



**BOARD OF COUNTY COMMISSIONERS LAND USE
MEETING/PUBLIC HEARING
TUESDAY, MARCH 25, 2025
AGENDA**

Tuesday, March 25, 2025

2:30 PM

Hearing Room

2:30 PM

1. Call to Order

- a. Pledge of Allegiance
- b. Attorney Certification of Agenda
- c. Commissioners Disclosure for Items on This Agenda

2. Land Use Meeting Agenda Items

- a. Fields Filing 2 - Final Plat - Project File: SB2024-027.
Heather Scott, AICP, Principal Planner — *Department of Community Development*
The request is for approval of a final plat for 5 single-family detached residential lots, 2 tracts, one public road, and additional right-of-way for Hilltop Road on 60.45 acres.

Attachments: [Staff Report - SB2024-027](#)

3. Public Hearing Agenda Items

- a. Resolution Supplementing the 2025 Adopted Budget for the County of Douglas, Colorado to Appropriate Restricted, Committed, and Assigned Fund Balances in the Amount of \$16,578,240.00 for the Re-Appropriation of Prior Year Purchase Orders.

Ryan Bolger, Budget Analyst — *Budget*

This 1st supplemental budget of 2025 will re-appropriate restricted, committed, and assigned fund balance in the amount of \$16,578,240 for purchase orders (POs) encumbered in the prior year but not fulfilled. In other words, reauthorize the spending of funds that were appropriated in 2024 for specific commitments that span multiple years. Each year the Budget Department collaborates with County Departments and Elected Officials to identify purchase orders that are no longer needed to prevent unnecessary re-appropriation in the subsequent year. We watch closely how long POs have been open and encourage departments to close POs that are older than one year. However, in some cases, we have contracts/projects that span multiple years that require us to re-appropriate remaining balances several years in a row. In the event a PO in the General Fund is re-appropriated into the subsequent year, and then closed, the Budget Department will require those funds be moved into contingency, so that departments do not inappropriately increase their spending authority. We do not necessarily use this same approach in other funds, since their funding sources are dedicated to the fund's specific purpose. Attached is a copy of the supplemental budget, which outlines the amounts being re-appropriated by fund, as well as the detail by vendor and PO (the first four digits of the PO number represents the year it was opened) along with explanations for re-appropriating POs older than one year. Fund summaries are also included to show the impact of amending the budget.

This resolution amends the fiscal year 2025 Adopted Budget by increasing appropriations for purchase orders being carried over from the prior fiscal year as follows:

- \$3,297,839 General Fund
- \$4,689,973 Road & Bridge Fund
- \$11,233 Human Services Fund
- \$58,100 Health Fund
- \$507,604 Law Enforcement Authority Fund
- \$39,067 School Safety Fund
- \$2,633,472 Justice Center Sales & Use Tax Fund
- \$2,416,228 Parks & Open Space Sales & Use Tax Fund
- \$401,304 Conservation Trust Fund
- \$2,401,507 American Rescue Plan Act Fund
- \$98,307 Capital Expenditures Fund
- \$23,606 Liability & Property Insurance Fund
- \$16,578,240** TOTAL

The total amended budget for 2025 is now \$625,203,375.

Each supplemental budget amends the adopted budget. The Budget Department will publish the supplemental budget and an additional spreadsheet reflecting how the budget has been amended.

Attachments: [Upload Combined March Supplemental 3.25.2025](#)

4. Adjournment

***The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, April 8, 2025 @ 2:30 p.m. ***

MEETING DATE: March 25, 2025

**STAFF PERSON
RESPONSIBLE:** Heather Scott, AICP, Principal Planner

DESCRIPTION: Fields Filing 2 - Final Plat - Project File: SB2024-027.

SUMMARY: The request is for approval of a final plat for 5 single-family detached residential lots, 2 tracts, one public road, and additional right-of-way for Hilltop Road on 60.45 acres.

**STAFF
ASSESSMENT:** Staff has evaluated the final plat request in accordance with Article 5 of the Subdivision Resolution. Should the Board find that the approval standards for the final plat are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to plat recordation, the applicants shall pay \$74,690.66 to Douglas County for cash-in-lieu of park land dedication.
2. Prior to plat recordation, the applicants shall pay \$3,102.96 to the Douglas County School District for cash-in-lieu of school land dedication.
3. During construction activity within the development, the applicants, their 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 discover.
4. Prior to recordation of the final plat, technical corrections to the plat exhibit shall be made to the satisfaction of Douglas County.
5. All statements and commitments made by the applicant or the applicant's representative during the public meeting 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.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	3/13/2025
Steven E Koster	Approve	3/13/2025
Jeff Garcia	Approve	3/19/2025
Andrew Copland	Approve	3/19/2025
Doug DeBord	Approve	3/19/2025
Samantha Hutchison - FYI	Notified - FYI	3/19/2025

ATTACHMENTS:

Staff Report - SB2024-027

Final Plat Staff Report

Date: March 14, 2025
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Terence T. Quinn, AICP, Director of Community Development *SK for TQ*
CC: Heather Scott, AICP, Principal Planner
Jeanette Bare, AICP, Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services
Subject: **Fields Filing 2**
Project File: **SB2024-027**

Board of County Commissioners Meeting:

March 25, 2025 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The request is for approval of a final plat for 5 single-family detached residential lots, 2 tracts, one public road, and additional right-of-way (ROW) for Hilltop Road on 60.45 acres. The property is zoned Estate Residential (ER) and is located southeast of the Town of Parker, west of the intersection of Hilltop Road and Singing Hills Road. Lots are approximately 10 acres in size. Lots will be served by individual well and septic systems. Access will occur via a new public road connecting to Hilltop Road.

Fields Filing 2 is one of three final plats proposed within the 638.71-acre Fields Preliminary Plan. The proposed plat is located in the Northeast Subarea of the Douglas County 2040 Comprehensive Master Plan.

II. APPLICATION INFORMATION

A. Applicant

Wallden - Hilltop, LLC
7199 N. Flintwood Road
Parker, Colorado 80138

B. Applicant's Representative

Tom Clark
Hilltop Brothers, LLC
8678 Concord Center Drive, Unit 200
Englewood, Colorado 80112

C. Request

The applicant requests approval of a final plat consisting of 5 single-family residential lots, 2 tracts, and public ROW on 60.45 acres.

D. Process

A final plat application is processed pursuant to Article 5 of the Subdivision Resolution. Article 5 states the intent of the process is "To provide for the review of the final engineering plans, the subdivision improvement agreement, public dedications, and other legal agreements."

Per Section 504.06 of the DCSR, "The Board shall evaluate the final plat, staff report, referral agency comments, applicant responses, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, or deny the final plat. The Board's action shall be based on the evidence presented; compliance with adopted County standards, regulations, and policies; and other guidelines."

E. Location

The project area is located in the northeast portion of Douglas County. The site is southwest of Hilltop Road, and southeast of the Town of Parker, more specifically west of the intersection of Hilltop and Singing Hills Road. The zoning map, aerial map, and 2040 CMP vicinity map highlighting site location and existing conditions are in the attachments.

F. Project Description

This final plat application is for 5 detached single-family residential lots. Proposed lots range in size from 10 acres to 10.7 acres. Each lot will be served by on-lot wells per a waiver from the ER zone district requirement for central water services granted by the Board at the time of preliminary plan approval. The five lots will also be served by individual septic systems.

The Fields Metro District No. 2 (Metro District) will own and maintain the 2 tracts proposed within the final plat area for drainage and utilities. Stormwater facilities will be owned and maintained by the Metro District, with the County accepting standard backup drainage easements. South Metro Fire Rescue (SMFR) requested a fire hydrant at the intersection of Hilltop Road and Pine Song Place to serve the 5 lots and the hydrant is located in Tract B. Pine Song Place will provide access to the 5 lots. This road will be public and accepted by the County via the final plat. The plat also provides additional right-of-way for Hilltop Road improvements.

The final plat exhibit and proposal conforms to the approved Preliminary Plan.

III. CONTEXT

A. Background

The site was rezoned from Agricultural One (A-1) to Estate Residential (ER) by the Board of County Commissioners (Board) on March 8, 2022. The Fields Preliminary Plan was approved on November 7, 2023, for 130 lots on 638.71 acres. The approved preliminary plan depicts 118 clustered lots, ranging from 0.7 to 2.6 acres in size, in the central portion of the property, north and east of Hilltop Road. These lots were included in the Parker Water and Sanitation District (PWSD) for central water and sewer service provision. Seven lots ranging in size from 35 acres to almost 57 acres were shown on the eastern portion of the site, west of Flintwood Road. The parcel southwest of Hilltop Road was proposed for five lots that are each just over 10 acres in size.

The Board approved the preliminary plan and a waiver of the provision in Section 611 of the DCZR that all uses in the ER zone district shall be served by a central water facility for the 12 proposed lots that are greater than 10 acres in size. The 12 large lots are to be served by individual Denver Basin groundwater wells operating pursuant to Division 1 Water Court case no. 11CW99.

There are 3 final plats proposed for the Fields Preliminary Plan: Fields Filing 1, 2 and 3. Fields Filing 1 is for the proposed 118 clustered lots northeast of Hilltop Road. Fields Filing 3 is for the proposed 35-acre or greater lots on the east side of the preliminary plan. Both of these final plats are in process but not yet scheduled for public meetings. Fields Filing 2 is the subject of the current request before the Board.

B. Adjacent Land Uses and Zoning

The Fields Filing 2 final plat request is southwest of Hilltop Road and adjacent to Hidden Village with parcels generally ranging from 4 to 10 acres in size. The following table reflects those zone districts and land uses surrounding the PD.

Zoning and Land Use

Direction	Zoning	Land Use
North	Estate Residential	Vacant Residential – Proposed Fields Filing 1
South	Estate Residential	Residential – Hidden Village
East	Estate Residential	Vacant Residential – Proposed Fields Filing 1
West	Estate Residential	Residential – Hidden Village

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The site is bounded on the north and east by Hilltop Road and by residential development to the south and west. The overall Fields site has been historically

utilized for farming and ranching purposes. The area within Filing 2 consists of natural vegetation, including several stands of ponderosa pine, and moderate topography.

B. Access

One access point, Pine Song Trail, is proposed off of Hilltop Road. Public Works Engineering has reviewed and approved the traffic analysis for the Fields subdivision, including this final plat.

The applicant is responsible for dedicating 7.357 acres of additional ROW along the southwest side of Hilltop Road and the new cul-de-sac, Pine Song Trail. This ROW includes area for future acceleration and deceleration lanes on Hilltop Road to the intersection of Pine Song Trail. Additional ROW is also provided on the southwest side of Hilltop Road future construction of a roundabout at the intersection of Hilltop Road and Singing Hills Road.

C. Soils and Geology

The *CMP* Class 3 Hazards and Environmental Constraints map within the Douglas County 2040 *CMP* indicates there are no known constraints on the site. The applicant submitted a geotechnical due diligence report with the preliminary plan application. Colorado Geological Survey (CGS) reviewed the final plat request and had no concerns with Fields Filing 2.

D. Drainage and Erosion

A Phase III Drainage Report; a Grading, Erosion, Sediment Control (GESC) Plan; and construction plans were reviewed and accepted by Douglas County Engineering Services. The Metro District will own and maintain stormwater facilities, including the detention pond in Tract A, with the County to accept backup drainage easements via the final plat.

E. Floodplain

No mapped 100-year floodplain is present on the site.

F. Wildlife

The *CMP* Wildlife Resources map identifies the project site as moderate habitat value. The site is not located within a wildlife habitat conservation area, overland connection, wildlife movement corridor, or wildlife crossing area. Large lot design allows the continuation of wildlife movement through this site.

G. Historic Preservation

Douglas County Historic Preservation reviewed the proposal and indicated no archaeological or historical sites have been identified on the site. The applicants will take all reasonable care to watch for historic and paleontological resources while excavating the land, and that if any artifacts are found, that these items be properly recorded, and that notification be provided to the proper authority.

V. PROVISION OF SERVICES

A. Schools

The Douglas County School District reviewed the final plat application during referral. The DCSD indicated that the 5 lots generated a school land dedication in the amount of 0.113 acres. Cash-in-lieu of \$3,102.96 is required based on a land dedication appraisal of the property. DCSD fees are to be paid prior to recordation of the final plat.

B. Fire Protection

South Metro Fire Rescue (SMFR) provides fire and emergency medical services to the site and provided comments on the proposal, and the applicant accommodated all comments.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) will provide police protection to the site. Responses were not received from the DCSO or E911. The Office of Emergency Management reviewed the request and had no concerns with the project.

D. Water

Water will be provided via individual wells. Updated water documentation was provided by the applicant for this final plat. The Colorado Division of Water Resources reviewed the application and requested more information. A follow up letter stated the proposed water supply is adequate and can be provided without causing injury to decreed water rights. The County's water consultant reviewed the application and stated that there is sufficient water to serve the uses proposed in this application.

E. Sanitation

The five lots will be served by onsite wastewater treatment systems (OWTS). Individual septic systems are allowed in compliance with health department regulations in Section 611 of the ER Zone District. The Douglas County Health Department provided a referral comment on the preliminary plan and had no objection provided the systems are permitted, inspected, and operated in accordance with DCHD's current OWTS Regulations.

F. Utilities

Area utility service providers were provided a referral on this application. Xcel Energy has no apparent conflict. CORE Electric Cooperative (CORE) reviewed the request and provided comments on the rear lot utility easements. The applicant revised the preliminary plan to address CORE's comments. PSCo did comment that they own existing natural gas distribution facilities along Hilltop Road and to complete the application process for new facilities. No other utility provider issued comments on the application.

G. Dedications

The following dedications are anticipated at the time of final plat.

Dedicated Element	Purpose, Ownership, and Maintenance
Roads	Roads will be public and conveyed to Douglas County.
Tracts	The Metro District will accept ownership and maintenance of Tracts A and B.
Drainage and Blanket Access Easements	Douglas County will require a secondary drainage easement for all drainage facilities at the time of final plat in the event that the system owner fails to maintain the improvements.
Utilities	Douglas County will accept general purpose utility easements.

H. Parks, Trails, and Open Space

The applicant is responsible for park land dedication or an equivalent cash-in-lieu fee. The applicant prepared a land dedication appraisal in accordance with Article 10 of the DCSR. The total park land dedication required for the 5 lots is 2.72 acres. Cash-in-lieu fees of \$74690.66 will be paid prior to recordation of the final plat.

I. Subdivision Improvements

The intent of the County's final plat process is "to provide for the review of the final engineering plans, the subdivision improvements agreement, public dedications, and other legal agreements." 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 final plat 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. The SIA has been approved.

Required improvements for the Fields Filing 2 Final Plat include public roads, stormwater detention pond and subdivision facilities, dry and wet utilities, community, and fire hydrant improvements. All required engineering reports, studies, and construction plans for the final plat have been reviewed by Public Works Engineering with only minor technical corrections remaining. It is anticipated that the construction plans will be finally approved prior to the Board meeting on the final plat.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices were mailed to abutting property owners. All referral agency comments are outlined in the Referral Agency Response Report attached to the staff report, and the applicant has provided responses to referral comments within a separate letter included in the staff report attachments. No public comments were received.

VII. STAFF ANALYSIS

Per Article 503 of the DCSR, a final plat may be approved upon the finding by the Board of County Commissioners that the following standards have been met:

503.01: Conforms with the goals, objectives, and policies of the Master Plan.

Staff Comment: The property is located within the Northeast Subarea as identified in Section 3 of the 2040 CMP. Goal 3-2 of the CMP states that the County should “Ensure that land use and design is compatible with the natural and rural character of the nonurban area”. While approval criteria for most land use applications require a finding of compliance, consistency, or conformance with the 2040 CMP, “The competing values of the Plan must be balanced through the public review process to achieve the larger vision of the community.” As such, the 2040 CMP acknowledges its own competing values, and that implementation can only be achieved through the balancing of community values during the review process.

