



Brooks Kaufman  
Lands and Rights of Way Director

December 20, 2016

Sherilyn West  
Town of Larkspur  
8720 South Spruce Mountain Road  
P.O. Box 310  
Larkspur, Colorado 80118

Re: LARKSPUR STORAGE YARD SITE PLAN  
Case No.:

Dear Ms. West:

The Association 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:

The Association has existing overhead electric facilities on the subject property. The Association will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the Association's current extension policies.

The Association is requesting utility easements adjacent to Spruce Mountain Road be granted by the applicant to be at least fifteen-feet (15') in width to accommodate the installation of electric facilities in this project and future developments within the Town of Larkspur.

The Association will request any additional easements during the Association's electric design phase. The additional easements will be granted by separate IREA document by the applicant.

The Association will require that all structures and landscaping maintain adequate clearances to the underground facilities and allow for the Association to access for maintenance purposes. The Association has strong concern in regards to a potential screening of the electrical equipment; we ask that the underground transformer location be provided prior to approval of this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brooks Kaufman', is written over a light blue horizontal line.

Brooks Kaufman  
Lands and Rights-of-Way Director

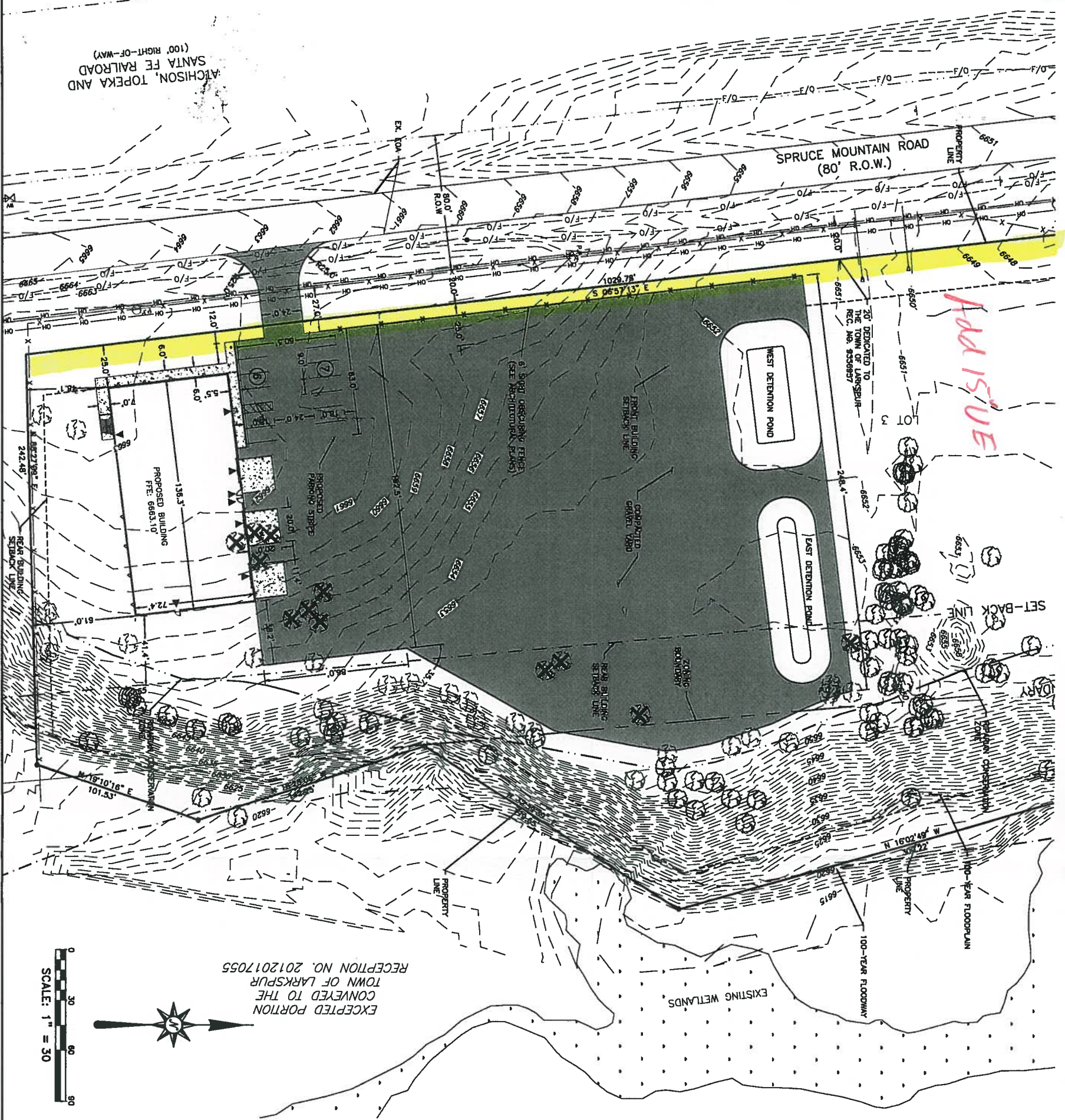
**INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION**

