

## Location and Extent Staff Report

**Date:** August 26, 2025

**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:** **Ridgegate Zone 3 Water Main Project - Location and Extent**

**Project File:** LE2025-009

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**Planning Commission Hearing:** September 8, 2025 @ 6:00 p.m.

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### **I. EXECUTIVE SUMMARY**

Rampart Range Metropolitan District (“RRMD”) requests approval of a Location and Extent (L&E) to construct a new water main on unincorporated lands in the County. The new water main will provide a looped water system for the Hill Camp residential development in the City of Lone Tree. The site is located north of Hess Road. The project site is in the central portion of Douglas County, located east of I-25 and north of the Rueter-Hess Reservoir. RRMD indicates that the project is necessary to provide a looped water system for future development within the City of Lone Tree. Once complete, the water main will be transferred to Parker Water & Sanitation District (PWSD) for ownership and maintenance responsibilities.

The project area is generally located in the High Plateau subarea of the 2040 Douglas County Comprehensive Mater Plan.

### **II. APPLICATION INFORMATION**

#### **A. Applicant**

Rampart Range Metropolitan District  
Denise Denslow  
2001 16<sup>th</sup> St, Suite 100  
Denver, CO 80202

#### **B. Applicant’s Representative**

Denise Denslow  
2001 16<sup>th</sup> St, Suite 100  
Denver, CO 80202

**C. Request**

RRMD requests approval of a L&E for the construction of a looped water main and other improvements on unincorporated property located north of Rueter-Hess Reservoir.

**E. Location**

The project site is located on private property owned by Freshfields Inc., which is a 640-acre parcel, located north of Hess Road, north of the Rueter-Hess Reservoir. The project site is located approximately 3 miles northeast of the I-25 and Castle Pines Parkway interchange. The project vicinity, zoning, and aerial maps are provided in the attachments to this staff report.

**F. Project Description**

The applicant is proposing to construct a 3-mile looped water main with fire hydrants, associated piping, and system controls equipment. Approximately 2.5 miles of the water main will be located on the east side of I-25 in unincorporated Douglas County. The water main will connect to the Parker Water & Sanitation District (PWSD) water system near the intersection of Hess Road and the Cross Canyon Trail, which is located in the City of Castle Pines. The water main will then continue northward and will traverse through the Freshfields property to the west side of I-25 in the City of Lone Tree.

Construction activities are anticipated to be completed within a ten-month timeframe, starting in the Spring of 2026, and project completion in Winter 2026. According to the applicant, construction activities will take place between 8:00 a.m. to 5:00 p.m. Monday through Friday, with no construction activities scheduled at night. The applicant indicates that there will be approximately 5 to 10 daily construction vehicle trips per day through the duration of the construction schedule. There will be multiple access points to the site. Access points will be located in the City of Castle Pines, the City of Lone Tree, and off Hess Road. The access point on Hess Road is 0.7 miles north of the intersection of Castle Pines Park Way and the Cross Canyon Trail.

The applicant has indicated that the proposed construction will minimally impact local traffic, and the pipeline installation will run parallel to Hess Road and Havana Street Right-of-way (ROW). The applicant anticipates that there will be no planned road closures. The project will serve the future Hill Camp residential development consisting of 260 single-family homes south of the Retreat at RidgeGate development.

The project consists of both 12 and 16-inch polyvinyl chloride piping with surface appurtenances. The water main will be installed using an open trench system where the trenches will be excavated and the water main pipe buried with backfill to restore the land back to its natural state. The disturbed area will be mulched, reseeded, and monitored until vegetation is reestablished.

The applicant will be applying for a Section 404 nationwide permit with the US Army Corps of Engineers (USCOE). The USCOE 404 permit is required for the water main crossing at Happy Canyon Creek which occurs in the City of Lone Tree. There are no other water courses within the unincorporated project site, however a natural resources assessment is being conducted along the entire project length to identify and mitigate any potential impacts to environmental resources. The applicant indicates that the RRMD will comply with all USCOE requirements which may include conducting a cultural survey.

PWSD will permit and inspect the water main line during construction. After construction is complete, the entire looped water main system will be owned and operated by PWSD, once a two-year warranty period is complete.

### III. CONTEXT

#### A. **Background**

The applicant states that the proposed looped water main and associated improvements will support water demand for new residential development for the City of Lone Tree’s Hill Camp development in the Ridgeway area. The applicant projects that the Hill Camp development will serve 260 single family housing units.

RRMD currently serves 4,000 residents who reside on the west side of I-25. RRMD district boundaries encompass both the west and east sides of I-25, starting at Lincoln Avenue to the north, Yosemite Street the west, and areas located to the north and south of Ridgeway Parkway.

#### 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>	City of Lone Tree – Ridgeway SW Village	Vacant; Single Family Residential
<b>South</b>	City of Castle Pines – North Canyons Development	Vacant Land
<b>East</b>	Agricultural One (A-1)	PWSD Vacant Land
<b>West</b>	Estate Residential - Surrey Overlook Development	Single Family Residential

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

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

The overall topography of the project site is composed of rolling hills and natural vegetation, with moderate to steep sloping hillsides located west of Badger Gulch. The project area has slight contour elevations that range from 6,000 feet to 6,360 feet.

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

The applicant states that there will be multiple access points to the water main project site. The main access point will be near the intersection of Castle Pines Parkway and the Cross Canyon Trail (Hess Road), and two access points are designated to be located in the City of Lone Tree.

##### **D. Drainage and Erosion**

The applicant has indicated that there are no permanent drainage improvements proposed with this project that would alter existing drainage patterns. Douglas County Public Works Engineering did not require a Phase III drainage report for the proposed project.

A 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.

##### **E. Floodplain**

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

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

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

The South Metro Fire Rescue Protection District (SMFRPD) provides fire and emergency medical services to the site. SMFRPD provided a conditional non-objection to the proposed project. SMFRPD referral comments state that prior to construction, additional fire hydrants will be required to be located along Hess Road. The applicant has agreed to provide the required fire hydrants for fire protection.

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

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. DCSO did not provide referral agency review comments.

##### **C. Water and Sanitation**

The water line project does not generate any water and sewer demands. The water main project will be owned and maintained by PWSD to serve customers within its service area.

**D. Utilities**

The site falls within the jurisdiction of Xcel Energy for electric and gas service. Additionally, the project area will encompass Public Service Company’s (PSCO) existing transmission lines and associated land rights. PSCO will require a license agreement, and a PSCO-PWSD easement for the encroachment of the project. The applicant has begun to coordinate this process with PSCO.

**E. Other Required Processes and Permits**

The proposed project may require approvals from the City of Castle Pines and the USCOE for portions of the project that are located outside of unincorporated Douglas County. For the portion of the project area located in the County, Grading Erosion and Sediment Control (GESD) Plans and Permits, and other applicable construction plans and permits, from Public Works Engineering 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 responses were received from property owners at the time of the writing of this staff report.

Referral response requests were sent to referral agencies on July 31, 2025. Referral responses are due at the conclusion of the referral period on August 14, 2025, 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 looped water main and other improvements will provide potable water for development in the City of Lone Tree.

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 water main 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 listed on the Submittal Checklist to [planningsubmittals@douglas.co.us](mailto:planningsubmittals@douglas.co.us). Submittals may also be mailed or submitted in person to Planning Services. *NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.*

**OFFICE USE ONLY**PROJECT TITLE: **Ridgeway Zone 3 Water Main Location and Extent**PROJECT NUMBER: **LE2025-009**PROJECT TYPE: WATER MAIN FOR FUTURE DEVELOPMENTMARKETING NAME: RIDGEGATE ZONE 3 WATER MAINPRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-117**PROJECT SITE:**Address: MULTIPLE PROPERTIESState Parcel Number(s): 2231-234-00-003; 2231-351-00-003 ; 2231-354-99-001Subdivision/Block#/Lot# (if platted): N/A**PROPERTY OWNER(S):**Name(s): FRESHFIELDS INC.Address: COVENTRY DEVELOPMENT CORP 70 E 55TH ST 11TH FLOOR NEW YORK, NY 10022

Phone: \_\_\_\_\_

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

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

Name: DENISE DENSLOWAddress: 2001 16TH ST, SUITE 100. DENVER, CO 80202Phone: 303-779-5710

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

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



Applicant Signature

July 22, 2025

Date

# **LOCATION AND EXTENT REPORT**

## **RIDGEGATE – ZONE 3 WATER MAIN**

**Douglas County Project File # PS2025-117**

**July 2025**

**Prepared for:**

**Rampart Range Metropolitan District No. 1**

**2001 16<sup>th</sup> Street, Suite 100**

**Denver, Colorado 80202**

**303-779-5710**

**Contact: Denise Denslow**

**Prepared by:**



**8051 E Maplewood Avenue, Suite 300**

**Greenwood Village, Colorado 80111**

**303-353-3857**

**Contact: Carson Besgrove, PE**

**Merrick Project No. 100618.00**

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**NARRATIVE**

The Rampart Range Metropolitan District No. 1 (RRMD1) is proposing to construct a water main consisting of 16-inch polyvinyl chloride pipe and 12-inch polyvinyl chloride pipe with surface appurtenances within Douglas County, the City of Lone Tree and the City of Castle Pines to support development within the City of Lone Tree. The water main will connect to Parker Water and Sanitation District’s (PWS) water system near the intersection of Hess Road and Cross Canyon Trail in the City of Castle Pines and travel north into Douglas County and eventually west into the City of Lone Tree. The water main project is known as the RidgeGate – Zone 3 Water Main, Figure 1 shows the proposed project location.



**Figure 1 – Vicinity Map  
(Not to Scale)**

The Rampart Range Metropolitan Districts (Districts 1-9) are Special Districts in Lone Tree, Colorado that serves as a local government entity to finance, design, construct, operate, and maintain public infrastructure and services in existing and developing communities. A service map for the Districts is presented in Appendix C. The Districts currently serves approximately 4,000 residents on the west side of Interstate 25. The RidgeGate – Zone 3 Water Main will provide service to the proposed Hill Camp

## Location and Extent Report

*RidgeGate – Zone 3 Water Main*

*Douglas County, Colorado*

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Development. The Hill Camp Development will consist of approximately 260 single-family homes and be located on the west side of Interstate 25 directly south of the Retreat at RidgeGate Development. Hill Camp Development is anticipated to start construction in 2026. The RidgeGate – Zone 3 Water Main passes through property owned by Freshfields Inc. The Freshfields site is a 640-acre parcel of land currently zoned agricultural and there are no official plans for land use entitlements. If this area is developed in the future the proposed water main would also support this development.

A detailed depiction of the proposed water main is presented in Exhibit 1 in Appendix A. The water main traverses through the City of Castle Pines, the City of Lone Tree and Douglas County. The total length of the water main is approximately 17,621 linear feet long with 13,572 linear feet of line residing within Douglas County. Within Douglas County, the water main alignment crosses the northeast quarter of Section 27, Township 6 South, Range 67 West and a portion of Section 26 and Section 35, Township 6 South, Range 67 West of the Sixth Principal Meridian in Douglas County, Colorado.

A majority of the work within Douglas County occurs on private property. The project site within Douglas County is bound by undeveloped property to the east and south, bound by Douglas County Board of County Commissioners property to the west and bound by Public Service Company property to the north. The portion of the project not in private property all occurs within Hess Road Right-of-Way.

The purpose of these improvements is to provide a looped water system for future development within RidgeGate East.

### **COMMUNITY IMPACT**

The potential impacts to the private and public interest are anticipated to be minimal. The water main improvements within Douglas County occur almost entirely on private property owned by Freshfields Inc., which is currently undeveloped away from residents and private businesses. The owner is aware of the proposed work and approves of the construction. Construction is anticipated to take place Monday through Friday 8am – 5pm, there will be no construction at night. During construction, noise and traffic impacts to the community will be minimal. There are no anticipated impacts to current drainage patterns as the project will backfill the open trench to existing grade maintaining the existing drainage patterns.