Consistent with Policy 3-2A, the proposed land use represents logical infill, where 50% of parcel sizes are consistent with the proposed development and where site characteristic can generally support it. Hidden Valley subdivision to the west and south is also zoned ER and lots sizes range from 4 to 10 acres. Objective 3-2A.1, encourages design to be of scale and character that complement the nonurban area and objective 3-2B encourages the development to conserve and showcase important natural and rural features. The 5 lots fan off the cul-de-sac which afford homesites to be tucked uphill away from Hilltop Road and separate from the existing homesites to the south and west. Policy 3-2B.1 suggests clustering, or other site design techniques, where appropriate to direct building away for environmentally and visually sensitive lands and policies in 3-2B encourage preservation and construction of drainageways and stormwater management facilities that complement the natural and rural landscape. Policies also encourage the preservation of vegetation, soils, and landforms by minimizing site disturbance and designs which minimize the use of resources to provide energy efficiency in both construction and operation. Drainage will be downhill, adjacent to Hilltop to minimize site disturbance and maintain the natural flow.

The Northeast subarea of the CMP supports logical infill, where approximately 50% of the property boundary is adjacent to parcels of sizes consistent with the proposed development. Policy 3-3E.2 states maximum gross density of one dwelling unit per 2.5 acres. The Board asked to reduce the density and the lot sizes within the clustered portion of the preliminary plan. The applicant reduced the overall density down to one dwelling unit per 4.9 acres. Policy 3-3E.5 encourages site design to minimize the removal of vegetation and to use trees to screen development. As stated above, the placement of the 5 lots will allow the homesites to be tucked uphill away from Hilltop Road and no overlot grading is proposed. Policy 3-3E.4 states that new development should take measures to protect the existing alluvial wells used in this area. Each of the 5 lots is in excess of 10 acres and CDWR states the water supply can be “provided without causing injury

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.”

503.02: The final plat addresses the design elements established in Article 4, Section 404.

Staff Comment: The final plat is in conformance with the design elements. The five single-family residential lots are accessible to roads providing opportunities for vehicular and pedestrian access. The lots conform in size to those allowed within the ER zone district and are capable of meeting all other minimum zone district standards. The Board approved a waiver of Section 611 which required central water facilities based on the size of the lots. The use of onsite wastewater treatment systems is allowed in the ER zone district. Off-street parking requirements can be met. Geotechnical recommendations from the applicants’ geotechnical report will be implemented, and individual building analysis will occur at building permit for proposed dwellings. Drainage plans have been reviewed and approved. The applicants will assure archaeological, paleontological, or historic resources are identified during construction.

503.03: The final plat 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 water supply for this lots was evaluated and found to be adequate at the time of preliminary plan approved. Updated water documentation was provided with the final plat indicated that no changes to the proposed water supply is proposed.

1803A.01: The applicant has demonstrated that the water rights can be used for the proposed use(s).

Staff Comment: The applicants have submitted water documentation that demonstrates the proposed water supply is individual on-lot wells operating pursuant to Division 1 Water Court case no. 11CW99. CDWR reviewed the final plat application and indicated that the amount of water is adequate to annually serve the subdivision without injuring to decreed water rights.

1803A.02: The reliability of a renewable right has been analyzed and is deemed sufficient by the County based on its priority date 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 shortages will not occur due to variations in the hydrological cycle.

Staff comment: The CDWR reviewed the application and indicated that the amount of water being reserved is adequate to annually serve the five 10 acre lots, and that water is physically available based on current conditions. Individual wells will be drilled to serve each lot.

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 CDWR reviewed the application and indicated that the amount of water being reserved is adequate to annually serve the five 10 acre lots. The applicant has demonstrated that sufficient water exists to meet the minimum water demand standard of 1 acre-foot per year per lot set forth in Section 18A.

503.04: The final plat 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: The 10 acre lots will be served by well and septic. At the time of preliminary plan approval and reaffirmed with the final plat application, the Douglas County Health Department (DCHD) had no comment regarding the proposed method of sewage disposal for 10 acre lots.

503.05: The final plat identifies all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions and that the proposed uses of these areas are compatible with such conditions.

Staff Comment: The applicants will implement the recommendations of the geotechnical analysis reviewed and approved during the preliminary plan application. In addition, standard geotechnical explorations of individual building sites will be required as part of the building permit process. The applicant developed a wildfire mitigation plan which will be implemented prior to building permit issuance.

503.06: The final plat provides adequate drainage improvements.

Staff Comment: A Phase III Drainage Report and GESC plan and report were submitted by the applicant and reviewed by Douglas County Engineering Services. The drainage design is acceptable. The County will accept secondary drainage easements within the development. The SIA and drainage construction plans have been reviewed by Engineering Services with minor technical corrections remaining and all engineering reports and plans have been approved.

503.07: The final plat provides adequate transportation improvements.

Staff Comment: The applicant's traffic analysis was reviewed and accepted by Douglas County Engineering at the time of preliminary plan approval. The applicant confirmed the findings of this analysis as part of the final plat request. Adequate road capacity for the this and other Fields final plats will be available on both Hilltop Road and Singing Hills Road once County improvements are complete.

503.08: The final plat protects significant cultural, archaeological, natural and historical resources and unique landforms.

Staff Comment: A Class II Survey of the proposed areas of development was accomplished at the time of preliminary plan approval, including the residential development areas. No significant cultural resources were found on the subject property. 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 discovery during construction activity.

503.09: The final plat has available all necessary services, including fire and police protection, recreation facilities, utility services, streets, and open space to serve the proposed subdivision.

Staff Comment: All such services are available to each parcel. Fire protection is provided by South Metro, and the Douglas County Sheriff's Office provides police protection. Utility service facilities are provided by CORE, Xcel, Comcast, and Century Link.

VIII. STAFF ASSESSMENT

Staff has evaluated the final plat request in accordance with Article 5 of the Subdivision Resolution. Should the Board find that the approval standards for the final plat are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to plat recordation, the applicants shall pay \$74,690.66 to Douglas County for cash-in-lieu of park land dedication.
2. Prior to plat recordation, the applicants shall pay \$3,102.96 to the Douglas County School District for cash-in-lieu of school land dedication.
3. During construction activity within the development, the applicants, their 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 discover.
4. Prior to recordation of the final plat, technical corrections to the plat exhibit shall be made to the satisfaction of Douglas County.
5. All statements and commitments made by the applicant or the applicant's representative during the public meeting 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 Land Use Application	12
Applicant’s Narrative	13
Vicinity Map	17
Zoning Map	18
Aerial Map	19
Referral Agency Response Report	20
Referral Response Letters	27
Applicant Response to Referral Comments	104
Traffic Report	113
Grading, Roadway, Drainage Plans	121
Final Plat Exhibit.....	138

LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLY

PROJECT NAME: Fields Filing 2

PROJECT FILE #:

SB2024-027

PROJECT TYPE: Final Plat

PLANNING FEES:

\$700.00

MARKETING NAME: Fields Filing No. 2

ENGINEERING FEES:

\$7,500.00

SITE ADDRESS: Parce SW of Hilltop Rd West of Hilltop/Singing hill Intersection

OWNER(S):

TOTAL FEES:

\$8,200.00

Name(s): Wallden - Hilltop, LLC

Address: 7199 Flintwood RD, Parker, CO 80138

Phone: 303-346-7006

Email: tclark@ventanacap.com

RELATED PROJECTS:

SB2024-041

SB2024-068

AUTHORIZED REPRESENTATIVE (requires notarized letter of authorization if other than owner)

Name: Hilltop Brothers LLC

Address: 8678 Concord Center DR, Unit 200, Englewood, CO 80112

Phone: 303-346-7006

Email: tclark@ventanacap.com

LEGAL DESCRIPTION:

Subdivision Name: _____

Filing #: _____ Lot #: _____ Block #: _____ Section #: 5 Township: 7 Range: 65W

STATE PARCEL NUMBER(S): 2347-053-00-002

ZONING:

Present Zoning: ER Proposed Zoning: ER Gross Acreage: 60.429

Gross Site Density (DU per AC): .08 # of Lots or Units Proposed: 5

SERVICE PROVIDERS:

Fire District: South Metro Fire Rescue Metro District: NA Gas: Xcel Energy

Water: Well Sewer: Septic Electric: CORE

Roads: ☐ Public ☒ Private (please explain): Private road with gated access to lots

To the best of my knowledge, the information contained on this application is true and correct. **I have received the County's information sheet regarding the Preble's Meadow Jumping Mouse.**

Applicant Signature

Date

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Revised 03.04.2021



February 28, 2025

Douglas County, Department of Community Development
Planning Services
100 Third Street
Castle Rock, Colorado 80104

SUBJECT: PROJECT NARRATIVE IN SUPPORT OF DOUGLAS COUNTY FINAL PLAT PROCESS OF FIELDS FILING No. 2 IN DOUGLAS COUNTY, COLORADO

To Whom It May Concern,

This letter has been prepared in support of the Fields Filing No. 2 Development (herein referred to as the "project") Final Plat Application process in Douglas County, Colorado. The project is part of the November 7th, 2023, Douglas County Board of County Commissioners approved "Fields Preliminary Plan" (SB2022-036). The project narrative follows the criteria established Article 5, Section 505.2 of the Douglas County Subdivision Resolution (DCSR). Upon your review, if you have any questions or revisions to the project narrative, we welcome discussing those changes with County staff so that we can better outline the intent of the project.

APPLICANT INFORMATION

Owner:

Wallden – Hill Top, LLC
7199 N. Flintwood Rd
Parker, CO 80138

Applicant / Developer:

Tom Clark
Hilltop Brothers, LLC
8678 Concord Center Dr., Unit #200
Englewood, CO 80112

Engineer:

Troy Bales, PE
Rick Engineering Company
8678 Concord Center Dr., Unit #200
Englewood, CO 80112

Mineral Rights Owner:

Wallden – Hill Top, LLC
7199 N. Flintwood Rd
Parker, CO 80138

Water Rights Owner:

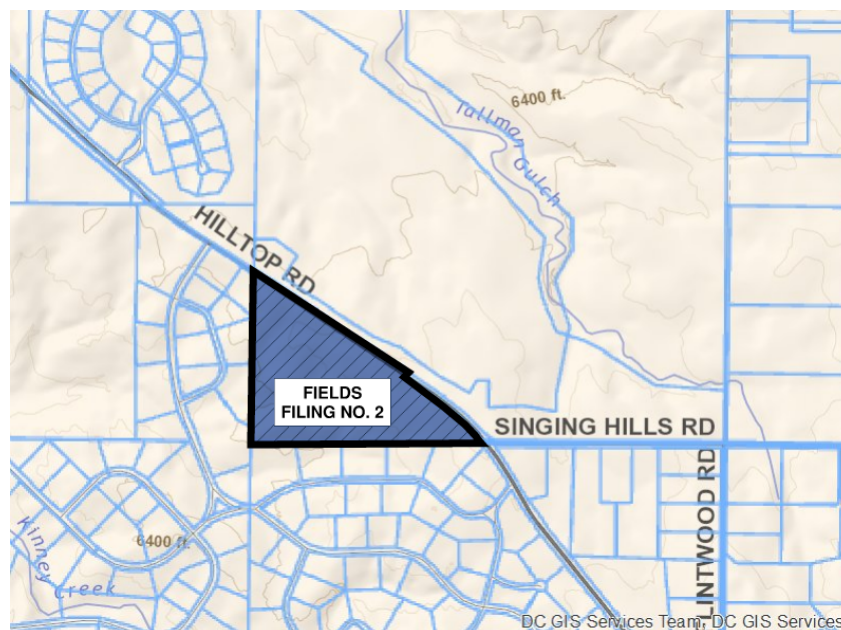
Big Hill West LLC
7199 N. Flintwood Rd
Parker, CO 80138



PROJECT SUMMARY (DSCR Sec 505.02.1, 505.02.2, 505.02.3)

The Project is a subdivision of approximately 60.5-acres of land located within the Southwest Quarter of Section 5, Township 7 South, Range 65 West, of the 6th P.M. Douglas County, Colorado. The site is bounded by Hilltop Road to the north and the Hidden Village subdivision to the south and west. The project proposes five (5) large single-family lots, a public access drive, and associated stormwater improvements. The single-family lots are to remain undeveloped with this project and each lot will require a separate building permit process and supporting documentation at the time of development, as required per Douglas County.

In total, there are approximately 51.4 acres of proposed residential area (85%), approx. 0.3 acres (0.7%) for Tract A, approx. 1.3 acres (2.1%) for Tract B, approx. 1.0 acres (1.7%) for public right-of way and approx. 6.3 acres (10.5%) will be allocated for right-of-way conveyance for the ultimate buildout of Hilltop Road and Singing Hills Road by Douglas County. The single-family lots are roughly 10-acres each and the residential density for the overall site will be approximately 0.09 dwelling units per acre.



OPEN SPACE (DSCR Sec 505.02.4)

There is no open space dedication within Fields Filing No. 2. Please refer to the approved Fields Preliminary Plan for the open space to be dedicated as a part of the greater development in which Fields Filing No. 2 is a part of.

ROADS, TRACTS, AND EASEMENTS (DSCR Sec 505.02.5)

The project proposes the construction of one (1) public road into the development and associated storm water improvements. The project proposes two miscellaneous tracts (Tract A and B) to be dedicated to Fields Metro District No. 2. The proposed Tract A will include the proposed extended detention basin and associated structures and maintenance access drive.



LAND DEDICATION FOR PARKS AND SCHOOLS (DSCR Sec 505.02.6)

Parks

Land dedication for parks and trails shall be in compliance with Section 1003 of the Douglas County Subdivision Resolution (DSCR). Per Article 10, Section 1003 of the Douglas County Subdivision Resolution, parks and trail, the project is to provide land or cash-in-lieu equivalent. Per Section 1003.06, for minor development final plats creating ten or fewer residential lots, the project will pay \$250 per new residential lot. Cash-in-lieu for parks and trails shall be paid at the time of recordation of the Final Plat.

Schools

Land dedication for schools shall be made in accordance with section 1004 of the Douglas County Subdivision Resolution. No land will be dedicated for school construction on the property. The owners and their assigns shall pay cash-in-lieu of land dedication for schools.

PROVISION OF WATER AND SEWER SERVICES (DSCR Sec 505.02.7)

Each residential lot will be served by individual wells for water services and will use septic systems for sewer services. A waiver from Section 611 Water and Sanitation policy requiring that “All uses shall be served by a central water facility. Individual septic systems shall be allowed in compliance with health department regulations” was granted with the approval of the “Fields Preliminary Plan” (Douglas County project # SB2022-036) on November 7th, 2023. A copy of the approved Waiver from Parker and Water Sanitation District (PWSD) Inclusion Letter has been provided with this application.

DEVELOPMENT TIME FRAME (Sec 505.02.08)

The applicant anticipates processing the project through the Douglas County Department of Community Planning to include the Final Plat processes. Plan processing and permitting is anticipated to take place from late-2024 to early 2025 and with construction commencing after County approval, anticipated in mid-2025. Each individual homeowner will be required to process a building permit at the time of development of the single-family lots.

FINAL PLAT CONFORMANCE TO PRELIMINARY PLAN (Sec 505.02.09)

The Final Plat deviates from the approved Preliminary Plan in that the proposed interior roadway has been reduced in length, and the lot lines were revised to accommodate the changes to the roadway. However, the original intent of maintaining 10-acre lots has been preserved.

