

Attachment B

Referral Agency Response Report**Page 1 of 9****Project Name:** Range Preliminary Plan**Project File #:** SB2024-048**Date Sent:** 09/19/2024**Date Due:** 10/10/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	10/02/2024	Received: Please propose street names to be placed on the final plat. Douglas County will evaluate and confirm approval or denial of proposed street names.	The Developer is coordinating with prospective builders to initiate the naming process. Names will be proposed for approval prior to Final Plat approval.
Assessor	09/27/2024	No Comment	Noted.
AT&T Long Distance - ROW	09/19/2024	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Range Planned Development. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.	No response required.
Black Hills Energy		No Response Received	No response required.
Building Services	10/04/2024	No Comment	No response required.
CDPHE - All Referrals	09/26/2024	Following is a summary of comments received from CDPHE. For details, please reference their letter dated September 26, 2024. -CDPHE has comments regarding air quality including land clearing, fugitive dust, excavation, and grading. CDPHE provided recommendations on how to reduce the impacts to air quality during development and construction of the site.	No response required. Applicant will abide by all state air quality requirements. Applicant shall abide by the terms of County-issued grading, erosion, and sediment control plans and permits which limit and control disturbance during construction activities.
CenturyLink		No Response Received	No response required.
Chatfield Community Association		No Response Received	No response required.
Chatfield East HOA		No Response Received	No response required.
Chatfield Watershed Authority		No Response Received	No response required.

Referral Agency Response Report**Page 2 of 9****Project Name:** Range Preliminary Plan**Project File #:** SB2024-048**Date Sent:** 09/19/2024**Date Due:** 10/10/2024

Agency	Date Received	Agency Response	Response Resolution
Cherokee Ridge Estates HOA	10/07/2024	Following is a summary of comments received from the Cherokee Ridge Estates HOA. For details reference the referral response dated October 7, 2024. -Cherokee Ridge Estates had comments related to an increase in traffic and specific comments on the traffic impact study, fencing, trespassing, noxious weeds, noise, sight and light pollution. -Cherokee Ridge Estates stated that they appreciate the proposed buffering, and wildlife travel corridors as planned.	Trails are proposed within the Range development with no connection to Cherokee Ridge Estates. Wayfinder and wildlife education will be implemented at trailheads to educate residents about the trails that are available for their use.
Colorado Department of Transportation CDOT-Region # 1	10/11/2024	Following is a summary of comments received from CDOT, for details please see their review letters October 11, 2024, January 22, 2025, and March 3, 2025. CDOT had comments related to noxious weed control, prairie dog management during construction in CDOT ROW, limiting fencing along CDOT ROW to the extent feasible, limiting artificial lighting in the Daniels Park Drainage open space area, drainage design, requirements for new access permits, and design of new lanes and striping on Highway 85. -Continue to work with the applicant and Douglas County on the future improvements to the Airport Road and Highway 85 intersection. -An April 16, 2025, email from CDOT to the applicant acknowledges continued coordination with CDOT and addressing comments at the time of final plat with Douglas County.	Applicant will continue to coordinate with Douglas County and CDOT on the future improvements to Highway 85 and Airport Road. Further evaluation of CDOT's comments will occur during the final plat and access design process.

Referral Agency Response Report**Page 3 of 9****Project Name:** Range Preliminary Plan**Project File #:** SB2024-048**Date Sent:** 09/19/2024**Date Due:** 10/10/2024

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Water Resources	09/30/2024	<p>Following is a summary of comments from DWR, for details please reference their letters dated September 30, 2024, and December 31, 2024.</p> <p>September 30, 2024, letter:</p> <ul style="list-style-type: none">-The applicant must clarify the proposed water uses and estimated water demand.-A Well Abandonment Report must be submitted to DWR prior to the subdivision approval to ensure wells are properly plugged and abandoned.-If irrigation of common areas is not allowed by Dominion Water and Sanitation, the applicant must identify the water supply for is sufficient to meet the proposed demand.-If information in Dominion's water portfolio is no correct, Dominion must file a report with DWR detailing its current supplies and commitments. <p>December 31, 2024, letter:</p> <ul style="list-style-type: none">-A Well Abandonment Report must be submitted to DWR prior to the subdivision approval to ensure wells were properly plugged and abandoned.-It is or opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights as long as existing wells are properly plugged and abandoned.-DWR had additional comments regarding management of stormwater detention facilities.	<p>Applicant provided additional information from Dominion Water and Sanitation and Range Metro District which addressed these comments. Additional documentation was provided to DWR, including an updated will serve letter form Dominion Water and Sanitation to address their questions. CDWR provided an updated letter finding that water supply was adequate.</p> <p>The applicant acknowledges that the existing wells must be plugged and abandoned and will submit the required Well Abandonment Report prior to subdivision approval.</p>

Referral Agency Response Report**Page 4 of 9****Project Name:** Range Preliminary Plan**Project File #:** SB2024-048**Date Sent:** 09/19/2024**Date Due:** 10/10/2024

Agency	Date Received	Agency Response	Response Resolution
Colorado Geological Survey	10/07/2024	Received: The characterization of subsurface conditions and preliminary geotechnical recommendations in RMG's Preliminary Subsurface Soil Investigation, Range Subdivision, 7440 N US Hwy 85, Douglas County, Colorado (RMG Job No. 192821, May 3, 2023) are valid. Provided RMG's recommendations, specifically with regard to overexcavation and replacement, are rigorously adhered to, the Colorado Geological Survey has no objection to preliminary plan approval.	Overexcavation and further required geotechnical investigations will be provided during the final plat process. All geotech report recommendations will be followed.
Colorado Parks and Wildlife (Northwest DC - District 551)	09/23/2024	Received: Thank you for including Colorado Parks and Wildlife in the referral request process for the Preliminary Plan for the Range Development Proposal under the above-mentioned Project File Number. For this referral process, I have reviewed the documents and referral request, and I wanted to inform you that our previous comment letter dated March 11, 2021, sent to Matt Jakubowski for Project File #ZR2020-023 will still serve as the comment of record.	The preliminary plan application addresses the initial comments and recommendations from CPW and the Wildlife Preservation Plan (WPP) including installation of wildlife friendly fencing, designating wildlife corridors in the project area, and avoiding sensitive areas such as riparian zones and migration paths. The applicant has also provided supplemental information to manage public awareness of human-wildlife interactions, including education signage placed at trailheads and open spaces to inform residents; and prospective homebuyers will receive materials providing guidance on responsibly practices such as securing garbage, reducing attractants, and complying with leash laws. Residents will also be informed about nearby seasonal hunting activity in the Highlands Ranch Back Country.
Comcast		No Response Received	No response required.

Referral Agency Response Report**Page 5 of 9****Project Name:** Range Preliminary Plan**Project File #:** SB2024-048**Date Sent:** 09/19/2024**Date Due:** 10/10/2024

Agency	Date Received	Agency Response	Response Resolution
CORE Electric Cooperative	10/10/2024	<p>Following is a summary of comments received from CORE Electric Cooperative. For details, please reference their response dated October 10, 2024.:</p> <p>CORE has existing underground/overhead electric facilities on the subject property and will maintain these existing utility easements and facilities. The existing underground electric facilities are not of sufficient capacity to provide electric service and will be required to be replaced with new feeders.</p> <p>-CORE will require that all structures and landscaping maintain adequate clearances and access to the existing overhead electric facilities.</p> <p>-The proposed drainage pond and entrance from Airport and Hwy 85 will require the relocation or raising of the existing overhead electric facilities.</p> <p>-CORE will require language be added to the preliminary plan and Plat:</p>	Applicant acknowledges comments and will address specific easements and improvements during the final plat design process. Language as requested was added to the preliminary plan.
Dominion Water and Sanitation District		No Response Received	No response required.
Douglas County Conservation District	10/02/2024	<p>Received:</p> <p>Verbatim: The weed plan that was submitted locates the weeds, control now only adds work to plan and may not be utilized if soil is moved, better off to wait and control after project is finished. Not major infestation of weeds.</p>	No response required.

Referral Agency Response Report**Page 6 of 9****Project Name:** Range Preliminary Plan**Project File #:** SB2024-048**Date Sent:** 09/19/2024**Date Due:** 10/10/2024

Agency	Date Received	Agency Response	Response Resolution
Douglas County Health Department	10/10/2024	Following is a summary of comments received from the Douglas County Health Department (DCHD), for details please reference their review letter October 10, 2024. -A will serve letter has been provided by Dominion Water and Sanitation, based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of water service and sewage disposal. -DCHD also had comments related to fugitive dust, designing new homes to prevent radon exposure, and attainable housing.	No response required.
Douglas County Historic Preservation	10/10/2024	Following is a summary of comments from Douglas County Historic Preservation, for details please reference their review letter dated October 10, 2024. -Upon review of the of the cultural resource survey performed by ERO in 2022, the Douglas County Curator has no further recommendations. ERO identified multiple cultural sites, but the sites will be avoided.	Should buried artifacts and features be discovered, the applicant will complete the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) guidelines. Completed forms will be submitted to OAHP to ensure that Douglas County's historic or prehistoric dates is included in the Colorado OAHP state-wide database of cultural resources.
Douglas County Parks and Trails	10/09/2024	Applicant will be responsible for Park Land Dedication standard as outline in Article 10 of the Douglas County Subdivision Resolution	An appraisal will be provided with the final plat and park land, improvements, and/or cash-in-lieu fees provided as required by Article 10.
Douglas County School District RE 1	10/15/2024	Following is a summary of comments received from the Douglas County School District (DCHD). For details, please reference their review letter dated October 15, 2024. -Based on a total of 550 residential lots, DCSD has calculated that a total of 495 students are expected from the development which would equate to a total land dedication of 11.682 acres. DCSD will request cash-in-lieu of land dedication which will be further determined at the time of final plat.	An appraisal will be provided at the time of final plat and cash-in-lieu of school land dedication fess provided.

Referral Agency Response Report**Page 7 of 9****Project Name:** Range Preliminary Plan**Project File #:** SB2024-048**Date Sent:** 09/19/2024**Date Due:** 10/10/2024

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	10/04/2024	Following is a summary of comments received from Engineering Services, for details please reference their review letter dated October 4, 2024. -Engineering Services had comments related to the project summary and drainage study. -Traffic Engineering had no comments on the traffic impact analysis (TIA) and accepted it as submitted.	The applicant revised the project summary to include the off-site roadway improvements. Other redlined changes accomplished as requested. The Phase II Drainage report has been updated and resubmitted and accepted by Engineering.
Highlands Ranch Community Association	10/04/2024	Following is a summary of comments received from the Highlands Ranch Community Association (HRCA). For details, please reference their review letter dated October 4, 2024. The HRCA does not oppose the development but has the following concerns. -HRCA has concerns with the spread of noxious weeds onto their property. -Location and design of trails and fencing and signage to limit the possibility of trespass onto the Backcountry Wilderness Area (BWA). -Impacts to wildlife and buffering between the Range and the BWA. -Impacts from noise, sight, and light pollution. -Hunting. The BWA currently hosts over 30 hunts and hunters per year. The area near the Range development is used for our hunts and will continue to be. This continues to be relevant information for the developer and was not acknowledged.	- A weed management plan has been provided. - Trails and fencing are in accordance with the PD and Wildlife Plan. Applicant has no plans to provide fencing or signage to prevent trespassing onto HRCA property at present time. Trailheads will include wayfinding signage and wildlife maps that include education for the residents on the trail system and property to avoid trespass and negative interaction with wildlife. -The approved Range PD addressed this comment and provided property boundary residential buffers. The preliminary plan conforms with the PD layout. Wayfinding and Education will be utilized to inform residents of the neighboring HRCA conservation lands. Applicant acknowledges that trespassing is an HRCA concern. - Applicant acknowledges that there will be hunting on HRCA lands, and the Range development will educate its residents that this will occur on neighboring lands.
Louviers Conservation Partnership		No Response Received	No response required.

Referral Agency Response Report**Page 8 of 9****Project Name:** Range Preliminary Plan**Project File #:** SB2024-048**Date Sent:** 09/19/2024**Date Due:** 10/10/2024

Agency	Date Received	Agency Response	Response Resolution
Louviers Water and Sanitation District	10/10/2024	Following is a summary of comments received from the Louviers Water and Sanitation District (LWSD). For details please reference their review letter dated October 8, 2024. -LWSD requests that it be named a party the escrow for any related LWSD escrow fees. -Confirm that the waterline between Sterling Ranch CAB and LWSD is adequate for fire flow. -An easement and operations agreement is required for use of LWSD property.	-The Range development indicates that it cannot provide these assurances as this design is controlled solely by Dominion Water and Sanitation District (DWSD). -The Range Metro District is providing funding but lift station design and permitting is being processed by DWSD. -Please contact DWSD for escrow connection fees. Further responses provided in March 14, 2025 letter.
Mile High Flood District		No Response Received	No response required.
Office of Emergency Management	09/19/2024	Received: OEM has no concerns with this project	No response required.
Open Space and Natural Resources		No Response Received	No response required.
Sheriff's Office		No Response Received	No response required.
Sheriff's Office E911		No Response Received	No response required.
South Metro Fire Rescue	10/04/2024	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed preliminary plan. Applicants and designers are encouraged to coordinate with SMFR regarding fire hydrant layout prior to plat documents and utility plans being completed.	Applicant will continue to coordinate with SMFR through final plat design.
Western Douglas County Citizens Alliance		No Response Received	No response required.

Referral Agency Response Report**Page 9 of 9****Project Name:** Range Preliminary Plan**Project File #:** SB2024-048**Date Sent:** 09/19/2024**Date Due:** 10/10/2024

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Wildfire Mitigation		<p>Following is a summary of comments received from Wildfire Mitigation, for details please reference their review letter dated October 28, 2024.</p> <ul style="list-style-type: none">-Update maps in the Wildfire Mitigation Plan to address treatment requirements for where fuel breaks are intended and differing fuel types.-Wildfire related strategies need to be incorporated into large open space management plans and agreements including trailside mowing and to determine if trails can support access for brush trucks.-Suggest a new home-owner packet with information containing wildfire related publications for handout by the HOA and/or other community organizations at the time of homeowner move-in-real estate closings.-Wildfire Mitigation provided an email on January 17, 2025, approving the submitted wildfire mitigation plan.	<p>Comments have been addressed and the wildfire mitigation plan updated accordingly.</p>
Xcel Energy-Right of Way & Permits	10/08/2024	<p>Following is a summary of comments received from Xcel Energy, for details please reference their review letter dated October 8, 2024.</p> <ul style="list-style-type: none">-Xcel requests specific notes be added to the preliminary plan, and that existing easements be shown on the plans.	<p>Applicant coordinated with Xcel to address these comments. Xcel provided agreement that the project shall provide a 15' easement at the front of the lots and along proposed ROW bordering tracts and open space parcels. Revised preliminary plan was provided showing both existing and proposed easements.</p>

From: annb_cwc64.com
To: [Michael Pesicka](mailto:Michael.Pesicka)
Cc: [Pam Choy \(pc2914@att.com\)](mailto:Pam.Choy(pc2914@att.com)); duanew_cwc64.com; jt_cwc64.com
Subject: Range Planned Development Littleton, Colorado Douglas County eReferral #SB2024-048
Date: Thursday, September 19, 2024 3:36:16 PM

Hi Mike,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Range Planned Development Littleton, 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

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 <mpesicka@douglas.co.us>
Sent: Thursday, September 19, 2024 12:59 PM
To: annb_cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (Project Number SB2024-048) 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 SB2024-048, Range Preliminary Plan. A preliminary plan application for 550 residential lots, and 8 tracts for community amenities, landscaping, utilities, and 243 acres of open space on approximately 399.60 acres within the Range Planned Development. Two points of access are proposed to U.S. Highway 85.

This referral will close on Thursday, October 10, 2024.

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)



AT&T LONG LINE FIBER OPTICS

Range Planned Development

Private

Private

Canyon Hwy

N. Peterson Rd



County Addressing – 10-02-24

Please propose street names to be placed on the final plat. Douglas County will evaluate and confirm approval or denial of proposed street names.

At <https://dcdata-dougco.opendata.arcgis.com/datasets/douglas-county-street-names/data> you will find a list of street names in the Douglas County database. These are street names only and do not include directions or suffixes. All street names in the Douglas County database have already been considered and should not be proposed again. They are existing, reserved, or denied. Use the Filter feature found on the left panel to enter a proposed street. If that name is already in the database, it is unavailable.

Proposed street names should be easy to read or pronounce. Street names that are the same as, or similar to, other street names are considered to be duplications and will be denied. Street names that are the same as, or similar to, subdivision names may not be used. Street names existing in areas to which we dispatch emergency services outside of Douglas County may not be used. North, east, south and west should not be part of the name. Special characters may not be used. Abbreviations, acronyms and initials may not be used. Street names must contain no more than 12 letters or character spaces (including the space between words). Please review all guidelines in the Douglas County Addressing and Street Naming Manual online at: <https://www.douglas.co.us/documents/addressing-and-street-naming-manual-full.pdf/>.

Contact DCAAddressing@douglas.co.us or 303.660.7411 with questions.

Colorado Geological Survey – 10-07-24

The characterization of subsurface conditions and preliminary geotechnical recommendations in RMG's Preliminary Subsurface Soil Investigation, Range Subdivision, 7440 N US Hwy 85, Douglas County, Colorado (RMG Job No. 192821, May 3, 2023) are valid. Provided RMG's recommendations, specifically with regard to overexcavation and replacement, are rigorously adhered to, the Colorado Geological Survey has no objection to preliminary plan approval.

Traffic & Safety

Region 1

2829 W Howard Place, 2nd Floor
Denver, Colorado 80204



COLORADO
Department of Transportation
Region 1

Project Name: Range Planned Development

Print Date: 10/11/2024

Highway: 85

Mile Marker: 193.2

A comment response letter is REQUIRED along with the next submittal.

Review POC: loefflers

Environmental Comments:

No Arch concerns

From CDOT Biologist Erik Schmude:

I have reviewed the range planned development permit which includes two new points of access to US-85 including the existing conditions and wildlife plan prepared by ERO. As indicated in ERO's reports, there is no suitable habitat for federal or state listed threatened or endangered species and there are no wetlands or potentially jurisdictional waters of the U.S. CDOT's right-of-way portion of the planned development.

ERO identified several List B and List C noxious weeds in the planned development area. There is the potential for the spread of noxious weeds in CDOT right-of-way at the two planned access points. In the existing conditions report, ERO recommends the planned development implement measures to control noxious weeds. Noxious weed control measures shall include the two new access points on US-85.

ERO also documented an abundance of prairie dogs on the development parcel. Any prairie dog management conducted in CDOT right-of-way shall comply with CDOT's 2009 Impacted Black-tailed Prairie Dog Policy which prohibits the burying of live prairie dogs, including pups, at any time. The permittee shall comply with CDOT's prairie dog policy in CDOT right-of-way and follow CDOT's Revision of Section 240 - Prairie Dog Management (attached) for any prairie dog management in CDOT's right-of-way.

Please consider this email as my clearance/concurrence for this permit in CDOT right-of-way, granted on the permittee following the above conditions.

Recommendations:

In addition to the above, I found ERO's wildlife plan to be well-written. Consistent with Range Strategy 2.3 in ERO's report: I recommend that any fencing across the designed open space area along the Daniels Parks Drainage to be limited to the extent feasible and where there fencing it should be "wildlife friendly" fencing consistent with Colorado Parks and Wildlife's Fencing with Wildlife in Mind which at a minimum recommends a smooth top stand on any barbed wire fence. I also recommend that artificial lighting be limited in the open space area along the Daniel's Park Drainage to minimize disturbance to crepuscular and nocturnal wildlife

moving through the area. Lastly, I recommend that any revegetation in the open space along Daniel's Park consist of native species to provide habitat for wildlife that may travel through the area.

No recreational or Section 6(f) resources were located within the permit areas.

From WQ:

Please provide any additional information on pond detail designs for EDB 1 and EDB 4.

Also, provide any landscape plans for areas on CDOT ROW.

Hydraulics Comments:

9/20/2024_Rivera_Comments: Release rates and durations are mitigated to less than pre-project conditions (historical flows). The improvements are not anticipated to have any adverse impacts on wetlands/floodplains, downstream facilities, or adjacent properties at this time.

This project is located adjacent to US-85 from mile markers -192 to 194. The surface flows drain towards the highway (085B). Daniels Park Ditch or Sand Creek flows underneath US-85.

The proposed development will use 8 extended detention basins to release at historic flow rates, thus drainage impacts along CDOT ROW should not be negatively impacted.

Permits Comments:

10.8.24

- Access permit 114046 is a 138 permit that I found for this access. I was not able to locate any other permit for this access. Is there an existing access permit for this location?
- Between late 2020 and mid 2021 the access that was approximately 240 feet south (MP 193.194) was moved to this location (MP 193.2).
- A new access permit will be required because of the proposed improvements to the highway 85 and Airport Road intersection. Also because of the increase in traffic volume.
- Because Douglas County is an Issuing Authority contact Chris Martin, cmartin@douglas.co.us, with the County regarding the Access Permit.
- The state highway access permit will cover any access work, sidewalk work, street lighting, and stormwater work.
- Working from or within CDOT ROW will require a utility/special use permit. This includes, but is not limited to survey, landscaping, signal or utility work. Application is made online at the following link:
<https://cdotpermits.force.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>
- Any signing must be on premise and cannot be either partly or wholly in CDOT ROW. Signing must be compliant with CDOT rules governing outdoor advertising per 2 CCR 601-3. -- Aaron Eyl 10.8.24

Residential Engineer Comments:

10/08/2024 JB

On sheet 20, it does not look like there is a proposed culvert under the roadway where the US-85 roadside ditch meets the access road. The existing culvert looks like it is not long enough for the widened access road and will need to be extended or replaced, depending on the grading from both US-85 and from the access road.

On sheet 22, there doesn't appear to be a new culvert to convey the drainage from the US-85 roadside ditch under the access road closer to US-85. I see the existing offsite run-on ditch and the existing culvert, but there needs to be a new culvert for the ditch closer to US-85.

On sheets 27 and 28, please put the length of the auxiliary lanes on the plans. Also, can we get profiles of the access roads as they approach US-85? It looks like the profile of both access roads drains toward US-85, and the curb and gutter will make the drainage dump onto to US-85. We need to make sure the drainage is captured and put into the roadside ditch, or drains into the roadside ditch somehow.

General: Can we see cross sections of the auxiliary lanes along US-85? I don't see any grading along the aux. lanes and want to see how the widening of US-85 impacts the existing ground, ditches, etc.

Right Of Way Comments:

9/20/2024 - SDH - I have uploaded the deed for RW-130 Rev and AC-130 Rev which coincides with the acquisition CDOT made as part of PC 18890 (ROW plans were already uploaded). There is a 40' wide A-line opening on the north side of the property but it doesn't appear to coincide with where the northerly entrance is shown on the preliminary plans so it appears that A-line breaks will be needed for both the northerly and southerly entrances from Hwy. 85. There is plenty of ROW available for the roadway widening so no issues from that perspective.

Traffic Comments:

10.09.2024- MM

Can you provide signing and striping sheets for CDOT ROW? We would like to see the following on those sheets:

Striping per CDOT S-627-1. Provide details on the material type, pattern, width, and inlay depth (35 mils for modified epoxy, 125 mils for preformed thermoplastic).

