

## Location and Extent Staff Report

**Date:** April 6, 2026

**To:** Douglas County Planning Commission

**From:** Carolyn Washee-Freeland, AICP, Senior Planner *CWF*  
Jeanette Bare, AICP, Planning Manager *SK for JB*  
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*

**Subject:** **6067 Perry Park Blvd., Douglas County Local Improvements District No. 24.01, Spring Canyon Lift Station, Location and Extent**

**Project File:** LE2026-004

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**Planning Commission Hearing:**

**April 20, 2026 @ 6:00 p.m.**

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### **I. EXECUTIVE SUMMARY**

Douglas County Local Improvements District (LID) No. 24.01, also known as the Spring Canyon LID, requests approval of a Location and Extent (L&E) to construct a new lift station at the Spring Canyon Plant Site #1, a 14.41-acre metes and bounds parcel located in Larkspur. The new lift station will serve future residential development in Perry Park Filing No. 4, consisting of 74 lots. The project site is in the southwestern portion of Douglas County, west of I-25 and Tomah Road, and one mile east of the Pike National Forest.

The project area is generally located in the West Plum Creek Subarea of the 2040 Douglas County Comprehensive Master Plan.

### **II. APPLICATION INFORMATION**

#### **A. Applicant**

Douglas County Local Improvements District No. 24.01 (Spring Canyon)  
Daniel Roberts, Assistant Director, Public Works Operations  
Douglas County Department of Public Works  
100 Third Street  
Castle Rock, CO 80104

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

Mason Kiefer, P.E.  
TST Infrastructure  
5655 S. Yosemite Street  
Greenwood Village, CO 80111

**C. Request**

Douglas County LID No. 24.01, requests approval of a L&E to construct a new lift station on the Spring Canyon Plant Site #1. The lift station will be owned and maintained by Perry Park Water and Sanitation District (PPWSD).

**D. Location**

The project site is located at the corner of Valley Hi Road and Perry Park Blvd. The site is situated approximately two miles west of Tomah Road, and one mile east of the Pike National Forest, and about 10 miles north of the El Paso County and Douglas County border. The project vicinity, zoning, and aerial maps are provided in the attachments to this staff report.

**E. Project Description**

The applicant is proposing to construct a new lift station and other site improvements to serve the Spring Canyon LID. The project area is approximately 0.50-acres in size and is located within the PPWSD-owned 14.41-acre parcel.

The lift station will consist of a below grade wet well, a 16,000-gallon overflow storage tank, and a dry pit. The proposed above grade building that will house the lift station infrastructure will be 96 square feet in size. The building's exterior material will be brick veneer with a metal roof. Proposed improvements include a bottom locking slatted chain link fence that will encompass the lift station area, access gates to the site, two gravel access driveways, electrical utility connections, and a single above-grade structure.

The applicant has indicated that lift stations often encroach within the zoning setbacks from property lines due to operational and utility access requirements. With this request, the applicant is proposing to site the lift station 25 feet from the front (street) property line. The subject property is zoned Agricultural One (A-1), and the zoning setbacks for lots that are 9-acres to 34.9 acres in size, include a 100-foot street setback.

Construction activities are anticipated to begin in July 2026 and will be completed in September 2027. The applicant has stated that construction will consist of trenching, excavation, and earthwork operations to build the lift station; and noise from large truck traffic will impact the site during construction. To minimize noise impacts, the applicant will limit work hours between 7:00 a.m. to 5:00 p.m. Monday through Friday, with no construction activities scheduled at night.

The applicant indicates that there will be an increase in traffic in the project area through the duration of the construction schedule. Traffic from construction will consist of soil hauling, backfill delivery, concrete, water trucks, and worker vehicles to access the property. Approximately 30 average construction trips are expected per day. Once construction is complete there will be additional traffic to the site for daily maintenance. The new lift station will be owned and operated by PPWSD.

### III. CONTEXT

#### A. **Background**

The Douglas County Local Improvement District (LID) program finances and constructs streets, drainage, water, utility and/or sanitary sewer improvements to a defined benefited area in the County. A LID is created when property owners petition the County to partner with them to finance and construct infrastructure improvements. The County’s LID program follows legislative procedures set forth in Section 30-20-602, et seq., of the Colorado Revised Statutes.

Douglas County’s Spring Canyon LID is located within the service boundaries of PPWSD. The Spring Canyon LID will be served by wastewater service provided by the PPWSD West Sewer Collection and Waucondah Wastewater Treatment Plant (WWTP). According to the applicant, gravity conveyance of wastewater from the Spring Canyon LID to the WWTP is not feasible due to the existing topography of the area. The installation of a lift station is necessary to provide sewer services prior to residential development within the Spring Canyon LID area.

PPWSD is a water and wastewater utility that has provided water and sewer services to the Perry Park community since the 1960s. The district service area encompasses approximately 8,300 acres and is comprised of Perry Park, Perry Park East, Remuda Ranch, Sage Port, and Sandstone Ranch. Additionally, the PPWSD also provides services to Meribel Village and the Plum Creek Hollow parcels, which are located outside of the general district boundaries.

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

The project site is zoned Agricultural One (A-1). The following table reflects the zone districts and land uses surrounding the project area.

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

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Agricultural One (A-1)	Residential parcel
<b>South</b>	Southwest - Agricultural One (A-1); Southeast – Suburban Residential (SR)	Residential parcel; Perry Park Filing 4, residential lots (vacant)
<b>East</b>	Suburban Residential (SR)	Perry Park Filing 4, residential lots (vacant)
<b>West</b>	Agricultural One (A-1)	Residential parcel

### IV. PHYSICAL SITE CHARACTERISTICS

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

The overall topography of the project site is composed of a broad area with little change in elevation. Vegetation consists of natural grasses, shrubs and small groves of trees.

**B. Access**

The new lift station will be accessed directly from Valley Hi Road, and a secondary access point from Perry Park Blvd.

**C. Drainage and Erosion**

A Phase III Drainage Report, and Grading Erosion & Sediment Control (GESC) plan and report will be submitted to Douglas County Engineering Services for review and approval prior to permits being issued for construction activities. Any additional requirements will be identified in referral comments provided by Engineering.

**D. Floodplain**

The project site is not located within any FEMA-mapped 100-year floodplain.

**V. PROVISION OF SERVICES**

**A. Fire Protection**

Larkspur Fire Department (LFD) provides fire and emergency medical services to the site. LFD did not provide a referral comment on the request.

**B. Sheriff Services**

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. DCSO did not comment on the request.

**C. Water and Sanitation**

The lift station will be owned and maintained by PPWSD to serve customers within the Spring Canyon LID area. No comments were received from the district.

**D. Utilities**

Area utility providers were sent a referral on this application. The utility providers had no comments for the applicant to address.

**E. Other Required Processes and Permits**

The proposed project will require Grading Erosion and Sediment Control (GESC) Plans and Permits, and other applicable construction plans and permits, from Public Works Engineering and the CDPHE. These permits will be required prior to commencement of construction.

**VI. PUBLIC NOTICE AND INPUT**

Courtesy notices of an application in process were sent to abutting property owners. No comments were received from community members.

Referral response requests were sent to referral agencies on March 19, 2026. Referral responses are due at the conclusion of the referral period on April 2, 2026, prior to the

Planning Commission hearing. Agency responses received are included as an attachment to this staff report.

**VII. STAFF ASSESSMENT**

Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has indicated that the new lift station and other improvements will provide sewer infrastructure for the Spring Canyon LID area.

Should the Planning Commission approve the Location and Extent request, the applicant will be required to obtain any necessary permits for completion of the proposed lift station and other improvements.

<b><u>ATTACHMENTS</u></b>	<b><u>PAGE</u></b>
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# Land Use Application

Please complete, sign, and date this application. Return it with the required items 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 Resources.

### PROJECT INFORMATION

Project Type: Lift Station

Marketing Name: Spring Canyon Lift Station

Presubmittal Review Project Number: PS2026-031

### PROJECT SITE

Address: N/A

State Parcel Number(s): 2609-162-00-007

Subdivision/Block#/Lot# (if platted): Metes and Bounds

### PROPERTY OWNER(S)

Name(s): Douglas County Department of Public Works

Address: 100 Third Street, Castle Rock, CO 80104

Phone: 303-663-6284

Email: drroberts@douglas.co.us

### AUTHORIZED REPRESENTATIVE

Name: Mason Kiefer, P.E.

Company: TST Infrastructure, LLC

Address: 5655 South Yosemite Street, Suite 101


Phone: 303-799-5197

Email: mkiefer@tstinfrastucture.com

*A notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative.*

### ACKNOWLEDGMENT

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*.

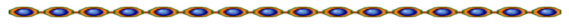
Signed by:  
  
Applicant's Signature

March 11, 2026 | 8:55:01 AM MDT  
Date

*NOTICE: Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in @douglas.co.us; beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our public outreach and assistance team at 303-660-7460 or email [planning@douglas.co.us](mailto:planning@douglas.co.us).*

**Project Number (Office Use Only):**

DOUGLAS COUNTY LOCAL  
IMPROVEMENT DISTRICT NO. 24-01  
(SPRING CANYON)



SPRING CANYON LID LIFT STATION

L&E NARRATIVE

March 2026

Prepared By:

TST Infrastructure, LLC  
5655 S. Yosemite Street, Suite 101  
Greenwood Village, CO 80111  
303.799.5197

038.011.21

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MASTER PLAN (CMP)..... 4

## 1. INTRODUCTION AND BACKGROUND

The applicant, Douglas County Local Improvements District No. 24-01, is requesting the approval of this Location and Extent application to construct a new lift station to serve the Spring Canyon Local Improvement District (Spring Canyon LID). This new facility will require the construction of new utilities to service the facility and other site improvements.

The Spring Canyon LID is located in Larkspur, Colorado, within the service boundaries of Perry Park Water and Sanitation District (PPWSD). Construction of roads and other utilities, including water and sewer adjacent to the Spring Canyon LID Lift Station, is not included as part of this Location and Extent application because these improvements are part of the Local Improvement District and do not require Location and Extent review. The Spring Canyon LID will be served by wastewater service provided by PPWSD West Sewer Collection and Waucondah Wastewater Treatment Plant (WWTP). The Spring Canyon LID area includes 74 currently undeveloped lots. Gravity conveyance of wastewater from the Spring Canyon LID to the WWTP is not feasible due to the existing topography and elevations of the existing sewer infrastructure. The installation of the lift station and force main are necessary to provide sewer services prior to residential development within Spring Canyon. Construction of the facility will be funded by the Spring Canyon LID. Upon completion the facility will be owned and operated by PPWSD. These improvements are intended to support the full build out of Spring Canyon.

A description of the proposed site improvements and community impacts are presented in the following sections.

## 2. PROJECT DESCRIPTION

Spring Canyon LID is proposing to construct a new lift station that will connect to a 4-inch PVC force main to convey wastewater to the existing sewer infrastructure. Refer to Location and Extent Exhibit Sheet 1 for a vicinity map of the proposed lift station.

The proposed lift station will be located on PPWSD property, identified as parcel number 2609-162-00-007, near the intersection of Valley High Road and Perry Park Boulevard. There are currently no existing structures located on the site. Existing vegetation will need to be removed to construct the lift station. To comply with Senate Bill 24-005 (SB5), no nonfunctional turf, artificial turf, or invasive plant species be placed onsite. After construction, disturbed areas will be re-vegetated with a native

seed mix consistent with the surrounding area. See Location and Extent Exhibit Sheet 2 for the Demolition Plan and Exhibit Sheet 4 for the Landscaping Plan.

The lift station property is zoned as an Agricultural One (A-1) lot. An A-1 lot is intended to provide areas for farming, ranching, or tree farming activities. A-1 zoned lots have established setback requirements from the street and power line based off total parcel size. An A-1 zoned lot of 9-35 acres is subject to a 100' setback from the street and front lot line. The parent parcel is approximately 14.409 acres which falls within this range. The Spring Canyon lift station will occupy 175' X 125' or 0.50 acres of the parcel. The land outside of the 0.50-acre project area will remain undeveloped as part of this request. The applicant is requesting that the lift station be placed outside of the required A-1 100' setback. The proposed lift station will be placed 25' from the front lot line to the proposed security fence around the site and approximately 36' from the right-of-way to any structures on the site.

Douglas County Zoning Resolution Section 308.05 states that utilities and related equipment commonly located along property lines may be placed within required setbacks. Lift stations are often constructed without setbacks from property lines due to operational and utility access requirements.

