

## Location and Extent Staff Report

**Date:** May 20, 2026  
**To:** Douglas County Planning Commission  
**From:** Trevor Bedford, AICP, Senior Planner *TB*  
Jeanette Bare, AICP, Current Planning Manager *JB*  
Steven E. Koster, AICP, Deputy Director of Community Development *SK*  
**Subject:** 9757 Hilltop Road – Ramblewood Sewer Line – Location and Extent  
**Project File:** LE2026-007

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**Planning Commission Hearing:** June 1, 2026 @ 6:00 p.m.

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### **I. EXECUTIVE SUMMARY**

Ramblewood Metropolitan District (RMD) requests approval of a Location and Extent (L&E) for a proposed 3,900-foot off-site sewer line extension and associated infrastructure to provide service to residential lots within the Ramblewood Planned Development (PD). The project is located on the south side of Hilltop Road, across from its intersection with Merryvale Trail. The off-site sewer line will extend from the southwest portion of the property and will connect to sewer infrastructure within a tract in the Reata South subdivision.

The L&E project area is within the Northeast Subarea of the Douglas County 2040 Comprehensive Master Plan.

### **II. APPLICATION INFORMATION**

#### **A. Applicant**

Ramblewood Metropolitan District  
6900 E Belleview Ave  
Greenwood Village, CO 80111

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

Kevin Lovelace  
LJA  
1765 West 121<sup>st</sup> Ave, Suite 300  
Westminster, CO 80234

#### **C. Request**

The applicant requests approval of an L&E for the construction a 3,900-foot off-site sewer line extension and associated infrastructure to serve the Ramblewood PD.

#### **D. Location**

The project is located on the south side of Hilltop Road, across from its intersection with Merryvale Trail. The off-site sewer line will extend from the southwest portion of the property and will connect to sewer infrastructure within a tract in the Reata South subdivision.

#### **E. Project Description**

RMD requests approval of an underground off-site gravity sewer main. The main will be constructed by RMD and will be owned partially by Parker Water and Sanitation District (PWSD) and the Pinery Water and Wastewater District (PWWD). The sewer main will be approximately 3,900 feet in length and will generally begin near the southwestern portion of the Ramblewood property and cross through tracts in the Hidden Village and Reata subdivisions to connect to existing PWWD infrastructure.

The applicant stated that the precise alignment may slightly change based on requirements by PWWD and PWSD. However, the easement width and impacted areas will remain the same. The final location of a flow metering station within the Reata South property is under review. The applicant indicated two potential locations for the flow metering station on the exhibit. The sewer line is anticipated to be installed primarily with trenching, while boring is anticipated to be required to cross Betts Ranch Road. The precise locations requiring boring will be coordinated with Douglas County Engineering. Above ground facilities are expected to be minimal and include electric pedestals, communication cabinets, and manhole access points. The applicant provided example photographs of the equipment on the exhibit.

Construction traffic is anticipated to access the project primarily through Village Road and Alpine Drive. The applicant does not expect disruptions for existing residents or impacts to existing fencing. The tracts impacted within Hidden Village are owned by the Hidden Village Property Association. Any impacted areas will be restored to natural state after construction.

The applicant stated that all required easements have been drafted and provided to property owners to be finalized after the plans have been approved by PWWD and PWSD. Construction is expected to begin after approval of the Ramblewood Final Plat and is expected to take approximately two months to complete.

### **III. CONTEXT**

#### **A. Background**

The proposed infrastructure is for the Ramblewood PD, which was approved by the Board of County Commissioners (BCC) in September 2025 for 68 single-family residential lots and 2 agricultural lots over 176.79 acres. The PD requires central water and sewer services for the single-family lots. The agricultural lots will be served by central water with the option to connect to central sewer in the future. A preliminary plan was approved by the BCC in March 2026. A condition of approval of the

preliminary plan stated that: “Prior to the Board’s consideration of the final plat, a Location and Extent for the required off-site sewer improvements shall be submitted and approved.” The Ramblewood Final Plat has been submitted and is currently under review by staff.

**B. Adjacent Land Uses and Zoning**

The proposed sewer main is primarily surrounded by residential and vacant properties.

**Zoning and Land Use**

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Rural Residential and Pinery PD	Single-Family Residential and Open Space Tracts
<b>South</b>	Rural Residential and Pinery PD	Single-Family Residential
<b>East</b>	Rural Residential and Ramblewood PD	Single-Family Residential
<b>West</b>	Pinery PD	Single-Family Residential and Agricultural

**IV. PHYSICAL SITE CHARACTERISTICS**

**A. Site Characteristics and Constraints**

The sewer main crosses through properties owned by the Hidden Village Property Association and vacant tracts within the Reata South subdivision. The area has varied topography including two drainages that will be crossed by the proposed sewer main.

**B. Access**

Access to the sewer line will be via existing roadways including Alpine Drive, Village Road, and Betts Ranch Road.

**C. Drainage and Erosion**

Public Works Engineering responded to the referral request with no concerns and noted that construction plans will be reviewed as a part of the final plat. Approval of any necessary plans and permits will be required prior to commencement of construction.

**D. Floodplain**

The proposed sewer main crosses 100-year floodplain at two points. The applicant will be required to obtain any necessary permitting for work in the floodplain.

**V. PROVISION OF SERVICES**

**A. Schools**

This is an infrastructure project that will not impact school services.

**B. Fire Protection**

South Metro Fire Rescue (SMFR) provides fire and emergency services to the site. SMFR responded to the referral request with no objection.

**C. Sheriff Services**

The Douglas County Sheriff's Office (DCSO) will provide police protection to the site. At the writing of this staff report, responses have not been received from the Office of Emergency Management, DCSO, or E911.

**D. Water and Sanitation**

The purpose of this project is to provide sanitation services to the Ramblewood PD.

**E. Utilities**

Area utility providers were provided a referral on this application. At the writing of this staff report, no response was received from utility providers.

**F. Other Required Processes and Permits**

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

- Engineering: Any necessary permits including ROW use, Grading, and Floodplain Development.
- Building Division: Any necessary building permits.
- Parker Water and Sanitation District: Any necessary permits.
- Pinery Water and Wastewater District: Any necessary permits.
- Obtain all necessary easements from property owners.

**VI. PUBLIC NOTICE AND INPUT**

Courtesy notices of an application in progress were sent to adjacent property owners. At the preparation of the staff report, one member of the public had responded to courtesy notices with concerns regarding impacts to their property. Any additional comments received will be provided prior to the hearing. Referral response requests were sent to referral agencies on May 11, 2026. Referral responses are due at the conclusion of the referral period on May 22, 2026, or prior to the Planning Commission Hearing.