Signing: They need to be on P2 posts with slip bases in the areas where CDOT maintains the signs. Local posts are required where the local agency maintains the signs (must be breakaway and crashworthy). Provide MUTCD sign codes. Also provide sign dimensions.

Provide lane dimensions. The width (not inclusive of the gutter pan) and the length where relevant for the acceleration and deceleration lanes.

The right turn channelizing island in the south entrance should be modified to further restrict left turn movements on to US-85. It should also be modified to block through movements in the right deceleration/acceleration lane. Can you provide a detail of this island?

Other Comments:

10-8-2024 Two state highway access permits will be required. One for each proposed access to US 85. A design wavier was completed in 2022 and signed by both CDOT and Douglas County for the substandard acceleration lane from the access at Airport Road north due to the proximity to the bridge. Douglas county is the issuing authority for state highway access permits within their jurisdiction so the permit process will start with Douglas County. Point of contact is Chris Martin - cmartin@douglas.co.us

--Steve Loeffler, 10-8-2024

Traffic & Safety

Region 1

2829 W Howard Place, 2nd Floor
Denver, Colorado 80204



COLORADO
Department of Transportation
Region 1

Project Name: Range Planned Development

Print Date: 1/22/2025

Highway: 85

Mile Marker: 193.2

A comment response letter is REQUIRED along with the next submittal.

Review POC: loefflers

Environmental Comments:

No Arch concerns

From CDOT Biologist Erik Schmude:

I have reviewed the range planned development permit which includes two new points of access to US-85 including the existing conditions and wildlife plan prepared by ERO. As indicated in ERO's reports, there is no suitable habitat for federal or state listed threatened or endangered species and there are no wetlands or potentially jurisdictional waters of the U.S. CDOT's right-of-way portion of the planned development.

ERO identified several List B and List C noxious weeds in the planned development area. There is the potential for the spread of noxious weeds in CDOT right-of-way at the two planned access points. In the existing conditions report, ERO recommends the planned development implement measures to control noxious weeds. Noxious weed control measures shall include the two new access points on US-85.

ERO also documented an abundance of prairie dogs on the development parcel. Any prairie dog management conducted in CDOT right-of-way shall comply with CDOT's 2009 Impacted Black-tailed Prairie Dog Policy which prohibits the burying of live prairie dogs, including pups, at any time. The permittee shall comply with CDOT's prairie dog policy in CDOT right-of-way and follow CDOT's Revision of Section 240 - Prairie Dog Management (attached) for any prairie dog management in CDOT's right-of-way.

Please consider this email as my clearance/concurrence for this permit in CDOT right-of-way, granted on the permittee following the above conditions.

Recommendations:

In addition to the above, I found ERO's wildlife plan to be well-written. Consistent with Range Strategy 2.3 in ERO's report: I recommend that any fencing across the designed open space area along the Daniels Parks Drainage to be limited to the extent feasible and where there fencing it should be "wildlife friendly" fencing consistent with Colorado Parks and Wildlife's Fencing with Wildlife in Mind which at a minimum recommends a smooth top stand on any barbed wire fence. I also recommend that artificial lighting be limited in the open space area along the Daniel's Park Drainage to minimize disturbance to crepuscular and nocturnal wildlife

moving through the area. Lastly, I recommend that any revegetation in the open space along Daniel's Park consist of native species to provide habitat for wildlife that may travel through the area.

No recreational or Section 6(f) resources were located within the permit areas.

From WQ:

Please provide any additional information on pond detail designs for EDB 1 and EDB 4.

Also, provide any landscape plans for areas on CDOT ROW.

10/14/2024:

For ANY ground disturbance/work within CDOT ROW---

Required:

Paleo:

Since this is a permit, a file search for Paleo is required. If the file search identifies anything, a more extensive report will be required. If nothing is identified, then the file search should be sufficient. For the file search contact:

Paleo File Search: Colorado University Museum of Natural History - <https://www.colorado.edu/cumuseum/research-collections/paleontology/policies-procedure>) Email: jacob.vanveldhuizen@colorado.edu and from the Denver Museum of Nature and Science – Email: kristen.mackenzie@dmns.org <https://www.dmns.org/science/earth-sciences/earth-sciences-collections/>

1/8/2025: Paleo report is still needed.

New documents are under review.

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No negative drainage impact to US 85, existing drainage patterns will be maintained and improved Samer 1-21-2025

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10.8.24

- Access permit 114046 is a 138 permit that I found for this access. I was not able to locate any other permit for this access. Is there an existing access permit for this location?
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1.16.25

- No comment. -- Aaron Eyl 1.16.25

1.21.25

No comment - Joey Tripple

Residential Engineer Comments:

1/17/2025 JB - From the comment file, it looks like new plans are coming. I will wait to review those to see if my comments from 10/8/2024 have been addressed.

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On sheet 20, it does not look like there is a proposed culvert under the roadway where the US-85 roadside ditch meets the access road. The existing culvert looks like it is not long enough for the widened access road and will need to be extended or replaced, depending on the grading from both US-85 and from the access road.

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Traffic Comments:

10.09.2024- MM

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Provide lane dimensions. The width (not inclusive of the gutter pan) and the length where relevant for the acceleration and deceleration lanes.

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01.17.2025 - MM

Waiting for the US-85 plans. No further comments at this time till the US-85 Plans are provided for review.

Other Comments:

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--Steve Loeffler, 10-8-2024

1-21-2025 Comment was acknowledged in comment response. No additional comments.

--Steve Loeffler, 1-21-2025

Traffic & Safety

Region 1

2829 W Howard Place, 2nd Floor
Denver, Colorado 80204



COLORADO
Department of Transportation
Region 1

Project Name: Range Planned Development

Print Date: 3/3/2025

Highway: 85

Mile Marker: 193.2

A comment response letter is REQUIRED along with the next submittal.

Review POC: loefflers

Environmental Comments:

No Arch concerns

From CDOT Biologist Erik Schmude:

I have reviewed the range planned development permit which includes two new points of access to US-85 including the existing conditions and wildlife plan prepared by ERO. As indicated in ERO's reports, there is no suitable habitat for federal or state listed threatened or endangered species and there are no wetlands or potentially jurisdictional waters of the U.S. CDOT's right-of-way portion of the planned development.

ERO identified several List B and List C noxious weeds in the planned development area. There is the potential for the spread of noxious weeds in CDOT right-of-way at the two planned access points. In the existing conditions report, ERO recommends the planned development implement measures to control noxious weeds. Noxious weed control measures shall include the two new access points on US-85.

ERO also documented an abundance of prairie dogs on the development parcel. Any prairie dog management conducted in CDOT right-of-way shall comply with CDOT's 2009 Impacted Black-tailed Prairie Dog Policy which prohibits the burying of live prairie dogs, including pups, at any time. The permittee shall comply with CDOT's prairie dog policy in CDOT right-of-way and follow CDOT's Revision of Section 240 - Prairie Dog Management (attached) for any prairie dog management in CDOT's right-of-way.

Please consider this email as my clearance/concurrence for this permit in CDOT right-of-way, granted on the permittee following the above conditions.

Recommendations:

In addition to the above, I found ERO's wildlife plan to be well-written. Consistent with Range Strategy 2.3 in ERO's report: I recommend that any fencing across the designed open space area along the Daniels Parks Drainage to be limited to the extent feasible and where there fencing it should be "wildlife friendly" fencing consistent with Colorado Parks and Wildlife's Fencing with Wildlife in Mind which at a minimum recommends a smooth top stand on any barbed wire fence. I also recommend that artificial lighting be limited in the open space area along the Daniel's Park Drainage to minimize disturbance to crepuscular and nocturnal wildlife

moving through the area. Lastly, I recommend that any revegetation in the open space along Daniel's Park consist of native species to provide habitat for wildlife that may travel through the area.

No recreational or Section 6(f) resources were located within the permit areas.

From WQ:

Please provide any additional information on pond detail designs for EDB 1 and EDB 4.

Also, provide any landscape plans for areas on CDOT ROW.

10/14/2024:

For ANY ground disturbance/work within CDOT ROW---

Required:

Paleo:

Since this is a permit, a file search for Paleo is required. If the file search identifies anything, a more extensive report will be required. If nothing is identified, then the file search should be sufficient. For the file search contact:

Paleo File Search: Colorado University Museum of Natural History -
<https://www.colorado.edu/cumuseum/research-collections/paleontology/policies-procedure>) Email:
jacob.vanveldhuizen@colorado.edu and from the Denver Museum of Nature and Science – Email:
kristen.mackenzie@dmns.org <https://www.dmns.org/science/earth-sciences/earth-sciences-collections/>

1/8/2025: Paleo report is still needed.

New documnets are under review.

2/3/2025: Per the comment resposes from the applicant the outstanding environmental reports/needs will be provided provided in the Final Plat process. Once tha items are received environmental review will continue.

Hydraulics Comments:

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No comment - Joey Tripple

2.10.25

- No comment -- Aaron Eyl 2.10.25

Residential Engineer Comments:

2/13/2025 JB

- Typical Sections -- May need a note saying that the existing safety edge needs to be removed and that is why the new pavement extends into the aux. lanes. It isn't clear that way it is shown currently.

- All plan sheets -- Be sure to show existing ROW on plan sheets.

- Sheet 4 -- You say use R Value of 40 in top 2 feet of earthwork, but your typical sections show 2 feet of A-2-4. We used A-2-4 on the CDOT project, so would be best to stay consistent with that.

- Sheet 25 -- Be sure to check length of need for guardrail from bridge. Adding the accel lane will affect those calcs.

- Sheet 29 -- Need to extend island at Street P to the north to make sure WB drivers can't turn and go south on US-85. Extend island to be equal with end of US-85 raised median.

- Sheet 31-- For Street A, it looks like the curb and gutter on the south side of the access dumps out onto the foreslope of US-85, and then has to circle back to get into the culvert under Street A. Does it make more sense to have the curb and gutter dump out into the riprap at the end of the culvert (or slightly to the east of the culvert), to make sure it drains better and doesn't erode the US-85 foreslope?

- Sheet 45 -- Not real clear what is happening with 36" RCP as it ends to the north. Is it tying into the existing Type D or is it dumping into the existing offsite ditch? Will wait to see more developed plans and structure cross sections.

- Sheet 45 -- Also not clear where drainage from Type 5 embankment protectors goes.

- Cross sections -- Not a fan of the 2:1 slopes as it is very difficult to get growth on them. I see a 4' ditch bottom on proposed ditches, is that much needed? If so, then I can see why 2:1 slopes would be needed to avoid the offsite ditches. We will need to make sure that erosion control measures are strong. We had the best luck out on US-85 with drill seeding.

1/17/2025 JB - From the comment file, it looks like new plans are coming. I will wait to review those to see if my comments from 10/8/2024 have been addressed.

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2/3/2025 - John Olson - Rev 3 - the 30% plans did not address the A-Lines, they are separte exhibits.

2/14/2025 - SDH - Per the comment response that was included the developer is aware of the documentation needed for the required A-line breaks and will be working with Katie to get those completed.

Traffic Comments:

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GRilling 2/28/25

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2. page 2- M&S plans list out of date. Update immediately prior to Ad

3. page 3, note 1f- the latest MUTCD has not been adopted by the state of Colorado yet. We expect adoption in December 2025 or January 2026. Until then, utilize the previous edition, accepted revision, and Colorado Supplement.

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https://www.codot.gov/safety/traffic-safety/assets/work-zones/lane-closure-strategies/R1_Lane_Closure_Report.pdf

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6. sheet 32, right turn median- Include plow nose on southern tip to reduce damage taken/given by plows. Is this adequate to prevent a left turn out? Potentially extend so it overlaps with center median. Discuss.

7. sheet 32- hatching where traffic splits to both sides is generally done in a chevron pattern. Also applies to sheet 69.

Why doesn't the island extend out into US85 to prevent potential through movements from the right turn lane?

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Sign posts- utilize P2 posts with slip base. However you pay for that is up to you as long as you meet the CDOT standard.

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-Skips (like those shown at the end of the accel lane) are done in inlaid preformed plastic. This corridor also includes shadow markings of contrast material. Look to SB from Airport for an example.

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-omit "only" pavement markings.

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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

VIA EMAIL

RE: Douglas County eReferral (Project Number SB2024-048) 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 Range Development project as described in your correspondence dated September 19, 2024. 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



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 if you have any specific questions about APENs and permit forms.

Federal General Conformity

The federal General Conformity rule applies to federally funded projects in federal nonattainment and air quality maintenance areas, such as the Denver Metro/North Front Range severe ozone nonattainment area.¹ Within these areas, the general conformity rule applies to any “Federal action” not specifically exempted by the Clean Air Act or Environmental Protection Agency (EPA) regulations, i.e., any non-exempt activity by a federal governmental department, agency or instrumentality, or any activity that such an entity supports in any way, provides financial assistance for, or licenses, permits, or approves.

The federal general conformity rule and associated EPA guidance provides for a federal department or instrumentality to determine if the estimated emissions resulting from a proposed action in a nonattainment or maintenance area are below EPA’s de minimis levels (<https://www.epa.gov/general-conformity/de-minimis-emission-levels>) for the applicable National Ambient Air Quality Standard (NAAQS).² Note that Douglas County is located in the Denver Metro Carbon Monoxide and PM10 maintenance areas as well as the Denver Metro/North Front Range serious ozone nonattainment area. EPA has confirmed that General Conformity requirements associated with Carbon Monoxide and PM10 no longer apply in those maintenance areas, as each of the areas demonstrated 20-years of continued attainment of the applicable NAAQS, as of January 14, 2022 and October 16, 2022.

The General Conformity de minimis levels for the Denver Metro/North Front Range serious ozone nonattainment area are 25 tons per year of the ozone precursors VOCs or NOx. If a federal department or instrumentality determines that its action will result in emissions that are below the de minimis levels, the action is exempt and detailed air quality analysis is not required. Information about the general conformity rule, including training and frequently asked questions, is available at <https://www.epa.gov/general-conformity>.

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

¹ U.S. EPA, Green Book, Colorado, https://www3.epa.gov/airquality/greenbook/anayo_co.html

² U.S. EPA, De Minimis Tables, <https://www.epa.gov/general-conformity/de-minimis-tables>



From: [Olson - DNR, Justin](#)
To: [Michael Pesicka](#)
Subject: Douglas County Land Use: SB2024-048
Date: Monday, September 23, 2024 1:07:07 PM

Mr. Pesicka,

Thank you for including Colorado Parks and Wildlife in the referral request process for the Preliminary Plan for the Range Development Proposal under the above-mentioned Project File Number. For this referral process, I have reviewed the documents and referral request, and I wanted to inform you that our previous comment letter dated March 11, 2021 sent to Matt Jakubowski for Project File # ZR2020-023 will still serve as the comment of record. If you have any further questions or need more information, please do not hesitate to let me know. Thank you for your time, and please let us know if you need any additional copies of that letter sent for your reference.

Justin Olson
District Wildlife Manager
Littleton District - Area 5



P 303.291.7131 | F 303.291.7114
6060 Broadway, Denver, CO 80216
justin.olson@state.co.us | cpw.state.co.us



October 10, 2024

Mike Pesicka
100 Third St.
Castle Rock, CO 80104

RE: SB2024-048

Dear Mike Pesicka,

Thank you for the opportunity to review and comment on the referenced Subdivision-Preliminary Plan application. 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.

Water and Sewer Service

A will-serve letter has been provided by Dominion Water and Sanitation District. Based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of water service and sewage disposal.

Fugitive Dust - Developments of 25 acres and more than 6 months in duration

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions, including fugitive dust from developments of 25 acres or more that last at least 6 months. The applicant shall contact the APCD, at (303) 692-3100 for more information. Additional information is available at <https://cdphe.colorado.gov/apens-and-air-permits>.

Radon

Radon is a naturally occurring radioactive gas that is present at high levels in all parts of Colorado due to the presence of uranium in the soil. Radon can enter homes and long-term exposure causes lung cancer. In order to prevent radon from infiltrating the home, DCHD recommends designing new homes so that they are radon resistant. This includes laying a barrier beneath the flooring system, installing a gas-tight venting pipe from the gravel level through the roof, and sealing and caulking the foundation thoroughly. More information regarding radon and radon-resistant construction techniques can be found here: <https://www.epa.gov/radon/building-new-home-have-you-considered-radon>.

Attainable Housing

Access to safe, attainable housing is directly associated with positive physical and mental health outcomes and underlies one's ability to access jobs, food, medical services, and other essentials that are vital to well-being. Providing permanent supportive housing is an integral element of

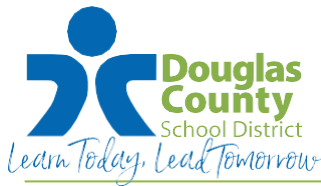
promoting health in our communities. DCHD supports projects that include an attainable housing component.

Please feel free to contact me at 720-907-4897 or smccain@douglas.co.us if you have any questions about our comments.

Sincerely,



Shania McCain
Environmental Health Specialist I
Douglas County Health Department



620 Wilcox Street
Castle Rock, Colorado 80104

October 15th, 2024

Mike Pesicka
Douglas County Community Development, Planning Services
mpesicka@douglas.co.us

RE: Range Preliminary Plan (SB2024-048)

Dear Mr. Pesicka,

Thank you for the opportunity to respond to the above referenced application. It is our understanding that the applicant is requesting approval of a preliminary plan that will establish 550 residential lots over approximately 399 acres. In addition to the lots, ~38.81 acres of Right-of-Way for interior roads and 242.88 acres of open space is proposed. The remaining space of the property is proposed as tracts consisting of ~5 acres of community amenity and 5.28 acres of landscaping and utility area. The proposed development is located directly east of the intersection of Airport Road and North US Highway 85.

On behalf of Douglas County School District (DCSD), we have a couple comments regarding this proposed development that we would like to resolve prior to approval. DCSD has calculated the number of students that are expected from the 550 residential units. A total of 495 students are expected from this development which would equate to a total land dedication requirement of 11.682-acres. The applicant has stated in their Preliminary Plan Project Summary that, *"No land will be dedicated for school construction on the property. The owners and their assigns shall pay cash-in-lieu of land dedication for schools."* With this in mind, DCSD would request cash-in-lieu of land dedication.

**CASH-IN-LIEU CALCULATION
STUDENT GENERATION**

PROJECT NAME: RANGE PRELIMINARY PLAN (SB2024-048)				
DU/	ACRES		DENSITY	
550	146.43		3.76	
			Generation	Number
<u>STUDENT GENERATION RATES</u>	<u>No. of DU's</u>		<u>Rate</u>	<u>of Students</u>
ELEMENTARY	550	X	0.48	264
MIDDLE SCHOOL	550	X	0.14	77
HIGH SCHOOL	550	X	0.28	154
				495
				Required
			School	Land
	Number		Acreage	Dedication
<u>SCHOOL LAND DEDICATION</u>	<u>of Students</u>		<u>Per Student</u>	<u>Acreage</u>
ELEMENTARY	264	X	0.018	4.752
MIDDLE SCHOOL	77	X	0.030	2.310
HIGH SCHOOL	154	X	0.030	4.620
			TOTAL	11.682

Pursuant to Section 1004.05.3 of the Douglas County Subdivision Resolution, "The cash-in-lieu fee shall be equivalent to the full market value of the acreage required for school land dedication. Value shall be based on anticipated market value after completion of platting. The applicant shall submit a proposal for the cash-in-lieu fee and supply the information necessary for the Board to evaluate the adequacy of the proposal. This information shall include at least one appraisal of the property by a qualified appraiser."

DCSD would ask for a courtesy copy of the appraisal and that the cash-in-lieu fee be paid directly to DCSD, in one lump sum, upon final plat approval and prior to recording of the final plat. Assuming the applicant agrees with the payment of these fee requirements, DCSD has no objection to approval of this application.

Shavon Caldwell-Planning Manager

Planning and Construction Department Douglas County School District

scaldwell2@dcsdk12.org

shavon.caldwell@dcsdk12.org

303.387.0417

October 10, 2024

Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, CO 80104

Re: SB2024-048, Range Preliminary Plan

Dear Mr. Pesicka:

The letter provides comments regarding the preliminary plan application for 550 residential lots, and 8 tracts for community amenities, landscaping, utilities, and 243 acres of open space on approximately 399.60 acres within the Range Planned Development.

Upon review of the cultural resource survey performed by ERO in 2022 on the property, the Douglas County Curator has no further recommendations. ERO identified multiple cultural sites but the sites will be avoided.

There is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.

Thank you in advance for your attention to the preservation and protection of Douglas County's cultural resources for future generations.

Sincerely,

Brittany Cassell

Brittany Cassell, Curator

REFERRAL RESPONSE REQUEST

 Date sent: September 19, 2024

 Comments due by: October 10, 2024
Project Name: Range Preliminary Plan

Project File #: SB2024-048

Project Summary:

A preliminary plan application for 550 residential lots, and 8 tracts for community amenities, landscaping, utilities, and 243 acres of open space on approximately 399.60 acres within the Range Planned Development. Two points of access are proposed to U.S. Highway 85.

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: <u>CHEROKEE RIDGE ESTATES</u> <u>METRO DISTRICT & HOA</u>	Phone #: <u>303-549-7897</u>
Your Name: <u>JOHN COWAN</u> (please print)	Your Signature: <u>John L Cowan</u>
	Date: <u>OCT 7, 2024</u>

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

Mike Pesicka

Mike Pesicka, Principal Planner

CRE METROPOLITAIN DISTRICT & HOA

Mike Pesicka
Principal Planner, Douglas County Planning
100 Third Street
Castle Rock, CO 80104

October 5th, 2024

via email only: mpesicka@douglas.co.us

RE: Cherokee Ridge Estates Metro District & HOA Referral Response
Douglas County Project File #: SB2024-048

Dear Mr. Pesicka,

The Cherokee Ridge Estates Metropolitan District and HOA Board of Directors have both reviewed the requested SIP for the Range, LLC to develop a residential community of 550 homes to our southern border and offers the following comments:

- **Traffic:** To safely add 5,000 plus vehicle movements from the Range housing development onto and off US Highway 85 will require traffic engineering road network upgrades that need to be budgeted and become a part of the not-too-distant Douglas County plans. These plans must also include the 1,008 heavy truck movements to support Brannon's combined concrete batch plant and asphalt plant operations the County just approved through the same Airport Road intersection with US 85. *Where these truck movements included in the submitted traffic model?* To safely accommodate all this new traffic, strong consideration needs to be given to creating a flyover for access to US 85 on both sides from Airport road. Relying on the present Airport road intersection and traffic light at US 85 would aggravate a serious safety issue on what is already one of the deadliest stretches of road in the County. The design of the proposed Range development access to US 85 just south of Airport Road also needs to be carefully engineered. The County needs to ensure these traffic infrastructure improvements are well designed and occur in a timely manner.
- **Substantial residential buffers** as planned, are appreciated along the northern boundary with Cherokee Ridge Estates.
- **Wildlife travel corridors** (east to west) between Plum Creek and the Backcountry Wilderness area, as planned are appreciated.
- **Trails & Recreation** areas need to be considerate of both the wildlife corridors and the neighboring community of Cherokee Ridge Estates to the north, as there are no trails within CRE to connect to and such activities are prohibited on CRE open space areas.
- **Fencing:** Appropriate fencing with No Trespassing signs along the border with Cherokee Ridge Estates would be highly desired.
- **Noxious weed mitigation and control plans** need to be well documented in the Service Plan and implemented.
- **Noise, Sight and Light Pollution** should be minimized to protect both the wildlife corridors and the *quiet, "sleepy-town" lifestyles* currently enjoyed by the residents of Cherokee Ridge Estates to the north.

