

## Staff Report Addendum

**DATE:** APRIL 12, 2024  
**TO:** DOUGLAS COUNTY PLANNING COMMISSIONERS  
**FROM:** TREVOR BEDFORD, AICP, SENIOR PLANNER *TB*  
JEANETTE L. BARE, AICP, CURRENT PLANNING MANAGER *JB*  
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES *JB for SK*  
**SUBJECT: 7251 MAIN ST – CONTINUATION REQUEST AND SUPPLEMENTAL INFORMATION**  
**PROJECT FILE: LE2024-007**

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Castle Rock Water and Dominion Water and Sanitation District have requested to continue the Location and Extent (L & E) application until the May 20<sup>th</sup> Planning Commission Hearing for the sewage lift station and force main project to serve Louviers and the Highway 85 corridor.

The referral period for the project ended on April 8, 2024, and comments were sent to the applicant on April 9, 2024. Updated referral comments are attached. Any additional information or comments received will be forwarded to the Planning Commission before the continued May 20<sup>th</sup> public hearing.

### ATTACHMENTS

Referral Agency Responses  
Request of Continuation Letters



April 11, 2024

Trevor Bedford, AICP  
Senior Planner  
Douglas County Department of Community Development  
Planning Services Division  
100 Third St.  
Castle Rock, CO 80104

Re: LE2014-007

Dear Trevor,

We are requesting a one-month continuance for the L&E application, which would be a May 20<sup>th</sup> hearing.

Mr. Scott Tait, Water Resources Project Manager, Town of Castle Rock will be in person to present our request Monday night, April 15<sup>th</sup> at the previously scheduled Planning Hearing for this application.

Thank you for your consideration.

Best Regards,

DocuSigned by:

*Mark Marlowe*

FEA6D2E651B241D...

**Mark Marlowe**

Director of Castle Rock Water  
Town of Castle Rock  
175 Kellogg Ct.  
Castle Rock, CO 80109  
720-733-6001 Cell 720-371-0278



## Trevor Bedford

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**From:** Jeanette Bare  
**Sent:** Thursday, April 11, 2024 3:31 PM  
**To:** Trevor Bedford  
**Subject:** FW: LE2024-007 - 7251 Main Street L&E

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**From:** Andrea Cole <[andrea.cole@dominionwsd.com](mailto:andrea.cole@dominionwsd.com)>  
**Sent:** Thursday, April 11, 2024 3:20 PM  
**To:** Jeanette Bare <[JBare@douglas.co.us](mailto:JBare@douglas.co.us)>  
**Cc:** Pamela Grover <[pamela.grover@dominionwsd.com](mailto:pamela.grover@dominionwsd.com)>; Mark Marlowe <[MMarlowe@crgov.com](mailto:MMarlowe@crgov.com)>  
**Subject:** LE2024-007 - 7251 Main Street L&E

Jeanette – I hope this email finds you well! I understand there has been some confusion on the upcoming L&E 2024-007 for the Louviers forcemain and lift station. I am sending this email to formally request as a joint applicant with Castle Rock for a continuance until May 20<sup>th</sup> for this L&E application. Please do not hesitate to reach out if you have any questions or comments.

Thank you in advance!  
Andrea

**Andrea Cole**  
General Manager  
Dominion Water & Sanitation District  
Cell: (720) 556-6840  
[andrea.cole@dominionwsd.com](mailto:andrea.cole@dominionwsd.com)



**Referral Agency Response Report****Project Name:** 7251 Main St**Project File #:** LE2024-007**Date Sent:** 03/25/2024**Date Due:** 04/08/2024

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Addressing Analyst	03/25/2024	Received: The proposed address for this facility is 7251 MAIN STREET. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes.  Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.	
Assessor	03/28/2024	No Comment:	
AT&T Long Distance - ROW	03/27/2024	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 7251 Main St 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.	
Black Hills Energy		No Response Received:	
Building Services	03/29/2024	Received: Permit is required for structures. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.	
CDPHE - All Referrals	04/01/2024	Received: See attached letter	

**Referral Agency Response Report**

**Project Name:** 7251 Main St

**Project File #:** LE2024-007

**Date Sent:** 03/25/2024

**Date Due:** 04/08/2024

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
CenturyLink	04/03/2024	Received: CenturyLink of Colorado, Inc. d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference. It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area. This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.	
Chatfield Community Association		No Response Received:	
Chatfield Watershed Authority		No Response Received:	
Cherokee Ridge Estates HOA		No Response Received:	