ALIGNMENT WITH THE DOUGLAS COUNTY COMPREHENSIVE MASTER PLAN

The project aligns its design with the goals and policies set forth within section 3 - Nonurban Land Use of the Douglas County Comprehensive Master Plan (CMP), specifically the Northeast Subarea and its goals (Objective 3-3E). With a density of approximately 0.09 dwelling units per acre, the project significantly falls below the maximum gross density of one dwelling unit per 2.5 acres, satisfying Policy 3-3E.1 and 3-3E.2. While Policy 3-3E.3 encourages central water and sewer systems, the project received a waiver with the Fields Preliminary Plan approval, acknowledging site-specific constraints and aligning with existing conditions. To



protect alluvial wells (Policy 3-3E.4), the project utilizes individual wells and septic systems, as approved, and will require individual building permits to ensure compliance with health department regulations. The large lot design and proposed undeveloped state of the lots minimizes vegetation removal and allows for natural screening (Policy 3-3E.5). Natural drainages are preserved by drainage easements and the 10+ acre lot size preserves large areas of natural land maintaining wildlife movement, addressing Policy 3-3E.6. Furthermore, the project large lot size and low density with care taken to minimize disturbance of existing trees helps minimize the visual impacts of this development on the Front Range views, fulfilling Policy 3-3E.7

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

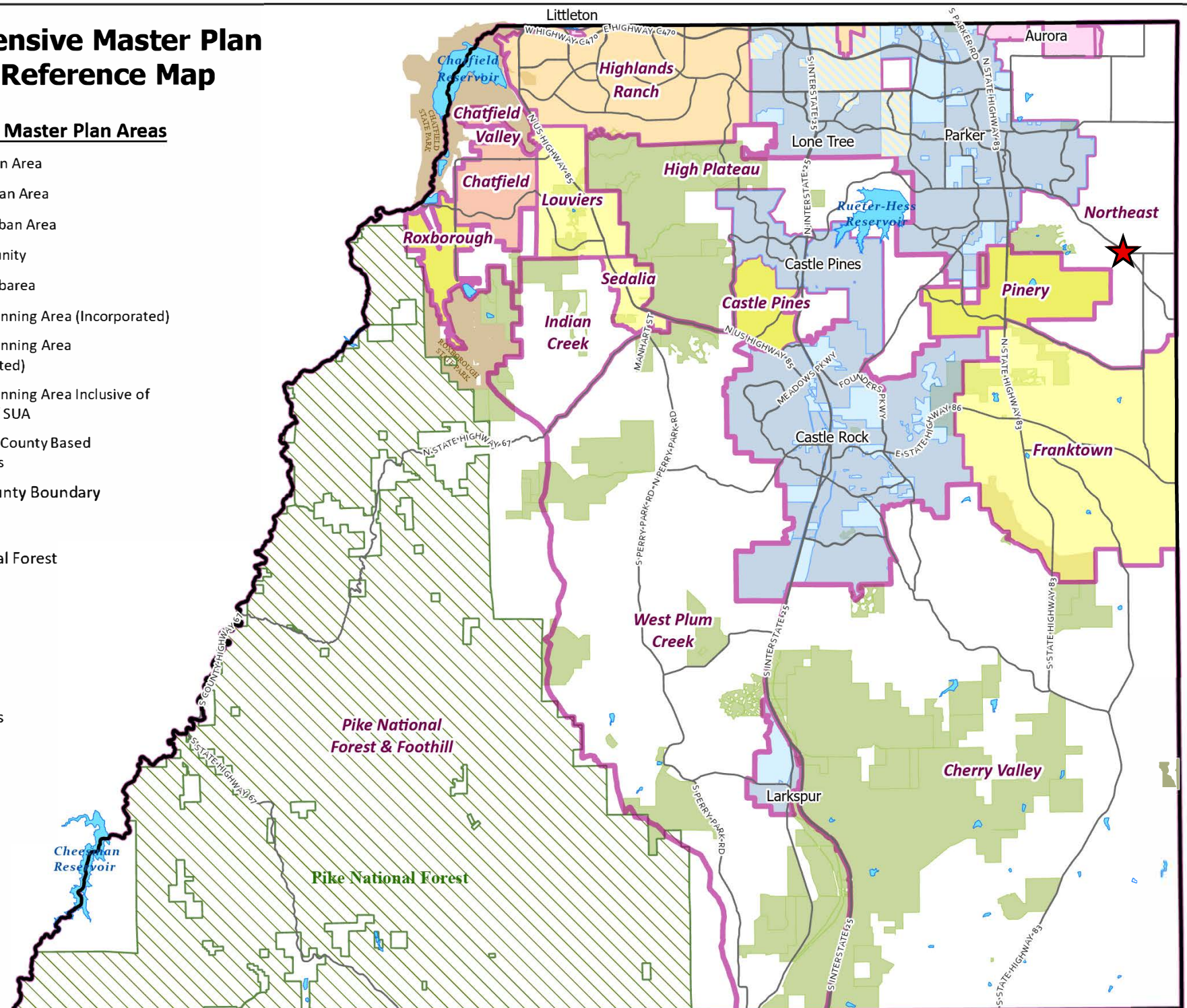
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

- Major Roads



FIELDS FILING 2

SB2024-027
ZONING MAP

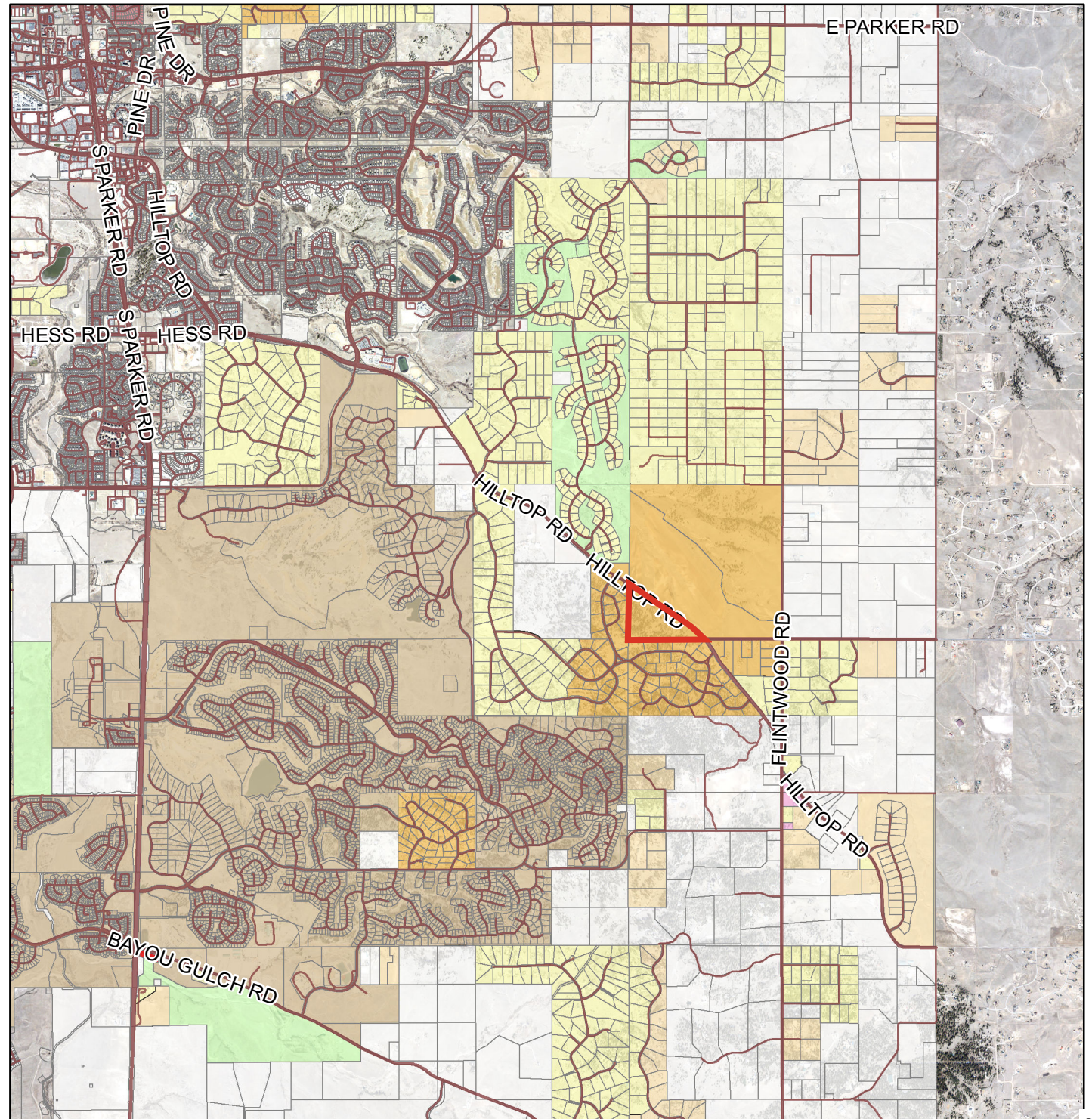


LEGEND

- PROJECT SITE
- MAJOR ROADS
- OTHER ROADS

ZONE DISTRICT




- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- MF - MULTIFAMILY
- LSB - LIMITED SERVICE BUSINESS
- B - BUSINESS
- C - COMMERCIAL
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- CMTY - SEDALIA COMMUNITY
- D - SEDALIA DOWNTOWN
- HC - SEDALIA HIGHWAY COMMERCIAL
- MI - SEDALIA MIXED INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION
- NF - NATIONAL FOREST



FIELDS FILING 2

SB2024-027
AERIAL MAP

LEGEND

-  PROJECT SITE
-  MAJOR ROADS
-  OTHER ROADS



Referral Agency Response Report**Page 1 of 7****Project Name:** Fields Filing 2**Project File #:** SB2024-027**Date Sent:** 05/17/2024**Date Due:** 06/07/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	05/22/2024	Received: Where will each of the 5 lots take access from Hilltop Road? Is Tract A intended for a single, shared access for all lots? Consider addition of plat note to specify future driveway access for each future residence. Contact DCAddressing@douglas.co.us or 303.660.7411.	The final plat has been updated. All lots will take access from a new public road, Pine Song Place. No lots will take direct access from Hilltop Road.
Assessor	05/23/2024	Received: please be aware of the following comments The Right of Way ownership is not clear in dedication statement Ownership for Tract A shown in plat table but not in dedication statement	The final plat has been updated. All dedications have been clarified. Public ROW is dedicated to Douglas County for a new road and for future Hilltop Road improvements.
AT&T Long Distance - ROW	05/16/2024	No Comment: There are no AT&T Long Line Fiber Optics facilities in the area	No response necessary
Building Services	05/31/2024	No Comment	No response necessary
CenturyLink	05/22/2024	Received: CenturyLink has no concerns with this request WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.	The applicant is required to call utility locate prior to any grading or construction.
Cherry Creek Basin Water Quality Authority	05/22/2024	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges the proposed development plans for SB2024-027, Fields Filing 2. 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.	No response necessary. Public Works Engineering reviews detention and water quality for compliance with all standards.

Referral Agency Response Report**Page 2 of 7****Project Name:** Fields Filing 2**Project File #:** SB2024-027**Date Sent:** 05/17/2024**Date Due:** 06/07/2024

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Water Resources	05/20/2024	Received: This office has not received information sufficient to render an opinion regarding whether the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Prior to further review, the Applicant must clarify: 1.The proposed water uses and estimated water demand for the subdivision. 2.The quantity of water which will be conveyed to the District and the quantity of water which will be reserved for the 10-acre lots. Updated correspondence was received from the CDWR on August 19, 2024, based on additional information submitted by the applicant. CDWR has no further questions.	The applicant provided more information and CDWR has stated that it is their opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.
Colorado Geological Survey	06/04/2024	Received: CGS has no concerns with Filing No. 2.	No response necessary
Comcast		No Response Received	No response necessary
CORE Electric Cooperative	06/05/2024	Received: CORE Electric Cooperative does not approve the final plat. The applicant will be required to provide utility easements as shown on the attached markup. CORE will require the applicant to provide proposed use of Tract A, defining the private access and gate layout.	The applicant worked with CORE electric to resolve all issues including removing the gate, changing the private road to public ROW, providing 15 feet easements along the ROW, and 10 feet rear easements.
Crest View Estates HOA		No Response Received	No response necessary

Referral Agency Response Report**Page 3 of 7****Project Name:** Fields Filing 2**Project File #:** SB2024-027**Date Sent:** 05/17/2024**Date Due:** 06/07/2024

Agency	Date Received	Agency Response	Response Resolution
Douglas County Conservation District	06/04/2024	<p>Received: Limitations on dwellings, commercial buildings, roads, excavations, and septic.</p> <p>Soils at Fields Filing 2, hereafter referred to as “on-site,” are somewhat limited to very limited for dwellings with (page 22), without basements (p 26) due to shrink swell and slope. The soils on-site are very limited to somewhat limited for streets and roads (p 30) due to frost action, slope, and shrink-swell and for septic tanks and absorption fields (p 42) due to depth to bedrock, seepage, slow water movement, and slope. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil should be included in the engineering design or construction techniques.</p> <p>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. All disturbed areas should be reseeded between the planting dates of Nov. 1-April 30. Grass seed should be drilled at a depth of ¼ to ½ inch deep and if broadcasted, double the rate.</p> <p>There is no Integrated Noxious Weed Control plan and it is recommended that an integrated weed management program be 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</p> <p>The Douglas County Conservation District strongly recommends that Low Impact Development (LID) techniques be implemented for economic and conservation benefits.</p>	<p>The applicant provided a noxious weed and fire mitigation plan which were reviewed and accepted by the applicable County departments.</p> <p>The district has no objection at this time, and they understand that construction limitations will be addressed prior to building permits.</p>

Referral Agency Response Report**Page 4 of 7****Project Name:** Fields Filing 2**Project File #:** SB2024-027**Date Sent:** 05/17/2024**Date Due:** 06/07/2024

Agency	Date Received	Agency Response	Response Resolution
Douglas County Health Department	05/31/2024	Received: DCHD has no concerns with this project.	No response necessary
Douglas County School District RE 1	06/17/2024	<p>Received:</p> <p>DCSD has calculated the amount of school site land dedication required for students generated by the proposal. A total of 5 students will be generated from this development requiring a total land dedication of 0.113-acres. Since this amount of land dedication is smaller than DCSD's minimum site requirements and the applicant had stated that no land would be dedicated with this development, DCSD has requested cash-in-lieu of land.</p> <p>Pursuant to Section 1004.05.3 of the Douglas County Subdivision Resolution, "The cash-in-lieu fee shall be equivalent to the full market value of the acreage required for school land dedication. Value shall be based on anticipated market value after completion of platting. The applicant shall submit a proposal for the cash-in-lieu fee and supply the information necessary for the Board to evaluate the adequacy of the proposal.</p> <p>Assuming the applicant agrees with the payment of these fee requirements, DCSD has no objection to approval of this application.</p>	Proposed condition #2 requires payment of school fees prior to recordation of the final plat.
Elbert County Community & Development Services		No Response Received	No response necessary

Referral Agency Response Report**Page 5 of 7****Project Name:** Fields Filing 2**Project File #:** SB2024-027**Date Sent:** 05/17/2024**Date Due:** 06/07/2024