A natural resource assessment is being completed as part of this project to help identify and mitigate impacts to environmental resources. As part of this work any wetlands, open water and channels will be delineated. A preconstruction notification will be submitted to the US Army Corps of Engineers requesting authorization under one or more Nationwide Permits. The Nationwide Permit will include a summary of the wetland delineation and natural resource assessment. As part of the Section 404 permitting process, the Corps will be required to comply with Section 106 of the National Historic Preservation Act. Following coordination with the Corps a cultural survey will be completed if required.

Once construction is complete long-term maintenance and operation of the water main will be minimal and not impact the private or public interest.

### **CONSTRUCTION ACTIVITIES AND TRAFFIC IMPACTS**

The water main will be installed by open cut trench and direct bury of the pipe. The pipe will be buried as it is installed to minimize unattended open trenches. Erosion control measures will be installed prior to any construction activities. The erosion control measures will be monitored throughout construction, maintained, and supplemented as necessary. The disturbed area will be mulched, re-seeded, and monitored until the vegetation is established. All staging, storage and refueling will occur in designated areas. There is no anticipated export of excess materials associated with this project minimizing trucks entering and exiting the site.

The proposed construction will have minimal impacts on local traffic. The installation occurs mostly within a greenfield and runs parallel to the Hess Road and Havana Street right-of-way (ROW). A right-of-way permit is required for the work in Hess Road ROW however the work runs parallel to the roadway pavement so there are no planned road closures within Douglas County.

Construction traffic to and from the project site will consist of equipment deliveries, material deliveries and personnel. It is assumed there will be approximately 5-10 daily construction vehicle trips per day through the duration of the construction schedule. There are multiple anticipated access points to the site with one located in City of Castle Pines, two located in City of Lone Tree and one access point located in Douglas County. The access point in Douglas County is located off Hess Road approximately 0.7 miles north of the intersection of Castle Pines Parkway and Cross Canyon Trail.

It is anticipated construction traffic will travel to the site via Interstate 25 and Castle Pines Parkway/Hess Road. From the highway construction traffic will travel east on Castle Pines Parkway to the Cross Canyon Trail intersection and then will enter the site. Construction traffic can also proceed north approximately 0.7 miles from the first construction entrance to the access point in Douglas County located off of Hess Road.

### **CONSTRUCTION SCHEDULE AND PHASING**

It is anticipated that mobilization, pipe installation, testing, and revegetation will take ten months, working Monday through Friday 8am – 5pm. Construction is scheduled to begin in Spring 2026 with project completion in Winter 2026.

There is no anticipated phasing with this project. Construction will commence at the southern connection point in the City of Castle Pines to the existing Parker Water and Sanitation District 12” water

main and progress north and west along the pipe alignment to the northern connection point in the City of Lone Tree.

### **WATER MAIN OPERATION AND MAINTENANCE**

Once construction is complete the Contractor will provide a warranty on the water main for a period of 2-years. Once the 2-year period is complete the water main will be owned and operated by PWSD. Maintenance of the water main consists of occasionally opening low-point blowoff valves to remove sediment collected within the line. The maintenance schedule will be dependent upon operating conditions. Maintenance activities related to water main blow-off will have minimal impacts on adjacent landowners and surrounding community.

### **COMPREHENSIVE MASTER PLAN IMPACTS**

The property is located within the High Plateau Subarea of the 2040 Douglas County Comprehensive Master Plan (CMP). The following three policies from the CMP are to ensure development in the High Plateau area are consistent with the CMP:

- POLICY 3-3C.1 - Low-density rural development is supported in the High Plateau Subarea.
- POLICY 3-3C.2 - New development in the High Plateau Subarea at densities higher than one dwelling unit per 35 acres is generally not supported by this Plan.
- POLICY 3-3C.3 - Development in the High Plateau Subarea should provide open lands adjacent to Interstate 25 and cluster development adjacent to existing development, at a density compatible with adjoining incorporated and unincorporated land uses, to protect important viewsheds.

The project complies with the CMP as the project will only provide water main to support future development on the property. The future development of the property will have to comply with the three CMP policies.

### **PHASE III DRAINAGE REPORT**

Per Pre-Submittal Review No. PS2025-117 a Drainage Report is not required since there are no permanent drainage improvements associated with this project and the proposed improvements do not alter the existing drainage patterns. The pipeline will be installed, and the existing ground will be returned to the original grades.

## **TRAFFIC STUDY**

Per Pre-Submittal Review No. PS2025-117 a Traffic Study or Traffic Impact Analysis is not required since there are no permanent roadway improvements associated with this project and the proposed improvements do not alter the existing roadway network.

## **GUARANTEE OF PUBLIC IMPROVEMENTS**

A Guarantee of Public Improvements is not applicable for this project. There is no dedication of right-of-way associated with this project.

## **ADDITIONAL INFORMATION**

It is acknowledged that various permits and approvals will be required prior to commencement of construction. The current permits needed for project completion are as follows:

- Douglas County ROW Construction Permit
- Douglas County GESC Permit
- Douglas County Temporary Access Permit
- City of Lone Tree GESC Permit
- City of Lone Tree ROW Construction Permit
- Castle Pines ROW Construction Permit
- Castle Pines GESC Permit
- US Army Corps of Engineers Nationwide Permit

The project will require one easement in Douglas County on Freshfields Inc property and one easement on Public Service Company of Colorado's property. The easement will be a 30-foot-wide Parker Water and Sanitation District easement running along the length of the water line. The easements will be recorded prior to the commencement of construction.

There is an existing conservation easement adjacent to the project (Reception No. 2008006432) in Section 26, Township 6 South, Range 67 West 6<sup>th</sup> P.M. Douglas County. The water main installation and construction activities will be outside of the conservation easement and the project will not encroach into the existing conservation easement.

There are no planned community meetings for this project since the project has a minimal impact on the public. Freshfields Inc (property owner in Douglas County) has no objections to the project.

## **Location and Extent Report**

*RidgeGate – Zone 3 Water Main*

*Douglas County, Colorado*

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### **APPENDIX A – LOCATION AND EXTENT PLAN EXHIBITS**

## **Location and Extent Report**

*RidgeGate – Zone 3 Water Main*

*Douglas County, Colorado*

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### **APPENDIX B – PWSD CONSTRUCTION PLANS**

## **Location and Extent Report**

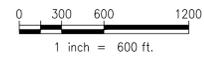
*RidgeGate – Zone 3 Water Main*

*Douglas County, Colorado*

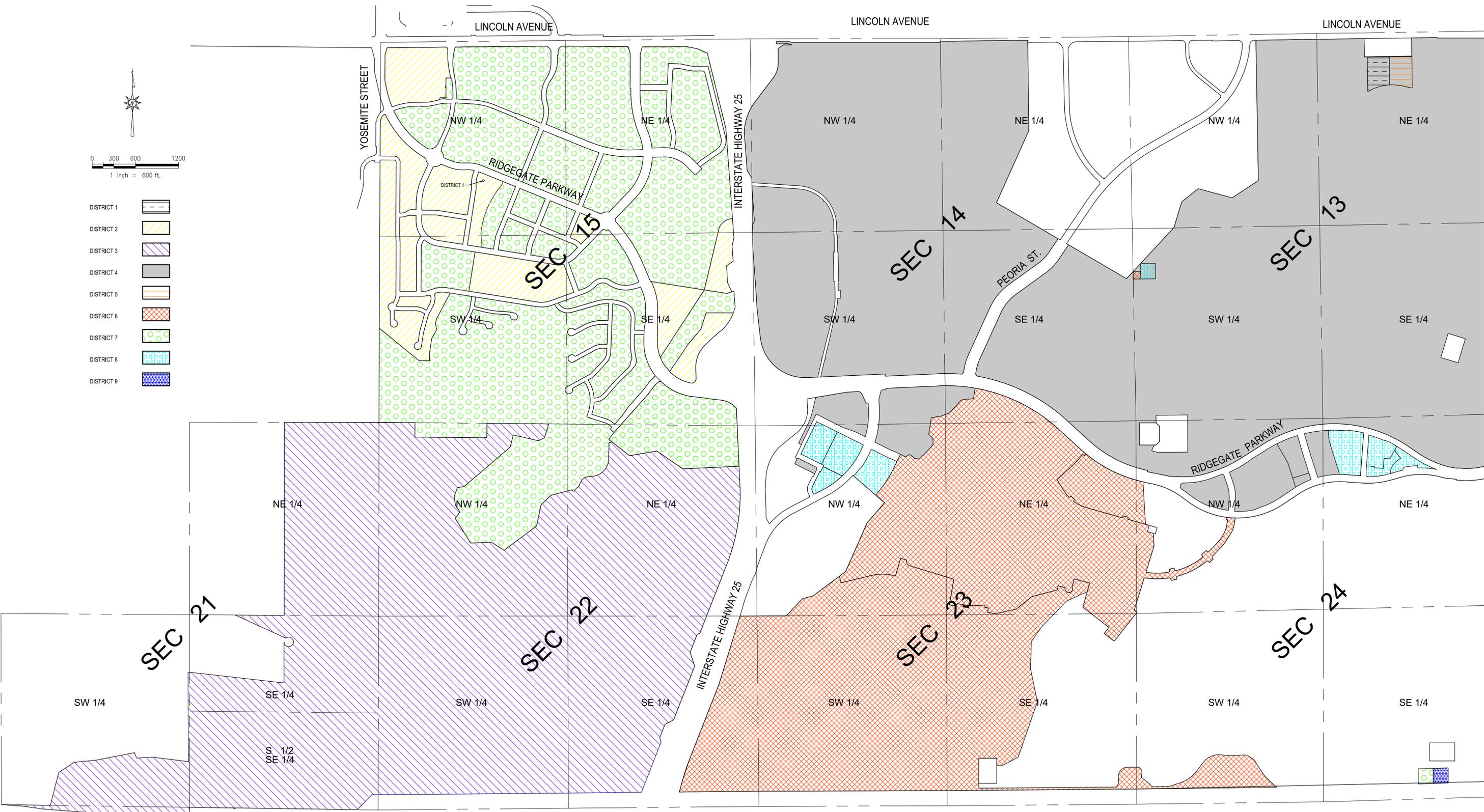
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### **APPENDIX C – RAMPART RANGE METROPOLITAN DISTRICTS BOUNDARY MAP**

