

## Location and Extent Staff Report

**Date:** February 18, 2025  
**To:** Douglas County Planning Commission  
**From:** Brett Thomas, AICP, Chief Planner *BT*  
Jeanette Bare, AICP, Planning Manager *JB*  
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*  
**Subject:** 4085 Lark Sparrow Street  
**Project File:** LE2025-002

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**Planning Commission Hearing:**

**March 3, 2025 @ 6:00 p.m.**

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### **I. EXECUTIVE SUMMARY**

The Platte River Academy Building Corporation (Platte River Academy) requests approval of a Location and Extent (L & E) application to provide improvements to the existing charter school site located at 4085 Lark Sparrow Street. The improvements are intended to provide small, outdoor learning spaces to serve existing students. The school is located east of Colorado Boulevard, between Lark Sparrow Street and Goldcrest Avenue. The site is located in the Primary Urban Area as designated on the 2040 Douglas County Comprehensive Master Plan (CMP).

### **II. APPLICATION INFORMATION**

#### **A. Applicant**

Platte River Academy  
4085 Lark Sparrow Street  
Highlands Ranch, Colorado 80126

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

Alan McQueen, Director of Operations  
Platte River Academy 4085 Lark Sparrow Street  
Highlands Ranch, Colorado 80126

#### **C. Request**

Platte River Academy is requesting approval of an L & E application to provide improvements to the existing charter school site. Improvements generally include two shade canopies southwest of the school, two hyperdomes west of the school, and two 16-foot by 16-foot decks and nature trails north of the school.

#### **D. Location**

The existing school is located east of Colorado Boulevard, approximately 3,000 feet south of Highway C470. The attached vicinity map, zoning map, and aerial map highlight site location and existing conditions.

**E. Project Description**

Platte River Academy proposes improvements to the exterior of the existing school to provide outdoor educational opportunities while maintaining its existing operational scale. The proposed improvements will not increase student enrollment capacity or alter existing traffic patterns. Location specific improvements are identified below:

- Southeast of Building:
  - Two shade canopies with infrared heating.
  - Seating capacity for approximately 20 students.
  - Electrical infrastructure for climate control.
- West of Building:
  - Two hyperdomes each accommodating up to 12 students.
  - Electrical heating systems.
  - Flexible space designated for teacher and student support services.
- North of Building:
  - Two 16-foot by 16-foot accessible decks with ramps.
  - Nature trail installation around existing detention pond.
  - Education programming partnership with Highlands Ranch Water.

The applicant expects a phased construction schedule, with construction to commence in summer 2025 and potentially extend through summer 2027.

**III. CONTEXT**

**A. Background**

Platte River Academy was established in 1997. The existing school was constructed in 2002. Platte River Academy is chartered to serve students in grades Kindergarten through Eighth. The school is located on a 6.11-acre parcel that is zoned Agricultural One.

**B. Adjacent Land Uses and Zoning**

Existing single-family residential lots within the Province Center Planned Development are located east of the site. North of the site is a landscape tract within Province Center. Existing single-family residential lots within the Highlands Ranch Planned Development are located west of the site, across Colorado Boulevard, and south of the site, across Lark Sparrow Street. The following table reflects those zone districts and land uses surrounding the PD.

**Zoning and Land Use**

Direction	Zoning	Land Use
North	Planned Development	Landscape tract
South	Planned Development	Residential
East	Planned Development	Residential
West	Planned Development	Residential

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

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

No existing physical conditions are present that constrain construction of the proposed improvements. The decks and nature trail to the north of the building are designed to maintain the current volume of the detention pond.

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

Access to the school site is provided by Lark Sparrow Street to the south. The morning drop-off and afternoon pick-up traffic patterns will remain unchanged. No additional parking is required as student enrollment capacity and the number of staff are proposed to remain the same.

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

Engineering has reviewed the drainage conformance letter and found it to be acceptable. The current volume of the detention pond is maintained.

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

No mapped 100-year floodplain is present on the site.

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

##### **A. Schools**

Platte River Academy is chartered through the Douglas County School District.

##### **B. Fire Protection**

South Metro Fire Rescue (South Metro) provides firefighting and emergency medical services to the project area. South Metro reviewed the request and had no objection to the proposed improvements.

##### **C. Sheriff Services**

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. At the writing of the staff report, no response had been received from the DCSO or the Office of Emergency Management.

##### **D. Water and Sanitation**

Water and sanitation service is provided by Northern Douglas County Water and Sanitation District. At the writing of the staff report, no response had been received from the District. No additional water or sewer improvements are required for the outdoor learning spaces.

##### **E. Utilities**

Area utility service providers were provided a referral on this application. AT&T noted no conflicts with its long line facilities and Xcel Energy noted no objections with the project. CenturyLink noted its receipt of the request and that it will endeavor to respond within 30 days. The comments were provided to the applicant. No other utility provider issued comments at the writing of the staff report.

**F. Other Required Processes and Permits**

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

- Engineering: GESC report and plans
- Building Division: Building permits for structures.

**VI. PUBLIC NOTICE AND INPUT**

Courtesy notices of an application in process were sent to adjacent property owners. At the preparation of the staff report, no adjacent property owners or members of the public commented on the proposal. Referral response requests were sent to required referral agencies on February 6, 2025. Referral responses are due at the conclusion of the referral period on February 20, 2025, or prior to the Planning Commission Hearing. The Highlands Ranch Community Association took exception to the proposal, noting concerns with the potential aesthetics of the hyperdomes and covered decks. Staff has requested that the applicant provide elevations of these facilities prior to the Planning Commission hearing.

