DOUGLAS COUNTY
COLORADO

Minor Development Final Plat Staff Report

Date:	February 18, 2026
To:	Douglas County Planning Commission
From:	Trevor Bedford, AICP, Senior Planner TB Jeanette Bare, AICP, Current Planning Manager SK for JB Steve Koster, AICP, Deputy Director of Community Development SK
Subject:	**Driskill Subdivision – Minor Development Final Plat**
Project File:	**SB2025-042**

Planning Commission Hearing:	**March 2, 2026 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**March 10, 2026 @ 2:30 p.m.**

I. Executive Summary

The request is for approval of a minor development final plat for subdivision of a 30.16 acre parcel into two residential lots. The site is zoned Large Rural Residential (LRR) with proposed lot sizes of 10.16 acres and 20 acres. The site is located on the north side of Sand Creek Road in the Parker area.

This property is within the Northeast Subarea as identified by the 2040 Comprehensive Master Plan.

II. Application Information

A. Applicant

William P. Driskill
9315 East Sand Creek Road
Parker, CO 80138

B. Request

The request is for approval of a minor development final plat for two single-family residential lots.

C. Process

A residential minor development application is processed pursuant to Article 6 of the Douglas County Subdivision Resolution (DCSR). Article 6 states the intent of the process is "to provide a streamlined review process for the creation of ten or fewer single-family residential lots."

Per Section 604.06 of the DCSR, "The Planning Commission shall evaluate the minor development final plat, staff report, referral agency comments, applicant responses,

and public comment and testimony, and make a recommendation to the Board to approve, approve with conditions, continue, table for further study, or deny the minor development request. The Planning Commission's decision shall be based on the evidence presented; compliance with adopted County standards, regulations, and policies; and other guidelines."

D. Location

The project is located on the north side of Sand Creek Road in the Parker area. The property is approximately 3,800 feet southeast of the intersection of Inspiration Drive and Woodland Trail.

E. Project Description

The applicant is requesting approval of a minor development final plat to subdivide a 30.16-acre parcel into two single-family residential lots. The property is zoned LRR, which is intended for densities between one dwelling unit per 34.9 acres and one dwelling per 10 acres. The lots are proposed to be 10.16 acres and 20 acres in size, conforming in size to the LRR zoning. An existing home is present on Lot 1 with access from East Sand Creek Road. Lot 2 will take access from East Sand Creek Road via a separately permitted driveway. The applicant has explained in the narrative that his plans are to keep Lot 2 as undeveloped pastureland for the foreseeable future. Lot 2 will be served by individual well and septic systems when developed.

Project Details

Zoning	Large Rural Residential
Gross Site Acreage	30.16 acres
Residential Lots	2
Gross Density	1 dwelling per 15.08 acres

III. CONTEXT

A. Background

The property is a metes and bounds lot that was rezoned from Agricultural One (A-1) to LRR in 2025. A single-family residence and a barn are located in the southwest corner of propped Lot 1 and are proposed to remain on site. The applicant provided an exhibit to demonstrate that the structures will continue to meet required setbacks if the subdivision is approved.

B. Adjacent Land Uses and Zoning

The subject property is surrounded by Agricultural One and Estate Residential properties. Directly to the east are utility lines. Surrounding land uses are single-family residential lots varying in size from approximately three acres to approximately 20 acres.

Zoning and Land Use

	Zoning	Land Use
North	Agricultural One	Single-Family Residential
South	Estate Residential	Single-Family Residential
East	Agricultural One	Utility Lines
West	Agricultural One	Single-Family Residential

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The site is developed with a single-family residence and a barn in the southwest portion of the property. The remainder of the property is used for grazing.

B. Access

The property is currently accessed via Sand Creek Road. The existing access will be used for Lot 1. Lot 2 will be accessed via a separately permitted driveway from Sand Creek Road.

C. Soils and Geology

The CMP Class 3 Hazards and Environmental Constraints map does not identify any Class 3 Hazards on the subject property. Colorado Geologic Survey (CGS) responded to the referral request with “no comment”. Site specific geologic conditions and soils will be evaluated during building permit process.

D. Drainage and Erosion

The applicant submitted a Phase III Drainage Report, which was accepted by Douglas County Public Works Engineering. The report indicates that drainage will follow existing natural drainages and that no future stormwater detention will be required. A Subdivision Improvements Agreement (SIA) is not required for the development. Drainage will continue to be evaluated at building permit through Drainage, Erosion and Sediment Control (DESC) Plans for any future buildings.

E. Floodplain

Lot 2 contains 100 year floodplain calculated by the applicant through a drainage. The exhibit shows the calculated floodplain and shows that there is sufficient room to construct a residence without impacting the floodplain.

F. Wildlife

The CMP Wildlife resources map identifies the site as having high habitat value. The site is not located within an overland connection, wildlife movement corridor, or wildlife crossing area. Colorado Parks and Wildlife (CPW) did not respond to the referral request.

G. Historic Preservation

Douglas County Historic Preservation responded to the referral request with no further recommendations at this time. Potential for buried archaeological resources was noted in the response along with procedures to follow should any artifacts be uncovered .

V. PROVISION OF SERVICES

A. Schools

The Douglas County School District (DCSD) did not respond to the referral request for this minor development final plat. However, when the property was rezoned in 2025, DCSD noted no objection and that a cash-in-lieu payment of $500 per new lot would be required if the property is subdivided into fewer than 10 lots. As indicated in proposed condition #1, cash-in-lieu in the amount of $500 will be required at the time of recordation of the minor development plat.

B. Fire Protection

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

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. The Office of Emergency Management responded to the referral request with no comment. Responses were not received from DCSO or DCSO E911.

D. Water

The property and existing structures on site are currently served by a well. The applicant has provided an attorney's opinion showing ownership of sufficient water rights below the property. The Colorado Division of Water Resources (CDWR) reviewed the request and noted that the existing well will need to be re-permitted for Lot 1. Lot 2 will be served by a new well when the property is developed.

E. Sanitation

The property currently uses an on-site wastewater treatment system (OWTS). Lot 2 will also be served by OWTS. The Douglas County Health Department (DCHD) responded to the referral request with a favorable recommendation regarding the proposed method of wastewater disposal if Lot 2 has an OWTS permitted by DCHD and a well permitted by CDWR.

F. Utilities

Utility service is provided by CORE Electric and Xcel Energy. CORE noted facilities on site and requested a 20-foot general purpose utility easement be added along Sand Creek Road. Xcel Energy responded with no conflict and noted existing facilities along Sand Creek Road.

G. Dedications

A 20-foot general utility easement along the property frontage abutting Sand Creek Road is proposed.

H. Parks, Trails, and Open Space

As identified by proposed condition #2, a one-time cash-in-lieu payment of $250 is required per article 10, Section 1003.06 of the Subdivision Resolution.

I. Subdivision Improvements

The intent of the County's minor development process is "to provide a streamlined review process for the creation of ten or fewer single-family residential lots." Per the DCSR, specific engineering reports, studies, and construction plans are required to be submitted and finally accepted or approved by Public Works Engineering with a minor development application. Cost estimates for the public and private improvements are generated from the approved construction plans and incorporated into the subdivision improvements agreement (SIA) for the plat.

No public or private improvements are required for the Driskill Subdivision Minor Development. All engineering reports and studies have been reviewed by Public Works Engineering and found to be in compliance with required criteria. No SIA is required for this project as no public improvements are required.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices were mailed to abutting property owners and no comments were received.

All referral agency comments are outlined in the Referral Agency Response Report attached to the staff report. All referral comments have been addressed.

Required public notice for the minor development final plat was accomplished in accordance with Section 608.02 of the DCSR.

VII. STAFF ANALYSIS

A preliminary plan may be approved upon the finding by the Board of County Commissioners that the preliminary plan:

603.01: Conforms with the goals, objectives, and policies of the Master Plan.
Staff Comment: The subject property is located within the Northeast Subarea as identified by the Comprehensive Master Plan Nonurban Subareas Map 3.1. Policies related to nonurban subareas generally discuss compatibility with the rural area. Policy 3-3E.1 calls for a maximum density of one dwelling unit per 2.5 acres in the Northeast Subarea if approximately 50 percent of the property is adjacent to zoned lands or parcel sizes consistent with the proposed development, and where site characteristics can generally

support it. The property is adjacent on the south and east to properties zones Estate Residential and Rural Residential, which allow for densities as low as one dwelling unit per 2.5 acres and one dwelling unit per 5 acres, respectively. To the north and west are A-1 properties with lot sizes of approximately 10 acres to 20 acres, which is consistent with the proposed lot sizes. Policy 3-2A.1 is that "Design should be of a scale and character that complements the nonurban area." The proposed minor development creates two large rural properties with limited agricultural uses.

603.02: Addresses the design elements established in Article 4, Section 404.
Staff Comment: The minor development is in conformance with the design elements.

Per Section 404.01 – Lots are of an appropriate size and are capable of meeting minimum zone district standards such as minimum lot size, setbacks, and off-street parking.

Per Section 404.02 – Geotechnical conditions have been reviewed and there are no geologic hazards or unusual geotechnical constraints present that would preclude the proposed residential use and density.

Per Section 404.03 – Lots are oriented in a manner consistent with the surrounding subdivision and do not create conflicts with surrounding uses. Nearby lots are similar in size to the proposed minor development.

Per Section 404.04 – No roadway improvements are necessary. Both lots will be accessed via driveways from Sand Creek Road.

Per Section 404.05 – The site's natural terrain and vegetation will remain largely undisturbed given the proposed lot sizes.

Per Section 404.06 – Douglas County Historic Preservation responded to the referral request with no further recommendations at this time. The developer will notify Douglas County in the event of a discovery during construction activities.

Per Section 404.07 – The proposed lots will access Sand Creek Road via separate driveways. The property is rural in character and within this context, limited opportunities for pedestrian connections and other connections to shopping or employment are available.

Section 404.08 – Recommendations within technical studies will be implemented through the building permit process, specifically wildfire mitigation, site specific soil investigations, and foundation design.

603.03: Conforms with Section 18A, Water Supply Overlay District, of the Zoning Resolution.
Staff Comment: DCZR Section 1803A establishes approval standards to be used in the evaluation of land use applications reviewed under Section 18A. The CDWR has reviewed the minor development request and required water documentation and has determined

that the supply is adequate to serve the subdivision if the existing well is re-permitted. The applicant will record a declaration of restrictive covenants tying all Denver Basin groundwater beneath the property for future uses of the property (proposed condition #4).

1803A.01: The applicant has demonstrated that the water rights can be used for the proposed uses.
Staff Comment: The applicant has submitted a letter from an attorney stating ownership of sufficient water rights to adequately serve the subdivision. The CDWR reviewed the application and states the proposed water supply is adequate and can be provided without causing material injury to existing water rights.

1803A.02: The reliability of a renewable right has been analyzed and is deemed sufficient by the County based on its priority dates within the Colorado System of Water Rights Administration.
Staff Comment: No renewable water rights are proposed to serve the development.

1803A.03: The Water Plan is deemed adequate and feasible by the County to ensure that water supply shortage will not occur due to variations in the hydrologic cycle.
Staff Comment: The documentation provided is adequate to ensure that the proposed water supply can serve the proposed subdivision. Individual groundwater wells will serve the subdivision.

1803A.04: The Water Plan is sufficient to meet the demand applicable to the project based on the minimum water demand standards in Section 1805A herein.
Staff Comment: The documentation provided shows the applicant owns 4.9 acre feet of water in the Lower Dawson aquifer and 37.1 acre feet of water in other aquifers. Section 1805A.02.1 establishes the demand standard at 1 acre feet per year for a residence on an A-1 or LRR property. This demonstrates sufficient water rights to serve the proposed subdivision.

603.04: Provides for a public wastewater collection and treatment system and, if other methods of wastewater collection and treatment are proposed, such systems comply with State and local laws and regulations.
Staff Comment: Wastewater treatment will be provided by OWTS. DCHD provided a favorable recommendation for the method of wastewater disposal if Lot 2 is developed with a well permitted by CDWR and an OWTS permitted by DCHD. An approved septic design and septic use permit will be required at the time of building permit for Lot 2.

603.05 Identifies all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions and the proposed uses of these areas are compatible with such conditions.
Staff Comment: The CGS reviewed the proposed subdivision and responded with no comment. No special mitigation or no build zones will be required. Standard geotechnical

explorations of individual building sites will be required as part of the building permit process.

603.06 Provides adequate drainage improvements.
Staff Comment: A Phase III Drainage Report was submitted by the applicant and reviewed by Public Works Engineering. The report notes that drainage will use existing drainage patterns and therefore no future stormwater detention will be required.

603.07 Provides adequate transportation improvements.
Staff Comment: Public Works Engineering has reviewed the subdivision for traffic impacts. The lots will take access from Sand Creek Road. No additional improvements are required.

603.08 Protects significant cultural, archaeological, natural, and historical resources and unique landforms.
Staff Comment: No unique landforms are associated within the property. The applicant will take care to look for any such items during development and construction of the site.

603.09 Demonstrates the extraction of any known commercial mining deposit shall not be impeded.
Staff Comment: There are no known commercial mining deposits on this property.

603.10 Has available all necessary services, including fire and police protection, recreation facilities, utility service facilities, streets, and open space to serve the proposed subdivision.
Staff Comment: All such services are available to the parcel. Fire protection is provided by SMFR, and DCSO provides police protection. Utility services facilities are provided by AT&T, CORE Electric Cooperative, Xcel Energy, Comcast, and CenturyLink.

VIII. STAFF ASSESSMENT

Staff has evaluated the minor development final plat request in accordance with Article 6 of the DCSR. Should the Planning Commission find that the approval standards for the minor development final plat are met, the following proposed conditions should be considered for inclusion in the recommendation to the Board of County Commissioners.

1. Prior to recordation of the minor development final plat, the applicant shall provide payment in the amount of $500.00 to the Douglas County School District for cash-in-lieu fees.

2. Prior to recordation of the minor development final plat, the applicant shall provide payment in the amount of $250.00 to Douglas County for parks cash-in-lieu fees.

3. Prior to recordation of the minor development final plat, the applicant shall record a declaration of restrictive covenants for water as required by the Water Supply Overlay District.

4. During construction activity within the development, the applicant, its successors and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural history resources and shall immediately notify Douglas County in the event of such a discovery.

5. Prior to recordation of the minor development final plat, technical corrections to the plat exhibit shall be made to the satisfaction of Douglas County.

6. All commitments and promises made by the applicant or applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application, therefore such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS **PAGE**

DOUGLAS COUNTY
COLORADO

Department of Community Development

www.douglas.co.us

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. 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: SB2025-042

PROJECT TYPE: Subdivide LRR Parcel into 2 Lots

MARKETING NAME: Sand Creek Road

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-218

PROJECT SITE:

Address: 9315 East Sand Creek Road, Parker, CO 80138

State Parcel Number(s): 2235-070-00-007

Subdivision/Block#/Lot# *(if platted)*: Metes and Bounds, PTW½, 7, 6, 65

PROPERTY OWNER(S):

Name(s): William P. Driskill and Maria T. Driskill

Address: 9315 East Sand Creek Road, Parker, CO 80138

Phone: 832-236-1836

Email: [redacted]

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

Name: William P. Driskill

Address: 9315 East Sand Creek Road, Parker, CO 80138

Phone: 832-236-1836

Email: [redacted]

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*.

William P Driskill
Applicant Signature

10/20/2025
Date

William P. and Maria T. Driskill
9315 East Sand Creek Road
Parker, CO 80138

Project Number: PS 2025-218
October 20, 2025

Project Summary
Driskill Subdivide

General Project Concept: The property consists of 30.16 acres and is zoned Large Rural Residential, LLR. The owners seek approval to subdivide the property into 2 lots. Lot 1 to be 10.16 acres which will contain the existing house, outbuildings, structures, and well. Lot 2 to be 20.0 acres which will be undeveloped pasture land.

Landowner/Applicant: William P. Driskill and Maria T. Driskill
9315 East Sand Creek Road
Parker, CO 80138

Representative: William P. Driskill

Mineral Rights Owner: Landowner/Applicant

Water Rights Owner: Landowner/Applicant

Purpose of Request: To obtain subdivide approval.

Proposed Staging and Time Frame: Immediately after all approvals are obtained.

Relationship to Existing Land Uses: Adjoining land to the West is two 10 acre lots. Adjoining land to the North is one 10 acre lot and one 20.13 acre lot. All 4 lots are zoned residential and are part of the Metes and Boundes subdivision. Lots lying to the South, across Sand Creek Road, vary in size from approximately 2.75 acres to 3.25 acres, are zoned residential, and are part of the Ponderosa Hills subdivision. Adjoining land to the East is a 5.0 acre utility easement that is maintained by Public Service Company of Colorado. To the East of the easement is open space that is maintained by Ponderosa Summit HOA. Lots lying to the East of the open space vary in size from approximately 3.0 to 3.25 acres, are zoned residential, and are part of the Ponderosa Summit subdivision.

Public Service Availability: Given the relatively minor nature and location of the project, the availability and adequacy of public services should not be an issue. The property is served by Core Electric for electricity, Xcel Energy for natural gas, ATT/Direct TV and Rise Broadband for Internet. The property is served by the Douglas County School District. Fire protection is provided by South Metro Station #47 located 3.4 miles from the property. Water and Sewer is and will be provided by private well and septic systems as central water and sewer is not available in the area. Underground well water has been

determined to be more than adequate for the proposed subdivide (attachment). Sanitation service provided by
Republic Services.

Site Characteristics: There is an existing home, barn/shop, outbuildings, and corrals with water supply for livestock located on the West end of the property that will be located within the proposed 10.16 acre lot. The proposed 20.0 acre lot consists of open grass land and has a slight draw towards the East end that runs South to North. The property is fenced in its entirety with 4 and 5 string wire to accomodate livestock while allowing wildlife to pass over and through. The property is well maintained. There are no known natural or man- made hazards on the property. Vast views of open space are spectacular.

Impacts on existing Flora or Fauna: Impacts with be minimal given the large size of the proposed lots, property characteristics, and the minor nature of the proposal.

Compliance with the Douglas County Comprehensive Master Plan: The subdivide project lies within the Douglas County Northeast subarea and is in compliance with the policies discussed in the nonurban land use section of the Douglas County Comprehensive Master Plan. The project is also in compliance with Section 4 of the Douglas County Zoning Resolution, Large Rural Residential District.

Policy 3-3E.1- The LRR maximum gross density of one dwelling per 10 acres does not exceed the Master Plan maximum of 1 dwelling per 2.5 acres. The project lot sizes and site characteristics are consistent with adjacent and adjoining properties.
Policy 3-3E.2- The public infastructure is adequate to support the project.
Policy 3-3E.3- Central water and sewer systems are not available in the area.
Policy 3-3E.4- The site has no existing alluvial wells at this time and none are anticipated. No development is planned.
Policy 3-3E.5- The project will not remove any trees or vegetation. No development is planned but additional trees will be planted if necessary.
Policy 3-3E.6- The property will continue to be maintained. Open space is adjacent to the entire East side of the proposed 20.0 acre lot and is present in the surrounding area.
Policy 3-3E.7- No development is planned.

Entrance to Proposed lot 2: Douglas County Building Division, Permits has advised that an entrance permit should only be obtained until after Douglas County approves the proposal.

Existing Water Well Permit Amendment: The Colorado Division of Water Resources has advised that the existing well permit cannot be ammended to Lot 1 until after the proposal is approved by Douglas County.

Historic Preservation Cultural Resource Study: Brittany Cassell at bcassell@douglas.co.us advised that a study will not be required.

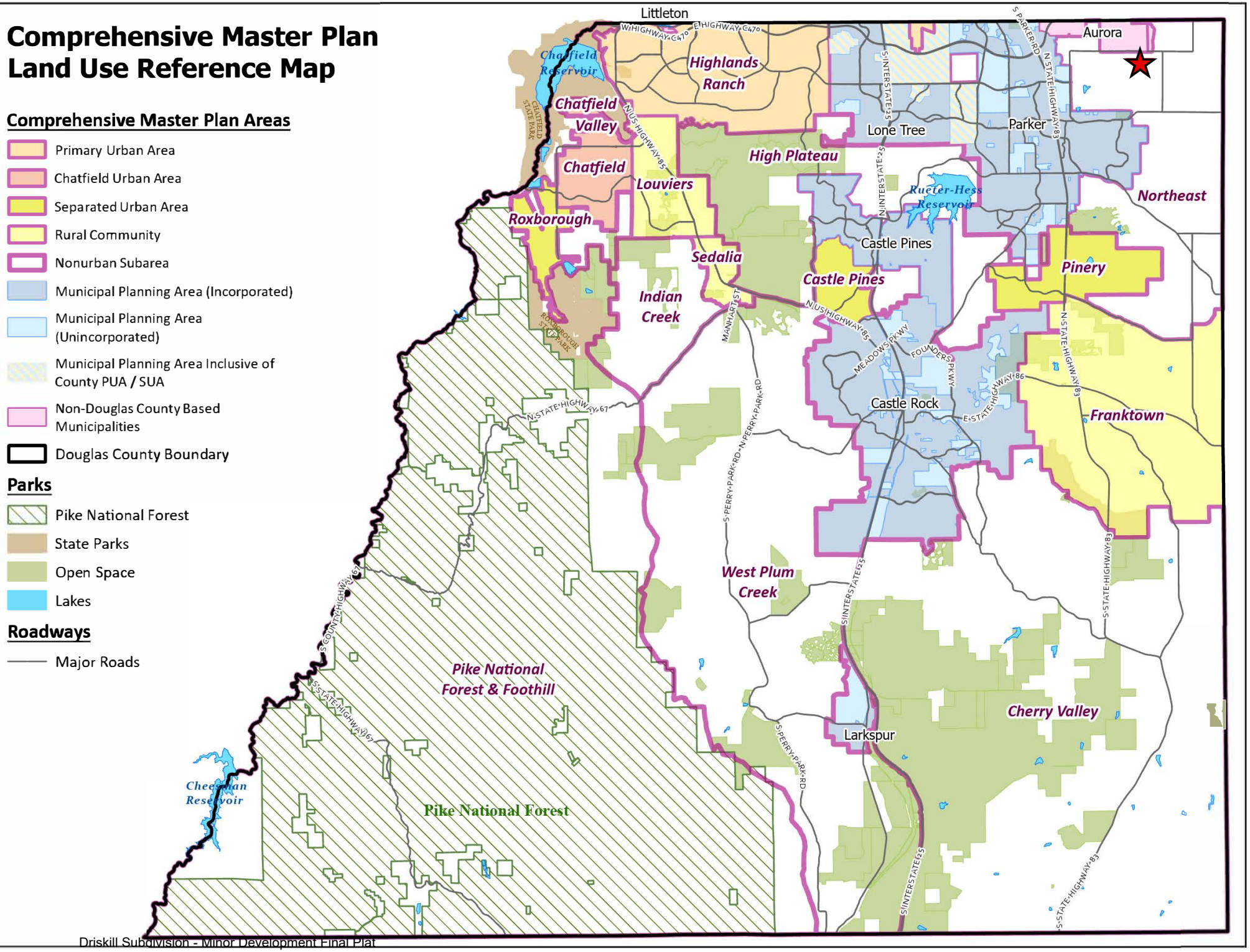
Drainage and Water Quality Study: Drawings from Kevin Archer and Associates submitted herewith.