# RAMPART RANGE METROPOLITAN DISTRICT BOUNDARY MAP



- DISTRICT 1
- DISTRICT 2
- DISTRICT 3
- DISTRICT 4
- DISTRICT 5
- DISTRICT 6
- DISTRICT 7
- DISTRICT 8
- DISTRICT 9



RRMD DISTRICT BOUNDARY  
EXHIBIT

DATE: 03/07/2025  
SHEET: 1 OF 1

# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

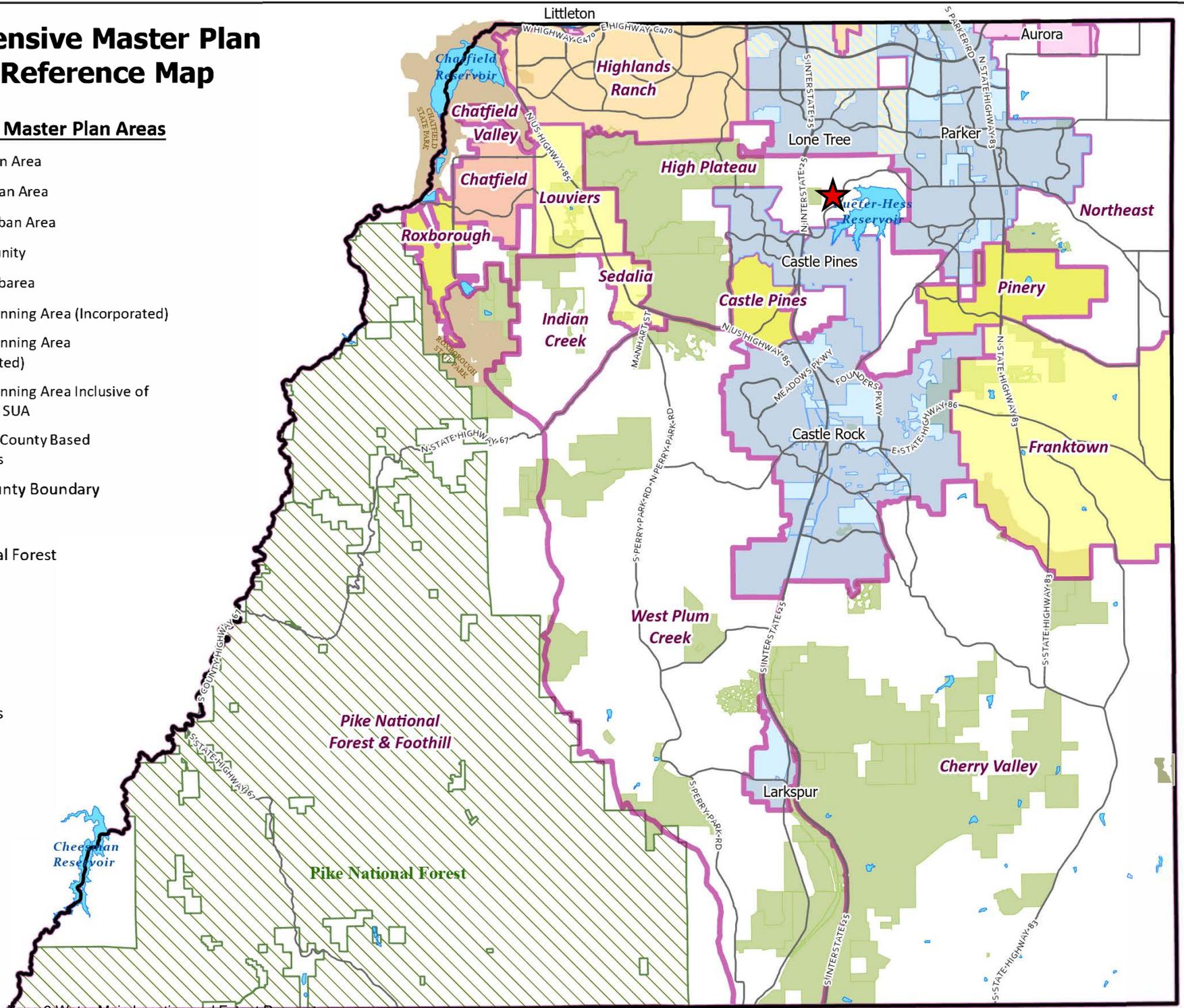
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

## Parks

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

## Roadways

- Major Roads



# LE2025-009 LOCATION AND EXTENT

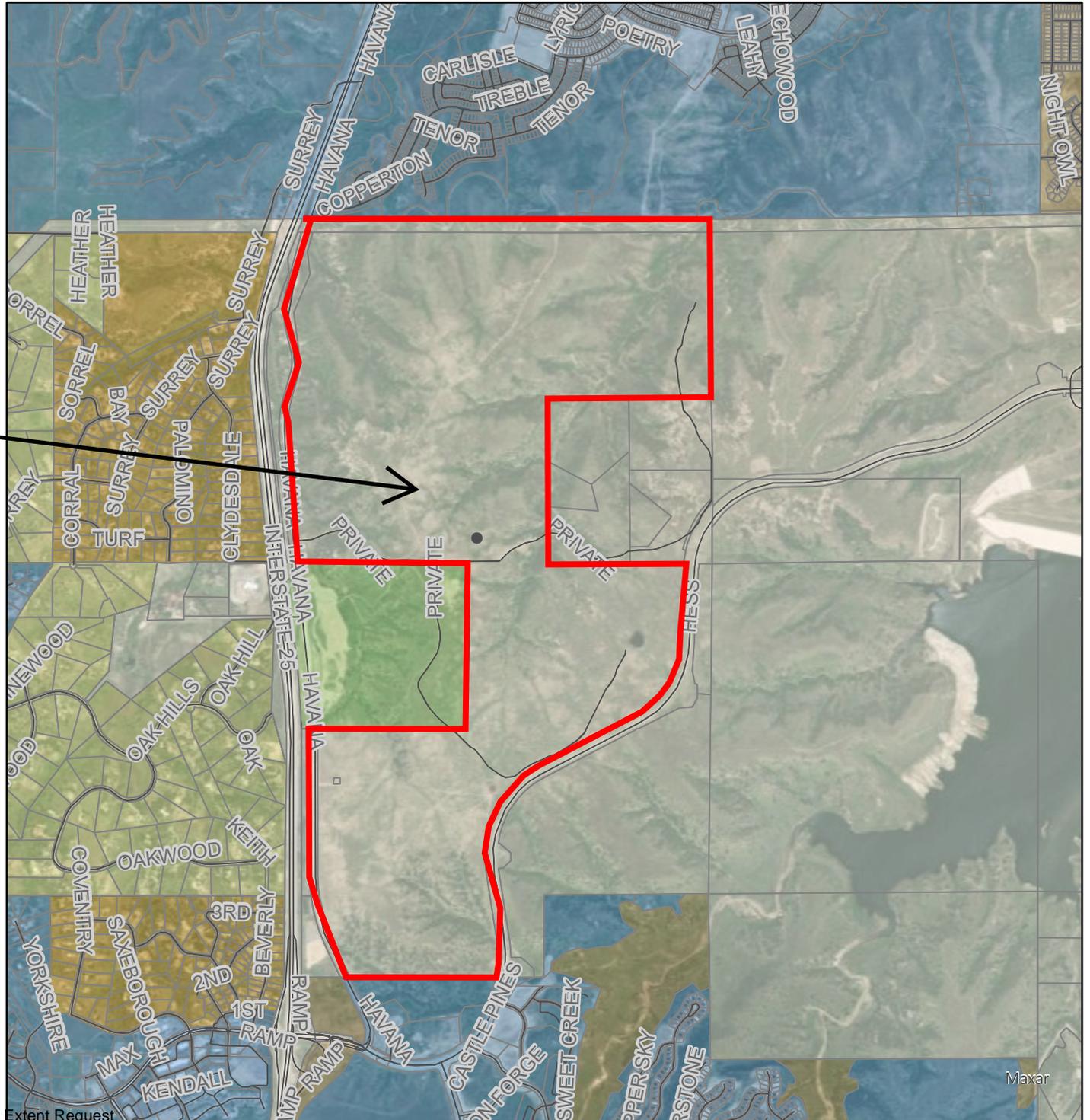
## Ridgegate Zone 3 Water Main Project



### ZONING

#### LEGEND

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



# LE2025-009 LOCATION AND EXTENT

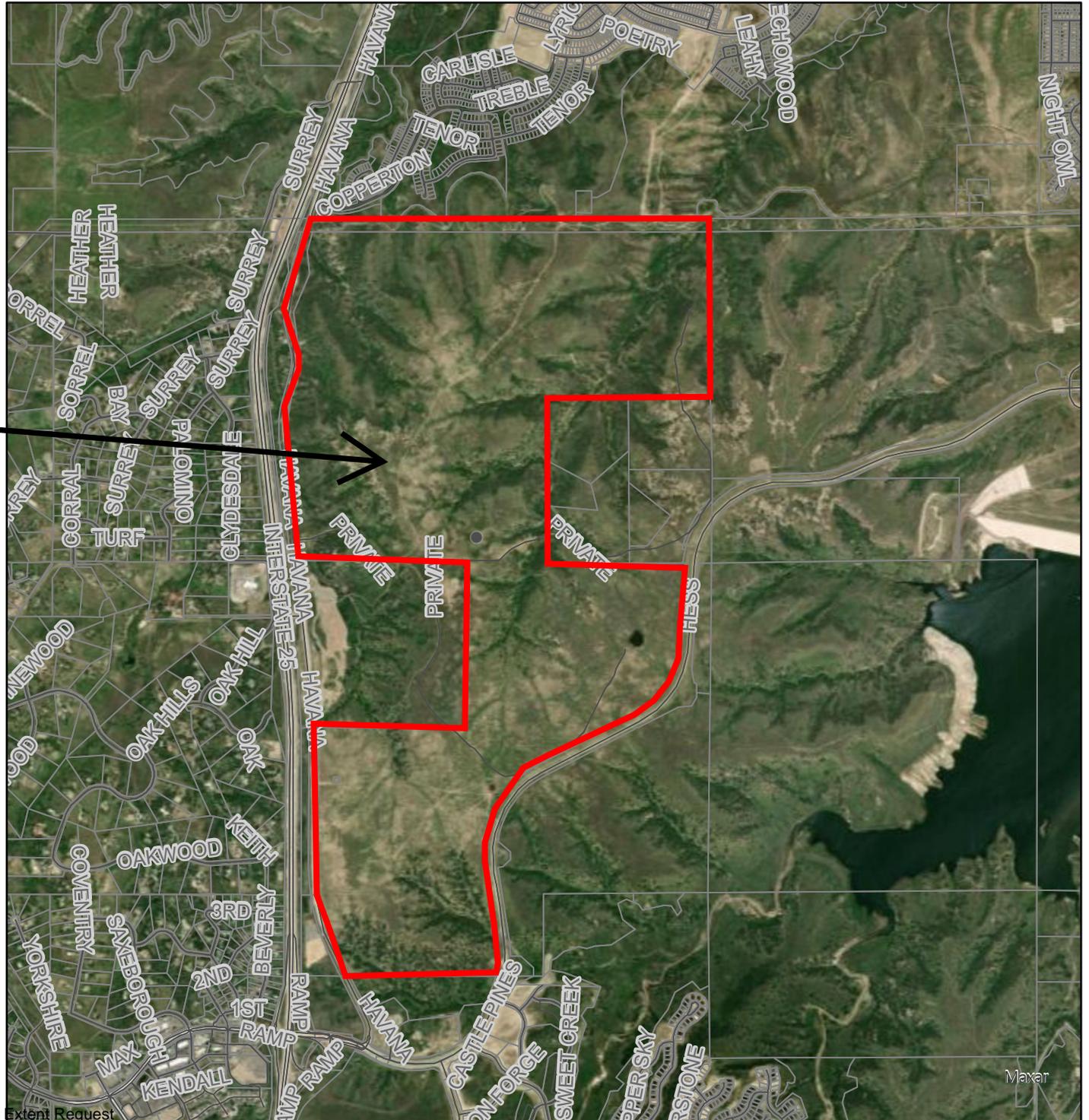
## Ridgegate Zone 3 Water Main Project

AERIAL



### LEGEND

- Roads
- Major Roads
- ▭ Parcels



**Referral Agency Response Report**

**Project Name:** RidgeGate Zone 3 Water Main

**Project File #:** LE2025-009

**Date Sent:** 07/31/2025

**Date Due:** 07/31/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	08/15/2025	No Comment	No action necessary
Arapahoe County Public Airport Authority-Centennial	07/31/2025	Received: Comment Letter Attached. Thank you for the opportunity to review the location and extent plan. The Arapahoe County Public Airport Authority has reviewed the documents and has no objection to the proposed development. Please feel free to call me if you have any questions. Zachary Gabehart, Planning Specialist - Noise & Environmental	No action necessary
Assessor		No Comment	No action necessary
AT&T Long Distance - ROW	07/31/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Hess Rd Parker, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities. Ann Barnowski, Clearwater Consulting Group Inc 120 9th Avenue South Suite 140 Nampa, ID 83651 <a href="mailto:Annb@cwc64.com">Annb@cwc64.com</a>	No action necessary
Black Hills Energy		No Response Received	No action necessary
Building Services	08/15/2025	Received: There is no structure proposed for this project; therefore, the building division has no comments. Rana Rasteh, Plans Examiner Supervisor Douglas County Building Division 100 Third Street, Castle Rock, CO 80104 303-663-6168	No action necessary