Sincerely,



John Cowan
CRE Metro District President



Anthony Colarusso
CRE HOA President

cc: The CRE Metro District & HOA Board of Directors

REFERRAL RESPONSE REQUEST


 Date sent: September 19, 2024

 Comments due by: October 10, 2024
Project Name: Range Preliminary Plan

Project File #: SB2024-048

Project Summary: A preliminary plan application for 550 residential lots, and 8 tracts for community amenities, landscaping, utilities, and 243 acres of open space on approximately 399.60 acres within the Range Planned Development. Two points of access are proposed to U.S. Highway 85.

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: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Douglas County Public Works	Phone #: 303-660-7490
Your Name: Kenneth Murphy, P.E. (please print)	Your Signature: 
	Date: 04 OCT 2024

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

Mike Pesicka

Mike Pesicka, Principal Planner

October 4, 2024

DV2024-372

Troy Bales
Rick Engineering Company
8678 Concord Center Drive – Suite 200
Englewood, CO 80112

RE: Range – Preliminary Plan
Rev1 PWE Comments

Mr. Bales,

Douglas County Public Works Engineering has reviewed your submittal. Overall the engineering documents look very good. Our comments are below.

TECHNICAL DOCUMENTATION**Project Narrative and Planning Exhibit**

- In Section 4 of the Project Summary, please list the required off-site roadway improvements included in the TIA.
- Please address comments in the redlined preliminary plan exhibit.

Traffic Impact Analysis

- Please address the County traffic engineer's comments.

Drainage Study

- Please address comments in the redlined drainage study.

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,



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

cc: DV File

From: [Ken Murphy](#)
To: [Michael Pesicka](#)
Subject: FW: Douglas County eReferral (Project Number SB2024-048) Is Ready For Review
Date: Tuesday, October 15, 2024 8:45:32 AM

Hi Mike,

Chris Martin has no comments.

Ken

Ken Murphy, MSCE, P.E. | Senior Development Review Engineer
Douglas County Department of Public Works Engineering
Engineering Services
Address | 100 Third St., Castle Rock, CO 80104
Main | 303-660-7490
Email | kmurphy@douglas.co.us

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

From: Chris Martin <CMartin@douglas.co.us>
Sent: Monday, October 14, 2024 5:08 PM
To: Ken Murphy <kmurphy@douglas.co.us>
Subject: RE: Douglas County eReferral (Project Number SB2024-048) Is Ready For Review

Hi Ken,

The Traffic Study can be accepted as-is.

Thanks
Chris

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

From: Ken Murphy <kmurphy@douglas.co.us>
Sent: Monday, October 14, 2024 1:40 PM
To: Chris Martin <CMartin@douglas.co.us>
Subject: FW: Douglas County eReferral (Project Number SB2024-048) Is Ready For Review

Hi Chris,

Do you have comments on the range preliminary plan? CDOT comments are attached.

Ken

Ken Murphy, MSCE, P.E. | Senior Development Review Engineer Douglas County Department of Public Works
Engineering Engineering Services Address | 100 Third St., Castle Rock, CO 80104 Main | 303-660-7490 Email |
kmurphy@douglas.co.us

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

From: Michael Pesicka <mpesicka@douglas.co.us>
Sent: Monday, October 14, 2024 1:06 PM
To: Ken Murphy <kmurphy@douglas.co.us>
Subject: RE: Douglas County eReferral (Project Number SB2024-048) Is Ready For Review

Ken,

Has Chris finished is traffic review for the Range Preliminary Plan? Also, attached are review comments from CDOT for your reference.

Thanks,

Mike Pesicka | Principal Planner

Douglas County Department of Community Development Address | 100 Third St., Castle Rock, CO 80104 Direct | 303-814-4367 Main | 303-660-7460 Email | mpesicka@douglas.co.us

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

From: Ken Murphy <kmurphy@douglas.co.us>

Sent: Friday, October 4, 2024 3:49 PM

To: Michael Pesicka <mpesicka@douglas.co.us>

Cc: Chris Martin <CMartin@douglas.co.us>

Subject: FW: Douglas County eReferral (Project Number SB2024-048) Is Ready For Review

Hi Mike,

I uploaded the referral to POSSE under DV2024-372. Chris is still reviewing the TIA so he will forward any comments he has separately.

Regards,

Ken

Ken Murphy, MSCE, P.E. | Senior Development Review Engineer Douglas County Department of Public Works Engineering Engineering Services Address | 100 Third St., Castle Rock, CO 80104 Main | 303-660-7490 Email | kmurphy@douglas.co.us

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

From: Bradley Jackson <bjackson@douglas.co.us>

Sent: Friday, September 20, 2024 4:24 PM

To: Ken Murphy <kmurphy@douglas.co.us>

Cc: Carol LeMaire <CLemaire@douglas.co.us>; Chris Martin <CMartin@douglas.co.us>

Subject: FW: Douglas County eReferral (Project Number SB2024-048) Is Ready For Review

Ken,

Here is the Preliminary Plan for the Range Project out on referral.

Thanks,

Brad

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

From: mpesicka@douglas.co.us <mpesicka@douglas.co.us>

Sent: Thursday, September 19, 2024 12:59 PM

To: Bradley Jackson <bjackson@douglas.co.us>

Subject: Douglas County eReferral (Project Number SB2024-048) 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 SB2024-048, Range Preliminary Plan. A preliminary plan application for 550 residential lots, and 8 tracts for community amenities, landscaping, utilities, and 243 acres of open space on approximately 399.60 acres

within the Range Planned Development. Two points of access are proposed to U.S. Highway 85.

This referral will close on Thursday, October 10, 2024.

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)

REFERRAL RESPONSE REQUEST

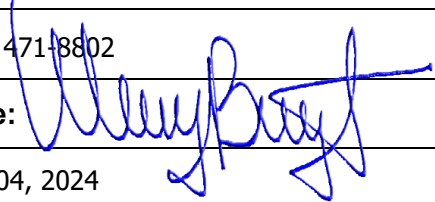
 Date sent: September 19, 2024

 Comments due by: October 10, 2024
Project Name: Range Preliminary Plan

Project File #: SB2024-048

Project Summary: A preliminary plan application for 550 residential lots, and 8 tracts for community amenities, landscaping, utilities, and 243 acres of open space on approximately 399.60 acres within the Range Planned Development. Two points of access are proposed to U.S. Highway 85.

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: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Highlands Ranch Community Assoc	Phone #: (303) 471-8802
Your Name: Weylan "Woody" Bryant Dir. Comm Imp Svcs (please print)	Your Signature: 
Date: October 04, 2024	

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

Mike Pesicka

Mike Pesicka, Principal Planner



HIGHLANDS RANCH

COMMUNITY ASSOCIATION

Friday – October 04, 2024

Sent Via: Email to: mpesicka@douglas.co.us

Mr. Mike Pesicka, Principal Planner

Douglas County

ComDev Dpt: PLANNING

100 Third Street

Castle Rock, CO 80104-2425

RE: **Range Preliminary Plan (SB2024-048)**

US Hwy 85 at Airport Road

Unincorporated Douglas County, CO

Preliminary Plan Referral Review Comments

Greetings, Mr. Pesicka:

The Highlands Ranch Community Association (“HRCA”) appreciates the opportunity to review and opine on this referral request, which involves a Preliminary Plan for a proposed project adjacent to the 8,200-acre Backcountry Wilderness Area (BWA) of our community. Our BWA is an area protected by a conservation easement that is managed as a wildlife conservation area with limited human access.

We understand that the proposed project, known as Range Planned Development (RPD), is planned to include 550 residential lots, and eight tracts designated for community amenities, landscaping, and utilities, with two points of access to U.S. Highway 85. Additionally, we understand that of the approximately 400 acres within the RPD, around 243 acres will be dedicated to open space.

The location of the proposed development is within the southern quarter of the western border of the BWA and will share an approximately 1.5-mile-long border with our BWA.

During the Planned Development (PD) Rezoning (ZR2020-023) for the RPD, we provided referral comments to Mr. Matt Jakubowski (Douglas County Planning) on March 12, 2021, outlining our concerns about the project. Although the applicant met with our Development Review Committee (DRC) on December 1, 2021, to discuss the project and address questions, our original concerns remain.

As discussed in 2021, the subject property is an important travel corridor and link for wildlife, connecting the BWA to areas west of Highway 85, including the Pike National Forest and Plum Creek. Corridors and links in Douglas County are critical to protect wildlife from being physically isolated to certain areas by development. As development increases, corridors become more important. Residential development along a conservation area like the BWA impacts in several ways, as follows (additional concerns from those presented in 2021 are **highlighted in red text**):

1. Noxious Weeds

- a. Human activity is a vector for non-native weeds to take hold and spread. The HRCA/Backcountry has invested significant time and energy to eliminate noxious weeds on its property. It will be important for the development to invest significant funds to fight noxious weeds and keep them from spreading onto neighboring properties such as the Backcountry and Cherokee Ranch and Castle to the south. Noxious weed management should begin as soon as dirt is moved and continue through completion of the development

9568 University Blvd

Highlands Ranch, CO 80126

Range Preliminary Plan
Project File# SB2024-048
Planning Commission Staff Report Attachment B - Page 49 of 148



HRCAonline.org



and on an on-going, annual basis.

- b. In the applicant's 2021 response, they noted that a "...noxious weed management plan will be implemented by the future Range Metro District."
- c. **We are pleased to see that a "Noxious Weed Management Plan," (NWMP) prepared by ERO Resources Corporation, dated May 17, 2023 and rely, as noted in the Conclusions of the NWMP, on the developer coordinating with Douglas County Weed Inspector to determine if mechanical, chemical, or other BMP controls should be utilized during and after construction.**

2. Trails/Recreation

- a. Trails should be placed as far away from the Backcountry border as possible to reduce the disturbance from humans on trails within The Range, to the wildlife within the Backcountry borders. There are many studies that show wildlife are impacted by human movement and shapes from great distances. There are recent studies in many areas of CO that have shown impacts to wildlife from recreation are a likely possibility for the drastic decline in elk numbers in areas like Durango, Vail, and Aspen.
- b. In the applicant's 2021 response, they noted that "Trails will be designed taking into consideration the unique terrain and ecosystem. Fencing and signage will be incorporated where necessary to avoid trespassing and the Applicant recognizes there will be no access to the HRCA property." They also noted, regarding buffers, that they have "...already incorporated large buffers along adjacent borders, many of which are significantly larger than 300 feet."
- c. **While we appreciate that the trails appear to be designed taking into consideration the unique terrain, the Preliminary Plan shows most of the trails roughly parallel to and very close to the shared property line. This does not address our concern about impacts to wildlife within Backcountry due to the proximity of human activity. Further, the Preliminary Plan does not appear to reflect any of the fencing or signage proposed to ensure trespassing onto our BWA is avoided.**
- d. **There are several locations on the Preliminary Plan where the buffers between BWA and Range are dimensioned as 15 feet, significantly less than the 300 feet noted in 2021. This is very concerning, particularly for the residential lots shown on the east side of sheet PP-01, "Site Plan," the north and east side of sheet PP-02, "Site Plan," and the east side of sheet PP-06, "Site Plan." Although less than 300 feet, those residential lots shown on the east side of sheet PP-4, "Site Plan" are of less concern.**

3. Noise, Sight, and Light Pollution

- a. Homes should be located as far away from the Backcountry as possible. The importance of a significant corridor/buffer on the east side of the development (bordering the Backcountry Wilderness Area) cannot be overstated. The goal of such a corridor would be to limit the impacts of humans from The Range property, on the Backcountry Wilderness Area. The closer development is to the Backcountry, the larger and further the impact will be into the Backcountry. Even though development may stop at the property line, the impacts of the development on wildlife and habitat can extend further.
- b. There should also be a significant corridor along the south edge. The property to the south is also likely to be developed in the future. If that happens, a significant corridor on its north end would match up with a corridor on this development's south end to enhance the corridor function.
- c. Development in general should be situated close to areas that are already developed as much as possible.



- d. As noted previously, there are several residential lots shown on the east side of sheet PP-01, "Site Plan," the north and east side of sheet PP-02, "Site Plan," and the east side of sheet PP-06, "Site Plan" that do not provide a suitable corridor/buffer to limit the impact of humans on BWA.
- e. We acknowledge that the designers have included a significant corridor along the south edge of Range, designated as "Open Space, OS-1" as well as a significant east/west wildlife corridor roughly through the center of Range ("Open Space, OS-2").

4. Trespassing

- a. Human encroachment into areas that are not open, and/or are private property increases near residential areas. This trespass causes harm to wildlife in a plethora of impacts that can cause wildlife to alter their behavior at best and vacate an area at worst. Even altered behavior has significant impacts and can result in higher elk calf mortality, lower birth rates, and more as documented in recent studies. To protect the Backcountry's wildlife resources it will be important to address human trespassing onto private property. Adequate fencing and signage along with education will help. Experience in other areas of our property tells us that there is no way to avoid an increase in cost to the HRCA with monitoring trespassing, repairing cut fences, and posting expensive signs and cameras.
- b. Access: there will be no access to the residents of the development to the HRCA property. This is an area of the property that is reserved for wildlife and does not have public access except for guided activities and programs that the HRCA provides.
- c. **This continues to be a concern and does not appear to have been addressed.**

5. Hunting

- a. The Backcountry currently hosts over 30 hunts and hunters per year for elk, deer, coyote, and turkey. The area near this development is used for our hunts and will continue to be. These hunts are an important part of the outdoor education opportunities the HRCA offers to its residents. The development should be aware of this and agree not to interfere.
- b. **This continues to be relevant information for the developer and was not acknowledged.**

While the HRCA does not oppose this development, we continue to have several concerns as discussed above. We trust your team will work closely with the developer to ensure the best interests of our residents and the BWA are considered.

Feel free to call or email me with questions, or if you wish to review the information discussed above in greater detail. Thank you.

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)

Cc: Mr. Mike Bailey, HRCA via: mike.bailey@hrcaonline.org



HRCAonline.org

9568 University Blvd

Highlands Ranch, CO 80126

Range Preliminary Plan

Project File# SB2024-048

Planning Commission Staff Report Attachment B - Page 51 of 148

From: [Woody Bryant](#)
To: [Kristofer Carlstedt](#)
Cc: [Michael Pesicka](#)
Subject: RE: Range Development 2nd referral Submittal
Date: Monday, February 24, 2025 9:36:34 AM
Attachments: [image001.png](#)
[image002.png](#)
[image008.png](#)
[image009.png](#)

Good morning, Kristofer...

We acknowledge your team's response; however, our concerns in Sections 2.c, 2.d, 3.d, 4.c, and 5.b remain.

While we understand that Range Development intends to "...utilize education..." to mitigate these issues, Sections 4.c and 5.b remain of particular concern as they primarily involve the safety of both wildlife and prospective homeowners.

Best,

...Woody B.



Weylan A. "Woody" Bryant, M LS, PE

Director: Community Improvement Services

Woody.Bryant@hrcaonline.org

(303) 471-8802 (direct) | (303) 471-8821 (admin)

Eastridge Rec Center: Admin Wing

9568 University Blvd, Highlands Ranch, CO 80126



NOTICE: This communication (including attachments) is covered by the Electronic Communication Privacy Act, U.S.C. Section 2510-2521, is confidential, and may contain privileged information. If you are not the intended recipient or if you believe you may have received this communication in error, please do not print, copy, retransmit, disseminate, or otherwise use this communication or any of the information contained herein. Also, please notify sender that you have received this communication in error and delete the copy you received. This email and any attachments are believed to be free of any virus or other defect that might negatively affect any computer system, it is the responsibility of the recipient to ensure that it is virus-free, and no responsibility is accepted by the sender for any damage arising in any way in the event that such a virus or defect exists. Thank you.

From: Kristofer Carlstedt <kcarlstedt@rickengineering.com>

Sent: Friday, February 21, 2025 1:10 PM

To: Woody Bryant <Woody.Bryant@hrcaonline.org>

Cc: Michael Pesicka <mpesicka@douglas.co.us>

Subject: RE: Range Development 2nd referral Submittal

Woody,

Did you have any further comment or response to share? It does not seem like the County Planner Mike has been provided any further comment.

Kristofer Carlstedt PE

ASSOCIATE

○ 303-423-6036 D 303-403-2427



From: Woody Bryant <Woody.Bryant@hrcaonline.org>

Sent: Monday, December 30, 2024 2:13 PM

To: Kristofer Carlstedt <kcarlstedt@rickengineering.com>

Subject: RE: Range Development 2nd referral Submittal

2nd Referral Submittal Link received and accessible, Kristofer. Thank you. We will review and, if warranted, provide our comments to Douglas County.

Have a Happy (and safe!) New Year Holiday!

...Woody B.



Weylan A. "Woody" Bryant, M LS, PE

Director: Community Improvement Services

Woody.Bryant@hrcaonline.org

(303) 471-8802 (direct) | (303) 471-8821 (admin)

Eastridge Rec Center: Admin Wing

9568 University Blvd, Highlands Ranch, CO 80126




NOTICE: This communication (including attachments) is covered by the Electronic Communication Privacy Act, U.S.C. Section 2510-2521, is confidential, and may contain privileged information. If you are not the intended recipient or if you believe you may have received this communication in error, please do not print, copy, retransmit, disseminate, or otherwise use this communication or any of the information contained herein. Also, please notify sender that you have received this communication in error and delete the copy you received. This email and any attachments are believed to be free of any virus or other defect that might negatively affect any computer system, it is the responsibility of the recipient to ensure that it is virus-free, and no responsibility is accepted by the sender for any damage arising in any way in the event that such a virus or defect exists. Thank you.

From: Kristofer Carlstedt <kcarlstedt@rickengineering.com>

Sent: Monday, December 30, 2024 12:33 PM
To: Woody Bryant <Woody.Bryant@hrcaonline.org>
Subject: Range Development 2nd referral Submittal

Woody,

Please find our second referral submittal and response to your comments for the Range Development at this  [link](#).

Please confirm that this email has reached you and let me know if you have any questions.

Thank you.

Kristofer Carlstedt PE
ASSOCIATE



5690 Webster St, Arvada, CO 80002

P 603-423-6036 | D 303-403-2427

rickengineering.com

REFERRAL RESPONSE REQUEST

 Date sent: September 19, 2024

 Comments due by: October 10, 2024
Project Name: Range Preliminary Plan

Project File #: SB2024-048

Project Summary: A preliminary plan application for 550 residential lots, and 8 tracts for community amenities, landscaping, utilities, and 243 acres of open space on approximately 399.60 acres within the Range Planned Development. Two points of access are proposed to U.S. Highway 85.

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: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Louviers Water and Sanitation District	Phone #: (303) 482-1002
Your Name: Sarah E. E. Shepherd <div style="text-align: center; margin-top: 5px;">(please print)</div>	Your Signature: 
	Date: October 9, 2024

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,



Mike Pesicka, Principal Planner



October 8, 2024

Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Mike Pesicka

Re: Referral SB2024-048 Range Preliminary Plan

Mr. Thomas,

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

Range Planned Development Exhibit

1. The "Statement of Commitments" indicates "the commitment to provide connection fees for the Louviers Water and Sanitation District, along with system capacity."

The District requests that related any Escrow provided for the District connection fees, that the District is also named a party to the Escrow.

Dominion Water and Sanitation District Conditional Will Serve Letter

1. Bullet on Range paying \$4.18M for the waterline between Sterling Ranch CAB and LWSD. Please ensure that the waterline is constructed for fire flow to the District, confirm that the meter vault to the District will be separate from the meter to the Range, and confirm that the meter vault will be located adjacent to the District water storage tank.
2. Bullet on Range responsible for \$6-7M for lift station at the LWSD sewer lagoon. Easement agreement and operations agreement for use of District property is required. Infrastructure located on LWSD property will be subject to LWSD review and approval.
3. Bullet on Range shall escrow all connection fees associated with connecting Louviers to DWSD conjunctive use system and wastewater system of \$4.5M.

Louviers Water and Sanitation District reserves the right to provide additional comments as additional information is available. Please don't hesitate to reach out if you have any questions regarding the comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah E. E. Shepherd".

Sarah E. E. Shepherd
District Manager

From: [Sarah Shepherd](#)
To: [Kristofer Carlstedt](#)
Cc: [Michael Pesicka](#); [Michael Gerstner](#); [Matthew Collitt](#)
Subject: Re: Range Development 2nd referral Submittal
Date: Tuesday, February 25, 2025 10:54:11 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hello Kristofer and Mike,

Thank you for the email. Louviers does not believe the response of referring us to speak with Dominion adequately addresses the referral response we provided, as we have reviewed plans that still indicate that an offsite waterline and sewer line will be constructed between Range and LWSD for water service from DWSD and sewer service from DWSD at the LWSD lagoon. There were no drawings or plans for the offsite water line and sewer line and planning is still in process between these three entities.

Though our comments remain unresolved, we are open and willing to discuss solutions. If a meeting would be helpful please let us know.

Thank you very much,
Sarah

On Fri, Feb 21, 2025 at 1:13 PM Kristofer Carlstedt <kcarlstedt@rickengineering.com> wrote:

Sarah,

Does Louviers Water and Sanitation District have any further comment on the Range Preliminary Plan?

Kristofer Carlstedt PE

ASSOCIATE

○ 303-423-6036 D 303-403-2427



From: Sarah Shepherd <sees@ccrider.us>

Sent: Monday, December 30, 2024 4:24 PM

To: Michael Pesicka <mpesicka@douglas.co.us>
Cc: Kristofer Carlstedt <kcarlstedt@rickengineering.com>
Subject: Re: Range Development 2nd referral Submittal

Thanks Mike,

No worries--the attachments were fine by me, I just hadn't worked with Kristofer and have been getting some spam emails recently asking for click-throughs!

I have forwarded their response to District consultants and the Board will review at their meeting in January.

Best,

Sarah

On Mon, Dec 30, 2024 at 4:21 PM Michael Pesicka <mpesicka@douglas.co.us> wrote:

Sarah,

I am still uploading the resubmittal documents for the Range Preliminary Plan to the County portal if you are more comfortable opening them from that site.

Thank you,

Mike Pesicka | Principal Planner

Douglas County Department of Community Development

Address | 100 Third St., Castle Rock, CO 80104

Direct | 303-814-4367 **Main** | 303-660-7460

Email | mpesicka@douglas.co.us

From: Kristofer Carlstedt <kcarlstedt@rickengineering.com>
Sent: Monday, December 30, 2024 3:53 PM
To: Sarah Shepherd <sees@ccrider.us>
Cc: Michael Pesicka <mpesicka@douglas.co.us>
Subject: RE: Range Development 2nd referral Submittal

I understand the caution.

Copying Mike Pesicka who can vouch for me. The County asks us consultants to work directly with referral agencies after the first submittal to resolve comments.

Copied is our response to the comment letter you prepared (also attached). The link is the comprehensive submittal with responses to comments and the new submittal documents.

Kristofer Carlstedt PE

ASSOCIATE

○ 303-423-2427 D 303-403-2427



From: Sarah Shepherd <sees@ccrider.us>
Sent: Monday, December 30, 2024 2:03 PM
To: Kristofer Carlstedt <kcarlstedt@rickengineering.com>
Subject: Re: Range Development 2nd referral Submittal

Hi Kristofer,


Thanks for reaching out--I'm hesitant to open this link as we've not interacted before, and I typically receive comments via the portal through Douglas County.