5496 N. U.S. Highway 85, P.O. Drawer A / Sedalia, Colorado 80135

Telephone (720)733-5493

[bkaufman@irea.coop](mailto:bkaufman@irea.coop)

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**SITE DEVELOPMENT PLAN**  
**LARKSPUR STORAGE YARD**  
 LOCATED IN THE NW1/4 OF SECTION 27, T.9S, R.67W, 6TH P.M.,  
 TOWN OF LARKSPUR, DOUGLAS COUNTY, COLORADO

**LEGEND**

- PROPERTY LINE
- LOT LINE
- PROPOSED EASEMENT / SETBACK
- EXISTING EASEMENT / SETBACK
- SECTION LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED FENCE
- PROPOSED CLIMB LINE
- PROPOSED FLOW LINE
- PROPOSED PAV/JP
- PROPOSED GRAVEL SURFACE
- ⑦ PARKING COUNT
- ⊗ TREE TO REMAIN/TO BE REMOVED (TYP.)
- SS EXISTING SANITARY SEWER
- W EXISTING WATERLINE
- SI EXISTING STORM SEWER
- COMM EXISTING COMMUNICATIONS LINE
- F/O EXISTING FIBER OPTIC LINE
- GAS EXISTING GAS LINE
- OH EXISTING OVERHEAD ELECTRIC LINE
- OH EXISTING (UNDERGROUND) ELECTRIC LINE

*Show TRANS FORMER  
 Location*

SITE DATA TABLE		
AREA	SQUARE FEET	% OF TOTAL
BUILDING FOOTPRINT	9,889	0.23
HARDSCAPE	8,746	0.20
GRANUL	73,184	1.86
LANDSCAPE	8,135	0.19
TOTAL DEVELOPED SITE	99,953	2.29
TOTAL SITE	303,413	8.97

SETBACKS	
NORTH	23.0'
WEST	23.0'
EAST	20.0'
SOUTH	10.0'

PARKING COUNTS	
STANDARD 90' 8x18'	12 STALLS
COMPACT 90' 7.5x18'	0 STALLS
HANDICAP 90' 8x18'	1 STALLS
VAN ACCESSIBLE 90' 11x18'	0 STALLS
TOTAL PARKING COUNT	13 STALLS

**SITE BENCHMARK**

NOS MONUMENT NO. 1 396, ELEVATION = 6596.94 (NWD 88 DATUM)

**BASIS OF BEARING**

BEARINGS ARE BASED ON THE WESTERLY LINE OF LOT 3, SAID LINE IS ASSUMED TO BEAR N 87°13' W, AND IS MONUMENTED ON BOTH ENDS BY 89 REBAR

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1	10/24/2016	JAM	Checked

**SITE PLAN**

SITE: LARKSPUR STORAGE YARD  
 8440 SPRUCE MOUNTAIN ROAD  
 FOR: MOLTZ CONSTRUCTORS, INC.  
 PO BOX 1700  
 CASTLE ROCK, CO 80104

WWW.R&RENGINEERS.COM

**R&R ENGINEERS-SURVEYORS, INC.**  
 710 WEST COLFAX AVENUE  
 DENVER, COLORADO 80204  
 (P): 303-753-6730 (F): 303-753-6568

Know what's below.  
 Call before you dig.