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

**VII. STAFF ASSESSMENT**

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

<b>ATTACHMENTS</b>	<b>PAGE</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:

PROJECT NUMBER:

PROJECT TYPE: Underground Gravity Sanitary Sewer Main

MARKETING NAME: Ramblewood Offsite Sanitary Sewer

PRESUBMITTAL REVIEW PROJECT NUMBER: SB2025-040

**PROJECT SITE:**

Address: SW of Hilltop Road, East of Village Road, North and West of Alpine Drive

State Parcel Number(s): 234706300001 & 234706100001

Subdivision/Block#/Lot# (if platted): \_\_\_\_\_

**PROPERTY OWNER(S):**

Name(s): Ramblewood Metropolitan District

Address: 6900 E Belleview Ave, Greenwood Village, Colorado 80111

Phone: (303) 799-6300

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

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

Name: Kevin Lovelace

Address: 1765 West 121st Ave, Suite 300 Westminster, Colorado 80234

Phone: (303) 421-4224

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

5/5/26  
Date

## PREBLE'S MEADOW JUMPING MOUSE

### **What is the Preble's Meadow Jumping Mouse?**

The Preble's Meadow Jumping Mouse is a rare mouse designated by the United States Fish and Wildlife Service as a "threatened species" under the Endangered Species Act. The federal threatened species designation prohibits the unlawful "take" of the Preble's Meadow Jumping Mouse or its habitat.

### **Where does the mouse live?**

The Preble's Meadow Jumping Mouse lives primarily in heavily vegetated riparian habitats. In Douglas County, the mouse has been located in or near many drainages, including tributaries and the mainstream reaches of East and West Plum Creek. However, any stream reach or potential habitat within Douglas County may be subject to the requirements of the Endangered Species Act. The mouse has also been found in Boulder, Elbert, El Paso, Jefferson, and Larimer counties and in parts of Wyoming.

### **What activities may be considered a violation of the Endangered Species Act?**

In its listing decision, the United States Fish and Wildlife Service identified activities that may result in violation of the Endangered Species Act to include:

1. Unauthorized or unpermitted collection, handling, harassing, or taking of the species;
2. Activities that directly or indirectly result in the actual death or injury death of the mouse, or that modify the known habitat of the species, thereby significantly modifying essential behavioral patterns (e.g., plowing, mowing, or cutting; conversion of wet meadow or riparian habitats to residential, commercial, industrial, recreational areas, or cropland; overgrazing; road and trail construction; water development or impoundment; mineral extraction or processing; off-highway vehicle use; and, hazardous material cleanup or bioremediation); and;
3. The application or discharge of agrichemicals or other pollutants and pesticides onto plants, soil, ground water, or other surfaces in violation of label directions or any use following Service notification that such use, application or discharge is likely to harm the species; would be evidence of unauthorized use, application or discharge.

### **How to determine if a proposed activity would violate the Endangered Species Act.**

Any questions regarding whether an activity will impact the Preble's Meadow Jumping Mouse or its habitat should be directed to:

Field Office Supervisor  
USFWS Colorado ES Field Office (MS 65412)  
Denver Federal Center  
PO Box 25486  
Denver, CO 80225-0486  
303-236-4773  
ColoradoES@fws.gov

### **Where to find more information on the Preble's Meadow Jumping Mouse.**

More information can be found at the US Fish and Wildlife Service website at:

<https://ecos.fws.gov/ecp/species/4090>

***Any approval given by Douglas County does not obviate the need to comply with applicable federal, state, or local laws and/or regulations.***



RAMBLEWOOD FILING NO. 1  
DOUGLAS COUNTY, COLORADO  
OFFSITE GRAVITY SANITARY SEWER  
NARRATIVE

PREPARED FOR:  
DOUGLAS COUNTY

PREPARED BY:  
LJA

ON BEHALF OF:  
RAMBLEWOOD METROPOLITAN DISTRICT

May 11, 2026

May 11<sup>th</sup>, 2026

Planning Service Division  
Douglas County  
100 Third St., 2<sup>nd</sup> Floor  
Castle Rock, CO 80104

Reference: Ramblewood Filing No. 1 Offsite Sanitary Sewer Location & Extents Application

Dear Douglas County Planning Service Division:

Please accept this letter on behalf of Ramblewood Metropolitan District, the applicant for Ramblewood Filing No. 1. We are pleased to submit this Location & Extents Application for Ramblewood Filing No. 1 for your approval, located southwest of Hilltop Road within the approved Ramblewood Preliminary Plan area in unincorporated Douglas County.

### **Location & Appearance**

The proposed underground gravity sewer main will be located along the south property lines of Tracts A & B of Hidden Village Filing 1, the SE Corner of Reata South Filing 1, Tract G, and within Reata South Filing 1, 1<sup>st</sup> Amendment Tract A (Reata South Preliminary Plan). The sewer length, outside of the Ramblewood Filing 1 property boundary, is approximately 3,900 lineal feet. Parker Water & Sanitation District may make infrequent inspections of the sewer main, on an as-needed basis. An internal underground metering manhole will be installed to monitor flows within the proposed system.

### **Compliance with Comprehensive Master Plan**

The Ramblewood property, for which this offsite gravity sewer main is providing service to, is located within the Northeast Nonurban Subarea of the 2040 Douglas County Comprehensive Master Plan (CMP). The offsite gravity sewer system project complies with the CMP's applicable goals, objectives, and policies as outlined below.

*Objective 3-1E: Preserve and provide for the stewardship of open space and natural areas.*

Response: The proposed offsite gravity sanitary sewer is not expected to permanently impact open space or natural areas.

*Policy 3-1E.1: Identify and set aside, through the land use and development review processes, important open spaces in tracts or easements, where appropriate.*

Response: The proposed offsite gravity sanitary sewer system does not consist of acquired property, but rather designated easements for Parker Water & Sanitation District. The existing character and use of the underlying land will remain unchanged.

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

Response: The proposed underground sanitary sewer is compatible with the natural and rural character of the nonurban area as the system is located underground, with the exception of manhole lids and cabinet/pedestal structures.

*Policy 3-2A.1: Design should be of scale and character that compliments the nonurban area.*

Response: The proposed underground sanitary sewer will only be visible on the surface at manhole locations. The only surface-visible features associated with this alignment will be manhole lids, and two accessory cabinet/pedestal structures associated with providing power and communications connectivity for the necessary sanitary sewer flow metering station.