**Referral Agency Response Report**

**Project Name:** RidgeGate Zone 3 Water Main

**Project File #:** LE2025-009

**Date Sent:** 07/31/2025

**Date Due:** 07/31/2025

Agency	Date Received	Agency Response	Response Resolution
CenturyLink	08/01/2025	Received: Your project owner is Tom Hoopes, and they can be reached by email at Tom.Hoopes@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. Cheyanne Hobbs, Project Coordinator, Faulk & Foster 214 Expo Circle, Suite 7, West Monroe, LA 71291 <a href="mailto:Cheyanne.Hobbs@lumen.com">Cheyanne.Hobbs@lumen.com</a>	No action necessary
City of Castle Pines	08/18/2025	Received: A ROW permit for work within the City's right-of-way is required. Also, please be advised that the City has other activity occurring in and around Castle Pines Parkway so ongoing communication on this project will be crucial to the coordination of all City projects. Thank you, Donna	Comments forwarded to applicant
City of Lone Tree	08/12/2025	Received: The "30' PWSD Exclusive Easement" shown on City of Lone Tree property on Sheet 19 of 26 in "PS2025-117 RidgeGate Zone 3 Water Main Plan Profile" and on sheet 9 of 19 in "PS2025-117 RidgeGate Zone 3 Water Main LE Exhibit 1" is a new easement that was not included in the final plat for the SW Village Filing No. 2. A new easement agreement between PWSD and COLT will need to be executed and recorded with Douglas County. Maureen Welsh, City of Lone Tree	Comments forwarded to applicant

**Referral Agency Response Report****Project Name:** RidgeGate Zone 3 Water Main**Project File #:** LE2025-009**Date Sent:** 07/31/2025**Date Due:** 07/31/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Department of Transportation CDOT-Region # 1	08/01/2025	Received: I have reviewed the referral for Ridgeway Zone 3 Water Main - Location and Extent Request, project number (LE2025-009) and have the following comment: Working from or within CDOT ROW will require a utility/special use permit. This includes, but is not limited to survey, landscaping, signal or utility work. Application is made online at the following link: <a href="https://socgov.my.site.com/portal/s/login/?ec=302&amp;startURL=%2Fportal%2Fs%2F">https://socgov.my.site.com/portal/s/login/?ec=302&amp;startURL=%2Fportal%2Fs%2F</a> Thank you for the opportunity to review this referral. Jessica Varner Permits Unit- Region 1	Comments forwarded to applicant
Comcast		No Response Received	No action necessary
CORE Electric Cooperative	08/18/2025	Received: CORE Electric Cooperative does not have comments. Brooks Kaufman, Lands and Rights of Way Manager 800.332.9540 MAIN, 720.733.5493 DIRECT 303.912.0765 MOBILE	No action necessary
Douglas County Health Department		No Response Received	No action necessary
Engineering Services	08/13/2025	Received: Applicant will need to pay the Engineering Review Fee. Please submit a GESC Plan, an Opinion of Probable Cost, a Temporary Access Permit, and a ROW Use Permit. These are not needed for the approval of the L&E but will be required prior to construction. Jacob Gabel	Comments forwarded to applicant
Mile High Flood District		No Response Received	No action necessary

**Referral Agency Response Report**

**Project Name:** RidgeGate Zone 3 Water Main

**Project File #:** LE2025-009

**Date Sent:** 07/31/2025

**Date Due:** 07/31/2025

Agency	Date Received	Agency Response	Response Resolution
Office of Emergency Management	07/31/2025	No Comment	No action necessary
Parker Water & Sanitation District	07/31/2025	Summary: PWSD provided referral comments related to required PWSD easements, fire hydrant placements, and other comments related to the PWSD construction drawings for the proposed project. PWSD requested that their comments be addressed prior to PWSD plan approval.	Comments forwarded to applicant
Rampart Range Metro Districts #1-9		No Response Received	No action necessary
Rueter-Hess Recreation Authority		No Response Received	No action necessary
Sheriff's Office		No Response Received	No action necessary
Sheriff's Office E911	08/18/2025	No Comment	No action necessary
South Metro Fire Rescue	08/14/2025	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has conditional non-objection to the proposed location and extent. The following comments must be resolved prior to any construction. COMMENTS: 1. Additional fire hydrants shall be provided along Hess Rd. Hydrants shall be provided every 1000ft per Fire Code Section C102.1, Table C102.1, note c "Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards." Applicants and Contractors are encouraged to contact SMFR regarding requirements for further construction plan review of the proposed project.	Comments forwarded to applicant

**Referral Agency Response Report**

**Project Name:** RidgeGate Zone 3 Water Main

**Project File #:** LE2025-009

**Date Sent:** 07/31/2025

**Date Due:** 07/31/2025

Agency	Date Received	Agency Response	Response Resolution
Surrey Ridge HOA		No Response Received	No action necessary
Xcel Energy-Right of Way & Permits	08/11/2025	<p>Received:</p> <p>Public Service Company of Colorado’s (PSCo) Right of Way &amp; Permits Referral Desk has determined there is a potential conflict with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company’s easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan/plat, it is the responsibility of the property owner/developer/ contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website: <a href="http://www.xcelenergy.com/rightofway">www.xcelenergy.com/rightofway</a> or email: <a href="mailto:coloradorightofway@xcelenergy.com">coloradorightofway@xcelenergy.com</a> ).</p> <p>As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.</p> <p>Violeta Ciocanu (Chokanu), Right of Way and Permits Public Service Company of Colorado dba Xcel Energy Office: 303-285-6612 – Email: <a href="mailto:violeta.ciocanu@xcelenergy.com">violeta.ciocanu@xcelenergy.com</a></p>	Comments forwarded to applicant

**REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT**

Date sent: **July 31, 2025**

Comments due by: **August 14, 2025**

**Project Name:** *Ridgeway Zone 3 Water Main Project - Location and Extent for a New Water Main & Improvements*

**Project File #:** **LE2025-009**

**Project Summary:** Rampart Range Metropolitan District (RRMD) requests approval of a Location and Extent to construct a new water main on unincorporated lands in the County. The new water main will provide a looped water system for future development within the proposed Hill Camp residential development in Lone Tree. The site is located north of Rueter Hess Reservoir at SPN: 2231-234-00-003, 2231-351-00-003, and 2231-354-99-001.

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:	
<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> Arapahoe County Public Airport Authority	<b>Phone #:</b> 303-218-2919
<b>Your Name:</b> Zachary Gabehart <i>(please print)</i>	<b>Your Signature:</b> <i>Zachary Gabehart</i>
	<b>Date:</b> 07/31/2025

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **September 8, 2025, 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*



CENTENNIAL AIRPORT  
ARAPAHOE COUNTY AIRPORT AUTHORITY

7565 South Peoria Street, Unit D9  
Englewood, Colorado 80112  
main: 303-790-0598 | fax: 303-790-2129  
www.centennialairport.com

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July 31, 2025

Carolyn Washee-Freeland  
Douglas County Community Development Department  
100 Third St.  
Castle Rock, CO 80104

Re: LE2025-009 – RidgeGate Water Main Project Location & Extent

Dear Ms. Washee-Freeland,

Thank you for the opportunity to review the location and extent plan. The Arapahoe County Public Airport Authority has reviewed the documents and has no objection to the proposed development.

Please feel free to call me if you have any questions.

Sincerely,

Zachary Gabehart  
Planning Specialist - Noise & Environmental

# SOUTH METRO FIRE RESCUE

## FIRE MARSHAL'S OFFICE



Carolyn Washee-Freeland, AICP, Senior 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: *Ridgegate Zone 3 Water Main Project*  
Project File #: **LE2025-009**  
S Metro Review #: REFSP25-00175

Review date: August 14, 2025

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

**Project Summary:** Rampart Range Metropolitan District (RRMD) requests approval of a Location and Extent to construct a new water main on unincorporated lands in the County. The new water main will provide a looped water system for future development within the proposed Hill Camp residential development in Lone Tree. The site is located north of Rueter Hess Reservoir at SPN: 2231-234-00-003, 2231-351-00-003, and 2231-354-99-001.

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

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has conditional non-objection to the proposed location and extent. The following comments must be resolved prior to any construction.

### COMMENTS:

1. Additional fire hydrants shall be provided along Hess Rd. Hydrants shall be provided every 1000ft per Fire Code Section C102.1, Table C102.1, note c "Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards."

Applicants and Contractors are encouraged to contact SMFR regarding requirements for further construction plan review of the proposed project.

Carolyn Freeland

---

**From:** Varner - CDOT, Jessica <jessica.varner@state.co.us>  
**Sent:** Friday, August 1, 2025 10:32 AM  
**To:** Carolyn Freeland  
**Cc:** Steven Loeffler - CDOT; Joseph Tripple - CDOT  
**Subject:** Ridgeway Zone 3 Water Main - Location and Extent Request (LE2025-009)

Hi Carolyn,

I have reviewed the referral for Ridgeway Zone 3 Water Main - Location and Extent Request, project number (LE2025-009) and have the following comment.

- Working from or within CDOT ROW will require a utility/special use permit. This includes, but is not limited to survey, landscaping, signal or utility work. Application is made online at the following link:  
<https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>

Thank you for the opportunity to review this referral.

Thank you,

**Jessica Varner**  
Permits Unit- Region 1



P 720.541.0441 | F 303.757.9053  
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204  
[jessica.varner@state.co.us](mailto:jessica.varner@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

**REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT**

Date sent: **July 31, 2025**

Comments due by: **August 14, 2025**

**Project Name:** *Ridgegate Zone 3 Water Main Project - Location and Extent for a New Water Main & Improvements*

**Project File #:** **LE2025-009**

**Project Summary:** Rampart Range Metropolitan District (RRMD) requests approval of a Location and Extent to construct a new water main on unincorporated lands in the County. The new water main will provide a looped water system for future development within the proposed Hill Camp residential development in Lone Tree. The site is located north of Rueter Hess Reservoir at SPN: 2231-234-00-003, 2231-351-00-003, and 2231-354-99-001.

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 checked="" type="checkbox"/> Please be advised of the following concerns: The "30' PWSD Exclusive Easement" shown on City of Lone Tree property on Sheet 19 of 26 in "PS2025-117 RidgeGate Zone 3 Water Main Plan Profile" and on sheet 9 of 19 in "PS2025-117 RidgeGate Zone 3 Water Main LE Exhibit 1" is a new easement that was not included in the final plat for the SW Village Filing No. 2. A new easement agreement between PWSD and COLT will need to be executed and recorded with Douglas County.	
<input type="checkbox"/> See letter attached for detail.	
<b>Agency:</b> <i>City of Lone Tree</i>	<b>Phone #:</b> <i>720-509-1271</i>
<b>Your Name:</b> <i>Maureen Welsh</i> <i>(please print)</i>	<b>Your Signature:</b> <i>Maureen Welsh</i>
	<b>Date:</b> <i>8/12/2025</i>

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **September 8, 2025, 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



**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)

August 11, 2025

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

Attn: Carolyn Washee-Freeland

**Re: Ridgeway Zone 3 Water Main - Location and Extent, Case # LE2025-009**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a potential conflict** with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan/plat, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway) or email [coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com)).

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)

**REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT**

Date sent: **July 31, 2025**

Comments due by: **August 14, 2025**

**Project Name:** *Ridgegate Zone 3 Water Main Project - Location and Extent for a New Water Main & Improvements*

**Project File #:** **LE2025-009**

**Project Summary:** Rampart Range Metropolitan District (RRMD) requests approval of a Location and Extent to construct a new water main on unincorporated lands in the County. The new water main will provide a looped water system for future development within the proposed Hill Camp residential development in Lone Tree. The site is located north of Rueter Hess Reservoir at SPN: 2231-234-00-003, 2231-351-00-003, and 2231-354-99-001.