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

**VII. STAFF ASSESSMENT**

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

<b><u>ATTACHMENTS</u></b>	<b><u>PAGE</u></b>
Douglas County Land Use Application.....	5
Applicant’s Narrative and Community Impact Report.....	6
Comprehensive Master Plan Land Use Reference Map .....	10
Zoning Map .....	11
Aerial Map.....	12
Initial Referral Agency Response Report .....	13
Referral Response Letters .....	15
Location and Extent Plan Exhibit.....	21



**LAND USE APPLICATION**

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

<b>OFFICE USE ONLY</b>
PROJECT TITLE: _____
PROJECT NUMBER: _____

**PROJECT TYPE:** LOCATION AND EXTENT

**MARKETING NAME:** PLATTE RIVER ACADEMY OUTDOOR LEARNING PARK

**PRESUBMITTAL REVIEW PROJECT NUMBER:** PS2025-005

**PROJECT SITE:**

Address: 4085 Lark Sparrow Street, Highlands Ranch CO 80126

State Parcel Number(s): 2231-063-00-005

Subdivision/Block#/Lot# (if platted): SW 1/4, Section 6, Township 6 South, Range 67 West of the Sixth Principal Meridian in unincorporated Douglas County.

**PROPERTY OWNER(S):**

Name(s): Platte River Academy Building Corporation

Address: 4085 Lark Sparrow Street, Highlands Ranch CO 80126

Phone: School phone: 303-221-1070

Email: amcqueen@prak8.org (Alan McQueen, Director of Operations); vhui@prak8.org (Vivien Hui, Project Manager)

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


Name: Alan McQueen, Director of Operations

Address: 4085 Lark Sparrow Street, Highlands Ranch CO 80126

Phone: school phone: 303-221-1070, cell 720-202-1929

Email: amcqueen@prak8.org (Alan McQueen, Director of Operations); vhui@prak8.org (Vivien Hui, Project Manager)

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

 \_\_\_\_\_ 1/29/25 \_\_\_\_\_  
Applicant Signature Date



# Project Narrative

## Platte River Academy Outdoor Learning Spaces

Location and Extent Hearing Submission

### Background and Purpose

Platte River Academy (PRA), established in 1997, built the current site in 2002 which became operational in 2003, serves K-8 students in Douglas County. Currently, student support services and small group instruction occur in shared spaces such as hallways and room corners, which presents challenges for providing focused, private educational support. This project aims to enhance our educational environment through strategically designed outdoor learning spaces while maintaining our existing operational scale.

### Project Overview

The proposed improvements will add approximately 1,400 square feet of year-round four seasons instructional space without modifying the building's existing footprint. These enhancements will create dedicated areas for student support services and innovative outdoor learning environments that align with our educational mission.

### Location-Specific Improvements

#### Southwest Corner Development

- Two shade canopies with infrared heating
- Seating capacity for 20+ students
- Electrical infrastructure for climate control
- Designed for both whole-class and small group instruction

#### West Space Enhancement

- Two hyperdomes, each accommodating up to 12 students
- Electrical heating systems
- Flexible space designated for teacher and student support services
- Suitable for small group instruction and intervention services

## North Space Integration

- Two 16'x16' accessible decks with ramps
- Nature trail installation around existing detention pond
- Designed to maintain current detention pond volume
- Partnership with Highlands Ranch Water (formerly Centennial Water) for educational programming

## Educational Benefits

The outdoor learning spaces will serve multiple educational purposes:

- Provide dedicated areas for small group instruction and intervention services
- Support STEM education through hands-on engineering experiences
- Enable environmental education including water conservation studies
- Facilitate nature-based learning and plant life cycle observation
- Create opportunities for civil engineering instruction through interpretive signage and activity zones

## Student Capacity and Traffic Impact

The proposed outdoor learning spaces project will not increase student enrollment capacity at Platte River Academy or alter existing traffic patterns. These new educational spaces are designed to enhance the learning environment for our current student population by:

- Redistributing existing small group instruction and support services from indoor common areas to purpose-built outdoor spaces
- Providing alternative learning environments for current classrooms and instructional staff
- Supporting existing educational programs with improved facilities
- Maintaining current student count limits and staffing levels

The project's scope is limited to improving instructional space quality and does not include any modifications that would expand the school's enrollment capacity. As such:

- No additional student seats will be added
- No new staff positions will be created
- Morning drop-off and afternoon pick-up traffic patterns will remain unchanged
- Parking requirements will stay consistent with current usage
- No impact to peak hour traffic volumes on adjacent roadways

## **STEM Integration**

The project integrates academic curriculum with practical learning experiences through:

- Engineering-focused interpretive signage along the nature trail
- Activity zones demonstrating principles of construction, load distribution, and forces
- Hands-on learning opportunities in civil and structural engineering design
- Water conservation and environmental science education in partnership with Highlands Ranch Water
- Real-world applications of STEM concepts through campus infrastructure

## **Compliance with 2040 Douglas County Comprehensive Master Plan**

The proposed outdoor learning spaces project aligns with several key objectives of the 2040 Douglas County Comprehensive Master Plan:

### Education and Community Resources

- Enhances existing educational facilities without expanding development footprint
- Strengthens community assets through improved educational infrastructure
- Supports the plan's goal of maintaining high-quality educational facilities within established neighborhoods

### Environmental Stewardship

- Incorporates sustainable design principles through outdoor learning environments
- Promotes environmental education through partnership with Highlands Ranch Water
- Maintains existing drainage patterns and detention pond functionality
- Adds educational components about water conservation and natural systems

### Land Use Efficiency

- Maximizes use of existing school property without expansion
- Improves facility functionality without increasing density or traffic impact
- Maintains compatibility with surrounding land uses

### Community Character

- Preserves neighborhood scale and character
- Enhances existing institutional use without changing community impact
- Supports the plan's vision for sustainable community development

### Economic Development

- Strengthens educational infrastructure, supporting property values
- Invests in existing community assets
- Promotes STEM education, supporting workforce development goals

## **Project Phasing and Timeline**

The implementation of the outdoor learning spaces will be executed in phases, with construction planned to begin in summer 2025 and potentially extending through summer 2027. This phased approach allows for:

- Strategic implementation based on fundraising success within our school community
- Minimal disruption to ongoing school operations
- Flexibility to adjust design elements based on community feedback and needs
- Efficient resource allocation as funding becomes available
- Careful coordination of construction activities during summer breaks

The exact timing and sequence of improvements will be determined by the success of our fundraising efforts within the school community. This approach ensures responsible fiscal management while maintaining our commitment to enhancing the educational environment.

