

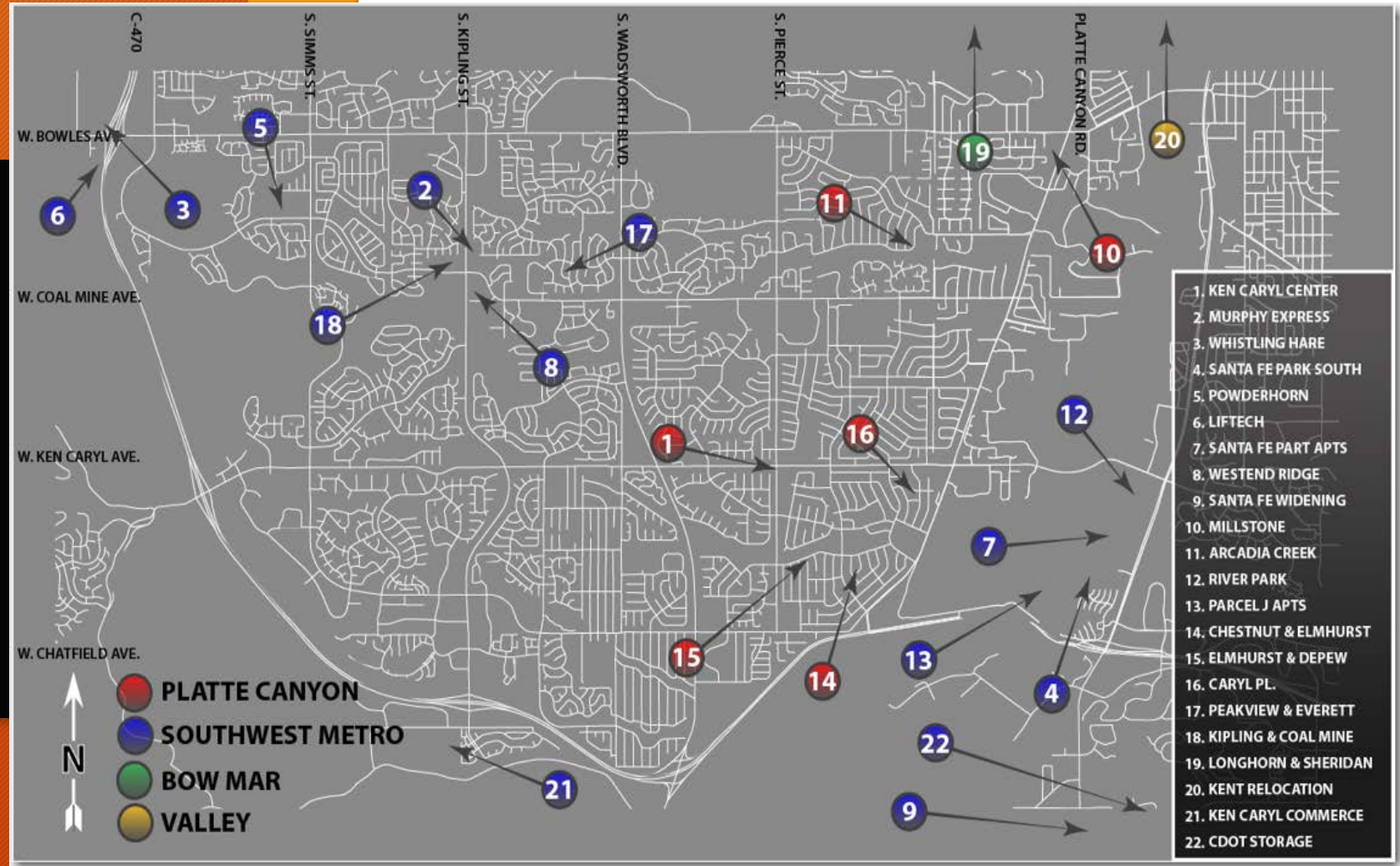
**PLAN REVIEW  
AND  
CONSTRUCTION  
STATUS REPORT  
August - 2022**