Recreational Facilities: The Parker Recreation Center and Pathfinder Park are located within 3 miles. A public golf course within 5 miles.

Changes in character of the Neighborhood: The Ponderosa Hills subdivision was developed around 1968. The Ponderosa Summit subdivision was developed around 1998. In 2025, Douglas County paved Sand Creek Road and all other county roads that serve the Ponderosa Hills and Metes and Bounds subdivisions.

Summary: As a reminder, there is no project, there are no engineers, there is no plan for development. I am simply dividing a 30 acre parcel into 2 lots for the purpose of selling the 10.16 acre lot and keeping the undeveloped 20.0 acre lot as a long term investment.

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

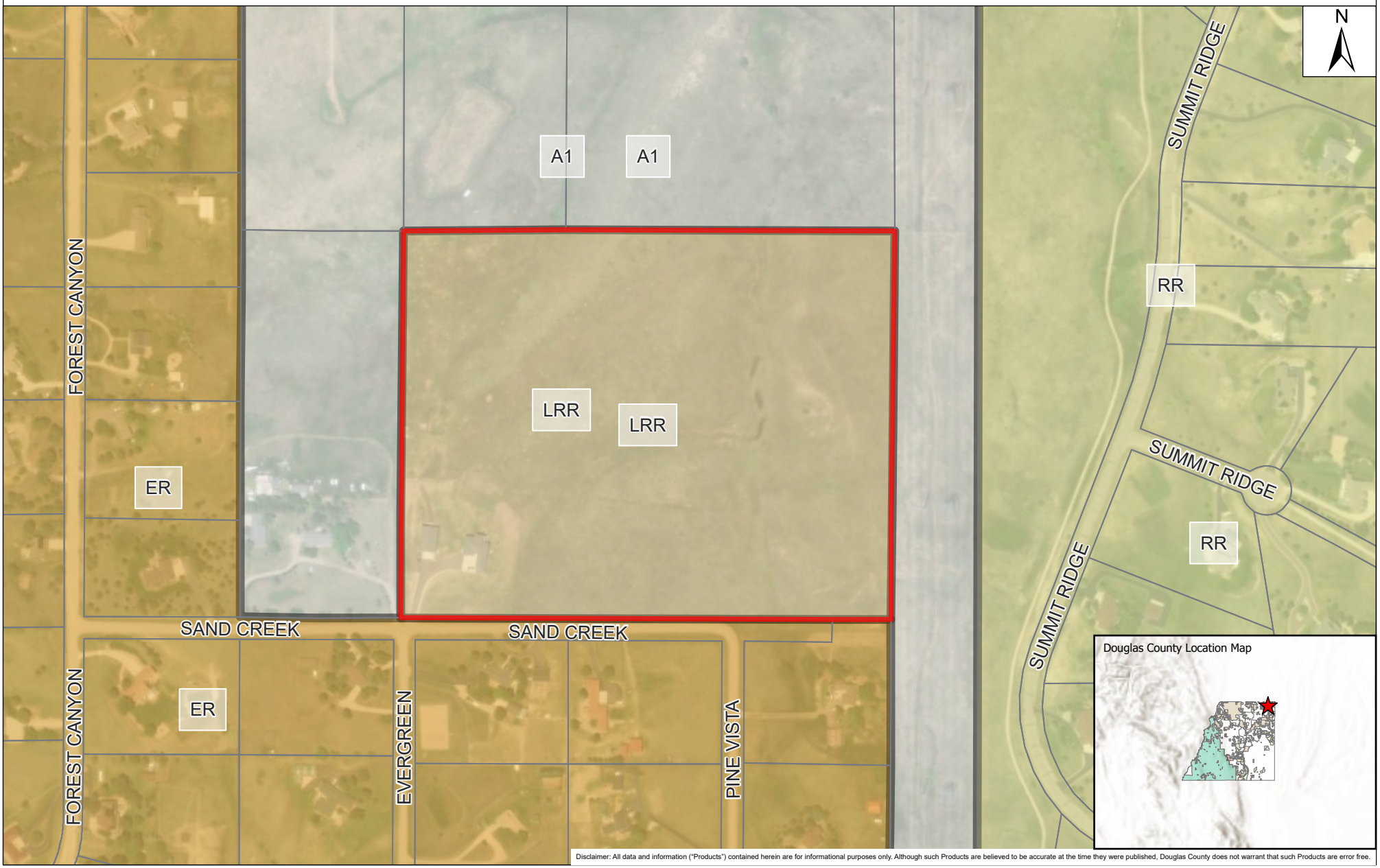
- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads

Driskill Subdivision SB2025-042

DOUGLAS COUNTY
COLORADO



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RR - RURAL RESIDENTIAL
ER - ESTATE RESIDENTIAL
A1 - AGRICULTURAL ONE
LRR - LARGE RURAL RESIDENTIAL

Driskill Subdivision SB2025-042

DOUGLAS COUNTY
COLORADO

Date Saved: 2/13/2026 11:14 AM

RR - RURAL RESIDENTIAL
ER - ESTATE RESIDENTIAL
A1 - AGRICULTURAL ONE
LRR - LARGE RURAL RESIDENTIAL

Project Name: Driskill Subdivision
Project File #: SB2025-042
Date Sent: 11/05/2025 **Date Due:** 12/08/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	11/06/2025	Received: Addresses may be determined after confirmation of a home and driveway location on each lot. Address Request Applications may be submitted directly to DCAddressing@douglas.co.us. Reach out with questions at 303.660.7411.	Applicant acknowledged.
Arapahoe County Engineering Services Division		No Response Received:	No response necessary
Arapahoe County PWD/ Planning		No Response Received:	No response necessary
Assessor		No Response Received:	No response necessary
AT&T Long Distance - ROW	11/19/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near Driskill Subdivision, Parker, CO 80138 (Project # SB2025-042). 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 Line/Core Fiber Optics, as we do not have facilities in that area.	No response necessary
Bell Cross Ranch HOA		No Response Received:	No response necessary
Building Services	12/02/2025	Received: Please submit a site plan that clearly shows the location of all existing structures on the property, including dimensions indicating the distances from exterior walls to the new property line, for review.	This has been provided by the applicant.
CenturyLink		No Response Received:	No response necessary

Project Name: Driskill Subdivision
Project File #: SB2025-042
Date Sent: 11/05/2025 **Date Due:** 12/08/2025

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	11/10/2025	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for SB2025-042, Driskill Subdivision have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.	No response necessary
City of Aurora		No Response Received:	No response necessary
Colorado Division of Water Resources	11/19/2025	Received: See attached letters Summary: Water supply is adequate. Existing well should be repermitted for Lot 1.	Applicant acknowledged repermitting requirement.
Colorado Geological Survey	12/08/2025	No Comment:	No response necessary
Colorado Parks and Wildlife (East DC - Dist 549)		No Response Received:	No response necessary
Comcast		No Response Received:	No response necessary

CORE Electric Cooperative	12/08/2025	Received: CORE Electric Cooperative Review and Comments CORE Electric Cooperative has reviewed the contents of the above-referenced referral response packet. Our review focused on maintaining existing facilities, utility easements, electric loading, and service requirements. Based on this review, we provide the following comments and requirements: Existing Facilities and Easements CORE has existing overhead electric facilities on the subject property. These facilities and associated utility easements will remain in place unless the applicant requests modifications in accordance with CORE's current extension policies. Utility Easement Requirements CORE Electric Cooperative requires the applicant to provide: 1. A 20-foot utility easement, and 2. A formal subdivision dedication of utility easements in compliance with subdivision regulations adopted under section 30-28-101(9), C.R.S. Per these regulations, the subdivider must submit evidence to the commission that adequate provision has been made for facility sites, easements, and rights of access for electrical and natural gas utility service to ensure reliable and adequate service. A letter of agreement between the subdivider and the utility serving the site will be deemed sufficient to establish compliance. 3. Required Plat Note Language The following language must be added to the plat notes:	Applicant added requested easement and notes.

Agency	Date Received	Agency Response	Response Resolution
		No improvements that conflict with or interfere with construction, maintenance, or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to: permanent structures, buildings, counter-forts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/components, and other objects that may interfere with utility facilities or access, use, and maintenance thereof. Prohibited improvements may be removed by the entities responsible for providing utility services. The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems, fiber, and other purposes as shown hereon. The entities responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.	
Douglas County Conservation District	12/01/2025	Received: See attached letter. Summary:Requested weed management plan. Provided information regarding soils and low impact development techniques.	Conservation district reviewed and approved applicant's weed management plan.
Douglas County Health Department	12/05/2025	Received: See attached letter. Summary: Favorable recommendation if Lot 2 is served by properly permitted well and septic systems.	Lot 2 will be served by well and septic systems. Applicant acknowledged future permitting requirements.
Douglas County Historic Preservation	11/26/2025	Received: Please see attached documents. Summary: Class II Cultural Resources Survey required prior to ground disturbance.	Applicant acknowledged future requirement.

Project Name: Driskill Subdivision
Project File #: SB2025-042
Date Sent: 11/05/2025 **Date Due:** 12/08/2025

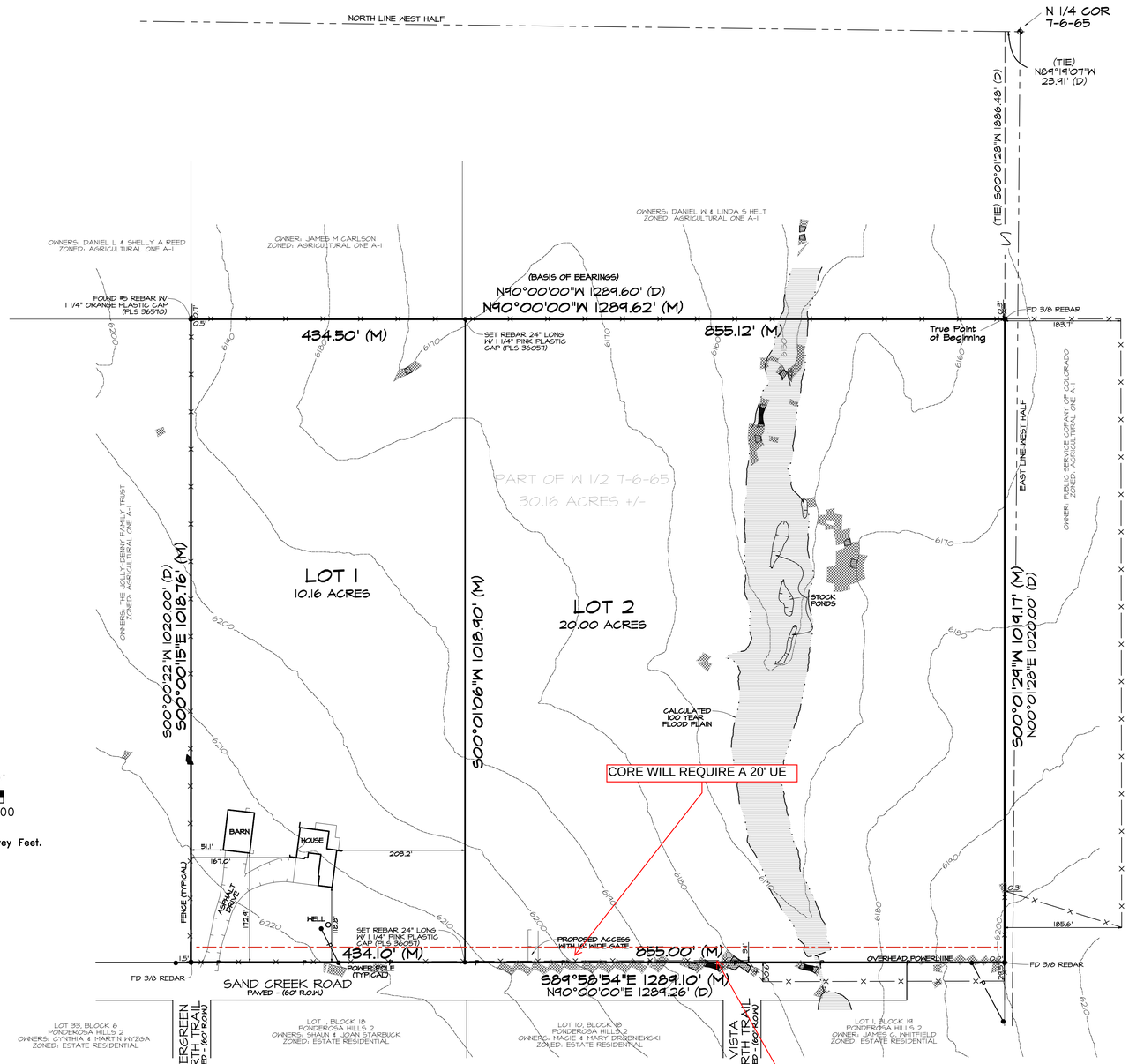
Agency	Date Received	Agency Response	Response Resolution
Douglas County Parks and Trails	12/08/2025	Received: This applicant would be responsible for park dedication requirements outlined in Article 10 of the Douglas County Subdivision Resolution.	Applicant acknowledged requirement to pay cash-in-lieu prior to recordation.
Douglas County School District RE 1		No Response Received:	At rezoning, DCSD provided cash-in-lieu requirements. Applicant will pay cash-in-lieu prior to recordation.
Engineering Services	12/03/2025	Received: Please submit a permanent access permit for the proposed access on the subdivided lot.	Applicant submitted requested access permit. Engineering confirmed comments are addressed.
Homestead Hills HOA		No Response Received:	No response necessary
Livengood Hills HOA		No Response Received:	No response necessary
Mile High Flood District	12/09/2025	Received: This letter is in response to the request for our comments concerning the referenced project. We have reviewed this referral only as it relates to an MHFD drainageway and for maintenance eligibility of storm drainage features, in this case: - Outfall to Baldwin Gulch We have no comments to the referenced project and do not need to see future submittals.	No response necessary
Office of Emergency Management	11/10/2025	No Comment:	No response necessary
Open Space and Natural Resources	11/05/2025	No Comment:	No response necessary
Ponderosa Hills Civic Association		No Response Received:	No response necessary
Rural Water Authority of Douglas County		No Response Received:	No response necessary
Sheriff's Office		No Response Received:	No response necessary
Sheriff's Office E911		No Response Received:	No response necessary
South Metro Fire Rescue	11/13/2025	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed minor development.	No response necessary
Town of Parker Development Review		No Response Received:	No response necessary
Town of Parker Public Works	11/17/2025	No Comment:	No response necessary

Project Name: Driskill Subdivision
Project File #: SB2025-042
Date Sent: 11/05/2025 **Date Due:** 12/08/2025

Agency	Date Received	Agency Response	Response Resolution
Wildfire Mitigation	12/01/2025	Received: Douglas County Wildfire Mitigation has reviewed the submitted materials. Based on the minimal presence of vegetative fuels and the low associated fire hazard, wildfire mitigation has no recommendations at this time.	No response necessary
Xcel Energy-Right of Way & Permits	12/03/2025	Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the minor development to create two lots and currently has no conflicts. Please be aware PSCo owns and operates existing natural gas distribution facilities along East Sand Creek Road. The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.	Applicant acknowledged information.

SUPPLEMENTAL PLAN EXHIBIT
DRISKILL SUBDIVISION
Located in the West 1/2, of Section 7, Township 6 South, Range 65 West of the 6th P.M., County of Douglas, State of Colorado.
30.16 Acres 2 Residential Lots SB2025-

CORE will require the following language be added to the plat notes.
No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof.
The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems fiber and other purposes as shown hereon. The entities responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities.



BASIS OF BEARINGS
Bearings are assumed and based on the consideration that the North line of said Parcel bears N90°00'00"W as shown hereon between the identified monuments.

PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE W1/2 OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF THE W 1/2 OF SAID SECTION 7; THENCE N 89°19'07"W, 23.91 FEET TO A POINT ON THE NORTH LINE OF SAID W 1/2 OF SECTION 7; THENCE S 0°01'28"W, 1886.48 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 1,289.60 FEET; THENCE S 0°00'22" W, A DISTANCE OF 1020 FEET; THENCE EAST 1,289.26 FEET; THENCE N 0°01'28" E, A DISTANCE OF 1020 FEET, TO THE TRUE POINT OF BEGINNING, CONTAINING 30 ACRES OR LESS, COUNTY OF DOUGLAS, STATE OF COLORADO.

SLOPES:
- 15-20% SLOPE =
- 20-25% SLOPE =
- 25% > SLOPE =

LEGENDS:
- EXISTING CONTOURS (10' INTERVAL)
- PLAT BOUNDARY LINES =
- PROPOSED LOT LINES =
- CALCULATED 100 YEAR FLOOD PLAIN =

GRAPHIC SCALE 1"=100'
0 100 200 300

All measurements shown hereon are U.S. Survey Feet.
Conflicting boundary evidence is as shown.

(M)=FIELD MEASURED
(D)=DEEDED DIMENSIONS

"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

REVISIONS
Flood Plain 09-24-25
Misc 09-25-25
Slopes 10-20-25

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

SCALE
DATE
DRN. DMH CKD.
APVD.

TITLE: SUPPLEMENTAL PLAN EXHIBIT
DRISKILL SUBDIVISION
Located in the West 1/2 of Section 7 Township 6 South, Range 65 West of the 6th P.M., Douglas County, Colorado.
CLIENT: BILL DRISKILL
Sheet 1 of 1
JOB NUMBER 20-1555

Mon Oct 20 16:51:36 2025
©:\Drawings\2020\20-1555\Plat\Minor Plat.pro

Trevor Bedford

From: Brooks Kaufman <BKaufman@core.coop>
Sent: Monday, January 26, 2026 12:45 PM
To: Kevin Archer; Trevor Bedford
Cc: Bill Driskill
Subject: RE: Driskill Subdivision
Attachments: Minor Plat.pdf

Good afternoon, Kevin and Trevor

CORE Electric Cooperative approves the attached plat.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 **MAIN**
720.733.5493 **DIRECT**
303.912.0765 **MOBILE**

www.core.coop.

Book time to meet with me

From: Kevin Archer <karcher@davidearcher.com>
Sent: Monday, January 26, 2026 10:25 AM
To: Brooks Kaufman <BKaufman@core.coop>; Trevor Bedford <tbedford@douglas.co.us>
Cc: Bill Driskill <billpd1957@gmail.com>
Subject: Re: Driskill Subdivision

Brooks,
Here is the updated Plat showing the 20' easement.
If all is good can you send a note to Trevor Bedford (copied on this email) that you are good with it?
Thanks

Kevin

On Tue, Jan 6, 2026 at 3:21 PM Kevin Archer <karcher@davidearcher.com> wrote:

> Great Thanks
> Kevin
>
> On Tue, Jan 6, 2026 at 3:17 PM Brooks Kaufman <BKaufman@core.coop> wrote:
>
> > Kevin
> >
> > Thak you for updating, yes the a 20' UE can be dedicated via the plat. CORE will approve the dedication.
> >
> > Thanks
> >
> > **Brooks Kaufman**
> >
> > Lands and Rights of Way Manager
> >
> > 800.332.9540 **MAIN**
> >
> > 720.733.5493 **DIRECT**
> >
> > 303.912.0765 **MOBILE**
> >
> > www.**core**.coop.
> >
> > 
> >
> >
> > 
> >
> > Book time to meet with me

COLORADO
Division of Water Resources
Department of Natural Resources
Colorado Ground Water Commission

January 15, 2026

Trevor Bedford
Douglas County Planning Services
Transmission via email: tbedford@douglas.co.us

Re: Driskill Subdivision_2nd letter
Case Number: SB2025-042, Applicant: William and Maria Driskill
Part of the SE ¼ of the NW ¼ and NE ¼ of the SW ¼ of Sec. 7, Twp. 6S, Rng. 65W, 6th P.M., Douglas County
Water Division 1, Water District 8

Dear Trevor Bedford,

We have reviewed the additional information provided by the Applicant for a proposed subdivision on approximately 30.16 acres of land located in the SE ¼ of the NW ¼ and the NE ¼ of the SW ¼ of Sec. 7, Twp. 6S, Rng. 65W, 6th P.M., to create two lots of 10.16 acres (Lot 1) and 20 acres (Lot 2). We have previously reviewed the application for this project by our letter dated November 19, 2025. This letter supersedes the previous letter.