Please confirm and thanks for your understanding!

Sarah

On Mon, Dec 30, 2024 at 12:36 PM Kristofer Carlstedt
<kcarlstedt@rickengineering.com> wrote:

Sarah,

Please find our second referral submittal and response to your comments for the Range Development at this  [link](#).

Please confirm that this email has reached you and let me know if you have any questions.

Thank you.

Kristofer Carlstedt PE

ASSOCIATE



5690 Webster St, Arvada, CO 80002

P 603-423-6036 | D 303-403-2427

rickengineering.com

--

Sarah E E Shepherd

District/Authority Manager



Chief Executive Officer

Littleton Mailing Address: P.O. Box 359, Littleton, CO 80160

Tele.: 303-482-1002

sees@ccrider.us

--

Sarah E E Shepherd

District/Authority Manager



Chief Executive Officer

Littleton Mailing Address: P.O. Box 359, Littleton, CO 80160

Tele.: 303-482-1002

sees@ccrider.us

--

Sarah E E Shepherd

District/Authority Manager



Chief Executive Officer

Littleton Mailing Address: P.O. Box 359, Littleton, CO 80160

Tele.: 303-482-1002

sees@ccrider.us

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



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: Range Preliminary Plan
Project File #: **SB2024-048**
S Metro Review #: REFPDP24-00159

Review date: October 4, 2024

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

Project Summary: A preliminary plan application for 550 residential lots, and 8 tracts for community amenities, landscaping, utilities, and 243 acres of open space on approximately 399.60 acres within the Range Planned Development. Two points of access are proposed to U.S. Highway 85.

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 preliminary plan.

Applicants and designers are encouraged to coordinate with SMFR regarding fire hydrant layout prior to plat documents and utility plans being completed.



October 9, 2024

To Whom It May Concern,

To assure equal treatment by Douglas County for all developers located in Northwestern Douglas County along the HWY 85 Corridor, The Range Development (SB2024-048) should be required to pay the same impact fee per lot that to Sterling Ranch Planned Development and Solstice Planned Development are required to pay. The Highway fee was a condition of approval for both these developments and are unique to these developments.

As Required by the Sterling Ranch PD Sterling Ranch builders currently pay a specific per lot amount of \$3,870.00 to go towards improvements for State Highway 85. At 20% buildout Sterling Ranch Development has paid over \$12.5 million towards improvements on a State Highway.

In total at full buildout Sterling Ranch will pay a total of over \$55 million towards highway improvements. The over \$55 million (not inflation adjusted) paid by Sterling Ranch supplements the existing taxpayer funded Douglas County and State of Colorado transportation funding mechanisms.

Thank you for your consideration.

Sincerely,

Susan Beckman
Entitlement Director
Sterling Ranch Development Company

Comments to the Range PD Preliminary plan/Wildfire Mitigation Plan – October 28, 2024

The more general comments related to the wildfire mitigation plan and the Range PD Preliminary Plan are below, there are a few additional comments in the attached plan.

- Please include maps of the management units and a development plan map. The map is referenced in the plan, the copy I have from the project file does not contain the map. We need to confirm the robustness of the treatments and locations as it relates to community protection and adjoining existing communities.
- The management strategy around grass fuels and roadways is a sound and recommended strategy to enhance evacuation. The recommendation identified is a 60-foot strip along roads and bordering private properties where grass fuels abut the residences and businesses. The mow strip along roadways, is it intended to be 30-feet each side at the edge of the road? What is the implementation mechanism for this given the ROW for roads is 50 feet?
- Please identify treatment requirements on a map so we have a clear understanding of where fuel breaks are intended to be implemented and the differing fuel types.
- The Plat notes indicate an open space agreement with the developer, County, Metro District, and HOA. Wildfire related strategies need to be incorporated into larger open space management plans and agreements. Open space categories are comprised of open space parcels categorized as I, II, III. Preservation agreements should protect the area from development and encompass conservation strategies to manage land that reduce potential for high intensity wildfire, habitat enhancement and community protection.
- The open space parcels indicate a use for public enjoyment and an established trail network. Trails currently indicate an 8" width, some concrete. A common management scheme for public enjoyment that doubles with wildfire includes trailside mowing. This practice can also be considered for wildfire management, especially if trails can support access for brush trucks.
- The wildfire mitigation plan has a date of March, 2023. At this time the CSFS publications of *Firewise Plat Material and Firewise Landscaping* were the current documents. As of Spring 2024 those publications have been replaced with the Low Flammability Plant Index https://csfs.colostate.edu/wp-content/uploads/2023/05/CSFS_CSU-Ext_Fact-Sheets_LFLP_FINAL_web.pdf
- Section 5.5 and beyond refer to Firewise principals and defensible space. We suggest including a short discussion on structure exposure to wildfire, structure ignition and pathways to fire spread. This short discussion will complete the message on the importance of Firewise practices and principals, especially the first 5 feet, 0-5 feet, Zone 1, and the significance of the noncombustible zone as it relates to ember penetration, direct flame contact and radiant heat impacts.
- We suggest a new home-owner packet with information containing wildfire related publications for handout by the HOA and/or other community organizations at the time of homeowner move-in-real estate closings, whatever the jurisdiction has control over. The Firewise homeowner or CSFS Live Wildfire Ready homeowner checklist is a good resource to incorporate

From: [Jill Welle](#)
To: [Michael Pesicka](#)
Cc: [Kristofer Carlstedt](#)
Subject: Range Wildfire Mitigation Plan
Date: Friday, January 17, 2025 9:46:29 AM
Attachments: [1-14-25 Range Final aapproved 1-16-2025.pdf](#)

Mike,
Attached please find the approved wildfire mitigation plan. I put my initials in the corner for now. Let me know if you need anything else.

JILL

Jill Welle, CWMS
Wildfire Mitigation and Resilience Coordinator
Douglas County Building Division
100 Third Street
Castle Rock, CO 80104
720-733-6924



Memorandum

DATE:**TO:** DOUGLAS J. DEBORD, COUNTY MANAGER**FROM:** TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT **CC:** MIKE PESICKA, AICP, PRINCIPAL PLANNER
DJ BECKWITH, PRINCIPAL PLANNER
LAUREN PULVER, PLANNING SUPERVISOR
KATI CARTER, AICP, ASSISTANT DIRECTOR OF PLANNING RESOURCES
CHRIS PRATT, MANAGING COUNTY ATTORNEY**SUBJECT: WATER COMMISSION MEMBER REFERRAL COMMENTS ON SB2024-048 -
RANGE PRELIMINARY PLAN**

The Douglas County Water Commission (Commission) met on October 28, 2024 and provided comment on SB2024-048 - Range Preliminary Plan (Project). There was no consensus comment from the Commission, only individual comments were provided. All other members had no comment. The following is a summary of comments from each Commission member that provided comments on the Project. This Project was pulled from the agenda for discussion by Commission Member Tricia Bernhardt.

Tricia Bernhardt: Member Bernhardt commented that the heart of this issue is the request to change the demand standard from what is in Douglas County Zoning Resolution Section 18A at .75-acre feet down to .2 or .25-acre feet and that a decrease in the demand standard would lead to more housing development in the County. Member Bernhardt stressed that they are asking for a change to the demand standard and that it would be appropriate to discuss that as a group. Member Bernhardt stated that this Project and MI2024-026 – Established District Determination for Dominion Water and Sanitation District are related issues.

Harold Smethills: Member Smethills commented that this project would be an elegant solution providing sewer treatment to replace a sewer lagoon in Louviers, cleaning up Plum Creek, providing a renewable water system to Louviers with money to improve a system that has been contaminated with radium, and paying for it through new development without adding cost to existing residents.



Right of Way & Permits

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

October 8, 2024

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

Attn: Mike Pesicka

Re: Range Preliminary Plan, Case # SB2024-048

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the Range Preliminary Plan. **It is unclear the differentiation between the easement line and building setback line. Are they the same? If they are not, please label the easements appropriately.**

Please note Public Service Company requests:

Six-foot (6') wide dry utility easements are hereby dedicated on private property adjacent to each front lot line of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to the County of Douglas for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

In addition, PSCo has an existing easement, requesting it is shown/depicted on the plan.

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for

approval of design details.

Additional easements may need to be acquired by separate document. The Designer must contact the appropriate Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

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

Referral Agency Response Report**Page 1 of 11****Project Name:** Range Preliminary Plan**Project File #:** SB2024-048**Date Sent:** 09/19/2024**Date Due:** 10/10/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	10/02/2024	Received: Please propose street names to be placed on the final plat. Douglas County will evaluate and confirm approval or denial of proposed street names.	Applicant's Response: The Developer is coordinating with prospective builders to initiate the naming process. Names will be proposed for approval prior to Final Plat approval.
Assessor	09/27/2024	No Comment:	Noted.
AT&T Long Distance - ROW	09/19/2024	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Range Planned Development. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.	Applicant's Response: Duly noted.
Black Hills Energy		No Response Received:	Applicant's Response: Duly noted.
Building Services	10/04/2024	No Comment:	Applicant's Response: Duly noted.
CDPHE - All Referrals	09/26/2024	Received: Following is a summary of comments received from CDPHE. For details, please reference their letter dated September 26, 2024. -CDPHE has comments regarding air quality including land clearing, fugitive dust, excavation, and grading. CDPHE provided recommendations on how to reduce the impacts to air quality during development and construction of the site.	Applicant's Response: Duly noted, thank you for the review.
CenturyLink		No Response Received:	Applicant's Response: Duly Noted
Chatfield Community Association		No Response Received:	Applicant's Response: Duly Noted
Chatfield East HOA		No Response Received:	Applicant's Response: Duly Noted
Chatfield Watershed Authority		No Response Received:	Applicant's Response: Duly Noted

Referral Agency Response Report**Page 2 of 11****Project Name:** Range Preliminary Plan**Project File #:** SB2024-048**Date Sent:** 09/19/2024**Date Due:** 10/10/2024

Agency	Date Received	Agency Response	Response Resolution
Cherokee Ridge Estates HOA	10/07/2024	Received: Following is a summary of comments received from the Cherokee Ridge Estates HOA. For details reference the referral response dated October 7, 2024. -	Applicant's Response: -Trails are proposed on the Range development with no connection to Cherokee Ridge Estates. Wayfinder and wildlife education will be implemented at trailheads to educate residents about the trails that are available for their use.
Colorado Department of Transportation CDOT-Region # 1	10/11/2024	Received: Following is a summary of comments received from CDOT, for details please see their review letters October 11, 2024, January 22, 2025, and March 3, 2025. CDOT had comments related to noxious weed control, prairie dog management during construction in CDOT ROW, limiting fencing along CDOT ROW to the extent feasible, limiting artificial lighting in the Daniels Park Drainage open space area, drainage design, requirements for new access permits, and design of new lanes and striping on Highway 85. -Continue to work with the applicant and Douglas County on the future improvements to the Airport Road and Highway 85 intersection. -An April 16, 2025, email from CDOT to the applicant acknowledges continued coordination with CDOT and addressing comments at the time of final plat with Douglas County.	Applicant's Response: There will be continued coordination with Douglas County and CDOT on the future improvements to Highway 85 and Airport Road. We will response to your comments if the preliminary plan is approved during the final plat process with the County.

Referral Agency Response Report**Page 3 of 11****Project Name:** Range Preliminary Plan**Project File #:** SB2024-048**Date Sent:** 09/19/2024**Date Due:** 10/10/2024

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Water Resources	09/30/2024	<p>Received:</p> <p>Following is a summary of comments from DWR, for details please reference their letters dated September 30, 2024, and December 31, 2024.</p> <p>September 30, 2024, letter:</p> <ul style="list-style-type: none">-The applicant must clarify the proposed water uses and estimated water demand.-A Well Abandonment Report must be submitted to DWR prior to the subdivision approval to ensure wells are properly plugged and abandoned.-If irrigation of common areas is not allowed by Dominion Water and Sanitation, the applicant must identify the water supply for is sufficient to meet the proposed demand.-If information in Dominion's water portfolio is no correct, Dominion must file a report with DWR detailing its current supplies and commitments. <p>December 31, 2024, letter:</p> <ul style="list-style-type: none">-A Well Abandonment Report must be submitted to DWR prior to the subdivision approval to ensure wells were properly plugged and abandoned.-It is or opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights as long as existing wells are properly plugged and abandoned.-DWR had additional comments regarding management of stormwater detention facilities.	<p>Applicant's Response:</p> <ul style="list-style-type: none">-The applicant is working with Dominion Water and Sanitation and Range Metro District to prepare supporting documentation and responses to address these comments. <p>Additional documentation was provided to DWR, including an updated will serve letter form Dominion Water and Sanitation to address their concerns. The applicant acknowledges that the existing wells must be plugged and abandoned and will submit the required Well Abandonment Report prior to subdivision approval.</p>

Referral Agency Response Report**Page 4 of 11****Project Name:** Range Preliminary Plan**Project File #:** SB2024-048**Date Sent:** 09/19/2024**Date Due:** 10/10/2024

Agency	Date Received	Agency Response	Response Resolution
Colorado Geological Survey	10/07/2024	Received: The characterization of subsurface conditions and preliminary geotechnical recommendations in RMG's Preliminary Subsurface Soil Investigation, Range Subdivision, 7440 N US Hwy 85, Douglas County, Colorado (RMG Job No. 192821, May 3, 2023) are valid. Provided RMG's recommendations, specifically with regard to overexcavation and replacement, are rigorously adhered to, the Colorado Geological Survey has no objection to preliminary plan approval.	Applicant's Response: Overexcavation and further required geotechnical investigations will be provided during the final plat process which will start after the approval of this preliminary plan.
Colorado Parks and Wildlife (Northwest DC - District 551)	09/23/2024	Received: Thank you for including Colorado Parks and Wildlife in the referral request process for the Preliminary Plan for the Range Development Proposal under the above-mentioned Project File Number. For this referral process, I have reviewed the documents and referral request, and I wanted to inform you that our previous comment letter dated March 11, 2021, sent to Matt Jakubowski for Project File #ZR2020-023 will still serve as the comment of record.	Applicant's Response: -The initial comments and recommendations from CPW and the Wildlife Preservation Plan (WPP) will be adhered to which included the installation of wildlife friendly fencing, designating wildlife corridors in the project area, and avoiding sensitive areas such as riparian zones and migration paths. The applicant has also provided supplemental information to manage public awareness of human-wildlife interactions, including education signage placed at trailheads and open spaces to inform residents; and prospective homebuyers will receive materials providing guidance on responsibly practices such as securing garbage, reducing attractants, and complying with leash laws. Residents will also be informed about nearby seasonal hunting activity in the Highlands Ranch Back Country.
Comcast		No Response Received:	Applicant's Response: Duly noted.

Referral Agency Response Report**Page 5 of 11****Project Name:** Range Preliminary Plan**Project File #:** SB2024-048**Date Sent:** 09/19/2024**Date Due:** 10/10/2024

Agency	Date Received	Agency Response	Response Resolution
CORE Electric Cooperative	10/10/2024	<p>Received:</p> <p>Following is a summary of comments received from CORE Electric Cooperative. For details, please reference their response dated October 10, 2024.:</p> <p>CORE has existing underground/overhead electric facilities on the subject property and will maintain these existing utility easements and facilities. The existing underground electric facilities are not of sufficient capacity to provide electric service and will be required to be replaced with new feeders.</p> <p>-CORE will require that all structures and landscaping maintain adequate clearances and access to the existing overhead electric facilities.</p> <p>-The proposed drainage pond and entrance from Airport and Hwy 85 will require the relocation or raising of the existing overhead electric facilities.</p> <p>-CORE will require language be added to the preliminary plan and Plat:</p>	<p>Applicant's Response:</p> <p>We acknowledge existing CORE facilities and rights on the lands improved by this project. After this preliminary plan which will establish the project concept, we will initiate final design for the interaction of the CORE facilities and this project's improvements. Language will be provided per direction on the final plat. The requested note has been added to the preliminary plan.</p>
Dominion Water and Sanitation District		No Response Received:	<p>Applicant's Response:</p> <p>Duly noted.</p>
Douglas County Conservation District	10/02/2024	<p>Received:</p> <p>Verbatim: The weed plan that was submitted locates the weeds, control now only adds work to plan and may not be utilized if soil is moved, better off to wait and control after project is finished. Not major infestation of weeds.</p>	<p>Applicant's Response:</p> <p>Duly noted.</p>

Referral Agency Response Report**Page 6 of 11****Project Name:** Range Preliminary Plan**Project File #:** SB2024-048**Date Sent:** 09/19/2024**Date Due:** 10/10/2024

Agency	Date Received	Agency Response	Response Resolution
Douglas County Health Department	10/10/2024	Received: Following is a summary of comments received from the Douglas County Health Department (DCHD), for details please reference their review letter October 10, 2024. -A will serve letter has been provided by Dominion Water and Sanitation, based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of water service and sewage disposal. -DCHD also had comments related to fugitive dust, designing new homes to prevent radon exposure, and attainable housing.	Applicant's Response: Thank you for the information and recommendations.
Douglas County Historic Preservation	10/10/2024	Received: Following is a summary of comments from Douglas County Historic Preservation, for details please reference their review letter dated October 10, 2024. -Upon review of the of the cultural resource survey performed by ERO in 2022, the Douglas County Curator has no further recommendations. ERO identified multiple cultural sites, but the sites will be avoided.	Applicant's Response: Should buried artifacts and features be discovered, the applicant will complete the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) guidelines. Completed forms will be submitted to OAHP to ensure that Douglas County's historic or prehistoric dates is included in the Colorado OAHP state-wide database of cultural resources.
Douglas County Parks and Trails	10/09/2024	Received: Applicant will be responsible for Park Land Dedication standard as outline in Article 10 of the Douglas County Subdivision Resolution	Applicant's Response: The development will provide fees-in-lieu to address this requirement.

Referral Agency Response Report**Page 7 of 11****Project Name:** Range Preliminary Plan**Project File #:** SB2024-048**Date Sent:** 09/19/2024**Date Due:** 10/10/2024

Agency	Date Received	Agency Response	Response Resolution
Douglas County School District RE 1	10/15/2024	Received: Following is a summary of comments received from the Douglas County School District (DCHD). For details, please reference their review letter dated October 15, 2024. -Based on a total of 550 residential lots, DCHD has calculated that a total of 495 students are expected from the development which would equate to a total land dedication of 11.682 acres. DCSD will request cash-in-lieu of land dedication which will be further determined at the time of final plat.	Applicant's Response: The applicant does not object to the fees-in-lieu and will provide an appraisal prior to final plat to finalize fees.
Engineering Services	10/04/2024	Received: Following is a summary of comments received from Engineering Services, for details please reference their review letter dated October 4, 2024. -Engineering Services had comments related to the project summary and drainage study. -Traffic Engineering had no comments on the traffic impact analysis (TIA) and accepted it as submitted.	Applicant's Response: -The project summary has been revised to include the off-site roadway improvements included in the TIA. -Redlined plans have been updated as requested. -The Phase II Drainage report has been updated and resubmitted.

Referral Agency Response Report**Page 8 of 11****Project Name:** Range Preliminary Plan**Project File #:** SB2024-048**Date Sent:** 09/19/2024**Date Due:** 10/10/2024

Agency	Date Received	Agency Response	Response Resolution
Highlands Ranch Community Association	10/04/2024	<p>Received:</p> <p>Following is a summary of comments received from the Highlands Ranch Community Association (HRCA). For details, please reference their review letter dated October 4, 2024. The HRCA does not oppose the development but has the following concerns.</p> <ul style="list-style-type: none">-HRCA has concerns with the spread of noxious weeds onto their property.-Location and design of trails and fencing and signage to limit the possibility of trespass onto the Backcountry Wilderness Area (BWA).-Impacts to wildlife and buffering between the Range and the BWA.-Impacts from noise, sight, and light pollution.-Hunting. The BWA currently hosts over 30 hunts and hunters per year. The area near the Range development is used for our hunts and will continue to be. This continues to be relevant information for the developer and was not acknowledged.	<p>Applicant's Response:</p> <ul style="list-style-type: none">-Trails are laid out to be in gross conformity with the approved Range PD. There are no plans to provide fencing or signage to prevent trespassing onto HRCA property. At trailheads there will be wayfinding signage and wildlife maps that include education for the residents on the trail system and property they are legal allowed to recreate upon and how to prevent negative interaction with wildlife.-The approved Range PD established the property boundary residential buffers that this preliminary plan design is adhering to. Wayfinding and Education will be utilized to inform residents of the neighboring HRCA conservation lands.-This preliminary plan is designed to meet or exceed the requirements of the Range PD. We acknowledge that trespassing is an HRCA concern. The Range development will utilize education to help with your concerns.-We acknowledge that there will be hunting on HRCA lands, and the Range development will educate its residents that this will occur on these neighboring lands.
Louviers Conservation Partnership		No Response Received:	<p>Applicant's Response:</p> <p>Duly Noted</p>

Referral Agency Response Report**Page 9 of 11****Project Name:** Range Preliminary Plan**Project File #:** SB2024-048**Date Sent:** 09/19/2024**Date Due:** 10/10/2024

Agency	Date Received	Agency Response	Response Resolution
Louviers Water and Sanitation District	10/10/2024	<p>Received: Following is a summary of comments received from Louviers Water and Sanitation District (LWSD). For details, please reference their review letter dated October 8, 2024, and March 14, 2025, respectively.</p> <p>October 8, 2024, letter: -LWSD requests that it be named a party to the escrow for any related LWSD escrow fees. Ensure that the waterline between Sterling Ranch CAB and LWSD is constructed for fire flow to LWSD and confirm that the meter vault will be located adjacent to the District water storage tank. -An easement agreement and operations agreement for use of District property is required. Infrastructure located on LWSD property will be subject to LWSD review and approval.</p> <p>March 14, 2025, letter: -The Range Metro District acknowledges LWSD requirement to be party to escrow. -The Range Metro District and DWSD have confirmed that the proposed waterline has the capacity to provide fire flow to LWSD. -The Range Metro district will negotiate and obtain easements and agreements on LWSD land between Range Metro and LWSD.</p>	<p>Applicant's Response: -The Range development cannot provide these assurances as this design is lead and controlled solely by Dominion Water and Sanitation District (DWSD). -The Range Metro District is providing funding but lift station design and permitting is being processed by DWSD. -Please contact DWSD for escrow connection fees.</p>
Mile High Flood District		No Response Received:	Applicant's Response: Duly Noted
Office of Emergency Management	09/19/2024	Received: OEM has no concerns with this project	Applicant's Response: Duly Noted
Open Space and Natural Resources		No Response Received:	Applicant's Response: Duly Noted
Sheriff's Office		No Response Received:	Applicant's Response: Duly Noted
Sheriff's Office E911		No Response Received:	Applicant's Response: Duly Noted

Referral Agency Response Report**Page 10 of 11****Project Name:** Range Preliminary Plan**Project File #:** SB2024-048**Date Sent:** 09/19/2024**Date Due:** 10/10/2024

Agency	Date Received	Agency Response	Response Resolution
South Metro Fire Rescue	10/04/2024	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed preliminary plan. Applicants and designers are encouraged to coordinate with SMFR regarding fire hydrant layout prior to plat documents and utility plans being completed.	Applicant's Response: We will continue to coordinate with SMFR.
Western Douglas County Citizens Alliance		No Response Received:	Applicant's Response: Duly Noted
Wildfire Mitigation		Received: Following is a summary of comments received from Wildfire Mitigation, for details please reference their review letter dated October 28, 2024. -Update maps in the Wildfire Mitigation Plan to address treatment requirements for where fuel breaks are intended and differing fuel types. -Wildfire related strategies need to be incorporated into large open space management plans and agreements including trails side mowing and to determine if trails can support access for brush trucks. -Suggest a new home-owner packet with information containing wildfire related publications for handout by the HOA and/or other community organizations at the time of homeowner move-in-real estate closings. -Wildfire Mitigation provided an email on January 17, 2025, approving the submitted wildfire mitigation plan.	Applicant's Response: Comments have been addressed and the wildfire mitigation plan updated accordingly.