SUMMARY of projects in  
design or under construction





# Overall Project Map



# *NEW DEVELOPMENT PROJECTS IN DESIGN/PLAN REVIEW:*

Below are developer originated, developer funded, projects in various stages of plan review by District Staff, District Engineer and Denver Water

1. *Ken Caryl Center Fil 2 - Ken Caryl & Pierce – Commercial Development*
2. *Santa Fe Park Apartments - Mineral & Santa Fe - Multi Family Development*
3. *River Park - Mineral and Santa Fe – Multi-family and Commercial*
4. *Parcel J Apartments - Mineral & Santa Fe – Multi Family*
5. *Santa Fe Park South - Mineral & Santa Fe – Anticipated Revenue - \$3,000,000*
6. *Westend Ridge – (New Owner; similar product) - Coal Mine and Independence – Multi-family - Anticipate Revenue - \$901,000*
7. *Arcadia Creek – Good Property Development (Residential) Anticipated Revenue: sewer - \$30,525 & water - \$70,500*
8. *Blakeland & Santa Fe Dr CDOT (Storage Building)*
9. *Whistling Hare Distillery – Bowles and C-470*
10. *Ken Caryl Commerce – Ute & Toller – Warehouse*



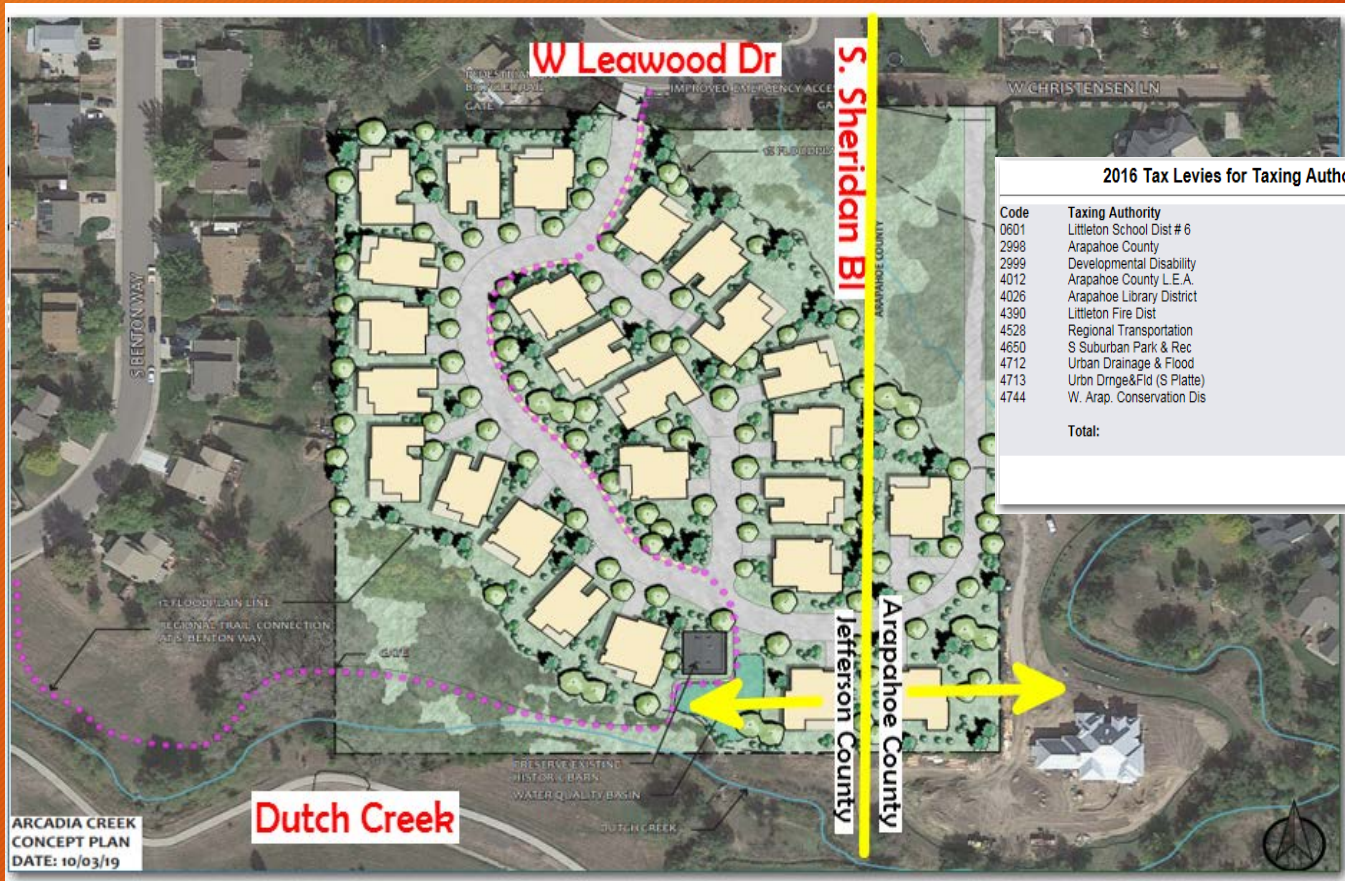
# *NEW DEVELOPMENT PROJECTS IN CONSTRUCTION:*