Water Supply Demand

Based on the Water Supply Information Summary provided the estimated annual water requirements total 1.2 acre-feet/year (1,071 gallons/day) for the two lots. This amount breaks down to 0.6 acre-feet/year (536 gallons/day) for household use, 0.525 acre-feet/year (468 gallons/day) for irrigation use of 0.24 acres (10,500 square-feet) and 0.075 acre-feet/day (67 gallons/day) for the watering of 6 heads of livestock.

Source of Water Supply

Based on a letter dated July 17, 2024 by Hayes Poznanovic Korver, LLC ("Letter") included with the originally application documents, the proposed water supply source is ground water from one of the Denver Basin bedrock aquifers underlying the parcel.

The Letter provided the amounts of water available underlying the 30.16-acre parcel, as shown in Table 1, below:

Table 1

Aquifer	Annual amount available for the 30.16-acre parcel based on 100 Year Allocation Approach (acre-feet)	Type
Lower Dawson	4.9	NT*
Denver	12.7	NT
Arapahoe	14.3	NT
Laramie-Fox Hills	10.1	NT

*Nontributary

The additional information provided clarified that the two lots will be supplied by individual on lot wells producing from the nontributary Lower Dawson aquifer, including the existing well no. 283445 for Lot 1 and a new well for Lot 2.

Unless the water in the nontributary Lower Dawson aquifer underlying the property is decreed in water court, well permits would ultimately be issued pursuant to C.R.S. 37-90-137(4) and findings of the State Engineer. Under those provisions only the quantity of water underlying the individual lots could be considered available for withdrawal by the existing well and the proposed new well. To the extent that the parcel sizes change from those currently proposed the amount of water available to the lots will also change.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this **allocation** approach, the annual amounts of water shown in Table 1 are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

We have previously identified well no. 283445 located on the subject property. Well permit no. 283445 was issued on June 30, 2010 pursuant to CRS 37-92-602(3)(b)(I) and policy of the State Engineer for a 30-acre parcel known as part of the W ½ of Sec. 7, Twp. 6 South, Rng. 65 West, 6th P.M., Douglas County for ordinary household purposes inside two (2) single family dwellings, the watering of the user's own non-commercial domestic animals, and the irrigation of not more than 1 acre of home gardens and lawns, with an annual withdrawal not to exceed 3 acre-feet.

Section 37-92-602(3)(b)(III) C.R.S., requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. **Therefore, as previously mentioned well no. 283445 must be re-permitted for pursuant to C.R.S. 37-90-137(4) since the provisions of section 37-92-602 which allowed for issuance of the well permits will no longer apply.**

The ability for the new lots to obtain a well permit(s) will be evaluated pursuant to applicable statutes, rules, and policies at the time that application(s) are submitted to and reviewed by this office.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights, **provided well no. 283445 is re-permitted pursuant to C.R.S. 37-90-137(4).**

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100-year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Please contact me at 303-866-3581 x8246 or at ioana.comaniciu@state.co.us with any questions.

Sincerely,

Ioana Comaniciu, P.E.
Water Resources Engineer

Ec: Referral no. 32617
Well Permit no. 283445

COLORADO
Division of Water Resources
Department of Natural Resources
Colorado Ground Water Commission

November 19, 2025

Trevor Bedford
Douglas County Planning Services
Transmission via email: tbedford@douglas.co.us

Re: Driskill Subdivision
Case Number: SB2025-042, Applicant: William and Maria Driskill
Part of the SE ¼ of the NW ¼ and NE ¼ of the SW ¼ of Sec. 7, Twp. 6S, Rng. 65W, 6th P.M., Douglas County
Water Division 1, Water District 8

Dear Trevor Bedford,

We have received the application for a proposed subdivision on approximately 30.16 acres of land located in the SE ¼ of the NW ¼ and the NE ¼ of the SW ¼ of Sec. 7, Twp. 6S, Rng. 65W, 6th P.M., to create two lots of 10.16 acres (Lot 1) and 20 acres (Lot 2). We have previously reviewed the rezoning application of this project by our letter dated December 31, 2024. This letter supersedes the previous letter.

Water Supply Demand

No estimated water requirements for this project were provided in the submittal. Therefore, the estimated water demands for this project are unknown.

Source of Water Supply

According to a letter dated July 17, 2024 by Hayes Poznanovic Korver, LLC ("Letter") included in the application documents, the proposed water supply source is ground water from one of the Denver Basin bedrock aquifers underlying the parcel. The application documents do not mention which aquifer source is desired, or the number of wells anticipated for the future subdivision.

Based on the information provided in the Letter the amounts of water are available underlying the 30.16-acre parcel, are shown in the following Table 1:

Table 1

Aquifer	Annual amount available for the 30.16-acre parcel based on 100 Year Allocation Approach (acre-feet)	Type
Lower Dawson	4.9	NT*
Denver	12.7	NT
Arapahoe	14.3	NT
Laramie-Fox Hills	10.1	NT

*Nontributary

Unless the water in any of the above sources underlying the property is decreed in water court, well permits would ultimately be issued pursuant to C.R.S. 37-90-137(4) and findings of the State Engineer. Under those provisions only the quantity of water underlying the individual lots could be considered available for withdrawal by the existing wells. To the extent that the parcel sizes change from those currently proposed the amount of water available to the lot will also change.

A review of our records indicates that well no. 283445 is located on the subject property. Well permit no. 283445 was issued on June 30, 2010 pursuant to CRS 37-92-602(3)(b)(I) and policy of the State Engineer for a 30-acre parcel known as part of the W ½ of Sec. 7, Twp. 6 South, Rng. 65 West, 6th P.M., Douglas County for ordinary household purposes inside two (2) single family dwellings, the watering of the user's own non-commercial domestic animals, and the irrigation of not more than 1 acre of home gardens and lawns, with an annual withdrawal not to exceed 3 acre-feet.

Section 37-92-602(3)(b)(III) C.R.S., requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. **Therefore, well no. 283445 must be re-permitted for pursuant to C.R.S. 37-90-137(4) since the provisions of section 37-92-602 which allowed for issuance of the well permits will no longer apply.**

The ability for the new lots to obtain a well permit(s) will be evaluated pursuant to applicable statutes, rules, and policies at the time that application(s) are submitted to and reviewed by this office.

State Engineer's Office Opinion

Pursuant to Section 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the adequacy of the proposed water supply. Prior to further review the following information is required:

1. Provide a water supply plan that specifies the estimated water requirements, the proposed uses for the subdivision, and the proposed water source for the lots in the subdivision.

2. If well no. 283445 will be used for any of the lots in the subdivision, the well

must be re-permitted pursuant to C.R.S. 37-90-137(4) for the new lot or else be plugged and abandoned prior to final approval of the subdivision.

Please contact me at 303-866-3581 x8246 or at ioana.comaniciu@state.co.us with any questions.

Sincerely,

Ioana Comaniciu, P.E.
Water Resources Engineer

Ec: Referral no. 32617
Well Permit no. 283445

REFERRAL RESPONSE REQUEST

Date sent: November 5, 2025 Comments due by: **December 8, 2025**

Project Name:	Driskill Subdivision
Project File #:	SB2025-042
Project Summary:	This is a request for a minor development to create two lots on approximately 30.16 acres. The property is zoned Large Rural Residential and located on the north side of Sand Creek Road. The lots are proposed to be 10.16 acres and 20 acres in size.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☐ No Comment

☒ Please be advised of the following concerns:

Please submit a permanent access permit for the proposed access on the subdivided lot

☐ See letter attached for detail.

Agency: PW - Engineering	**Phone #:** (303) 660-7490
Your Name: Jacob Gabel	**Your Signature:**
(please print)	**Date:** 12/3/2025

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

Trevor Bedford, Senior Planner

Enclosure

Trevor Bedford

From: Jacob Gabel
Sent: Wednesday, January 21, 2026 10:23 AM
To: Trevor Bedford
Subject: SB2025-042

Hey Trevor,

Engineering has everything that they need and we are actively working with the applicant on his permits. Our comments have been addressed at this time.

Sincerely,

Jacob

Jacob Gabel | Development Review Engineer
Douglas County Department of Public Works Engineering
Engineering Services
Address | 100 Third St., Castle Rock, CO 80104
Main | 303-660-7490
Email | jgabel@douglas.co.us

DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

December 5, 2025

Trevor Bedford
100 Third St.
Castle Rock, CO 80104

RE: SB2025-042

Dear Mr. Bedford,

Thank you for the opportunity to review and comment on the request for a Minor Development. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comment(s).

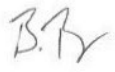
Future development of the proposed 20-acre parcel would require the installation of a permitted OWTS for DCHD to provide a favorable recommendation regarding the proposed method of wastewater disposal; along with a DWR permitted well for water supply.

Water Service
The Colorado Division of Water Resources (DWR) is the agency that regulates well permitting. More information can be found here https://dwr.colorado.gov/.

On-Site Wastewater Treatment System (OWTS)
DCHD has no objection to a property being served by an OWTS provided that the system is permitted, inspected and operated in accordance with DCHD's current OWTS Regulation. The applicant may contact DCHD at 720-907-4886 or EH@douglas.co.us. More information is available at https://www.douglas.co.us/health-department/environmental-health/.

Please feel free to contact me at 720-907-4888 or bfreyer@douglas.co.us if you have any questions about our comments.

Sincerely,



Brent Freyer
Environmental Health Specialist II
Douglas County Health Department

MILE HIGH FLOOD DISTRICT

2480 W. 26th Ave Suite 156-B | Denver, CO 80211
TEL 303 455 6277 | FAX 303 455 7880

www.mhfd.org

For MHFD staff use only.	
Project ID:	106664
Submittal ID:	10013870

December 9, 2025

To: Douglas County

Via email

Subject: MHFD Review Comments

Re: Driskill Subdivision (Partner Case No. SB2025-042)

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this referral only as it relates to an MHFD drainageway and for maintenance eligibility of storm drainage features, in this case:

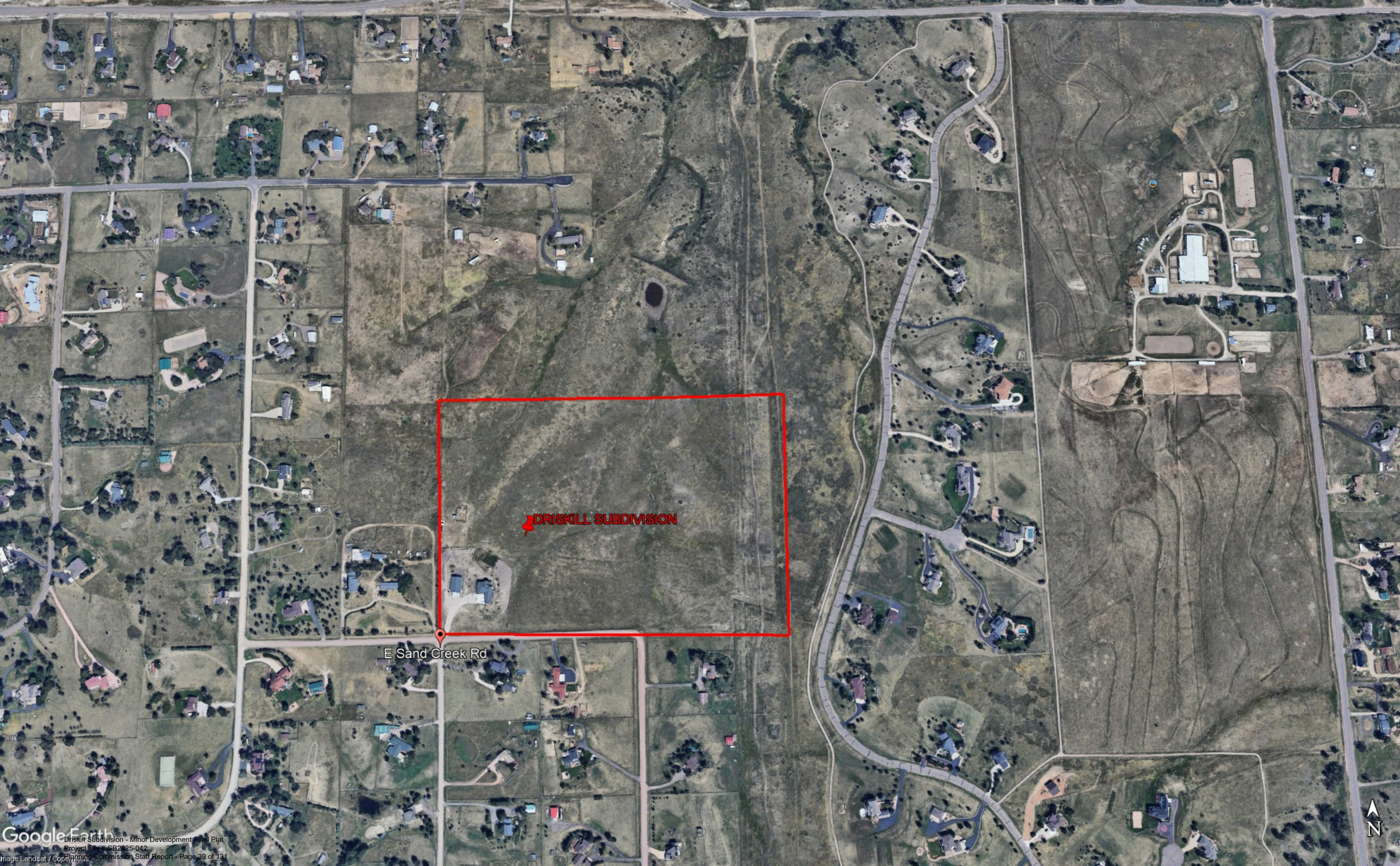
- Outfall to Baldwin Gulch

We have no comments to the referenced project and do not need to see future submittals.

Please feel free to contact me with any questions.

Sincerely,

Laura Hinds, P.E.
Project Manager, Mile High Flood District
lhinds@mhfd.org


DRISKILL SUBDIVISION
E Sand Creek Rd
Google Earth
Image Landsat / Copernicus
N

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

December 3, 2025

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

Attn: Trevor Bedford

RE: Driskill Subdivision, Case # SB2025-042

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the minor development to create two lots and currently has no conflicts. Please be aware PSCo owns and operates existing natural gas distribution facilities along East Sand Creek Road.

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 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

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Trevor Bedford, AICP, Project 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:	Driskill Subdivision
Project File #:	**SB2025-042**
S Metro Review #	REFRP25-00265
Review date:	November 13, 2025
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	This is a request for a minor development to create two lots on approximately 30.16 acres. The property is zoned Large Rural Residential and located on the north side of Sand Creek Road. The lots are proposed to be 10.16 acres and 20 acres in size.
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 minor development.

November 26, 2025

Trevor Bedford
Douglas County Department of Community Development
Planning Services Division
100 Third St., Castle Rock, CO 80104

Re: SB2025-042, Driskill Subdivision

Dear Mr. Bedford,

This letter provides comments regarding the request for approval for a minor development to create two lots on approximately 30.16 acres. The property is zoned Large Rural Residential and located on the north side of Sand Creek Road. The lots are proposed to be 10.16 acres and 20 acres in size.

At this time the Curator has no further recommendations. If there are future development plans that involve any ground disturbance a Class II survey will need to be performed to evaluate for cultural resources before any disturbance occurs.

There is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.

Thank you in advance for your attention to the preservation and protection of Douglas County's cultural resources for future generations.

Sincerely,

Brittany Cassell

Brittany Cassell, Curator

REFERRAL RESPONSE REQUEST

Date sent: November 5, 2025 Comments due by: **December 8, 2025**

Project Name:	Driskill Subdivision
Project File #:	SB2025-042
Project Summary:	This is a request for a minor development to create two lots on approximately 30.16 acres. The property is zoned Large Rural Residential and located on the north side of Sand Creek Road. The lots are proposed to be 10.16 acres and 20 acres in size.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☐ No Comment	
☐ Please be advised of the following concerns:	
X☐ See letter attached for detail.	
Agency: Douglas County Conservation District	**Phone #:** 303 218 2622
Your Name: David Shohet, President	**Your Signature:** Signed by: David.Shohet 6E6057CEE3D2404...
(please print)	**Date:** 11/26/2025

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

Trevor Bedford, Senior Planner

Enclosure

DOUGLAS
—CONSERVES—
DOUGLAS COUNTY CONSERVATION DISTRICT
PO Box 688 / 7519A E. Hwy 86 Franktown, CO 80116 / Phone 303-218-2622

DATE: December 8, 2025

RE: SB2025-042

The Douglas County Conservation District provides development responses for Douglas County in accordance with Senate Bill 35. District comments are made on the suitability of soils for the proposed land uses, floodwater management, and watershed protection. In addition, the District submits advisory comments regarding rural water supply issues, agricultural land use conversion, and endangered species protection if the development plan affects those issues.

According to U.S.D.A. Natural Resources Conservation Service (NRCS) soils survey (enclosed Pages 18-19), the KtE—Kutch sandy loam, 5 to 20 percent slopes located at the development site are somewhat limited for dwellings with and without basements, and small commercial buildings due to flooding, and roads due to shrink-swell soil properties, slope, and depth to hard bedrock. Due to the limitations of the above soils on the site, alternatives to mitigate the limitations of the soil will be required in your engineering design or construction techniques.

Topsoil should be stripped to a depth of 6 inches, and all stockpiles should have side slopes no steeper than 3:1 and seeded. All disturbed areas should be seeded and mulched with weed free hay mulch at 4,000 lbs. /acre. Recommended seeding dates for Colorado are November 1 to May 1, when the soil is not frozen. Grasses should be seeded when soil moisture and temperature are optimum for germination, unless a dormant planting is desired. Grass seed should be drilled at a depth of ¼ to ½ inch deep and if broadcasted, double the seeding rate. For more information on grass seed selections and seeding rates, please contact the Douglas County Conservation District.

The District recommends that disturbed land be mulched or revegetated within 45 days of disturbance.

DOUGLAS
—CONSERVES—
DOUGLAS COUNTY CONSERVATION DISTRICT
PO Box 688 / 7519A E. Hwy 86 Franktown, CO 80116 / Phone 303-218-2622

The District recommends using a phased grading approach. By limiting the area being graded to 15 acres or less and seeding with native grasses, the land area disturbed is minimized. The development site is 30.16 acres.

There is no Integrated Noxious Weed Control plan. An integrated weed management program needs to be proposed by the Applicant, and reviewed and approved by the Douglas County Weed Inspector and/or Weed Advisory board, the County Extension Agent, NRCS, or a qualified weed management professional prior to the land use authority approval.

Vehicle tracking control stations need to be installed and maintained at all entrance and exit points on the site. The station should consist of a pad of 3 to 6-inch rock or a vehicle control pad/mat to strip mud from tires prior to vehicles leaving the construction site to prevent the spreading of noxious weeds.

The channels of many of the major streams are not stable and undergo substantial shifts in alignment during flood events. Upstream development increases the magnitude and frequency of local flooding. Floods that exceed the computed 100-year storm do regularly occur. Archer & Associates define the calculated 100 year Flood Plain running through the center of this parcel. The District does not support development proposals that are located in or near drainages or development that disturbs wetlands.

Silt fences or other forms of erosion barriers need to be planned, installed, and maintained as a temporary sediment control device used on construction sites to protect water quality.

The District strongly recommends that Low Impact Development (LID) techniques be implemented for economic and conservation benefits.

Thank you for the opportunity to review this project. Direct any questions to Heather Kelly, District Manager, at Admin@DouglasConserves.org or (303) 218 – 2622.