*Policy 3-2A.2: Where possible, fencing should be wildlife-friendly, in accordance with standards recommended by the Colorado Division of Wildlife.*

Response: There is no proposed fencing associated with the offsite gravity sanitary sewer system. The adjacent existing fencing appears to be compliant with Colorado Division of Wildlife standards.

*Policy 3-2B.2: Design structures and site amenities with materials and colors that complement the natural landscape.*

Response: There are no proposed structures or site amenities associated with the offsite gravity sanitary sewer system.

*Policy 3-2B.5: Design landscape plantings to minimize water consumption and blend with native vegetation using existing on-site trees and vegetation.*

Response: The disturbed area is planned to be re-established per Douglas County standards, no permanent landscaping outside of vegetation re-establishment is proposed.

*Objective 3-3E: Ensure development in the Northeast Subarea is consistent with this plan.*

Response: The project which this offsite gravity sanitary sewer provides service to follows the principals laid out within the Northeast Subarea plan and is consistent with the Comprehensive Master Plan. This offsite gravity sanitary sewer main is required to provide services to the parcel identified in Policy 3-3E.3 below.

*Policy 3-3E.3: Encourage connections to central water and sewer district systems, when possible.*

Response: This offsite gravity sanitary sewer system allows Ramblewood Filing No. 1 to connect to the central sewer district; without this facility the project would either need to have its own lift station facility or provide individual septic to lots of different sizes than those proposed.

*Policy 3-3E.5: New development within the Northeast Subarea should be designed to minimize the removal of vegetation and to use trees and landforms to screen development, where possible. Additional trees and vegetation should be planted, where necessary and appropriate, to screen development.*

Response: Outside of native grasses, there is no existing native vegetation in this specific area, there are no existing trees anticipated to be impacted by the facility's construction.

*Policy 3-3E.6: Maintain natural drainages for wildlife movement, where possible, and provide open space linkages within and between large-lot developments.*

Response: The offsite underground sanitary sewer system will not impact wildlife movement.

**Noise Control**

There is no projected perceivable noise associated with the offsite gravity sanitary sewer system.

**Odor Control**

The proposed manholes are anticipated to have sealed and locking lids which alleviate odor concerns.

**Traffic**

There are no projected traffic impacts associated with the offsite gravity sanitary sewer system. The proposed flow metering station may be investigated on an intermittent schedule based on district needs to ensure continuous functionality. It is not perceived that this frequency would exceed one visit per week. Traffic impacts during construction are expected to be minimal. Traffic control will be required during boring operations at Betts Ranch Road and during installation of the segment adjacent to Alpine Drive. The construction crew is expected to take access from Alpine Drive and Village Road.

**Anticipated Process Timing**

Associated construction drawings were submitted on April 22, 2026, for second review and will be provided to Douglas County for final Approvals. Once the final plat for Ramblewood Filing No. 1 is approved, construction is expected to commence. It is anticipated that construction may begin as early as September 2026 and with an expected duration of approximately two months.

**Construction Process**

The sanitary sewer line will be installed using a combination of trenching and boring, with the precise locations of each method to be coordinated with Douglas County Engineering. The current alignment provides sufficient room for trenching along most of the route, while the crossing at Betts Ranch Road is anticipated to require boring. This alignment was developed in coordination with nearby developments and residents to minimize construction impacts. The sanitary sewer installation is not expected to impact existing properties or fencing, and no disruptions are expected for residents or those served by the Pinery sanitary system.

**Ownership & Maintenance**

Ramblewood Metropolitan District will be responsible for construction of the gravity sanitary sewer system. Ownership and maintenance responsibilities will be shared between Parker Water & Sanitation District and the Pinery Water & Wastewater District. It is anticipated that these responsibilities will be divided at the proposed flow metering station, with Parker Water & Sanitation District owning and maintaining upstream facilities, and the Pinery Water & Wastewater District owning and maintaining downstream facilities as well as the flow metering station itself.

**Easements**

All required easements have been drafted and provided to property owners for review and approval. In general, all properties have been provided with expected compensation amounts and are in agreement with the required easement language. Finalization of the design via the associated Water & Sanitation Districts may alter the precise alignments of these easements but they will not change in form or function from that depicted on this application.

**Alignment Location**

The sanitary sewer alignment through the Hidden Village tracts may change slightly based on discussions with Parker Water & Sanitation District pending full review and approval of the associated construction plans.

The site location of the Flow Metering Station within the Galbreath/Reata South property has yet to be fully reviewed by The Pinery. However, the location provided in this plan meet the requirements of prior-approved stations and are expected to be adequate for the District. Final review may require slight adjustments to orientation of the easement areas, but the widths and areas will remain consistent in form and function.

**Ongoing Coordination**

We have coordinated with nearby community members, including the Reata South and Hidden Village developments, and local agencies such as Douglas County, Parker Water & Sanitation District, and Pinery Water & Wastewater District. We have also participated in multiple public meetings to identify an appropriate alignment for this offsite sewer line that enables connection to existing infrastructure while minimizing impacts to nearby residents.

Thank you for your consideration of this offsite gravity sanitary sewer system approval. We look forward to collaborating with Douglas County. Please do not hesitate to reach out with any questions or concerns to help facilitate the approval process, and we look forward to your positive response.