Below are developer projects in the construction phase (Plans are approved by DW and District)

1. *Murphy Express - Kipling and Coal Mine – Gas Station – Building under construction – Water main construction pending*
2. *Powderhorn Elementary - Simms and Coal Mine – School Expansion – Construction complete*
3. *Millstone at Columbine - Bowles and Platte Canyon – Anticipated Revenue - \$93,000*
4. *Santa Fe Widening – CDOT – **Pending pre-construction meeting***

The following slides highlight the some of the active projects:

- PROJECT NAME: Arcadia Creek (Good Property)
- LOCATION: W. Leawood Dr and S. Sheridan Blvd
- STATUS – Preliminary Design with District – Requested process for annexation into District
- SCOPE: 22 Single Family Homes on 10,000 sq ft lots
- Portion of site is not annexed into Platte Canyon (Arapahoe County Portion) – Starting annexation procedures – 3 to 4 month process.
- ANTICIPATED REVENUE: sewer - \$30,525 & water - \$70,500



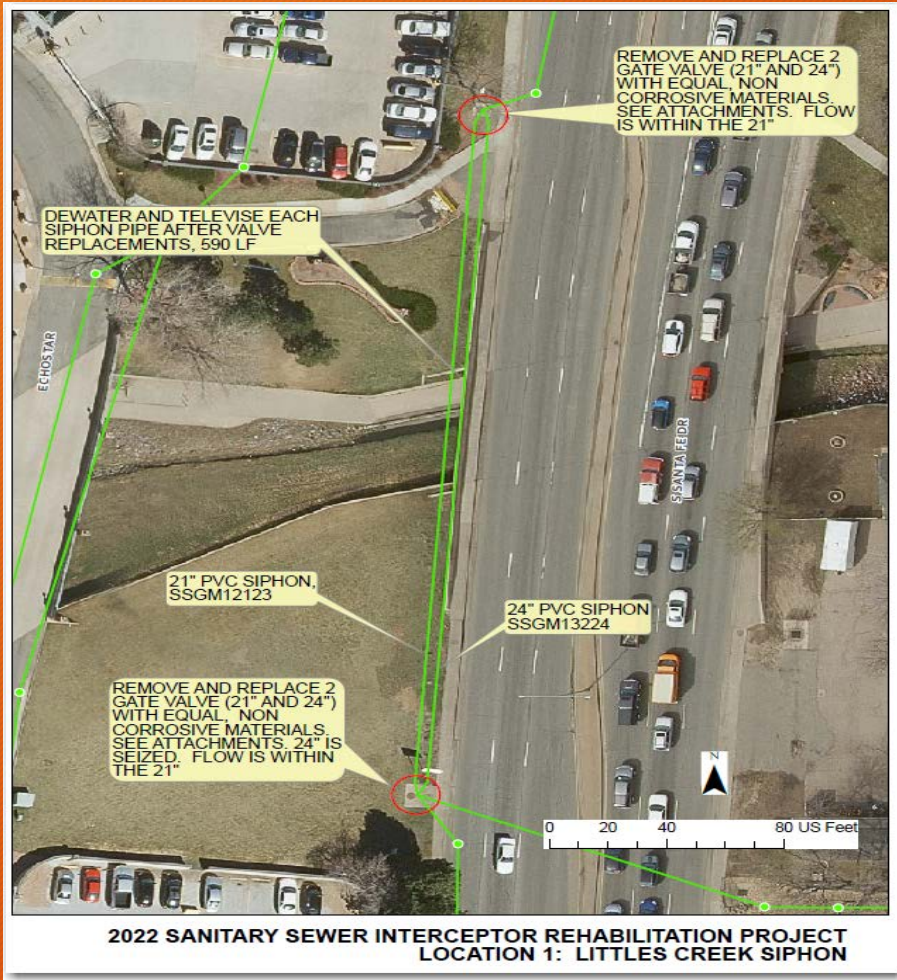
PROJECT LOCATION

CHECKLIST FOR ANNEXATION  
Arcadia Creek – 6/29/22

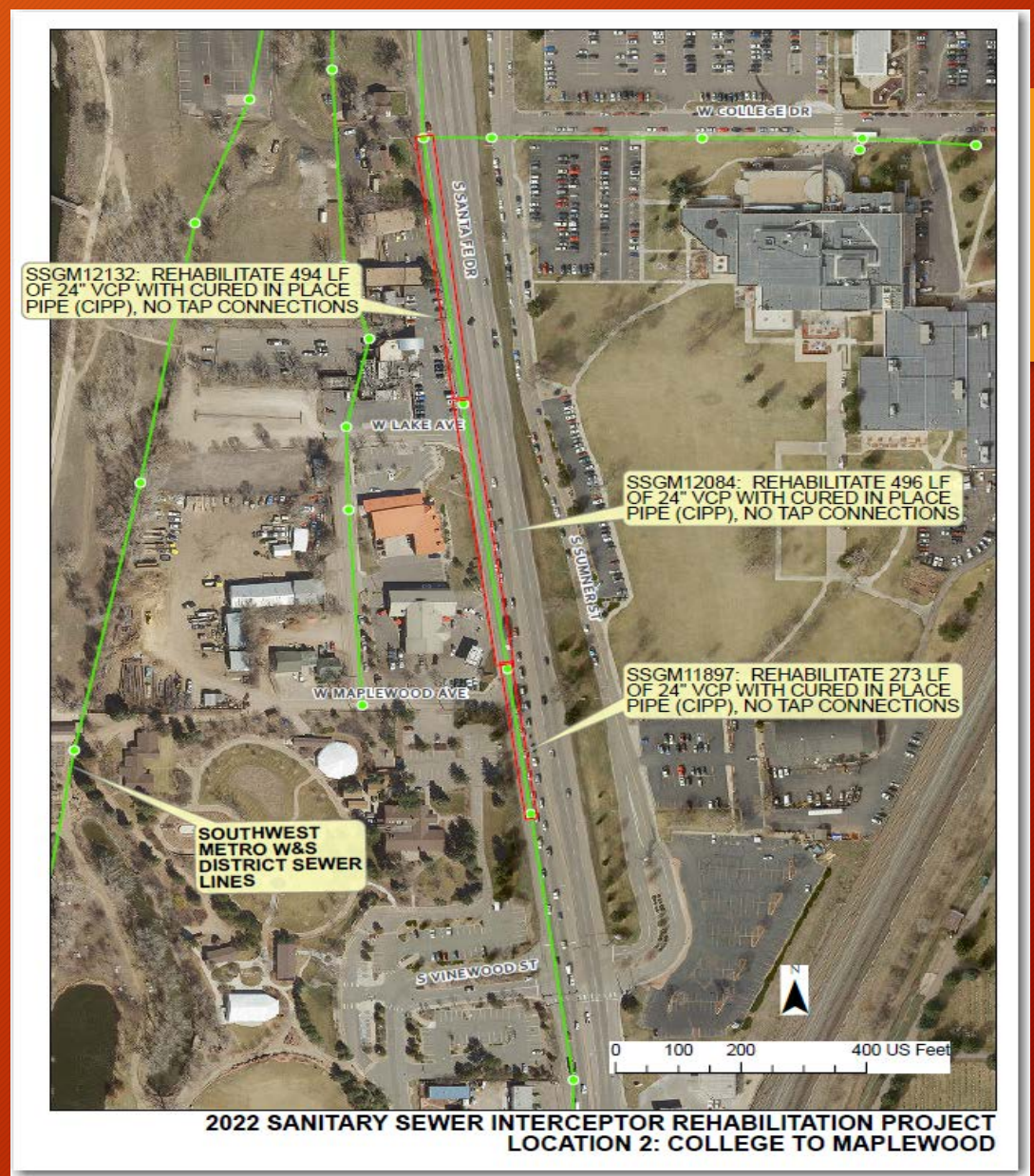
- ❖ Initial Requirements
  - Owner information form submitted to District designating party responsible to sign agreements and easements (Need LLC docs – 6/29/22)