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 checked="" type="checkbox"/> Please be advised of the following concerns: Please submit a GESC Plan, an Opinion of Probable Cost, a Temporary Access Permit, and a ROW Use Permit. These are not needed for the approval of the L&E but will be required prior to construction	
<input type="checkbox"/> See letter attached for detail.	
<b>Agency:</b> PW - Engineering	<b>Phone #:</b> (303) 660-7490
<b>Your Name:</b> Jacob Gabel <i>(please print)</i>	<b>Your Signature:</b> 
	<b>Date:</b> 8/13/2025

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **September 8, 2025, 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

July 8<sup>th</sup>, 2025

Mr. Carson Besgrove, PE  
Merrick & Company  
5970 Greenwood Plaza Blvd.  
Greenwood Village, CO 80111

Re: RidgeGate Zone 3 Water Main  
1<sup>st</sup> Submittal  
PWSD Project #2025-338

Dear Mr. Besgrove:

Thank you for submitting construction plans for the above-mentioned project. After a review of the documents submitted, the Parker Water & Sanitation District has the following comments:

- Submit an executed Standard Improvement Agreement with all required exhibits.
- A wet stamped and signed Engineers Estimate with a 20% contingency must be submitted for verification and District approval. The approved document will be an Exhibit for the Standard Improvement Agreement and Letter of Credit.
- A letter of credit or Cash in Lieu based on the approved Engineers Estimate must be submitted before final approval is granted.
- Submit all easements with PWSD agreements attached for verification and approval.
- PWSD would like to have verification with a water model that pipe sizing and water velocities would be adequate at full buildout for both this line and the Canyons portion.
- All manholes and valves and fire hydrants not in pavement must have maker posts and concrete collars call out.
- After consulting with management and our Operations department PWSD would like a valve placed every 1000ft. More fire hydrants will need to be added so we can properly maintain the line, do shutdowns and flushing as needed.
- Please show in the legend an A&VV air vac valve.
- Please locate all butterfly and gate valves out of a stream, gulch or storm channel.
- For fire hydrants that act as a low point blowoff please position so they are not in the flow line during a typical high-water event.
- On sheet 6 please show BFV in the profile and ensure it is not located in the lowering.
- On sheet 9 at the 45-degree bend at STA 42+98 please add a tee and temp blow off for future growth.
- PWSD feels this line should be a 16" all the way through rather than upsizing and downsizing from a 16" to a 12" multiple times.
- On sheet 11 Please add an air vac at the high point at approximately STA 68+17.

- On sheet 12 please add an air vac at the high point at approximately STA 72+16
- On sheet 12 please ensure the fire hydrant is not in the flow line in the ditch during typical high-water events. Also ensure the gate valve is not located in the lowering.
- On sheet 14 it appears the water main, fire hydrant #3 and gate valve 8 may be in a pond. Can you give us further information on what this depression is? If this is not in a pond, please locate the gate valve and fire hydrant out of the typical high water flow line.
- On sheet 14 please flatten the pipe between STA 100+42 and 102+50 to avoid an additional air vac at this location.
- On sheet 15 please add an air vac to the high point at approximately STA 108+54.
- On sheet 15 please call out GV 10 and FH 4 in the profile.
- On sheet 16 please add an air-vac to the high point at approximately STA 118+73.
- On sheet 18 why does the proposed water main go from a 12" pipe to a 16" again. PWSD feels for future demand a 16" pipe the majority of the proposed pipeline would better serve our future growth.
- On sheet 19 please add an air-vac to the high point at approximately STA 144+68.
- On sheet 21 in the lowering please flatten out the proposed water main between approximately STA 164+00 and STA 166+00 and concrete encase it. Please add vertical shoe style hydrant for the low point blow off.
- On sheet 22 please note PWSD may need some fire hydrants near to flush and bleed off pressure if needed.
- PWSD feels South Metro Fire may want to add a fire hydrant at some point in this proposed water main. Please consult with South Metro Fire to see if a fire hydrants will need to be added.
- Please note that PWSD has listed multiple comments based on our specification for this review. Please note that it is the engineering firm's responsibility to ensure that all water and sanitary sewer plans conform to PWSD specifications. All comments must be addressed with a response letter during the next submittal.
- Please refer to PWSD redline plans for further clarification of comments.
- Please respond to all comments with a comment response letter.
- Please note prior to plan approval PWSD will need the following documents. Signed SIA with exhibits A-D attached, stamped engineers estimate, letter of credit, and engineering review fees.

Please let us know if you have any question on the above comments. We look forward to the final submittal on this project.

Sincerely,  
Parker Water & Sanitation District

Drayton Sanderson  
Engineering Technician III



Carolyn Freeland

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**From:** annb cwc64.com <annb@cwc64.com>  
**Sent:** Thursday, July 31, 2025 3:54 PM  
**To:** Carolyn Freeland  
**Cc:** CHOY, PAM; duanew cwc64.com; jt cwc64.com  
**Subject:** Hess Rd Parker, Colorado Douglas County eReferral #LE2025-009  
**Attachments:** Hess Rd Parker, Colorado.jpg

Hi Carolyn,

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

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

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

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

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

From: cfreeland@douglas.co.us <cfreeland@douglas.co.us>  
Sent: Thursday, July 31, 2025 11:14 AM  
To: annb cwc64.com <annb@cwc64.com>  
Subject: Douglas County eReferral (LE2025-009) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:  
<https://apps.douglas.co.us/planning/projects/Login.aspx>

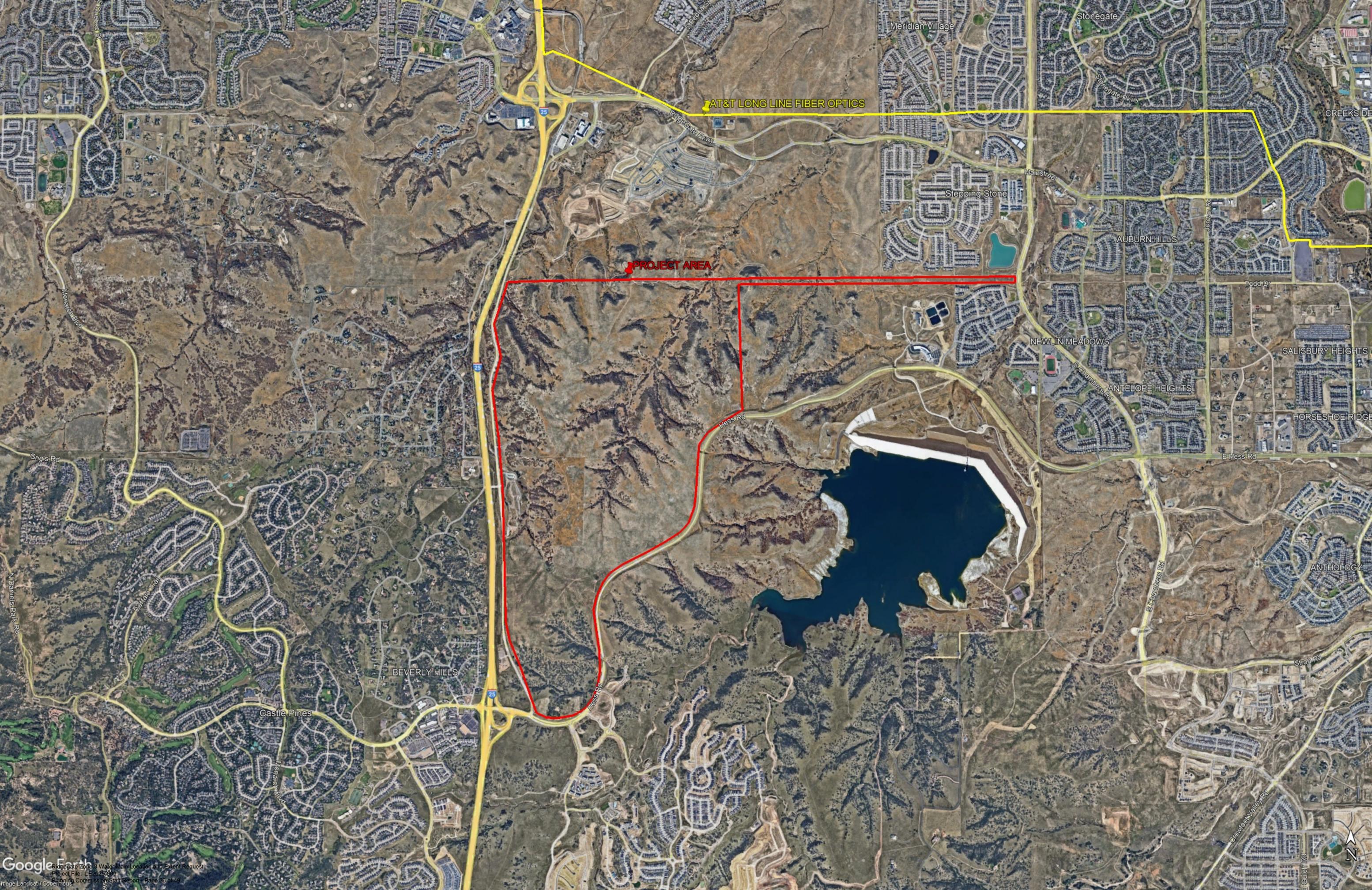
LE2025-009, Ridgegate Zone 3 Water Main - Location and Extent Request

Rampart Range Metropolitan District (RRMD) requests approval of a Location and Extent to construct a new water main on unincorporated lands in the County. The new water main will provide a looped water system for future development within the proposed Hill Camp residential development in Lone Tree. The site is located north of Rueter Hess Reservoir at SPN: 2231-234-00-003, 2231-351-00-003, and 2231-354-99-001.

This referral will close on August 14, 2025.

If you have any questions, please contact me.

Sincerely,



AT&T LONG LINE FIBER OPTICS

PROJECT AREA



August 20, 2025  
Merrick Project No. 100618

Carolyn Washee-Freeland  
Douglas County Department of Community Development  
100 Third Street  
Castle Rock, CO 80104

**RE: RidgeGate Zone 3 Water Main – LE2025-009 Referral Comment Response**

Ms. Washee-Freeland,

Merrick & Company has reviewed the referral comments received August 14, 2025, regarding the RidgeGate Zone 3 Water Main Location and Extent request. Referral responses were received from the following agencies:

- City of Lone Tree
- Douglas County Public Works – Engineering
- South Metro Fire Rescue
- Xcel Energy Right of Way & Permits

Comments received from agencies are summarized below with Merrick's responses.