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	05/30/2024	<p>Received:</p> <p>Comment #1-Per the traffic study there are only two lots located along the southerly side of Hilltop Road and this final plat shows five lots. The traffic study shows that the projected PM peak will be at LOS D for the access onto Hilltop Road (with two lots south of Hilltop). If the plan is for five lots south of Hilltop Road, the analysis should be updated to ensure acceptable LOS can be achieved.</p> <p>Comment #2-A Subdivision Improvements Agreement for Private Development (SIA) will be required for this project. The applicant can get a copy of this document from our office or from the Douglas County website. When submitting this document, please provide us with 1-copy with original signatures. Please include a "letter of authorization" for whoever signs the agreement, and the cost estimate exhibits need to be signed by this individual as well. These documents will need to be submitted and approved prior to the approval of the final plat.</p> <p>Comment #3-Please refer to the final plat, GESC, and construction plans for redlines.</p>	<p>All issues have been addressed and the plat amended appropriately.</p> <p>A traffic analysis has been prepared and accepted by Engineering showing the 5 lots south of Hilltop Road. Engineering has confirmed that LOS will be acceptable once all improvements to Hilltop and Singing Hills Road are accomplished. These improvements are identified as part of the County CIP. With this final plat, the applicant is dedicating all necessary ROW for Hilltop improvements on the south side of the road, accel/decl lanes and round-about at Hilltop and Singing Hills Road.</p> <p>All Engineering reports, studies, and plans has been reviewed with only minor technical corrections remaining. The SIA has been approved.</p>
Evans Ranch Association		No Response Received	No response necessary
Hidden Village POA		No Response Received	No response necessary
Mile High Flood District	06/10/2024	<p>Received:</p> <p>We appreciate the opportunity to review this proposal and have no comment, as this project does not include any major drainage features. We do not need to receive any future submittals on this project unless this changes.</p>	No response necessary
Misty Pines HOA		No Response Received	No response necessary
Office of Emergency Management	05/17/2024	<p>Received:</p> <p>OEM has no concerns with this project.</p>	No response necessary

Referral Agency Response Report**Page 6 of 7****Project Name:** Fields Filing 2**Project File #:** SB2024-027**Date Sent:** 05/17/2024**Date Due:** 06/07/2024

Agency	Date Received	Agency Response	Response Resolution
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	05/24/2024	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents. Revisions are required prior to final plat approval. Final Plat documents do not meet all applicable conditions from the SMFR Preliminary Plan SB2022-036 conditional non-objection letter dated October 26, 2023. The following items shall be revised and included in the final plat documents for approval. Further discussions may be advisable prior to final plat revisions and acceptance. See the provided SMFR review letter for additional comments and details.	The applicant worked with SMFR to resolve all fire-service related issues. The fire hydrant locations have been approved and plat notes have been added. Any necessary permits will be obtained at the time of building permit.
Spirit Ridge HOA		No Response Received	No response necessary
Sterling Tree Farm HOA		No Response Received	No response necessary
The Pinery HOA	05/31/2024	Received: We do not see an impact to the Pinery Community.	No response necessary
Town of Parker Development Review		No Response Received	No response necessary
Town of Parker Public Works	05/22/2024	No Comment	No response necessary
Wildfire Mitigation	06/17/2024	Received: There is a wildfire mitigation plan for this development. Be sure there is a copy with the development. These things seem to take a long time to come to fruition.	The wildfire mitigation plan for this final plat will be implemented prior to building permit issuance.

Referral Agency Response Report**Page 7 of 7****Project Name:** Fields Filing 2**Project File #:** SB2024-027**Date Sent:** 05/17/2024**Date Due:** 06/07/2024

Agency	Date Received	Agency Response	Response Resolution
Xcel Energy-Right of Way & Permits	06/03/2024	<p>Received: Please be aware that PSCo has and owns existing natural gas distribution facilities along Hilltop Road.</p> <p>The property owner/developer/contractor must complete the application process for any new natural gas service facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.</p> <p>Additional easements may need to be acquired by separate document. The Designer must contact the appropriate Right-of-Way Agent.</p>	The applicant is required to call utility locate prior to any grading or construction.

From: [Caitlin Zeiler](#)
To: [Heather Scott](#)
Cc: [Jeanette Bare](#)
Subject: RE: SB2024-027 Fields Filing 2 revised documents
Date: Monday, August 5, 2024 2:21:12 PM

I have no further comments. Thanks!

Caitlin Zeiler | Planning & Addressing Specialist
Douglas County Community Development Department
Planning Resources Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-660-7449 **Main** | 303-660-7460
Email | czeiler@douglas.co.us

From: Heather Scott <hscott@douglas.co.us>
Sent: Monday, August 5, 2024 2:11 PM
To: Caitlin Zeiler <czeiler@douglas.co.us>
Cc: Jeanette Bare <JBare@douglas.co.us>
Subject: SB2024-027 Fields Filing 2 revised documents

Good afternoon Caitlin,

Please find revised documents for SB2024-027 attached hereto. Please let me know if this satisfies your concerns or if you have further questions.

Thank you,

Heather Scott, AICP | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4358 **Mobile** | 303-919-4801
Email | hscott@douglas.co.us

From: annb@cw64.com
To: [Heather Scott](#)
Cc: [Pam Choy \(pc2914@att.com\)](mailto:pc2914@att.com); duanew@cw64.com; jt@cw64.com
Subject: RE: Douglas County eReferral (SB2024-027) Is Ready For Review
Date: Thursday, May 16, 2024 4:54:07 PM

Hi Heather,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Hilltop Rd Parker, Colorado. The Earth map shows the project area in red and based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

Please feel free to contact us with any questions or concerns.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cw64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.



5/22/2024



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

P862021
No Reservations/No Objection

SUBJECT: Request for approval of an Enchroachment at Sec 5, T7S, R65W, Parker, CO.

To Whom It May Concern:

CenturyLink of Colorado, Inc. d/b/a CENTURYLINK (“CenturyLink”) has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit “A”, said Exhibit “A” attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

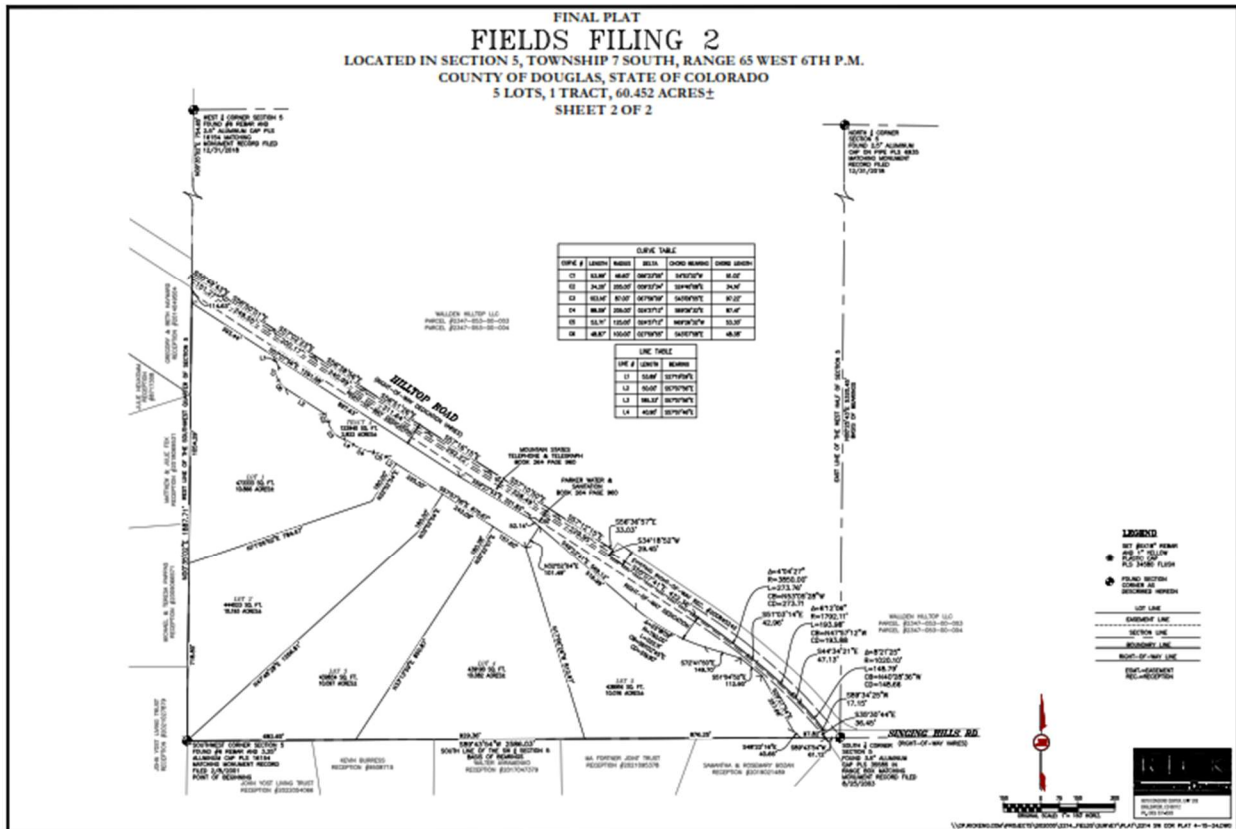
If you have any questions please contact Phil Hackler at (432) 288-08418 or Phil.Hackler@lumen.com.

Sincerely yours,

/s/

CenturyLink Right of Way Team

EXHIBIT A





August 19, 2024

Heather Scott, AICP
Douglas County Department of Community Development
Transmitted via email: hscott@douglas.co.us

Re: Fields Filing 2

Project No. SB2024-027

Part of the SW ¼ of Sec. 5, Twp. 7 South, Rng. 65 West, 6th P.M.

Water Division 1, Water District 8

CDWR Assigned Referral No. 31339 - 3rd Letter

Dear Heather Scott:

We have reviewed the re-referral to subdivide approximately 60.5 acres into 5 10-acre single-family lots, 1 tract, and a right-of-way. The proposed water supply is individual on-lot wells operating pursuant to Division 1 Water Court case no. 11CW99 and the wastewater disposal system is individual septic systems. These comments supersede our comments dated August 9, 2024.

This filing is part of The Fields Subdivision composed of 118 clustered single-family lots, 32 larger single-family lots ranging in size from 10-18.15-acres, rights-of-way, and open space on 638.7 acres for which our office last provided comments on September 11, 2023 (Referral No. 28850).

Water Supply Demand

According to the email from Gina Burke dated August 19, 2024, the estimated water demand for the 5 lots is 5 acre-feet/year, or 1 acre-foot/year/lot, for domestic, commercial, irrigation, stock watering, fire protection, and other uses as allowed by 11CW99. The amount to be conveyed to the lot owners is 45 acre-feet/year, or 9 acre-feet/year/lot.

Source of Water Supply

The proposed source of water for the lots is individual on-lot wells producing from a nontributary Denver Basin aquifer that will operate pursuant to the 11CW99 decree. The groundwater underlying the property was adjudicated in case no. 11CW99 for domestic, commercial, irrigation, livestock watering, recreational, fish and wildlife, fire protection and augmentation purposes, including storage; and municipal use if such groundwater is conveyed to a municipal water supplier.

According to the Memo from Gina Burke dated June 19, 2024 and as shown in Table 1, the allowed average annual amount of withdrawal decreed in case no. 11CW99 which will be reserved for the lots is 45 acre-feet/year total from a combination of all five decreed Denver Basin aquifers. Of the 45 acre-feet/year reserved for these 5 lots, 7.5 acre-feet/year is from the not-nontributary (NNT) Upper Dawson and cannot be withdrawn without a court-approved augmentation plan. Therefore, 37.5 acre-feet/year of nontributary (NT) water, of which 5 acre-feet/year of NT Lower Dawson aquifer water, is available to be withdrawn by these lots. The amount available to be conveyed to the 5 lots in the Lower Dawson aquifer is equal to the annual water demand of 5 acre-feet/year for the 5 lots in Filing 2. The remaining amounts will be conveyed to Parker Water and Sanitation District



(“District”) or presumably retained for the 32 larger lots (which according to information available to this office have an annual demand of 32 acre-feet/year).

Table 1: Quantities of water from 11CW99 (acre-feet/year based on 100 years)

Aquifer	Annual amount allocated in 11CW99	Amount to be conveyed to Parker Water & Sanitation District	Amount to be conveyed to Fields Filing 2 Lots	Amount reserved by Wallden-Hilltop LLC & Big West Hill LLC	Type
Upper Dawson	195.2	83.19	7.50	104.51	NNT
Lower Dawson	113.6	46.80	5.00	61.80	NT
Denver	348.7	143.66	15.00	190.04	NT
Arapahoe	257.5	106.08	10.00	141.42	NT
Laramie-Fox Hills	179.9	74.12	7.50	98.28	NT
<i>Total</i>	<i>1,094.9</i>	<i>453.85</i>	<i>45.00</i>	<i>596.05</i>	-

The proposed source of water for this subdivision is bedrock aquifers 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 section 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 decreed in case no. 11CW99 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.

Applications for on lot well permits, submitted by an entity other than the current water right holder, must include evidence that the applicant has acquired the right to the portion of water being requested on the application.

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.

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 Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

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 Wenli.Dickinson@state.co.us or 303-866-3581 x8206 with any questions.

Sincerely,



Ioana Comaniciu, P.E.
Water Resource Engineer



August 9, 2024

Heather Scott, AICP
Douglas County Department of Community Development
Transmitted via email: hscott@douglas.co.us

Re: Fields Filing 2

Project No. SB2024-027

Part of the SW ¼ of Sec. 5, Twp. 7 South, Rng. 65 West, 6th P.M.

Water Division 1, Water District 8

CDWR Assigned Referral No. 31339 - 2nd Letter

Dear Heather Scott:

We have reviewed the re-referral to subdivide approximately 60.5 acres into 5 10-acre single-family lots, 1 tract, and a right-of-way. The proposed water supply is individual on-lot wells operating pursuant to Division 1 Water Court case no. 11CW99 and the wastewater disposal system is individual septic systems. These comments supersede our comments dated May 20, 2024.

This filing is part of The Fields Subdivision composed of 118 clustered single-family lots, 32 larger single-family lots ranging in size from 10-18.15-acres, rights-of-way, and open space on 638.7 acres for which our office last provided comments on September 11, 2023 (Referral No. 28850).

Water Supply Demand

According to the Memo from Gina Burke dated June 19, 2024, the estimated water demand for the 5 lots is 9 acre-feet/year, or 1.8 acre-feet/year/lot, for domestic, commercial, irrigation, stock watering, fire protection, and other uses as allowed by 11CW99.

Source of Water Supply

The proposed source of water for the lots is individual on-lot wells producing from a nontributary Denver Basin aquifer that will operate pursuant to the 11CW99 decree. The groundwater underlying the property was adjudicated in case no. 11CW99 for domestic, commercial, irrigation, livestock watering, recreational, fish and wildlife, fire protection and augmentation purposes, including storage; and municipal use if such groundwater is conveyed to a municipal water supplier.

According to the Memo and as shown in Table 1, the allowed average annual amount of withdrawal decreed in case no. 11CW99 which will be reserved for the lots is 45 acre-feet/year total from a combination of all five decreed Denver Basin aquifers. Of the 45 acre-feet/year reserved for these 5 lots, 7.5 acre-feet/year is from the not-nontributary (NNT) Upper Dawson and cannot be withdrawn without a court-approved augmentation plan. Therefore, 37.5 acre-feet/year of nontributary (NT) water is available to be withdrawn by these lots. This amount exceeds the annual water demand of 9 acre-feet/year for the 5 lots in Filing 2. The remaining amounts will be conveyed to Parker Water and Sanitation District ("District") or presumably retained for the 32 larger lots (which according to information available to this office have an annual demand of 32 acre-feet/year). Prior to further



review, the Applicant must clarify which aquifer will be dedicated to which lots since there is not sufficient water in a single aquifer to supply all 5 lots.

