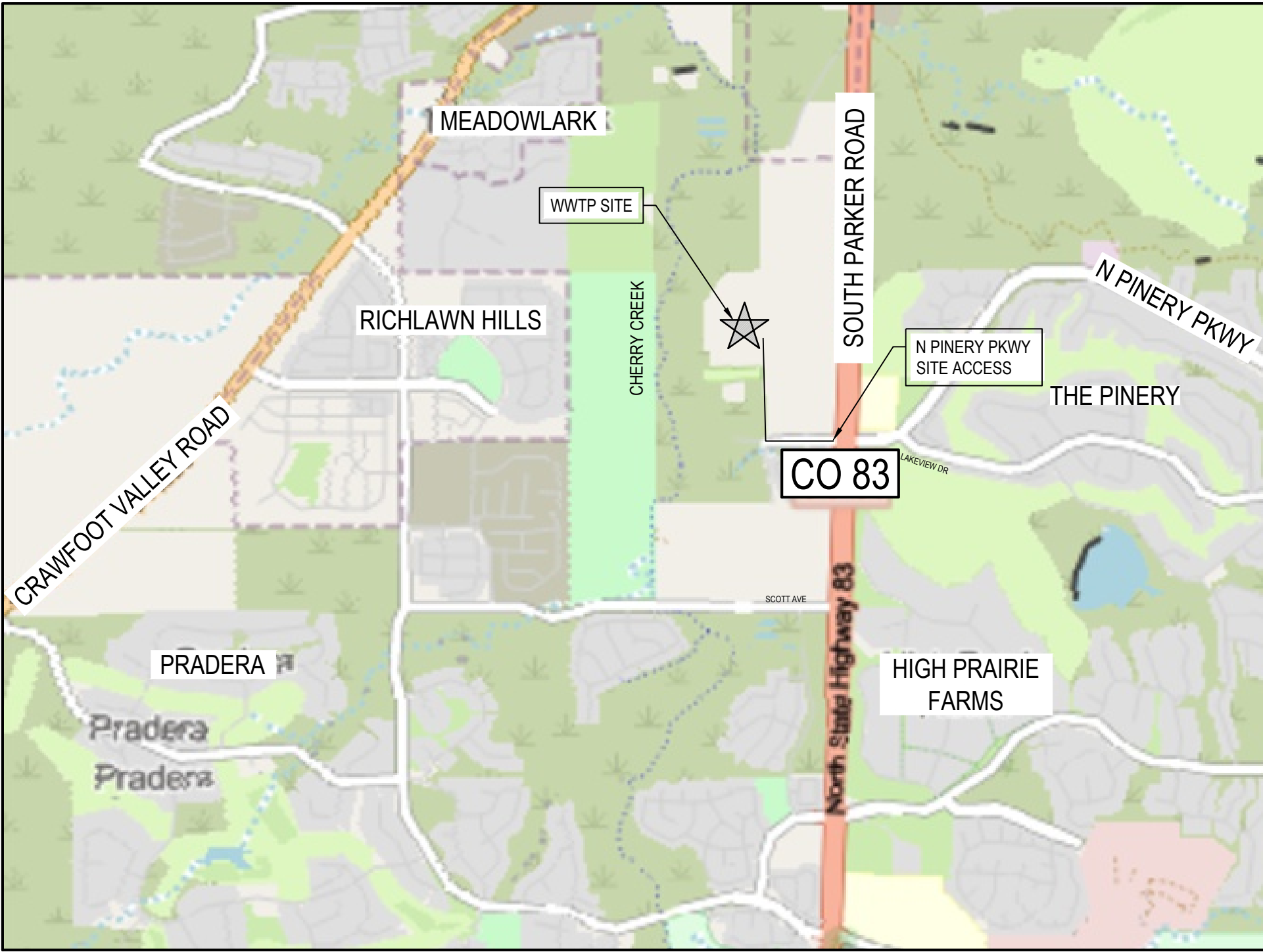
BENCHMARK INFORMATION:

PROJECT BENCHMARK ELEVATION: 6146.25. AT NGS BENCHMARK D-54, BEING A STANDARD DISK STAMPED "D 54 1934" ON A CONCRETE POST. HORIZONTAL COORDINATES FOR THIS SITE ARE BASED ON THE COLORADO STATE PLAN COORDINATES - CENTRAL ZONE MODIFIED TO GROUND USING A COMBINED FACTOR OF 1.0003375027. GROUND COORDINATES ARE CALCULATED USING THE FOLLOWING FORMULA AND HAVE NOT BEEN TRUNCATED.