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**CITY OF CASTLE PINES**

- a ROW permit for work within the City's right-of-way is required. Also, please be advised that the City has other activity occurring in and around Castle Pines Parkway so ongoing communication on this project will be crucial to the coordination of all City projects.  
*Merrick Response: Acknowledged. The contractor will be responsible for obtaining the ROW permit prior to construction.*

**CITY OF LONE TREE**

- The "30' PWSD Exclusive Easement" shown on City of Lone Tree property on Sheet 19 of 26 in "PS2025-117 RidgeGate Zone 3 Water Main Plan Profile" and on sheet 9 of 19 in "PS2025-117 RidgeGate Zone 3 Water Main LE Exhibit 1" is a new easement that was not included in the final plat for the SW Village Filing No. 2. A new easement agreement between PWSD and COLT will need to be executed and recorded with Douglas County.  
*Merrick Response: Acknowledged. Merrick has started the coordination process for the easement agreement between PWSD and City of Lone Tree. The easement agreement will be executed and recorded prior to construction.*

**CDOT**

- Working from or within CDOT ROW will require a utility/special use permit. This includes, but is not limited to survey, landscaping, signal or utility work. Application is made online.  
*Merrick Response: Acknowledged. There is no proposed work or surveying that will occur in CDOT ROW.*

**DOUGLAS COUNTY PUBLIC WORKS – ENGINEERING**

- Please be advised of the following concerns:
  - Please submit a GESC plan
  - An opinion of probable cost
  - A temporary access permit

Employee Owned



- A row use permit

These are not needed for the Approval of the L&E but will be required prior to construction

*Merrick Response: Acknowledged. Merrick will submit the GESC plan and opinion of probable cost for final approval with the engineering department. The contractor will apply for the temporary access permit and row use permit prior to construction activities beginning.*

### **PARKER WATER & SANITATION DISTRICT**

- Please refer to PWSD comment letter 1<sup>st</sup> referral for revisions required prior to PWSD plan approval.  
*Merrick Response: Acknowledged. Merrick has received PWSD's letter and will coordinate directly with PWSD to address all comments for plan approval.*

### **SOUTH METRO FIRE RESCUE**

- Additional fire hydrants shall be provided along Hess Rd. Hydrants shall be provided every 1000ft per Fire Code Section C102.1, Table C102.1, note c "where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards."  
*Merrick Response: Additional fire hydrants will be provided along Hess Rd. every 1,000 ft for fire protection. Merrick will submit updated construction documents to South Metro Fire Rescue for approval.*

### **XCEL ENERGY RIGHT OF WAY & PERMITS**

- Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there is a potential conflict with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan/plat, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway) or email [coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com)).  
*Merrick Response: Acknowledged. Merrick has started the coordination process with XCEL to obtain a license agreement and a PSCo-PWSD easement for the segment of water main on PSCo property. The license agreement and easement will be executed prior to construction.*
- As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.  
*Merrick Response: Acknowledged. This will be completed prior to construction.*

Respectfully submitted,  
**MERRICK & COMPANY**

Carson Besgrove, PE  
Project Manager



Carolyn Freeland

---

**From:** Carlson, Nicholas <Nicholas.Carlson@claconnect.com>  
**Sent:** Friday, July 25, 2025 11:39 AM  
**To:** Carolyn Freeland  
**Cc:** Denslow, Denise  
**Subject:** RE: [External] RE: LE2025-009 - Ridgeway Zone 3 Water Main Location and Extent Request

Hi Carolyn,

The District understands that application will not be heard at the 8/18 but instead at the 9/8 meeting date. We understand this is outside the 30 day window.

Thank you,



**Nic Carlson**  
Public Manager  
Client Accounting and Advisory Services (CAAS)

**Direct (303) 265-7900**  
CLA (CliftonLarsonAllen LLP)  
[nicholas.carlson@claconnect.com](mailto:nicholas.carlson@claconnect.com)

CLA (CliftonLarsonAllen LLP) is an independent network member of CLA Global. See [CLAGlobal.com/disclaimer](https://www.claglobal.com/disclaimer). Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor.

---

**From:** Carolyn Freeland <cfreeland@douglas.co.us>  
**Sent:** Friday, July 25, 2025 11:33 AM  
**To:** Carlson, Nicholas <Nicholas.Carlson@claconnect.com>  
**Cc:** Denslow, Denise <Denise.Denslow@claconnect.com>  
**Subject:** [External] RE: LE2025-009 - Ridgeway Zone 3 Water Main Location and Extent Request

**Think Security – This email originated from an external source. Be cautious with any links or attachments.**

Hi Nic and Denise,

The County received this Location and Extent (“L&E”) application submittal on July 23, 2025 for the August 18, 2025 Planning Commission hearing. The project has been opened. Statute requires that the project be reviewed by the County Planning Commission within 30 days of submittal.

The L&E exhibit and narrative staff redlines will need to be addressed and resubmitted at the latest by Monday, July 28, 2025 at 12:00 p.m. in order to process the application by the August 18, 2025 PC hearing.

I understand that you would like to target the September 8, 2025 Planning Commission hearing date. The L&E exhibit and narrative redlines will need to be addressed and resubmitted the week of August 11<sup>th</sup> in order to meet the September 8, 2025 Planning Commission hearing date.

Please respond back to this email, indicating that the Rampart Range Metro District/CLA ("District") understands that the application will be heard at a future Planning Commission hearing on September 8, 2025, and that the District understands that this hearing date is outside of the 30-day period. Our legal department has requested that we obtain correspondence from any L&E applicant that will be heard beyond the 30-day period.

Thank you very much and feel free to reach out if you have any questions.

Sincerely,

**Carolyn Washee-Freeland, AICP** | Senior Planner  
**Douglas County Department of Community Development**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Direct** | 303-814-4361  
**Email** | [cfreeland@douglas.co.us](mailto:cfreeland@douglas.co.us)

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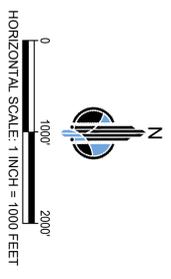
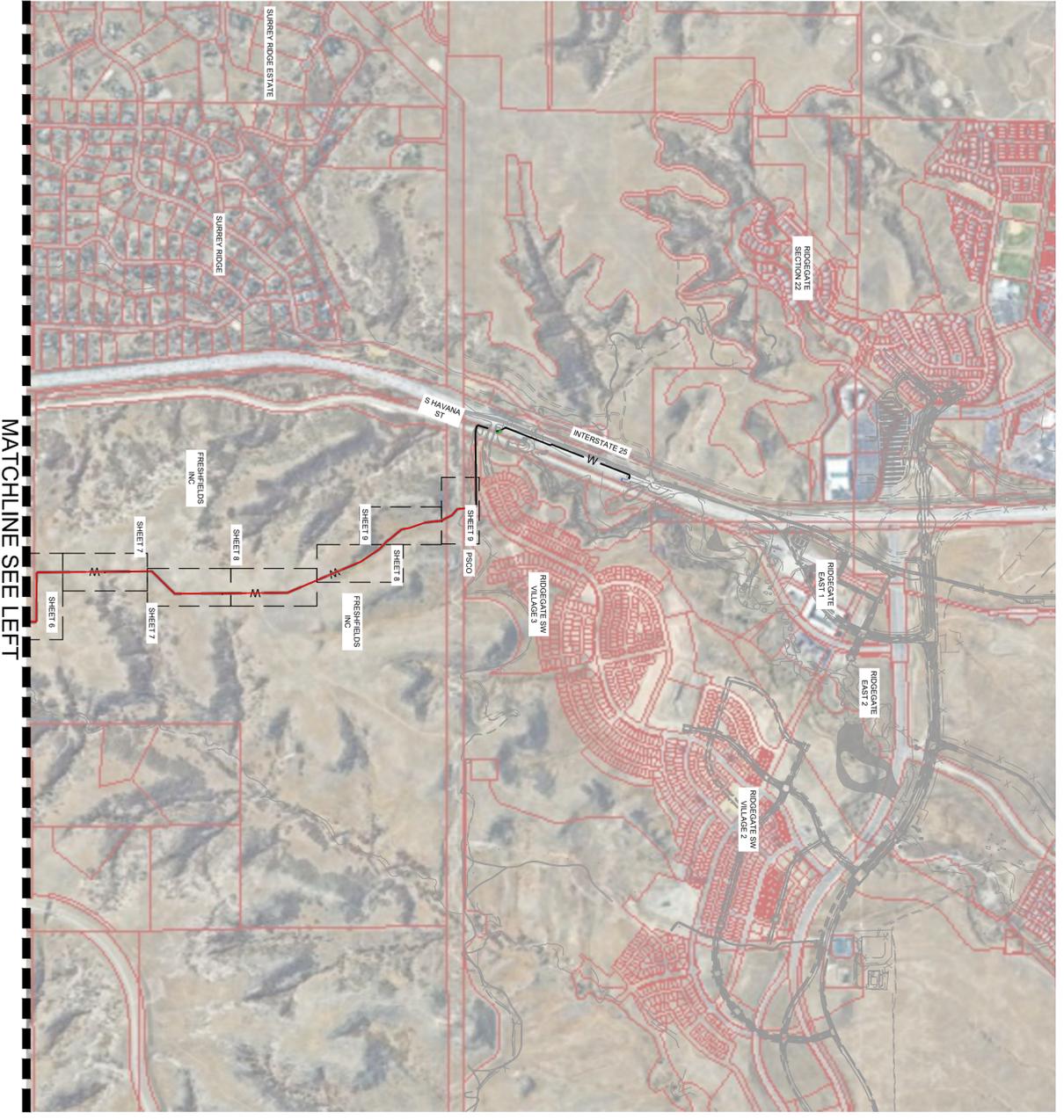
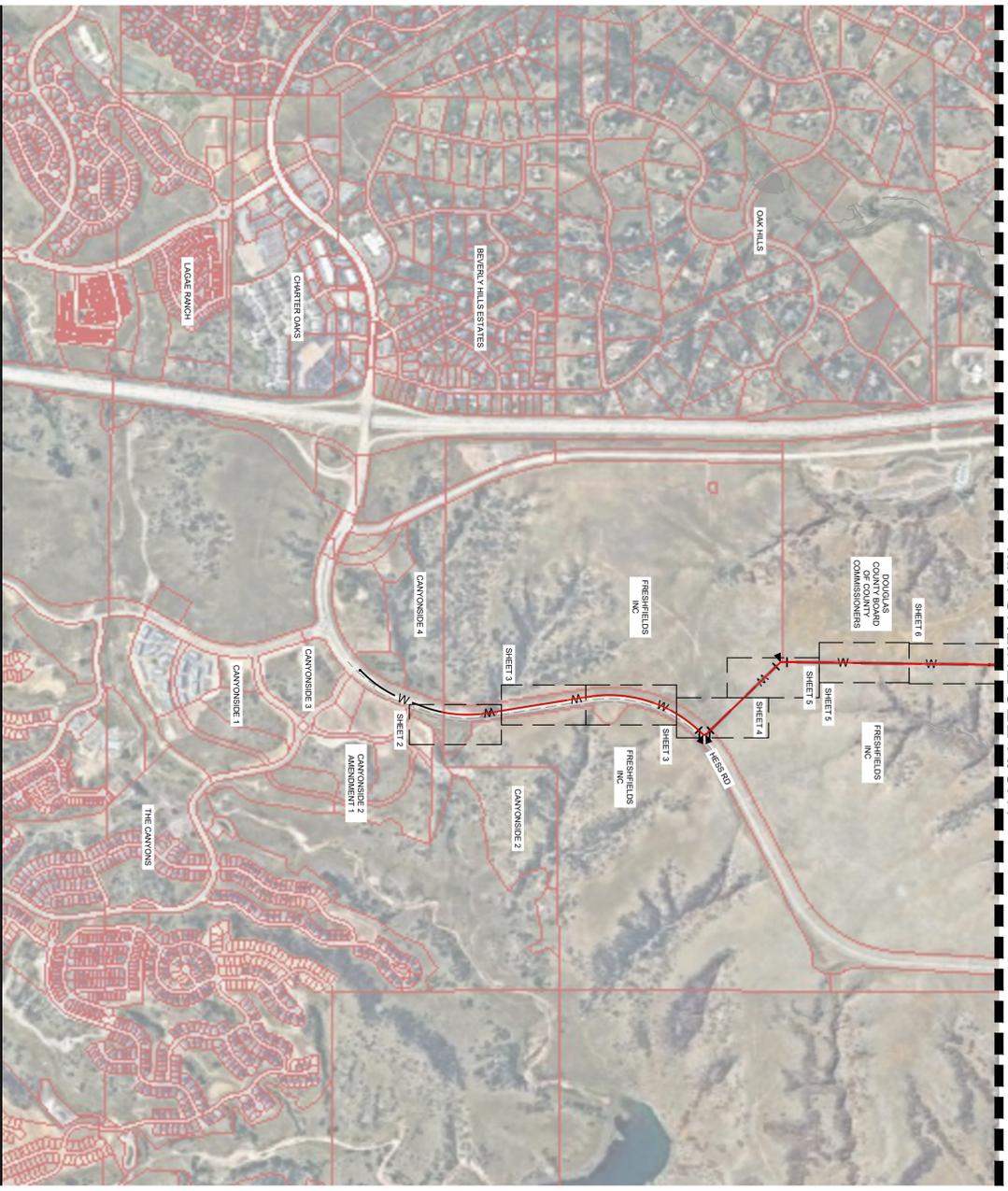
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**CliftonLarsonAllen LLP**

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**LOCATION & EXTENT PLAN:**  
**RIDGEGATE ZONE 3 WATER MAIN**  
 DOUGLAS COUNTY, COLORADO  
 LE2025-009