Site improvements include a chain link fence with mesh screening, several access gates, a gravel access road, electrical utility connections, and a single above grade structure. The lift station will consist of a below grade wet well, a 16,000-gallon overflow storage tank, and a dry pit. See Location and Extent Exhibit Sheet 2 and 5 for a detailed view of the site and utility plan. The building onsite will have a 12' W X 8' L dimensions. The dry pit will be below grade and the finished floor will have a 12' W X 15' L dimensions. The building's exterior material will be brick veneer with a metal roof. See Location and Extent Exhibit Sheet 7 for a detailed view of the proposed structure.

The impacts associated with the construction of the lift station on the surrounding community are anticipated to be minimal given that the planned construction area is located far from the currently developed lots. The construction of the Spring Canyon lift station would include PPWSD approval, CDPHE approval, GESD permit, building permit, and all other required permits from Douglas County. The impacts will be minimized through proper mitigation efforts. Construction practices will follow best management practices and will be coordinated with Douglas County, PPWSD, and the residents of Perry Park. A detailed explanation of the possible impacts due to these improvements can be found in the Community Impacts section.

### 3. COMMUNITY IMPACTS

The impacts on the surrounding area due to the proposed improvements are as follows:

- I. Traffic and access disruptions
- II. Landscape, sediment, and erosion impacts
- III. Noise and dust disturbance

The construction of the improvements is anticipated to occur over 12-18 months with an approximate 2-4 months of dedicated construction activities. The construction of this project is anticipated to start July 2026 and end in September 2027. The construction activities for the lift station are expected to generate approximately 30 average construction trips per day. This number is a conservative estimate, including all spoil hauling, backfill delivery, concrete, water trucks, and worker vehicles. Traffic will be short-term and will occur during normal working hours. After the completion of the improvements the lift station will require maintenance and service visits. PPWSD Operations Contractor will visit the lift station daily following the development of the Spring Canyon LID. The future development of Spring Canyon will increase the residential traffic over time. The long-term traffic associated with these improvements is expected to be minimal.

Construction will involve a combination of trenching, excavation, and earthwork operations within the proposed lift station site. These activities create the potential for erosion and sediment runoff that could negatively impact nearby streams and waterbodies. A Grading, Erosion, and Sedimentation Control Plan (GESCP) will be prepared and submitted to Douglas County for approval to be implemented during construction. This will minimize erosion and sediment runoff from the improvements.

Construction equipment and increased road traffic from workers and deliveries will create noise and dust in the construction work zones. There are no residents immediately adjacent to the lift station site. Work hours will be limited to 7:00 AM to 5:00 PM Monday - Friday to minimize noise impacts. Dust generated will be kept to a minimum by utilizing water trucks and keeping the construction area clean.

The improvements of the Spring Canyon lift station disturb a relatively small area and majority of the infrastructure will be buried. The proposed improvements to the lift station site will increase the impervious surfaces and slightly raise the existing contours to allow drainage to move away from the structures. Changes with the site drainage will be addressed by storm improvements constructed by the Spring Canyon LID. See Location and Extent Exhibit Sheet 6 for the grading plan of the lift station site.

The Spring Canyon LID will need a temporary easement for the construction of the lift station on PPWSD property. The lift station and associated wastewater infrastructure

will be constructed in accordance with applicable state, county, and PPWSD standards. No additional public rights-of-way, sidewalks, or frontage improvements are required.

#### 4. COMPLIANCE WITH DOUGLAS COUNTY 2040 COMPREHENSIVE MASTER PLAN (CMP)

It is the intent of this project to remain consistent with Douglas County's Comprehensive Master Plan 2040 (MP-2040) and meet the various goals and objectives outlined therein to improve the stability and sustainability of Douglas County and Perry Park. The improvements within Perry Park are under the West Plum Creek Subarea. The following sections expand on how the proposed improvements support and advance specific goals found within the MP-2040.

*Section 3, Goal 3-2: "Ensure land use and design is compatible with the natural and rural character of the nonurban area."*

The lift station has been designed to minimize above-ground structures and incorporate fencing materials and finishes that will appropriately blend with the surrounding rural environment. These design considerations align with the goal of ensuring compatibility with the rural character of Perry Park.

*Section 3, Goal 3-3F.5: "Support build out of Perry Park to the extent that development can be appropriately served by roads, water, and sewer infrastructure without undue harm to the natural environment."*











The Spring Canyon lift station will provide necessary wastewater infrastructure to support future development within Perry Park. The facility will connect to existing infrastructure and has been designed with appropriate mitigation efforts to minimize harm to the natural environment.

*Section 5, Goal 5-1A: "Review existing and projected development to ensure that it does not overwhelm existing services."*



The design of the lift station included an extensive analysis of historical flows within the existing system as well as projected demand and capacity from future development, ensuring the new improvements will not overwhelm the existing services.

# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

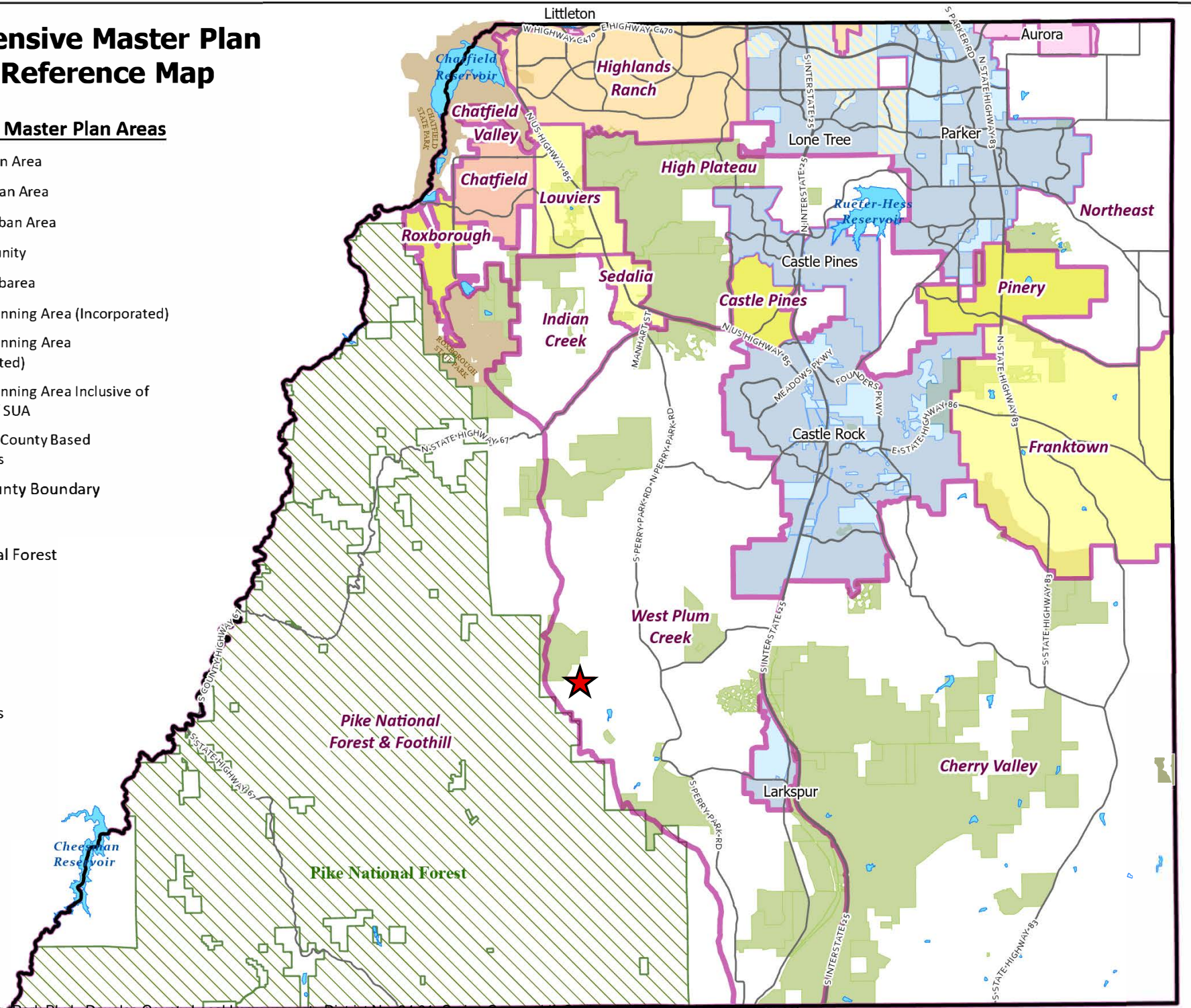
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas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

## Parks

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

## Roadways

-  Major Roads

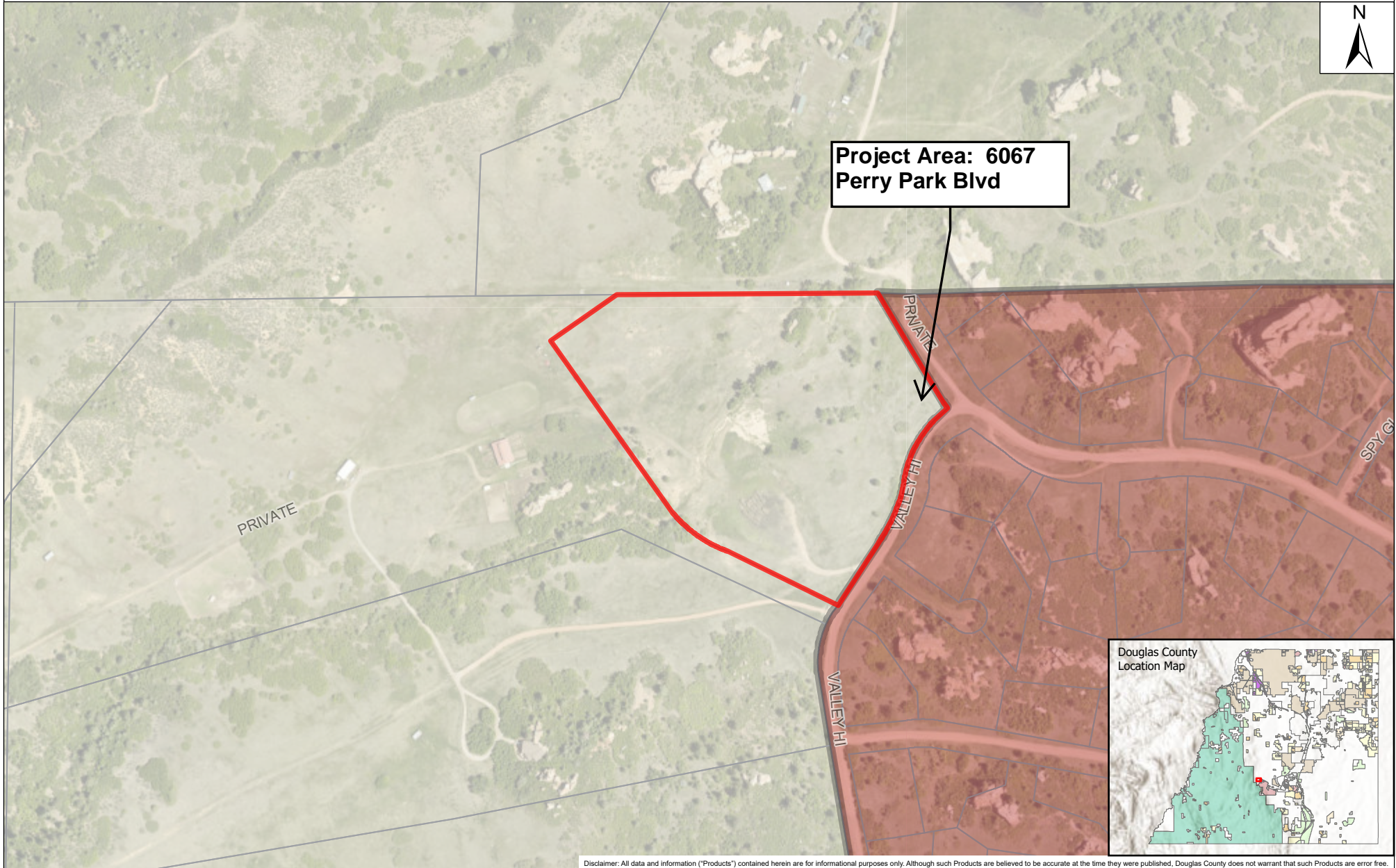


6067 Perry Park Blvd., Douglas County Local Improvements District No. 24-01, Spring Canyon Lift Station, Location and Extent Request

