

General Manager's Report
Plum Valley Heights Subdistrict of Roxborough Water and Sanitation District
May 18, 2022

Valley View Christian Church:

- It is my understanding that the Church has paid the Chatfield East Property Owners Association (POA) \$48,000 for an easement for the water line.
- I reluctantly had TST put together a memo documenting the hydraulic modeling RWSD did for the water main to address concerns by the POA that the connection for the Church would impact the water pressure to the residents.
- In November 2021 the Church made a deposit of \$20,000 to cover the cost of engineering services for the water line. To date, \$13,635.25 has been spent on developing alternatives and surveys. TST is developing a cost estimate for design based on the new alignment, and we will see if the remaining \$6,364.75 is adequate or if additional funds will be required.

Titan Road Industrial Park:

- I have requested a project update from the engineer working on the car condo development.

McMakin Property:

- In 2016 Linda McMakin included a 40-acre parcel in the Subdistrict for 16 equivalent residential units (EQRs) including her existing home on the parcel.
- In 2021 the Board agreed to an Amendment to the Inclusion Agreement to give Ms. McMakin more time to finalize development plans for the property.
- Later in 2021 Ms. McMakin listed the property for sale.
- It is now under contract, and the new owner has submitted a conceptual development plan to Douglas County for 16 EQRs. The conceptual site plan is attached to this report.
- The project is in the presubmittal phase, so formal County review has not commenced, but the County's comments on the presubmittal included a requirement for secondary access to the proposed development, which is not shown on the conceptual site plan.

DEVELOPMENT SUMMARY

Total Site Area = +/- 43.74 AC
Total Lots = 18 Lots (2.7 DU / AC)
Current Zoning: R-6 / A-4
Proposed Zoning: ER - Estate Res.
Setback:
Front: 25'
Side: 25'
Rear: 25'

Note: property lines go to the centerline of the private drive



West Lakeside Court - Conceptual Site Plan

Douglas County, Colorado
March 25, 2022 • Project #211125



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