## **Conclusion**

This enhancement of our campus addresses current space utilization challenges while providing innovative outdoor learning environments. The project maintains our existing operational scale while significantly improving our ability to deliver quality education and support services to our current and future student population. Through thoughtful design and integration with our curriculum, these improvements will create meaningful educational opportunities without impacting the surrounding community's traffic patterns or the site's current functionality.

# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

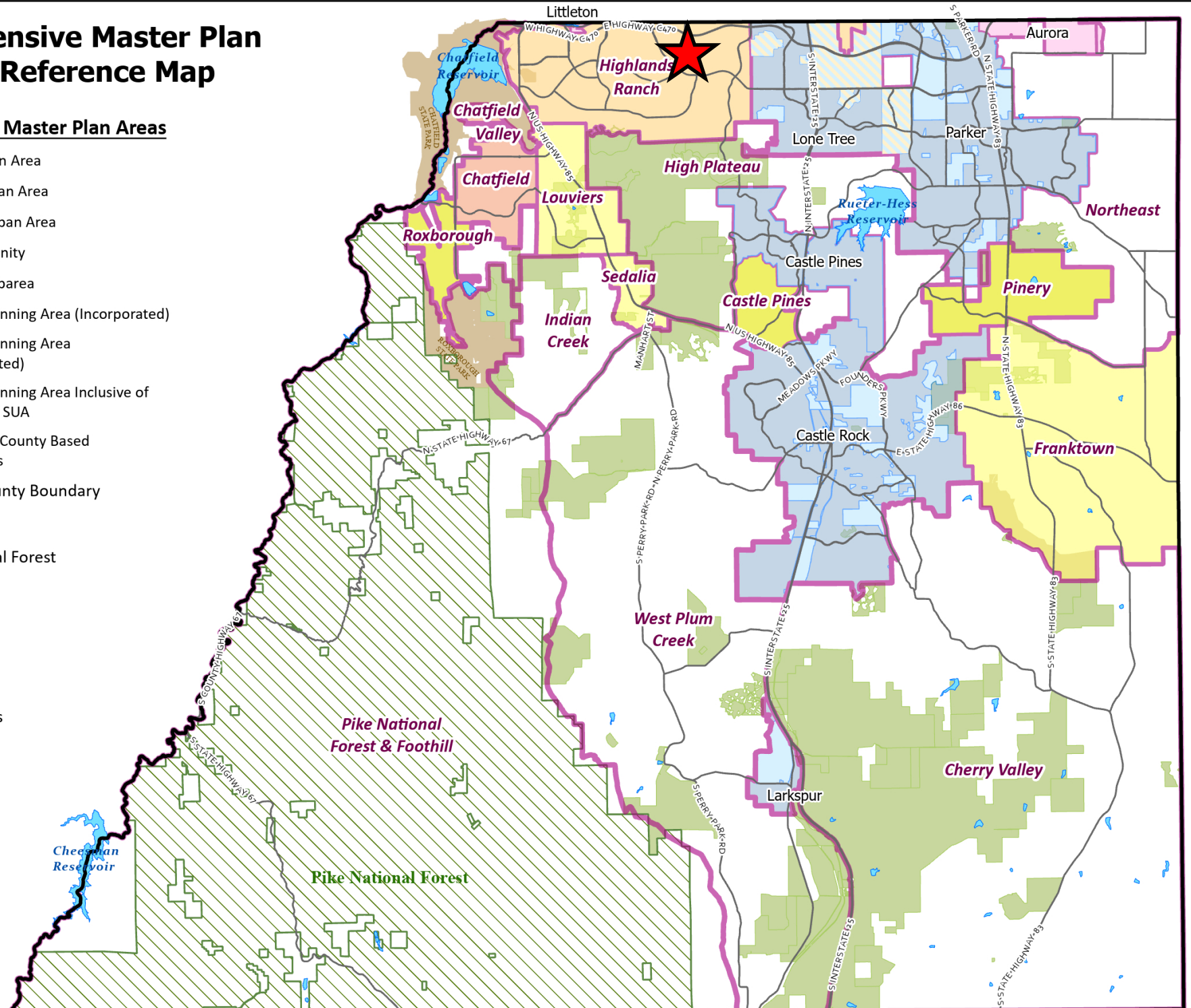
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