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Castle Rock Area, Colorado

SB2025-042

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

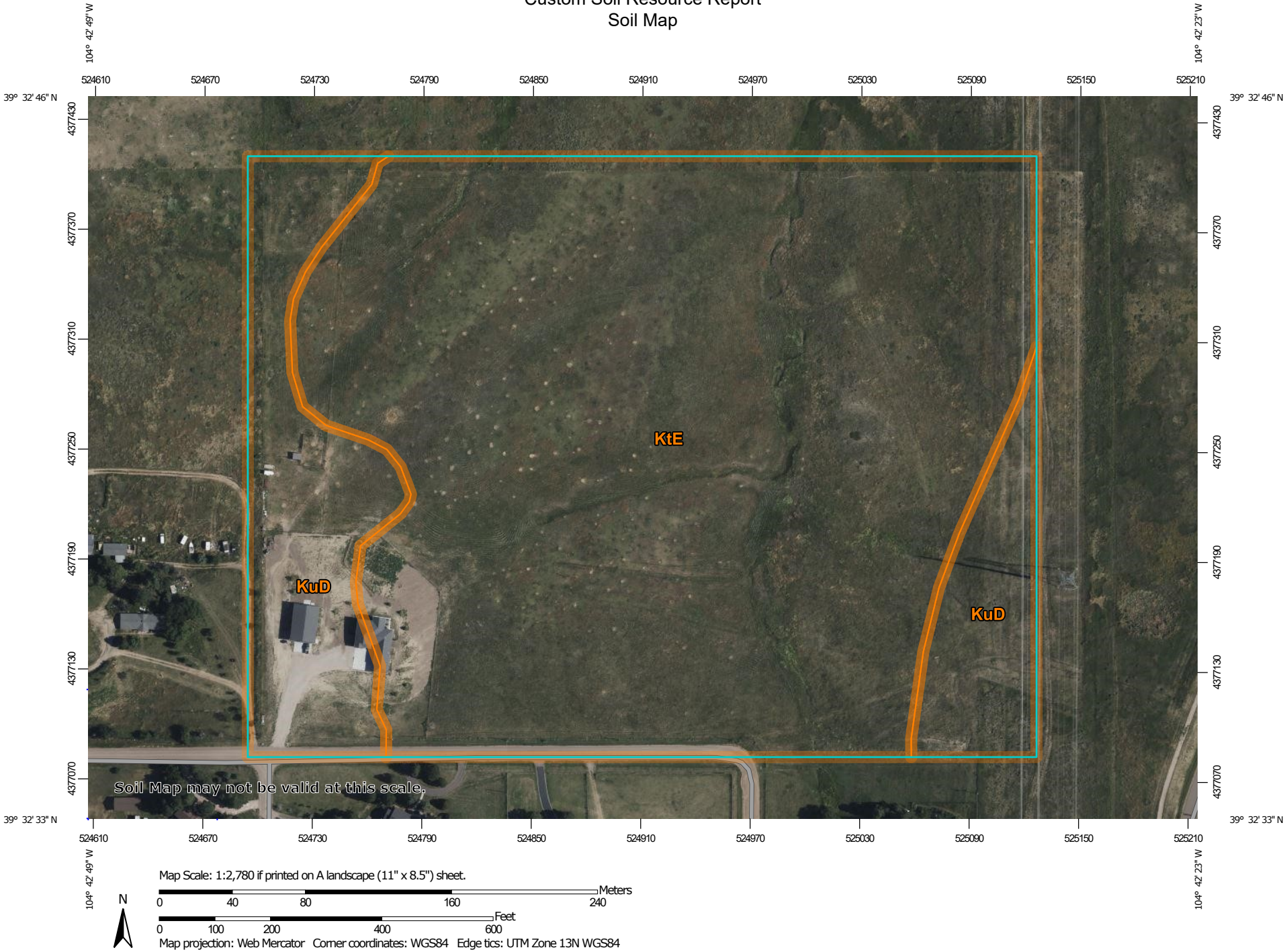
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Castle Rock Area, Colorado
Survey Area Data: Version 18, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
KtE	Kutch sandy loam, 5 to 20 percent slopes	28.3	80.4%
KuD	Kutch clay loam, 4 to 8 percent slopes	6.9	19.6%
Totals for Area of Interest		**35.2**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Castle Rock Area, Colorado

KtE—Kutch sandy loam, 5 to 20 percent slopes

Map Unit Setting

National map unit symbol: jqz5
Elevation: 5,500 to 6,800 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Kutch and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kutch

Setting

Landform: Valley sides, alluvial fans, drainageways
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous fine-loamy clayey shale

Typical profile

H1 - 0 to 6 inches: sandy loam
H2 - 6 to 32 inches: clay
H3 - 32 to 36 inches: weathered bedrock

Properties and qualities

Slope: 5 to 20 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Gypsum, maximum content: 2 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Bresser

Percent of map unit: 7 percent

Hydric soil rating: No

Newlin

Percent of map unit: 7 percent
Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 1 percent
Landform: Swales
Hydric soil rating: Yes

KuD—Kutch clay loam, 4 to 8 percent slopes

Map Unit Setting

National map unit symbol: jqz6
Elevation: 5,500 to 6,800 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Kutch and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kutch

Setting

Landform: Hills, mesas, erosion remnants
Landform position (three-dimensional): Crest
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous fine-loamy clayey shale

Typical profile

H1 - 0 to 6 inches: clay loam
H2 - 6 to 32 inches: clay
H3 - 32 to 36 inches: weathered bedrock

Properties and qualities

Slope: 4 to 8 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent

Gypsum, maximum content: 2 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.1 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: D
Ecological site: R049XB208CO - Clayey Foothill
Hydric soil rating: No

Minor Components

Fondis

Percent of map unit: 7 percent
Hydric soil rating: No

Loamy alluvial land

Percent of map unit: 7 percent
Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 1 percent
Landform: Swales
Hydric soil rating: Yes

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Building Site Development

Building site development interpretations are designed to be used as tools for evaluating soil suitability and identifying soil limitations for various construction purposes. As part of the interpretation process, the rating applies to each soil in its described condition and does not consider present land use. Example interpretations can include corrosion of concrete and steel, shallow excavations, dwellings with and without basements, small commercial buildings, local roads and streets, and lawns and landscaping.

Dwellings With Basements (SB2025-042)

ENG - Engineering

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

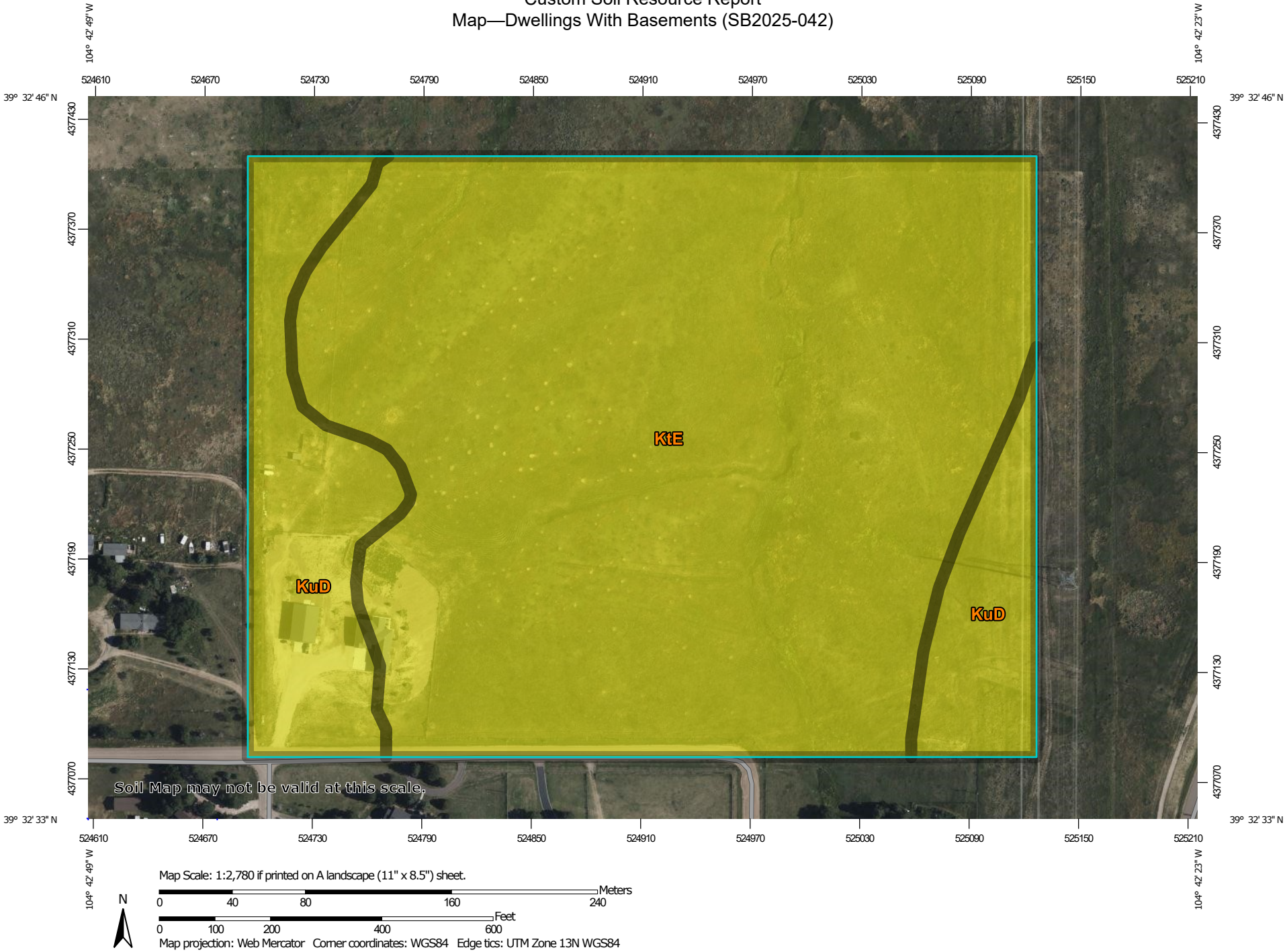
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report
Map—Dwellings With Basements (SB2025-042)



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Castle Rock Area, Colorado
Survey Area Data: Version 18, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Tables—Dwellings With Basements (SB2025-042)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
KtE	Kutch sandy loam, 5 to 20 percent slopes	Somewhat limited	Kutch (85%)	Slope (0.84)	28.3	80.4%
				Shrink-swell (0.50)		
				Depth to soft bedrock (0.29)		
KuD	Kutch clay loam, 4 to 8 percent slopes	Somewhat limited	Kutch (85%)	Shrink-swell (0.50)	6.9	19.6%
				Depth to soft bedrock (0.29)		
Totals for Area of Interest					**35.2**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Somewhat limited	35.2	100.0%
Totals for Area of Interest	**35.2**	**100.0%**

Rating Options—Dwellings With Basements (SB2025-042)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

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Trevor Bedford

From: Bill Driskill <billpd1957@gmail.com>
Sent: Wednesday, January 21, 2026 8:43 AM
To: Trevor Bedford
Subject: Re: Driskill Weed Control plan, Driskill Subdivide

Approved Weed Management plan.

Sent from my iPhone

> On Dec 18, 2025, at 7:57 AM, Bill Driskill <billpd1957@gmail.com> wrote:
>
> Looks like the weed control plan is approved.
>
> Sent from my iPhone
>
> Begin forwarded message:
>
> > **From:** Curtis Marshall <cmarshal@douglas.co.us>
> > **Date:** December 18, 2025 at 7:34:30 AM MST
> > **To:** Bill Driskill <billpd1957@gmail.com>
> > **Subject: RE: Driskill Weed Control plan, Driskill Subdivide**
> >
> > Mr. Driskill your plan looks great ,
> >
> > Curtis Marshall
> > Noxious Weed Supervisor
> > 303-660-7480
> > cmarshal@Douglas.co.us
> > <image001.png>
>
> ---
>
> **From:** Bill Driskill <billpd1957@gmail.com>
> **Sent:** Wednesday, December 17, 2025 12:01 PM
> **To:** Curtis Marshall <cmarshal@douglas.co.us>
> **Subject:** Driskill Weed Control plan, Driskill Subdivide
>
> Caution: This email originated outside the organization. Be cautious with links and attachments.

The plan I spoke to you about. Please let me know if this works. Thanks.
Bill 832-236-1836

Sent from my iPhone

PHASE III DRAINAGE REPORT

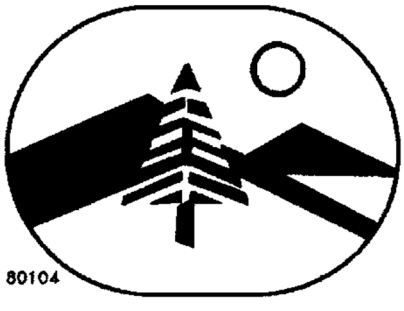
DRISKILL SUBDIVISION
PARKER, CO 80138
LOCATED IN W1/2 SECTION 7, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
DOUGLAS COUNTY

Prepared for
William P Driskill & Maria T Driskill
9315 E Sand Creek Road
Parker, CO 80138

Prepared by
David E. Archer & Associates, Inc.
105 North Wilcox Street
Castle Rock, Colorado 80104

Project No. 20-1555
September 2025

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST., CASTLE ROCK, COLORADO 80104



Date: September 2025
Project Name: Driskill Subdivision
Project No.: 20-1555

ENGINEER'S STATEMENT

This report and plan for the Phase III drainage design of Driskill Subdivision was prepared by me (or under my direct supervision) in accordance with the provisions of Douglas County Drainage Design and Technical Criteria for the owners thereof. I understand that Douglas County does not and will not assume liability for drainage facilities designed by others.

SIGNATURE: _____

Registered Professional Engineer
State of Colorado No. 64656

DEVELOPER CERTIFICATION

William P Driskill & Maria T Driskill hereby certifies that the drainage facilities for Driskill Subdivision shall be constructed according to the design presented in this report. I understand that Douglas County does not and will not assume liability for the drainage facilities designed and/or certified by my engineer and that Douglas County reviews drainage plans pursuant to Colorado Revised Statutes Title 30, Article 28; but cannot, on behalf of Driskill Subdivision, guarantee that final drainage design review will absolve *William P Driskill & Maria T Driskill* and/or their successors and/or assigns of future liability for improper design. I further understand that approval of the Final Plat, Final Development Plan, and/or Subdivision Development Plan does not imply approval of my engineer's drainage design.

_____
Name of Developer

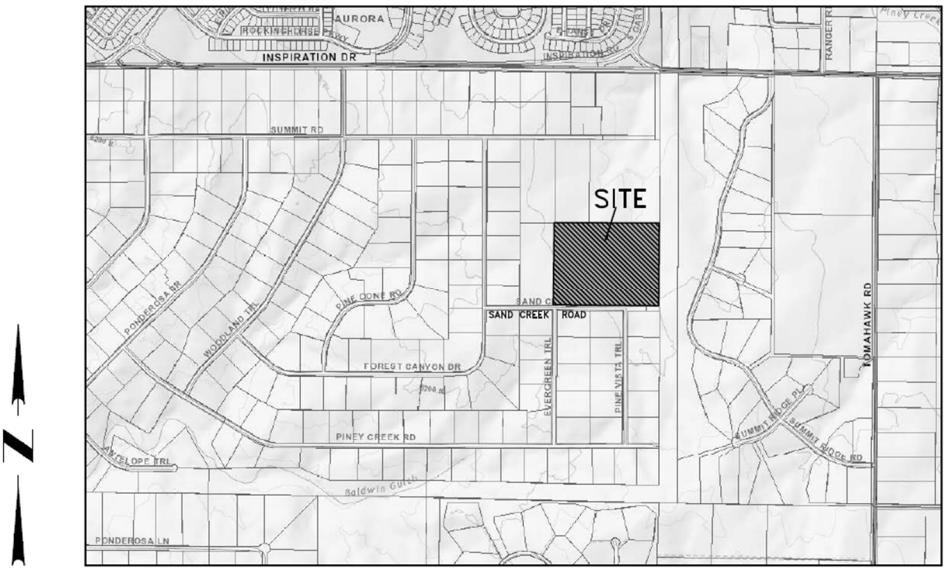
_____
Authorized Signature

TABLE OF CONTENTS

I. GENERAL LOCATION AND DESCRIPTION

A. Site Location

1. The site is located at 9315 Sand Creek Road, Parker, CO 80138 located in W1/2 of Section 7, Township 6 South, Range 65 West of the 6th P.M. See site Vicinity Map below.



VICINITY MAP

2. Township, Range, Section, and ¼ Section

a) W1/2 of Section 7, Township 6 South, Range 65 West of the 6th P.M.

3. Existing and proposed streets, roadways, and highways adjacent to and within the proposed development, or within the area served by the proposed drainage improvements

a) Sand Creek Road borders the property to the south. Summit Ridge Road lies to the east of the site, and East Summit Road to the north. There are no proposed streets within this subdivision.

4. Names of surrounding or adjacent developments, including land use or zoning information

a) The project site is located to the north and east of Ponderosa Hills 2 Subdivision.

b) The site is zoned Large Rural Residential District (LRR). The properties to the North, East, and West are zoned Agricultural One District (A1). The properties to the South are zoned Estate Residential District (ER).

B. Description of Property

1. Area in Acres

   a) The total site contains approximately 30.16 acres. The site will be subdivided into two lots. One lot of 10.16 acres and the other of 20.0 acres.

2. Ground cover, vegetation, site topography and slopes

   a) The existing site is currently developed with a residence and detached barn structure building. The areas of the property not developed are heavily vegetated. The site naturally slopes to the existing drainage way in the middle of the property.

3. NRCS Soils Classification Map and discussion

   a) The NRCS Soils classification for the site and the drainage way is a mix of Hydrologic Group A, B, and D. The majority of the soil composition is soil Hydrologic Soil Group D.

   b) The soil is comprised of Bresser sandy loam (BrD) with 5 to 9 percent slopes. This soil makes up approximately 3.9% of the site. The soil is also comprised of Kutch sandy loam (KtE) with 5 to 20 percent slopes. This soil makes up approximately 57.2% of the site. The soil is also comprised of Kutch clay loam (KuD) with 4 to 8 percent slopes. This soil makes up approximately 13.9% of the site. The remaining 25.1% of the site is Stapleton-Bresser (St). This soil is considered well drained with a low runoff classification.

4. Major and minor drainageways

   a) Piney Creek lies to the northeast of the property. The drainage from the project site drains into a tributary that goes through the site. Ultimate discharge of Piney Creek is into Cherry Creek.

5. Floodplains delineated by FHAD studies or on FEMA FIRM Maps

   a) There is no delineated 100-year flood plain or floodway of the Pine Creek Tributary on site per the FIRM Panel 08035C0087G with an effective date of 02/17/2017. See firm map in the appendices.

   b) The tributary that drains through the site carries the flows from an upstream basin of 96 acres. Although this floodway is not delineated within a previous study, the flowrates and flow area on site have been determined with this report.

6. Existing irrigation canals or ditches

   a) There are no canals or ditches on site.

7. Significant geologic features

a) There are no significant geologic features located on or near the subject site.

8. Proposed land use

a) The existing residential use of the site will not change.

II. DRAINAGE BASINS AND SUB-BASINS

A. Major Drainage Basins

1. On-site and off-site major drainage basin characteristics and flow patterns and paths

a) The major basin on this site is the basin for Piney Creek. A tributary for Piney Creek with a 96 acre basin drains through the site. The flow path from the site is in a northerly direction towards Piney Creek. This basin eventually discharges into Cherry Creek.

2. Existing and proposed land uses within the basins if known

a) The existing land uses within the major basin are agricultural, and large lot residential developments of lots of varying sizes.

3. Discussion of all drainage way planning or floodplain delineation studies that affect the major drainage ways, such as FHAD Studies and Master Planning studies

a) There is no delineated 100-year flood plain or floodway of the Pine Creek Tributary on site per the FIRM Panel 08035C0087G with an effective date of 02/17/2017. See firm map in the appendices.

b) The tributary that drains through the site carries the flows from an upstream basin of 96 acres. Although this floodway is not delineated within a previous study, the flowrates and flow area on site have been determined with this report.

4. Discussion of the condition of any channel within or adjacent to the development, including existing conditions, need for improvements, and impact on the proposed development

a) The existing channel that carries the flows within the proposed subdivision is vegetated and capable of handling the existing flows through the site. The flood area within the channel will be delineated on the plate to prevent disturbance within the flood area. No improvements to the channel are needed.

5. Discussion of the impacts of the off-site flow patterns and paths, under fully developed conditions

a) The off-site flows that enter this property travel overland into the channel. The basin consists of agricultural and large lot rural residential sites. These sites are excluded from the water quality and stormwater detention requirements with an imperviousness less than 10%. The flood area was calculated with a basin

imperviousness of 10%. All upstream imperviousness greater than 10% will require detention and shall not impact the site.

B. Minor Drainage Basins

1. On-site and off-site minor drainage basin characteristics and flow patterns and paths under historic and developed conditions

a) The site was divided into two onsite basins for analysis. Each basin represents each proposed lot within the subdivision. The basins were analyzed at a maximum of 10% imperviousness. The Basins are labeled "A" and "B" respectively.

b) The entirety of the tributary that flows through the site was also analyzed. This basin was calculated using the USGS Streamstats and the Rational Method to determine the largest flowrate. Ultimately the rational method was used for the 96 acre basin. This basin is labeled "Tributary".

Basin "A"
Basin A is the entire proposed western Lot 1. Existing flows from this basin travel overland. This basin contains the existing residence and barn. This lot was analyzed at 10% to account for potential future development.

Basin "B"
Basin B is the entire proposed eastern Lot 2. Existing flows from this basin travel overland into the existing tributary channel within the basin. This basin contains the existing residence and barn. This lot was analyzed at 10% to account for potential future development. The existing flow from this basin is within the tributary basin.

Tributary
The Piney Creek tributary basin consists of a 96± acre basin that includes a portion of the subject site. The existing flows from this basin travel overland into a channel that travels through the site. This entire tributary basin was analyzed at 10% imperviousness to account for future imperviousness within the basin.

Below is the complete design point table for all historic and offsite basins. See the historic drainage map in the appendices for design point and basin locations.

Flow Rate Table

Contributing Basin(s)	Area (AC.)	Q 5-YR	Q 100-YR
A	10.16	3.20	26.19
B	20.00	5.27	43.16
Tributary	96.00	20.90	171.25

2. Existing and proposed land uses within the basins

a) The site is currently developed with an existing residence and detached barn structure. The remaining site is undeveloped. The land use within the site and neighboring developments will not change. The agriculture and large lot residential zoning will remain with the proposed subdivision. These sites are

subject to the 10% imperviousness requirements of large lot residential sites within Douglas County.

3. Discussion of irrigation facilities that will influence or be impacted by the site drainage.

a) There are no irrigation facilities on the site.

4. Discussion of the impacts of the off-site flow patterns and paths, under fully developed conditions

a) Offsite flows enter the site. The flow rates of the off-site flows were calculated under the maximum assumed imperviousness of the tributary basin under fully developed conditions. Residential sites with imperviousness greater than 10% will require stormwater detention and water quality improvements.

III. DRAINAGE DESIGN CRITERIA

A. Regulations

1. County criteria and optional provisions selected, when applicable

a) The drainage design outlined in this report follows those regulations outlined in the Douglas County Storm Drainage Design and Technical Criteria Manual (DCDSSTCM) amended July 8, 2008.

2. *MHFD Manual* criteria and optional provisions selected, when applicable

a) The regulations outlined in the DCDSSTCM are consistent with the criteria outlined in the MHFD Urban Storm Drainage Criteria Manual Volumes 1-3.

B. Drainage Studies, Master Plans, Site Constraints

1. Discuss previous drainage studies or master plans for the site or project that influence the stormwater facility design

a) No previous drainage studies or master plans affect the Stormwater facility design for this site.