**Referral Agency Response Report**

**Project Name:** 7251 Main St

**Project File #:** LE2024-007

**Date Sent:** 03/25/2024

**Date Due:** 04/08/2024

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Water Resources	03/26/2024	Received: DWR has reviewed the referral for the Castle Rock Water and Dominion Water and Sanitation District request approval of a Location and Extent (L&E) for the construction of a force main and lift station in Louviers to allow for central sanitation services and improvements to water quality in the area. This referral does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office only performed a cursory review of the referral information. No information was provided regarding proposed water uses or estimated water demands were provided in the referral, therefore this office has no comments on the water supply for this referral.	
Comcast		No Response Received:	
CORE Electric Cooperative	04/07/2024	Received: CORE Electric Cooperative approves the L&E. CORE will want to be involved in the planning and routing of sanitary sewer line as the proposed alignment of the effects existing and future CORE facilities. CORE will be the electric service provider for the lift station in Louviers and applicant will be required to meet CORE electric and easement requirements for the construction of the lift station. Attached is CORE Builder Handbook outlining the CORE requirements and electric service process. <a href="https://core.coop/new-construction/">https://core.coop/new-construction/</a>	
Dominion Water and Sanitation District		No Response Received:	

**Referral Agency Response Report****Project Name:** 7251 Main St**Project File #:** LE2024-007**Date Sent:** 03/25/2024**Date Due:** 04/08/2024

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Douglas County Health Department	03/28/2024	No Comment:	
Engineering Services	04/02/2024	Received: See attached letter	
Louviers Conservation Partnership	04/08/2024	Received: See attached letter	
Louviers Water and Sanitation District		No Response Received:	
Mile High Flood District		No Response Received:	
Office of Emergency Management	03/26/2024	Received: OEM has no concerns with this project.	
Plum Valley Heights HOA		No Response Received:	
Rural Water Authority of Douglas County		No Response Received:	
Sheriff's Office		No Response Received:	
Sheriff's Office E911		No Response Received:	
South Metro Fire Rescue	03/28/2024	Received: 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 requirements for the proposed project.	
Sterling Ranch Community Authority Board		No Response Received:	
Town of Castle Rock Water		No Response Received:	
Western Douglas County Citizens Alliance		No Response Received:	