  - Letter from owner requesting the annexation
- ❖ Property Requirements
  - Meets and bounds legal description of the property to be annexed
  - Boundary survey drawing of the property, stamped and signed by a land surveyor
  - Current title commitment
- ❖ Annexation Fee Payment
  - \$5000.00 deposit (legal and administrative) – Paid upon request - The deposit covers the preparation of Petition for inclusion, Notice of Hearing, Resolution for Inclusion and submittal to the County Court by the District attorney. The deposit also covers attorney fees and administrative costs.
  - Annexation fee - \$2,300.00 per acre (rounded to nearest full acre) due AFTER Resolution is executed by the District Board.



- PROJECT NAME: City of Littleton – Outfall Rehabilitation
- LOCATION: Santa Fe Dr, Misc. Sections from Mineral to Bowles
- SWM Assistance: Using D-Line and A-Line as bypass during lining project
- Lining contractor will provide by-pass plan



Little Creek Siphon Bypass



Sewer Bypass at Hudson Gardens



## Santa Fe Park South - D/A-Line Upsize:

District Standards dictate maximum capacity at 50% full.

The following runs over or near capacity limit with SFPS contribution are (see map below):

D-12 to D-11.1, currently 33" - 70.3% full. With 36" size increase the capacity will be 68.0% full