2. Discuss drainage studies for adjacent developments and how those developments affect the stormwater facility design

a) No drainage study was available for the subject property or the surrounding properties.

3. Discuss MHFD Outfall Systems Plans and how recommendations in those studies affect the design

a) Although Piney Creek lies to the north east of the site a review of the MHFD Outfall Systems Plans does not include this area. The site does not directly discharge into Piney Creek.

4. Discuss impacts to storm water management facility design caused by site constraints, such as streets, utilities, rapid transit, existing structures, etc

a) There are no site constraints that affect the storm water management on the site.

C. Hydrology

1. Runoff calculation method(s)

a) Runoff from the Basins were calculated using the rational method, as outlined in the DCDSSTCM section 6.3, and Chapter 2 of the MHFD USDCM Vol. 1. Time of concentration was calculated utilizing the UD Rational spreadsheet and NRCS conveyance were determined for each basin.

2. Design storm recurrence intervals

a) The design storm recurrence intervals used in this hydrologic analysis were 5 year and 100 year storm events. The 500 year storm event was calculated for the flood plain area of the tributary basin. The 500-year one-hour point rainfall data of the site was determined using the NOAA PFDS information of the site.

3. Design rainfall

a) The design rainfalls used in this analysis of the site are shown in the table below per the DCDSSTCM Section 6.1.1. The 500-year one-hour point rainfall data of the site was determined using the NOAA PFDS information of the site.

2-Year	5-Year	10-Year	50-Year	100-Year	500-Year
1.06	1.43	1.66	2.26	2.60	3.12

4. Detention storage calculation method(s)

a) There are no proposed detention requirements for the site. Both residential lots within the subdivision will be required to maintain an imperviousness below 10%.

5. Detention storage release rate calculation method

a) There are no proposed detention requirements for the site.

D. Hydraulics

1. Methods used to determine conveyance facility capacities

   a) The channel capacity for the tributary flood area within the site was calculated using the rational method and cross section analysis. The calculations are included in the Appendix of this report.

2. Hydraulic grade line calculation method and discussion of loss coefficients

   a) There are no hydraulic grade line calculations included with this report.

3. Methods used to calculate water surface profiles

   a) *Water surface profiles for the tributary flood area within the site were calculated using the rational method and cross section analysis. The calculations are included in the Appendix of this report.*

E. Water Quality Enhancement

1. Discuss proposed Best Management Practices

   a) There are no proposed BMPs for this site. Both lots on site will qualify for the Large Lot Single Family Site exemption. Both lots are greater than 2.5 acres and have an existing imperviousness below 10%. Post construction BMPs will not be required on either lot with a developed imperviousness below 10%.

2. Identify design procedures and WQCV

   a) Additional eater quality enhancement is not required for either lot within the subdivision.

3. Discuss proposed Source Controls for site activities

   a) Source controls will be implemented during the construction phase of either lot by following a future Storm Water Management Plan prepared prior to development within each lot.

IV. STORMWATER MANAGEMENT FACILITY DESIGN

A. Stormwater Conveyance Facilities

1. Discuss general conveyance concepts

    a) The general drainage path for the site is in a northeasterly direction. All flows travel overland to the tributary channel before entering Piney Creek north of the site.

2. Discuss proposed drainage paths and patterns

    a) There is to be no change to the existing drainage paths of the site.

3. Discuss storm sewer design, including inlet and pipe locations and sizes, tributary basins and areas, peak flow rates at design points, hydraulic grade lines, etc.

    a) There are no proposed storm sewers with this subdivision.

4. Discuss storm sewer outfall locations and design, including method of energy dissipation

    a) There are no storm sewer outfall locations with this project.

5. Discuss how runoff is conveyed from all outfalls to the nearest major drainageway, including a discussion of the flow path and capacity downstream of the outfall to the nearest major drainageway

    a) There are no outfall locations with this project. All runoff is to follow the existing conditions and travel overland to the tributary drainageway on site.

6. Discuss open channel and swale designs, including dimensions, alignments, tributary basins and areas, peak flow rates at design points, stabilization and grade control improvements, low flow or trickle channel capacities, water surface elevations, etc.

    a) The existing channel on site adequately conveys the tributary runoff through the site. No changes are proposed to the channel with this subdivision. Water surface elevations for the channel were calculated using the rational method and cross sections throughout the site.

7. Discuss allowable street capacities

    a) No streets are involved with the design of this project.

8. Discuss maintenance aspects of the design and easements and tracts that are required for stormwater conveyance purposes

a) The maintenance of the property will be that of the owner(s).

9. Discussion of the facilities needed off-site for the conveyance of minor and major flows to the major drainageway

a) There are no offsite facilities required.

B. Stormwater Storage Facilities

1. Discuss detention pond designs, including release rates, storage volumes and water surface elevations for the 2-year, 100-year and emergency overflow conditions, outlet structure design, emergency spillway design, etc.

a) There are no proposed detention ponds or storage facilities within the subdivision. Both lots will qualify for the Large Lot Single Family Site exclusions from post construction control measures per section 14.4 of the DCSDDTCM.

b) Site Impervious Areas:

Both proposed lots are currently less than 10% imperviousness. To meet the exclusion criteria, both lots are to remain under 10% imperviousness. Any developments that bring the imperviousness of the lot higher than 10% will require a new drainage report to meet the requirements of Douglas County.

c) Site Detention Storage Volume and Release Rates:

There are no proposed site detention storage requirements for the site.

2. Discuss pond outfall locations and design, including method of energy dissipation

a) *There are no proposed stormwater facilities and outfall locations with this subdivision.*

3. Discuss how runoff is conveyed from all pond outfalls and emergency spillways to the nearest major drainageway, including a discussion of the flow path and capacity downstream of the outfall to the nearest major drainageway

a) There are no proposed stormwater facilities with this subdivision.

4. Discuss maintenance aspects of the design and easements and tracts that are required for stormwater storage purposes

a) There are no proposed stormwater facilities that require maintenance. The properties themselves shall be maintained by the owners.

C. Water Quality Enhancement Best Management Practices

1. Discuss the design of all structural water quality Best Management Practices, including tributary areas, sizing, treatment volumes, design features, etc.

a) There are no proposed structural BMPs with this subdivision. Both sites qualify for the Large Lot Single Family Sites exclusion from Post-Construction Control Measures. Both sites are greater than 2.5 acres with an existing imperviousness of less than 10%. Any future developments that increase the imperviousness on either lot above 10% will require post construction BMPs.

2. Discuss how runoff is conveyed from all pond outfalls to the nearest major drainageway, including a discussion of the flow path and capacity downstream of the outfall to the nearest major drainageway

a) There are no proposed pond outfall locations or post construction BMPs with the subdivision.

3. Discuss the operation and maintenance aspects of the design and easements and tracts that are required for stormwater quality enhancement purposes

a) The maintenance of the property and drainage channel is that of the owner of the property.

4. Discuss the source controls that are necessary to prevent the potential for illicit discharge from site activities.

a) A Storm Water Management Plan will be required for future developments within the proposed subdivision.

D. Floodplain Modification

Undesignated Floodplain

1. Discuss resources and methodology for delineation of floodplain.

a) There is a calculated floodplain on site. The drainageway of the 96-acre tributary runs through the site. The flowrates were determined from this report using the rational method, the basin area was calculated using the Streamstat USGS procedures. Both items are included in the Appendix of this report.

Designated Floodplain

1. Discuss the source of the floodplain information and level of detail (Flood Hazard Area Delineation or FEMA Flood Insurance Rate Maps)

b) Piney Creek lies to the northeast of the site as indicated on the FIRM panel Map Number 08035C0087G with an effective date of 02/17/2017. There is a calculated floodplain on site. The drainageway of the 96-acre tributary runs through the site. The flowrates were determined from the rational method, the

basin area was calculated using the Streamstat USGS procedures. Both items are included in the Appendix of this report.

2. Discuss details of floodplain modifications, including level of encroachment, velocities, depths, stabilization measures, water surface elevations, etc.

a) There will be no floodplain modifications associated with this project.

3. Discuss Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) requirements

a) No CLOMR or LOMR are required with the development of this site.

4. Discuss County floodplain development regulations and Floodplain Development Permit

a) This project will not impact any floodplains. The calculated floodplain area of the site is shown on the drainage map of this report. A floodplain permit will not be required for this subdivision.

E. Additional Permitting Requirements

1. Section 404 of the Clean Water Act

a) No additional permitting is required with the development of the site

2. The Endangered Species Act

a) No additional permitting is required for the development of the site.

3. Other local, state, or federal requirements

a) No additional permitting is required with the development of the site

F. General

1. Discuss all tables, figures, charts, drawings, etc. that were used in design of stormwater management facilities and describe materials that are included in the appendix of the report

a) Workbooks and cross sections of the tributary drainage channel have been included in the Appendix of the report.

b) *UD Rational spreadsheets identifying the storm water runoff from each basin have been included in the Appendix of the report*.

V. CONCLUSIONS

A. Compliance with Standards

1. Douglas County Criteria

    a) The stormwater analysis of this site meets the county criteria, as outlined in the Douglas County Storm Drainage Design and Technical Criteria Manual.

2. MHFD Criteria

    a) The storm analysis of this site meets the MHFD criteria, as outlined in Urban Drainage and Flood Control District, Urban Drainage Criteria Manuals

3. Master Plans and MHFD Outfall System Plans

    a) *There are no MHFD Outfall system plans which impact 2096 S. Interstate 25.*

4. Cherry Creek Reservoir Control Regulation No. 72

    a) N/A

B. Variances

1. Identify provisions by section number for which a variance will be requested or has been approved by the County (final version of Drainage Report).

    a) A variance is not required for this project.

2. Provide justification for each variance request

    a) A variance is not required for this project.

C. Drainage Concept

1. Discuss overall effectiveness of stormwater management design to properly convey, store and treat stormwater

    a) *The proposed subdivision will not alter the existing drainage concepts on site. Each lot will drain to its historic point of discharge. Using the flowrates determined from this report, the drainage area of the tributary was determined and put on the plat. This area shall not be disturbed with the proposed subdivision.*

VI. REFERENCES

Douglas County, Colorado. "Douglas County Storm Drainage and Technical Criteria Manual." Drainage Criteria Manual, 2008.

Urban Drainage and Flood Control District. "Urban Storm Drainage Criteria Manual, Volumes 1-3." Drainage Criteria Manual, Denver, 2009.

VII. APPENDICES

A. Hydrologic / Hydraulic Computations

1. Peak Runoff using Rational Method
2. Streamstat Basin
3. Cross Section Worksheets

B. References

1. Soil Report
2. FIRM Map
3. NOAA Rainfall Data

C. Maps

1. Drainage Map

Appendices

Calculation of Peak Runoff using Rational Method

Designer: Zach Thatcher
Company: David E Archer & Assoc.
Date: 9/23/2025
Project: Driskill Subdivision
Location: Driskill Subdivision

Version 2.00 released May 2017

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

$$t_i = \frac{0.395(1.1 - C_5)\sqrt{L_i}}{S_i^{0.33}}$$

$$t_t = \frac{L_t}{60K\sqrt{S_t}} = \frac{L_t}{60V_t}$$

Computed $t_c = t_i + t_t$

Regional $t_c = (26 - 17i) + \frac{L_t}{60(14i + 9)\sqrt{S_t}}$

$t_{minimum} = 5$ (urban)
$t_{minimum} = 10$ (non-urban)

Selected $t_c = \max\{t_{minimum}, \min(\text{Computed } t_c, \text{Regional } t_c)\}$

Select UDFCD location for NOAA Atlas 14 Rainfall Depths from the pulldown list OR enter your own depths obtained from the NOAA website (click this link)

	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
1-hour rainfall depth, P1 (in) =	1.06	1.43	1.66		2.26	2.60	3.12

Rainfall Intensity Equation Coefficients =	a	b	c
	28.50	10.00	0.786

$$I(in/hr) = \frac{a * P_1}{(b + t_c)^c}$$

$$Q(cfs) = CIA$$

Subcatchment Name	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C							Overland (Initial) Flow Time					Channelized (Travel) Flow Time							Time of Concentration			Rainfall Intensity, I (in/hr)							Peak Flow, Q (cfs)						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	Overland Flow Length L_t (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Overland Flow Slope S_t (ft/ft)	Overland Flow Time t_t (min)	Channelized Flow Length L_t (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Channelized Flow Slope S_t (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Velocity V_t (ft/sec)	Channelized Flow Time t_t (min)	Computed t_c (min)	Regional t_c (min)	Selected t_c (min)	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
A	96.00	D	10.0	0.06	0.12	0.21	0.38	0.44	0.52	0.62	500.00			0.070	20.89	3107.00			0.070	10	2.65	19.57	40.46	43.12	40.46	1.39	1.87	2.17		2.95	3.40	4.08	8.38	20.90	42.80		125.46	171.25	242.53

Driskill Report

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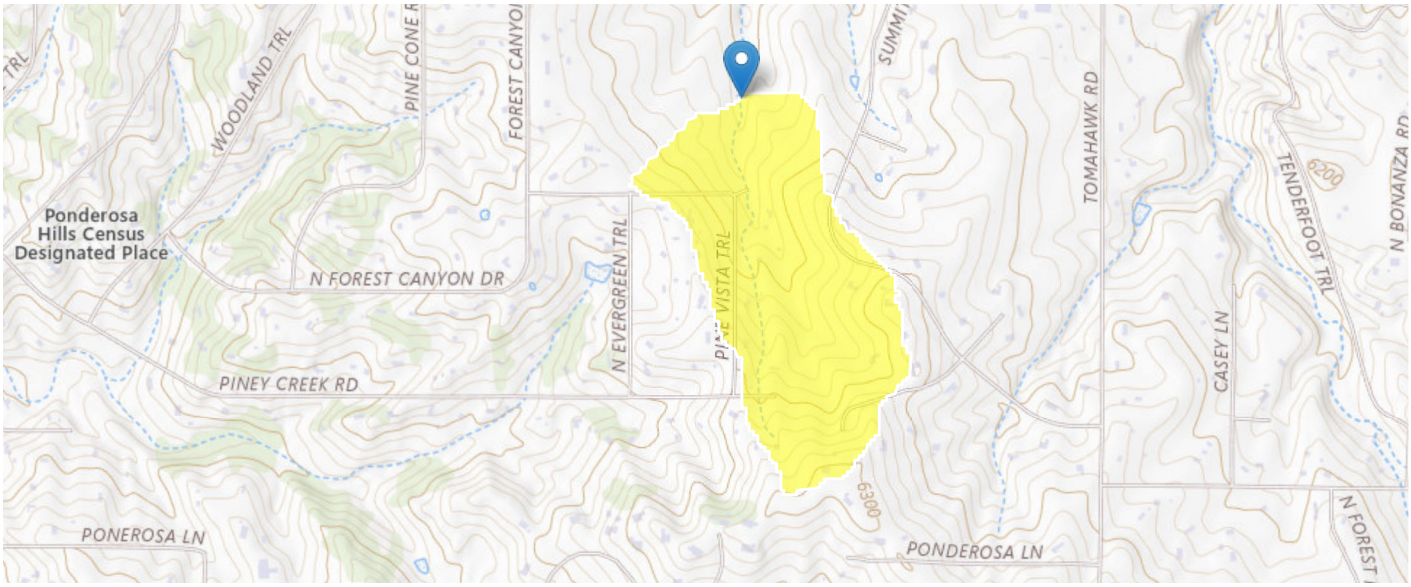
Clicked Point (Latitude, Longitude): 39.54529, -104.70926
Time: 2025-09-23 11:00:17 -0600



Collapse All

Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
BSLDEM10M	Mean basin slope computed from 10 m DEM	7	percent
CSL1085LFP	Change in elevation divided by length between points 10 and 85 percent of distance along the longest flow path to the basin divide, LFP from 3D grid	189.1	feet per mi
DRNAREA	Area that drains to a point on a stream	0.15	square miles
EL7500	Percent of area above 7500 ft	0	percent
ELEV	Mean Basin Elevation	6226	feet
ELEVMAX	Maximum basin elevation	6310	feet
I24H100Y	Maximum 24-hour precipitation that occurs on average once in 100 years	4.74	inches
I24H2Y	Maximum 24-hour precipitation that occurs on average once in 2 years - Equivalent to precipitation intensity index	1.95	inches
I6H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3	inches
I6H2Y	Maximum 6-hour precipitation that occurs on average once in 2 years	1.31	inches
LAT_OUT	Latitude of Basin Outlet	39.545234	degrees
LC11BARE	Percentage of barren from NLCD 2011 class 31	0	percent
LC11CRPHAY	Percentage of cultivated crops and hay, classes 81 and 82, from NLCD 2011	0	percent
LC11DEV	Percentage of developed (urban) land from NLCD 2011 classes 21-24	20.5	percent
LC11FOREST	Percentage of forest from NLCD 2011 classes 41-43	0	percent
LC11GRASS	Percent of area covered by grassland/herbaceous using 2011 NLCD	68.6	percent

Parameter Code	Parameter Description	Value	Unit
LC11IMP	Average percentage of impervious area determined from NLCD 2011 impervious dataset	21.9	percent
LC11SHRUB	Percent of area covered by shrubland using 2011 NLCD	10.9	percent
LC11SNOIC	Percent snow and ice from NLCD 2011 class 12	0	percent
LC11WATER	Percent of open water, class 11, from NLCD 2011	0	percent
LC11WETLND	Percentage of wetlands, classes 90 and 95, from NLCD 2011	0	percent
LFPLENGTH	Length of longest flow path	0.69	miles
LONG_OUT	Longitude of Basin Outlet	-104.709217	degrees
MINBELEV	Minimum basin elevation	6160	feet
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	6161	feet
PRECIP	Mean Annual Precipitation	20.04	inches
RCN	Runoff-curve number as defined by NRCS (http://policy.nrcs.usda.gov/OpenNonWebContent.aspx?content=17758.wba)	77.79	dimensionless
RUNCO_CO	Soil runoff coefficient as defined by Verdin and Gross (2017)	0.27	dimensionless
SSURGOA	Percentage of area of Hydrologic Soil Type A from SSURGO	4.26	percent
SSURGOB	Percentage of area of Hydrologic Soil Type B from SSURGO	0	percent
SSURGOC	Percentage of area of Hydrologic Soil Type C from SSURGO	0	percent
SSURGOD	Percentage of area of Hydrologic Soil Type D from SSURGO	95.7	percent
STATSCLAY	Percentage of clay soils from STATSGO	28.5	percent
STORNHD	Percent storage (wetlands and waterbodies) determined from 1:24K NHD	0	percent
TOC	Time of concentration in hours	0.61	hours

Peak-Flow Statistics

Peak-Flow Statistics Parameters [Foothills Region Peak Flow 2016 5099]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.15	square miles	0.6	2850
I6H100Y	6 Hour 100 Year Precipitation	3	inches	2.38	4.89
OUTLETELEV	Elevation of Gage	6161	feet	4290	8270
STATSCLAY	STATSGO Percentage of Clay Soils	28.5	percent	9.87	37.5

Peak-Flow Statistics Disclaimers [Foothills Region Peak Flow 2016 5099]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Peak-Flow Statistics Flow Report [Foothills Region Peak Flow 2016 5099]

Statistic	Value	Unit
50-percent AEP flood	6.43	ft^3/s
20-percent AEP flood	19.2	ft^3/s
10-percent AEP flood	32.6	ft^3/s
4-percent AEP flood	55	ft^3/s
2-percent AEP flood	75.9	ft^3/s

Statistic	Value	Unit
1-percent AEP flood	102	ft^3/s
0.5-percent AEP flood	132	ft^3/s
0.2-percent AEP flood	180	ft^3/s

Peak-Flow Statistics Citations

Kohn, M.S., Stevens, M.R., Harden, T.M., Godaire, J.E., Klinger, R.E., and Mommandi, A.,2016, Paleoflood investigations to improve peak-streamflow regional-regression equations for natural streamflow in eastern Colorado, 2015: U.S. Geological Survey Scientific Investigations Report 2016–5099, 58 p. (http://dx.doi.org/10.3133/sir20165099)

Application Version: 4.29.3
StreamStats Services Version: 1.2.22
NSS Services Version: 2.2.1

Worksheet for Section1-100yr

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.025 ft/ft
Discharge	172.00 cfs

Section Definitions

Station (ft)	Elevation (ft)
0+00	6,192.15
1+14	6,184.88
1+65	6,183.02
2+55	6,174.34
3+03	6,174.34
3+68	6,181.45
4+26	6,187.35

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00, 6,192.15)	(1+65, 6,183.02)	0.040
(1+65, 6,183.02)	(2+55, 6,174.34)	0.035
(2+55, 6,174.34)	(3+03, 6,174.34)	0.030
(3+03, 6,174.34)	(3+68, 6,181.45)	0.035
(3+68, 6,181.45)	(4+26, 6,187.35)	0.040

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Normal Depth	7.4 in
Roughness Coefficient	0.031
Elevation	6,174.96 ft
Elevation Range	6,174.3 to 6,192.2 ft
Flow Area	33.7 ft²
Wetted Perimeter	60.6 ft
Hydraulic Radius	6.7 in
Top Width	60.50 ft
Normal Depth	7.4 in
Critical Depth	8.4 in

Worksheet for Section1-100yr

Results	
Critical Slope	0.017 ft/ft
Velocity	5.11 ft/s
Velocity Head	0.41 ft
Specific Energy	1.02 ft
Froude Number	1.208
Flow Type	Supercritical