**Referral Agency Response Report**

**Project Name:** 7251 Main St

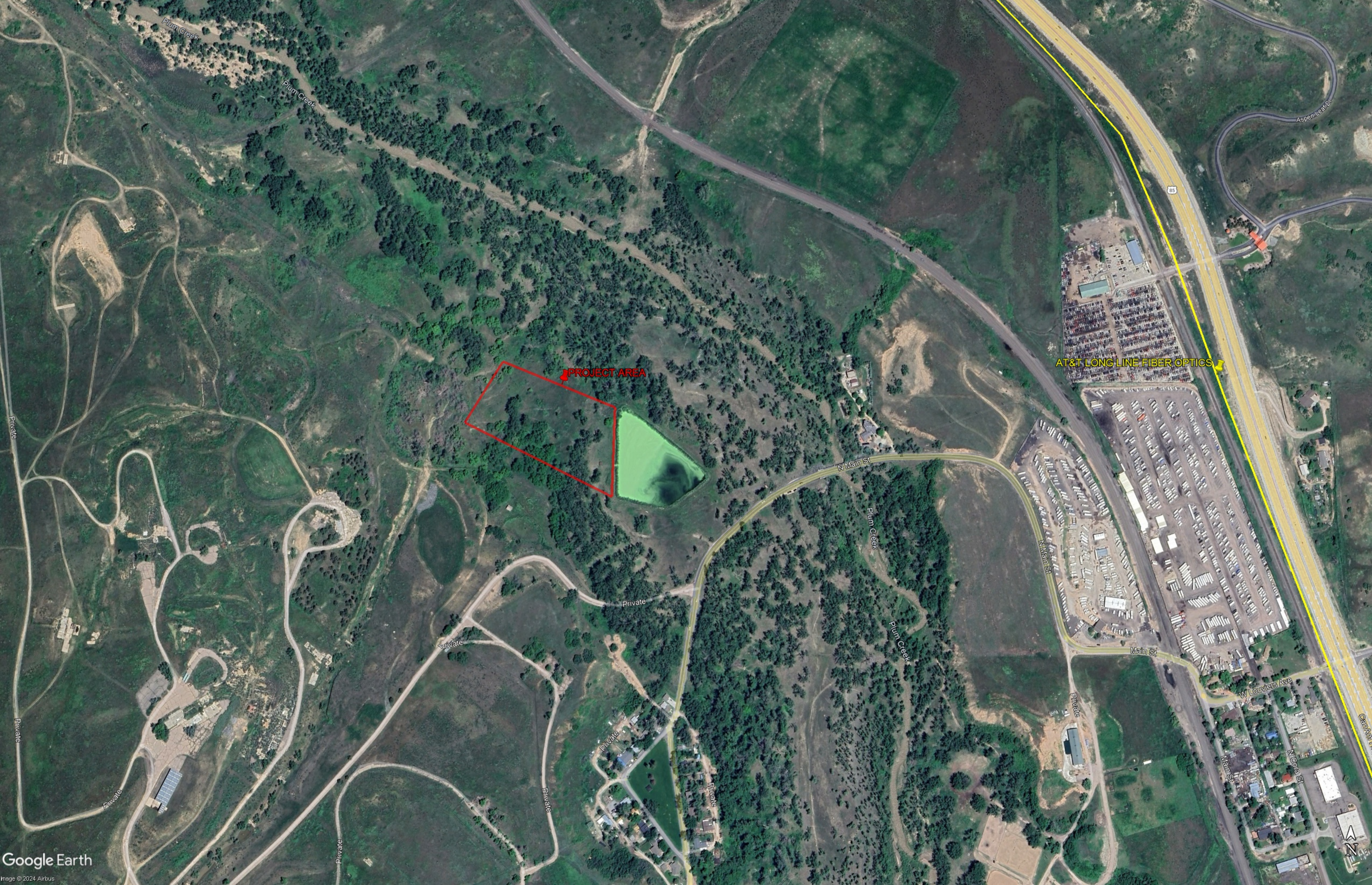
**Project File #:** LE2024-007

**Date Sent:** 03/25/2024

**Date Due:** 04/08/2024

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Xcel Energy-Right of Way & Permits	04/02/2024	Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for 7251 Main Street and requests a detailed clarification/drawing on the west end of the force main pipeline close to Moore Road since PSCo has an intermediate pressure natural gas main along east side of the road. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.	





PROJECT AREA

AT&T LONG LINE FIBER OPTICS

Plum Creek

Plum Creek

Aspen Leaf Ct

85

N Main St

Plum Creek

N Main St

Main St

W Louvers Ave

Main St

Noel St

Private

Private

Private

Private

Private

Private

Private

Private





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

Trevor Bedford, AICP  
Senior Planner  
Douglas County Department of Community Development  
100 Third St., Castle Rock, CO 80104

**VIA EMAIL**

RE: Douglas County eReferral (Project Number LE2024-007) Is Ready For Review (Updated Date)

Dear Trevor Bedford,

The Colorado Department of Public Health and Environment’s Air Pollution Control Division (APCD or Division) received a request for conformity review request concerning the proposed Castle Rock Louviers Lift Station and Force Main project as described in your correspondence dated March 25th. 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.

**VOC and Hazardous Air Pollutants (HAPS) Analysis for Small Wastewater Projects**

An Air Pollutant Emissions Notice (APEN) for VOC and HAPS may be required depending on the existing and new throughput of your facility. Municipal wastewater projects may use the following chart to estimate VOC and HAPS emissions in order to determine if they are required to submit an APEN under Regulation Number 3.

Pollutant	Emission Factor Lb/MM gallon	Reporting Threshold
VOC	3.49414	1 ton/year OR 2 ton/year
Hexamine	0.41207	250 lbs/year
Perchloroethylene	0.00890	
Benzene	0.22873	
Toluene	0.00267	
Total Xylene	0.00267	
Ammonia	19.0000	

**Odor**

All businesses in Colorado are subject to AQCC Regulation Number 2 (Odor Emission) and a permit may be required for the installation of odor control equipment. Please refer to AQCC Number 2 for guidance on odor suppression actions. You may also view the complete regulatory language at <https://cdphe.colorado.gov/aqcc-regulations>.

## **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](mailto: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.<sup>1</sup> 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).<sup>2</sup> Note that Douglas County is also located in the Denver Metro/North Front Range 8-Hour Ozone nonattainment area and the PM10 and CO maintenance areas. EPA has confirmed that General Conformity requirements associated with

<sup>1</sup> U.S. EPA, Green Book, Colorado, [https://www3.epa.gov/airquality/greenbook/anayo\\_co.html](https://www3.epa.gov/airquality/greenbook/anayo_co.html)

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

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. General conformity still applies to ozone precursors NOx and VOCs.