Respectfully,







Kevin Lovelace, P.E.  
Senior Project Manager

# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

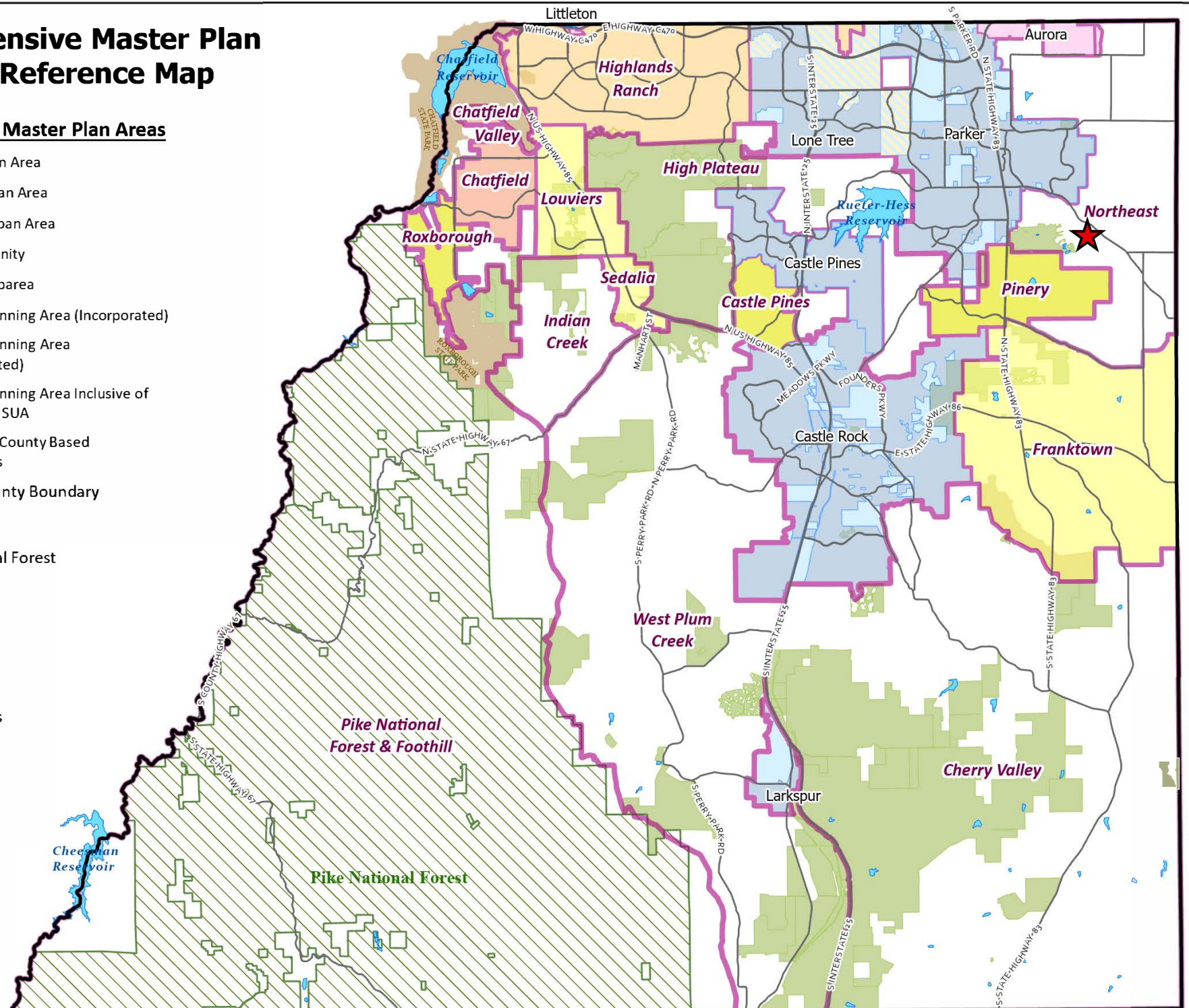
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas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