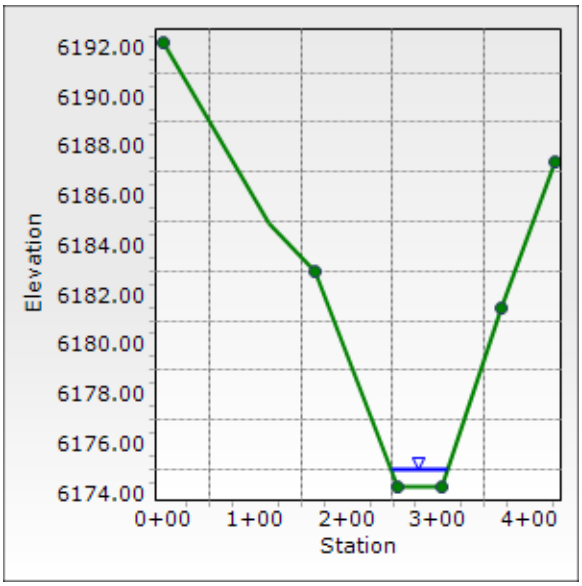
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	7.4 in
Critical Depth	8.4 in
Channel Slope	0.025 ft/ft
Critical Slope	0.017 ft/ft

Cross Section for Section1-100yr

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.025 ft/ft
Normal Depth	7.4 in
Discharge	172.00 cfs



Worksheet for Section1-500yr

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.025 ft/ft
Discharge	243.00 cfs

Section Definitions

Station (ft)	Elevation (ft)
0+00	6,192.15
1+14	6,184.88
1+65	6,183.02
2+55	6,174.34
3+03	6,174.34
3+68	6,181.45
4+26	6,187.35

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00, 6,192.15)	(1+65, 6,183.02)	0.040
(1+65, 6,183.02)	(2+55, 6,174.34)	0.035
(2+55, 6,174.34)	(3+03, 6,174.34)	0.030
(3+03, 6,174.34)	(3+68, 6,181.45)	0.035
(3+68, 6,181.45)	(4+26, 6,187.35)	0.040

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Normal Depth	9.1 in
Roughness Coefficient	0.031
Elevation	6,175.10 ft
Elevation Range	6,174.3 to 6,192.2 ft
Flow Area	42.3 ft²
Wetted Perimeter	63.3 ft
Hydraulic Radius	8.0 in
Top Width	63.21 ft
Normal Depth	9.1 in
Critical Depth	10.4 in

Worksheet for Section1-500yr

Results	
Critical Slope	0.016 ft/ft
Velocity	5.75 ft/s
Velocity Head	0.51 ft
Specific Energy	1.27 ft
Froude Number	1.239
Flow Type	Supercritical

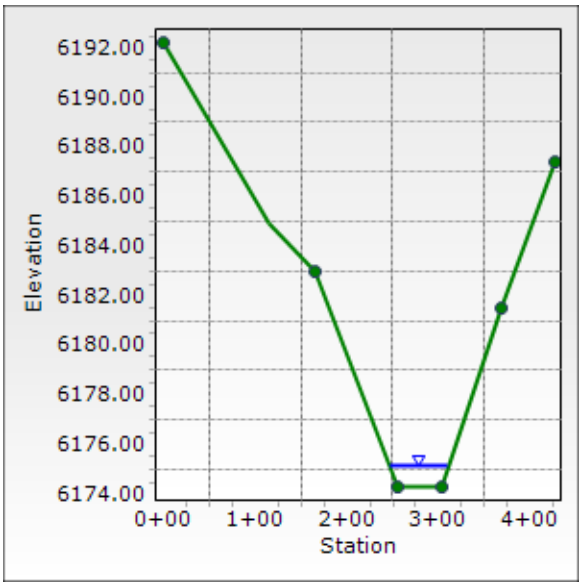
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	9.1 in
Critical Depth	10.4 in
Channel Slope	0.025 ft/ft
Critical Slope	0.016 ft/ft

Cross Section for Section1-500yr

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.025 ft/ft
Normal Depth	9.1 in
Discharge	243.00 cfs



Worksheet for Section2-100yr

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.025 ft/ft
Discharge	172.00 cfs

Section Definitions

Station (ft)	Elevation (ft)
0+03	6,180.44
0+99	6,172.14
1+85	6,165.24
2+23	6,165.24
3+24	6,171.64
4+24	6,176.84

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+03, 6,180.44)	(0+99, 6,172.14)	0.040
(0+99, 6,172.14)	(1+85, 6,165.24)	0.035
(1+85, 6,165.24)	(2+23, 6,165.24)	0.030
(2+23, 6,165.24)	(3+24, 6,171.64)	0.035
(3+24, 6,171.64)	(4+24, 6,176.84)	0.040

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Normal Depth	8.4 in
Roughness Coefficient	0.032
Elevation	6,165.94 ft
Elevation Range	6,165.2 to 6,180.4 ft
Flow Area	33.5 ft²
Wetted Perimeter	58.0 ft
Hydraulic Radius	6.9 in
Top Width	57.91 ft
Normal Depth	8.4 in
Critical Depth	9.3 in
Critical Slope	0.017 ft/ft

Worksheet for Section2-100yr

Results	
Velocity	5.13 ft/s
Velocity Head	0.41 ft
Specific Energy	1.11 ft
Froude Number	1.189
Flow Type	Supercritical

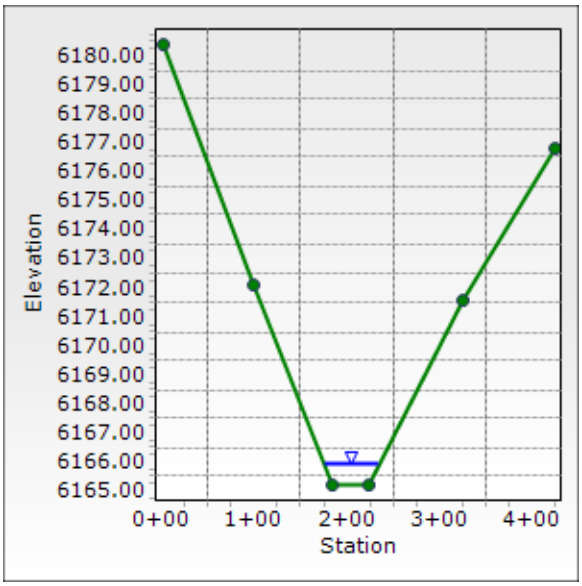
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	8.4 in
Critical Depth	9.3 in
Channel Slope	0.025 ft/ft
Critical Slope	0.017 ft/ft

Cross Section for Section2-100yr

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.025 ft/ft
Normal Depth	8.4 in
Discharge	172.00 cfs



Worksheet for Section2-500yr

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.025 ft/ft
Discharge	243.00 cfs

Section Definitions

Station (ft)	Elevation (ft)
0+03	6,180.44
0+99	6,172.14
1+85	6,165.24
2+23	6,165.24
3+24	6,171.64
4+24	6,176.84

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+03, 6,180.44)	(0+99, 6,172.14)	0.040
(0+99, 6,172.14)	(1+85, 6,165.24)	0.035
(1+85, 6,165.24)	(2+23, 6,165.24)	0.030
(2+23, 6,165.24)	(3+24, 6,171.64)	0.035
(3+24, 6,171.64)	(4+24, 6,176.84)	0.040

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Normal Depth	10.2 in
Roughness Coefficient	0.032
Elevation	6,166.09 ft
Elevation Range	6,165.2 to 6,180.4 ft
Flow Area	42.6 ft²
Wetted Perimeter	62.3 ft
Hydraulic Radius	8.2 in
Top Width	62.20 ft
Normal Depth	10.2 in
Critical Depth	11.4 in
Critical Slope	0.016 ft/ft

Worksheet for Section2-500yr

Results	
Velocity	5.70 ft/s
Velocity Head	0.50 ft
Specific Energy	1.35 ft
Froude Number	1.214
Flow Type	Supercritical

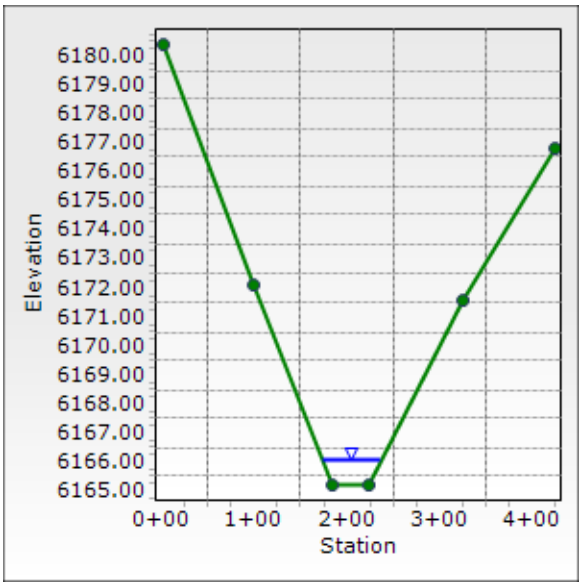
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	10.2 in
Critical Depth	11.4 in
Channel Slope	0.025 ft/ft
Critical Slope	0.016 ft/ft

Cross Section for Section2-500yr

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.025 ft/ft
Normal Depth	10.2 in
Discharge	243.00 cfs



Worksheet for Section3-100yr

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.025 ft/ft
Discharge	172.00 cfs

Section Definitions

Station (ft)	Elevation (ft)
0+38	6,172.65
1+19	6,165.02
2+13	6,157.41
2+98	6,159.24
3+67	6,167.91
4+27	6,168.80

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+38, 6,172.65)	(1+19, 6,165.02)	0.040
(1+19, 6,165.02)	(2+13, 6,157.41)	0.035
(2+13, 6,157.41)	(2+98, 6,159.24)	0.030
(2+98, 6,159.24)	(3+67, 6,167.91)	0.035
(3+67, 6,167.91)	(4+27, 6,168.80)	0.040

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Normal Depth	13.0 in
Roughness Coefficient	0.031
Elevation	6,158.49 ft
Elevation Range	6,157.4 to 6,172.7 ft
Flow Area	34.3 ft²
Wetted Perimeter	63.5 ft
Hydraulic Radius	6.5 in
Top Width	63.44 ft
Normal Depth	13.0 in
Critical Depth	14.0 in
Critical Slope	0.017 ft/ft

Worksheet for Section3-100yr

Results	
Velocity	5.01 ft/s
Velocity Head	0.39 ft
Specific Energy	1.47 ft
Froude Number	1.200
Flow Type	Supercritical

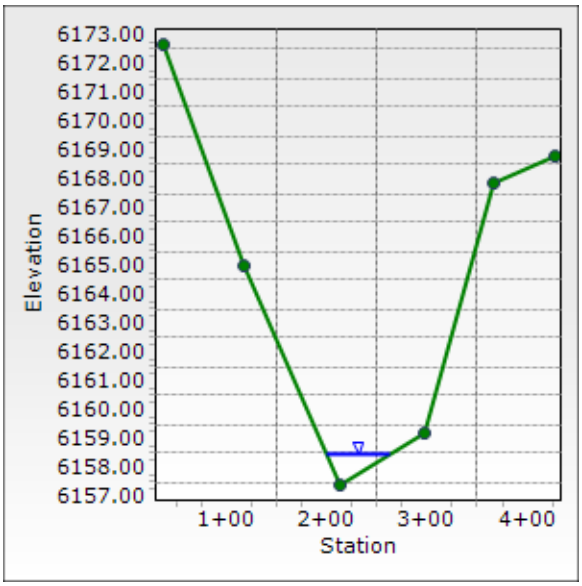
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	13.0 in
Critical Depth	14.0 in
Channel Slope	0.025 ft/ft
Critical Slope	0.017 ft/ft

Cross Section for Section3-100yr

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.025 ft/ft
Normal Depth	13.0 in
Discharge	172.00 cfs



Worksheet for Section3-500yr

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.025 ft/ft
Discharge	243.00 cfs

Section Definitions

Station (ft)	Elevation (ft)
0+38	6,172.65
1+19	6,165.02
2+13	6,157.41
2+98	6,159.24
3+67	6,167.91
4+27	6,168.80

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+38, 6,172.65)	(1+19, 6,165.02)	0.040
(1+19, 6,165.02)	(2+13, 6,157.41)	0.035
(2+13, 6,157.41)	(2+98, 6,159.24)	0.030
(2+98, 6,159.24)	(3+67, 6,167.91)	0.035
(3+67, 6,167.91)	(4+27, 6,168.80)	0.040

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Normal Depth	14.8 in
Roughness Coefficient	0.031
Elevation	6,158.64 ft
Elevation Range	6,157.4 to 6,172.7 ft
Flow Area	44.5 ft²
Wetted Perimeter	72.3 ft
Hydraulic Radius	7.4 in
Top Width	72.22 ft
Normal Depth	14.8 in
Critical Depth	16.0 in
Critical Slope	0.016 ft/ft

Worksheet for Section3-500yr

Results	
Velocity	5.46 ft/s
Velocity Head	0.46 ft
Specific Energy	1.70 ft
Froude Number	1.226
Flow Type	Supercritical

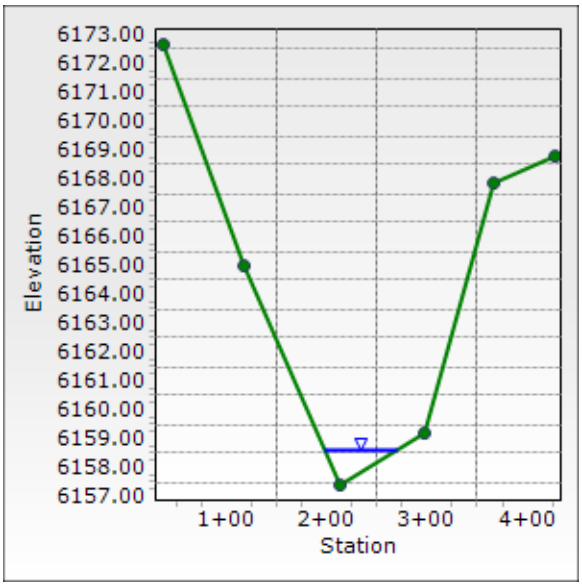
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	14.8 in
Critical Depth	16.0 in
Channel Slope	0.025 ft/ft
Critical Slope	0.016 ft/ft

Cross Section for Section3-500yr

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.025 ft/ft
Normal Depth	14.8 in
Discharge	243.00 cfs



Worksheet for Section4-100yr

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.025 ft/ft
Discharge	172.00 cfs

Section Definitions

Station (ft)	Elevation (ft)
0+06	6,166.63
2+07	6,154.28
2+77	6,148.00
3+01	6,148.10
3+59	6,151.33
4+26	6,153.60

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+06, 6,166.63)	(2+07, 6,154.28)	0.040
(2+07, 6,154.28)	(2+77, 6,148.00)	0.035
(2+77, 6,148.00)	(3+01, 6,148.10)	0.030
(3+01, 6,148.10)	(3+59, 6,151.33)	0.035
(3+59, 6,151.33)	(4+26, 6,153.60)	0.040

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Normal Depth	11.1 in
Roughness Coefficient	0.033
Elevation	6,148.93 ft
Elevation Range	6,148.0 to 6,166.6 ft
Flow Area	31.9 ft²
Wetted Perimeter	49.2 ft
Hydraulic Radius	7.8 in
Top Width	49.13 ft
Normal Depth	11.1 in
Critical Depth	12.1 in
Critical Slope	0.018 ft/ft

Worksheet for Section4-100yr

Results		
Velocity	5.39	ft/s
Velocity Head	0.45	ft
Specific Energy	1.38	ft
Froude Number	1.179	
Flow Type	Supercritical	

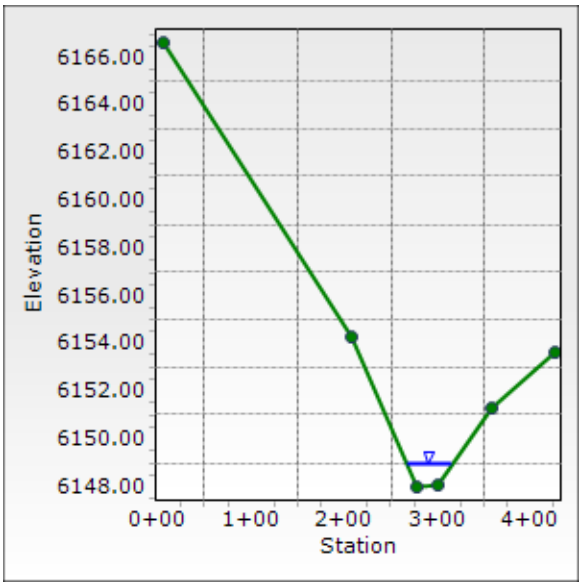
GVF Input Data		
Downstream Depth	0.0	in
Length	0.0	ft
Number Of Steps	0	

GVF Output Data		
Upstream Depth	0.0	in
Profile Description	N/A	
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	11.1	in
Critical Depth	12.1	in
Channel Slope	0.025	ft/ft
Critical Slope	0.018	ft/ft

Cross Section for Section4-100yr

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.025 ft/ft
Normal Depth	11.1 in
Discharge	172.00 cfs



Worksheet for Section4-500yr

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.025 ft/ft
Discharge	243.00 cfs

Section Definitions

Station (ft)	Elevation (ft)
0+06	6,166.63
2+07	6,154.28
2+77	6,148.00
3+01	6,148.10
3+59	6,151.33
4+26	6,153.60

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+06, 6,166.63)	(2+07, 6,154.28)	0.040
(2+07, 6,154.28)	(2+77, 6,148.00)	0.035
(2+77, 6,148.00)	(3+01, 6,148.10)	0.030
(3+01, 6,148.10)	(3+59, 6,151.33)	0.035
(3+59, 6,151.33)	(4+26, 6,153.60)	0.040

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Normal Depth	13.2 in
Roughness Coefficient	0.033
Elevation	6,149.10 ft
Elevation Range	6,148.0 to 6,166.6 ft
Flow Area	41.0 ft²
Wetted Perimeter	54.3 ft
Hydraulic Radius	9.1 in
Top Width	54.27 ft
Normal Depth	13.2 in
Critical Depth	14.6 in
Critical Slope	0.017 ft/ft

Worksheet for Section4-500yr

Results	
Velocity	5.92 ft/s
Velocity Head	0.55 ft
Specific Energy	1.65 ft
Froude Number	1.201
Flow Type	Supercritical

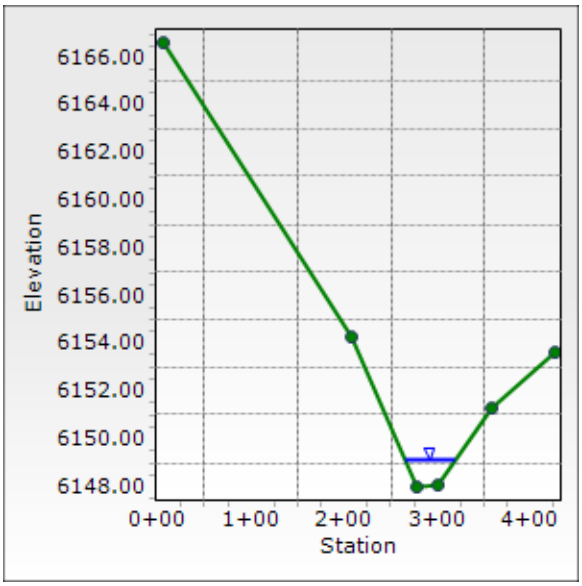
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

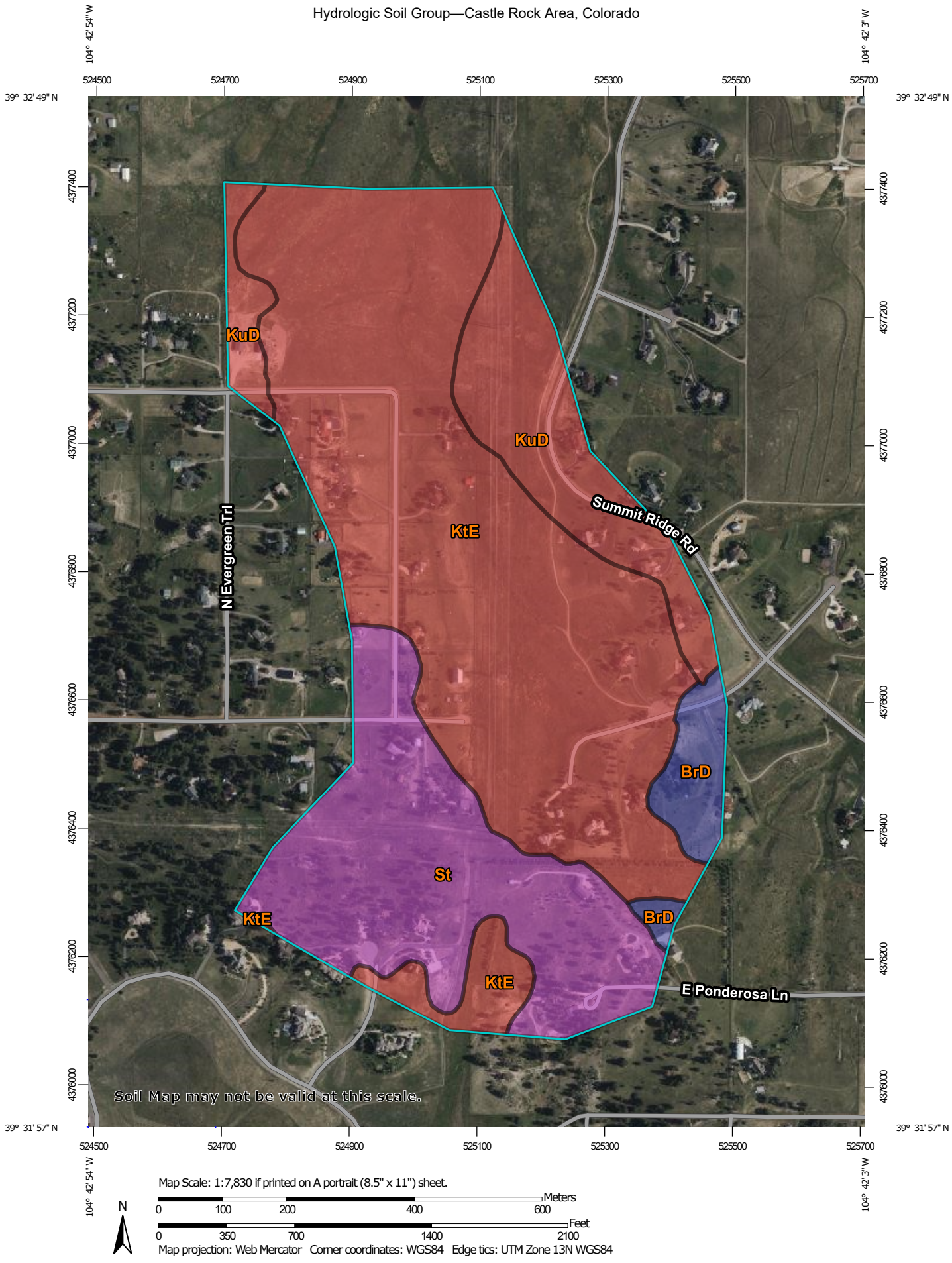
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	13.2 in
Critical Depth	14.6 in
Channel Slope	0.025 ft/ft
Critical Slope	0.017 ft/ft