## Parks

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

## Roadways

- Major Roads



4085 Lark Sparrow Street






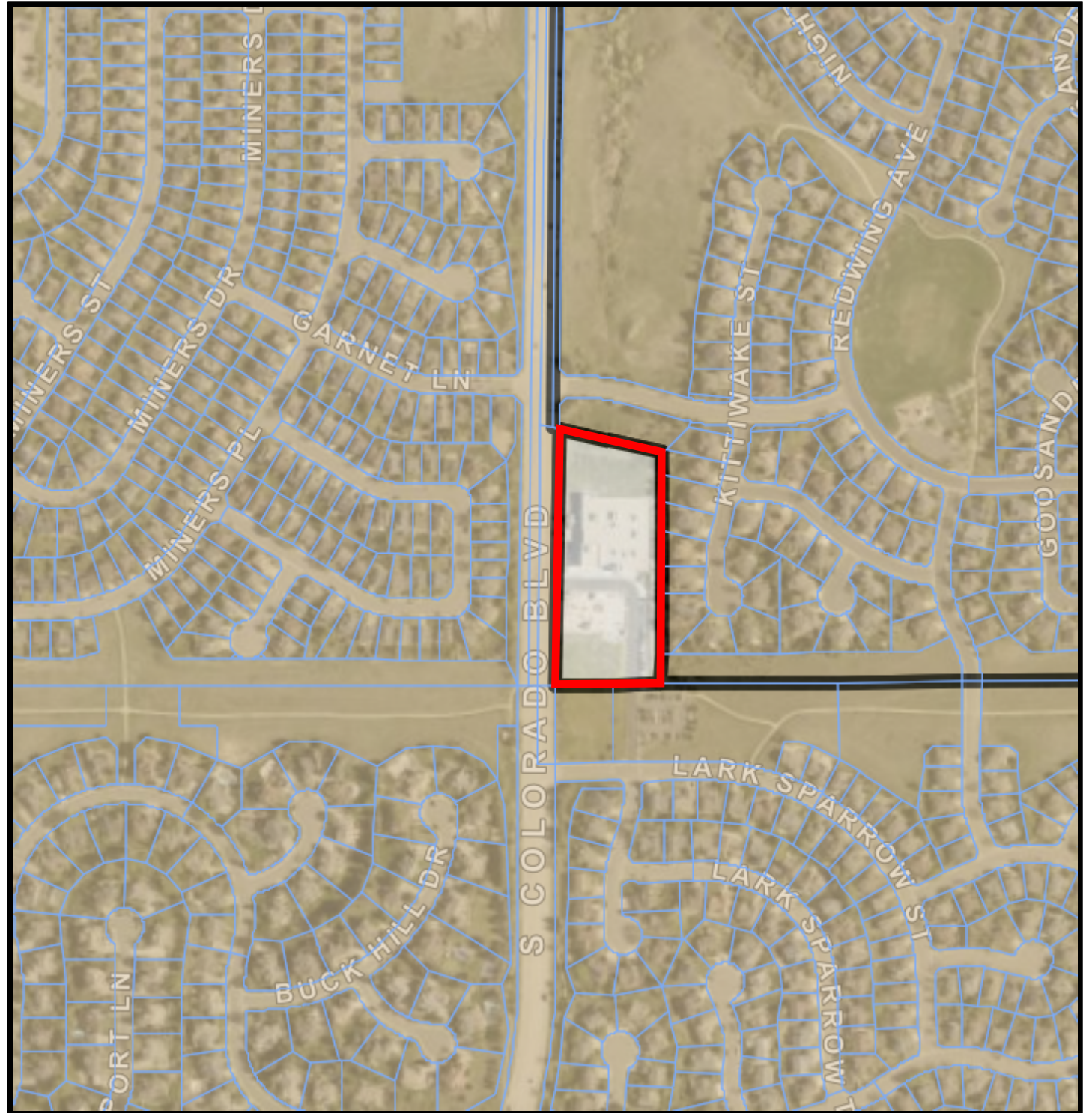
# 4085 LARK SPARROW STREET

LE2025-002  
ZONING MAP



## LEGEND

-  PROJECT SITE
-  A1 - AGRICULTURAL ONE
-  PD - PLANNED DEVELOPMENT








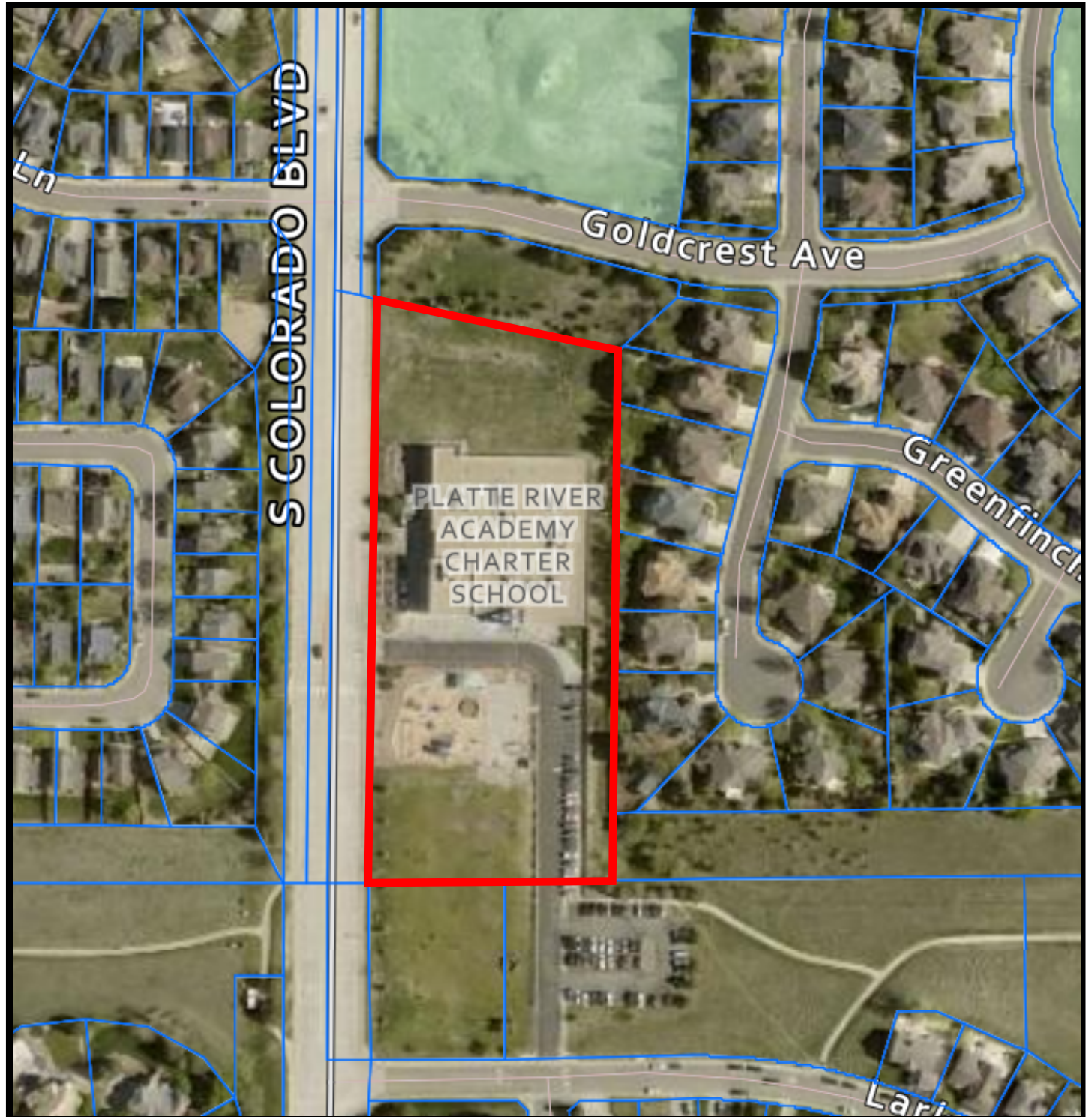
4085 LARK  
SPARROW STREET

LE2025-002  
AERIAL MAP



LEGEND

-  PROJECT SITE
-  MAJOR ROADS
-  OTHER ROADS





**Initial Referral Agency Response Report****Project Name:** 4085 Lark Sparrow Street**Project File #:** LE2025-002**Date Sent:** 02/06/2025**Date Due:** 02/20/2025