Referral Agency Response Report**Page 11 of 11****Project Name:** Range Preliminary Plan**Project File #:** SB2024-048**Date Sent:** 09/19/2024**Date Due:** 10/10/2024

Agency	Date Received	Agency Response	Response Resolution
Xcel Energy-Right of Way & Permits	10/08/2024	Received: Following is a summary of comments received from Xcel Energy, for details please reference their review letter dated October 8, 2024. -Xcel requests specific notes be added to the preliminary plan, and that existing easements be shown on the plans.	Applicant's Response: Further coordination followed these comments. Xcel provided agreement that the project shall provide a 15' easement at the front of the lots and along proposed ROW bordering tracts and open space parcels. Revised preliminary plan provided-existing and proposed easements provided.



December 20, 2024

Mike Pesicka
Douglas County Planning Services
100 Third Street
Castle Rock, Colorado 80104

RE: Project Number SB2024-048 Douglas County Addressing Response Comment Letter

Please propose street names to be placed on the final plat. Douglas County will evaluate and confirm approval or denial of proposed street names.

At <https://dcdata-dougco.opendata.argis.com/datasets/douglas-county-street-names/data> you will find a list of street names in the Douglas County database. These are street names only and do not include directions or suffixes. All street names in the Douglas County database have already been considered and should not be proposed again. They are existing, reserved, or denied. Use the filter feature found on the left panel to enter a proposed street. If that name is already in the database, it is unavailable.

Proposed street names should be easy to read or pronounce. Street names that are the same as, or similar to, other street names are considered to be duplications and will be denied. Street names that are the same as, or similar to, subdivision names may not be used. Street names existing in the area to which we dispatch emergency services outside of Douglas County may not be used. North, east, south and west should not be part of the name. Special characters may not be used. Abbreviations, acronyms and initials may not be used. Street names must contain no more than 12 letters or character spaces (including the space between words). Please review all guidelines in the Douglas County addressing and Street Names Manual online at <https://www.douglas.co.us/documents/addressing-and-street-naming-manual-full.pdf/>.

Rick response comment: Street names will be proposed for review prior to Final Platting of the project.



December 20, 2024

Mike Pesicka
Douglas County Planning Services
100 Third Street
Castle Rock, Colorado 80104

RE: Project Number SB2024-048 AT & T Response Comment Letter

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Range Planned Development Littleton, 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@cw64.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.

Rick Response Comment: Duly noted.



December 20, 2024

Mike Pesicka
Douglas County Planning Services
100 Third Street
Castle Rock, Colorado 80104

RE: SB2024-048 CDOT Response Comment

Overarching Comment from RICK

Please know that the submittal that was reviewed was a Douglas County Preliminary Plan which is a preliminary planning, design, and engineering process. Following the Preliminary Plan is the Final Subdivision Plat process where final designs are prepared for review. US-85 CDOT right-of-way plans are being prepared by Felsburg Holt & Ullevig and these plans will be provided after this (12/2024) County submittal directly to CDOT for review. These plans will be preliminary in nature to reflect the maturity of the site design.

Comment received from Steve Loeffler

Environmental Comments:

No Architectural Concerns

From CDOT Biologist Erik Schmude

I have reviewed the Range Planned development permit which includes two new points of access to US-85 including the existing conditions and wildlife plan prepared by ERO. As indicated in ERO's reports, there is no suitable habitat for federal or state listed threatened or endangered species and there are no wetlands or potentially jurisdictional waters of the U.S. CDOT's right-of-way portion of the planned development.

Rick response comment: Thank you for your review.

ERO identified several List B and List C noxious weeds in the planned development areas. There is the potential for the spread of noxious weeds in CDOT right-of-way at the two planned access points. In the existing conditions report, ERO recommends the planned development implements measures to control noxious weeds. Noxious weed control measures shall include the two new access points in US-85.

Rick response comment: ERO Noxious weed control measures shall be implemented.

ERO also documents an abundance of prairie dogs on the development parcel. Any prairie dog management conducted in CDOT right-of-way shall comply with CDOT's 2009 impacted Black Tailed Prairie Dog Policy which prohibits the burying of live prairie dogs, including pups, at any time. The permittee shall comply with CDOT's Revision of Section 240 -Prairie Dog Management (Attached) for any prairie dog management in CDOT's right-of-way.

Rick response comment: The provided Prairie Dog Management will be reviewed.

Please consider this email as my clearance/concurrence for this permit on CDOT right-of-way, granted on the permittee following the above conditions.

Rick response comment: Duly Noted.

Recommendations

In addition to the above, I found ERO's wildlife plan to be well-written. Consistent with Range Strategy 2.3 in ERO's report: I recommend that any fencing across the designed open space area along the Daniels Parks Drainage to be limited to the extent feasible and where there fencing it should be "wildlife friendly" fencing consistent with Colorado Parks and Wildlife's fencing with wildlife in Mind which at a minimum recommends a smooth top stand on any barbed wire fence. I also recommend that artificial lighting be limited in the open space areas along the Daniel's Park Drainage to minimize disturbance to crepuscular and nocturnal wildlife moving through the area, Lastly, I recommend, that any revegetation in the open space along Daniels Park consist of native species to provide habitat for wildlife that may travel through the area.

Rick response comment: Fencing is not proposed in the open space areas to allow wildlife movement. The Wildlife sheet now states that if fences are used they need to be wildlife friendly.

No recreational or Section 6(f) resources were located within the permit areas.

Rick response comment: Correct.

FROM WQ

Please provide any additional information on pond detail designs for the EDB 1 and EDB 4.

Rick response comment: Pond details will be developed during the final plat and final design process which will follow the current DougCo Preliminary Plan Process.

Also provide any landscape plans for areas on CDOT ROW.

Rick response comment: Landscape plans will be developed during the final plat and final design process which will follow the current DougCo Preliminary Plan Process.

Hydraulics Comments:

9/20/2024_Riverisw_ Comments: Release rates and durations are mitigated to less than pre-project conditions (historic flows). The improvements are not anticipated to have any adverse impacts on wetlands/floodplains, downstream facilities, or adjacent properties at this time.

This project is located adjacent to US-85 from mile marker -192 to 194. The surface flows drain towards the highway (085B). Daniels Park Ditch or Sandy Creek flows underneath US-85.

The proposed development will use 8 extended detention basins to release at historic flow rates, thus drainage impacts along CDOT ROW should not be negatively impacted.

Rick response comment: Thank you for your review

Permit Comments:

10.8.24

- Access permit 114046 is a 138 permit that I found for this access. I was not able to locate any other permit for this access. Is there any existing access permit for this location?

Rick response comment: A new access permit will be required for this project. Access permit will be applied for during the Final Plat process.

- Between late 2020 and mid 2021 the access that was approximately 240 feet south (MP 1930.194) was moved to this location (MP 193.2).

Rick response comment: Duly noted.

- A new access permit will be required because of the proposed improvements to the highway 85 and Airport Road Intersection. Also because of the increase in traffic volumes.

Rick response comment: A new access permit will be required for this project. Access permit will be applied for during the Final Plat process.

- Because Douglas County is an issuing Authority contact Chris Martin, cmartin@douglas.co.us, with the County regarding the Access Permit.

Rick response comment: Duly noted.

- The state highway access permit will cover any access work, sidewalk work, street lighting, and stormwater work.

Rick response comment: Duly noted, a new access permit will be required for this project. Access permit will be applied for during the Final Plat process.

- Working from or within CDOT ROW will require a utility/special use permit. This includes, but is not limited to survey, landscaping, signal, or utility work. Applications is made online at the following link:

<https://cdotpermits.force.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>.

Rick response comment: Duly noted.

- Any signing must be on premises and cannot be either partly or wholly in CDOT ROW. Signing must be compliant with CDOT rules governing outdoor advertising per 2 CCR 601-3 Aaron Eyl 10.8.24.
- **Rick response comment: Duly noted.**
- On sheet 20, it does not look like there is a proposed culvert under the roadway where the US-85 roadside ditch meets the access road. The existing culvert looks like it is not long enough for the widened access road and will need to be extended or replaced, depending on the grading from both US-85 and from the access road.
Rick response comment: Please review the RICK prepared plan as reference information only. US-85 plans are forthcoming and will be provided directly to CDOT for review.
- On sheet 22, there doesn't appear to be a new culvert to convey the drainage from the US_85 roadside ditch under the access road closer to US-85. I see the existing offsite run-on ditch and the existing culvert, but there needs to be a new culvert for the ditch closer to US-85.
Rick response comment: Please review the RICK prepared plan as reference information only. US-85 plans are forthcoming and will be provided directly to CDOT for review.
- On sheet 27 and 28, please put the length of the auxiliary lanes on the plans. Also, can we get profiles of the access roads as they approach US-85? It looks like the profile of both access roads drain toward US-85, and the curb and gutter will make the drainage dump onto to US-85. We need to make sure the drainage is captured and put into the roadside ditch, or drain into the roadside ditch somehow.
Rick response comment: Please review the RICK prepared plan as reference information only. US-85 plans are forthcoming and will be provided directly to CDOT for review.
- General" Can we see cross sections of the auxiliary lanes along US-85? I don't see any grading along the auxiliary lanes and want to see how the widening of US-85 impacts the existing ground, ditches, etc.
Rick response comment: Please review the RICK prepared plan as reference information only. US-85 plans are forthcoming and will be provided directly to CDOT for review.

Right-of-Way Comments:

9/20/2024 – SDH – I have uploaded the deed for RW-130 and AC-130 Rev which coincide with the acquisition CDOT made as part of PC 18890 (ROW plans were already uploaded). There is a 40' wide A-line opening on the north side of the property but it doesn't appear to coincide with

where the northerly entrance is shown on the preliminary plans so it appears that A-line will be needed for both the northerly and southerly entrances from Hwy 85. There is plenty of ROW available for the roadway widening so no issues from that perspective.

Rick response comment: Thank you for the information. Please review the RICK prepared plan as reference information only. US-85 plans are forthcoming and will be provided directly to CDOT for review.

Traffic Comments:

10.09.2024 – MM

Can you provide signing and striping sheets for CDOT ROW? We would like to see the following on those sheets:

Rick response comment: Please review the RICK prepared plan as reference information only. US-85 plans are forthcoming and will be provided directly to CDOT for review. Striping will be a part of this plan.

Striping per CDOT S-627-1. Provide details on the material type, pattern, width, and inlay depth (35 mils for modified epoxy, 125 mils for performed thermoplastic).

Rick response comment: Please review the RICK prepared plan as reference information only. US-85 plans are forthcoming and will be provided directly to CDOT for review.

Signing: They need to be on P2 posts with slip bases in the areas where CDOT maintains the signs. Local posts are required where the local agency maintains the signs (must be breakaway and crashworthy). Provide MUTCD sign codes. Also provide sign dimensions.

Rick response comment: Please review the RICK prepared plan as reference information only. US-85 plans are forthcoming and will be provided directly to CDOT for review.

Provide lane dimensions: The width (not inclusive of the gutter pan) and the length where relevant for the acceleration and deceleration lanes.

Rick response comment: Please review the RICK prepared plan as reference information only. US-85 plans are forthcoming and will be provided directly to CDOT for review.

The right turn channelizing island in the south entrance should be modified to further restrict left turn movements on to US-85. It should also be modified to block through movement in the right deceleration/acceleration lane. Can you provide a detail of this island?

Rick response comment: Please review the RICK prepared plan as reference information only. US-85 plans are forthcoming and will be provided directly to CDOT for review.

Other Comments:

10-8-2024 Two state highways access permits will be required. One for each proposed access to US-85. A design wavier was completed in 2022 and signed by both CDOT and Douglas County for the substandard acceleration lane from the access at Airport Road north due to

proximity to the bridge. Douglas County is the issuing authority for state highway access permits within their jurisdiction so the permit process will start with Douglas County. Point of contact is Chris Martin – smartin@douglas.co.us.

Rick response comment: Thank you for the information.

Steve Loeffler 10-08-2024

Traffic & Safety

Region 1

2829 W Howard Place, 2nd Floor
Denver, Colorado 80204



COLORADO
Department of Transportation
Region 1

Project Name: Range Planned Development

Print Date: 3/3/2025

Highway: 85

Mile Marker: 193.2

A comment response letter is REQUIRED along with the next submittal.

Review POC: loefflers

Environmental Comments:

No Arch concerns

From CDOT Biologist Erik Schmude:

I have reviewed the range planned development permit which includes two new points of access to US-85 including the existing conditions and wildlife plan prepared by ERO. As indicated in ERO's reports, there is no suitable habitat for federal or state listed threatened or endangered species and there are no wetlands or potentially jurisdictional waters of the U.S. CDOT's right-of-way portion of the planned development.

ERO identified several List B and List C noxious weeds in the planned development area. There is the potential for the spread of noxious weeds in CDOT right-of-way at the two planned access points. In the existing conditions report, ERO recommends the planned development implement measures to control noxious weeds. Noxious weed control measures shall include the two new access points on US-85.

ERO also documented an abundance of prairie dogs on the development parcel. Any prairie dog management conducted in CDOT right-of-way shall comply with CDOT's 2009 Impacted Black-tailed Prairie Dog Policy which prohibits the burying of live prairie dogs, including pups, at any time. The permittee shall comply with CDOT's prairie dog policy in CDOT right-of-way and follow CDOT's Revision of Section 240 - Prairie Dog Management (attached) for any prairie dog management in CDOT's right-of-way.

Please consider this email as my clearance/concurrence for this permit in CDOT right-of-way, granted on the permittee following the above conditions.

Recommendations:

In addition to the above, I found ERO's wildlife plan to be well-written. Consistent with Range Strategy 2.3 in ERO's report: I recommend that any fencing across the designed open space area along the Daniels Parks Drainage to be limited to the extent feasible and where there fencing it should be "wildlife friendly" fencing consistent with Colorado Parks and Wildlife's Fencing with Wildlife in Mind which at a minimum recommends a smooth top stand on any barbed wire fence. I also recommend that artificial lighting be limited in the open space area along the Daniel's Park Drainage to minimize disturbance to crepuscular and nocturnal wildlife

moving through the area. Lastly, I recommend that any revegetation in the open space along Daniel's Park consist of native species to provide habitat for wildlife that may travel through the area.

No recreational or Section 6(f) resources were located within the permit areas.

From WQ:

Please provide any additional information on pond detail designs for EDB 1 and EDB 4.

Also, provide any landscape plans for areas on CDOT ROW.

10/14/2024:

For ANY ground disturbance/work within CDOT ROW---

Required:

Paleo:

Since this is a permit, a file search for Paleo is required. If the file search identifies anything, a more extensive report will be required. If nothing is identified, then the file search should be sufficient. For the file search contact:

Paleo File Search: Colorado University Museum of Natural History - <https://www.colorado.edu/cumuseum/research-collections/paleontology/policies-procedure>) Email: jacob.vanveldhuizen@colorado.edu and from the Denver Museum of Nature and Science – Email: kristen.mackenzie@dmns.org <https://www.dmns.org/science/earth-sciences/earth-sciences-collections/>

1/8/2025: Paleo report is still needed.

New documnets are under review.

2/3/2025: Per the comment resposes from the applicant the outstanding environmental reports/needs will be provided provided in the Final Plat process. Once tha items are received environmental review will continue.

Hydraulics Comments:

9/20/2024_Rivera_Comments: Release rates and durations are mitigated to less than pre-project conditions (historical flows). The improvements are not anticipated to have any adverse impacts on wetlands/floodplains, downstream facilities, or adjacent properties at this time.

This project is located adjacent to US-85 from mile markers -192 to 194. The surface flows drain towards the highway (085B). Daniels Park Ditch or Sand Creek flows underneath US-85.

The proposed development will use 8 extended detention basins to release at historic flow rates, thus drainage impacts along CDOT ROW should not be negatively impacted.

No negative drainage impact to US 85, existing drainage patterns will be maintained and improved Samer 1-21-2025

Permits Comments:

10.8.24

- Access permit 114046 is a 138 permit that I found for this access. I was not able to locate any other permit for this access. Is there an existing access permit for this location?
- Between late 2020 and mid 2021 the access that was approximately 240 feet south (MP 193.194) was moved to this location (MP 193.2).
- A new access permit will be required because of the proposed improvements to the highway 85 and Airport Road intersection. Also because of the increase in traffic volume.
- Because Douglas County is an Issuing Authority contact Chris Martin, cmartin@douglas.co.us, with the County regarding the Access Permit.
- The state highway access permit will cover any access work, sidewalk work, street lighting, and stormwater work.
- Working from or within CDOT ROW will require a utility/special use permit. This includes, but is not limited to survey, landscaping, signal or utility work. Application is made online at the following link:
<https://cdotpermits.force.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>
- Any signing must be on premise and cannot be either partly or wholly in CDOT ROW. Signing must be compliant with CDOT rules governing outdoor advertising per 2 CCR 601-3. -- Aaron Eyl 10.8.24

1.16.25

- No comment. -- Aaron Eyl 1.16.25

1.21.25

No comment - Joey Tripple

2.10.25

- No comment -- Aaron Eyl 2.10.25

Residential Engineer Comments:

2/13/2025 JB

- Typical Sections -- May need a note saying that the existing safety edge needs to be removed and that is why the new pavement extends into the aux. lanes. It isn't clear that way it is shown currently.

- All plan sheets -- Be sure to show existing ROW on plan sheets.

- Sheet 4 -- You say use R Value of 40 in top 2 feet of earthwork, but your typical sections show 2 feet of A-2-4. We used A-2-4 on the CDOT project, so would be best to stay consistent with that.

- Sheet 25 -- Be sure to check length of need for guardrail from bridge. Adding the accel lane will affect those calcs.

- Sheet 29 -- Need to extend island at Street P to the north to make sure WB drivers can't turn and go south on US-85. Extend island to be equal with end of US-85 raised median.

- Sheet 31-- For Street A, it looks like the curb and gutter on the south side of the access dumps out onto the foreslope of US-85, and then has to circle back to get into the culvert under Street A. Does it make more sense to have the curb and gutter dump out into the riprap at the end of the culvert (or slightly to the east of the culvert), to make sure it drains better and doesn't erode the US-85 foreslope?

- Sheet 45 -- Not real clear what is happening with 36" RCP as it ends to the north. Is it tying into the existing Type D or is it dumping into the existing offsite ditch? Will wait to see more developed plans and structure cross sections.

- Sheet 45 -- Also not clear where drainage from Type 5 embankment protectors goes.

- Cross sections -- Not a fan of the 2:1 slopes as it is very difficult to get growth on them. I see a 4' ditch bottom on proposed ditches, is that much needed? If so, then I can see why 2:1 slopes would be needed to avoid the offsite ditches. We will need to make sure that erosion control measures are strong. We had the best luck out on US-85 with drill seeding.

1/17/2025 JB - From the comment file, it looks like new plans are coming. I will wait to review those to see if my comments from 10/8/2024 have been addressed.

10/08/2024 JB

On sheet 20, it does not look like there is a proposed culvert under the roadway where the US-85 roadside ditch meets the access road. The existing culvert looks like it is not long enough for the widened access road and will need to be extended or replaced, depending on the grading from both US-85 and from the access road.

On sheet 22, there doesn't appear to be a new culvert to convey the drainage from the US-85 roadside ditch under the access road closer to US-85. I see the existing offsite run-on ditch and the existing culvert, but there needs to be a new culvert for the ditch closer to US-85.

On sheets 27 and 28, please put the length of the auxiliary lanes on the plans. Also, can we get profiles of the access roads as they approach US-85? It looks like the profile of both access roads drains toward US-85, and the curb and gutter will make the drainage dump onto to US-85. We need to make sure the drainage is captured and put into the roadside ditch, or drains into the roadside ditch somehow.

General: Can we see cross sections of the auxiliary lanes along US-85? I don't see any grading along the aux. lanes and want to see how the widening of US-85 impacts the existing ground, ditches, etc.

Right Of Way Comments:

9/20/2024 - SDH - I have uploaded the deed for RW-130 Rev and AC-130 Rev which coincides with the acquisition CDOT made as part of PC 18890 (ROW plans were already uploaded). There is a 40' wide A-line opening on the north side of the property but it doesn't appear to coincide with where the northerly entrance is shown on the preliminary plans so it appears that A-line breaks will be needed for both the northerly and southerly entrances from Hwy. 85. There is plenty of ROW available for the roadway widening so no issues from that perspective.

John Olson - 1/7/2025 - Rev 2 - Looks like one or two A-Line breaks will need to be made for existing northern drive and proposed southern access road. A-Line breaks will require Aerial Exhibit, Legal of A-Line area being abandoned, request with purpose of break ect, Katie Madden will provide more info.

1/21/2025 KM: As Shannon stated, the existing 40' A-line opening does not appear to be where you are proposing access. You will need an A-line break for each instance of the access control line crossing for Street ZA and Street P. Additionally, I see a 10' concrete walk just south of Street ZA that also crosses the Access Control line and would need a break. Please provide a legal description for each break and two exhibits depicting the crossings, one of which to include an aerial underlay. Also provide a letter of intent explaining the details and need for each crossings as well as contact information of the requestor. Please reach out to kathryn.madden@state.co.us for questions.

2/3/2025 - John Olson - Rev 3 - the 30% plans did not address the A-Lines, they are separte exhibits.

2/14/2025 - SDH - Per the comment response that was included the developer is aware of the documentation needed for the required A-line breaks and will be working with Katie to get those completed.

Traffic Comments:

10.09.2024- MM

Can you provide signing and striping sheets for CDOT ROW? We would like to see the following on those sheets:

Striping per CDOT S-627-1. Provide details on the material type, pattern, width, and inlay depth (35 mils for modified epoxy, 125 mils for preformed thermoplastic).

Signing: They need to be on P2 posts with slip bases in the areas where CDOT maintains the signs. Local posts are required where the local agency maintains the signs (must be breakaway and crashworthy). Provide MUTCD sign codes. Also provide sign dimensions.

Provide lane dimensions. The width (not inclusive of the gutter pan) and the length where relevant for the acceleration and deceleration lanes.

The right turn channelizing island in the south entrance should be modified to further restrict left turn movements on to US-85. It should also be modified to block through movements in the right deceleration/acceleration lane. Can you provide a detail of this island?

01.17.2025 - MM

Waiting for the US-85 plans. No further comments at this time till the US-85 Plans are provided for review.

GRilling 2/28/25

1. Thirty Percent Plan Set page 1- add permit number for variance note

2. page 2- M&S plans list out of date. Update immediately prior to Ad

3. page 3, note 1f- the latest MUTCD has not been adopted by the state of Colorado yet. We expect adoption in December 2025 or January 2026. Until then, utilize the previous edition, accepted revision, and Colorado Supplement.