Project File: LE2026-004

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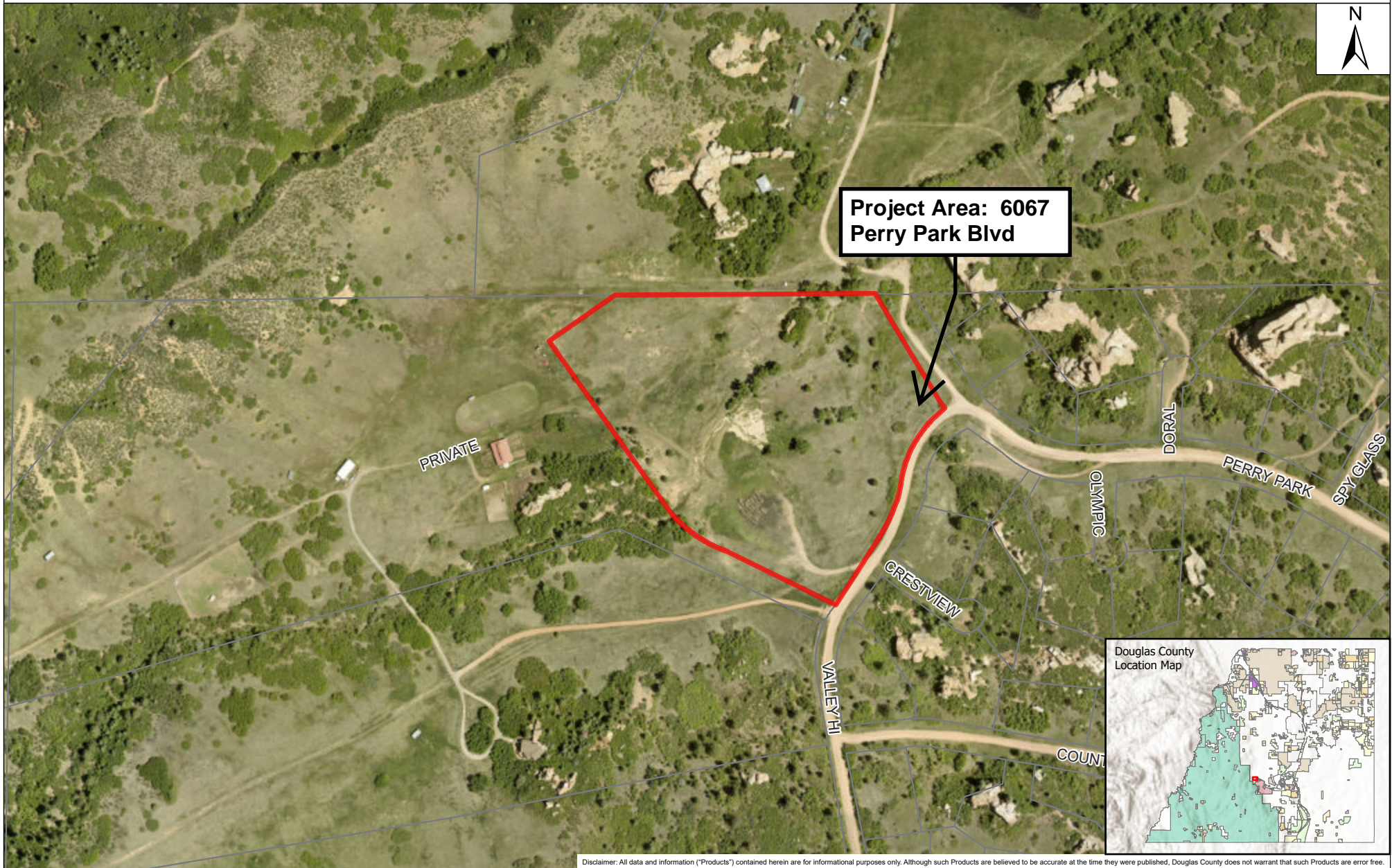
# LE2026-004 LOCATION AND EXTENT - 6067 PERRY PARK BLVD



Disclaimer: All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time they were published, Douglas County does not warrant that such Products are error free.

Date Saved: 3/23/2026 4:46 PM

-  A1 - AGRICULTURAL ONE
-  SR - SUBURBAN RESIDENTIAL



Date Saved: 3/23/2026 4:51 PM

**Referral Agency Response Report****Project Name:** 6067 Perry Park Boulevard**Project File #:** LE2026-004**Date Sent:** 03/19/2026**Date Due:** 04/02/2026

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Addressing Analyst	03/26/2026	Received: The proposed address for this facility is 6067 PERRY PARK BLVD. 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.	Comments forwarded to applicant. Applicant has acknowledged the referral comment.
Assessor	03/31/2026	No Comment	No action necessary
AT&T Long Distance - ROW	03/25/2026	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 6067 Perry Park Blvd Larkspur, 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. Ann Barnowski Clearwater Consulting Group Inc 120 9th Avenue South Suite 140, Nampa, ID 83651 Annb@cw64.com	No action necessary
Building Services	03/25/2026	Received: Permit is required. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.	Comments forwarded to applicant. Applicant has acknowledged the referral comment.
CDPHE - All Referrals		No Response Received	No action necessary
CenturyLink		No Response Received	No action necessary
Comcast		No Response Received	No action necessary
CORE Electric Cooperative	04/01/2026	No Comment	No action necessary
Douglas County Health Department	04/01/2026	No Comment	No action necessary

**Referral Agency Response Report**

**Project Name:** 6067 Perry Park Boulevard

**Project File #:** LE2026-004

**Date Sent:** 03/19/2026

**Date Due:** 04/02/2026

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	04/03/2026	Summary: Public Works Engineering provided comments regarding Traffic Impact Analysis; Drainage Study, Construction Documents, GESC, Storm Drainage, TCE requirements, Secondary Drainage Easement requirements, ROW Construction Permitting, and Post Construction Documentation. Refer to Referral Comment Letter for more detailed information.	Comments forwarded to applicant. Applicant has acknowledged the referral comments.
Larkspur FD		No Response Received	No action necessary
Mountain View Electric Association	04/02/2026	Received: This project is not in MVEA service territory.	No action necessary
Office of Emergency Management	03/27/2026	No Comment	No action necessary
Perry Park ACC		No Response Received	No action necessary
Perry Park Metropolitan District		No Response Received	No action necessary
Perry Park Water & Sanitation District		No Response Received	No action necessary
Sheriff's Office		No Response Received	No action necessary
Sheriff's Office E911		No Response Received	No action necessary
Town of Larkspur	03/19/2026	No Comment	No action necessary
Xcel Energy-Right of Way & Permits	03/24/2026	Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for the above-mentioned application and currently has no apparent conflict. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction. Violeta Ciocanu (Chokanu) Right of Way and Permits Public Service Company of Colorado dba Xcel Energy Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com	No action necessary

**REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT**

Date sent: March 19, 2026


Comments due by: **April 2, 2026**

**Project Name:** *6067 Perry Park Blvd, Douglas County Local Improvements District (LID) No. 24-01, Sanitary Sewer Lift Station Project - Location and Extent*

**Project File #:** **LE2026-004**

**Project Summary:** Douglas County LID No. 24-01 requests approval of a Location and Extent to construct a new lift station on the Spring Canyon Plant Site #1, which is owned by Perry Park Water & Sanitation District (PPWSD), a 14.409-acre metes and bounds parcel. The new lift station will serve future residential development in Perry Park Filing No. 4, consisting of 74 lots. The site is located at SPN: 2609-162-00-007.

Information on the identified development proposal located in Douglas County is enclosed. Please review and provide comment(s) 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.	
<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 2026

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **April 20, 2026, at 6:00 pm; located at 100 Third Street, Castle Rock, CO 80104 in the Commissioner’s Hearing Room.**

Sincerely,

*Carolyn Washee-Freeland*

Carolyn Washee-Freeland, AICP  
Senior Planner  
303-660-7460  
[cfreeland@douglas.co.us](mailto:cfreeland@douglas.co.us)

Enclosure

April 2, 2026

DV2026-186

Mason Kiefer, P.E.  
TST Infrastructure  
5655 S Yosemite Street, Suite 101

RE: Perry Park Water & Sanitation District – Spring Canyon Lift Station – Location & Extent  
Rev1 PWE Comments

Mr. Kiefer,

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

### TECHNICAL DOCUMENTATION

#### Project Narrative and Planning Exhibit

- We have no comments regarding the narrative and planning exhibit.

#### Traffic Impact Analysis

- The lift station project is not expected to generate sufficient traffic to warrant roadway improvements.
- The requirement for a traffic study is waived.

#### Drainage Study

- The narrative indicates stormwater runoff will be handled with the LID project and a drainage study was not provided for review. Please submit this for review following L&E approval.

#### Construction Documents (CDs)

- Detailed CDs were not provided for review. Please submit these for review following L&E approval.

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

- A GESC report and plan set were not provided for review. Please submit these for review following L&E approval.

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

- Based on the narrative, permanent stormwater and water quality facilities will be provided with the LID project. Please provide a site-specific O & M Manual for any facilities to be constructed with that project.
- 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 not required for projects approved through an L&E process.

#### Temporary Construction Easement (TCE)

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7490

- A recorded TCE is required for work 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**

- Similarly as for the O&M Manual, please provide this with the LID project submittal.
- 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 [engsubmittals@douglas.co.us](mailto:engsubmittals@douglas.co.us)
  - 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 the Public Works Engineering to pay permit fees: 303-660-7490
- 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



**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)

March 24, 2026

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

Attn: Carolyn Washee-Freeland

**Re: 6067 Perry Park Blvd, Case # LE2026-004**

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

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

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

*Although "branded" as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation.*

Carolyn Freeland

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**From:** annb cwc64.com <annb@cwc64.com>  
**Sent:** Wednesday, March 25, 2026 5:22 PM  
**To:** Carolyn Freeland  
**Cc:** LANA SCARLETT-ROWELL (ls1762@att.com); duanew cwc64.com; jt cwc64.com  
**Subject:** 6067 Perry Park Blvd Larkspur, Colorado Douglas County eReferral #LE2026-004  
**Attachments:** 6067 Perry Park Blvd Larkspur, Colorado.jpg

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

Hi Carolyn,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 6067 Perry Park Blvd Larkspur, 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.



**PROJECT AREA**



Carolyn Freeland  
Senior Planner  
Douglas County Department of Community Development  
Planning Services Division  
100 Third Street  
Castle Rock, CO 80104

RE: Spring Canyon Lift Station  
LE2026-004 Applicant Response to Referral Agency Comments

Mrs. Freeland,

All referral comments related to LE2026-004 were addressed directly with the referral agencies. See below for the responses that were sent to the agencies.

**Douglas County – Addressing:**

1. The proposed address for this facility is 6067 PERRY PARK BLVD. 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](mailto:DCAddressing@douglas.co.us) or 303.660.7411 with questions.

**Response: We understand that the proposed address is only for the plan review. We will finalize the address following all approvals.**

**Douglas County – Building Services:**

1. CDPHE Permit is required. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.

**Response: TST, PPWSD, Douglas County, and the project contractor will coordinate with Building Services to ensure all requirements are met for issuance of a building permit.**

**Douglas County - Public Works Engineering:**

1. The narrative indicates stormwater runoff will be handled with the LID project and a drainage study was not provided for review. Please submit this for review following L&E approval.

**Response: A drainage study will be submitted following L&E approval and design are completion.**

2. Detailed CDs were not provided for review. Please submit these for review following L&E approval.

**Response: Construction Documents will be submitted following L&E approval and design completion.**

3. A GESC report and plan set were not provided for review. Please submit these for review following L&E approval.

**Response: A GESC Report and Plan Set will be submitted for review following L&E approval and design completion.**

4. • Based on the narrative, permanent stormwater and water quality facilities will be provided with the LID project. Please provide a site-specific O & M Manual for any facilities to be constructed with that project. 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.

**Response: Permanent stormwater and water quality facility O&M's will be submitted following construction to ensure all materials installed within facilities are included in the O&M.**

5. A recorded TCE is required for work 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.

**Response: All required temporary construction easements will be obtained and provided prior to construction.**

6. Similarly as for the O&M Manual, please provide this with the LID project submittal. 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.