GRID NORTHING X 1.0003375037 = GROUND NORTHING  
GRID EASTING X 1.0003375037 = GROUND EASTING

BASIS OF BEARINGS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 10, T.7S, R.66W WHICH BEARS S00°20'08"E, BETWEEN THE NORTH QUARTER CORNER OF SECTION 10, MONUMENTED BY A FOUND 2" PIPE WITH 3-1/4" ALUMINUM CAP STAMPED "T7S R66W S3(S)10 PLS 13213", AND THE CENTER OF SECTION 10, MONUMENTED BY A FOUND 2-1/2" PIPE WITH 3-1/4" ALUMINUM CAP STAMPED "CENTER SEC TEN R&R ENG" (LS 37929 PER MONUMENT RECORD, DATED 12/27/2006, DOUGLAS COUNTY CLERK AND RECORDERS OFFICE).



VICINITY MAP

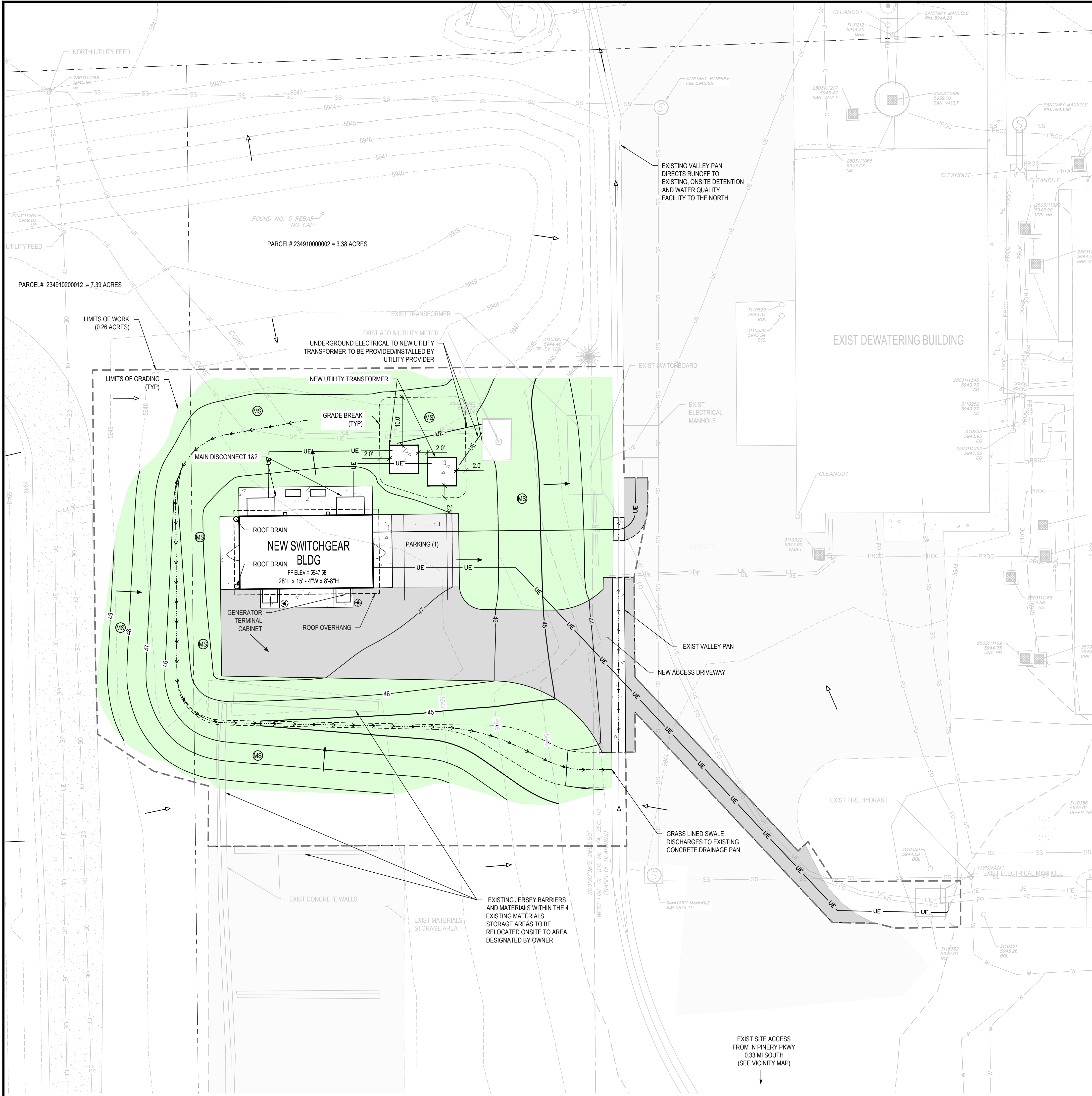
SCALE: 1" = 2000'