4. page 4, construction traffic control- the Region 1 Lane Closure Strategy must be followed for any work impacting lanes on the state highway.

https://www.codot.gov/safety/traffic-safety/assets/work-zones/lane-closure-strategies/R1_Lane_Closure_Report.pdf

5. page 9- (special) items imply there are project special provisions associated with this work. If so, please provide.

6. sheet 32, right turn median- Include plow nose on southern tip to reduce damage taken/given by plows. Is this adequate to prevent a left turn out? Potentially extend so it overlaps with center median. Discuss.

7. sheet 32- hatching where traffic splits to both sides is generally done in a chevron pattern. Also applies to sheet 69.

Why doesn't the island extend out into US85 to prevent potential through movements from the right turn lane?

8. sheet 61

Sign posts- utilize P2 posts with slip base. However you pay for that is up to you as long as you meet the CDOT standard.

Modified epoxy- inlay to a depth of 35 mils

Thermoplastic- inlay to a depth of 125 mils and utilize anti-skid formulation

9. Sheet 68

-check me, but aren't lane ends signs generally discouraged for accel lanes?

-the same goes for merge arrows. S-627-1 doesn't disallow them, but it states "lane reduction arrow markings are not required for acceleration lanes. Lane-reduction arrow markings may be installed in long acceleration lanes as shown in the plans or as directed by the engineer." I suppose we could consider this one long, but other accel lanes on the corridor don't generally have merge arrows. Discuss.

-Skips (like those shown at the end of the accel lane) are done in inlaid preformed plastic. This corridor also includes shadow markings of contrast material. Look to SB from Airport for an example.

10. Sheet 69

-omit "only" pavement markings.

-Sign tip of island on right turn channelizing median hasn't been labelled. Is labelled on sheet 72.

-Hatches should be chevrons, right? Verify for me. Consider using preformed plastic for this type of thing, as driving the epoxy truck at these angles is a pain.

11. Sheet 70

-callout is incorrect. It should read "end construction street P decel lane", not Airport

-omit "only" pavement markings

-verify taper rate of decel entrance complies with access code. It looks a bit steep.

12. Sheet 71- same general comments apply as Street P. Also, continue the crosswalk keys into the SE shoulder. I'm worried about it looking like a lane and being unsafe for pedestrians to stand in.

13. Sheet 72

-R3-2 is alright, but also include a median nose sign R4-7.

-Verify that DougCo will maintain the full double yellow line, even where it enters CDOT ROW. CDOT has a different width on these. Otherwise, utilize CDOT's width where we maintain.

14. Signal plans not reviewed. Unclear if the developer is responsible for these, or if it a DougCo thing. I'll want to see them as an official submittal from DougCo at some point if so. GRilling 2/28/25

1. Thirty Percent Plan Set page 1- add permit number for variance note

2. page 2- M&S plans list out of date. Update immediately prior to Ad

3. page 3, note 1f- the latest MUTCD has not been adopted by the state of Colorado yet. We expect adoption in December 2025 or January 2026. Until then, utilize the previous edition, accepted revision, and Colorado Supplement.

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14. Signal plans not reviewed. Unclear if the developer is responsible for these, or if it a DougCo thing. I'll want to see them as an official submittal from DougCo at some point if so.

Other Comments:

10-8-2024 Two state highway access permits will be required. One for each proposed access to US 85. A design wavier was completed in 2022 and signed by both CDOT and Douglas County for the substandard acceleration lane from the access at Airport Road north due to the proximity to the bridge. Douglas county is the issuing authority for state highway access permits within their jurisdiction so the permit process will start with Douglas County. Point of contact is Chris Martin - cmartin@douglas.co.us

--Steve Loeffler, 10-8-2024

1-21-2025 Comment was acknowledged in comment response. No additional comments.

--Steve Loeffler, 1-21-2025

From: jcowan320@gmail.com
To: [Kristofer Carlstedt](#)
Cc: ["John Cowan"](#)
Subject: RE: Range Development 2nd referral Submittal
Date: Wednesday, January 1, 2025 1:31:12 PM
Attachments: [image001.png](#)
[image002.png](#)

Kristofer,

Thank you for the open communication and sharing these documents with the Cherokee Ridge Estates Metro District. I reviewed the Project Summary and found no surprises. This is a massive project, and we wish your team all the best in successfully building our neighboring community in a professional and well thought out manner. Please continue to share updates with an eye to anything that you think may be of interest to your property line neighbors.

Happy New Year!

John Cowan
President - Cherokee Ridge Estates Metro District
303-549-7897

From: Kristofer Carlstedt <kcarlstedt@rickengineering.com>
Sent: Monday, December 30, 2024 1:33 PM
To: jcowan320@gmail.com
Subject: Range Development 2nd referral Submittal

John,

Please find our second referral submittal and response to your comments for the Range Development (SB2024-048) at this [link](#).

Please confirm that this email has reached you and let me know if you have any questions.

Thank you.

Kristofer Carlstedt PE
ASSOCIATE



5690 Webster St, Arvada, CO 80002
P 603-423-6036 | D 303-403-2427
rickengineering.com

From: [Brooks Kaufman](#)
To: [Kristofer Carlstedt](#)
Cc: [Troy Bales](#); [Michael Pesicka](#)
Subject: RE: Range Development 2nd referral Submittal
Date: Monday, February 24, 2025 8:02:08 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)

Kristofer

CORE will approve the preliminary plan. When it comes to temp relocation this project will be done outside of CORE by one of our consultants. Please expect 4 to 8 months for design and relocate.

Respectfully

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop.



[Book time to meet with me](#)

From: Kristofer Carlstedt <kcarlstedt@rickengineering.com>

Sent: Friday, February 21, 2025 3:14 PM

To: Brooks Kaufman <BKaufman@core.coop>

Cc: Troy Bales <tbales@rickengineering.com>; Michael Pesicka <mpesicka@douglas.co.us>

Subject: RE: Range Development 2nd referral Submittal

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Brooks,

Thank you for meeting with us a while back.

We were provided further input from the Developer and are ready to provide our response, revisions, and plan sheets relevant to you for your review. We are still working on the rest of the prelim plan but want to get this information in front of you so we can move forward towards your approval of the Range Prelim Plan. Please review the attached PDF that includes exhibits of the entrances to the project as we discussed and select prelim plan sheets that show our revised configuration of the project dry utility easements.

Let me know if you have any questions. Thank you.

Kristofer Carlstedt PE

ASSOCIATE

○ 303-423-6036 D 303-403-2427



From: Brooks Kaufman <BKaufman@core.coop>

Sent: Friday, January 3, 2025 6:42 AM

To: Kristofer Carlstedt <kcarlstedt@rickengineering.com>

Subject: RE: Range Development 2nd referral Submittal [Filed 08 Jan 2025 10:18]

Good morning, Kristofer

Your proposed plans conflict with our ability to access and maintain our facilities.

CORE would like to see revisions to the plans to allow access to facilities and proposed drainage pond to be relocated.

Please provide revised submittal plans of CORE requirements and additional notes.

Respectfully

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN

720.733.5493 DIRECT

303.912.0765 MOBILE

www.core.coop.



 [Book time to meet with me](#)

From: Kristofer Carlstedt <kcarlstedt@rickengineering.com>


Sent: Monday, December 30, 2024 12:55 PM


To: Brooks Kaufman <BKaufman@core.coop>

Subject: FW: Range Development 2nd referral Submittal

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Brooks,

Please find our second referral submittal and response to your comments for the Range Development (SB2024-048) at this  [link](#).

Response to your comments is provided in the DougCo Planner's  [summary response](#) document.

Please confirm that this email has reached you and let me know if you have any questions.

Thank you.

Kristofer Carlstedt PE
ASSOCIATE



5690 Webster St, Arvada, CO 80002

P 603-423-6036 | D 303-403-2427

rickengineering.com

From: [Justin Olson - DNR](#)
To: [Kristofer Carlstedt](#)
Cc: [Mark Edwards](#)
Subject: Re: Range Development 2nd referral Submittal
Date: Friday, January 24, 2025 3:12:37 PM

Good afternoon Kristofer,

My apologies if I did not refer to this in my previous message. I wanted to make sure you had the original letter of comment, and that letter still serves as our comment of record for this project. You confirmed that you did have that in a recent message I believe. I did review this second document you sent recently, and it does not appear there are any major changes from previously so no further comment is needed on our part since the original letter stated any concerns or recommendations we had.

Please let me know if you need anything further from me or additional clarification.

Justin Olson
District Wildlife Manager - Littleton
Colorado Parks and Wildlife

On Jan 24, 2025, at 2:59 PM, Kristofer Carlstedt
<kcarlstedt@rickengineering.com> wrote:

Justin,

When should we expect your review response of this submittal of Range?

Kristofer Carlstedt PE
ASSOCIATE
O 303-423-6036 D 303-403-2427
<image001.png>

From: Justin Olson - DNR <justin.olson@state.co.us>
Sent: Tuesday, January 7, 2025 10:21 AM
To: Kristofer Carlstedt <kcarlstedt@rickengineering.com>
Cc: Mark Edwards <medwards@eroresources.com>
Subject: Re: Range Development 2nd referral Submittal

Ok perfect, that is the one I wanted to make sure you had. Thank you.

Justin Olson

District Wildlife Manager - Littleton
Colorado Parks and Wildlife

On Jan 7, 2025, at 9:56 AM, Kristofer Carlstedt
<kcarlstedt@rickengineering.com> wrote:

Justin, the attached is the letter that we have and review for
response.

Kristofer Carlstedt PE

ASSOCIATE

📞 303-423-6036 📠 303-403-2427

<image001.png>

From: Olson - DNR, Justin <justin.olson@state.co.us>
Sent: Monday, January 6, 2025 2:05 PM
To: Kristofer Carlstedt <kcarlstedt@rickengineering.com>
Cc: Mark Edwards <medwards@eroresources.com>
Subject: Re: Range Development 2nd referral Submittal

Good afternoon all,

I have received and reviewed this email and all
associated pertinent documents. Thank you. I do also want
to double check that our original comment letter dated from
March 2021 has been received by your staff since that will
still serve as the comment of record for this project. It
appears that is the case, but I just want to make sure a hard
copy is in possession.

Justin Olson
District Wildlife Manager
Littleton District - Area 5



P 303.291.7131 | F 303.291.7114
6060 Broadway, Denver, CO 80216
justin.olson@state.co.us | cpw.state.co.us



On Mon, Dec 30, 2024 at 11:24 AM Kristofer Carlstedt

<kcarlstedt@rickengineering.com> wrote:

Justin,

Please find our second referral submittal and response to your comments for the Range Development at this

[<image002.png>
link.](#)

Please confirm that this email has reached you and let me know if you have any questions.

Thank you.

Kristofer Carlstedt PE
ASSOCIATE

[<image003.png>](#) 5690 Webster St, Arvada, CO 80002
P 603-423-6036 | D 303-403-2427
rickengineering.com

<2021_Referral Response CO Parks Wildlife.pdf>

From: [Kristofer Carlstedt](#)
To: [Shavon Caldwell](#)
Subject: RE: [EXTERNAL] Range Development 2nd referral Submittal [Filed 24 Jan 2025 12:50]
Date: Friday, January 24, 2025 12:50:24 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Shavon,

Crucial word missing!!!

The Applicant does NOT object to the fees...

Kristofer Carlstedt PE

ASSOCIATE

📞 303-423-6036 📠 303-403-2427



From: Shavon Caldwell <shavon.caldwell@dcsdk12.org>
Sent: Thursday, January 23, 2025 11:18 AM
To: Kristofer Carlstedt <kcarlstedt@rickengineering.com>
Subject: Re: [EXTERNAL] Range Development 2nd referral Submittal

Good morning Kristofer,

Received. Thank you.

It doesn't appear that any changes have been made to the preliminary plan that would affect DCSD's response. I see in the attached document that your team's response to DCSD's referral letter was the below:

"The Applicant does object to the fees and will provide appraisal prior to final plat to finalize fees."

I just wanted to check in and confirm the intent and meaning of that response. Did you mean to state that the applicant does not object to the stated CIL school obligation in the district's letter? Or does your team object to the district's calculated land dedication and/or the County's dedication requirements outlined in their subdivision regulations? I wasn't clear on that.... I'm also happy to meet to review and discuss the district's request with your team if necessary.

Thanks Kristofer and feel free to reach out with any questions or concerns.

Shavon Caldwell-Planning Manager
Planning and Construction Department
Douglas County School District

scaldwell2@dcsdk12.org


303.387.0417

2808 Highway 85, Bldg B
Castle Rock, CO 80109

On Mon, Dec 30, 2024 at 11:34 AM Kristofer Carlstedt
<kcarlstedt@rickengineering.com> wrote:

****CAUTION: This email originated from outside Douglas County School District. Use caution and judgment in responding to this message.****

Shavon,

Please find our second referral submittal and response to your comments for the Range Development at this  [link](#).

Please confirm that this email has reached you and let me know if you have any questions.

Thank you.

Kristofer Carlstedt PE
ASSOCIATE



5690 Webster St, Arvada, CO 80002
P 603-423-6036 | D 303-403-2427
rickengineering.com



303-537-8020
rickengineering.com

8678 Concord Center Drive #200
Englewood, CO 80112

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

December 20, 2024

Mike Pesicka
Douglas County Planning Services
100 Third Street
Castle Rock, Colorado 80104

RE: Project Number SB2024-048 Colorado Geological Survey response comment

The characterization of subsurface conditions and preliminary Geotechnical recommendations in RMG's Preliminary Subsurface Soil Investigation, Range Subdivision, 7440 N. US Hwy 85, Douglas County, Colorado (RMG Job Number 192821, May 3, 2023) are valid. Provided RMG's recommendations, specifically with regard to overexcavation and replacement, are rigorously adhered to, the Colorado Geological Survey has no objection to preliminary plan approval.

Rick response comment: Duly noted, thank you for the review.



December 20, 2024

Mike Pesicka
Douglas County Planning Services
100 Third Street
Castle Rock, Colorado 80104

RE: Project Number SB2024-048 Douglas County Health Department Response Comment Letter

Comment from:
Shania McCain
Environmental Health Specialist

Thank you for the opportunity to review and comment on the referenced Subdivision-Preliminary Plan application. 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.

Water and Sewer Service

A will-serve letter has been provided by Dominion Water and Sanitation District. Based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of water service and sewage disposal.

Fugitive Dust - Developments of 25 acres and more than 6 months in duration

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions, including fugitive dust from developments of 25 acres or more that last at least 6 months. The applicant shall contact the APCD, at (303) 692-3100 for more information. Additional information is available at <https://cdphe.colorado.gov/apens-and-air-permits>.

Radon

Radon is a naturally occurring radioactive gas that is present at high levels in all parts of Colorado due to the presence of uranium in the soil. Radon can enter homes and long-term exposure causes lung cancer. In order to prevent radon from infiltrating the home, DCHD recommends designing new homes so that they are radon resistant. This includes laying a barrier beneath the flooring system, installing a gas-tight venting pipe from the gravel level through the roof, and sealing and caulking the foundation thoroughly. More information regarding radon and radon-resistant construction techniques can be found here: <https://www.epa.gov/radon/building-new-home-have-you-considered-radon>.

Attainable Housing

Access to safe, attainable housing is directly associated with positive physical and mental health outcomes and underlies one's ability to access jobs, food, medical services, and other essentials that are vital to well-being. Providing permanent supportive housing is an integral element of promoting health in our communities. DCHD supports projects that include an attainable housing component.

Please feel free to contact me at 720-907-4897 or smccain@douglas.co.us if you have any questions about our comments.

Rick response comment: Thank you for the information and recommendations.

Jill's Comments to the Range PD Preliminary plan/Wildfire Mitigation Plan

Bjorn's Replies 12-23-24

1. Please include maps of the management units and a development plan map. The map is referenced in the plan, the copy / have from the project file does not contain the map. We need to confirm the robustness of the treatments and locations as it relates to community protection and adjoining existing communities.

Response: Revision includes draft PD, MU map and Adjoining communities' discussion. Treatments are compatible and protect the Range property from adjacent communities.

2. The management strategy around grass fuels and roadways is a sound and recommended strategy to enhance evacuation. The recommendation identified is a 60-foot strip along roads and bordering private properties where grass fuels abut the residences and businesses. The mow strip along roadways, is it intended to be 30 feet each side at the edge of the road? What is the implementation mechanism for this give the ROW for roads is 50 feet?

Response: Recommendation Implementation Schedule addressed in the report and the covenants for open space management. Removed 50-foot recommendation.

3. Please identify treatment requirements on a map so we have a clear understanding of where fuelbreaks are intended to be implemented and the differing fuel types.

Response: All treatments have been identified point

4. The Plat notes indicate an open space agreement with the developer, County, Metro District, and HOA. Wildfire related strategies need to be incorporated into larger open space management plans and agreements. Open space categories are comprised of open space parcels categorized as I ,II,III. Preservation agreements should protect the area from development and encompass conservation strategies to manage land that reduce potential for high intensity wildfire, habitat enhancement and community protection.

Response: Open space agreement included in report

5. The open space parcels indicate a use for public enjoyment and an established trail network. Trails currently indicate an 8" width, some concrete. A common management scheme for public enjoyment that doubles with wildfire includes trailside mowing. This practice can also be considered for wildfire management, especially if trails can support access for brush trucks.

Response: This comment has been included and addressed in the report

6. The wildfire mitigation plan has a date of March 2023. At this time, the CSFS publications of *Firewise Plat Material and Firewise Landscaping* were the current documents. As of Spring 2024 those publications have been replaced with the Low Flammability Plant /Index: https://csfs.colostate.edu/wp-content/uploads/2023/05/CSFS_CSU-Ext_Fact-SheetsLFLPF/NALweb.pdf

Response: This comment has been included and addressed in the report

7. Section 5.5 and beyond refer to Firewise principals and defensible space. We suggest including a short discussion on structure exposure to wildfire, structure ignition and pathways to fire spread. This short discussion will complete the message on the importance of Firewise practices and principals, especially the first 5 feet, 0-5 feet, Zone 1, and the significance of the noncombustible zone as it relates to ember penetration, direct flame contact and radiant heat impacts.

Response: Comment has been addressed in report

8. We suggest a new home-owner packet with information containing wildfire-related publications for handout by the HOA and/or other community organizations at the time of homeowner move-in-real estate closings, whatever the jurisdiction has control over. The Firewise homeowner or CSFS Live Wildfire Ready homeowner checklist is a good resource to incorporate.

Response: Comment has been addressed in the report

From: [Jill Welle](#)
To: [Michael Pesicka](#)
Cc: [Kristofer Carlstedt](#)
Subject: Range Wildfire Mitigation Plan
Date: Friday, January 17, 2025 9:46:29 AM
Attachments: [1-14-25 Range Final approved 1-16-2025.pdf](#)

Mike,
Attached please find the approved wildfire mitigation plan. I put my initials in the corner for now. Let me know if you need anything else.

JILL

Jill Welle, CWMS
Wildfire Mitigation and Resilience Coordinator
Douglas County Building Division
100 Third Street
Castle Rock, CO 80104
720-733-6924





December 20, 2024

Mike Pesicka
Douglas County Planning Services
100 Third Street
Castle Rock, Colorado 80104

RE: SB2024-048 Range Douglas County Historic Preservation Response Comments

Comments provided by Brittany Cassell, Curator

The letter provides comments regarding the preliminary plan application for 550 residential lots, and 8 tracts for community amenities, landscaping, utilities and 243 acres of open space on approximately 399.60 acres within the Range Planned Development.

Upon review of the cultural resource survey performed by ERO in 2022 on the property, the Douglas County Curator has no further recommendations. ERO identified multiple cultural sites, but the sites will be avoided.

There is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and historic and/or prehistoric. Components forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.

Thank you in advance for your attention to the preservation and protection of Douglas County's cultural generations.

- **Rick response comment: Please review the revised plan for changes that may effect your evaluation of the project.**



December 20, 2024

Mike Pesicka
Douglas County Planning Services
100 Third Street
Castle Rock, Colorado 80104

RE: Project Number SB2024-048 Douglas County School District Response Comment Letter

Comment from:
Shavon Caldwell
Planning and Construction Department of Douglas County School District

Thank you for the opportunity to respond to the above referenced application. It is our understanding that the applicant is requesting approval of a preliminary plan that will establish 550 residential lots over approximately 399 acres. In addition to the lots, ~38.81 acres of Right-of-Way for interior roads and 242.88 acres of open space is proposed. The remaining space of the property is proposed as tracts consisting of ~5 acres of community amenity and 5.28 acres of landscaping and utility area. The proposed development is located directly east of the intersection of Airport Road and North US Highway 85.

On behalf of Douglas County School District (DCSD), we have a couple comments regarding this proposed development that we would like to resolve prior to approval. DCSD has calculated the number of students that are expected from the 550 residential units. A total of 495 students are expected from this development which would equate to a total land dedication requirement of 11.682-acres. The applicant has stated in their Preliminary Plan Project Summary that, *"No land will be dedicated for school construction on the property. The owners and their assigns shall pay cash-in-lieu of land dedication for schools."* With this in mind, DCSD would request cash-in-lieu of land dedication.

CASH-IN-LIEU CALCULATION
STUDENT GENERATION

PROJECT NAME: RANGE PRELIMINARY PLAN (SB2024-048)				
DU/	ACRES		DENSITY	
550	146.43		3.76	
			Generation	Number
<u>STUDENT GENERATION RATES</u>	<u>No. of DU's</u>		<u>Rate</u>	<u>of Students</u>
ELEMENTARY	550	X	0.48	264
MIDDLE SCHOOL	550	X	0.14	77
HIGH SCHOOL	550	X	0.28	154
				495
				Required
			School	Land
	Number		Acreage	Dedication
<u>SCHOOL LAND DEDICATION</u>	<u>of Students</u>		<u>Per Student</u>	<u>Acreage</u>
ELEMENTARY	264	X	0.018	4.752
MIDDLE SCHOOL	77	X	0.030	2.310
HIGH SCHOOL	154	X	0.030	4.620
			TOTAL	11.682

Pursuant to Section 1004.05.3 of the Douglas County Subdivision Resolution, "The cash-in-lieu fee shall be equivalent to the full market value of the acreage required for school land dedication. Value shall be based on anticipated market value after completion of platting. The applicant shall submit a proposal for the cash-in-lieu fee and supply the information necessary for the Board to evaluate the adequacy of the proposal. This information shall include at least one appraisal of the property by a qualified appraiser."

DCSD would ask for a courtesy copy of the appraisal and that the cash-in-lieu fee be paid directly to DCSD, in one lump sum, upon final plat approval and prior to recording of the final plat. Assuming the applicant agrees with the payment of these fee requirements, DCSD has no objection to approval of this application.

Shavon Caldwell-Planning Manager
Planning and Construction Department Douglas County School District
scaldwell2@dcsdk12.org
shavon.caldwell@dcsdk12.org
303.387.0417

Rick response comment: The Applicant does object to the fees and will provide appraisal prior to final plat to finalize fees.



303-537-8020
rickengineering.com

8678 Concord Center Drive #200
Englewood, CO 80112

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

December 20, 2024

Mike Pesicka
Douglas County Planning Services
100 Third Street
Castle Rock, Colorado 80104

RE: Range project Number SB2024-048 Douglas County Weed Mitigation Response

Comment sent by Curtis Marshall

The weed plan that was submitted locates the weeds, control now only adds work to plan and may not be utilized if soil is moved, better to wait and control after the project is finished. Not major infestation of weeds.