**Response: All required easements will be included with the LID submittal. Legal exhibits will be prepared upon final design, and the County approval process is acknowledged.**

7. After the GESC plan and report are approved by the Development Engineer, please have the selected grading contractor submit the following to [engsubmittals@douglas.co.us](mailto:engsubmittals@douglas.co.us): 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 the Public Works Engineering to pay permit fees: 303-660-7490
- Contact Janet Peterson at [JLPeterson@Douglas.co.us](mailto:JLPeterson@Douglas.co.us) to provide GESC security

**Response: The GESC report, plans, and permit application will be submitted following approval and design completion. All required documentation, including certifications and DV number, will be included, and coordination for permit fees and security is understood.**

Referral Response

April 7, 2026

Page 3

8. 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/>

**Response: The ROW plans and permit application will be submitted following approval and design completion.**

9. 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.

**Response: As-built plans will be prepared following construction based on a post-construction survey. Revisions will be clearly identified, and the signed and stamped as-builts will be provided to the County.**

10. 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.

**Response: A certification letter from the engineer of record will be provided following construction. As-built drawings, supporting analysis, and documentation demonstrating compliance with design criteria will be included.**

If you have any questions on these responses, please contact us at (303) 799-5197.

Sincerely,

Mason Kiefer, PE  
Project Manager

On behalf of Douglas County Local Improvements District No.24.01 (Spring Canyon)

Carolyn Freeland

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**From:** Daniel Roberts  
**Sent:** Monday, March 16, 2026 10:26 AM  
**To:** Carolyn Freeland  
**Cc:** Jeanette Bare; Mason Kiefer  
**Subject:** LE2026-004, 6067 Perry Park Blvd Location and Extent request

Dear Carolyn,

This email is intended to officially request that the planning commission hearing date for LE2026-004, 6067 Perry Park Blvd Location and Extent (Spring Canyon Local Improvement District Sanitary Sewer Lift Station)), be heard on April 20. We acknowledge that this is beyond the normal 30-day timeframe required for Location and Extent submittals and waive the timeframe limitation for this project.

Please let me know if you have any questions.

Thanks.

**Daniel R. Roberts, P.E.** | Assistant Director, Operations  
**Douglas County Department of Public Works**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Direct** | 303.663.6284 **Main** | 303-660-7490  
**Email** | [drroberts@douglas.co.us](mailto:drroberts@douglas.co.us)

# 6067 PERRY PARK BLVD LOCATION AND EXTENT EXHIBIT

SECTION 16, TOWNSHIP 9 SOUTH, RANGE 68 WEST  
DOUGLAS COUNTY, COLORADO  
PARCEL - 14.409 ACRES PROJECT AREA - 0.50 ACRES  
LE2026-004

## SHEET INDEX

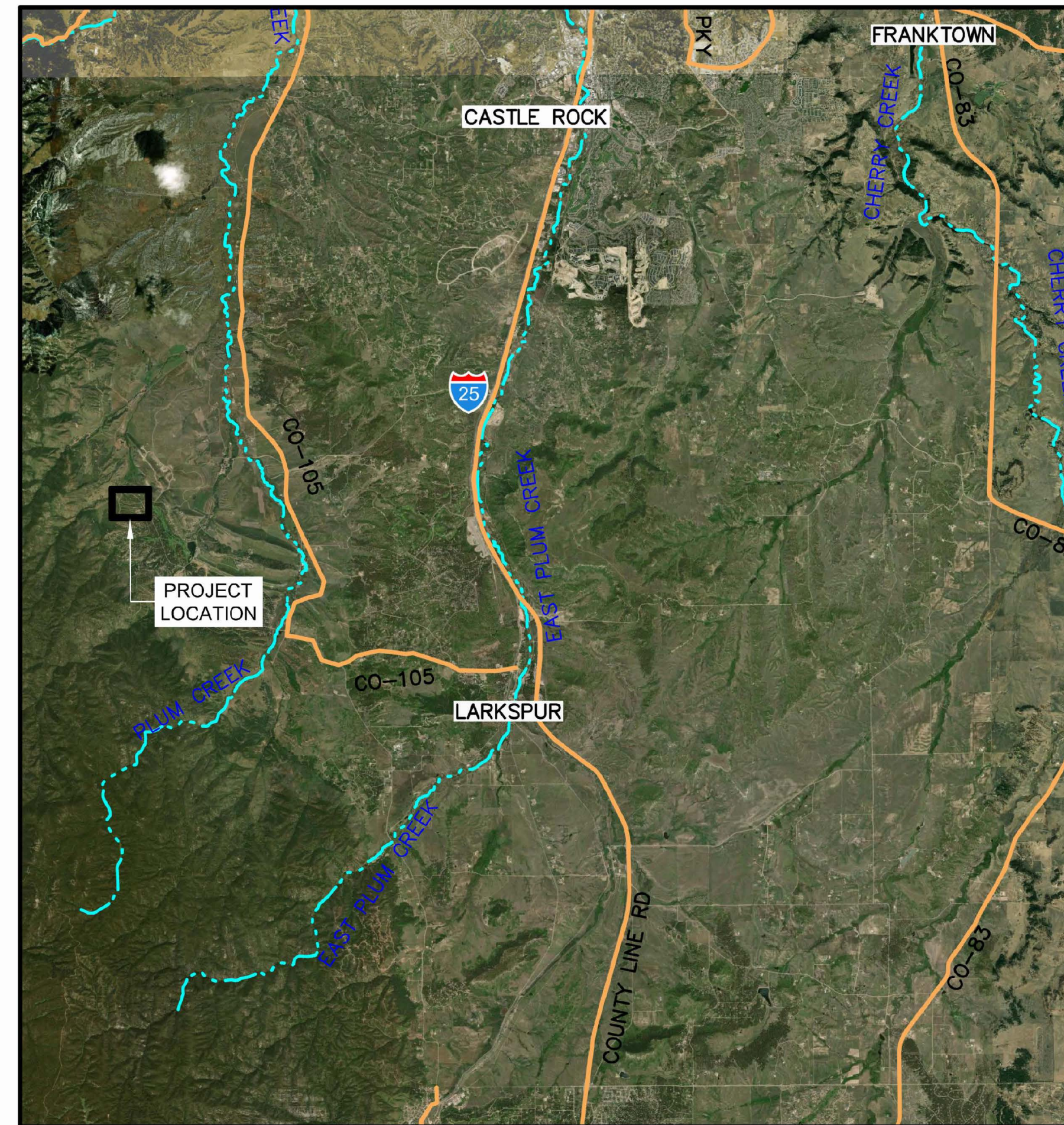
<b>SHEET 1</b>	<b>VICINITY MAP</b>
<b>SHEET 2</b>	<b>DEMOLITION PLAN</b>
<b>SHEET 3</b>	<b>SITE PLAN</b>
<b>SHEET 4</b>	<b>LANDSCAPING PLAN</b>
<b>SHEET 5</b>	<b>GRADING PLAN</b>
<b>SHEET 6</b>	<b>SITE UTILITY PLAN</b>
<b>SHEET 7</b>	<b>ARCHITECTURAL ELEVATIONS</b>

## LOCATION AND EXTENT PLAN SPRING CANYON LIFT STATION

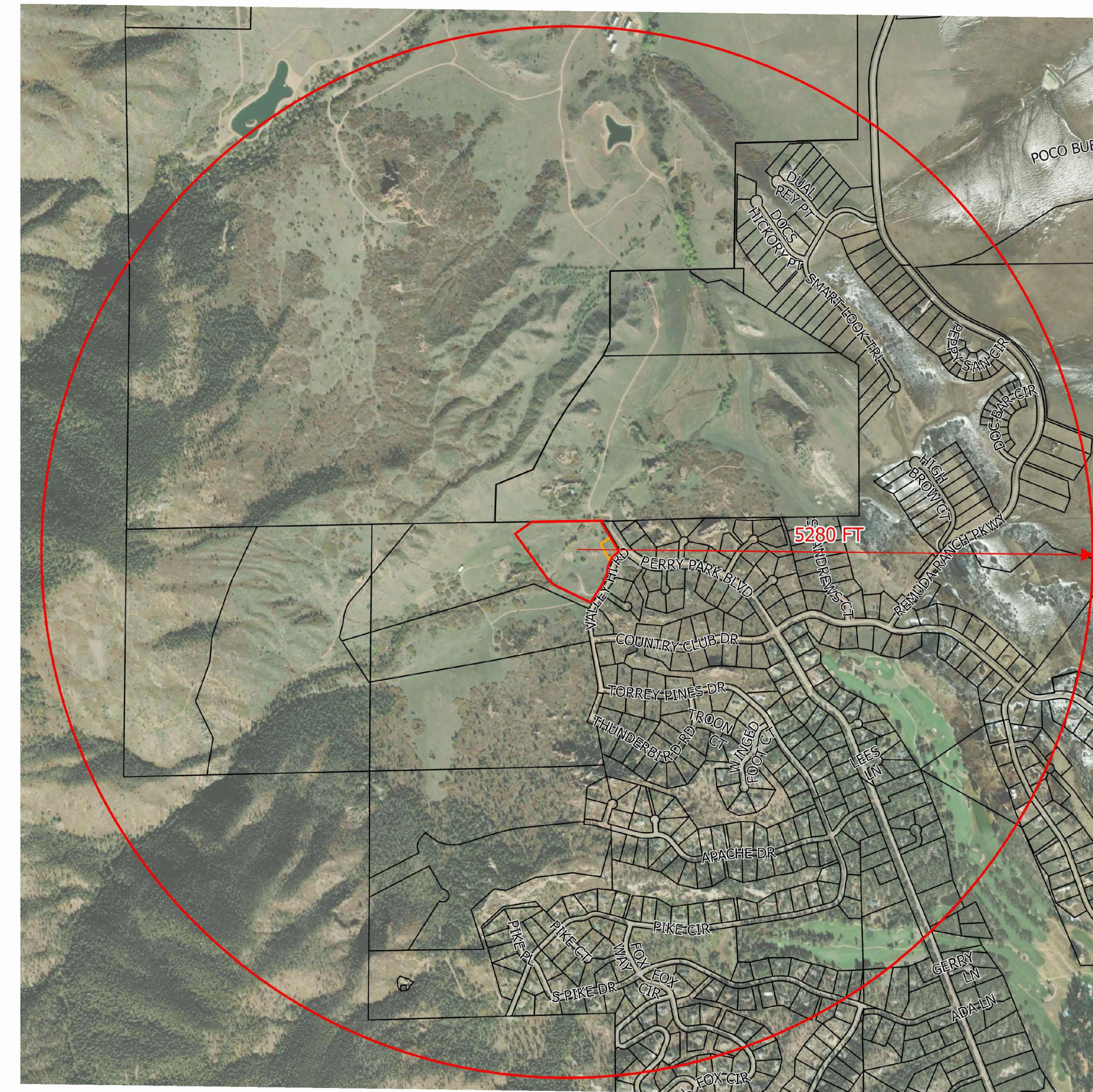
**Preparer:** TST Infrastructure, LLC  
**Contact:** Mason Kiefer, P.E.  
**Address:** 5655 South Yosemite Street, Suite 101  
Greenwood Village, CO 80111  
**Phone:** 303-799-5197

**Applicant:** Douglas County Local Improvement District No. 24-01  
**Contact:** Janet Herman, P.E.  
**Address:** 100 Third Street,  
Castle Rock, CO 80104  
**Phone:** 303-660-7401

**Owner:** Perry Park Water and Sanitation District  
**Contact:** Diana Miller  
**Address:** 5676 West Red Rock Drive  
Larkspur, CO 80118  
**Phone:** 303-979-7286



VICINITY MAP  
1" = 10,000'



ONE MILE RADIUS MAP  
1" = 1000'

**APPLICANT:**  
DOUGLAS COUNTY LOCAL IMPROVEMENTS DISTRICT  
NO.24.01 (SPRING CANYON)  
100 THIRD STREET,  
CASTLE ROCK, CO 80104  
PHONE: 303-660-7401

**FUTURE FACILITY OWNER:**  
PERRY PARK WATER AND SANITATION DISTRICT  
5676 WEST RED ROCK DRIVE  
LARKSPUR, CO 80118  
PHONE: 303-681-2050