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	SITE PLAN
3	ELEVATIONS AND 3D VIEW

CONTACTS

OWNER:	PINERY WATER AND WASTEWATER DISTRICT 5242 OLD SCHOOLHOUSE ROAD PARKER, CO 80314	RICHARD KRULISH (720) 751-2635 RKRULISH@PINERYWATER.COM
ENVIRONMENTAL ENGINEER:	JVA, INC 1675 LARIMER STREET, SUITE 550 DENVER, CO 80202	RICHARD HOOD, P.E. (303) 565-4901 RHOOO@JVAJVA.COM
CIVIL ENGINEER:	JVA, INC 1675 LARIMER STREET, SUITE 550 DENVER, CO 80202	ROBIN KRISS P.E. (303) 565-4938 RKRISS@JVAJVA.COM
STRUCTURAL ENGINEER:	JVA, INC 1319 SPRUCE STREET BOULDER, CO 80302	KATE BENTON, P.E. (303) 565-4908 KBENTON@JVAJVA.COM
ELECTRICAL ENGINEER:	LOGICAL SYSTEMS, LLC, 400 CORPORATE CIRCLE, SUITE T GOLDEN, CO 80401	WESLEY BROOKS, P.E. (303) 386-2921 WBROOKS@LOGICALSYSINC.COM



LEGEND

- ASPHALT PAVING
- CONCRETE PAVING
- LIMITS OF SAWCUT
- PROPERTY LINE
- U/G CABLE TV LINE
- U/G FIBER OPTIC LINE
- U/G TELEPHONE LINE
- U/G ELECTRIC LINE
- OVERHEAD WIRE
- WATER MAIN
- GAS MAIN
- SAN. SEWER LATERAL
- STORM PIPE
- PROCESS PIPE
- NEW UG ELECTRIC
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- DIRECTION OF FLOW (HISTORIC)
- DIRECTION OF FLOW (DEVELOPED)
- PROPOSED GRADE BREAK
- PROPOSED FLOW LINE
- PROPOSED LIMITS OF GRADING
- PROPOSED LIMITS OF WORK
- MULCHED AND SEEDED AREA

NO.	DATE	DESIGNED	DRAWN	DESCRIPTION

PRELIMINARY  
NOT FOR  
CONSTRUCTION

DESIGNED BY: GAF  
DRAWN BY: AMF, JGJ  
CHECKED BY: RAH, SAF, JJM  
JOB #: 251534-ENV  
DATE: AUGUST 2025  
© JVA, INC.

PINERY WATER AND WASTEWATER DISTRICT  
WWTP ELECTRICAL UPGRADES  
DOUGLAS COUNTY, COLORADO

REVISION DESCRIPTION			
NO.	DATE	DESIGNED	DRAWN

DESIGNED BY:	RIMKLB
DRAWN BY:	RIMKLB
CHECKED BY:	AJT
JOB #:	251534 ENV
DATE:	AUGUST 2025
© JVA, INC.	

PINERY WATER AND WASTEWATER DISTRICT WWTP ELECTRICAL UPGRADES DOUGLAS COUNTY, COLORADO	ELEVATIONS AND 3D VIEW

SHEET NO.
3