Table 1: Quantities of water from 11CW99 (acre-feet/year based on 100 years)

Aquifer	Annual amount allocated in 11CW99	Amount to be conveyed to Parker Water & Sanitation District	Amount to be conveyed to Fields Filing 2 Lots	Amount reserved by Wallden-Hilltop LLC & Big West Hill LLC	Type
Upper Dawson	195.2	83.19	7.50	104.51	NNT
Lower Dawson	113.6	46.80	5.00	61.80	NT
Denver	348.7	143.66	15.00	190.04	NT
Arapahoe	257.5	106.08	10.00	141.42	NT
Laramie-Fox Hills	179.9	74.12	7.50	98.28	NT
<i>Total</i>	<i>1,094.9</i>	<i>453.85</i>	<i>45.00</i>	<i>596.05</i>	-

The proposed source of water for this subdivision is bedrock aquifers 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 section 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 decreed in case no. 11CW99 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.

Applications for on lot well permits, submitted by an entity other than the current water right holder, must include evidence that the applicant has acquired the right to the portion of water being requested on the application.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), this office has not received information sufficient to render an opinion regarding whether the proposed water supply is adequate and can be provided without causing injury to decreed water rights. **Prior to further review, the Applicant must clarify which aquifer will be dedicated to which lots since there is not sufficient water in a single aquifer to supply all 5 lots.**

Please contact Wenli Dickinson at 303-866-3581 x8206 or at Wenli.Dickinson@state.co.us with questions.

Sincerely,



Ioana Comaniciu, P.E.
Water Resource Engineer



May 20, 2024

Heather Scott, AICP
Douglas County Department of Community Development
Transmitted via email: hscott@douglas.co.us

Re: Fields Filing 2

Project No. SB2024-027

Part of the SW ¼ of Sec. 5, Twp. 7 South, Rng. 65 West, 6th P.M.

Water Division 1, Water District 8

CDWR Assigned Referral No. 31339

Dear Heather Scott:

We have reviewed the referral to subdivide approximately 60.5 acres into 5, 10-acre single-family lots, 1 tract, and a right-of-way. The proposed water supply is individual on-lot wells operating pursuant to Division 1 Water Court case no. 11CW99 and the wastewater disposal system is individual septic systems.

This filing is part of The Fields Subdivision composed of 118 clustered single-family lots, 32 larger single-family lots ranging in size from 10-18.15-acres, rights-of-way, and open space on 638.7 acres for which our office last provided comments on September 11, 2023 (Referral No. 28850).

Water Supply Demand

The proposed water uses and estimated water demand for the 10-acre lots were not specified in the referral. However, according to information previously provided in the Water Supply Plan Report ("Report") prepared by Jehn Water Consultants, Inc. dated August 23, 2023, the estimated water requirements for the 32 larger lots proposed for The Fields Subdivision is 32 acre-feet/year, therefore it appears that the proposed water demand for the 5, 10-acre single-family lots would be 5 acre-feet/year. Prior to further review, the Applicant must clarify the proposed water uses and estimated water demand.

Source of Water Supply

The proposed source of water for the lots is individual on-lot wells producing from a nontributary Denver Basin aquifer that will operate pursuant to the 11CW99 decree. The groundwater underlying the property was adjudicated in case no. 11CW99 for domestic, commercial, irrigation, livestock watering, recreational, fish and wildlife, fire protection and augmentation purposes, including storage; and municipal use if such groundwater is conveyed to a municipal water supplier. Applications for on lot well permits, submitted by an entity other than the current water right holder, must include evidence that the applicant has acquired the right to the portion of water being requested on the application.

According to previously provided Report and as shown in Table 1, the allowed average annual amount of withdrawal decreed in case no. 11CW99 which will be reserved for the lots from the aquifer with the least amount of groundwater quantified, which is 73.8 acre-feet/year from the Lower Dawson aquifer. This amount exceeds the annual water demand of 32 acre-feet/year for the 32 lots in The Fields Subdivision. The remaining amounts will be conveyed to Parker Water and Sanitation District ("District"). The amounts in Table 1 obtained from the previously provided Report are not consistent with the amounts shown on page 3 of the letter from Alyson Scott dated August 8, 2022 provided in the referral. Prior to further review, the



Applicant must clarify the quantity of water which will be conveyed to the District and the quantity of water which will be reserved for the 10-acre lots.

Table 1. Quantities of water from 11CW99, to be conveyed to the District, and reserved for on lot wells.

Aquifer	Annual amount allocated in 11CW99 based on 100-yr aquifer life	Amount to be conveyed to Parker Water & Sanitation District based on 100-yr aquifer life	Amount reserved by Wallden-Hilltop LLC & Big West Hill LLC ¹ based on a 100-yr supply	Type ²
Upper Dawson	195.2	68.48	126.7	NNT
Lower Dawson	113.6	39.85	73.8	NT
Denver	348.7	122.33	226.4	NT
Arapahoe	257.5	90.34	167.2	NT
Laramie-Fox Hills	179.9	63.11	116.8	NT
<i>Total</i>	<i>1,094.9</i>	<i>384.11</i>	<i>710.8</i>	-

The proposed source of water for this subdivision is bedrock aquifer(s) 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 section 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 decreed in case no. 11CW99 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.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), this office has not received information sufficient to render an opinion regarding whether the proposed water supply is adequate and can be provided without causing injury to decreed water rights. **Prior to further review, the Applicant must clarify:**

1. The proposed water uses and estimated water demand for the subdivision.
2. The quantity of water which will be conveyed to the District and the quantity of water which will be reserved for the 10-acre lots.

Please contact Wenli Dickinson at 303-866-3581 x8206 or at Wenli.Dickinson@state.co.us with questions.

Sincerely,



Ioana Comaniciu, P.E.
Water Resource Engineer

¹ Amounts to be reserved in perpetuity for the benefit of future landowners of the 32 10+ acre lots by a Declaration of Restrictive Covenants according to the Report. However, an updated declaration to reserve the water for the benefit of the landowners of the additional lots was not provided.

² NNT = not-nontributary; NT = nontributary

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 BEING ASSUMED TO BEAR SOUTH 89°43'54" WEST, A DISTANCE OF 2586.03 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

–THE SOUTHWEST CORNER OF SECTION 5 BEING A FOUND #6 REBAR AND 3.25" ALUMINUM CAP PLS 16154 MATCHING MONUMENT RECORD FILED 2/8/2001.

–THE SOUTH QUARTER CORNER OF SECTION 5 BEING A FOUND 3.5" ALUMINUM CAP PLS 35585 IN RANGE BOX MATCHING MONUMENT RECORD FILED 8/25/2003.

BEGINNING AT SAID SOUTHWEST CORNER;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00°35'02" EAST, A DISTANCE OF 1,887.71 FEET;

THENCE SOUTH 55°49'43" EAST, A DISTANCE OF 151.27 FEET;

THENCE SOUTH 56°50'01" EAST, A DISTANCE OF 249.55 FEET;

THENCE SOUTH 57°02'23" EAST, A DISTANCE OF 200.17 FEET;

THENCE SOUTH 56°38'56" EAST, A DISTANCE OF 240.99 FEET;

THENCE SOUTH 56°51'26" EAST, A DISTANCE OF 311.64 FEET;

THENCE SOUTH 57°16'15" EAST, A DISTANCE OF 292.22 FEET;

THENCE SOUTH 57°10'50" EAST, A DISTANCE OF 328.49 FEET;

THENCE SOUTH 57°12'15" EAST, A DISTANCE OF 229.95 FEET;

THENCE SOUTH 56°36'57" EAST, A DISTANCE OF 33.03 FEET TO THE EXISTING RIGHT–OF–WAY OF HILLTOP ROAD;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID RIGHT–OF–WAY THE FOLLOWING NINE (9) COURSES AND DISTANCES;

1. THENCE SOUTH 34°18'52" WEST, A DISTANCE OF 29.45 FEET;
2. THENCE SOUTH 55°07'41" EAST, A DISTANCE OF 422.36 FEET;
3. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3,850.00 FEET, A CENTRAL ANGLE OF 04°04'27", WHOSE CHORD BEARS SOUTH 53°05'28" EAST A DISTANCE OF 273.71 FEET, FOR AN ARC DISTANCE OF 273.76 FEET;
4. THENCE SOUTH 51°03'14" EAST, A DISTANCE OF 42.96 FEET;
5. THENCE ALONG A NON–TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,792.11 FEET, A CENTRAL ANGLE OF 06°12'06", WHOSE CHORD BEARS SOUTH 47°57'12" EAST A DISTANCE OF 193.88 FEET, FOR AN ARC DISTANCE OF 193.98 FEET;
6. THENCE ALONG A LINE NON–TANGENT TO SAID CURVE, SOUTH 44°34'21" EAST, A DISTANCE OF 47.13 FEET;
7. THENCE ALONG A NON–TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,020.10 FEET, A CENTRAL ANGLE OF 08°21'25", WHOSE CHORD BEARS SOUTH 40°28'36" EAST A DISTANCE OF 148.66 FEET, FOR AN ARC DISTANCE OF 148.79 FEET;
8. THENCE ALONG A LINE NON–TANGENT TO SAID CURVE, SOUTH 89°34'25" WEST, A DISTANCE OF 17.15 FEET;
9. THENCE SOUTH 35°30'44" EAST, A DISTANCE OF 36.45 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID SOUTH LINE SOUTH 89°43'54" WEST, A DISTANCE OF 2,586.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,633,290 SQUARE FEET OR 60.452 ACRES, MORE OR LESS.

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 LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FIELDS FILING 2. 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. UTILITY EASEMENTS, PRIMARY AND SECONDARY DRAINAGE EASEMENTS, PERMANENT SLOPE EASEMENTS AND SIGHT DISTANCE EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO FOR PUBLIC USE AND PURPOSE.

OWNER: WALLDEN–HILL TOP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY: _____

_____ AS _____ OF WALLDEN–HILL TOP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS _____.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

TITLE VERIFICATION

WE _____ 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.

BY: _____

TITLE: _____

STATE OF _____)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS _____.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

FINAL PLAT
FIELDS FILING 2
LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
5 LOTS, 1 TRACT, 60.452 ACRES±
SHEET 1 OF 2

GENERAL NOTES

1.) THE LINEAL UNITS USED ON THIS PLAT ARE U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES–MINUTES–SECONDS.

2.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND SURVEY BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, C.R.S.

3.) 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 CERTIFICATION SHOWN HEREON.

4.) COMMONWEALTH LAND TITLE INSURANCE COMPANY ORDER NUMBER 450–HS0830381–412, EFFECTIVE DATE MARCH 28, 2024 AT 12:00 A.M. WAS ENTIRELY RELIED UPON FOR RECORDED RIGHTS–OF–WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.

5.) RICK ENGINEERING COMPANY HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, RECORDED/UNRECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

6.) ALL LOT CORNER MONUMENTS SHALL BE SET PER COLORADO STATE STATUTE 38–51–105.

7.) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, BEING CONSIDERED TO BEAR SOUTH 89°43'54" WEST A DISTANCE OF 2586.03 FEET BETWEEN MONUMENTS AS SHOWN ON THIS PLAT.

BOARD OF COUNTY COMMISSIONERS

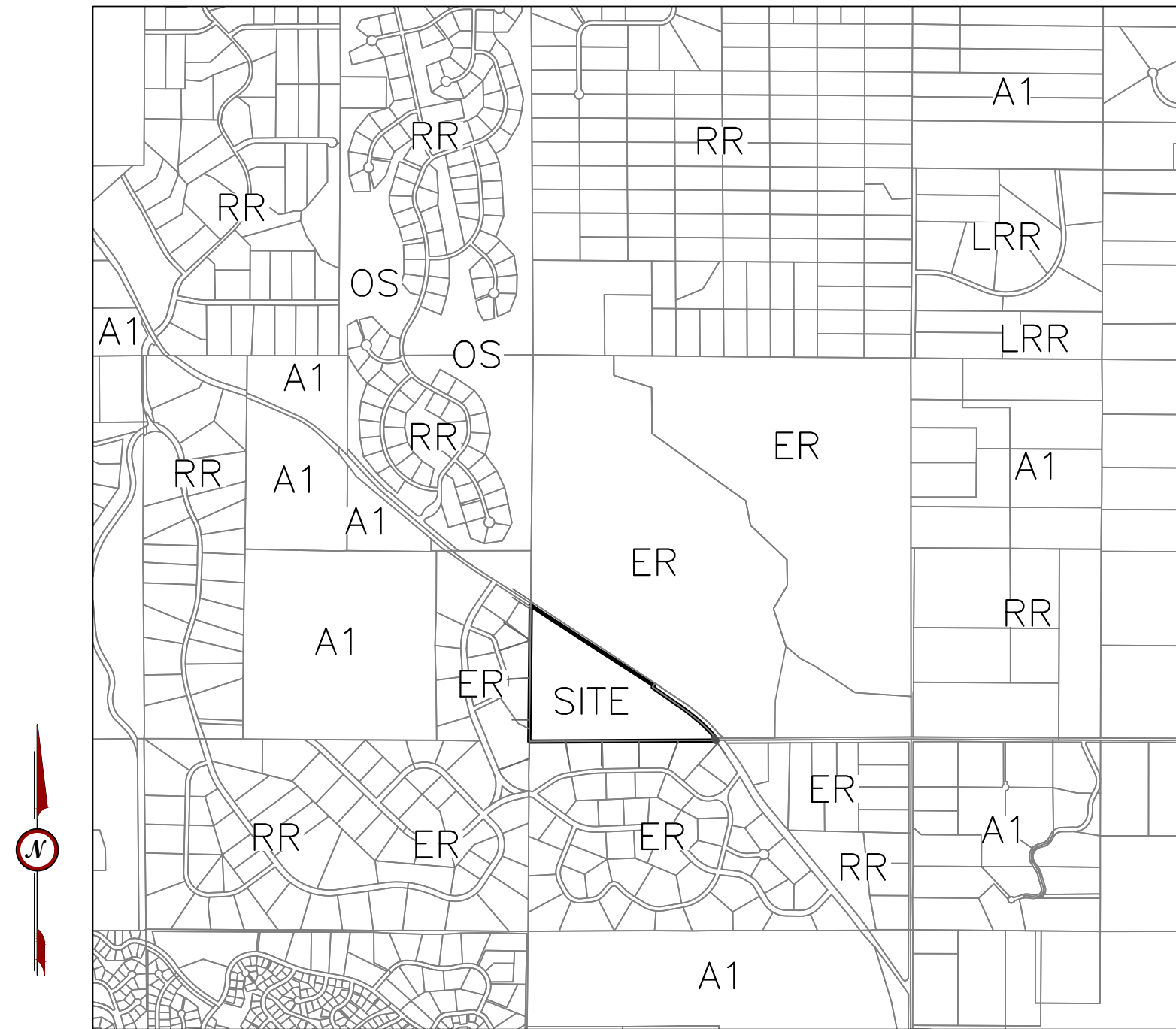
THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF UTILITY EASEMENTS, PRIMARY AND SECONDARY DRAINAGE EASEMENTS, PERMANENT SLOPE EASEMENTS, SIGHT DISTANCE EASEMENTS, PLAINS GOLD DRIVE, WILD GEESE COURT, CACTUS THORN CIRCLE, CORNSILK PLACE, WILD GEESE STREET, HAWK FLIGHT PLACE, HAWK FLIGHT POINTE, COYOTE TRACK CIRCLE, COYOTE TRACK COURT, COYOTE TRACK LANE, SUNNY ROSE CIRCLE, AND PLAINS GOLD WAY ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTER, 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 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 COUNTY COMMISSIONERS

TRACT	PURPOSE	ACREAGE±	OWNERSHIP	MAINTENANCE
A	EMERGENCY ACCESS, UTILITY, DRAINAGE, ACCESS, MAIL KIOSK	2.822	HOA	HOA



VICINITY MAP
SCALE: 1"=2000'

PLANNING COMMISSION CERTIFICATE

THE PRELIMINARY PLAN _____ FOR THIS FINAL PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON **DATE**.