Cross Section for Section4-500yr

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.025 ft/ft
Normal Depth	13.2 in
Discharge	243.00 cfs




104° 42' 54" W
104° 42' 3" W
524500
524700
524900
525100
525300
525500
525700
39° 32' 49" N
39° 31' 57" N
4377400
4377200
4377000
4376800
4376600
4376400
4376200
4376000
KuD
KuD
KtE
KtE
St
BrD
BrD
KtE
N Evergreen Trl
Summit Ridge Rd
E Ponderosa Ln
Soil Map may not be valid at this scale.
Map Scale: 1:7,830 if printed on A portrait (8.5" x 11") sheet.
N
Meters
0 100 200 400 600
Feet
0 350 700 1400 2100
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Castle Rock Area, Colorado
Survey Area Data: Version 17, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BrD	Bresser sandy loam, cool, 5 to 9 percent slopes	B	6.8	3.9%
KtE	Kutch sandy loam, 5 to 20 percent slopes	D	101.5	57.2%
KuD	Kutch clay loam, 4 to 8 percent slopes	D	24.7	13.9%
St	Stapleton-Bresser association	A	44.5	25.1%
Totals for Area of Interest			**177.4**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

National Flood Hazard Layer FIRMette

FEMA

104°42'56"W 39°32'51"N

104°42'19"W 39°32'23"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/23/2025 at 10:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

NOAA Atlas 14, Volume 8, Version 2
Location name: Parker, Colorado, USA*
Latitude: 39.5441°, Longitude: -104.7105°
Elevation: 6184 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.228 (0.186-0.282)	0.287 (0.234-0.354)	0.386 (0.314-0.478)	0.474 (0.382-0.588)	0.600 (0.470-0.774)	0.702 (0.536-0.915)	0.809 (0.596-1.08)	0.922 (0.650-1.26)	1.08 (0.731-1.50)	1.20 (0.791-1.69)
10-min	0.334 (0.273-0.412)	0.420 (0.342-0.518)	0.566 (0.459-0.700)	0.693 (0.560-0.861)	0.878 (0.688-1.13)	1.03 (0.785-1.34)	1.18 (0.873-1.58)	1.35 (0.952-1.84)	1.58 (1.07-2.20)	1.76 (1.16-2.48)
15-min	0.408 (0.333-0.503)	0.512 (0.417-0.632)	0.690 (0.560-0.854)	0.846 (0.683-1.05)	1.07 (0.839-1.38)	1.25 (0.957-1.64)	1.44 (1.06-1.92)	1.65 (1.16-2.24)	1.93 (1.30-2.69)	2.15 (1.41-3.02)
30-min	0.528 (0.431-0.652)	0.664 (0.541-0.820)	0.897 (0.729-1.11)	1.10 (0.888-1.37)	1.39 (1.09-1.80)	1.63 (1.24-2.13)	1.88 (1.38-2.50)	2.14 (1.51-2.92)	2.50 (1.63-3.45)	2.79 (1.83-3.92)
60-min	0.660 (0.539-0.815)	0.819 (0.668-1.01)	1.10 (0.890-1.36)	1.34 (1.08-1.67)	1.70 (1.34-2.21)	2.00 (1.53-2.62)	2.32 (1.71-3.09)	2.65 (1.87-3.62)	3.12 (2.12-4.36)	3.50 (2.30-4.92)
2-hr	0.792 (0.650-0.971)	0.974 (0.799-1.19)	1.30 (1.06-1.59)	1.58 (1.29-1.95)	2.02 (1.60-2.60)	2.37 (1.83-3.08)	2.76 (2.05-3.65)	3.17 (2.25-4.29)	3.74 (2.56-5.19)	4.21 (2.79-5.88)
3-hr	0.891 (0.733-1.09)	1.08 (0.890-1.32)	1.43 (1.17-1.74)	1.74 (1.42-2.14)	2.21 (1.76-2.84)	2.61 (2.02-3.38)	3.04 (2.26-4.01)	3.50 (2.50-4.72)	4.15 (2.85-5.74)	4.68 (3.12-6.50)
6-hr	1.09 (0.904-1.32)	1.31 (1.09-1.59)	1.71 (1.41-2.08)	2.07 (1.70-2.53)	2.62 (2.10-3.34)	3.08 (2.40-3.95)	3.57 (2.68-4.68)	4.11 (2.96-5.50)	4.86 (3.36-6.66)	5.48 (3.67-7.54)
12-hr	1.34 (1.12-1.61)	1.61 (1.34-1.94)	2.09 (1.73-2.51)	2.51 (2.07-3.03)	3.13 (2.51-3.94)	3.64 (2.84-4.62)	4.18 (3.16-5.41)	4.76 (3.44-6.30)	5.57 (3.87-7.54)	6.21 (4.20-8.48)
24-hr	1.64 (1.37-1.95)	1.95 (1.63-2.33)	2.48 (2.07-2.97)	2.95 (2.44-3.54)	3.62 (2.92-4.50)	4.17 (3.27-5.23)	4.74 (3.60-6.07)	5.34 (3.89-7.00)	6.18 (4.32-8.28)	6.84 (4.65-9.25)
2-day	1.95 (1.64-2.31)	2.28 (1.92-2.70)	2.84 (2.38-3.38)	3.33 (2.78-3.97)	4.04 (3.27-4.97)	4.61 (3.64-5.73)	5.20 (3.97-6.60)	5.83 (4.27-7.56)	6.69 (4.72-8.89)	7.37 (5.06-9.88)
3-day	2.12 (1.79-2.49)	2.47 (2.09-2.92)	3.08 (2.59-3.64)	3.60 (3.01-4.27)	4.34 (3.53-5.32)	4.94 (3.92-6.11)	5.56 (4.26-7.01)	6.20 (4.56-8.00)	7.08 (5.01-9.35)	7.77 (5.36-10.4)
4-day	2.24 (1.90-2.63)	2.62 (2.22-3.08)	3.26 (2.75-3.84)	3.81 (3.19-4.50)	4.59 (3.73-5.59)	5.21 (4.14-6.41)	5.85 (4.49-7.35)	6.51 (4.80-8.36)	7.42 (5.26-9.75)	8.12 (5.61-10.8)
7-day	2.56 (2.18-2.99)	2.97 (2.53-3.47)	3.67 (3.11-4.30)	4.27 (3.60-5.02)	5.12 (4.18-6.20)	5.79 (4.63-7.09)	6.49 (5.01-8.09)	7.21 (5.35-9.20)	8.19 (5.85-10.7)	8.96 (6.23-11.8)
10-day	2.86 (2.44-3.32)	3.29 (2.80-3.83)	4.02 (3.42-4.69)	4.64 (3.92-5.44)	5.53 (4.54-6.67)	6.24 (5.01-7.61)	6.98 (5.41-8.67)	7.74 (5.76-9.83)	8.78 (6.30-11.4)	9.60 (6.70-12.6)
20-day	3.76 (3.23-4.34)	4.25 (3.64-4.91)	5.06 (4.33-5.86)	5.76 (4.90-6.70)	6.76 (5.58-8.07)	7.55 (6.09-9.11)	8.36 (6.53-10.3)	9.21 (6.91-11.6)	10.4 (7.48-13.3)	11.3 (7.92-14.6)
30-day	4.54 (3.91-5.21)	5.11 (4.40-5.88)	6.07 (5.21-6.99)	6.87 (5.86-7.94)	7.99 (6.61-9.47)	8.86 (7.17-10.6)	9.75 (7.63-11.9)	10.7 (8.02-13.3)	11.9 (8.60-15.2)	12.8 (9.05-16.6)
45-day	5.53 (4.78-6.33)	6.28 (5.42-7.19)	7.49 (6.45-8.59)	8.47 (7.26-9.76)	9.81 (8.12-11.5)	10.8 (8.77-12.9)	11.8 (9.26-14.3)	12.8 (9.65-15.9)	14.1 (10.2-17.8)	15.0 (10.7-19.4)
60-day	6.38 (5.54-7.28)	7.32 (6.34-8.36)	8.80 (7.60-10.1)	9.99 (8.58-11.5)	11.5 (9.56-13.5)	12.7 (10.3-15.0)	13.8 (10.8-16.6)	14.9 (11.2-18.3)	16.2 (11.8-20.4)	17.2 (12.2-22.0)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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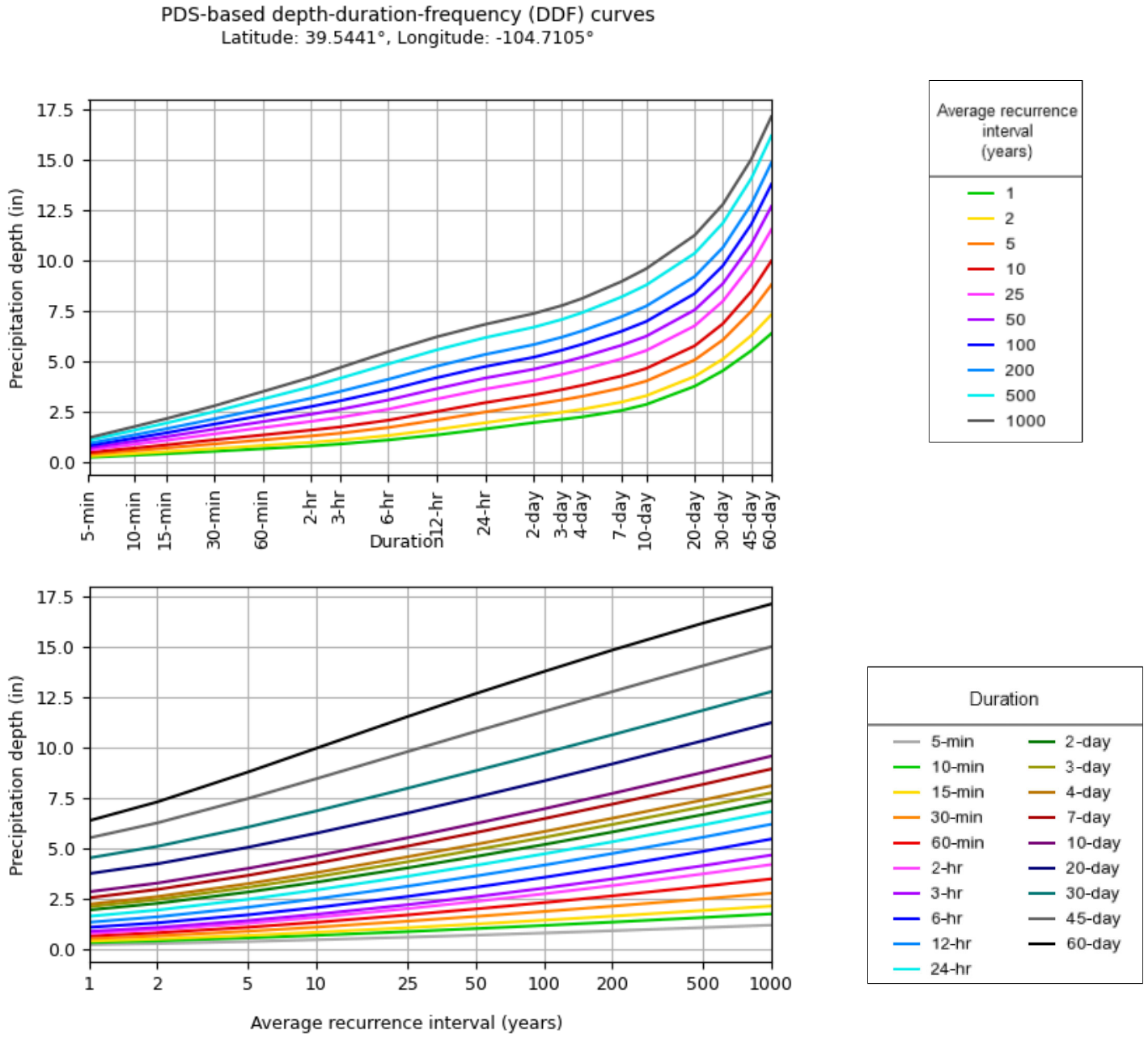
PF graphical



NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Tue Sep 23 19:26:58 2025

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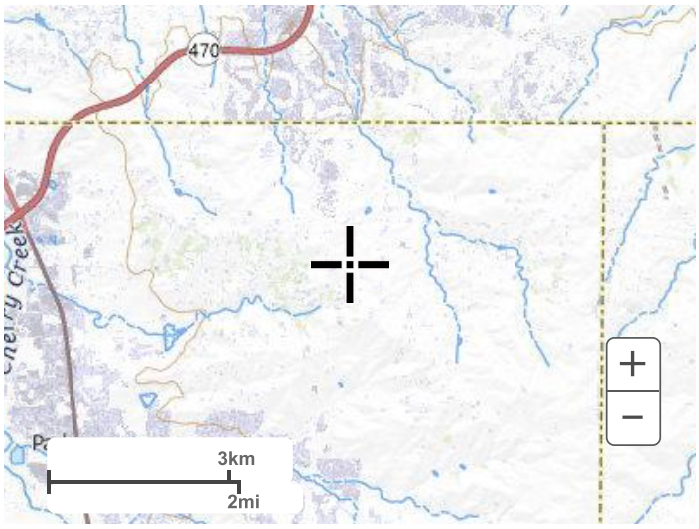
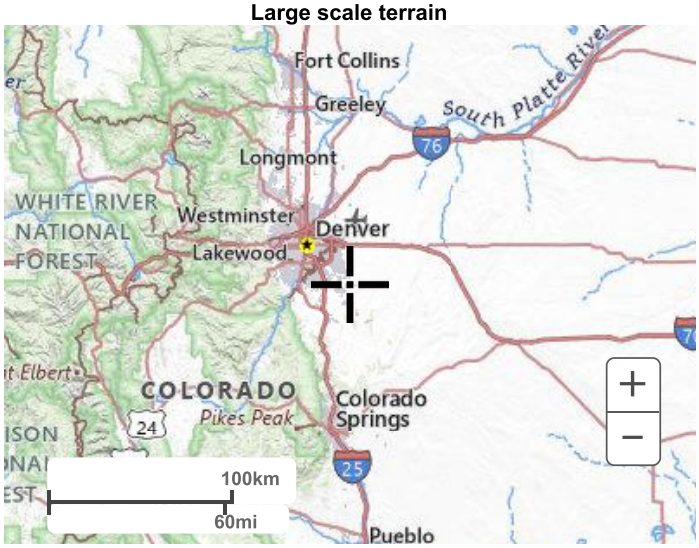
Maps & aerials

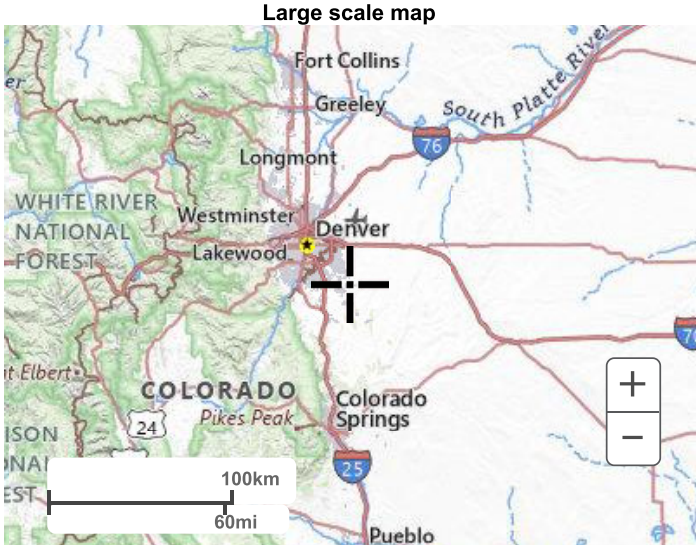
Small scale terrain



Large scale terrain



Large scale map



Large scale aerial

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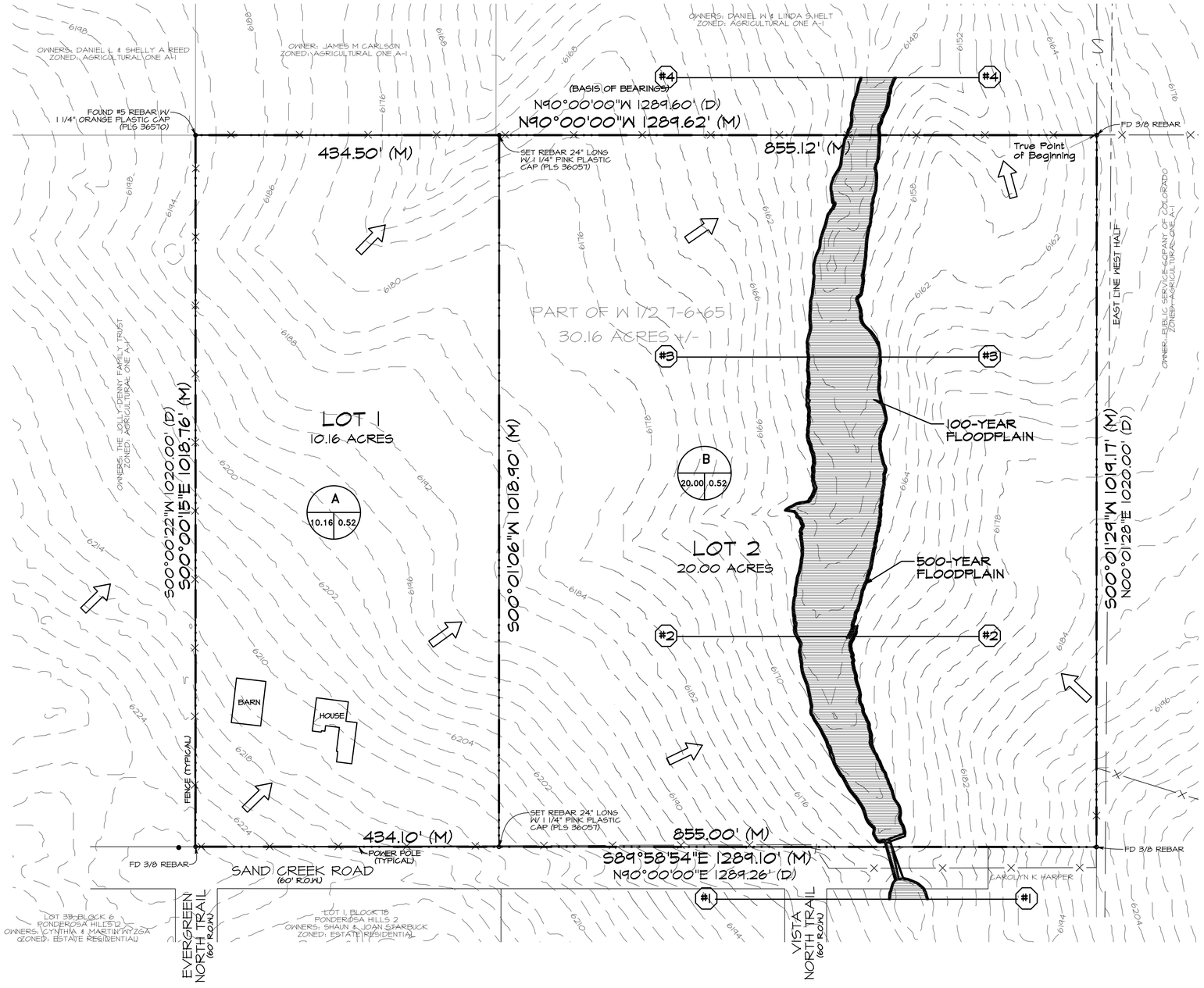
US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer



LEGEND

- EXISTING COUNTOUR PER DOUGLAS COUNTY (2' INTERVALS)
- = BASIN LINE
- 100-YEAR FLOOD ZONE (CALCULATED)
- 500-YEAR FLOOD ZONE (CALCULATED)
- (##) CROSS SECTION
- = EXISTING DRAINAGE DIRECTION
- A-1 (BASIN) 0.33 (AREA (ACRES)) 0.53 (RUNOFF COEFFICIENT C100) = BASIN INFORMATION

FLOODPLAIN NOTES

1. THE PINEY CREEK TRIBUTARY FLOWRATE WAS CALCULATED USING THE USGS STREAMSTATS AND THE RATIONAL METHOD FOR THE 96 ACRE BASIN.
   Q100 = 172 CFS
   Q500 = 243 CFS
2. THIS IS NOT A STANDALONE DOCUMENT. ALL ADDITIONAL CALCULATIONS AND DESIGN INFORMATION CAN BE FOUND WITHIN THE DRAINAGE REPORT FOR THIS SUBDIVISION.
3. THE TOPOGRAPHY AND CONTOURS USED FOR THE ANALYSIS SHOWN ON THIS EXHIBIT ARE OF DOUGLAS COUNTY GIS OPEN DATA.
4. THE SITE DOES NOT LIE WITHING A FEMA FLOOD ZONE, PER MAP NUMBER 08035C0087G DATED 02/17/2017.