TOTAL PROJECT AREA: 27.2 ACRES  
 TOTAL PROJECT AREA IN DOUGLAS COUNTY: 20.7 ACRES



PROJECT NO.:	100618
DATE:	07/23/2025
SHEET:	1 OF 9

FOR AND ON BEHALF OF MERRICK & COMPANY

**RIDGEGATE ZONE 3  
 WATER MAIN**  
**LOCATION & EXTENT  
 PS2025-117  
 EXHIBIT 1**

DESIGN BY	AF
DRAWN BY	AF
CHECKED BY	CB
APPROVED BY	CB

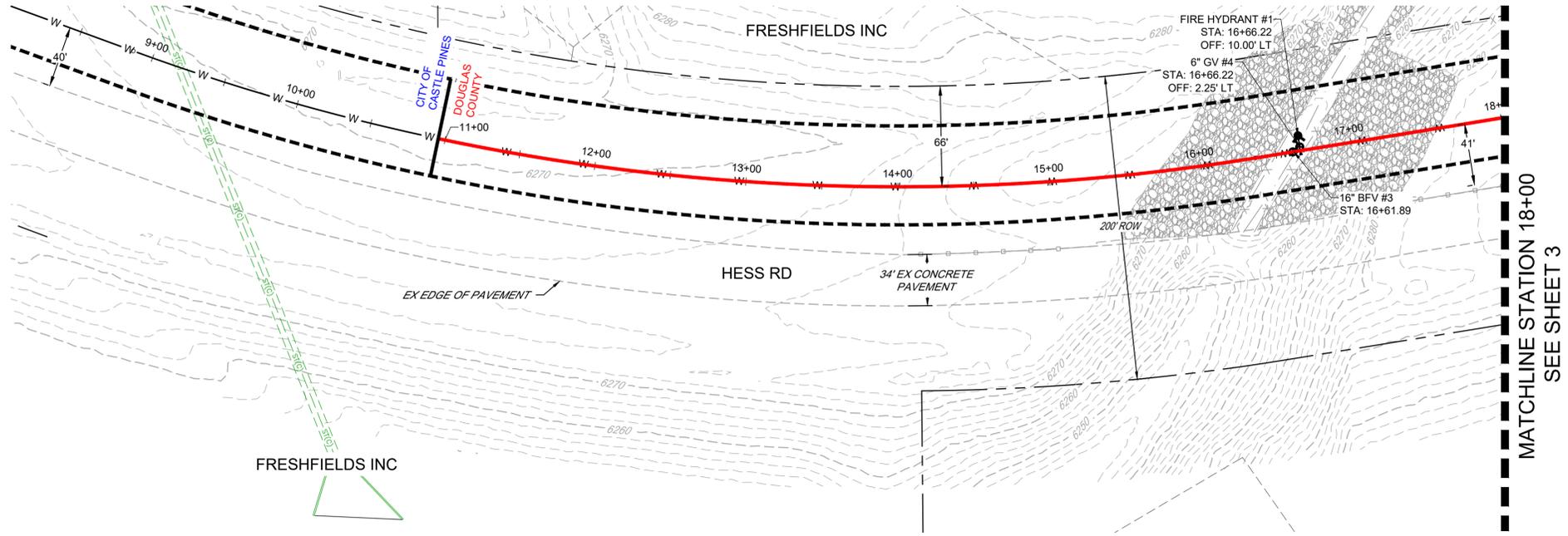
  

INITIALS	REV	REVISION DESCRIPTION	DATE	DRWN	CHKD	APPR

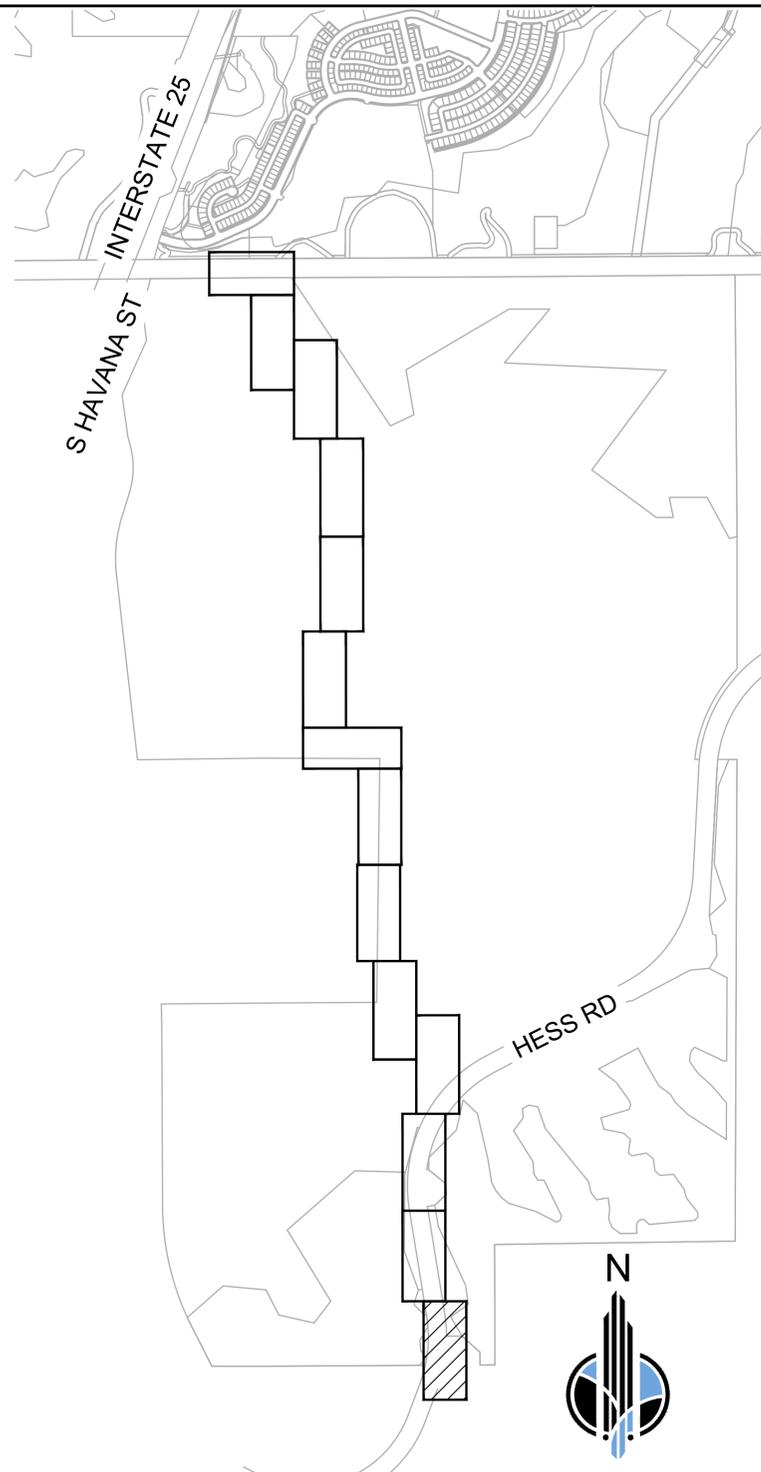
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File Location: D:\DEN\Projects\5097-02-RRWD Overall East\Projects\06 18-Mesa Tops PWSD Pipeline\Design\CDA\Civil\WaterLine E (Freshfields)\L&E\06 18 - L&E - Freshfields.dwg Plot Date: 7/28/2025 11:38 AM Last Saved By: AIDAN FEEHAN

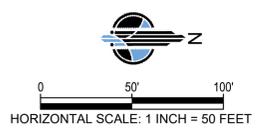


MATCHLINE STATION 18+00  
SEE SHEET 3



**KEY MAP**  
1" = 1,000'

- LEGEND**
- WATERLINE WITHIN DOUGLAS COUNTY
  - - - LIMITS OF CONSTRUCTION
- NOTES**
1. ALL WATERLINE TO BE INSTALLED VIA OPEN TRENCH



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CB	
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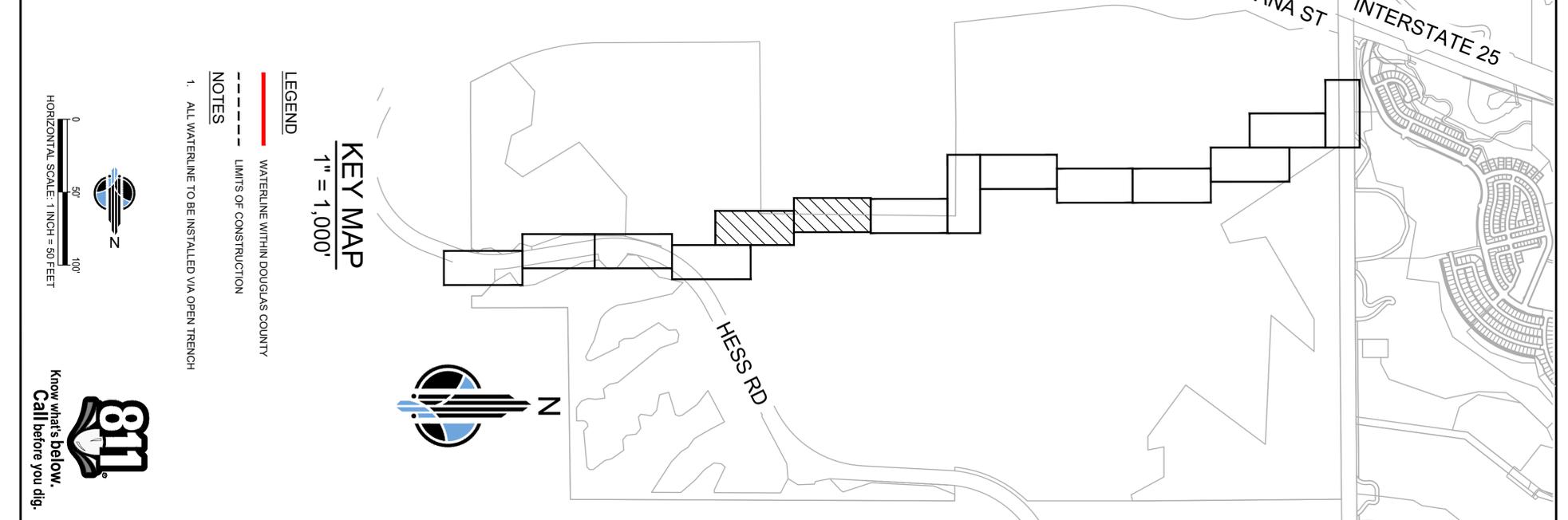
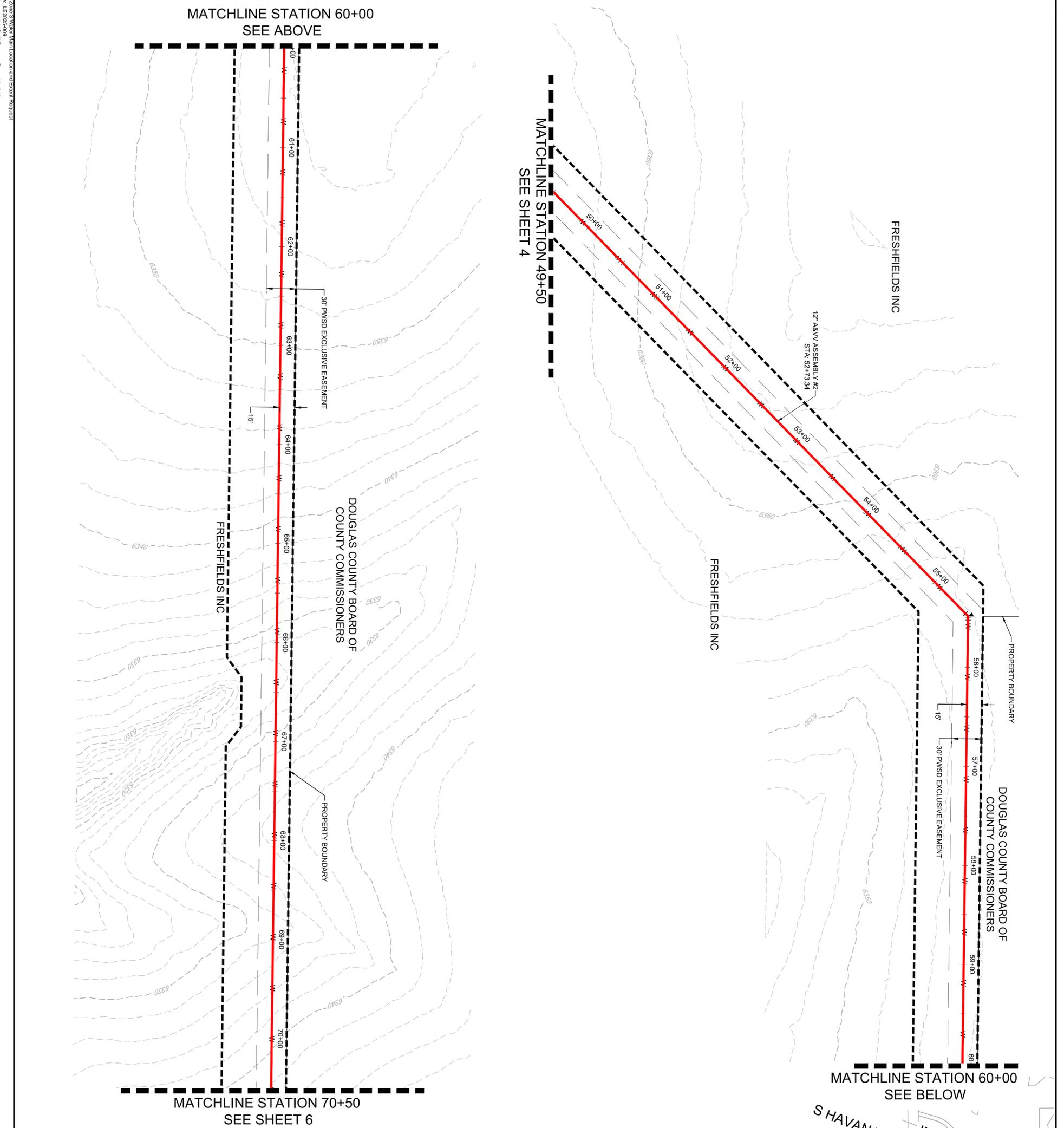
RIDGEGATE ZONE 3  
WATER MAIN  
LOCATION & EXTENT  
PS2025-117  
EXHIBIT 1