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

DATE

SURVEYOR'S CERTIFICATE

I ROBERT J. HENNESSY, 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 THE 30TH DAY OF MARCH, 2022, 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 _____, 20_____.

ROBERT J. HENNESSY, COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #34580
FOR AND ON BEHALF OF RICK ENGINEERING COMPANY

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

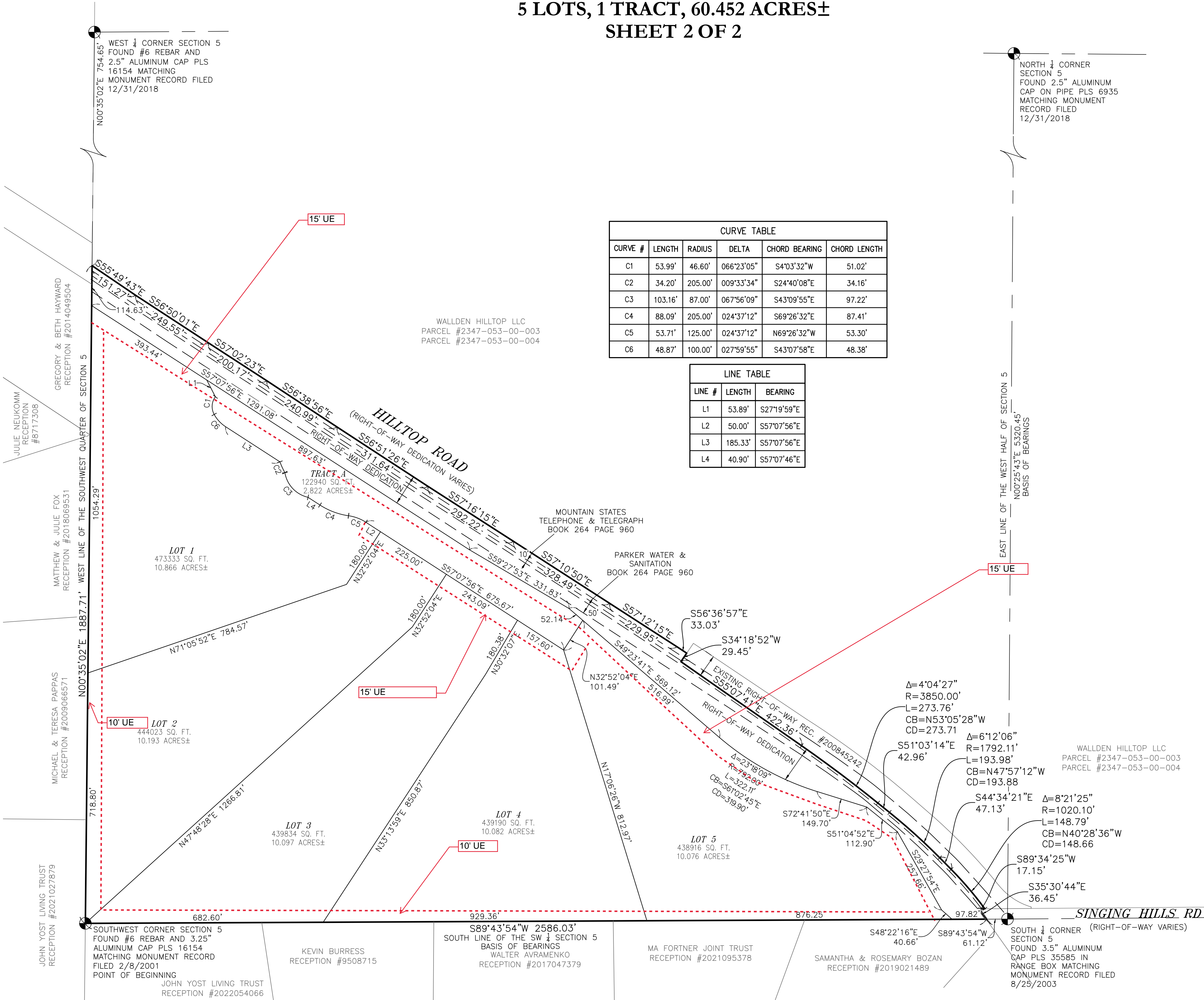
STATE OF COLORADO
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20_____ A.D., AT _____ AM / PM, AND WAS RECORDED AT RECEPTION NUMBER _____.

DOUGLAS COUNTY CLERK AND RECORDER



FINAL PLAT
FIELDS FILING 2
LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
5 LOTS, 1 TRACT, 60.452 ACRES±
SHEET 2 OF 2



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	53.99'	46.60'	066°23'05"	S4°03'32"W	51.02'
C2	34.20'	205.00'	009°33'34"	S24°40'08"E	34.16'
C3	103.16'	87.00'	067°56'09"	S43°09'55"E	97.22'
C4	88.09'	205.00'	024°37'12"	S69°26'32"E	87.41'
C5	53.71'	125.00'	024°37'12"	N69°26'32"W	53.30'
C6	48.87'	100.00'	027°59'55"	S43°07'58"E	48.38'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	53.89'	S27°19'59"E
L2	50.00'	S57°07'56"E
L3	185.33'	S57°07'56"E
L4	40.90'	S57°07'46"E

LEGEND

SET #5X18" REBAR AND 1" YELLOW PLASTIC CAP PLS 34580 FLUSH

FOUND SECTION CORNER AS DESCRIBED HEREON

LOT LINE

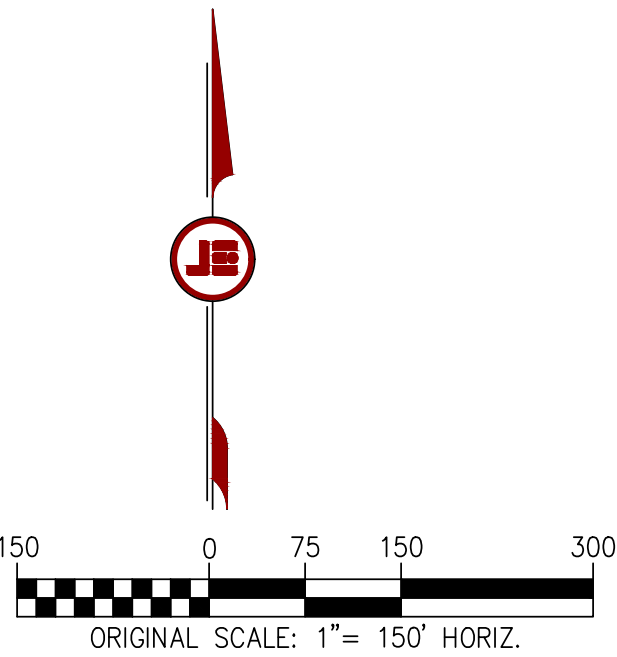
EASEMENT LINE

SECTION LINE

BOUNDARY LINE

RIGHT-OF-WAY LINE

ESMT.=EASEMENT
REC.=RECEPTION



RICK
ENGINEERING COMPANY

8678 CONCORD CENTER, UNIT 200
ENGLEWOOD, CO 80112
PH. (303) 537-8020

REFERRAL RESPONSE REQUEST

 Date sent: May 17, 2024

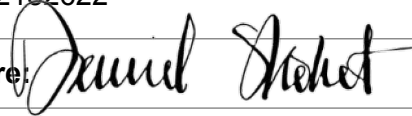
 Comments due by: **June 7, 2024**
Project Name: Fields Filing 2

Project File #: SB2024-027

Project Summary:

This Final Plat request is to subdivide 60.5 acres into 5 lots, one tract, and 6.4 acres of ROW. The site is located southwest of Hilltop Road and west of Singing Hills Road.

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

Please be advised of the following concerns: Limitations on dwellings, commercial buildings, roads, excavations, and septic 	
See letter attached for detail.	
Agency: Douglas County Conservation District	Phone #: 3032182622
Your Name: David Shohet <i>(please print)</i>	Your Signature: 
	Date: June 4, 2024

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, may result in written comments being accepted for informational purposes only.

Sincerely,

Heather Scott, AICP
 Project Planner
 303-919-4801
hscott@douglas.co.us



DOUGLAS COUNTY CONSERVATION DISTRICT

PO Box 688 / 7519A E. Hwy 86 Franktown, CO 80116 / Phone 303-218-2622

DATE: 4/12/24

RE: SB2024-027

According to U.S.D.A. Natural Resources Conservation Service (NRCS) soils survey, soils at Fields Filing 2, hereafter referred to as “on-site,” are somewhat limited to very limited for dwellings with (page 22), without basements (p 26), and small commercial buildings (p 38) due to shrink-swell and slope. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil should be included in the engineering design or construction techniques.

According to NRCS soils survey, soils on-site are very limited to somewhat limited for streets and roads (p 30) due to frost action, slope, and shrink-swell. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil should be included in the engineering design or construction techniques.

According to NRCS soils survey, soils on-site are very limited for septic tanks and absorption fields (p 42) due to depth to bedrock, seepage, slow water movement, and slope. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil should be included in the 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. All disturbed areas should be reseeded between the planting dates of Nov. 1-April 30. Grass seed should be drilled at a depth of ¼ to ½ inch deep and if broadcasted, double the rate.

The Douglas County Conservation District recommends disturbed land be revegetated within 45 days of disturbance. Recommended reseeding dates are November 1 to May 1, when soil is not frozen.

The Conservation 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 60.429 acres.



DOUGLAS COUNTY CONSERVATION DISTRICT

PO Box 688 / 7519A E. Hwy 86 Franktown, CO 80116 / Phone 303-218-2622

There is no Integrated Noxious Weed Control plan and it is recommended that an integrated weed management program be 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 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 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. The Conservation 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 and installed as a temporary sediment control device used on construction sites to protect water quality.

The Douglas County Conservation 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 the District Manager, at Admin@DouglasConserves.org or (303) 218 – 2622.

Custom Soil Resource Report for Castle Rock Area, Colorado



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

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Preface	2
How Soil Surveys Are Made	5
Soil Map	8
Soil Map.....	9
Legend.....	10
Map Unit Legend.....	11
Map Unit Descriptions.....	11
Castle Rock Area, Colorado.....	13
FoD—Fondis clay loam, 3 to 9 percent slopes.....	13
KtE—Kutch sandy loam, 5 to 20 percent slopes.....	14
PpE—Peyton-Pring-Crowfoot sandy loams, 5 to 25 percent slopes.....	15
St—Stapleton-Bresser association.....	18
Soil Information for All Uses	20
Suitabilities and Limitations for Use.....	20
Building Site Development.....	20
Dwellings With Basements.....	20
Dwellings Without Basements.....	24
Local Roads and Streets.....	28
Shallow Excavations.....	32
Small Commercial Buildings.....	37
Sanitary Facilities.....	40
Septic Tank Absorption Fields.....	40
References	45

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

Custom Soil Resource Report

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 16, Aug 24, 2023

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
FoD	Fondis clay loam, 3 to 9 percent slopes	10.9	17.9%
KtE	Kutch sandy loam, 5 to 20 percent slopes	1.6	2.6%
PpE	Peyton-Pring-Crowfoot sandy loams, 5 to 25 percent slopes	23.8	39.1%
St	Stapleton-Bresser association	24.6	40.4%
Totals for Area of Interest		60.8	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

FoD—Fondis clay loam, 3 to 9 percent slopes

Map Unit Setting

National map unit symbol: jqyp
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

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

Description of Fondis

Setting

Landform: Mesas, buttes, ridges
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian deposits over coarse-silty outwash derived from arkose

Typical profile

H1 - 0 to 7 inches: clay loam
H2 - 7 to 24 inches: clay
H3 - 24 to 60 inches: sandy clay loam

Properties and qualities

Slope: 3 to 9 percent
Depth to restrictive feature: More than 80 inches
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
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.4 inches)

Interpretive groups

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

Minor Components

Kutch

Percent of map unit: 5 percent
Hydric soil rating: No

Englewood

Percent of map unit: 5 percent

Hydric soil rating: No

Denver

Percent of map unit: 4 percent

Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 1 percent

Landform: Swales

Hydric soil rating: Yes

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

Custom Soil Resource Report

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

PpE—Peyton-Pring-Crowfoot sandy loams, 5 to 25 percent slopes

Map Unit Setting

National map unit symbol: jqzn
Elevation: 6,500 to 8,000 feet
Mean annual precipitation: 15 to 18 inches
Mean annual air temperature: 44 to 46 degrees F
Frost-free period: 115 to 120 days
Farmland classification: Not prime farmland

Map Unit Composition

Peyton and similar soils: 40 percent
Pring and similar soils: 25 percent
Crowfoot and similar soils: 25 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Peyton

Setting

Landform: Ridges, valley sides
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Weathered alluvium derived from arkose

Typical profile

H1 - 0 to 11 inches: sandy loam
H2 - 11 to 30 inches: sandy clay loam
H3 - 30 to 40 inches: sandy loam
H4 - 40 to 60 inches: sandy loam

Properties and qualities

Slope: 5 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C
Ecological site: R048AY222CO - Loamy Park
Hydric soil rating: No

Description of Pring

Setting

Landform: Hills
Landform position (three-dimensional): Base slope, crest
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from arkosic sedimentary rock

Typical profile

H1 - 0 to 12 inches: sandy loam
H2 - 12 to 60 inches: gravelly sandy loam

Properties and qualities

Slope: 5 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R048AY222CO - Loamy Park
Hydric soil rating: No

Description of Crowfoot

Setting

Landform: Ridges, valley sides

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Residuum weathered from arkosic sedimentary rock

Typical profile

H1 - 0 to 6 inches: sandy loam

H2 - 6 to 19 inches: loamy sand

H3 - 19 to 32 inches: gravelly sandy clay loam

H4 - 32 to 43 inches: gravelly sandy loam

H5 - 43 to 60 inches: coarse sand

Properties and qualities

Slope: 5 to 15 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 5.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: B

Ecological site: R049XY216CO - Sandy Divide

Hydric soil rating: No

Minor Components

Brussett

Percent of map unit: 3 percent

Hydric soil rating: No

Jarre

Percent of map unit: 3 percent

Hydric soil rating: No

Tomah

Percent of map unit: 3 percent

Hydric soil rating: No

Aquic haploborolls

Percent of map unit: 1 percent

Landform: Swales

Hydric soil rating: Yes

St—Stapleton-Bresser association

Map Unit Setting

National map unit symbol: jr09
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 49 to 51 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Stapleton and similar soils: 60 percent
Bresser and similar soils: 25 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Stapleton

Setting

Landform: Ridges, knobs, valley sides
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Weathered alluvium derived from arkose

Typical profile

H1 - 0 to 7 inches: sandy loam
H2 - 7 to 16 inches: sandy loam
H3 - 16 to 60 inches: gravelly sandy loam

Properties and qualities

Slope: 8 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

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

Description of Bresser

Setting

Landform: Valley sides

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy alluvium and/or sandy eolian deposits

Typical profile

H1 - 0 to 8 inches: sandy loam

H2 - 8 to 30 inches: sandy clay loam

H3 - 30 to 60 inches: loamy sand

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: B

Ecological site: R049XB210CO - Sandy Foothill

Hydric soil rating: No

Minor Components

Loamy alluvial land

Percent of map unit: 14 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

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.