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Addressing Analyst	02/11/2025	No comment.	No action required.
AT&T Long Distance - ROW	02/06/2025	<b>Summary of response letter:</b> There should be no conflicts with the AT&T long line facilities.	No action required.
Building Services	02/10/2025	<b>Verbatim response:</b> Permit is required, please visit Douglas County's web site for requirements and call 303-660-7497 if you have any questions.	Comments provided to applicant.
CenturyLink	02/07/2025	<b>Summary of response letter:</b> CenturyLink acknowledged receipt of the request and endeavors to respond within 30 days.	Comments provided to applicant.
Comcast			
Douglas County Health Department			
Douglas County School District RE 1			
Engineering Services	02/12/2025	<b>Summary of response letter:</b> Engineering requested the 100-year water surface elevation of the detention pond be provided on the L & E exhibit. Engineering noted GESC plans and report will be required if more than 50-cubic yards will be disturbed.	Comments provided to applicant.
Highlands Ranch Community Association	02/10/2025	<b>Verbatim response:</b> The Highlands Ranch Community Association ("HRCA") appreciates the opportunity to review and opine on this Application. Based on the limited information provided in this eReferral, and similar to the comments reflected on "Planning Review Comments 02-06-2025.pdf," we are concerned with the aesthetics of both the two 15'Ø hypedomes and two 16'x16' covered decks with radiant heating. No information on the HEIGHT, COLOR, or MATIERALS are provided for these improvements on either the PLANS or within the PROJECT NARRATIVE. As such, the HRCA <b>**TAKES EXCEPTIONS**</b> to this application and reserve the right to review supplemental information regarding the elements noted above.	Comments provided to applicant.
Highlands Ranch Metropolitan District	02/18/2025	No comment.	No action required.
Highlands Ranch Water and Sanitation District	02/18/2025	No comment.	No action required.

**Initial Referral Agency Response Report**

**Project Name:** 4085 Lark Sparrow Street

**Project File #:** LE2025-002

**Date Sent:** 02/06/2025

**Date Due:** 02/20/2025

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Northern Douglas County Water and Sanitation District			
Office of Emergency Management			
Province Center HOA			
South Metro Fire Rescue	02/12/2025	<b>Summary of response letter:</b> South Metro Fire Rescue has no objection to the proposed Location and Extent.	Comments provided to applicant.
Xcel Energy-Right of Way & Permits	02/19/2025  02/14/2025	<b>Summary of response letters:</b> Xcel was provided with new information and plans from the applicant and no longer objects to the project.  Xcel noted the proposed location of the two hyperdomes encroaches upon underground primary distribution facilities, and requests to view the updated documents before they are finalized.	Comments provided to applicant. Applicant followed up with Xcel and provided additional information regarding the project.

**Brett Thomas**

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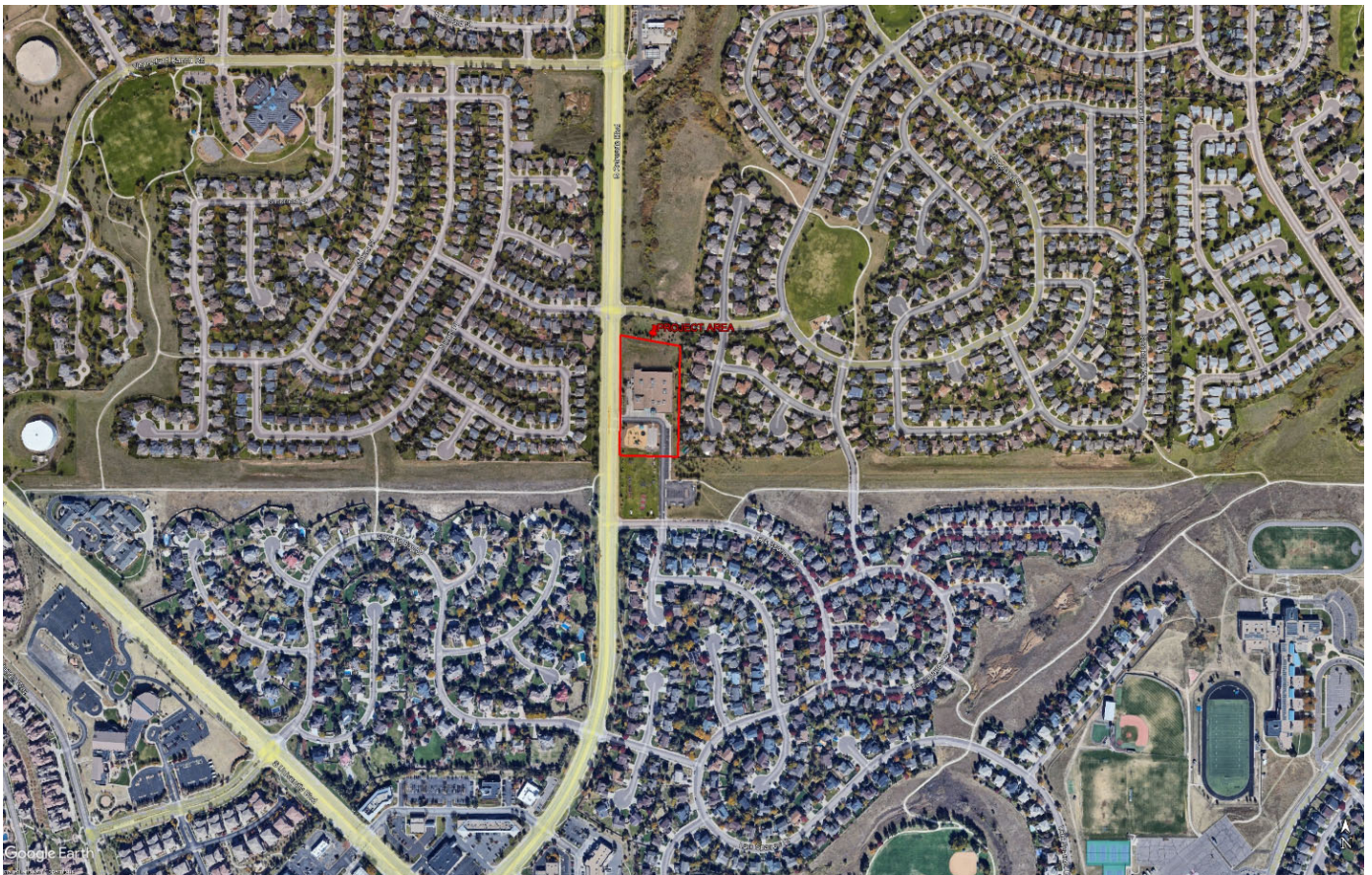
From: annb cwc64.com <annb@cwc64.com>  
Sent: Thursday, February 6, 2025 2:46 PM  
To: Brett Thomas <bthomas@douglas.co.us>  
Cc: CHOY, PAM <pc2914@att.com>; duanew cwc64.com <duanew@cwc64.com>; jt cwc64.com <jt@cwc64.com>  
Subject: 4085 Lark Sparrow St Littleton, Colorado Douglas County eReferral #LE2025-002