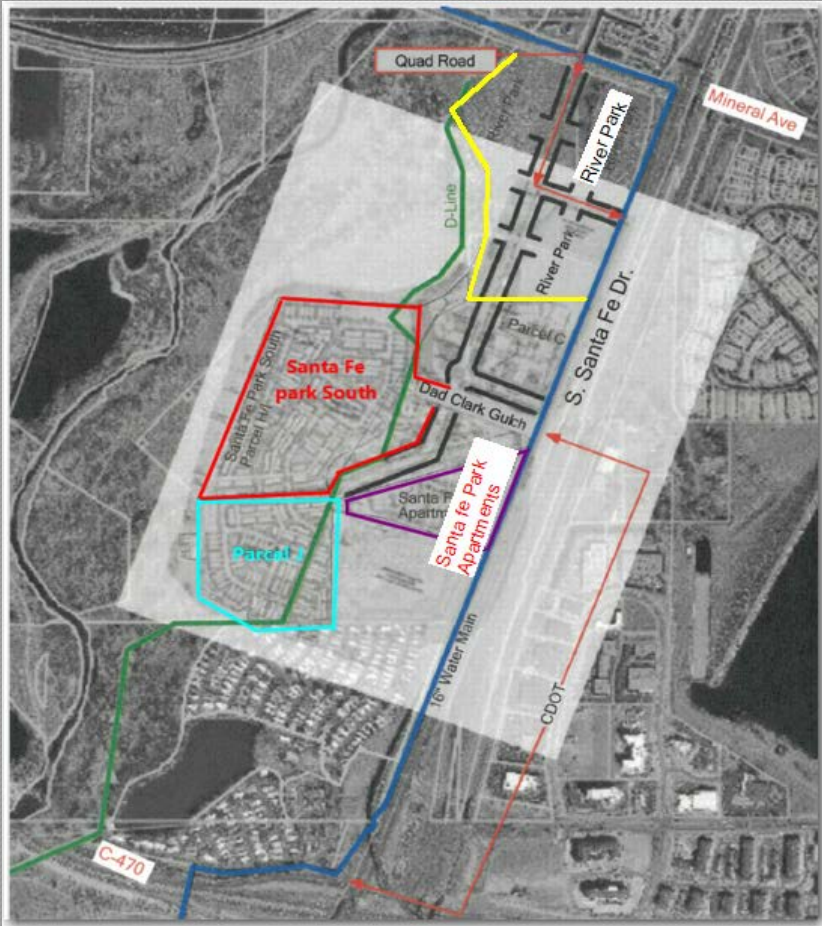
D-11.1 to D-11, currently 33" - 47.0% full. With 36" size increase the capacity will be 49.8% full

D-10.1 to D-10, currently 33" - 70.3% full. With 36" size increase the capacity will be 68.0% full

D-9 to D-8, currently 33" - 51.9% full. With 36" size increase the capacity will be 50.6% full