GRAPHIC SCALE 1"=80'
0 80 160 240

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

REVISIONS

DRISKILL SUBDIVISION
DRAINAGE MAP
LOT 1 & LOT 2 DRISKILL SUBDIVISION

SCALE	1"=80'
DATE	09/24/25
DR'N. ZET	CK'D. –
AP'VD.	–
JOB NUMBER	20-1555
Sheet	1 of 1

F:\ Sep. 26, 2025, 4:55:07PM
C:\Drawings\2020\20-1555\Civil\drawings\20-1555-DrnMap.pro

HAYES POZNANOVIC KORVER LLC
ATTORNEYS AT LAW

1999 BROADWAY, SUITE 3200
DENVER, COLORADO 80202

TELEPHONE (303) 825-1980

FACSIMILE (303) 825-1983

February 3, 2024

Douglas County Department of Community Development
100 Third Street
Castle Rock Colorado 80124

Re: CORRECTION to July 17 2024 Water Supply Report Case PS 2024-097, Rezoning, Large rural residential, 30 acres SE ¼ NW ¼ Section 7 T6S R65 W William T Driskill and Maria Driskill, Applicants.

The Lower Dawson well permit referenced in the July 17 2024 report previously submitted, was incorrectly identified as permit number 83445. The correct permit number for the Driskill well is 283445. There are 2 references to the incorrect permit number in paragraph 3 of the report. All other information in the prior report is correct.

HAYES POZNANOVIC KORVER LLC

James J. Petrock

Copy- Bill Driskill billpd1957@gmail .com

HAYES POZNANOVIC KORVER LLC
ATTORNEYS AT LAW

700 17TH STREET, SUITE 1800
DENVER, COLORADO 80202

TELEPHONE (303) 825-1980 FACSIMILE (303) 825-1983

July 17, 2024

Douglas County Department of Community Development
100 Third Steet
Castle Rock CO 80124

Re: Available Water Rights- Case number PS 2024-097 , Rezoning, Large rural residential, 30 acres, SE ¼ NW ¼ Sec 7 T6SR65W, William P Driskill and Maria T Driskill, Applicants.

1. Property Description.

SE ¼ NW1/4 Section 7 T 6S R 65 W. County of Douglas, State of Colorado. 30 acres.

2. Ownership

William P Driskill and Maria T. Driskill

3. Water Rights appurtenant to Described Property

(a) Well permit 83445 – 3 acre feet Lower Dawson non tributary groundwater.
(b) Non tributary groundwater underlying the Property:

Aquifer	Annual Appropriation
Lower Dawson (NT)	4.9 acre feet*
Denver (NT)	12.7 acre feet
Arapahoe (NT)	14.3 acre feet
Laramie Fox Hills(NT)	10.1 acre feet

*less 3 acre feet under well permit 83445.

4. Adequacy of Water Supply for Large Rural Residential Zoning

Douglas County zoning requires 1 acre foot/year/ per residential unit. 3 acre feet of non-tributary Lower Dawson groundwater is legally available There is also 12.7 acre feet of non-tributary Denver aquifer and 14.3 acre feet of Arapahoe aquifer groundwater available .

HAYES POZNANOVIC KORVER LLC

James J. Petrock.

Copy- Bill Driskill billpd1957@gmail.com

COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 283455-
RECEIPT NUMBER 3646148

ORIGINAL PERMIT APPLICANT(S)

DIREZZA LIMITED FAMILY PARTENRSHIP

APPROVED WELL LOCATION

Water Division: 2 Water District: 67
Designated Basin: N/A
Management District: N/A
County: KIOWA
Parcel Name: N/A
Physical Address: 0 EAST SAND CREEK ROAD PARKER, CO 80138

NW 1/4 NW 1/4 Section 15 Township 19.0 S Range 49.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone: 13, NAD83)

Easting: 683933.8 Northing: 4253387.1

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL

1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.

3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A) as the only well on a tract of land of 40.00 acres described as the NW 1/4 of the NW 1/4, Sec. 15, Twp. 19 S, Rng. 49 W, Sixth P.M., Kiowa County.

4) The use of ground water from this well is limited to fire protection, ordinary household purposes inside not more than three (3) single family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one (1) acre of home gardens and lawns.

5) The pumping rate of this well shall not exceed 15 GPM.

6) The return flow from the use of this well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.

7) Pursuant to Rule 6.2.3 of the Water Well Construction Rules, the well construction contractor shall submit the as-built well location on work reports required by Rule 17.3 within 60 days of completion of the well. The measured location must be accurate to 200 feet of the actual location. The location information must include a GPS location (UTM coordinates) pursuant to the Division of Water Resources' guidelines.

NOTE: This permit will expire on the expiration date unless the well is constructed by that date. A Well Construction and Test Report (GWS-31) must be submitted to the Division of Water Resources to verify the well has been constructed. An extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: http://www.water.state.co.us/pubs/forms.asp

See Original Permit

Issued By

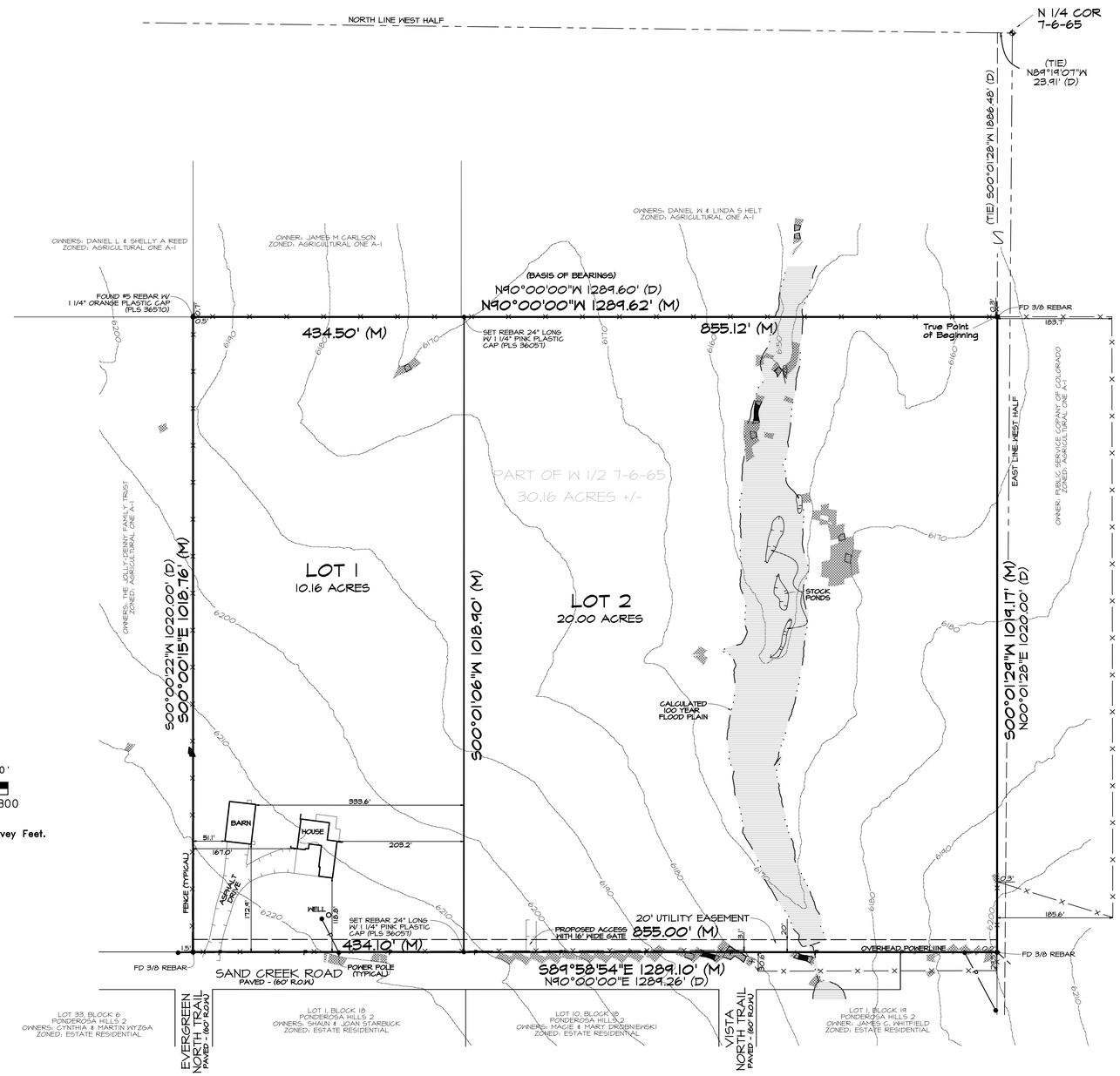
Date Issued: 7/1/2010
Expiration Date: 7/1/2012

PERMIT HISTORY

01-15-2021	CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO WILLIAM DISKILL
01-15-2021	CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO TERESA DISKILL

Well Permit number is a misprint. The correct number is 283445. Verified 10/20/25. Bill Diskill

SUPPLEMENTAL PLAN EXHIBIT
DRISKILL SUBDIVISION
Located in the West 1/2, of Section 7, Township 6 South, Range 65 West of the 6th P.M., County of Douglas, State of Colorado.
30.16 Acres 2 Residential Lots SB2025-042



GRAPHIC SCALE 1"=100'

0 100 200 300

All measurements shown hereon are U.S. Survey Feet.

Conflicting boundary evidence is as shown.

(M)=FIELD MEASURED
(D)=DEEDED DIMENSIONS

BASIS OF BEARINGS
Bearings are assumed and based on the consideration that the North line of said Parcel bears N90°00'00"W as shown hereon between the identified monuments.

PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE W1/2 OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF THE W 1/2 OF SAID SECTION 7; THENCE N 89°19'07"W, 23.91 FEET TO A POINT ON THE NORTH LINE OF SAID W 1/2 OF SECTION 7; THENCE S 0°01'28"W, 1886.48 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 1,289.60 FEET; THENCE S 0°00'22" W, A DISTANCE OF 1020 FEET; THENCE EAST 1,289.26 FEET; THENCE N 0°01'28" E, A DISTANCE OF 1020 FEET, TO THE TRUE POINT OF BEGINNING, CONTAINING 30 ACRES OR LESS, COUNTY OF DOUGLAS, STATE OF COLORADO.

SLOPES:

15-20% SLOPE =

20-25% SLOPE =

25% > SLOPE =

LEGENDS:

EXISTING CONTOURS (10' INTERVAL)

PLAT BOUNDARY LINES =

PROPOSED LOT LINES =

CALCULATED 100 YEAR FLOOD PLAIN =

"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

REVISIONS
Flood Plain 09-24-25
Misc 09-25-25
Slopes 10-20-25
Referral Comments 01-23-26
Referral Comments 01-29-26

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

SCALE
DATE
DRN. DMH CKD.
APVD.

TITLE: SUPPLEMENTAL PLAN EXHIBIT
DRISKILL SUBDIVISION
Located in the West 1/2 of Section 7 Township 6 South, Range 65 West of the 6th P.M., Douglas County, Colorado.

CLIENT: BILL DRISKILL

Sheet 1 of 1

JOB NUMBER: 20-1555

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DRISKILL SUBDIVISION

Located in the West 1/2, of Section 7, Township 6 South, Range 65 West of the 6th P.M., County of Douglas, State of Colorado.

30.16 Acres 2 Residential Lots SB2025-042

VICINITY MAP

SCALE: 1"=1000'

GRAPHIC SCALE 1"=1000'

0 1000 2000 3000

DEDICATION STATEMENT:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided and platted said lands into two lots, as shown hereon under the name and subdivision of Driskill Subdivision. The utility easements shown hereon are hereby dedicated for public utilities and cable communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities.

Owners:

_____ _____
William P Driskill Maria T. Driskill

State of Colorado }
County of Douglas } SS.

Acknowledged before me this _____ day of _____, 2025, by William P. Driskill.

My commission expires: _____

Witness my hand and seal

_____
Notary Public

State of Colorado }
County of Douglas } SS.

Acknowledged before me this _____ day of _____, 2025, by Maria T. Driskill.

My commission expires: _____

Witness my hand and seal

_____
Notary Public

BOARD OF COUNTY COMMISSIONERS:

This plat was approved for filing by the Board of County Commissioners of Douglas County, CO, on the _____day of_____ , 20____, subject to any conditions specified hereon. The dedication of the utility easement are accepted .

All expenses incurred with respect to improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the subdivider and not Douglas County.

This acceptance does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit, well permit, or sewage disposal permit will be issued.

_____
Chair, Board of Douglas County Commissioners

APPLICANT INFORMATION:

BILL DRISKILL
9315 SAND CREEK ROAD
PARKER, CO 80138

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LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE W1/2 OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M., RECORDED JANUARY 19, 2021 AT REC NO. 2021006962 MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE NORTHEAST CORNER OF THE W1/2 OF SAID SECTION 7; THENCE N 89°19'07"W, 23.91 FEET TO A POINT ON THE NORTH LINE OF SAID W 1/2 OF SECTION 7; THENCE S 0°01'28"W, 1886.48 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 1,289.60 FEET; THENCE S 0°00'22" W, A DISTANCE OF 1020 FEET; THENCE EAST 1,289.26 FEET; THENCE N 0°01'28" E, A DISTANCE OF 1020 FEET, TO THE TRUE POINT OF BEGINNING, CONTAINING 30 ACRES OR LESS, COUNTY OF DOUGLAS, STATE OF COLORADO.

TITLE VERIFICATION:

We Land Title Guarantee Company do hereby certify that we have examined the title of all land platted hereon and that title to such land is in the dedicator(s) free and clear of all liens, taxes and encumbrances:

Land Title Guarantee Company

By: _____ Date: _____

Title: _____

State of Colorado }
County of Douglas } SS.

Acknowledged before me this _____ day of _____, 2025, by _____ as _____.

My commission expires: _____

Witness my hand and seal

_____
Notary Public

NOTES:

1. BASIS OF BEARINGS
   Bearings are assumed and based on the consideration that the North line of said Parcel bears N90°00'00"W as shown hereon between the identified monuments.
   Northwest corner is #5 Rebar with a 1-1/4" diameter orange plastic cap stamped PLS 36570:
   Northeast corner is #3 Rebar.
2. The purpose of this plat is to create 2 Parcels out of an existing parcel recorded at reception 2021006962.
   One Parcel containing the existing house & structures, and a 20 acre Parcel for a separate future residence.
3. All Denver Basin Aquifer water beneath this property is dedicated through a Declaration of Restrictive Covenants recorded in the Douglas County Clerk and Recorders Office.
4. No improvements that conflict with or interfere with construction, maintenance, or access to utilities shall be placed within the utility easements.
   Prohibited improvements include, but are not limited to: permanent structures, buildings, counter-forts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/components, and other objects that may interfere with utility facilities or access, use, and maintenance therof.
   Prohibited improvements may be removed by the entities responsible for providing utility services.
   The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems, fiber, and other purposes as shown hereon.
   The entities responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

PLANNING COMMISSION:

The minor development final plat SB2025-042 was reviewed by the Planning

Commission on _____.

_____ _____
Planning Director, on behalf of the Planning Commission Date

SURVEYOR:

I, Darrell Eugene Roberts, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on January 2, 2025, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:50,000 (second order); and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivisions or surveying of land and all applicable provisions of the Douglas County Subdivision Resolution. This certification is based on my knowledge, information, and belief and is not a guaranty or warranty, either express or implied.

I attest the above on this _____ day of _____, 2025

_____
Darrell Eugene Roberts for and on behalf of David E. Archer & Assoc. Inc.,
Colorado Registered Professional Land Surveyor # 36057

CLERK AND RECORDER:

STATE OF COLORADO
COUNTY OF DOUGLAS

I hereby certify that this plat was filed in my office on this _____ day

of _____, 2025 A.D., at _____ a.m./p.m., and was recorded at

Reception Number _____.

_____
Douglas County Clerk and Recorder

REVISIONS
Flood Plain 09-24-25
Utility Easement 01-07-25
Referral Comments 01-23-26
Referral Comments 01-29-26

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

SCALE 1"=100'
DATE 09-16-25
DR'N. dmh CKD.
APP'VD.

TITLE: MINOR DEVELOPMENT PLAT
DRISKILL SUBDIVISION
Located in the West 1/2 of Section 7 Township 6 South, Range 65 West of the 6th P.M., Douglas County, Colorado.

CLIENT: BILL DRISKILL

Sheet 1 of 2

JOB NUMBER 20-1555

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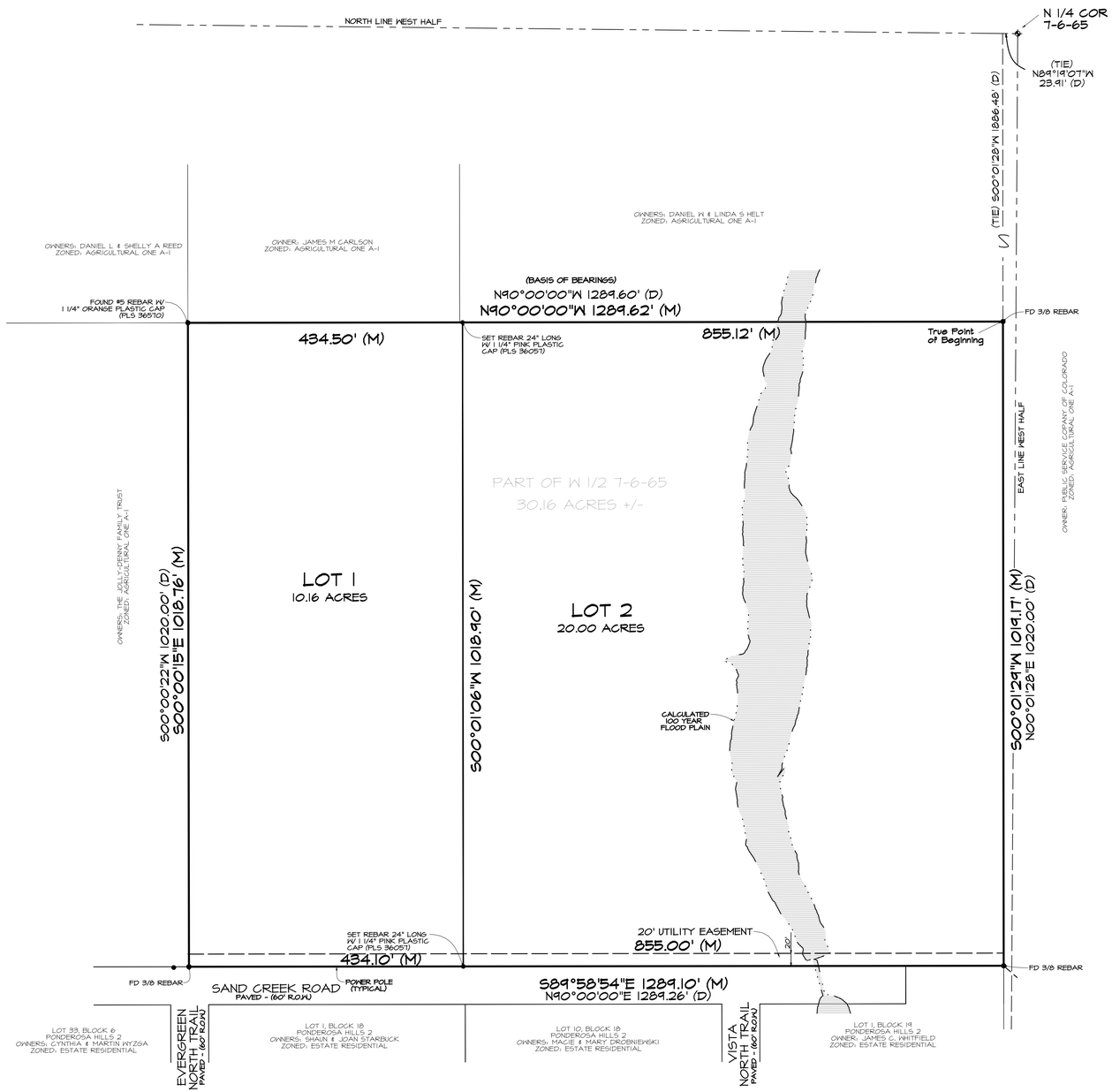
DRISKILL SUBDIVISION

Located in the West 1/2, of Section 7, Township 6 South, Range 65 West of the 6th P.M., County of Douglas, State of Colorado.

30.16 Acres 2 Residential Lots SB2025-042



GRAPHIC SCALE 1"=100'

0 100 200 300

(P) = PLATTED DIMENSION
(M) = FIELD MEASURED DIMENSION

LEGEND:

⊙ = SET 24" LONG #5 REBAR W/ 1 3/8" PINK PLASTIC CAP PLS 36057

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REVISIONS
Flood Plain 09-24-25
Referral Comments 01-23-26
Referral Comments 01-29-26

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SCALE 1"=100'
DATE 09-16-25
DR'N. clmh
CK'D.
APP'VD.

TITLE MINOR DEVELOPMENT PLAT
DRISKILL SUBDIVISION
Located in the West 1/2 of Section 7 Township 6 South, Range 65 West of the 6th P.M., Douglas County, Colorado.

CLIENT BILL DRISKILL

Sheet 2 of 2

JOB NUMBER 20-1555

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