Hi Brett,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 4085 Lark Sparrow St Littleton, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

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

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



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

## Brett Thomas

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**From:** Easement, Nre <Nre.Easement@lumen.com>  
**Sent:** Friday, February 7, 2025 1:19 PM  
**To:** Brett Thomas <bthomas@douglas.co.us>  
**Cc:** Sheridan, Veshon <Veshon.Sheridan@lumen.com>  
**Subject:** RE: P864734\*\*\*Douglas County eReferral (LE2025-002) Is Ready For Review

Good afternoon. We have received your request for an encroachment and have set up a Lumen project accordingly. Your project number is P864734 and it should be referenced in all emails sent in for review.

Please do not reply to this email. Your project owner is VeShon Sheridan and they can be reached by email at [Veshon.Sheridan@lumen.com](mailto:Veshon.Sheridan@lumen.com) with any questions that you may have regarding this project.

Requests are addressed in the order received, Lumen will endeavor to respond within 30 days.

Have a great day!

Best Regards,

Cheyenne Hobbs  
Project Coordinator  
Faulk & Foster  
214 Expo Circle, Suite 7  
West Monroe, LA 71291  
[Cheyenne.Hobbs@lumen.com](mailto:Cheyenne.Hobbs@lumen.com)

Our fee policy applies to Lumen dedicated easements only.

If your request involves public ROW or a Public Utility easement, the fee does not apply. If this is the case, please reply all to advise.

February 12, 2025

Alan McQueen  
Director of Operations  
Platte River Academy  
4085 Lark Sparrow Street  
Highlands Ranch, CO 80126

DV 2025-082

Subject: 4085 Lark Sparrow Street (Platte River Academy) – Location & Extent

Dear Alan,

Plan Review Summary:

Submitted to Engineering - 2/6/25  
Comments Sent Out - 2/12/25

Engineering has reviewed this project and have the following concerns and comments:

**Location & Extent Comments**

**Comment #1-**Prior to the approval of this L&E, the engineering review fee (\$1000) will need to be paid.

**Comment #2-**On the L&E exhibit, please include the 100-yr. water surface elevation of the detention pond.

**Comment #3-**The drainage compliance letter is acceptable.

**Comment #4-**The following item may need to be submitted for review and approval:

- GESC Plans & GESC Report (if more than 50-cubic yards will be disturbed a GESC Permit would be required)

If you have any questions, please give me a call.

Sincerely,



Chuck Smith  
Development Review Engineer



# SOUTH METRO FIRE RESCUE

## FIRE MARSHAL'S OFFICE

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Brett Thomas, AICP, Chief 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: 4085 Lark Sparrow Street (Platte River Academy) – Location and Extent  
Project File #: **LE2025-002**  
S Metro Review #: REFSI25-00022

Review date: February 12, 2025

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

**Project Summary:** The applicant, Platte River Academy, requests approval of a Location and Extent (L & E) to provide improvements to the existing school site located at 4085 Lark Sparrow Street. Improvements generally include two shade canopies southwest of the school, two hyperdomes west of the school, and two 16'x16' decks and nature trails north of the school.

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

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



**Right of Way & Permits**

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

February 19, 2025

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

Attn: Brett Thomas

**RE: 4085 Lark Sparrow Street, Case # LE2025-002 – AMENDED RESPONSE**

In lieu of new information and plans provided, Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has no objection with the above-captioned project.

Because the hypedomes are easily movable, PSCo advises that all risk and responsibility for the two hypedomes encroaching upon or being in the immediate vicinity of the underground electric distribution facilities and easement lies solely with the property owner. Additionally, should the structure be damaged or destroyed due to PSCo's use of this easement at any time in the future, the property owner will be responsible for making repairs at their own expense.

When any digging is commenced on the property, PSCo reminds you of your lawful duty to contact the Utility Notification Center of Colorado (UNCC) two days before starting the work. They can be reached at 811. UNCC will mark the locations of the various underground utilities on the ground.

Please retain this letter in your permanent property records.