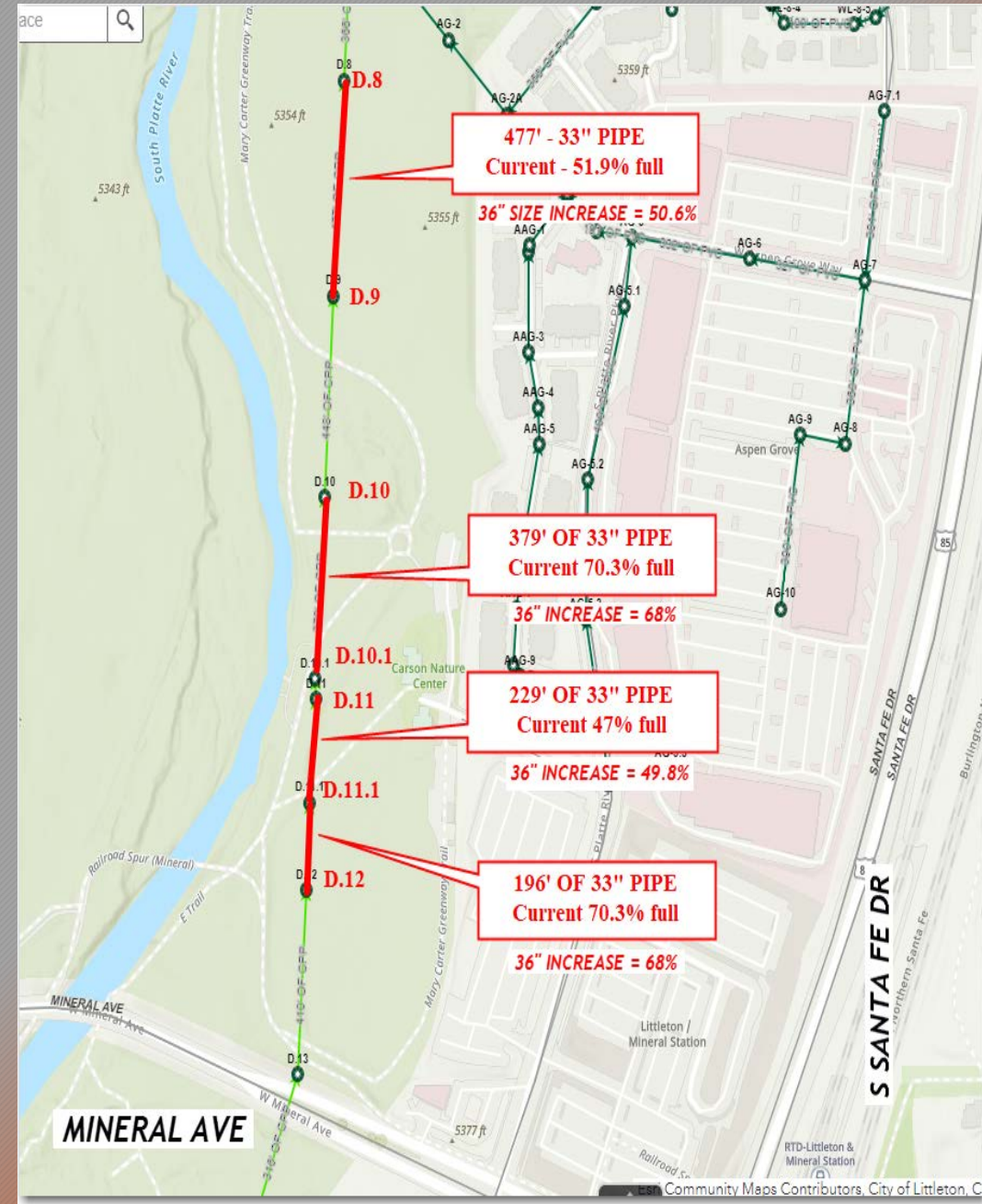
A-35 to A-34-1 currently 42" - 52.1% full. With the inclusion of the added flow the capacity increases to 55.9% full

A-6 to A-5 Currently 48", existing capacity is 54.3% full. With the inclusion of the added flow the capacity increases to 58.4% full



Santa Fe Park/River Park - Overall Site Plan

Toll Brothers will pay to increase sections of the 33" diameter outfall pipe to 36". The size increase will establish a baseline and maintain our current capacity situation. As further development occurs (River Park, Aspen Grove, Santa Fe Park Apartments) the monetary contribution can be determined and charged to the developer accordingly.



D-LINE OUTFALL UPSIZE LOCATIONS

THE FOLLOWING ARE 2022 CAPITAL PROJECTS IN  
DESIGN  
and/or  
CONSTRUCTION

**CONSTRUCTION  
AHEAD**

FOR MORE INFORMATION PLEASE VISIT:  
[www.plattecanyon.org/construction-corner](http://www.plattecanyon.org/construction-corner)  
or call **303-979-2333**





## ➤ *Platte Canyon Three Water Projects:*

- *Diaz Construction*
- *Schedule – Caryl Place is complete – working on Elmhurst and Chestnut  
Elmhurst in construction; started at Depew*



Elmhurst at Chestnut Connection



Example of Trench – pipe protection



- SWM – Sewer Project – Everett Way and Peakview Dr
- Contractor - Diamond Contracting
- SWM – Water Project – S. Kipling St from W. Coal Mine Ave to W. Fair Ave
- Scheduled to start construction 8-31-22
- *Some night work and extensive traffic control at Coal Mine*
- *Traffic coordination with Jeffco Work at Fair and At Bowles*