The General Conformity de minimis levels for the Denver Metro/North Front Range severe 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](mailto:brendan.cicione@state.co.us)


**REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT**

Date sent: March 25, 2024

Comments due by: April 8, 2024

<b>Project Name:</b>	7251 Main Street – Location and Extent
<b>Project File #:</b>	LE2024-007
<b>Project Summary:</b>	Castle Rock Water and Dominion Water and Sanitation District request approval of a Location and Extent (L&E) for the construction of a force main and lift station in Louviers to allow for central sanitation services and improvements to water quality in the area.

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:	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/>	
<input checked="" type="checkbox"/> See letter attached for detail.	
<b>Agency:</b> Douglas County Public Works	<b>Phone #:</b> 303-660-7490
<b>Your Name:</b> Ken Murphy, P.E. <i>(please print)</i>	<b>Your Signature:</b> 
	<b>Date:</b> 02 APR 2024

A public hearing on this request will be held before the Douglas County Planning Commission on **Monday, April 15, 2024, at 6:00 pm.** **This public hearing will be held on-line and in person. See the County website or contact the Planning Department for more information.**

Sincerely,

Trevor Bedford, AICP, Senior Planner

April 2, 2024

DV2024-134

Mark Marlowe  
Castle Rock Water  
175 Kellogg Court - Building 171  
Castle Rock, CO 80109

RE: Castle Rock Water – Louviers Lift Station and Force Main  
Rev1 PWE Comments

Mr. Marlowe,

Douglas County Public Works Engineering has reviewed your submittal. Our comments are below.

#### TECHNICAL DOCUMENTATION

##### Project Narrative and Planning Exhibit

- We have no comments on the planning exhibit.

##### Traffic Impact Analysis

- Within the narrative, please provide traffic estimates for:
  - average daily traffic following construction
  - peak-hour traffic following construction
- Our traffic plan reviewer will determine whether a TIA is required or can be waived.

##### Drainage Study and Floodplain Development Permit

- Provide a Phase III Drainage Report
  - The subject properties are in FEMA Zone A (approximate floodplain mapped without base flood elevations)
  - Include a study to determine base flood elevations and the extents of the 100-year floodplain
  - See Section 5.3 of the Douglas County Storm Drainage Design and Technical Criteria Manual for more information
- The L&E exhibit shows some elements to be constructed in the mapped 100-year floodplain.
  - This work will require approval of a Douglas County Floodplain Development Permit.
  - Provide a completed Floodplain Development Permit application for review.
  - The application can be downloaded here:
    - <https://www.douglas.co.us/documents/floodplain-development-permit-form.pdf/>

##### Construction Documents (CDs)

- Following L&E approval, please provide CDs for County review.

##### Grading Erosion and Sediment Control (GESC) Report and Plans

- Following L&E approval, please provide a GESC report and plan set for County review.

##### Storm Drainage Operation & Maintenance (O & M) Manual

- Permanent stormwater and water quality facilities will require a site-specific O & M Manual.
- The manual will provide future owner-operators with a basis for regular inspection and maintenance.
- Manual templates are at: <https://www.douglas.co.us/public-works/development-review/>
- Edit the template to make it relevant to the site and the stormwater improvements.

## ADMINISTRATIVE DOCUMENTATION

Documents described below are required for final approvals and/or to start construction.

### Improvements Agreement (IA)

- An IA is required with this development. County will provide the template agreement with instructions.
- Once CDs are finalized, please provide a copy of the draft agreement with cost estimates:
  - Exhibit A (Sitework Cost Estimate) - reviewed by Engineering
  - Exhibit B (Landscaping Cost Estimate) - reviewed by Planning
- For questions regarding provision of corporate signatures and financial securities, contact Janet Peterson at [JLPeterson@Douglas.co.us](mailto:JLPeterson@Douglas.co.us)
- Please allow approximately 1 to 2 weeks for agreement approval.

### Temporary Construction Easement (TCE)

- A recorded TCE is required if work will be performed on private land outside the project boundary.
- A TCE is an agreement between the project owner and the owner of land outside the project boundary.
- The project owner is responsible to execute and record the agreement; and to provide Douglas County Public Works with copies of the recorded easements.
- County can provide a template easement upon request.

### Secondary Drainage Easement

- This easement is required for stormwater detention facilities constructed with the project.
- When the facility design is complete, prepare legal exhibits granting access to, around, and into each pond from the nearest public right-of-way.
- Easements must be accepted by the Board of County Commissioners in a regular land use hearing and approval generally requires 1 to 3 weeks.