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



**Right of Way & Permits**

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

February 14, 2025

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

Attn: Brett Thomas

**RE: 4085 Lark Sparrow Street, Case # LE2025-002**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a conflict** with the above captioned project and it **is denied**.

The proposed construction of the two hypedomes is evidently encroaching upon the PSCo easement designated for underground primary electric distribution facilities. This encroachment poses potential risks and conflict with the existing infrastructure.

PSCo requests that the easement be clearly delineated on all relevant plans and documents. This includes showing the precise location of the easement in relation to the proposed structures.

***PSCo requests to view the updated documents before they are finalized.***

The property owner/developer/contractor must complete the application process for any new electric service, relocation or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://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.

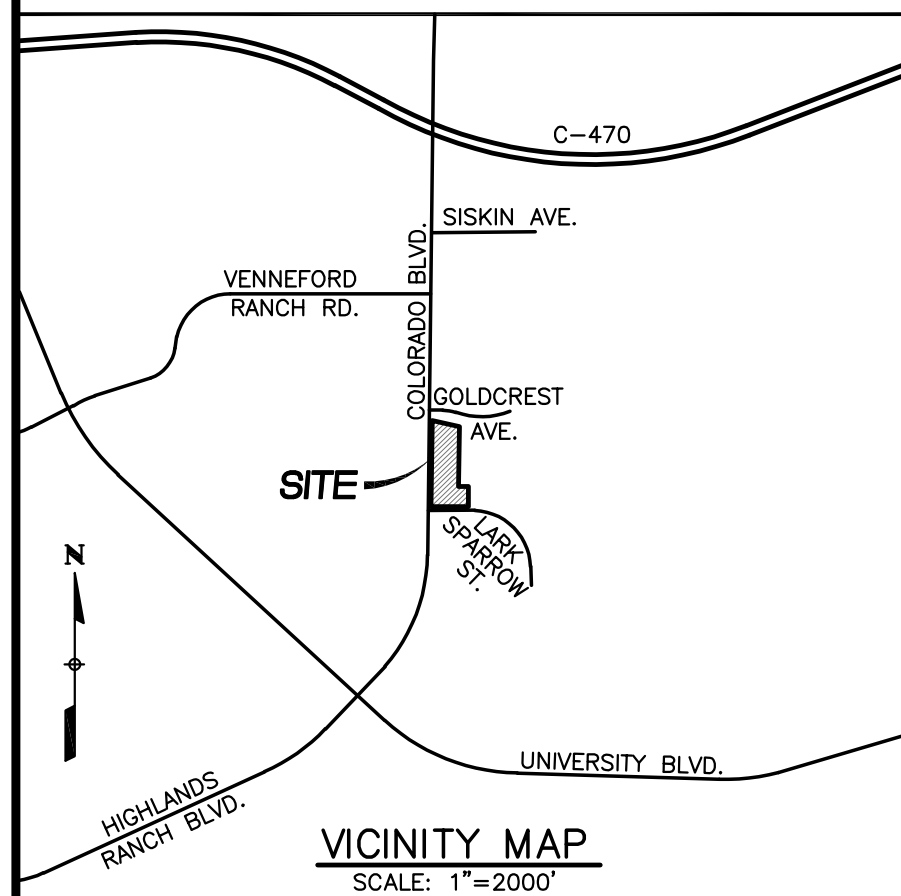
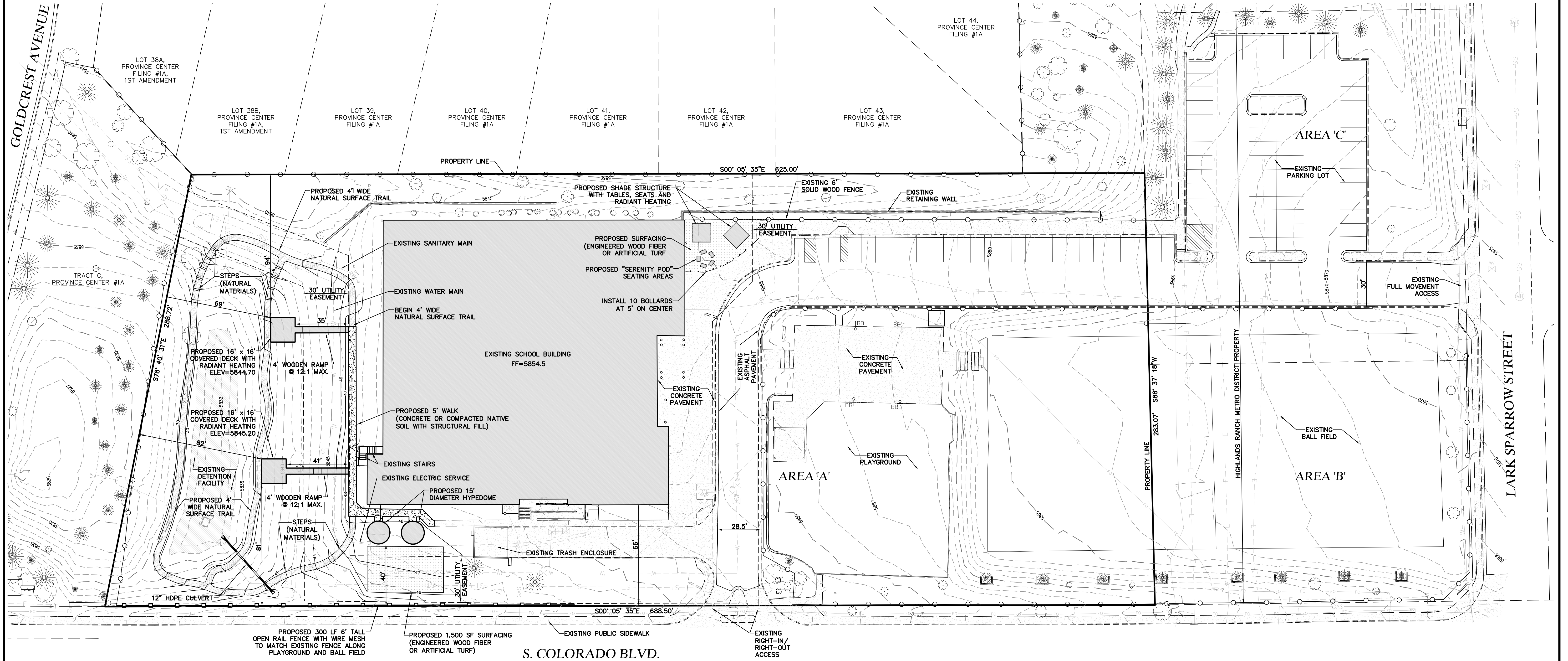
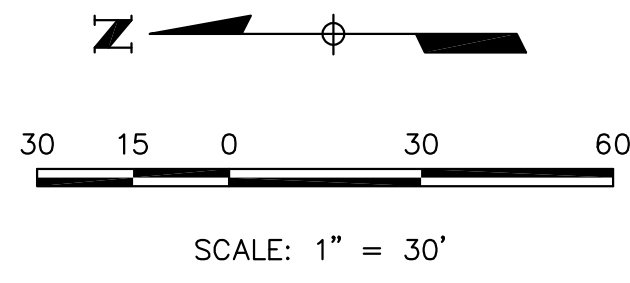
Violeta Ciocanu (Chokanu)  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-285-6612 – Email: [violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)