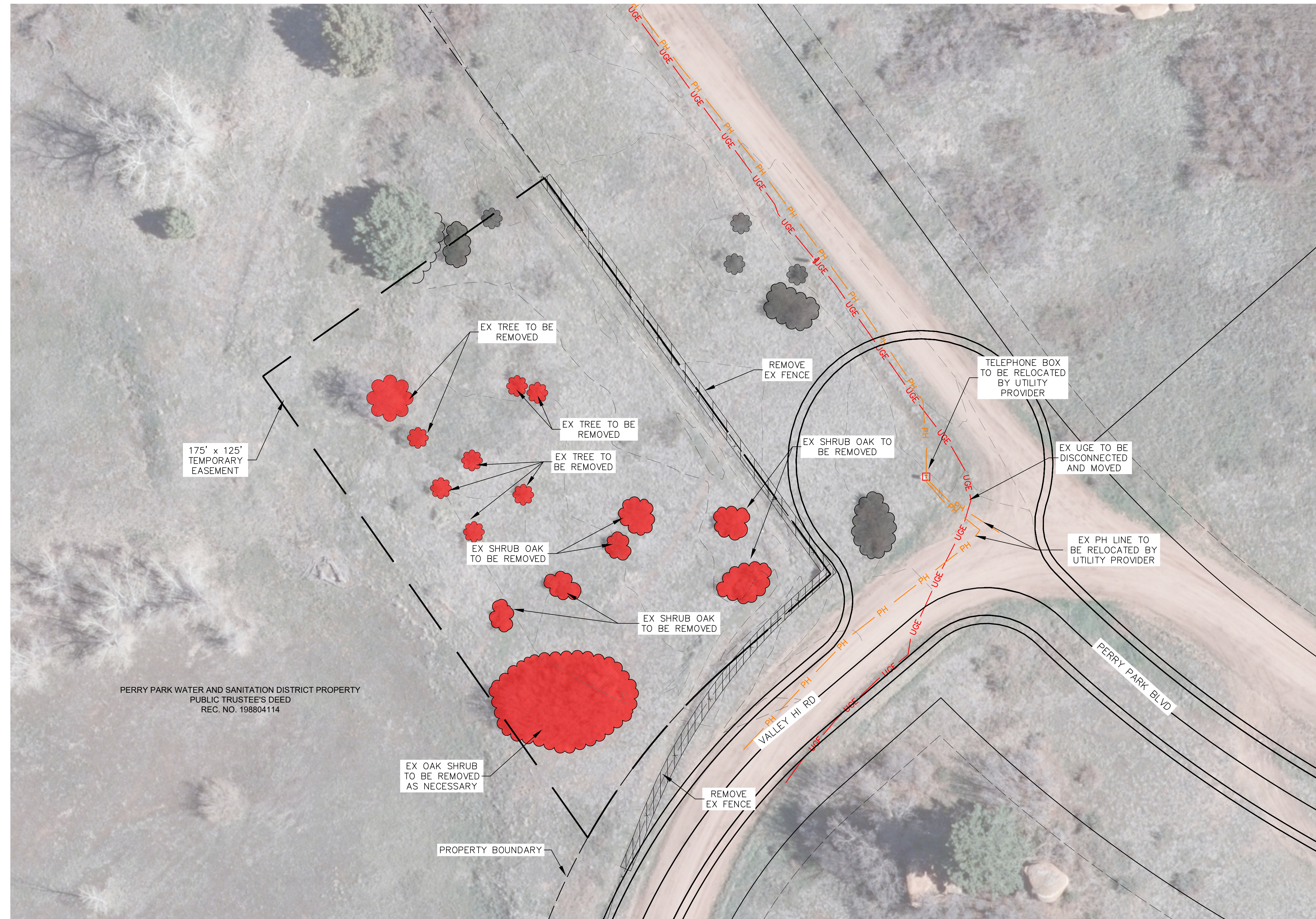


BAR PLOTS 1-INCH  
AT FULL SCALE

**VICINITY MAPS**  
SHEET 1 OF 7

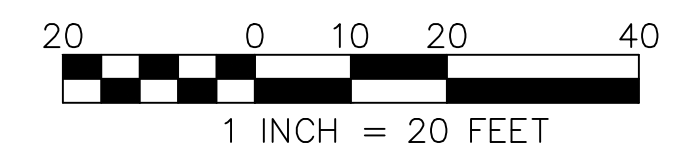
# 6067 PERRY PARK BLVD LOCATION AND EXTENT EXHIBIT

SECTION 16, TOWNSHIP 9 SOUTH, RANGE 68 WEST  
DOUGLAS COUNTY, COLORADO  
PARCEL - 14.409 ACRES PROJECT AREA - 0.50 ACRES  
LE2026-004



## LEGEND

- PH EXISTING PHONE LINE
- UGE EXISTING UNDERGROUND ELECTRIC
- GAS EXISTING GAS
- x - x - FENCELINE
- - - EX UTILITY EASEMENT BOUNDARY
- - - EXISTING PROPERTY BOUNDARY
- - - TEMPORARY EASEMENT
- - - PROPOSED ROAD
- EXISTING TREE
- EXISTING SHRUB
- TO BE REMOVED FOR CONSTRUCTION
- TO BE REMOVED PRIOR TO CONSTRUCTION
- ▨ FENCE REMOVAL EXTENTS



**DEMOLITION PLAN**  
SCALE 1"=20'

DOUGLAS COUNTY  
COLORADO

**TST**  
TST INFRASTRUCTURE, LLC  
Consulting Engineers

BAR PLOTS 1-INCH  
AT FULL SCALE

**DEMOLITION PLAN**  
SHEET 2 OF 7

H:\Drawings\Douglas County\038.011.20 - SC\_LID\_W&S\Lit\_Station\Sheets\Civil\Demolition Plan.dwg DEMOLITION PLAN L&E EXHIBIT, 2/4/2025 6:37 PM

# 6067 PERRY PARK BLVD LOCATION AND EXTENT EXHIBIT

SECTION 16, TOWNSHIP 9 SOUTH, RANGE 68 WEST

DOUGLAS COUNTY, COLORADO

PARCEL - 14.409 ACRES PROJECT AREA - 0.50 ACRES

LE2026-004

### LEGEND

- PROPOSED TEMPORARY EASEMENT
- MIN SETBACK FOR HABITABLE STRUCTURES
- PROPOSED ROAD
- FENCELINE
- EXISTING PROPERTY BOUNDARY
- EX UTILITY EASEMENT BOUNDARY
- PROJECT AREA