Rick Response: Thank you for your response. Weed mitigation will be revisited during construction.



December 20, 2024

Mike Pesicka
Douglas County Planning Services
100 Third Street
Castle Rock, Colorado 80104

RE: SB2024-048 Highlands Ranch Community Association Response Comments

The Highlands Ranch Community Association (“HRCA”) appreciates the opportunity to review and opine on this referral request, which involves a Preliminary Plan for a proposed project adjacent to the 8,200-acre Backcountry Wilderness Area (BWA) of our community. Our BWA is an area protected by a conservation easement that is managed as a wildlife conservation area with limited human access.

We understand that the proposed project, known as Range Planned Development (RPD), is planned to include 550 residential lots, and eight tracts designated for community amenities, landscaping, and utilities, with two points of access to U.S. Highway 85. Additionally, we understand that of the approximately 400 acres within the RPD, around 243 acres will be dedicated to open space.

The location of the proposed development is within the southern quarter of the western border of the BWA and will share an approximately 1.5-mile-long border with our BWA.

During the Planned Development (PD) Rezoning (ZR2020-023) for the RPD, we provided referral comments to Mr. Matt Jakubowski (Douglas County Planning) on March 12, 2021, outlining our concerns about the project. Although the applicant met with our Development Review Committee (DRC) on December 1, 2021, to discuss the project and address questions, our original concerns remain.

As discussed in 2021, the subject property is an important travel corridor and link for wildlife, connecting the BWA to areas west of Highway 85, including the Pike National Forest and Plum Creek. Corridors and links in Douglas County are critical to protect wildlife from being physically isolated to certain areas by development. As development increases, corridors become more important. Residential development along a conservation area like the BWA impacts in several ways, as follows (additional concerns from those presented in 2021 are **highlighted in red text**):

1. Noxious Weeds

- a. Human activity is a vector for non-native weeds to take hold and spread. The

HRCA/Backcountry has invested significant time and energy to eliminate noxious weeds on its property. It will be important for the development to invest significant funds to fight noxious weeds and keep them from spreading onto neighboring properties such as the Backcountry and Cherokee Ranch and castle to the south. Noxious weeds management should begin as soon as dirt is moved and continue through the competition of the development and on an on-going, annual basis.

- b. In the applicant's 2021 response, they noted that a "...noxious weed management plan will be implemented by the future Range Metro District."
- c. We are pleased to see that a "Noxious Weed Management Plan," (NWMP) prepared by ERO Resources Corporation, dated May 17, 2023 and rely, as noted in the Conclusions of the NWMP, on the developer coordinating with Douglas County Weed Inspector to determine if mechanical, chemical, or other BMP controls should be utilized during and after construction.

Rick response comment: Duly noted.

2. Trails/Recreation

- a. Trails should be placed as far away from the Backcountry border as possible to reduce the disturbance from humans on trails within The Range, to the wildlife within the Backcountry borders. There are many studies that show wildlife are impacted by human movement and shapes from great distances. There are recent studies in many areas of CO that have shown impacts to wildlife from recreation are a likely possibility for the drastic decline in elk numbers in areas like Durango, Vail, and Aspen.
- b. In the applicant's 2021 response, they noted that "Trails will be designed taking into consideration the unique terrain and ecosystem. Fencing and signage will be incorporated where necessary to avoid trespassing and the Applicant recognizes there will be no access to the HRCA property." They also noted, regarding buffers, that they have "...already incorporated large buffers along adjacent borders, many of which are significantly larger than 300 feet."
- c. While we appreciate that the trails appear to be designed taking into consideration the unique terrain, the Preliminary Plan shows most of the trails roughly parallel to and very close to the shared property line. This does not address our concern about impacts to wildlife within Backcountry due to the proximity of human activity. Further, the Preliminary Plan does not appear to reflect any of the fencing or signage proposed to ensure trespassing onto our BWA is avoided.

Rick response comment: The trails are laid out to be in gross conformity with the approved Planned Development document that governs this development. There are no plans to provide fencing or signage to prevent trespassing onto HRCA property. At trailheads there will be wayfinding and wildlife maps that include education for there residents on the trail system and

property they are legally allowed to recreate upon and how to prevent negative interaction with wildlife.

- d. There are several locations on the Preliminary Plan where the buffers between BWA and Range are dimensioned as 15 feet, significantly less than the 300 feet noted in 2021. This is very concerning, particularly for the residential lots shown on the east side of sheet PP-01, "Site Plan," the north and east side of sheet PP-02, "Site Plan," and the east side of sheet PP-06, "Site Plan." Although less than 300 feet, those residential lots shown on the east side of sheet PP-4, "Site Plan" are of less concern.

Rick response comment: Please refer to the approved Range Planned Development document that established the property boundary residential buffers that this Preliminary Plan design is adhering to.

3. Noise, Sight, and Light Pollution

- a. Homes should be located as far away from the Backcountry as possible. The importance of a significant corridor/buffer on the east side of the development (bordering the Backcountry Wilderness Area) cannot be overstated. The goal of such a corridor would be to limit the impacts of humans from The Range property, on the Backcountry Wilderness Area. The closer development is to the Backcountry, the larger and further the impact will be into the Backcountry. Even though development may stop at the property line, the impacts of the development on wildlife and habitat can extend further.
- b. There should also be a significant corridor along the south edge. The property to the south is also likely to be developed in the future. If that happens, a significant corridor on its north end would match up with a corridor on this development's south end to enhance the corridor function.
- c. Development in general should be situated closer to areas that are already developed as much as possible.
- d. As noted previously, there are several residential lots shown on the east side of sheet PP- 01, "Site Plan," the north and east side of sheet PP-02, "Site Plan," and the east side of sheet PP-06, "Site Plan" that do not provide a suitable corridor/buffer to limit the impact of humans on BWA.

Rick response comment: Please refer to the approved Range Planned Development document that established the property boundary residential buffers that this Preliminary Plan design is adhering to. Wayfinding and Education will be utilized to inform residents of the neighboring HRCA conservation lands.

- e. We acknowledge that the designers have included a significant corridor

along the south edge of Range, designated as “Open Space, OS-1” as well as a significant east/west wildlife corridor roughly through the center of Range (“Open Space, OS-2”).

Rick response comment: Thank you for your review.

4. Trespassing

- a. Human encroachment into areas that are not open, and/or are private property increases near residential areas. This trespass causes harm to wildlife in a plethora of impacts that can cause wildlife to alter their behavior at best and vacate an area at worst. Even altered behavior has significant impacts and can result in higher elk calf mortality, lower birth rates, and more as documented in recent studies. To protect the Backcountry’s wildlife resources it will be important to address human trespassing onto private property. Adequate fencing and signage along with education will help. Experience in other areas of our property tells us that there is no way to avoid an increase in cost to the HRCA with monitoring trespassing, repairing cut fences, and posting expensive signs and cameras.

- b. Access: there will be no access to the residents of the development to the HRCA property. This is an area of the property that is reserved for wildlife and does not have public access except for guided activities and programs that the HRCA provides.

- c. **This continues to be a concern and does not appear to have been addressed.**

Rick response comment: This Preliminary Plan is design to meet or exceed the requirement of the Range Planned Development document. We acknowledge that trespassing is an HRCA concern. The Range development will utilize education to help with your concerns

5. Hunting

- a. The Backcountry currently hosts over 30 hunts and hunters per year for elk, deer, coyote, and turkey. The area near this development is used for our hunts and will continue to be. These hunts are an important part of the outdoor education opportunities the HRCA offers to its residents. The development should be aware of this and agree not to interfere.

- b. **This continues to be relevant information for the developer and was not acknowledged.**

Rick response comment: We acknowledge that there will be hunting on HRCA lands and the Range Development will educate its residents that this will occur on these neighboring lands.

While the HRCA does not oppose this development, we continue to have several concerns as discussed above. We trust your team will work closely with the developer to ensure the best interests of our residents and the BWA are considered.

Feel free to call or email me with questions, or if you wish to review the information discussed above in greater detail. Thank you.

Sincerely,

Waylon A. "Woody" Bryant, M LS, P.E.

c.



December 20, 2024

Mike Pesicka
Douglas County Planning Services
100 Third Street
Castle Rock, Colorado 80104

RE: SB2024-048 Louviers Water and Sanitation District Response Comments

Submitted by: Sarah Shepherd, District Manager

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

Range Planned Development Exhibits:

1. The “Statement of Commitments” indicates “the commitment to provide connection fees for the Louviers Water and Sanitation District. along with system capacity.

The District requests that related any escrow provided for the District for the District connection fees, that the District is also named a party to the Escrow.

Rick Engineering response comment: The Planned Development exhibit that was provided was for reference. This document was approved by Douglas County Board of County Commissioners in 2022.

Dominion Water and Sanitation District Conditional Will Serve Letter

1. Bullet on Range paying \$4.18 M for the waterline between Sterling Ranch CAB and LWSD. Please ensure that the waterline is constructed for fire flow to the District, confirm that the meter vault to the District will be separate from the meter to the Range, and confirm that the meter vault will be located adjacent to the District water storage tank.

Rick response comment: The Range development cannot provide these assurances as this design is lead and controlled Solely by Dominion Water and Sanitation District. Please reach out to Pamela Grover (pamela.grover@dominionwsd.com) for the clarification you are seeking.

2. Bullet on Range responsible for \$6-7M for the lift station at the LWSD sewer lagoon. Easement agreement and operations agreement for use of District property is

required. Infrastructure located on LWSD property will be subject to LWSD review and approval.

Rick response comment: Duly noted. Range Metro district is providing funding but lift station design and permitting is being processed by Dominion Water and Sanitation District. Please reach out to Pamela Grover for further information

3. Bullet on Range shall escrow all connection fees associated with connecting to Louviers to DWSD conjunctive use system and wastewater system of \$4.5M.

Rick response comment: Please contact Pamela Grover with Dominion for further coordination.

Louviers Water and Sanitation District reserves the right to provide additional comments as additional information is available, Please do not hesitate to reach out if you have any questions regarding the comments



March 14, 2025

Mike Pesicka
Douglas County Planning Services
100 Third Street
Castle Rock, Colorado 80104

RE: SB2024-048 Louviers Water and Sanitation District Response Comments

Submitted by: Sarah Shepherd, District Manager

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

Range Planned Development Exhibits:

1. The “Statement of Commitments” indicates “the commitment to provide connection fees for the Louviers Water and Sanitation District. along with system capacity.

The District requests that related any escrow provided for the District for the District connection fees, that the District is also named a party to the Escrow.

Rick Engineering response comment: After discussion between Range Metro District and Louviers Water and Sanitation District (LWSD) on 3/13/2025, Range Metro District acknowledges LWSD requirement to be party to the Escrow and agrees to Negotiate with Dominion Water and Sanitation District (DWSD) to ensure LWSD is party to the Escrow.

Dominion Water and Sanitation District Conditional Will Serve Letter

1. Bullet on Range paying \$4.18 M for the waterline between Sterling Ranch CAB and LWSD. Please ensure that the waterline is constructed for fire flow to the District, confirm that the meter vault to the District will be separate from the meter to the Range, and confirm that the meter vault will be located adjacent to the District water storage tank.

Rick response comment: Range Metro has discussed with DWSD the design level of Louviers feed line. DWSD has confirmed that this proposed line has the capacity to provide fire flow to LWSD. The design of the Louviers feed line includes a meter dedicated to monitoring the flow between DWSD and LWSD at the Louviers Tanks. Range Metro has a separate meter dedicated to monitoring

the flow sent to Range Metro that branches off the Louviers feed line within Waterton road.

2. Bullet on Range responsible for \$6-7M for the lift station at the LWSD sewer lagoon. Easement agreement and operations agreement for use of District property is required. Infrastructure located on LWSD property will be subject to LWSD review and approval.

Rick response comment: Per the discussion between Range Metro and LWSD on 3/13/2025, Range Metro will negotiate and obtain easements and operations agreements on LWSD land between Range Metro and LWSD. These easements and agreements will ultimately be assigned to DWSD for the operations and maintenance of their facilities on LWSD land. Currently the Range Development is obtaining Preliminary Plan approvals with the County. The project will be starting Final Design in the coming months. These designs will dictate where easements will be required.

3. Bullet on Range shall escrow all connection fees associated with connecting to Louviers to DWSD conjunctive use system and wastewater system of \$4.5M.

Rick response comment: As stated prior, Range Metro District acknowledges LWSD requirement to be party to the Escrow and agrees to Negotiate with Dominion Water and Sanitation District (DWSD) to ensure LWSD is party to the Escrow.

Louviers Water and Sanitation District reserves the right to provide additional comments as additional information is available, Please do not hesitate to reach out if you have any questions regarding the comments



December 20, 2024

Jeff Battiste, P.E.
Project Manager, Mile High Flood District
12575 W Bayaud Avenue
Lakewood, CO 80228

RE: MHFD Review Comments for Douglas County Referral Case No. SB2024-048

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal *only* as it relates to maintenance eligibility of storm drainage features or impacts to an MHFD drainageway, in this case:

- Daniels Park Drainageway

MHFD staff have the following comments to offer:

1. Thanks for the detailed hydrologic modeling. We appreciate the consideration for maintaining existing peak flows for minor events, in addition to major events.

RICK response comment: Comment noted.

2. Additional documentation is needed to support the adaptive management approach to stabilization of Daniels Park Drainage. In particular, input from a geomorphologist is needed to support the proposed approach and to understand the future risk with this approach. We still anticipate impacts from hydromodification, due to increased volumes, even if historic peak flows are maintained.

RICK response comment: The project team is coordinating with a Geomorphologist and will provide additional documentation in subsequent submittals.

3. The County may wish collect a fee, in place of constructed drainage improvements, as a way to support future adaptive management needs. Determination of this fee can be handled through a future meeting with the County. The fee would consider the efforts taken by the developer to minimize hydromodification and other channel impacts.

RICK response comment: The project team has coordinated with the County, and it is not expected that any fees will be collected.

4. We understand that design details will be part of a future submittal. We would recommend considering the following comments in advancing the design:

- a. The two road crossings of Daniels Park Drainage will need to adequately provide for sediment transport in the drainage system.

RICK response comment: A detailed model for the roadway crossings will be included in the final design. The preliminary design of these crossings has been developed to accommodate both low flows and high flows by positioning the culverts at varying elevations. The proposed culverts' required conveyance area is expected to allow low flows to meander, replicating the pre-project conditions.

- b. The use of disconnected impervious area upstream of the ponds will help with hydromodification, reducing the volume of water that reaches Daniel Park Drainageway. We recommend considering options to preserve the minor drainage paths, where possible, in place of using storm pipe.

RICK response comment: Comment noted. The project will explore further opportunities to disconnect impervious areas. In the current preliminary design, strategies have been identified to disconnect backyards and direct runoff to the proposed EDBs through clearly defined open swales. Additionally, detached, meandering sidewalks are being proposed where possible to help reduce runoff.

We appreciate the opportunity to review this proposal. We will need to review future submittals. Please feel free to reach out to me with any questions or concerns.



December 20, 2024

Mike Pesicka
Douglas County Planning Services
100 Third Street
Castle Rock, Colorado 80104

RE: SB2024-048 Noise Study Response Comment

Submitted by: William D Hesser, PE
Senior Acoustical Consultant

We have reviewed the documents and information you provided regarding the proposed Range Planned Development Site in Douglas County Colorado. The application information you provided includes a Noise Analysis report dated January 29, 2021, a Traffic Impact Analysis (TIA) dated August 8, 2024, both provided by FHU, and a Preliminary Plan drawing set dated August 9, 2024, provided by Rick Engineering.

The purpose of this review is to verify that the information provided to Douglas County adequately represents and documents existing and future noise levels created by vehicular traffic along State Highway 85 at the proposed project site.

We find the technical content of the initial noise study, i.e., calculation methodologies, to be satisfactory. We have conducted independent site noise assessment calculations based on the future traffic volume levels (2040) including impacts from proposed Poet and Barenburg development parcels as described in the TIA report. As section IV.D. of the TIA states, total traffic volumes on Highway 85 just south of Airport Rd. in 2040 are expected to exceed 41,000 vpd. Our calculations agree with the FHU's estimation that, at roughly 1000 feet, the Range development falls well beyond the DNL 65 line, estimated at 325 feet from Highway 85, even with the future traffic increase.

Note that the TIA and Plan drawings have been revised until recently. The Noise Analysis report is dated January 2021, just after the original TIA report date. This review is based on information from the most recent TIA and Preliminary Plan, checked against the 2021 Noise report results.

If the plan layout changes substantially, DLAA recommends that the Noise Analysis be updated to reflect the latest information.

Rick response comment: Duly noted, thank you for the review.



303-537-8020
rickengineering.com

8678 Concord Center Drive #200
Englewood, CO 80112

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

December 20, 2024

Mike Pesicka
Douglas County Planning Services
100 Third Street
Castle Rock, Colorado 80104

RE: SB2024-048 South Metro Fire Rescue response comment

Submitted by: Aaron Miller

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 preliminary plan.

Rick response comment: Duly noted, thank you.

Applicants and designers are encouraged to coordinate with SMFR regarding fire hydrant layout prior to plat documents and utility plans being completed.

Rick response comment: Duly noted, thank you.



December 20, 2024

Mike Pesicka
Douglas County Planning Services
100 Third Street
Castle Rock, Colorado 80104

RE: SB2024-048 Sterling Ranch Development

Submitted by Susan Beckman, Entitlement Director

To assure equal treatment by Douglas County for all developers located in Northwestern Douglas County along the HWT 85 corridor. The Range Development (SB2024-048) should be required to pay the same impact fee per lot that to Sterling Ranch Planned Development and Solstice Planned Development are required to pay. The highway fee was a condition of approval for both of these developments and are unique to these developments.

As required by the Sterling Ranch PD Sterling Ranch builders currently pay a specific per lot amount of \$3,870.00 to go towards improvements for State Highway 85. At 20% buildout Sterling Ranch Development has paid over \$12.5 million towards improvements on a State Highway.

In total at full buildout Sterling Ranch will pay a total of over \$55 million (not inflation adjusted) paid by Sterling Ranch supplements the existing taxpayer funded Douglas County and State of Colorado transportation funding mechanisms.

Rick response comment: The Range development is subject to section 2.E. of the approved "Range Planned Development" document approved in May, 2022. The approved PD was included in the submittal and is included in the reference documents of the current submittal. The section reads:

E. REGIONAL TRAFFIC PROJECTS: TRAFFIC PRO-RATA SHARE. IN ORDER TO ADDRESS EXISTING CAPACITY DEFICIENCIES AND ANTICIPATED FUTURE ADDITIONAL TRAFFIC DEMANDS, IT IS ANTICIPATED THAT THE COLORADO DEPARTMENT OF TRANSPORTATION AND/OR OTHER GOVERNMENTAL AGENCIES WILL DESIGN AND CONSTRUCT CERTAIN REGIONAL TRAFFIC PROJECTS AND STATE HIGHWAY SYSTEM IMPROVEMENTS AS IDENTIFIED IN THE NORTHWEST DOUGLAS COUNTY FEASIBILITY STUDY FOR US HIGHWAY 85 AND STATE HIGHWAY 121, CONCEPTUAL ALTERNATIVES DEVELOPMENT REPORT DATED AUGUST 2014, AND THAT THE COUNTY, ADJACENT PROJECTS AND OTHER THIRD-PARTIES MAY PARTICIPATE IN THE FUNDING OF SUCH CAPITAL PROJECTS. ACCORDINGLY, TO ADDRESS THE PROJECTS EQUITABLE PRO-RATA SHARE CONTRIBUTIONS OF SUCH REGIONAL TRAFFIC PROJECTS:

a. REGIONAL TRAFFIC PRO-RATA SHARE AMOUNT. AT THE TIME OF THE APPROVAL OF THIS PLANNED DEVELOPMENT PLAN, THE REGIONAL TRAFFIC PRO-RATA SHARE CONTRIBUTION WILL BE FIXED AT \$2,985 PER DWELLING UNIT, (BASED ON A 2015 BASE YEAR AMOUNT OF \$2897, AND A 2021 BASE YEAR OF \$3262 PER DWELLING UNIT AND INCLUDING A 7-ACRE RIGHT-OF-WAY CREDIT OF \$277 PER DWELLING UNIT), AS ADJUSTED FOR INFLATION ON JANUARY 1, 2022, AND EACH SUBSEQUENT CALENDAR YEAR IN ACCORDANCE WITH AND BASED ON THE PRIOR YEAR'S FIRST HALF, UNITED STATES DEPARTMENT OF LABOR-BUREAU OF LABOR STATISTICS-DENVER-BOULDER-GREELEY CONSUMER PRICE INDEX AS DETERMINED BY THE U.S. BUREAU OF LABOR STATISTICS. THE AMOUNT OF THE REGIONAL PRO-RATA SHARE CONTRIBUTION SHALL BE PAYABLE UPON INITIAL ACCEPTANCE PER PHASE AS IDENTIFIED IN THE SIA, SUCH AMOUNT TO BE EQUAL TO THE ADJUSTED RATE THAT IS IN EFFECT ON JANUARY 1 OF THE YEAR IN WHICH THE ACCEPTANCE IS GRANTED.

b. APPLICANT WILL TENDER PAYMENT OF THE CORRESPONDING REGIONAL TRAFFIC PRO-RATA SHARE TO THE COUNTY AT THE TIME OF RECORDATION OF THE FIRST FINAL PLAT.



December 20, 2024

Mike Pesicka
Douglas County Planning Services
100 Third Street
Castle Rock, Colorado 80104

RE: Project Number SB2024-048 Douglas County Water Commission Response Comment Letter

Response by: Terence T. Quinn, AICP Director of Community Development

The Douglas County Water Commission (Commission) met on October 28, 2024 and provided comment on SB2024-048 - Range Preliminary Plan (Project). There was no consensus comment from the Commission, only individual comments were provided. All other members had no comment. The following is a summary of comments from each Commission member that provided comments on the Project. This Project was pulled from the agenda for discussion by Commission Member Tricia Bernhardt.

Tricia Bernhardt: Member Bernhardt commented that the heart of this issue is the request to change the demand standard from what is in Douglas County Zoning Resolution Section 18A at .75-acre feet down to .2 or .25-acre feet and that a decrease in the demand standard would lead to more housing development in the County. Member Bernhardt stressed that they are asking for a change to the demand standard and that it would be appropriate to discuss that as a group. Member Bernhardt stated that this Project and MI2024-026 — Established District Determination for Dominion Water and Sanitation District are related issues.

Harold Smethills: Member Smethills commented that this project would be an elegant solution providing sewer treatment to replace a sewer lagoon in Louviers, cleaning up Plum Creek, providing a renewable water system to Louviers with money to improve a system that has been contaminated with radium, and paying for it through new development without adding cost to existing residents.

Rick response comment: Reviewed and considered. Thank you for the information.



December 20, 2024

Mike Pesicka
Douglas County Planning Services
100 Third Street
Castle Rock, Colorado 80104

RE: SB2024-048 Xcel Energy response comment

Submitted by: Violeta Ciocanu (Chokanu) Right of Way and Permits

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the Range Preliminary Plan. **It is unclear the differentiation between the easement line and building setback line. Are they the same? If they are not, please label the easements appropriately.**

Please note Public Service Company requests:

Six-foot (6') wide dry utility easements are hereby dedicated on private property adjacent to each front lot line of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to the County of Douglas for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Rick response comment: Further coordination followed this comment. PSCo and Xcel provided agreement that the project shall provide a 15' easement at the front of the lots and along proposed ROWs bordering tracts and open space parcels. Please review the revised Preliminary Plan.