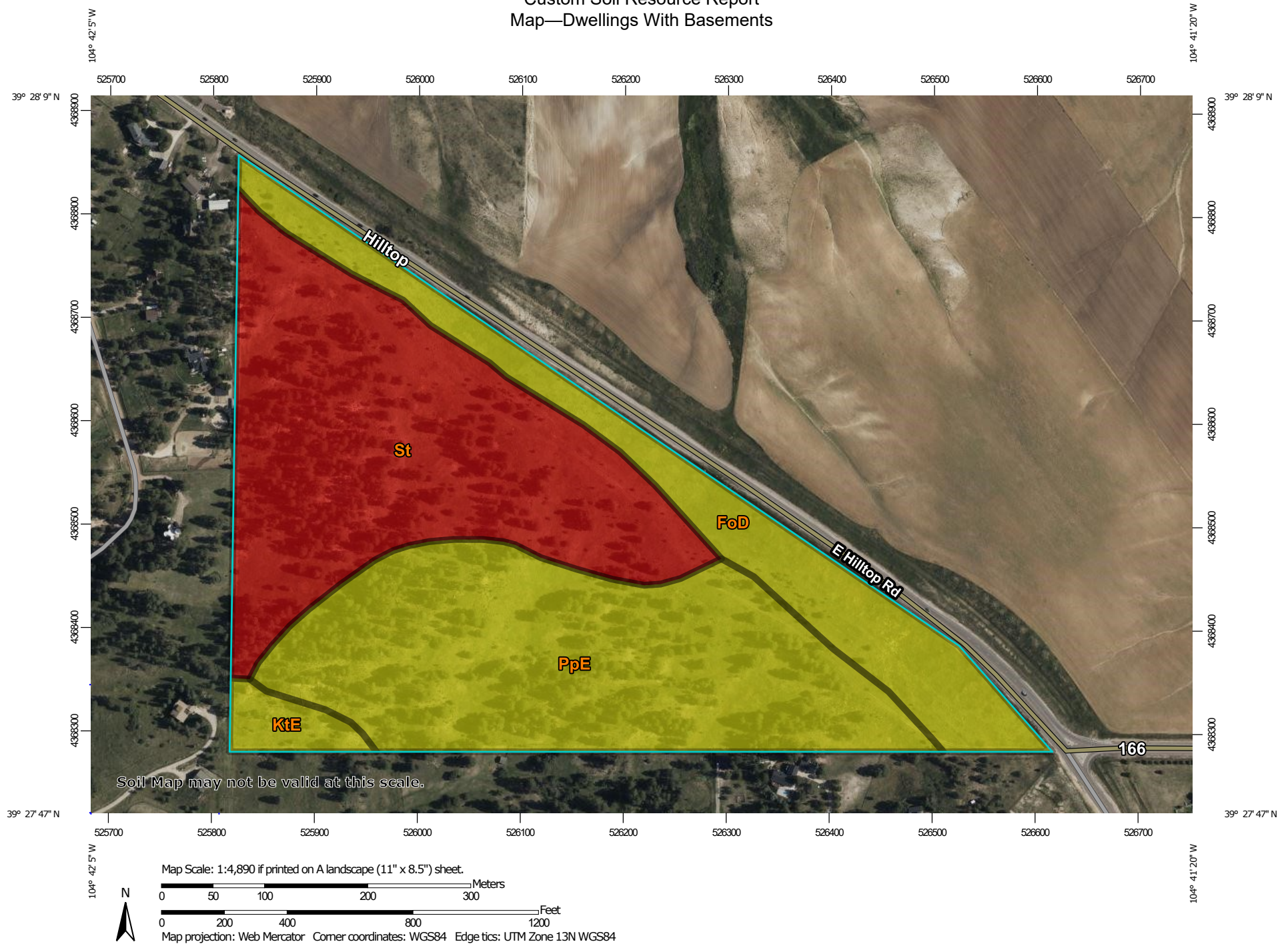
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance 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




MAP LEGEND

Area of Interest (AOI)





 Area of Interest (AOI)

Background





 Aerial Photography

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

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 16, Aug 24, 2023

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

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FoD	Fondis clay loam, 3 to 9 percent slopes	Somewhat limited	Fondis (85%)	Shrink-swell (0.01)	10.9	17.9%
KtE	Kutch sandy loam, 5 to 20 percent slopes	Somewhat limited	Kutch (85%)	Slope (0.84)	1.6	2.6%
				Shrink-swell (0.50)		
				Depth to soft bedrock (0.29)		
PpE	Peyton-Pring-Crowfoot sandy loams, 5 to 25 percent slopes	Somewhat limited	Peyton (40%)	Slope (0.16)	23.8	39.1%
			Crowfoot (25%)	Slope (0.16)		
St	Stapleton-Bresser association	Very limited	Stapleton (60%)	Slope (1.00)	24.6	40.4%
Totals for Area of Interest					60.8	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	36.2	59.6%
Very limited	24.6	40.4%
Totals for Area of Interest	60.8	100.0%

Rating Options—Dwellings With Basements

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Dwellings Without Basements

ENG - Engineering

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

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.

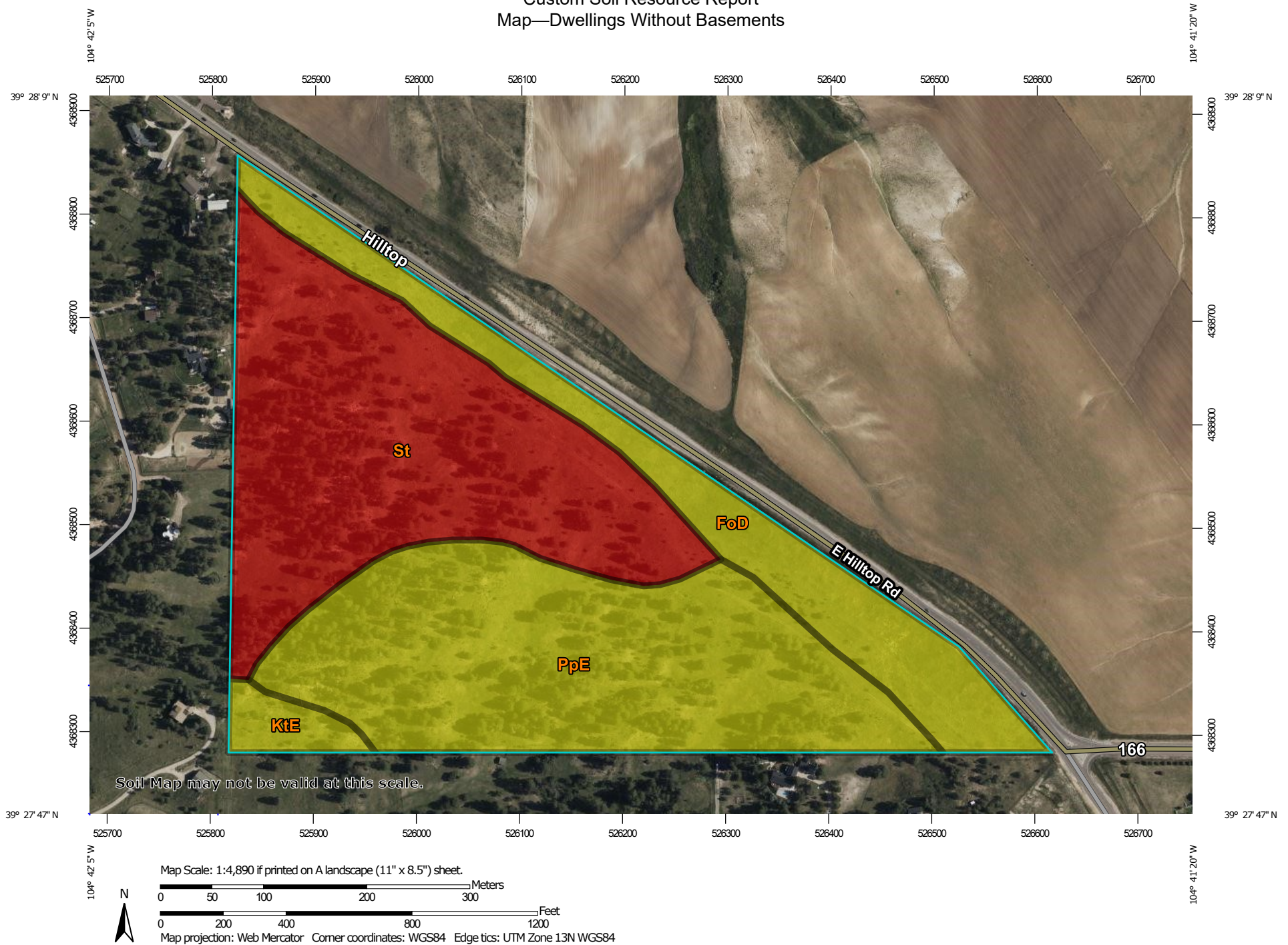
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance 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 Without Basements




MAP LEGEND

Area of Interest (AOI)





 Area of Interest (AOI)

Background





 Aerial Photography

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

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 16, Aug 24, 2023

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 Without Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FoD	Fondis clay loam, 3 to 9 percent slopes	Somewhat limited	Fondis (85%)	Shrink-swell (0.42)	10.9	17.9%
KtE	Kutch sandy loam, 5 to 20 percent slopes	Somewhat limited	Kutch (85%)	Slope (0.84) Shrink-swell (0.50)	1.6	2.6%
PpE	Peyton-Pring-Crowfoot sandy loams, 5 to 25 percent slopes	Somewhat limited	Peyton (40%) Crowfoot (25%)	Slope (0.16) Slope (0.16)	23.8	39.1%
St	Stapleton-Bresser association	Very limited	Stapleton (60%)	Slope (1.00)	24.6	40.4%
Totals for Area of Interest					60.8	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	36.2	59.6%
Very limited	24.6	40.4%
Totals for Area of Interest	60.8	100.0%

Rating Options—Dwellings Without Basements

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Local Roads and Streets

ENG - Engineering

Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity are

soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding.

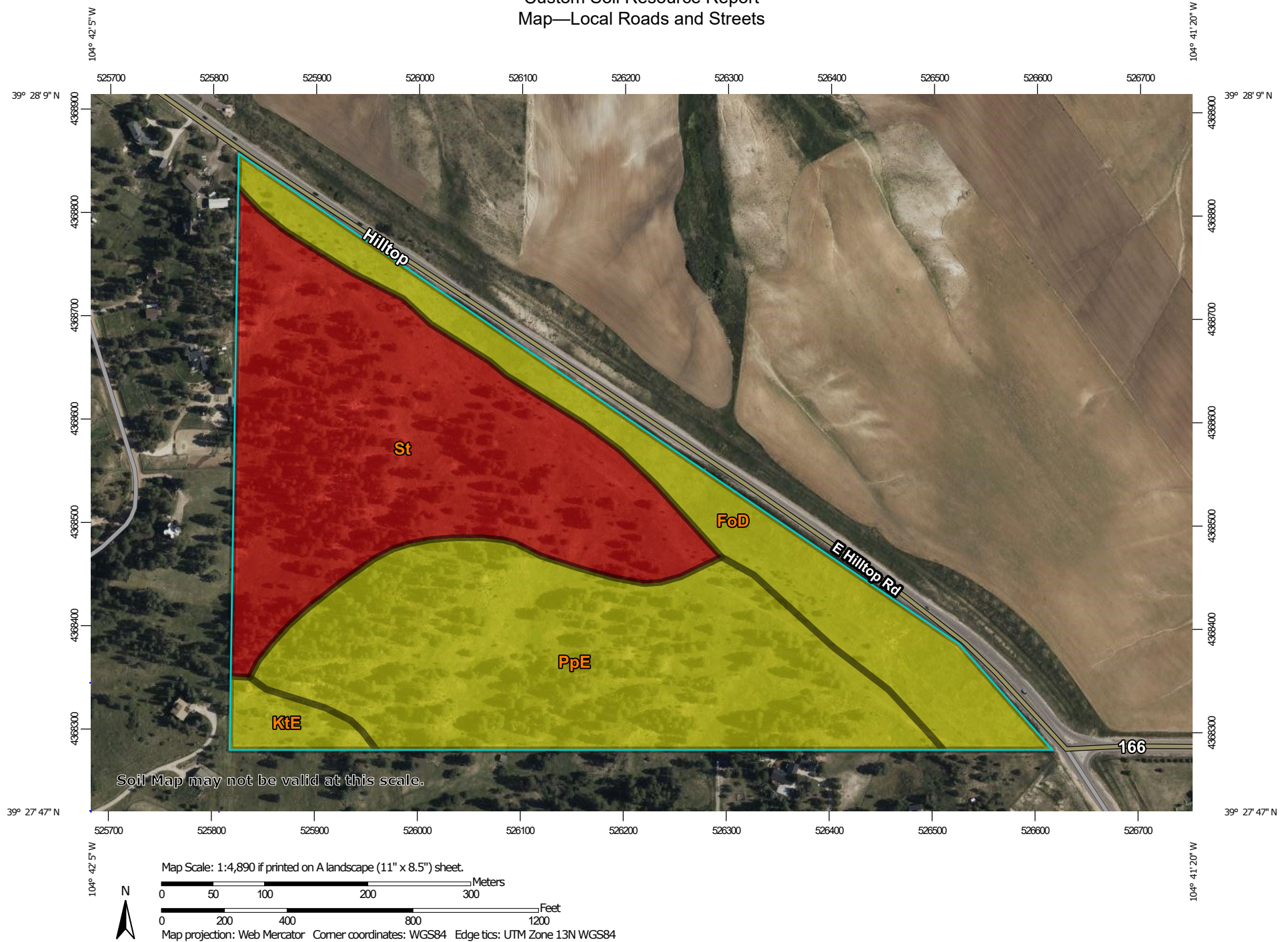
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance 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—Local Roads and Streets




MAP LEGEND

Area of Interest (AOI)





 Area of Interest (AOI)

Background





 Aerial Photography

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

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 16, Aug 24, 2023

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—Local Roads and Streets

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FoD	Fondis clay loam, 3 to 9 percent slopes	Somewhat limited	Fondis (85%)	Frost action (0.50)	10.9	17.9%
				Shrink-swell (0.42)		
				Low strength (0.19)		
KtE	Kutch sandy loam, 5 to 20 percent slopes	Somewhat limited	Kutch (85%)	Slope (0.84)	1.6	2.6%
				Frost action (0.50)		
				Shrink-swell (0.50)		
				Low strength (0.32)		
PpE	Peyton-Pring-Crowfoot sandy loams, 5 to 25 percent slopes	Somewhat limited	Peyton (40%)	Frost action (0.50)	23.8	39.1%
				Slope (0.16)		
			Crowfoot (25%)	Frost action (0.50)		
				Slope (0.16)		
St	Stapleton-Bresser association	Very limited	Stapleton (60%)	Slope (1.00)	24.6	40.4%
				Frost action (0.50)		
Totals for Area of Interest					60.8	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	36.2	59.6%
Very limited	24.6	40.4%
Totals for Area of Interest	60.8	100.0%

Rating Options—Local Roads and Streets

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Shallow Excavations

ENG - Engineering

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing.