PROJECT NO.:	DATE:	SHEET:	REV	REVISION DESCRIPTION	DATE	DRWN	CHKD	APPR
100618	07/23/2025	2 OF 9						

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PROJECT NO.: 100618	<b>RIDGEGATE ZONE 3 WATER MAIN</b>  <b>LOCATION &amp; EXTENT PS2025-117 EXHIBIT 1</b>	DESIGN BY: AF	INITIALS						
DATE: 07/23/2025		DRAWN BY: AF							
SHEET: 5 OF 9		CHECKED BY: CB							
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			REV	REVISION DESCRIPTION	DATE	DRWN	CHKD	APPR	

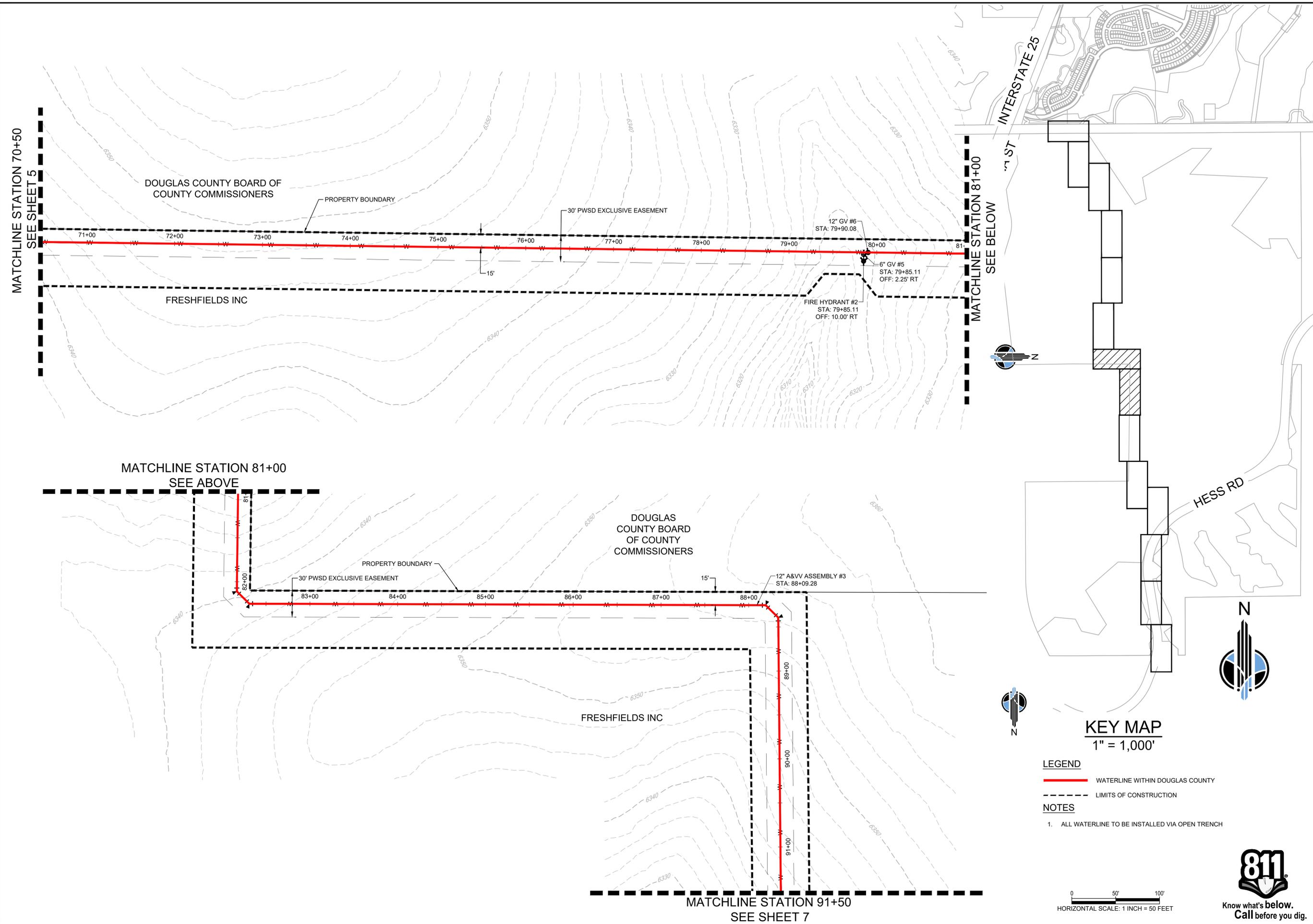
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HORIZONTAL SCALE: 1 INCH = 50 FEET

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**KEY MAP**  
1" = 1,000'

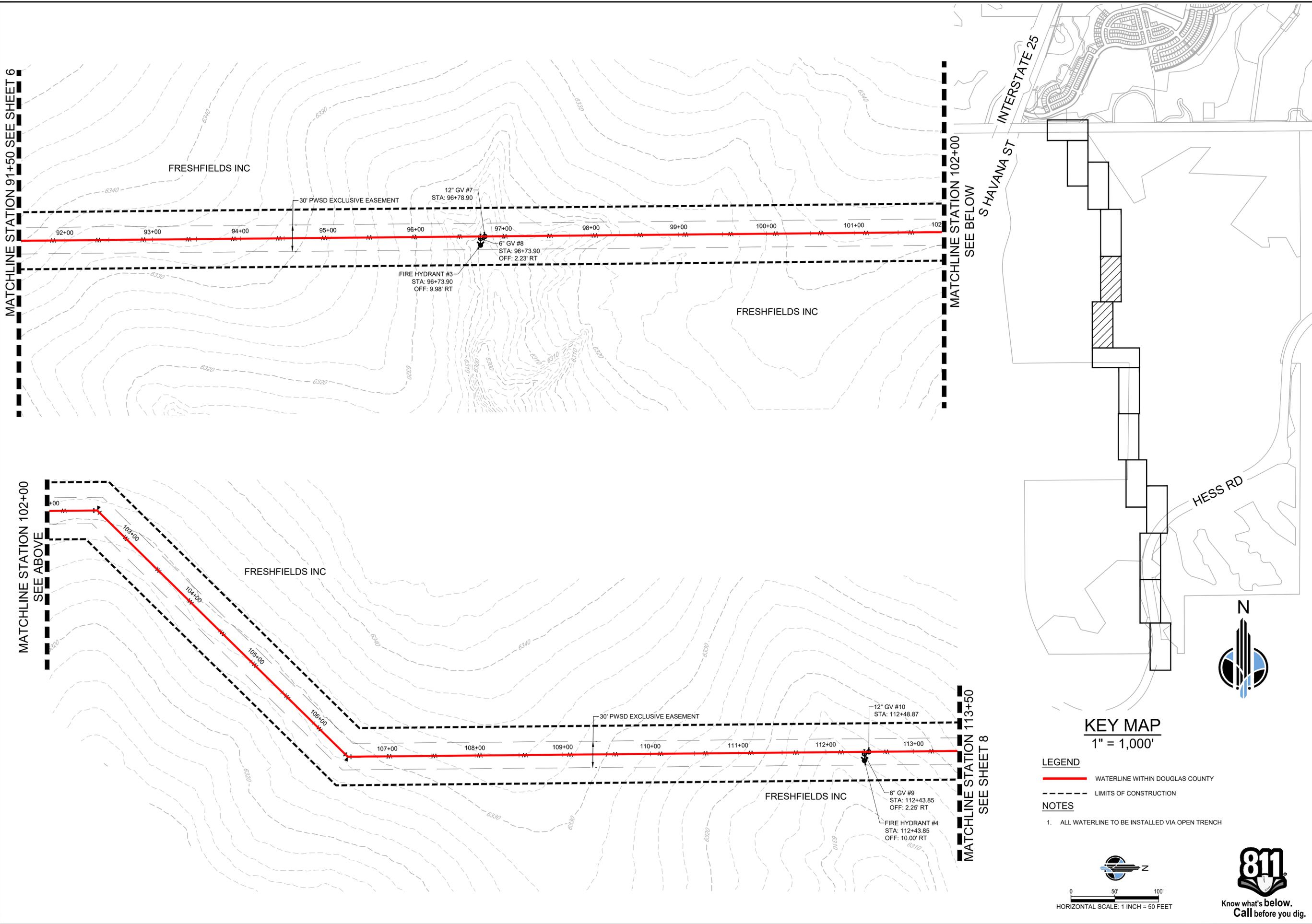
- LEGEND**
- WATERLINE WITHIN DOUGLAS COUNTY
  - - - LIMITS OF CONSTRUCTION
- NOTES**
1. ALL WATERLINE TO BE INSTALLED VIA OPEN TRENCH



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<b>RIDGEGATE ZONE 3 WATER MAIN</b>	<b>LOCATION &amp; EXTENT PS2025-117 EXHIBIT 1</b>
PROJECT NO.: 100618	DATE: 07/23/2025
SHEET: 6 OF 9	REV. REVISION DESCRIPTION DATE
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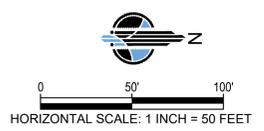
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**KEY MAP**  
1" = 1,000'

- LEGEND**
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CB	CB					

RIDGEGATE ZONE 3  
WATER MAIN  
LOCATION & EXTENT  
PS2025-117  
EXHIBIT 1

PROJECT NO.: 100618	DATE: 07/23/2025	SHEET: 7 OF 9
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