### HATCH LEGEND

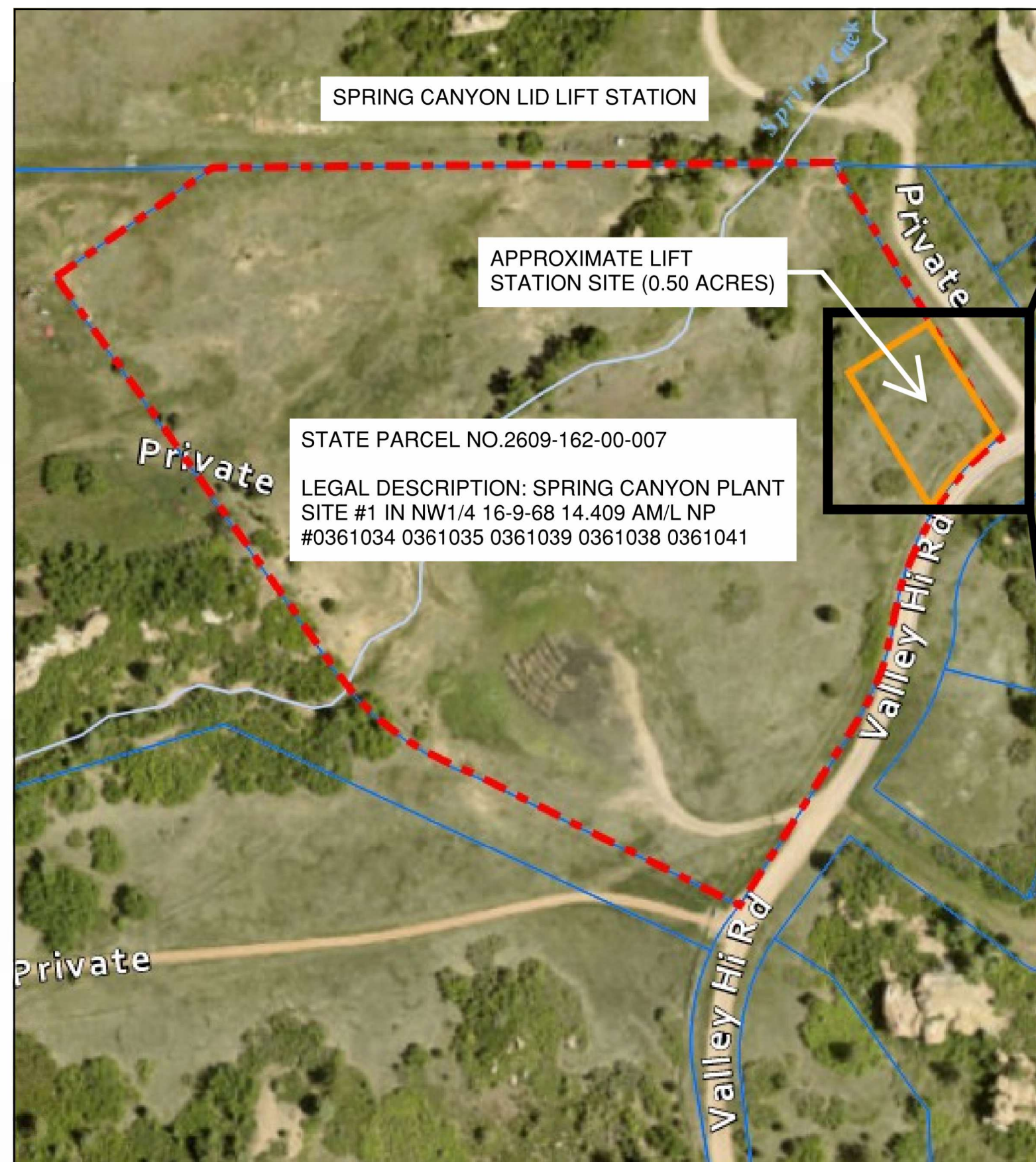
- NEW CONCRETE
- NEW GRAVEL



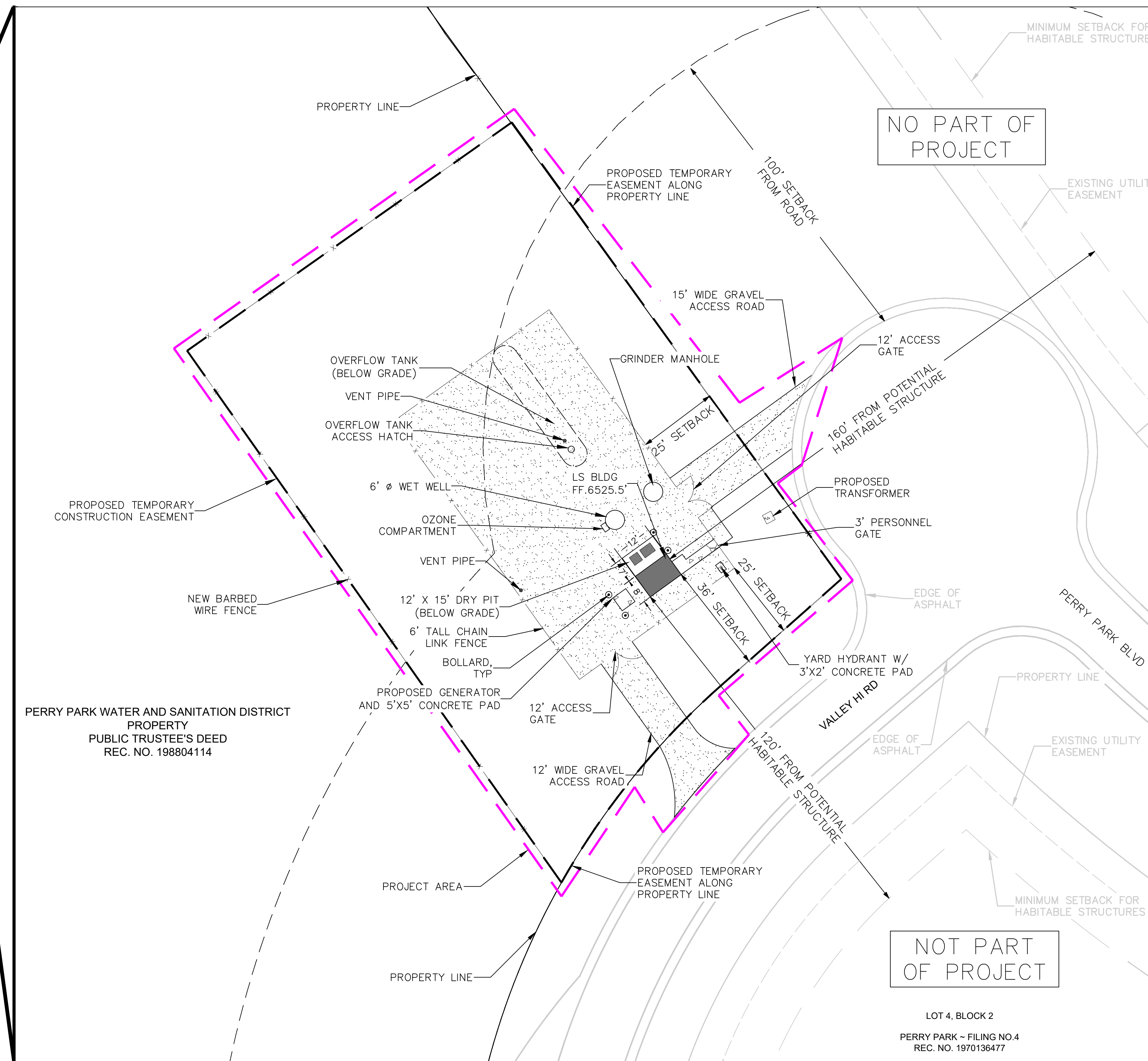
LIFT STATION SITE FENCE EXAMPLE

### NOTE:

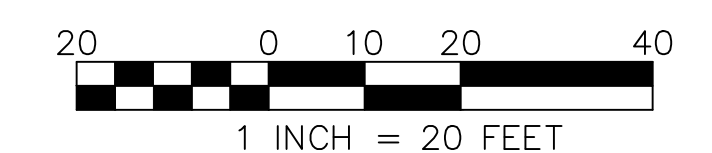
1. THE NEW CHAIN LINK FENCE WILL BE 60' W X 100' L WITH A GREEN PVC COATED GALVANIZED STEEL WITH GREEN HDPE SLATS. THE FENCE WILL LOOK LIKE THE FENCE SHOWN ABOVE.
2. HABITABLE STRUCTURES HAVE A MINIMUM SETBACK OF 25' FROM PROPERTY LINE.
3. ON-SITE PARKING WILL BE LIMITED TO THE AREA WITHIN THE FENCE AND PORTIONS OF THE ACCESS ROADS.
4. EXISTING UTILITY EASEMENT OFFSET 10' FROM RIGHT-OF-WAY ON LOTS ZONED AS SUBURBAN RESIDENTIAL. NO UTILITY EASEMENT CURRENTLY LOCATED ON LIFT STATION LOT STATE PARCEL NO. 2609-162-00-007.



**PARCEL MAP**  
1" = 150'



**SITE PLAN**  
SCALE 1"=20'



TST INFRASTRUCTURE, LLC  
Consulting Engineers

BAR PLOTS 1-INCH  
AT FULL SCALE

**SITE PLAN**  
**SHEET 3 OF 7**

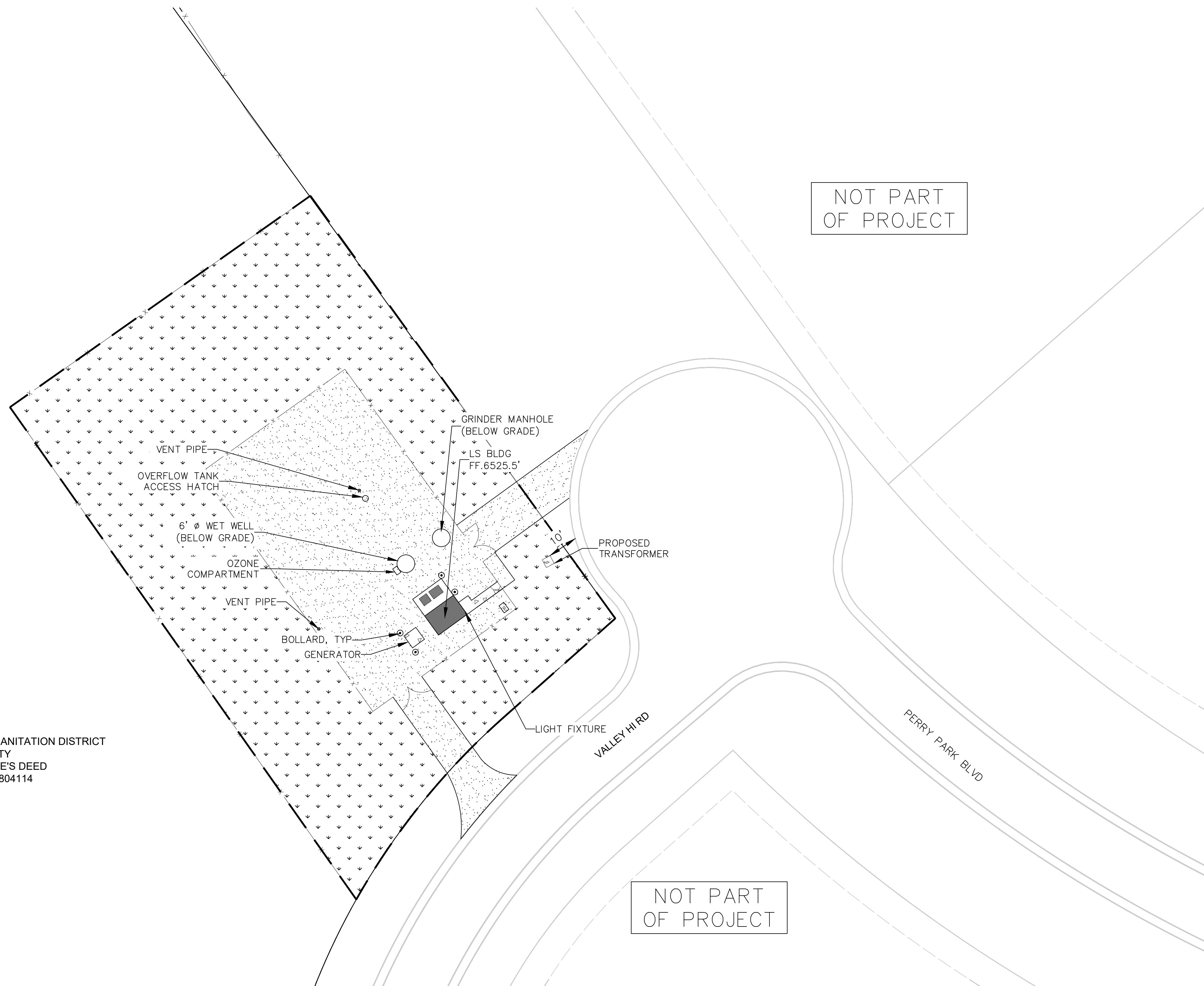
# 6067 PERRY PARK BLVD LOCATION AND EXTENT EXHIBIT

SECTION 16, TOWNSHIP 9 SOUTH, RANGE 68 WEST

DOUGLAS COUNTY, COLORADO

PARCEL - 14.409 ACRES PROJECT AREA - 0.50 ACRES

LE2026-004



PERRY PARK WATER AND SANITATION DISTRICT  
PROPERTY  
PUBLIC TRUSTEE'S DEED  
REC. NO. 198804114

NOT PART  
OF PROJECT

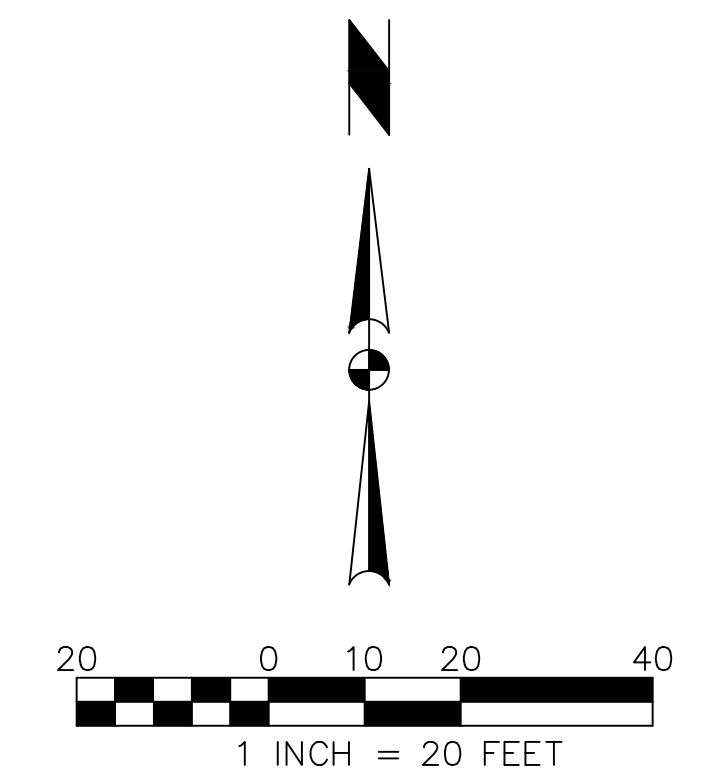
NOT PART  
OF PROJECT

**LANDSCAPING PLAN**  
SCALE 1"=20'

SITE LEGEND	
SYMBOL	DESCRIPTION
	NEW GRAVEL ROAD
	NEW CONCRETE
	NATIVE SEED

**NOTE:**

- NON-FUNCTIONAL TURF, ARTIFICIAL TURF, OR INVASIVE PLANT SPECIES WILL NOT BE PLACED ONSITE. PLANT MATERIAL USED FOR RE-VEGETATION WILL BE NATIVE TO DOUGLAS COUNTY.
- ALL LIGHT FIXTURES ONSITE WILL FOLLOW THE LIGHTING STANDARDS FOUND IN DOUGLAS COUNTY ZONING RESOLUTION SECTION 30.
- LIGHT FIXTURES WILL BE FULL CUT-OFF TYPES.



**TST**  
TST INFRASTRUCTURE, LLC  
Consulting Engineers

BAR PLOTS 1-INCH  
AT FULL SCALE

**LANDSCAPING PLAN**  
SHEET 4 OF 7

H:\Drawings\Douglas County\038.011.20 - SC\_LID\_W&S\lift\_station\L&E\Plan Sheets.dwg, L&E PLAN SHEETS - LANDSCAPING PLAN, 2/4/2025 6:37 PM

# 6067 PERRY PARK BLVD LOCATION AND EXTENT EXHIBIT

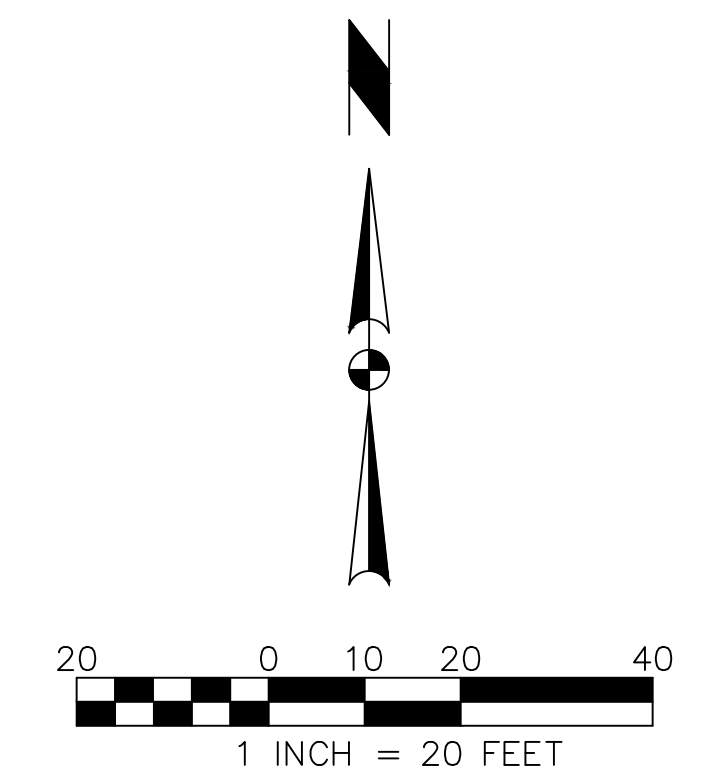
SECTION 16, TOWNSHIP 9 SOUTH, RANGE 68 WEST  
DOUGLAS COUNTY, COLORADO  
PARCEL - 14.409 ACRES PROJECT AREA - 0.50 ACRES  
LE2026-004



NEW YARD PIPING		
LINE	DESCRIPTION	MATERIAL
(A)	8" GRAVITY INFLUENT	PVC
(B)	4" SPRING CANON FORCE MAIN	PVC
(C)	8" WET WELL INFLUENT LINE TO PUMP 1	PVC
(D)	8" WET WELL INFLUENT LINE TO PUMP 2	PVC
(E)	SUMP DISCHARGE LINE	PVC
(F)	8" WET WELL OVERFLOW LINE TO TANK	PVC
(G)	8" TANK OVERFLOW RETURN LINE TO WET WELL	PVC
(H)	8" GRINDER LINE TO TANK	PVC
(I)	POTABLE SERVICE LINE	CU
(J)	UNDERGROUND ELECTRIC	PVC

NOTE:  
UTILITIES IN RIGHT-OF-WAY ARE NOT SHOWN ON THIS EXHIBIT.