In addition, PSCo has an existing easement, requesting it is shown/depicted on the plan.

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document. The Designer must contact the appropriate Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Rick response comment:



April 18, 2025

Violeta Ciocanu (Chokanu)
Public Service Company of Colorado dba Xcel Energy

RE: Range Preliminary Plan
Project File #: SB2024-048

Reviewed by: Douglas County Planning Services

Comment #1- Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the Range Preliminary Plan. Please be aware PSCo has an existing natural gas distribution facility within the area to be developed. Also, PSCo has an existing recorded easement, requesting it is shown/depicted on all plans and plats (attached).

- **Rick response comment: Thank you for the information. We have this easement on file and the linework for this easement is now shown on sheets 2,3,8, & 9 of our Range Preliminary Plan. Please note that we are currently seeking Douglas County Preliminary Plan Process approval. This County Process does not include the creation of a Plat. Please note that we are depicting this easement on our plan with annotation stating that this easement will be vacated during the Douglas County Final Plat Process which will follow Douglas County Preliminary Plan approvals.**

From: [Alyson Weaver](#)
To: [Michael Pesicka](#)
Subject: PROJECT SB2024-048
Date: Thursday, October 3, 2024 2:36:08 PM

Subject: Opposition to Preliminary Plans for The Range Community

Dear Sir/Madam,

We are writing in response to the letter we received regarding the preliminary plans for The Range community and 550 residential lots. After reviewing the documents and proposals for this subdivision, we strongly oppose this development.

When we purchased our land in 2013 and began the building process, we requested a building envelope change with the Douglas County Land Development to relocate our home to a higher position on the property. Unfortunately, our request was denied, and we had to submit a new request for a minimal change that did not allow us to have our desired views. As a result, we had to build within the lower level of our property and the building envelope, which forced us to completely change the way we positioned our current home. Now, with this new proposal, you are asking us to completely sacrifice our views of the mountains and the way in which we enjoy our property.

We paid a premium for our acreage and continue to pay extremely high property taxes each year. We are not okay with having our views and privacy completely eliminated or severely obstructed by rooftops and homes. This is a total disregard for our desired use of property and the damage it will do to our way of living and the values of homes.

This proposal will disrupt the natural wildlife, cause a severe shortage of water resources, increase noise, introduce unwelcome glaring lights into our property, and compromise the privacy and serenity of our property. We purchased acreage in this area at a premium and pay high property taxes so we can enjoy the solitude of rural living and the beauty of nature.

I truly hope that our concerns are valued and will not be taken lightly when considering this massive change to our way of living and property values.

Warm Regards,
Adam & Alyson Weaver

October 10, 2024

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

Attn: Mike Pesicka

Re: Range Preliminary Plan, Case #SB2024-048

We own property adjacent to the proposed Range Development which is to our south and east. We were invited via a Courtesy Notification of Application in Process letter to comment on the Range Preliminary Plan during this referral period.

Thank you for the opportunity to comment.

We have reviewed the Preliminary Plan, supporting documents, and referrals uploaded to the Douglas County Community Development website up through October 9, 2024. We are offering the following comments:

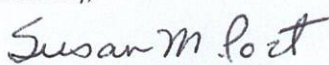
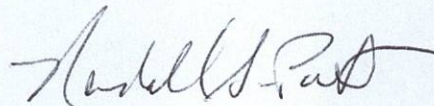
- 1) There are different versions of the Preliminary Plan contained within various documents on the Douglas County Community Development website; we are basing our comments on the Range Preliminary Plan document dated 08/09/2024, which we are interpreting as the most current version of the Preliminary Plan.
- 2) The apparent need for our property to be used for the Range Development:
 - a. At the Douglas County Board of County Commissioners (BoCC) meeting in December, 2021 when the Range PD Re-Zoning was approved, the BoCC asked Range to comment on the extent of our land which would be needed for the Hwy85/Airport Rd access. The response was "We don't have those details, and we absolutely will work with the Poets if that's necessary or modify the radius as we can through engineering, but those engineering details get down to inches, and we'll work through those ..." As indicated on the Grading Plan (sheet GRD-03), it appears two portions of our property are now indicated as being utilized for the Range's north access at the intersection. Clearly, this amounts to "acres" more than "inches." We cannot tell if Range and/or the Range Metro Districts and/or CDOT and/or Douglas County will be requesting deed transfers or easements on our property or when those transfers/easements might be wanted, either for the Range development or for later Hwy85/Airport Rd intersection improvements. To date, we have not been approached by anyone.
 - b. We cannot determine all the portions of our property which will be requested for any of the utility services for Range. The only indication we can find is on the Utility Plan (sheet UTIL-02) which shows the sewer line stubbing to our property near the Daniels Park drainage, labeled "connection to offsite Dominion Water and Sanitation District Sewer". Extending the sewer line from the Range property from this point, to the proposed Louviers Lift station, would bisect our property and thus is a larger impact to us than if it were not to bisect our property. We need to receive a complete view of what access to

our property is needed for all utilities, regardless of the utility servicing agency (Range, Range Metro Districts, Xcel, Core Electric, Comcast, etc.).

- c. We request that the County require Range to ensure all agreements with us with any party for property transfer, easements, or any infrastructure needed to be placed on our property, for any purpose related to the Range development, be negotiated and in place as a contingency for Subdivision approval.
- 3) Affordable Housing - At the BoCC meeting in December, 2021 when the Range PD Re-Zoning was approved, the BoCC asked Range to comment on the housing prices and affordable housing. The Range's response was "You know, we're trying to do some -- I'll call it affordable housing, but it has more to do with the mixed use -- mixed price point of housing." AND "And the price of the homes are likely going to be 400- to 800,000. I hope the housing market doesn't get to the point where your average home that a family buys starts to encroach on the million-dollar side. With the supply and demand the way that it is, that tends to push it that way. That's why we're trying to provide some supply. We will have potential for some patio homes and diverse housing product there, so it's not -- all the homes are not going to be million-dollar homes. You don't have the small lot sizes and are able to sell million-dollar homes..." Given the Preliminary Plan as currently presented, what are the range of home prices anticipated and what % of these are anticipated to be "affordable"?
- 4) We request a 1000 ft setback from our current property line for any future wells which might be drilled on the Range property, either by Range, Range Metro District, the presumed water supplier, Dominion, or any future entity. This would provide us with assurance that our own water rights are minimally affected by any future wells on the Range property.
- 5) Regarding the wildlife corridors shown on the Preliminary Plan (sheet WL-01), based upon our several years of observation, the north wildlife corridor is inaccurate. Wildlife from the northern portion of the Range property cannot proceed westward as indicted due to the high fencing on those neighboring properties.
- 6) We specifically want to point out that we are in support of material in several of the other documents and referral comments: referral from Cherokee Ridge Estates Metro District & HOA dated October 5, 2024, the Wildlife Protection Plan dated February 12, 2021, Colorado Division of Water Resources letter dated September 30, 2024, and the referral from Highlands Ranch Community Association dated October 4, 2024.

We reserve the right to provide additional comments as additional information is available. Please do not hesitate to reach out if you have any questions regarding the comments.

Sincerely,

Susan and Randall Poet
Susan Poet LLC
PO Box 171
Louviers, CO 80131

Bryan Horan
Ventana Capital Inc
8678 Concord Center Dr #200
Englewood, CO 80112
bhoran@ventanacap.com
303.525.2683

March 11, 2025

Douglas County Planning Department

Re: Documentation of Meetings with the Poets Regarding the “Range” Development

To Whom It May Concern,

This letter serves as documentation of our communications and meetings with Susan and Randall Poet concerning our proposed development, "Range."

The Poets submitted a letter to Douglas County on October 10, 2024, expressing their concerns regarding the project. In response, we reached out to them on October 31, 2024, and scheduled an in-person meeting at my office. That meeting took place on November 14, 2024, at 3:00 p.m.

During the meeting, we reviewed the details of the project and addressed the Poets' concerns. We provided them with maps of the development and discussed the proposed timeline. At that time, we also scheduled a walk of their property for December 3, 2024, to identify the location of the proposed sewer line and the area required for a right-of-way to accommodate our road entrance.

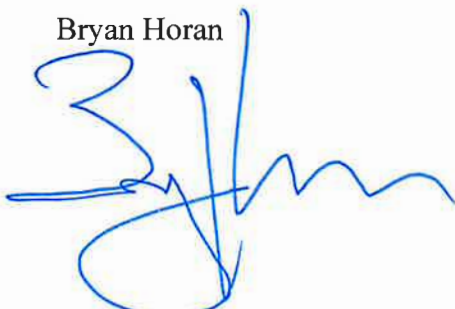
The Poets were friendly and accommodating throughout the process. They agreed to allow us to proceed with engineering activities on their property. On January 15, 2025, we scheduled soil borings for the proposed sewer line alignment. Subsequently, our engineers conducted environmental field work on their property on January 17, January 22, and January 29, 2025.

Additionally, we provided exhibits outlining the proposed right-of-way for our road entrance. On March 7, 2025, we sent an updated option for the right-of-way as well as an exhibit showing the sewer line alignment.

Susan and Randall Poet have continued to engage in productive discussions with us and have agreed to work collaboratively as we finalize both the right-of-way and sewer alignment.

Best,

Bryan Horan



Bryan Horan
Ventana Capital, Inc
8678 Concord Center Dr #200
Englewood, CO 80112
bhoran@ventanacap.com
303.525.2683

March 11, 2025

Douglas County Planning Department

Re: Documentation of Meeting with Neighbor Regarding Development Project

To Whom It May Concern,

This letter serves as documentation of a meeting held in response to a letter of concern submitted by Adam and Alyson Weaver to Douglas County on October 3, 2024.

In an effort to address their concerns, I scheduled a meeting and met with Mr. Adam Weaver on January 17, 2025, at 3:00 p.m. at their residence. Mrs. Alyson Weaver was out of town at the time of our meeting. During our discussion, I provided Mr. Weaver with an update on the status of the project and shared maps outlining the development plans.

Mr. Weaver was very friendly and receptive throughout the conversation. He expressed a positive attitude toward the development and the process as it was presented. I informed him that I would continue to keep them updated on the project's progress moving forward. Specifically, I committed to reconnecting with them over the summer and to stake the lot line that is visible from their house for their reference.

Please let me know if you need any additional information or clarification.

Best,

Bryan Horan

A handwritten signature in blue ink, appearing to read 'Bryan Horan', with a large, stylized flourish extending upwards and to the right.

From: [Bryan Horan](#)
To: [Troy Bales](#); [Kristofer Carlstedt](#)
Subject: FW: Range exhibits/updates
Date: Monday, March 17, 2025 10:45:22 AM

Poet's....

From: Randall Poet <rpoet@comcast.net>
Sent: Monday, March 17, 2025 10:40 AM
To: Bryan Horan <bhoran@ventanacap.com>
Cc: SUSAN POET <smpoet@comcast.net>
Subject: Re: Range exhibits/updates

Bryan--

Thank you and your team for coming out and walking the areas proposed for the new construction and listening to our concerns. We were pleased to see the updated site plan showing the roadway from Hwy 85 no longer impacting the southeast corner of our property.

As to the County's request, The Range and the Poet's are in active discussion regarding the construction project's needs. We understand that from your perspective the project is still early in the detailed design process and you are anticipating working out the details as the design progresses. However, we had hoped that these details could have been finalized prior to preliminary plan approval.

We are noting several unresolved items/existing conditions/details which we feel will need to be addressed in future discussions along with other items which may surface along the way.

In no particular order...

1. Construction/grading easements. The areas disturbed need to be restored to their initial condition. This includes grass, shrubs, scrub oak, whatever will best match what is already there. We do not want to see any evidence of the construction several years down the line. Please note that this is more difficult to do than what appears to be the standard County and CDOT approaches to same, as evidenced by the hillside immediately to the north of the current entrance to the Range property as well as some of the hillsides along our property which were disturbed during the widening of Hwy 85 (where there are no significant shrubs of any sort and several of the slopes are significantly eroded). Whatever the County time standards are to get this restoration accomplished may need to be extended until recovery is assured.
2. Regarding the easement and ROW requirements immediately off of the Airport

Road / Hwy 85 intersection, we understand the ROW needs and the temporary grading easement concepts provided by RICK Engineering. This is a difficult area to work in as the access road immediately runs into a fair sized hill once it exits 85. We are hesitant on both of the currently proposed concepts, the first with no retaining walls as well and the second with two retaining walls. We like that the second concept better as it avoids grading the top of the hill and diminishing the views therefrom. However, we do not like multiple hundreds of feet of retaining walls on our property for safety reasons as well as potential ongoing maintenance requirements. They also likely make property in that corner less accessible and user friendly than it might be otherwise. We think it would be a good idea to meet with you and the engineer again to see if something more appealing could be worked out. (There has also been mention of signage or other enhancements near the entry for the project. Possibly this could be worked into a retaining wall or other feature near the entry roadway that could reduce or relocate the retaining walls? Large boulders on a slope greater than 3:1? Other ideas?)

3. On the sanitary sewer routing/easement, we understand the general routing. Our concerns on this are generally in the details.
 1. Immediately upon entry from the Range on our east property line, the dry wash pushes up immediately to a steep hill that will be difficult to reconstruct and restore if affected. Could the pipe/trench in this location be moved far enough south to avoid the toe of the slope with not only the pipe placement, but also any construction vehicles that may be used in this area? The existing slope in this area appears to be in excess of 3:1 and stable (and well vegetated) and it would be best not to disturb it.
 2. Along much of the proposed route, there is the remains of an old road running somewhat along the top of the northern edge of the sandy wash. This former road creates a swale that collects some of water that may run down the slope to the north and encourages the scrub oak and grass along the wash. We would like this function to remain after construction and restoration. Note that the area nearer Hwy 85 is flatter and this feature is less pronounced as the rain water over there generally soaks in when it hits the flatter area between the hills and the wash.
 3. In general, avoid the clumps of brush and scrub oak.
 4. Manhole covers need to be at grade, not elevated. These could be a hidden hazard to whatever animals or vehicles are crossing the easement.
 5. Restoration of the ground cover is a concern as well. We would like to see no evidence of this construction after a couple years. Reiterating item 1.

4. Our request for locating any future water wells at least 1,000 feet away from our property line needs to be addressed and confirmed. This may need to be incorporated into agreements with Dominion and any other IGS's as well as some sort of deed restrictions. What are your thoughts on how to accomplish this?

Thank you for your consideration,

Randall and Susan Poet

On 03/12/2025 8:01 AM MDT Bryan Horan <bhoran@ventanacap.com> wrote:

Sounds good! Let me know if you have any questions.

Bryan

On Mar 12, 2025, at 7:57 AM, SUSAN POET
<smpoet@comcast.net> wrote:

Bryan

Yes, we received and were able to read the emails/attachments you sent recently. We are in the midst of reviewing them, along with other material you or your engineers have provided the last couple months. Please give us through the weekend to review before getting back to you.

Thanks

Sue and Randy Poet

On 03/11/2025 10:33 AM MDT Bryan Horan
<bhoran@ventanacap.com> wrote:

Hi guys!! I wanted to follow up and make sure you received the 3 emails I sent last week and see if you have any questions.

I wanted to see if you can send me an email saying we're working together to finalize the road and the sewer easement or would you like my attorney to draft a simple MOU (Memorandum of Understanding)?

Thanks guys!
Bryan

From: Bryan Horan
Sent: Friday, March 7, 2025 11:56 AM
To: SUSAN POET <smpoet@comcast.net>; Randy Poet <rpoet@comcast.net>
Subject: FW: Range exhibits/updates

Email #1.....

Hi guys – The email I sent this morning was too large. I will send 3 emails. Each with 1 exhibit.

From: Bryan Horan
Sent: Friday, March 7, 2025 11:06 AM
To: SUSAN POET <smpoet@comcast.net>; Randy Poet <rpoet@comcast.net>
Cc: Mark Nickless <mtnickless@omsc-llc.com>
Subject: Range exhibits/updates

Hi Sue and Randy!

Attached is an exhibit from Kimley Horn depicting the sewer easement. We had them use the absolute worst case scenario for the temp construction area (70'). We can skinny this down as we get closer to nailing down the exact location. It potentially could shift a couple feet one way or the other.....but the attached exhibit will be worst case scenario.

I've also attached the original exhibit I sent a couple weeks ago showing the ROW and easements needed for the road entrance to the development (worst case scenario). Also attached is a new exhibit shrinking the amount of area needed if we put up two 10 foot walls at the entrance. We're still playing around with the wall locations to shrink the amount of landed needed even

more. Once I have more exhibits, I will share them with you. After everyone has seen a couple options, I'd love to sit down with you both and get your opinion.

For an update, we're trying to resubmit our second round of comments by the end of next week for our prelim plan. If we can get everything submitted, I believe we're looking to have our planning commission meeting 4/20. Board of County Commissioners would follow a couple weeks after.

As part of our response to the County, the County would like me to have an email or a simple document signed by you guys saying we have agreed to work together on the road entrance/grading and the sewer line. We've walked the property and shared exhibits and we're working towards finalized agreements and easements. Is this an email you guys would like to draft or would you prefer I have my attorney throw something together very simple saying the above?

Thanks guys and we're making progress. Hope everything is great in your world and we'll chat soon!!!
Bryan

Bryan Horan
Ventana Capital, Inc
303-525-2683



April 19, 2025

Mike Pesicka
Douglas County Planning Services
100 Third Street
Castle Rock, Colorado 80104

RE: Project Number SB2024-048 Susan and Randall Post Response Comment Letter

Susan and Randall Poet
Susan Poet LLC
PO Box 171
Louviers, CO 80131
Response Email dated 3/17/2025

Thank you and your team for coming out and walking the areas proposed for the new construction and listening to our concerns. We were pleased to see the updated site plan showing the roadway from Hwy 85 no longer impacting the southeast corner of our property.

As to the County's request, The Range and the Poet's are in active discussion regarding the construction project's needs. We understand that from your perspective the project is still early in the detailed design process and you are anticipating working out the details as the design progresses. However, we had hoped that these details could have been finalized prior to preliminary plan approval.

We are noting several unresolved items/existing conditions/details which we feel will need to be addressed in future discussions along with other items which may surface along the way.

- 1) Construction/grading easements. The areas disturbed need to be restored to their initial condition. This includes grass, shrubs, scrub oak, whatever will best match what is already there. We do not want to see any evidence of the construction several years down the line. Please note that this is more difficult to do than what appears to be the standard County and CDOT approaches to same, as evidenced by the hillside immediately to the north of the current entrance to the Range property as well as some of the hillsides along our property which were disturbed during the widening of Hwy 85 (where there are no significant shrubs of any sort and several of the slopes are significantly eroded). Whatever the County time standards are to get this restoration accomplished may need to be extended until recovery is assured.

Rick response: Per our meeting on 4/15/25 reestablishing disturbed areas are a concern. Options for quick establishment were discussed in the meeting and included, reseeding during specific times of the year, providing temp irrigation, installation of erosion control blankets on slopes steeper than 4:1 and consistent monitoring of the reestablishment areas. It was also discussed that the plans defining these requirements and procedures are typically tied to the GESC permit which is a plan set reviewed and approved as a part of the final plat process.

- 2) Regarding the easement and ROW requirements immediately off of the Airport Road / Hwy 85 intersection, we understand the ROW needs and the temporary grading easement concepts provided by RICK Engineering. This is a difficult area to work in as the access road immediately runs into a fair sized hill once it exits 85. We are hesitant on both of the currently proposed concepts, the first with no retaining walls as well and the second with two retaining walls. We like that the second concept better as it avoids grading the top of the hill and diminishing the views therefrom. However, we do not like multiple hundreds of feet of retaining walls on our property for safety reasons as well as potential ongoing maintenance requirements. They also likely make property in that corner less accessible and user friendly than it might be otherwise. We think it would be a good idea to meet with you and the engineer again to see if something more appealing could be worked out. (There has also been mention of signage or other enhancements near the entry for the project. Possibly this could be worked into a retaining wall or other feature near the entry roadway that could reduce or relocate the retaining walls? Large boulders on a slope greater than 3:1? Other ideas?)

Rick response: it was agreed in the meeting that the grading option at the entrance with walls was preferred since it minimized the limits of grading on the Poets property however there was concern with maintenance of the walls and associated revegetation. It was discussed that the plan with walls was a worse case scenario and that the final configuration and type of walls would be finalized with the final plat application. It was agreed that the Range development would purchase the area from the Poets that would require maintenance however the limits of that area would be determined with final plat. The Poets requested that there be some on the record language such as a condition of approval to the final plat. A proposed condition could be as follows:

Prior to the Range Filing 1 plat approval the Range Development shall purchase the portion of land from the Poets that is associated with the Range development entrance road. The limits of that land would be determined with the final plat application and would be limited to area required for maintenance of any proposed improvements or disturbed area requiring reestablishment of vegetation.

We have also added a note the on the preliminary plat exhibit indicating such requirement.

3) On the sanitary sewer routing/easement, we understand the general routing. Our concerns on this are generally in the details.

- a. Immediately upon entry from the Range on our east property line, the dry wash pushes up immediately to a steep hill that will be difficult to reconstruct and restore if affected. Could the pipe/trench in this location be moved far enough south to avoid the toe of the slope with not only the pipe placement, but also any construction vehicles that may be used in this area? The existing slope in this area appears to be in excess of 3:1 and stable (and well vegetated) and it would be best not to disturb it.

Rick response: Per our meeting we discussed an alternative route of the sewer that would limit impacts to the existing slope indicated. Further analysis will be completed to confirm that the new alignment would work vertically..

- b. Along much of the proposed route, there is the remains of an old road running somewhat along the top of the northern edge of the sandy wash. This former road creates a swale that collects some of water that may run down the slope to the north and encourages the scrub oak and grass along the wash. We would like this function to remain after construction and restoration. Note that the area nearer Hwy 85 is flatter and this feature is less pronounced as the rain water over there generally soaks in when it hits the flatter area between the hills and the wash.

Rick response: Per our meeting we discussed an alternative route of the sewer that would limit impacts to the existing trees and would align more closely with the existing old road.

- c. In general, avoid the clumps of brush and scrub oak.

Rick response: Per our meeting we discussed an alternative route of the sewer that would limit impacts to the existing tree stands that are of concern.

- d. Manhole covers need to be at grade, not elevated. These could be a hidden hazard to whatever animals or vehicles are crossing the easement.

Rick response: it was discussed that when manholes are within openspce areas the manholes would be approximately 6-8" above grade but have a smooth concrete collar on the riser to have a smooth transition with the existing ground.

- e. Restoration of the ground cover is a concern as well. We would like to see no evidence of this construction after a couple years. Reiterating item 1.

Rick response: Similar to response to comment 1, we will ensure proper erosion control and revegetation methods are defined with the final construction plans for the development which typically are prepared with the final plat application.

- 4) Our request for locating any future water wells at least 1,000 feet away from our property line needs to be addressed and confirmed. This may need to be incorporated into agreements with Dominion and any other IGS's as well as some sort of deed restrictions. What are your thoughts on how to accomplish this?

Rick response: The Range development is working with the retail water provider (Dominion Water and Sewer) to incorporate this request into the service agreement. While Dominion has not agreed to a 1000ft setback they are considering a 600ft setback from the property line to any proposed well. At a minimum any proposed well cannot be within 600ft of an existing well as per current state requirements.