## Parks

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

## Roadways

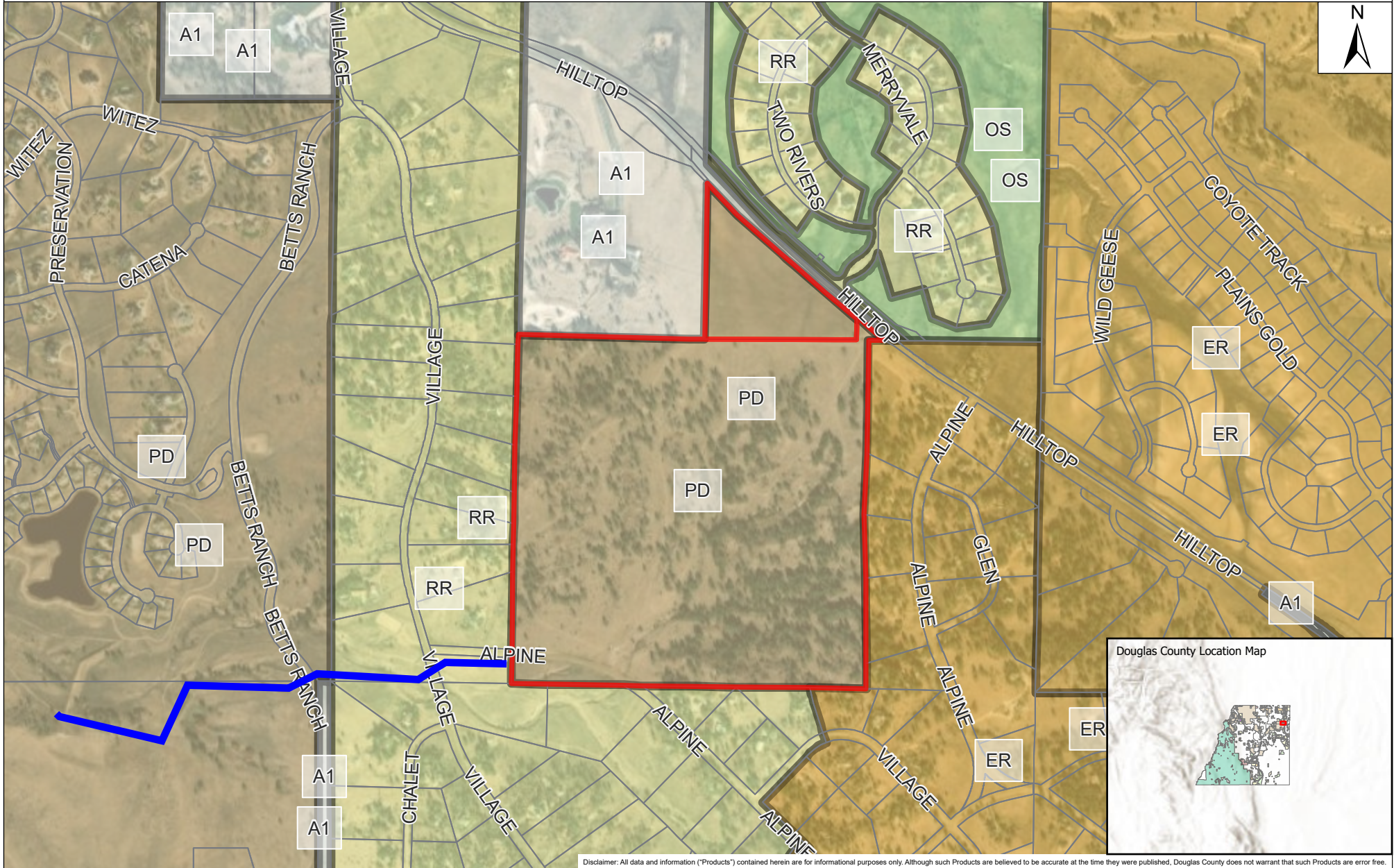
-  Major Roads



9757 Hilltop Road - Ramblewood Sewer Line - Location and Extent







Project File # LE2026-007

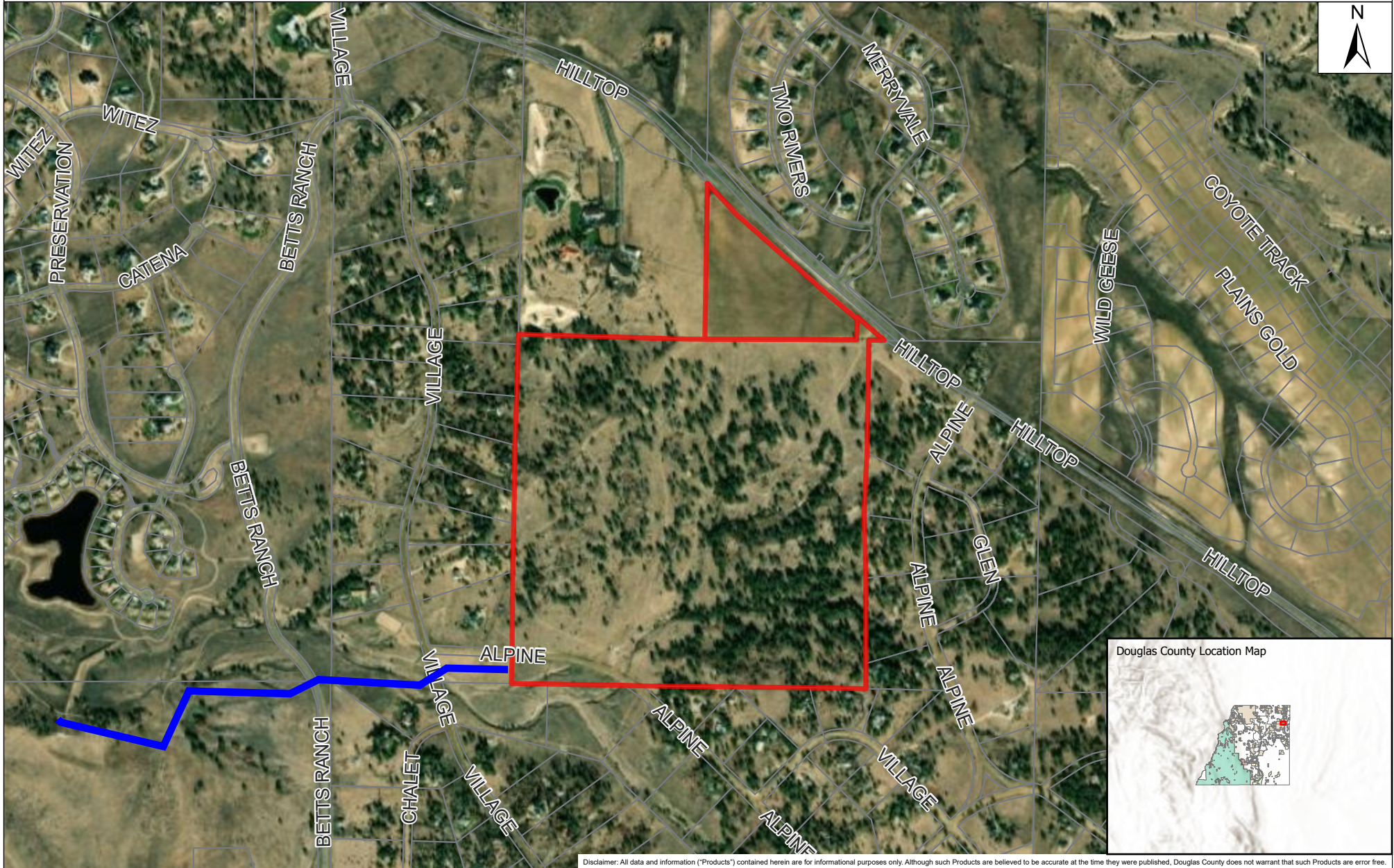
Planning Commission Staff Report - Page 13 of 22



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



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|---|---|
|  PD - PLANNED DEVELOPMENT     |  A1 - AGRICULTURAL ONE   |
|  OS - OPEN SPACE CONSERVATION |  RR - RURAL RESIDENTIAL  |
|  PARCELS                     |  ER - ESTATE RESIDENTIAL |



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|---|---|
|  PD - PLANNED DEVELOPMENT     |  A1 - AGRICULTURAL ONE   |
|  OS - OPEN SPACE CONSERVATION |  RR - RURAL RESIDENTIAL  |
|  PARCELS                     |  ER - ESTATE RESIDENTIAL |

**Referral Agency Response Report****Project Name:** 9757 Hilltop Rd**Project File #:** LE2026-007**Date Sent:** 05/11/2026**Date Due:** 05/22/2026

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Addressing Analyst	05/14/2026	No Comment	No response necessary
Assessor	05/14/2026	Received: None	No response necessary
AT&T Long Distance - ROW	05/12/2026	This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Hilltop Rd Parker, 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.	No response necessary
Building Services	05/15/2026	If building structures is planned permit is required. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.	No structures are proposed
Chatfield Community Association		Awaiting Referral Response	Awaiting Referral Response
CenturyLink		Awaiting Referral Response	Awaiting Referral Response
Comcast		Awaiting Referral Response	Awaiting Referral Response
CORE Electric Cooperative	05/17/2026	CORE Electric Cooperative has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments: CORE has existing overhead electric facilities on the subject properties. CORE will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the CORE's current extension policies. CORE approves the L&E. .	Information provided to applicant
Crest View Estates HOA		Awaiting Referral Response	Awaiting Referral Response
Douglas County Health Department	05/11/2026	Douglas County Health Department has no objections to the installation	No response necessary

**Referral Agency Response Report****Project Name:** 9757 Hilltop Rd**Project File #:** LE2026-007**Date Sent:** 05/11/2026**Date Due:** 05/22/2026