PERRY PARK WATER AND SANITATION DISTRICT  
PROPERTY  
PUBLIC TRUSTEE'S DEED  
REC. NO. 198804114



**SITE UTILITY PLAN**  
SCALE 1"=20'

DOUGLAS COUNTY  
COLORADO

**TST**  
TST INFRASTRUCTURE, LLC  
Consulting Engineers

BAR PLOTS 1-INCH  
AT FULL SCALE

**SITE UTILITY PLAN**  
SHEET 5 OF 7

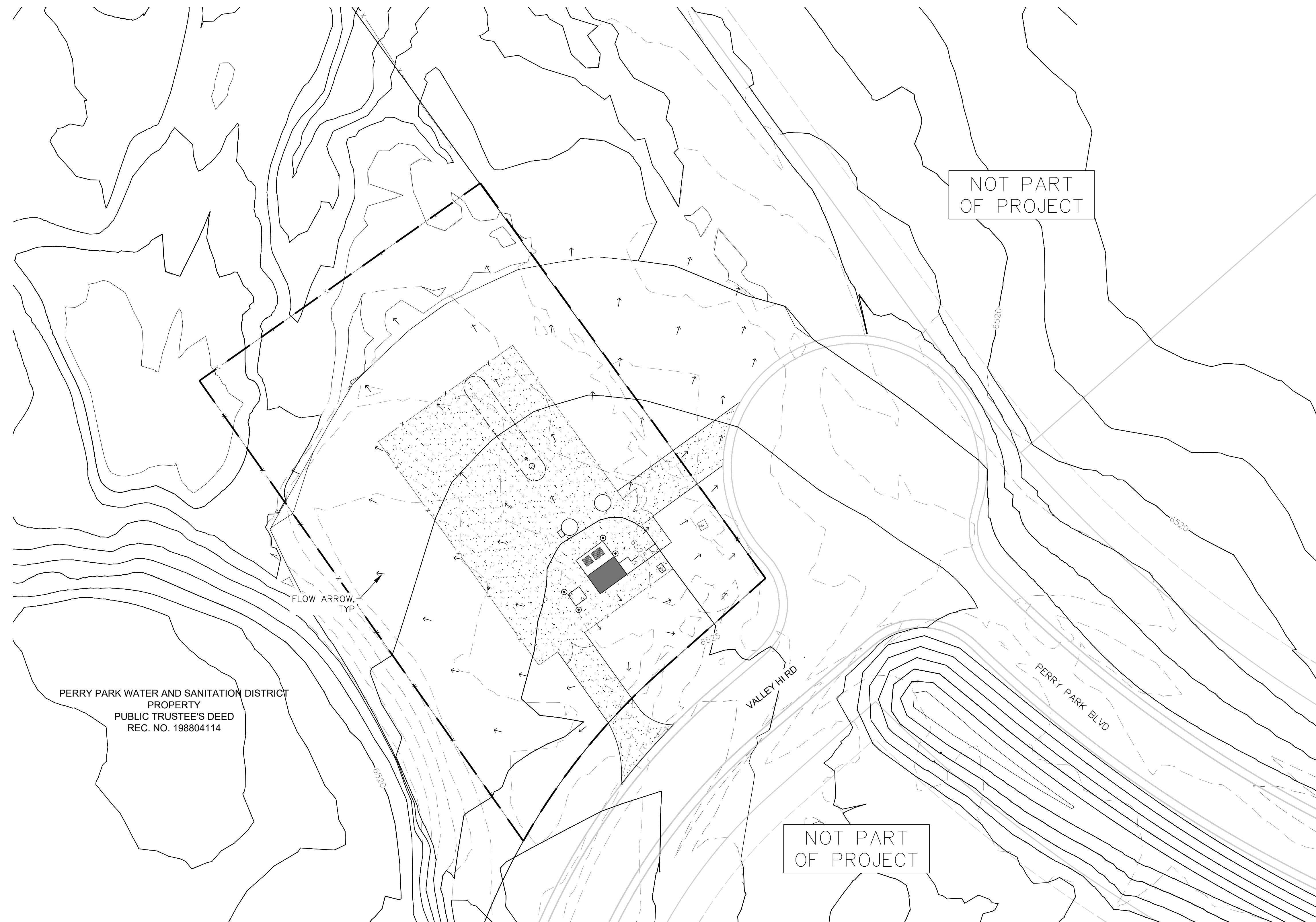
# 6067 PERRY PARK BLVD LOCATION AND EXTENT EXHIBIT

SECTION 16, TOWNSHIP 9 SOUTH, RANGE 68 WEST

DOUGLAS COUNTY, COLORADO

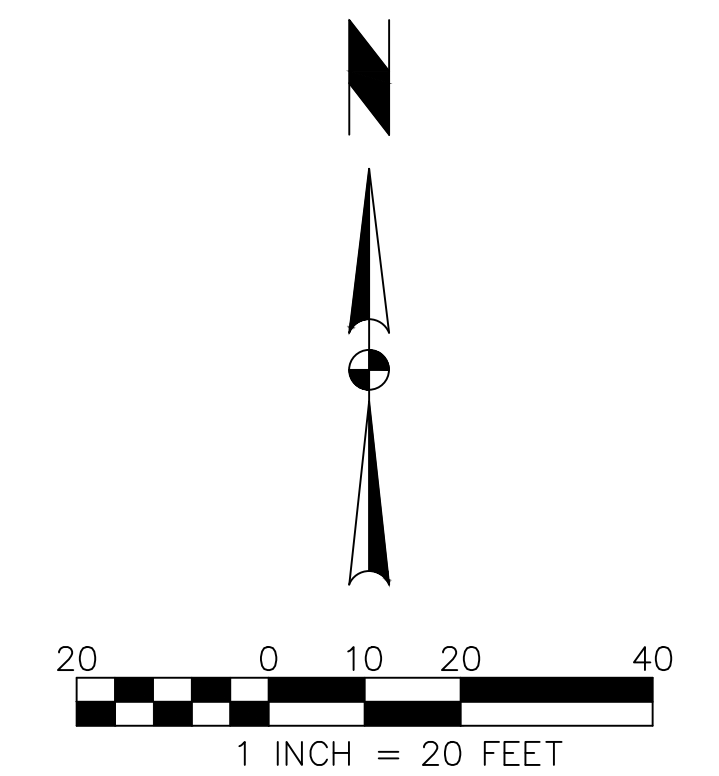
PARCEL - 14.409 ACRES PROJECT AREA - 0.50 ACRES

LE2026-004



### LEGEND

- 6220 --- EXISTING MAJOR CONTOUR
- 6219 --- EXISTING MINOR CONTOUR
- 6220 — FUTURE MAJOR CONTOUR
- 6219 — FUTURE MINOR CONTOUR