# PLATTE RIVER ACADEMY CHARTER SCHOOL - OUTDOOR LEARNING CENTER ADDITION

A PORTION OF THE SW 1/4, SECTION 6, T. 6 S., R. 67 W., 6TH P.M.  
6.11 ACRES (INCLUDES DOUGLAS COUNTY SCHOOL PARCEL  
AND EASEMENT FROM HIGHLANDS RANCH METRO DISTRICT)

## LOCATION AND EXTENT PLAN



### LEGAL DESCRIPTION

AREA 'A'  
A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 0 DEGREES 42 MINUTES 47 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 700.00 FEET; THENCE SOUTH 77 DEGREES 52 MINUTES 09 SECONDS EAST A DISTANCE OF 340.74 FEET TO A POINT THAT IS 334.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER AND 825.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER (AS MEASURED ALONG A LINE 334.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER); THENCE SOUTH 0 DEGREES 42 MINUTES 47 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 625.00 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 25 MINUTES 08 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 334.08 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO, EXCEPTING THEREFROM ANY PORTION CONVEYED TO BOARD OF COUNTY COMMISSIONERS IN DEEDS RECORDED DECEMBER 31, 1997 IN BOOK 1498 AT PAGES 1094 AND 1097, COUNTY OF DOUGLAS, STATE OF COLORADO.

AREA 'B'  
A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED AT BOOK 137, PAGE 95 FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE; SAID PARCEL BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE N89°25'40"E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 51.01 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH COLORADO BOULEVARD; SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°25'40"E CONTINUING ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 157.71 FEET TO THE NORTHWEST CORNER OF TRACT E, HIGHLANDS RANCH - FILING NO. 107-8, A SUBDIVISION FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 9305.327; THENCE S00°05'18"W ALONG THE WEST LINE OF SAID TRACT E A DISTANCE OF 208.71 FEET TO THE SOUTHWEST CORNER OF SAID TRACT E; SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF LARK SPARROW STREET; THENCE S89°25'40"W ALONG THE NORTH RIGHT OF WAY LINE OF LARK SPARROW STREET A DISTANCE OF 157.71 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH COLORADO BOULEVARD; THENCE N00°05'18"E ALONG THE EAST RIGHT OF WAY LINE OF SOUTH COLORADO BOULEVARD A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 32,914 SQUARE FEET, 0.756 ACRES, MORE OR LESS.

AREA 'C'  
PARCEL OF LAND BEING A PORTION OF TRACT E, HIGHLANDS RANCH - FILING NO. 107-8, A SUBDIVISION FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 9305.327; SAID PARCEL BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE N89°25'40"E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 208.71 FEET TO THE NORTHWEST CORNER OF SAID TRACT L THENCE N89°25'40"E CONTINUING ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (ALSO BEING THE NORTH LINE OF SAID TRACT E) A DISTANCE OF 229.53 FEET; THENCE S00°34'52"E A DISTANCE OF 208.79 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LARK SPARROW STREET; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF LARK SPARROW STREET THE FOLLOWING TWO (2) COURSES:  
1) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS S00°20'00"W A DISTANCE OF 720.00 FEET, A CENTRAL ANGLE OF 0°00'54"20", AN ARC LENGTH OF 11.38, AND A CHORD BEARING S89°52'50"W A DISTANCE OF 11.38 FEET;  
2) THENCE S89°25'40"W A DISTANCE OF 220.59 FEET TO THE SOUTHWEST CORNER OF SAID TRACT E; THENCE N00°05'18"E ALONG THE WEST LINE OF SAID TRACT E A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 48,157 SQUARE FEET, 1.106 ACRES, MORE OR LESS.

### LEGEND

	PROPERTY BOUNDARY		EXISTING UNDERGROUND ELECTRIC
	R.O.W. LIMITS / PROPERTY LINE		EXISTING FENCE
	EXISTING EASEMENT		PROPOSED FENCE
	EXISTING CURB & GUTTER		PROPOSED CONTOUR
	EXISTING CONTOUR		EXISTING CONCRETE PAVEMENT
	EXISTING SANITARY SEWER		EXISTING STRUCTURE
	EXISTING WATERLINE		PROPOSED STRUCTURE
	EXISTING GAS PIPE		PROPOSED NATURAL TRAIL
	EXISTING STORM SEWER		PROPOSED SURFACING
	FIBER OPTIC LINE		PROPOSED CONCRETE PAVEMENT
			EXISTING TREE

LOCATION & EXTENT PLAN  
PLATTE RIVER ACADEMY  
OUTDOOR LEARNING CENTER  
JOB NO. 24023  
DATE: JANUARY 29, 2025  
SHEET 1 OF 1