### GESC Permit

- After the GESC plan and report are approved by the Development Engineer, please have the selected grading contractor submit the following to Carol LeMaire:
  - GESC report with signed owner and engineer certification statements
  - Signed and stamped GESC plans
  - A completed GESC permit application
- Include the project DV number (found at the top of this letter) on the submittal.
- Below are some contacts for approval of the GESC Permit:
- Contact Carol LeMaire at [CLemaire@douglas.co.us](mailto:CLemaire@douglas.co.us) to submit the permit application and pay permit fees
- Contact Janet Peterson at [JLPeterson@Douglas.co.us](mailto:JLPeterson@Douglas.co.us) to provide GESC security

### Right-of-Way / Construction Permit

- Contact the Permits and Inspections Division to apply for a ROW/Construction permit or other required permits
- <https://www.douglas.co.us/public-works/permits/>

## POST-CONSTRUCTION DOCUMENTATION

Please see requirements below to obtain a certificate of occupancy (CO).

### As-Built Plans

- Following construction, provide the County with a set of as-built plans documenting information critical to the function of roadway and drainage improvements based on a post-construction survey
- Where as-built information differs from record copy plans, strike-through the record copy information and annotate as-built information in red font, linework, or hatching, as applicable.
- Have the engineer-of-record sign and stamp the as-builts and provide County with a copy.

**Certification of Stormwater Detention and Water Quality Facilities**

- Following construction, provide the County with a letter from the engineer of record certifying the stormwater improvements are constructed per the design and will function as intended.
  - Include as-built drawings for each facility based on a post-construction survey.
  - Include re-analysis demonstrating facility performance based on the as-built geometry.
  - Include tables documenting key design criteria (e.g. pond and spillway capacities, freeboard) to demonstrate the as-built pond meets or exceeds minimum criteria.

**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](mailto:kmurphy@douglas.co.us)

cc: DV File



Subject: Referral Request for Sewer Lift Station and Force Main in Louviers

Trevor Bedford  
Douglas County Department of Community Development  
100 Third Street  
Castle Rock, CO 80104

Re: Referral Response to Location and Extent (L&E) Application for Sewer Lift Station and Force Main in Louviers

Dear Mr Bedford,

We, the Louviers Conservation Partnership, are writing to express our support for the proposed Location and Extent (L&E) application to construct a new lift station and force main in Louviers, as outlined in the submitted proposal. This initiative is of paramount importance to the well-being and sustainability of our historic village and the surrounding communities.

Key Facts:

- - The proposed project aims to remove untreated or poorly treated wastewater sources in the corridor, thereby significantly improving water quality in the region.
- - It will enable the capture and reuse of all reusable water supplies used in the corridor by Castle Rock Water and Dominion Water and Sanitation District, promoting sustainable water management practices.
- - The project will create wastewater solutions for existing communities and businesses, enhancing their economic viability and vitality.
- - Importantly, the initiative will allow the Louviers Water & Sanitation District to safely provide wastewater services to our community while facilitating the decommissioning of the existing wastewater lagoons.

We are grateful for the opportunity to advocate for this essential infrastructure development, which not only addresses critical sanitation needs but also contributes to environmental conservation efforts and enhances the quality of life for residents.

Specific Comments:

While we fully support the proposed sewer lift station and force main, we also recognize the importance of engaging in the planning process to ensure the integration of

pedestrian trails aligns with the needs and preferences of the Louviers community. We look forward to providing detailed comments on the specifics of the proposed pedestrian trail system during the appropriate commenting period.

Additionally, we wish to highlight our concerns regarding recent land use developments adjacent to the Town of Louviers, particularly the Sterling Ranch Conservation Easement. Preserving open space and protecting the historic elk migration corridor are paramount to maintaining the integrity and character of our village. We urge careful consideration of the conservation easement proposal to safeguard our community's heritage and natural environment.

Conclusion:

In conclusion, we reaffirm our support for the proposed sewer lift station and force main while emphasizing the need for thoughtful planning and conservation efforts in our region. We appreciate the opportunity to provide input on this critical initiative and remain committed to preserving the historic legacy and environmental integrity of Louviers.