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Engineering Services	05/19/2026	Engineering has reviewed the Location and Extent and have no concerns. The construction plans have been included with the final plat submittal and are currently under review.	No response necessary
Hidden Village POA		Awaiting Referral Response	Awaiting Referral Response
Mile High Flood District		Awaiting Referral Response	Awaiting Referral Response
Office of Emergency Management	05/17/2026	No Comment	No response necessary
Parker Water & Sanitation District	05/12/2026	Please note this project has not completed the inclusion process into the Parker Water District. PWSD will review plans and after inclusion into the district a formal review process will commence.	Comments provided to applicant
Pinery Water and Wastewater District		Awaiting Referral Response	Awaiting Referral Response
Reata South Metro District		Awaiting Referral Response	Awaiting Referral Response
Sheriff's Office		Awaiting Referral Response	Awaiting Referral Response
Sheriff's Office E911		Awaiting Referral Response	Awaiting Referral Response
South Metro Fire Rescue	05/13/2026	South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.	No response necessary
The Pinery HOA		Awaiting Referral Response	Awaiting Referral Response
Town of Parker Development Review		Awaiting Referral Response	Awaiting Referral Response
Town of Parker Public Works		Awaiting Referral Response	Awaiting Referral Response
Xcel Energy-Right of Way & Permits		Awaiting Referral Response	Awaiting Referral Response

# SOUTH METRO FIRE RESCUE

## FIRE MARSHAL'S OFFICE

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Trevor Bedford, 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: 9757 Hilltop Road – Location and Extent (Ramblewood)  
Project File #: **LE2026-007**  
S Metro Review # REFOTH26-00113

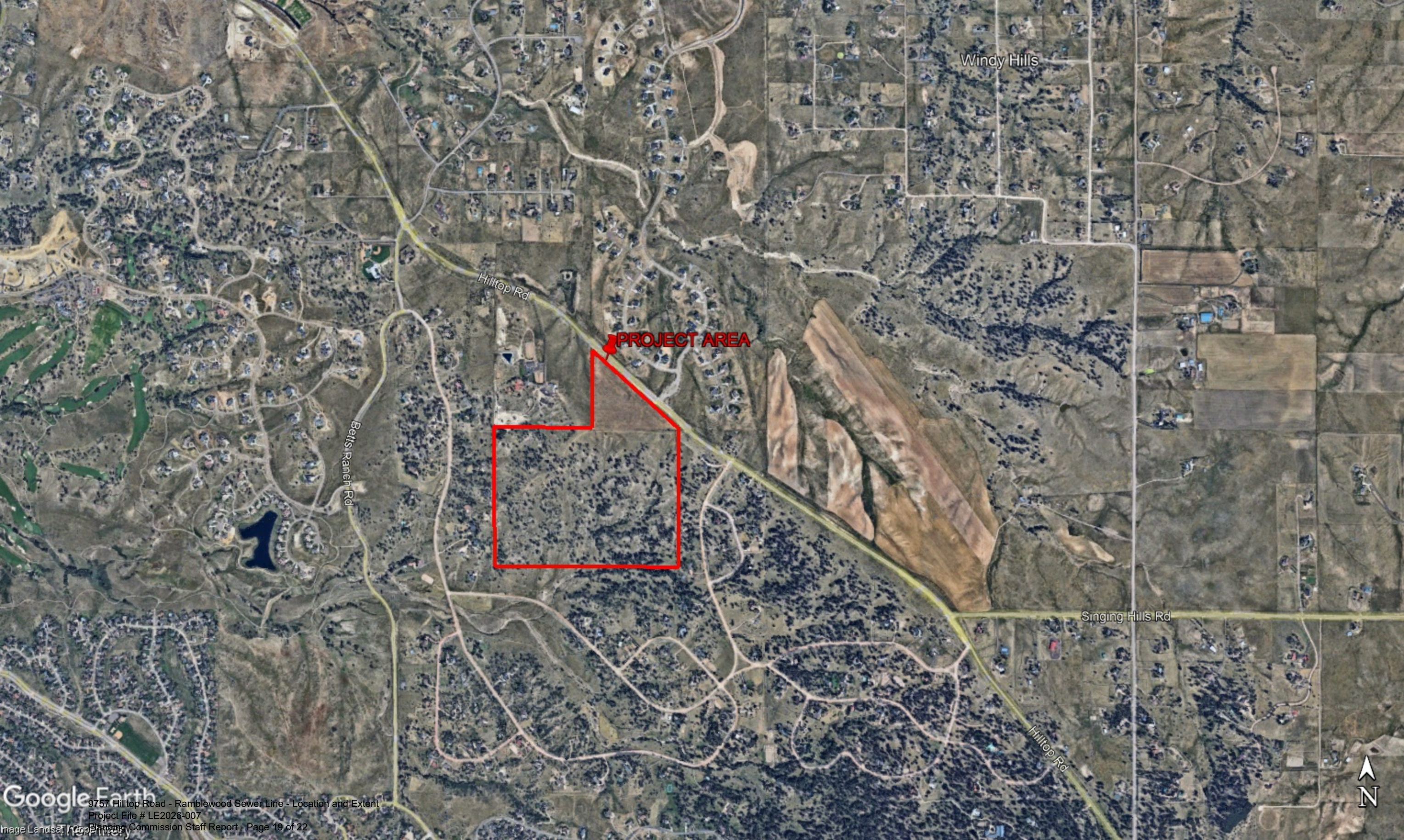
Review date: May 13, 2026

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

**Project Summary:** Ramblewood Metropolitan District requests approval of a Location and Extent (L&E) for the construction of an off-site sewer force main to provide sanitary sewer services to the Ramblewood development.

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

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.



Windy Hills

Hilltop Rd

**PROJECT AREA**

Betts Ranch Rd

Singing Hills Rd

Hilltop Rd



May 19, 2026

Kevin Lovelace, P.E.  
Senior Project Manager  
LJA Engineering, Inc.  
1765 West 121<sup>st</sup> Avenue, Suite 300  
Westminster, CO 80234

DV 2026-312

Subject: 9757 Hilltop Road – Location & Extent

Dear Kevin,

Plan Review Summary:

Submitted to Engineering	-	5/11/26
Comments Sent Out	-	5/19/26

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

**Location & Extent Comment**

**Comment #1**-Engineering has reviewed the Location and Extent and have no concerns. The construction plans have been included with the final plat submittal and are currently under review.

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

Sincerely,



Chuck Smith  
Development Review Engineer

cc: Trevor Bedford, AICP Senior Planner

DV26312

## Trevor Bedford

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**From:** parkerberringer@aol.com  
**Sent:** Tuesday, May 19, 2026 11:00 AM  
**To:** Trevor Bedford  
**Subject:** Project file#LE2026-007, Project 9757 Hilltop road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Mr. Bedford,

Courtesy letter dated 5/11/2026 was received 5/15/2026.