S. Kipling Pkwy at W. Fair Ave – Looking North

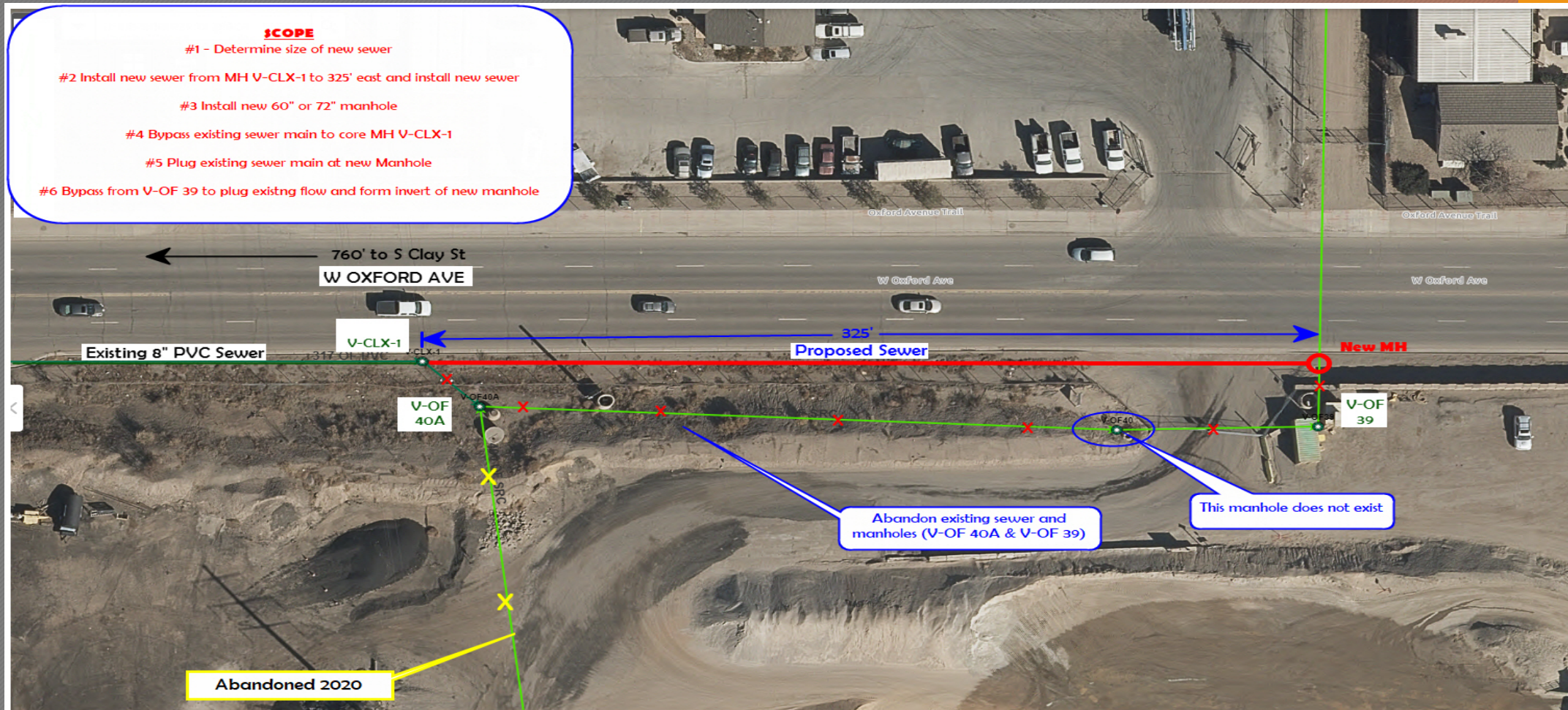


Message Board – South of Coal Mine on Kipling



## ➤ Valley – Sewer Replacement – North of Kent Property

- Project design with RG
- Working with Francis Kent on driveway crossing and service stubs



CONCEPTUAL PLAN



QUESTIONS?