Sincerely,

Gretchen Farrell

Valerie Hays

Randy Johnson

Meghan St. Clair

Co-Directors, Louviers Conservation Partnership

# SOUTH METRO FIRE RESCUE

## FIRE MARSHAL'S OFFICE

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Trevor Bedford, AICP, Project 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: 7251 Main Street – Location and Extent  
Project File #: **LE2024-007**  
S Metro Review # REFOTH24-00047

Review date: March 28, 2024

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

**Project Summary:** Castle Rock Water and Dominion Water and Sanitation District request approval of a Location and Extent (L&E) for the construction of a force main and lift station in Louviers to allow for central sanitation services and improvements to water quality in the area.

**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 requirements for the proposed project.

4/3/2024



Trevor Bedford, AICP  
100 Third Street  
Castle Rock, CO 80104

P861305  
No Reservations/No Objection

SUBJECT: Request for approval of a Vacate Abandon within 7251 Main St in Louviers, CO.

To Whom It May Concern:

CenturyLink of Colorado, Inc. d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

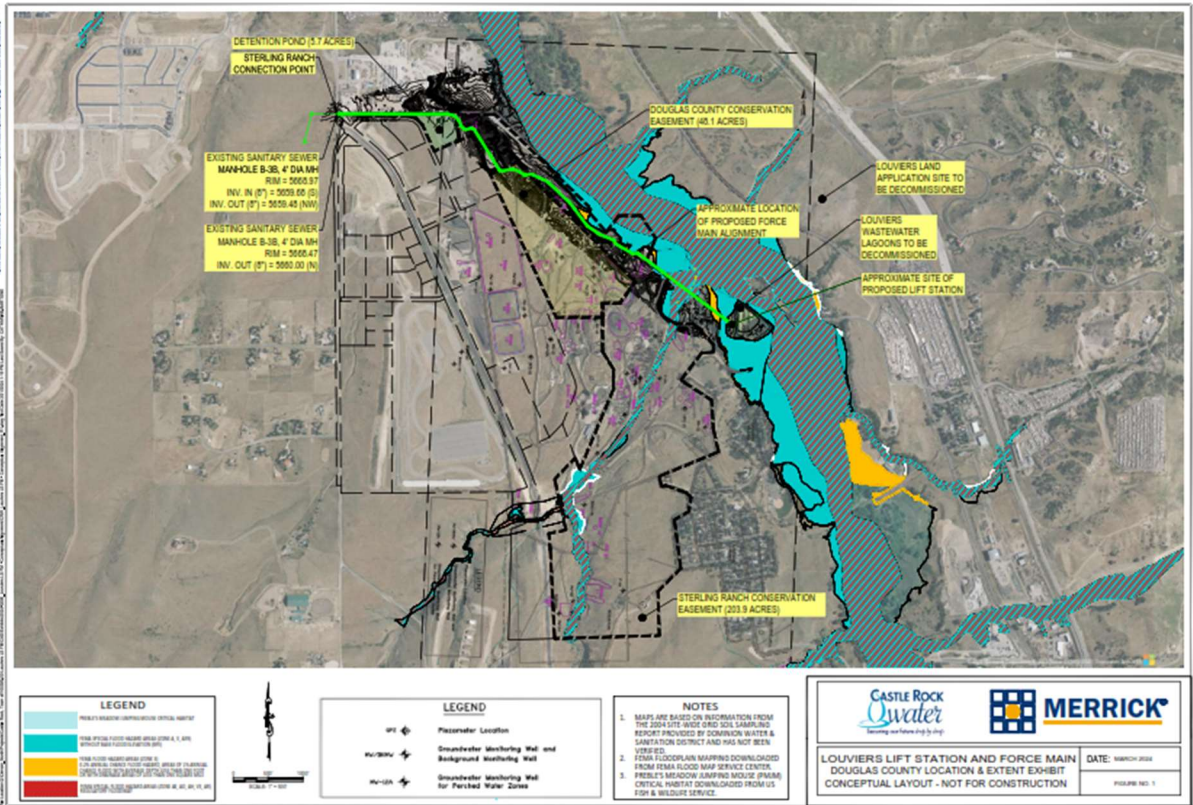
If you have any questions please contact Phil Hackler at (432) 288-08418 or [Phil.Hackler@lumen.com](mailto:Phil.Hackler@lumen.com).

Sincerely yours,

/s/

CenturyLink Right of Way Team

# EXHIBIT A





**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)

April 2, 2024

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

Attn: Trevor Bedford

**Re: 7251 Main Street, Case # LE2024-007**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **7251 Main Street** and requests a detailed clarification/drawing on the west end of the force main pipeline close to Moore Road since PSCo has an intermediate pressure natural gas main along east side of the road.

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

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