We want to voice our opposition to this project's sewer line running through our development. Hidden Village does not have any sewer lines; we are opposed to another development's lines go through.

This developer has repeatedly lied about this. From the very beginning questions were asked about water and sewer and we (the homeowners) were reassured that sewer would go to Hilltop via lift station. This was repeated at several informational meetings.

Once prelim. approval for the development from the county, they immediately converted to a metropolitan district and sought the change to gravity fed- to save money. (so not an eminent domain issue)

They are also not truthful regarding policy 3-1E.1: they are seeking a 30-foot easement from the POA.

We will be severely affected by the construction of this line (noise, dust)- it will run the entire length of my north property line (over 700 feet) with 3 manholes along that stretch.

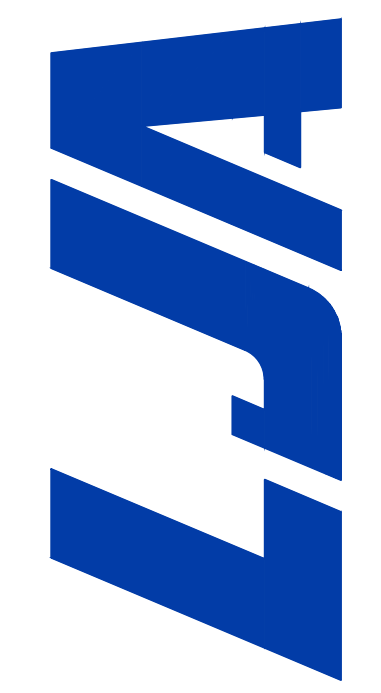
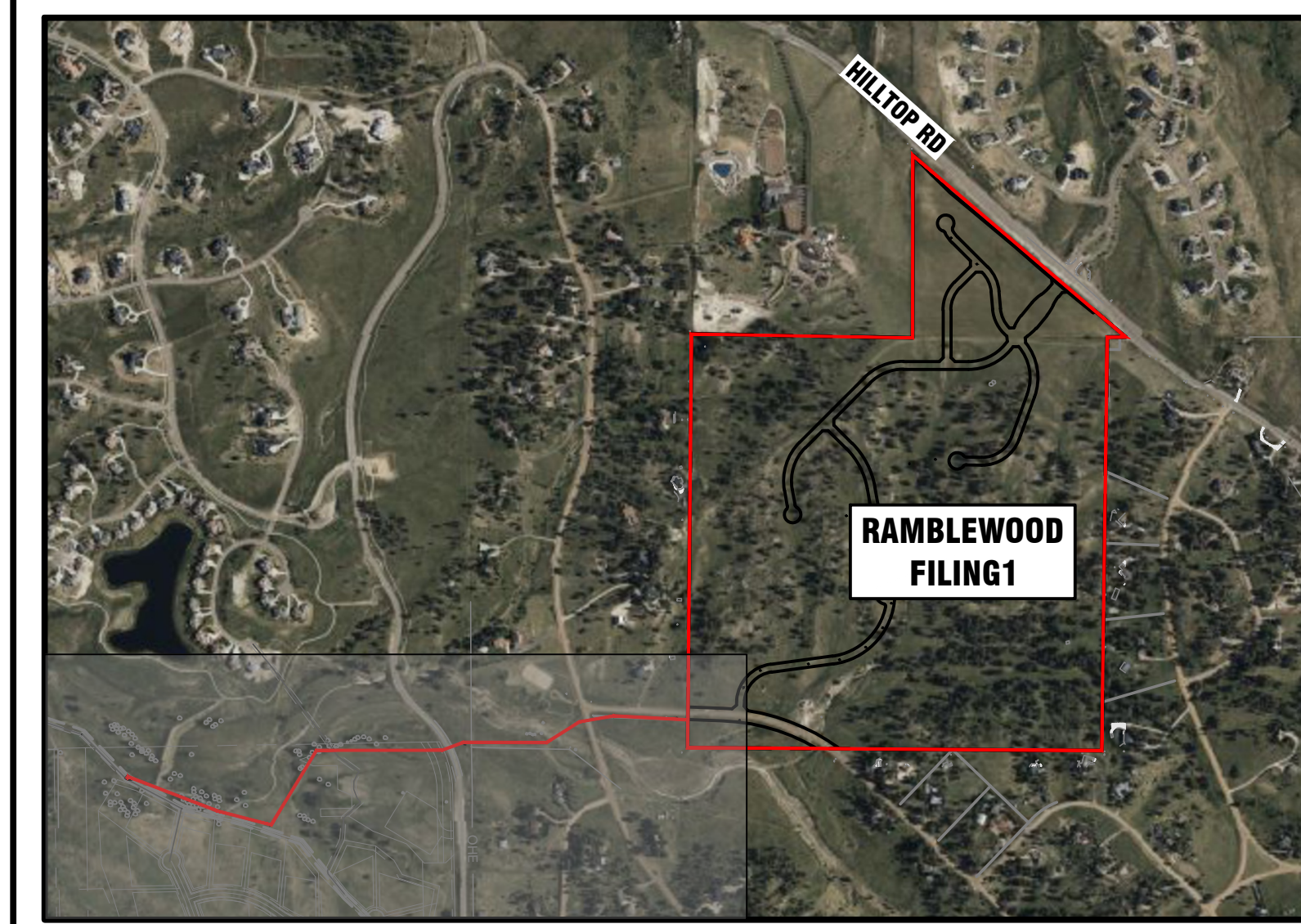
We sincerely hope that the Douglas County Planning Commission will reject this application.