**GRADING PLAN**  
SCALE 1"=20'



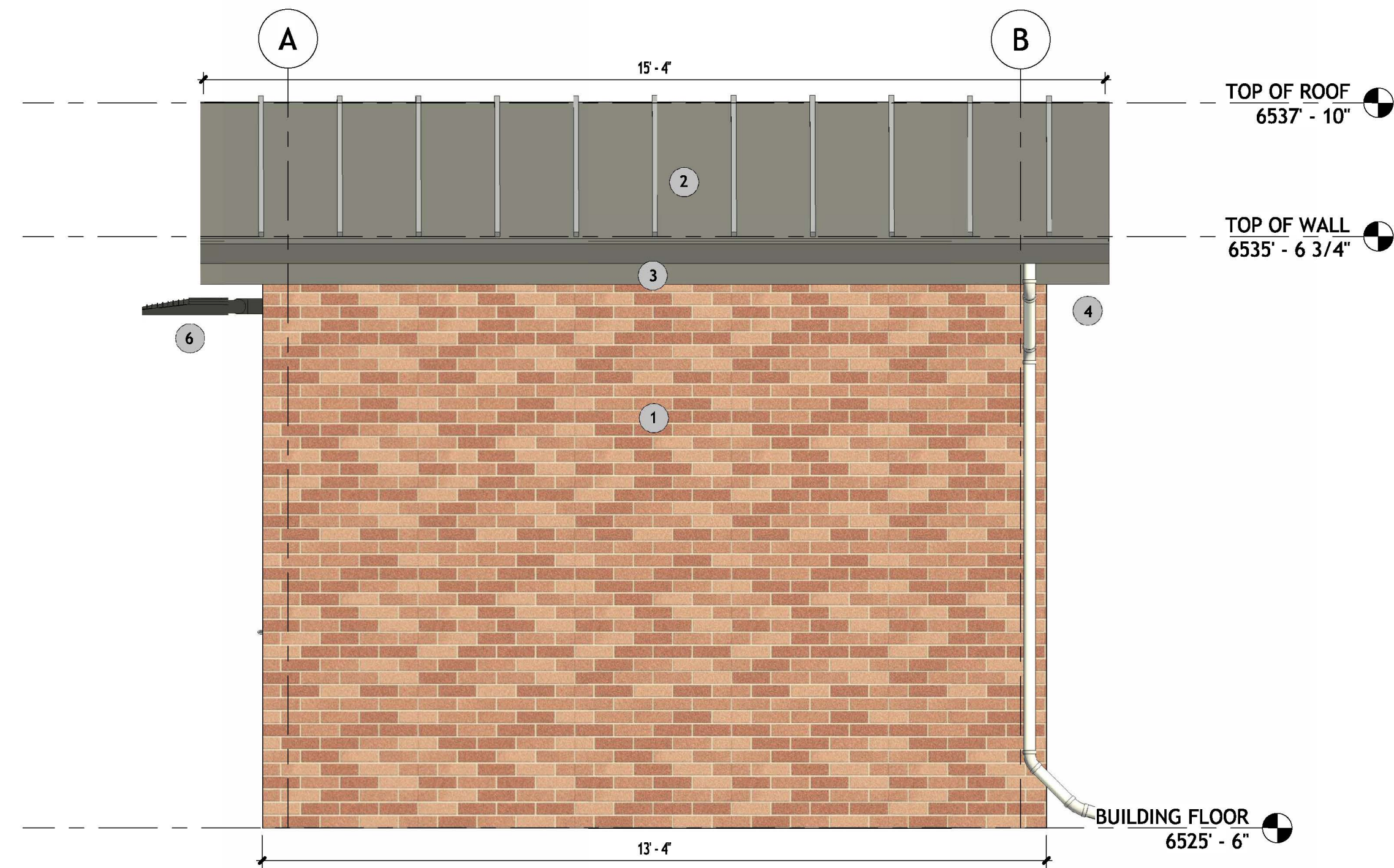
BAR PLOTS 1-INCH  
AT FULL SCALE

**GRADING PLAN**  
**SHEET 6 OF 7**

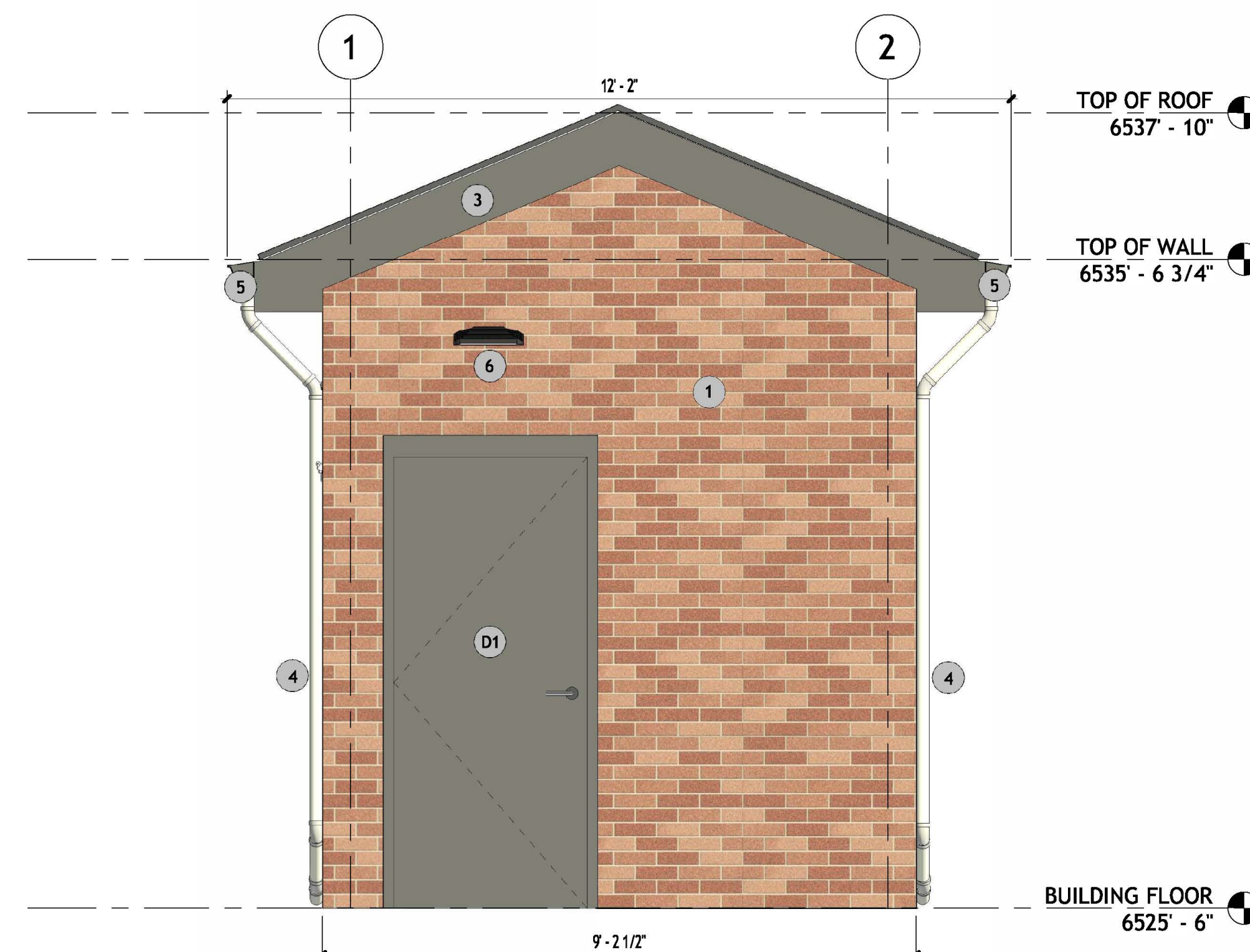
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# 6067 PERRY PARK BLVD LOCATION AND EXTENT EXHIBIT

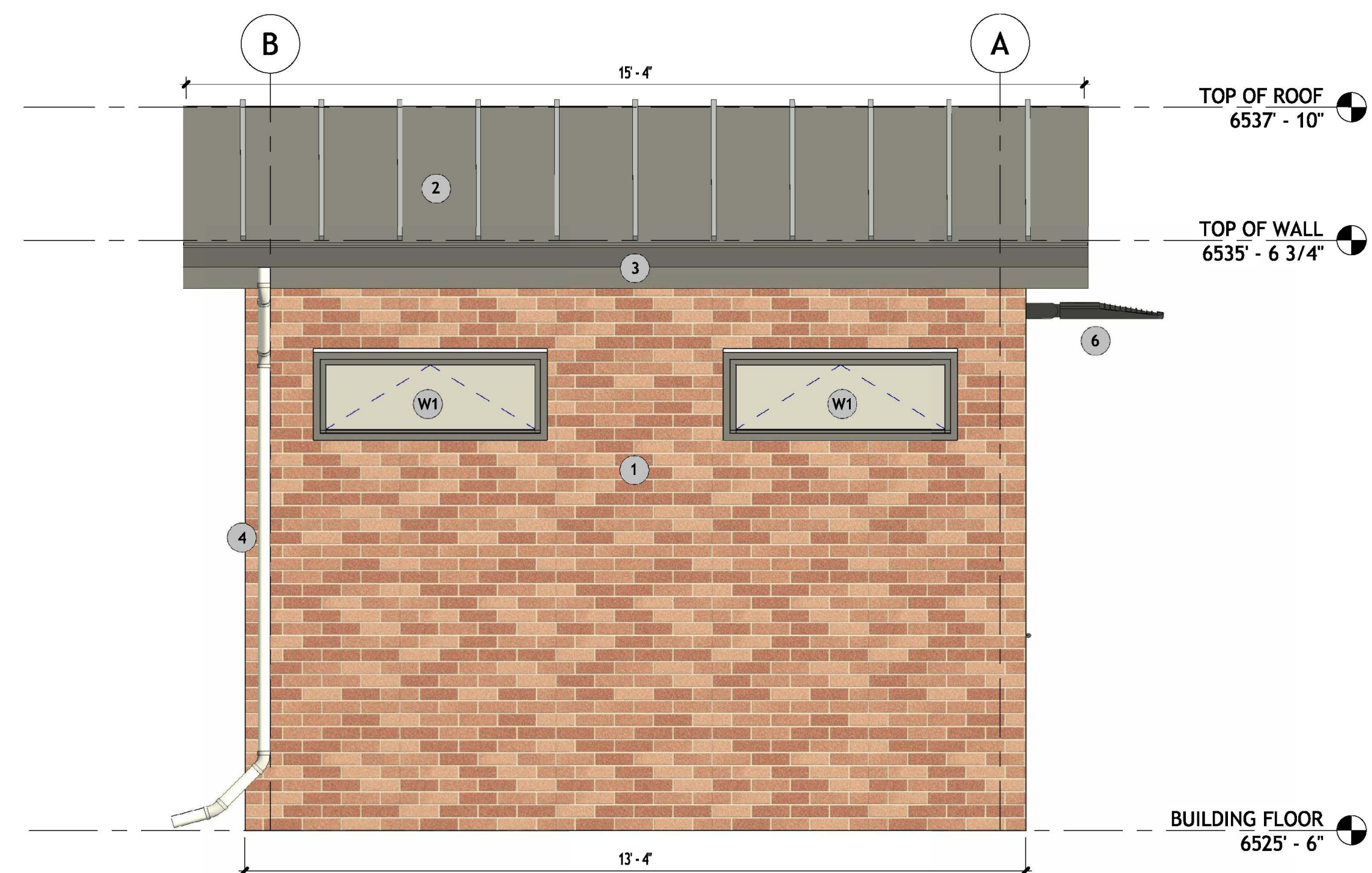
SECTION 16, TOWNSHIP 9 SOUTH, RANGE 68 WEST  
DOUGLAS COUNTY, COLORADO  
PARCEL - 14.409 ACRES PROJECT AREA - 0.50 ACRES  
LE2026-004



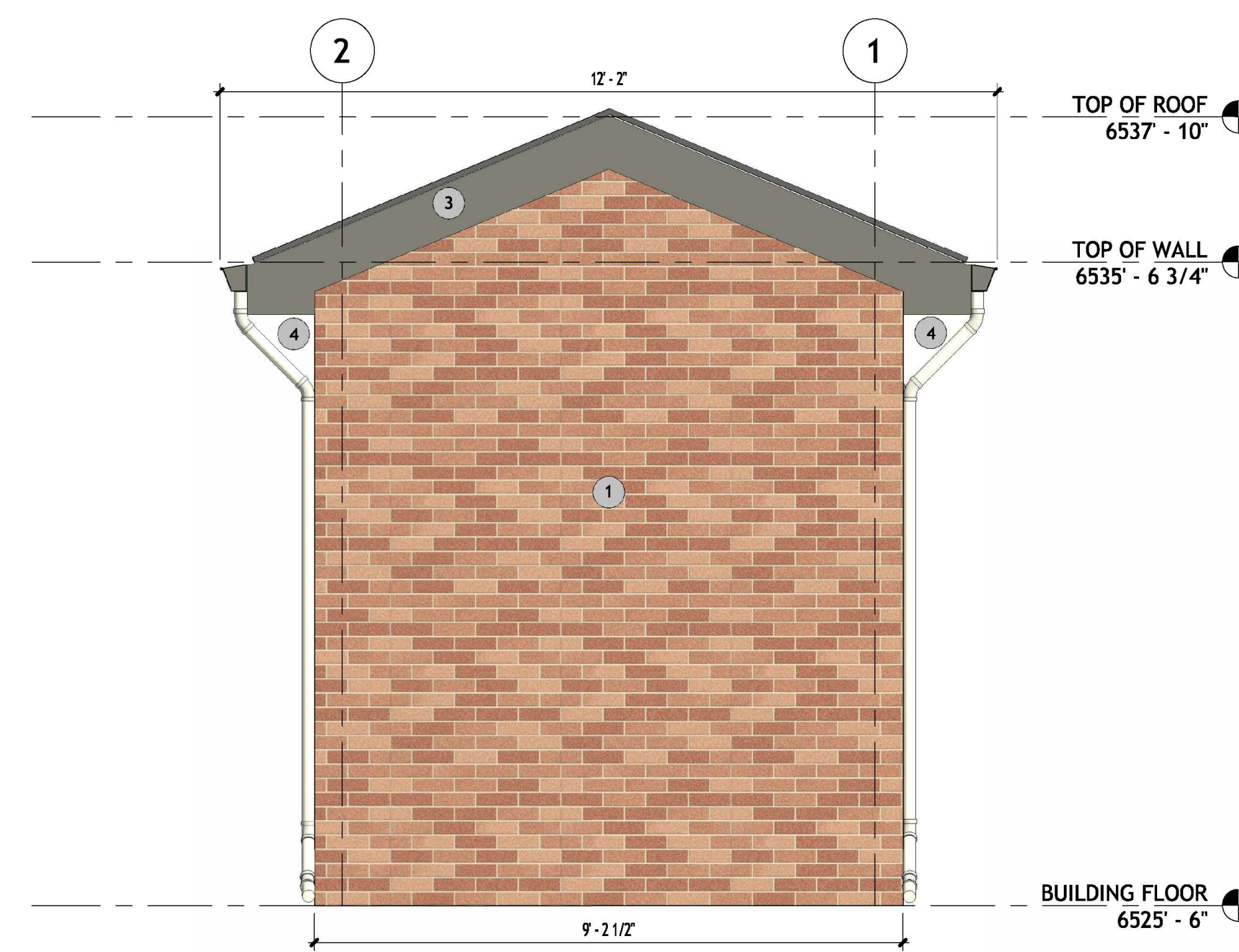
***NORTH BUILDING ELEVATION***  
1/2" = 1'-0"



***EAST BUILDING ELEVATION***  
1/2" = 1'-0"



***SOUTH BUILDING ELEVATION***  
1/2" = 1'-0"



***WEST BUILDING ELEVATION***  
1/2" = 1'-0"

- ① 36" X 84" METAL EXTERIOR DOOR, TNAMEC CITY MOUSE FINISH
- ② 48" X 18" FIBERGLASS SANDWICH PANELS
- ③ 1/2" BRICK VANEER - COLOR MEDIUM BROWN
- ④ 16" BATTEN SEAM GALVANIZED STEEL ROOF - COLOR CHARCOAL GRAY
- ⑤ STEEL FASCIA PANEL - COLOR CHARCOAL GRAY
- ⑥ STEEL SOFFIT PANEL - COLOR CHARCOAL GRAY
- ⑦ METAL GUTTER AND DOWNSPOUT - COLOR CHARCOAL GRAY
- ⑧ EXTERIOR LIGHT - SEE NOTE 1

**NOTE:**  
1. ALL EXTERIOR LIGHTING SHALL BE FULL CUT-OFF TYPES, AND WILL BE INSTALLED TO ELIMINATE ANY LIGHT SPILLAGE

TST INFRASTRUCTURE, LLC  
Consulting Engineers

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BAR PLOTS 1-INCH  
AT FULL SCALE

**BUILDING ELEVATIONS**

**SHEET 7 OF 7**

H:\Drawings\Douglas County\036.011.20 - SC\_LID\_W&S\1st\_Station\_Base\LS\_Site\_Base.dwg, BUILDING ELEVATIONS, 2/4/2025 6:37 PM