Terry and Ulla Berringer  
6935 Chalet Circle  
Parker CO 80134  
303-358-5252

Sincerely

# RAMBLEWOOD FILING NO. 1 FLOW METERING STATION LOCATION & EXTENTS PLAN

LOCATED IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 65 &  
IN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE  
SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

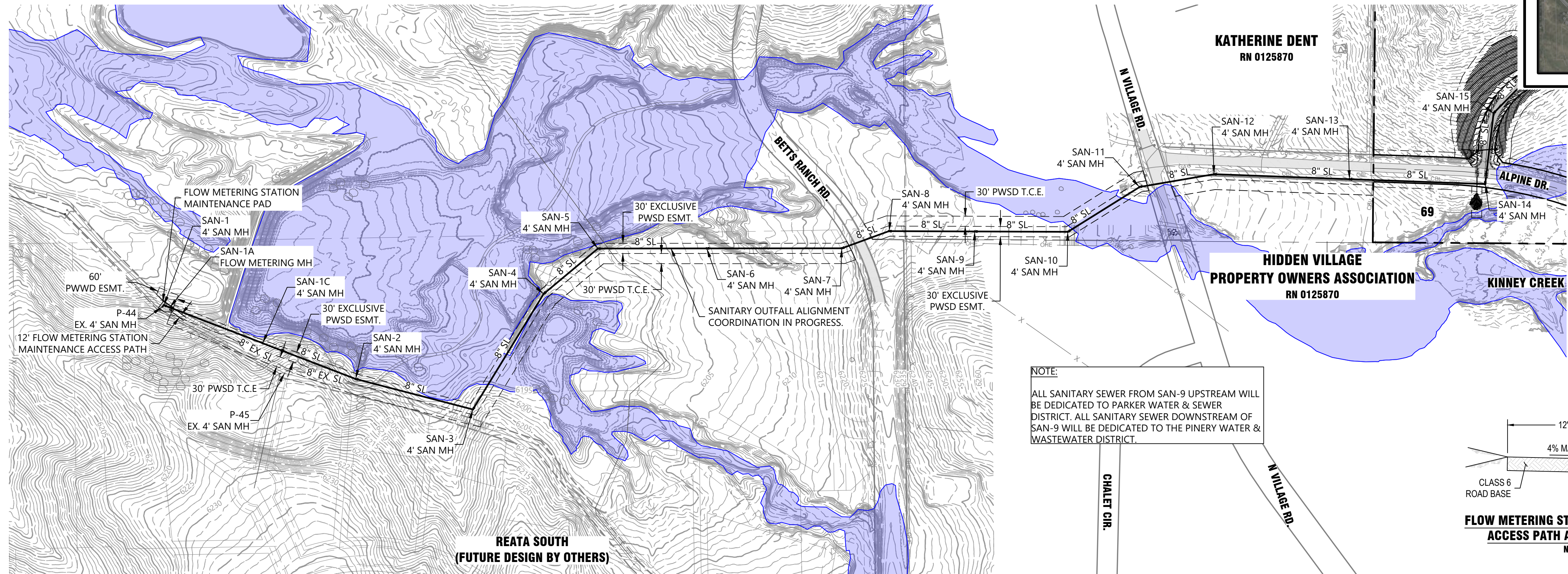


1765 W. 121st Avenue  
Suite 300  
Westminster, CO 80234  
303-421-4224 • www.lja.com

No.	Rev. Date:	Revision Type:
1		
2		
3		
4		
5		
6		

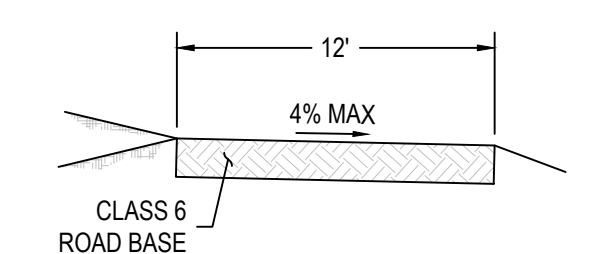
Job No.: 1084-0006	Sheet: 1 of 1
Scale Horiz: 1" = 200'	Date: May 8, 2026
Scale Vert: N/A	



**VICINITY MAP**  
1" = 1000'

- NOTES:
- REFER TO RAMBLEWOOD FILING 1 STREET & STORM SEWER CONSTRUCTION PLANS FOR ALL ROADWAY, GRADING, AND DRAINAGE IMPROVEMENTS.
  - REFER TO RAMBLEWOOD FILING 1 PARKER WATER & SANITATION DISTRICT PLANS FOR ALL WATER AND SANITARY SEWER DESIGN INFORMATION.
  - FLOW METERING STATION PAD AND ASSOCIATED APPURTENANCES ARE PRELIMINARY, SHOWN FOR INFORMATION PURPOSES ONLY AND ARE DESIGNED BY OTHERS (DBO). FINAL DESIGN WILL BE PROVIDED ONCE IT HAS BEEN PROVIDED TO US BY THE CONSULTANT.

NOTE:  
ALL SANITARY SEWER FROM SAN-9 UPSTREAM WILL BE DEDICATED TO PARKER WATER & SEWER DISTRICT. ALL SANITARY SEWER DOWNSTREAM OF SAN-9 WILL BE DEDICATED TO THE PINERY WATER & WASTEWATER DISTRICT.



**FLOW METERING STATION MAINTENANCE ACCESS PATH AND PAD SECTION**  
N.T.S



**EXAMPLE ELECTRIC PEDESTAL**  
N.T.S



**EXAMPLE COMMUNICATION CABINET**  
N.T.S

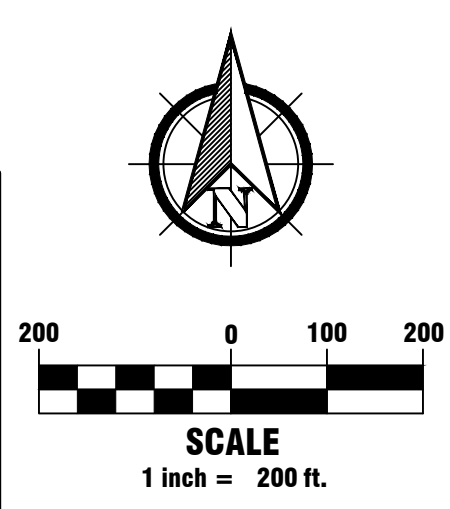


**EXAMPLE MANHOLE ACCESS**  
N.T.S

**PROJECT BENCHMARK:**  
NGS BENCHMARK Z-336  
ELEVATION = 6612.35' (NAVD 88)

**SITE BENCHMARK:**  
CENTER SECTION CORNER OF SECTION 6-T7S-R65W  
ELEVATION = 6398.76 (NAVD 88)

ELEVATION OF GROUND TOPOGRAPHIC SURVEY CONTOUR INTERVALS ARE 1 FOOT



Proj. Name: Ramblewood Filing No. 1  
Location: Douglas County, Colorado  
Plan Set: Flow Metering Station Location & Extents Plan  
Sheet Name:

**NOT FOR CONSTRUCTION**

Know what's below.  
Call before you dig.

No. 1

I:\JOB FOLDERS\1084-0006\CIVIL\PROD\FLOW METERING STATION\FLOW METERING STATION PLAN PRINTED ON: 5/11/2026 1:12 PM