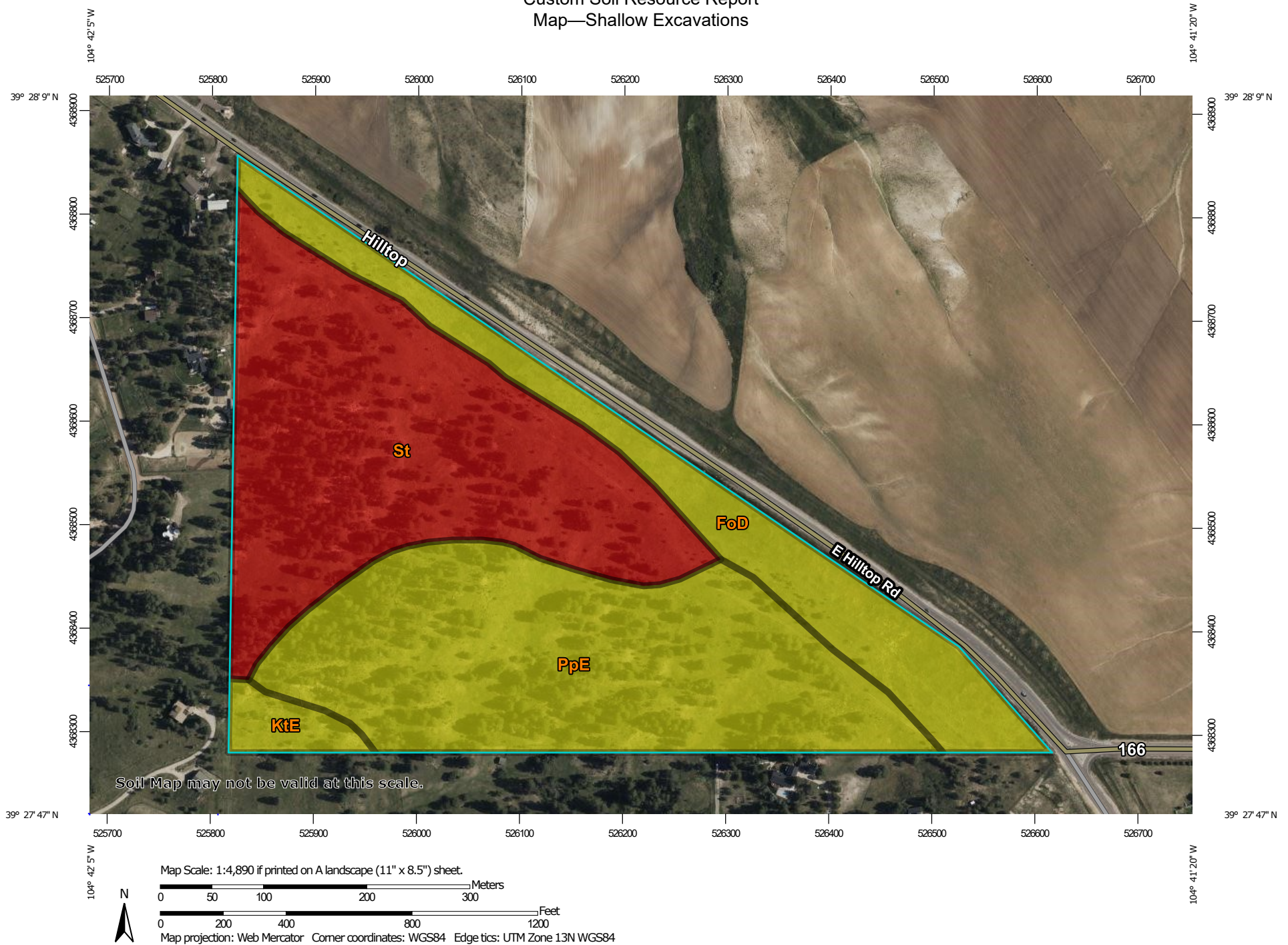
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance 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—Shallow Excavations




MAP LEGEND

Area of Interest (AOI)





 Area of Interest (AOI)

Background





 Aerial Photography

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

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 16, Aug 24, 2023

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—Shallow Excavations

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FoD	Fondis clay loam, 3 to 9 percent slopes	Somewhat limited	Fondis (85%)	Dusty (0.31)	10.9	17.9%
				Too clayey (0.13)		
				Unstable excavation walls (0.01)		
KtE	Kutch sandy loam, 5 to 20 percent slopes	Somewhat limited	Kutch (85%)	Slope (0.84)	1.6	2.6%
				Depth to soft bedrock (0.29)		
				Dusty (0.22)		
				Unstable excavation walls (0.01)		
PpE	Peyton-Pring-Crowfoot sandy loams, 5 to 25 percent slopes	Somewhat limited	Peyton (40%)	Slope (0.16)	23.8	39.1%
				Dusty (0.04)		
				Unstable excavation walls (0.01)		
			Crowfoot (25%)	Slope (0.16)		
				Unstable excavation walls (0.01)		
St	Stapleton-Bresser association	Very limited	Stapleton (60%)	Slope (1.00)	24.6	40.4%
				Dusty (0.03)		
				Unstable excavation walls (0.01)		
Totals for Area of Interest					60.8	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	36.2	59.6%
Very limited	24.6	40.4%
Totals for Area of Interest	60.8	100.0%

Rating Options—Shallow Excavations

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Small Commercial Buildings

ENG - Engineering

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings 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 (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

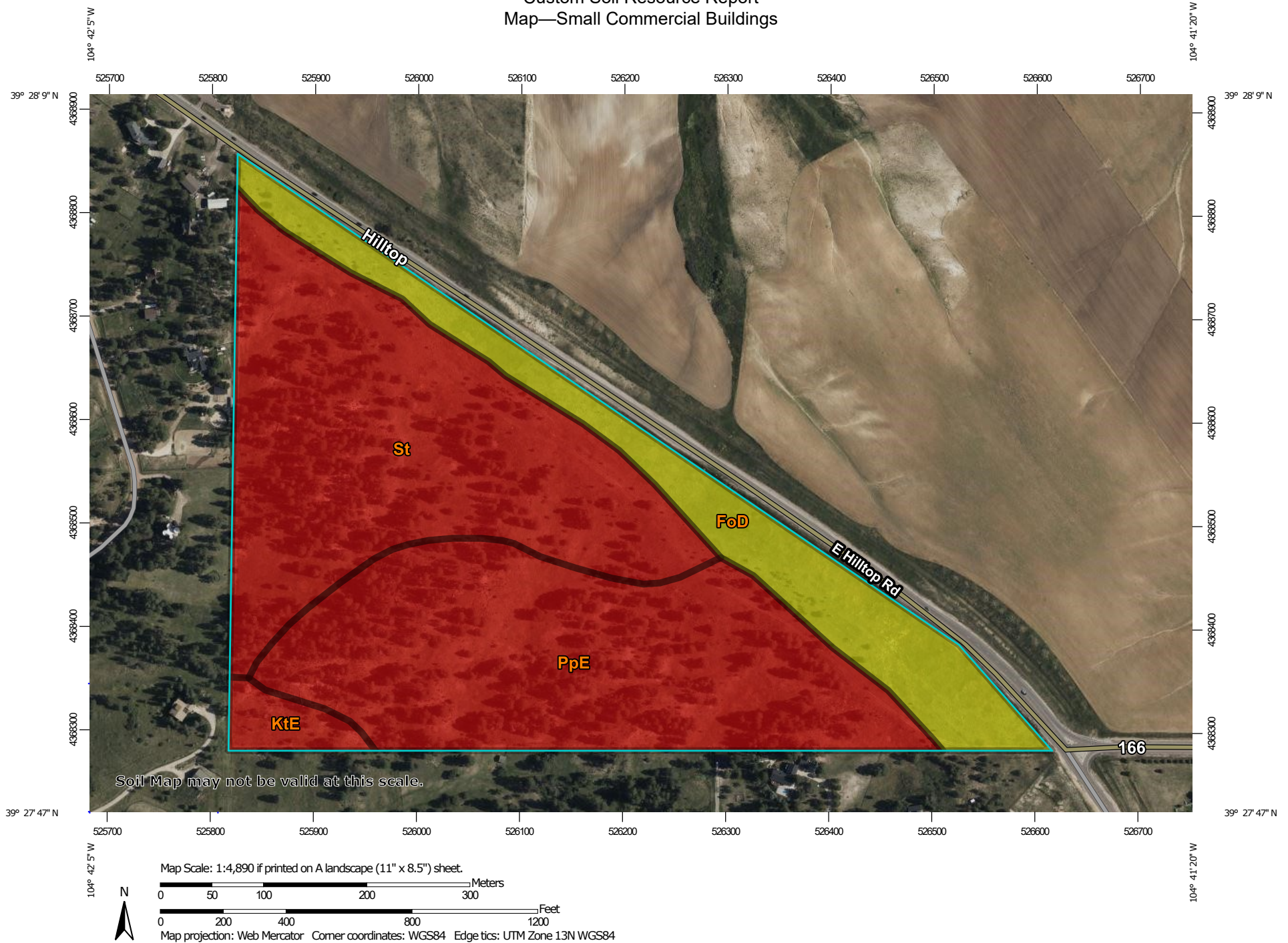
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance 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—Small Commercial Buildings




MAP LEGEND

Area of Interest (AOI)





 Area of Interest (AOI)

Background





 Aerial Photography

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

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 16, Aug 24, 2023

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—Small Commercial Buildings

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FoD	Fondis clay loam, 3 to 9 percent slopes	Somewhat limited	Fondis (85%)	Slope (0.52)	10.9	17.9%
				Shrink-swell (0.42)		
KtE	Kutch sandy loam, 5 to 20 percent slopes	Very limited	Kutch (85%)	Slope (1.00)	1.6	2.6%
				Shrink-swell (0.50)		
PpE	Peyton-Pring-Crowfoot sandy loams, 5 to 25 percent slopes	Very limited	Peyton (40%)	Slope (1.00)	23.8	39.1%
			Pring (25%)	Slope (1.00)		
			Crowfoot (25%)	Slope (1.00)		
St	Stapleton-Bresser association	Very limited	Stapleton (60%)	Slope (1.00)	24.6	40.4%
			Bresser (25%)	Slope (1.00)		
Totals for Area of Interest					60.8	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	49.9	82.1%
Somewhat limited	10.9	17.9%
Totals for Area of Interest	60.8	100.0%

Rating Options—Small Commercial Buildings

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Sanitary Facilities

Sanitary Facilities interpretations are tools designed to guide the user in site selection for the safe disposal of sewage and solid waste. Example interpretations include septic tank absorption fields, sewage lagoons, and sanitary landfills.

Septic Tank Absorption Fields

ENG - Engineering

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

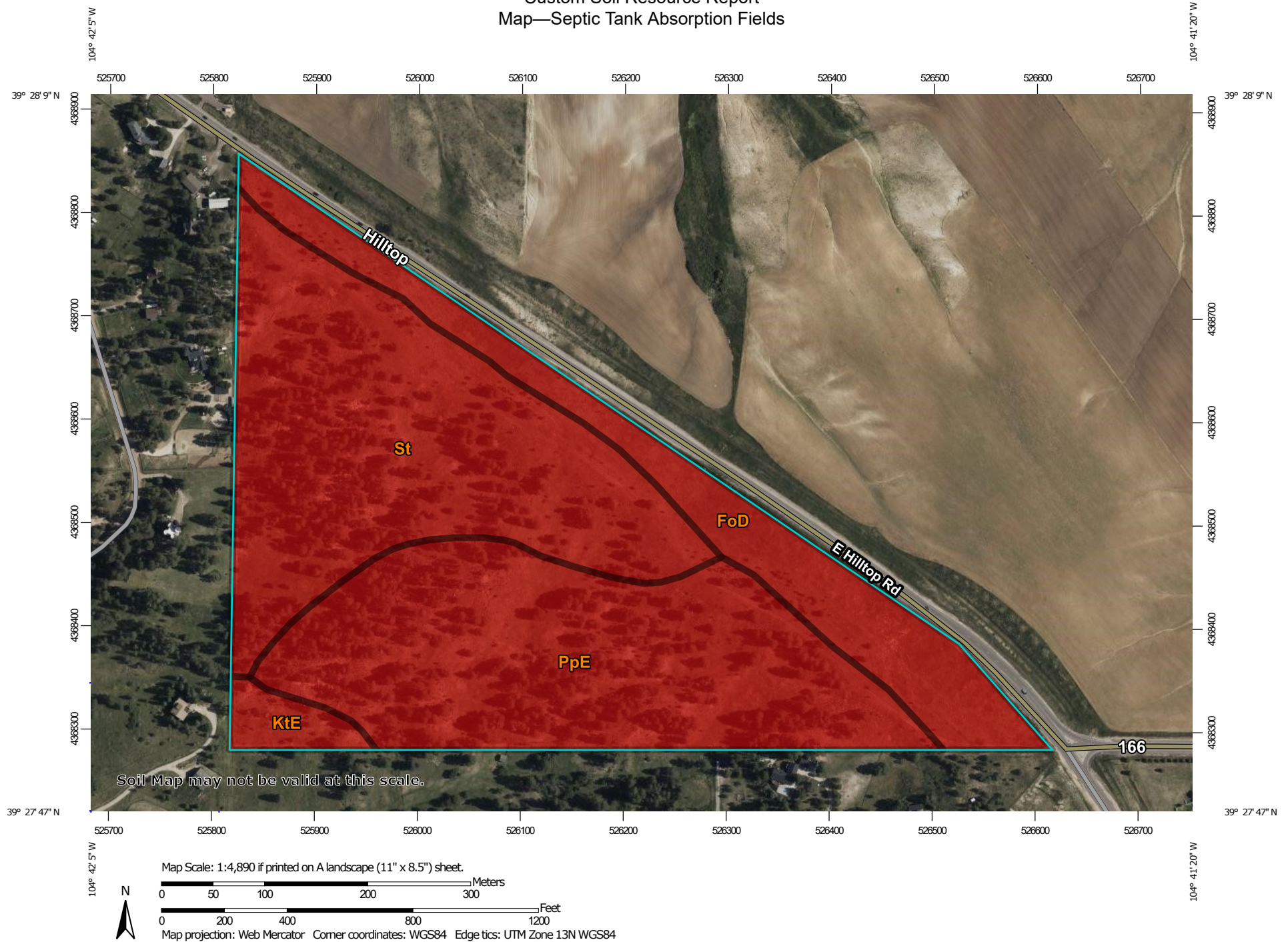
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance 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—Septic Tank Absorption Fields




MAP LEGEND

Area of Interest (AOI)





 Area of Interest (AOI)

Background





 Aerial Photography

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

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 16, Aug 24, 2023

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—Septic Tank Absorption Fields

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FoD	Fondis clay loam, 3 to 9 percent slopes	Very limited	Fondis (85%)	Slow water movement (1.00)	10.9	17.9%
KtE	Kutch sandy loam, 5 to 20 percent slopes	Very limited	Kutch (85%)	Slow water movement (1.00)	1.6	2.6%
				Depth to bedrock (1.00)		
				Slope (0.84)		
PpE	Peyton-Pring-Crowfoot sandy loams, 5 to 25 percent slopes	Very limited	Peyton (40%)	Slow water movement (1.00)	23.8	39.1%
				Slope (0.16)		
			Pring (25%)	Slope (1.00)		
			Crowfoot (25%)	Seepage, bottom layer (1.00)		
				Slow water movement (0.72)		
				Slope (0.16)		
St	Stapleton-Bresser association	Very limited	Stapleton (60%)	Slope (1.00)	24.6	40.4%
Totals for Area of Interest					60.8	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	60.8	100.0%
Totals for Area of Interest	60.8	100.0%

Rating Options—Septic Tank Absorption Fields

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

References

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

May 31, 2024

Heather Scott
100 Third St.
Castle Rock, CO 80104

RE: SB2024-027

Dear Ms. Scott,

Thank you for the opportunity to review and comment on the Final Plat application. 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 no comments.

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

January 22, 2025

Heather Scott
Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)
303-919-4801 (cell)

RE: Fields Filing 2 - Final Plat-2nd Submittal (SB2024-027)

Dear Ms. Scott,

Thank you for the opportunity to respond to the above referenced application. It is our understanding that the applicant is requesting approval of a final plat for 5 single family lots and 1 tract. The project site is located directly west of the intersection of Hilltop Road and Singing Hills Road.

On behalf of Douglas County School District, we have a couple comments regarding this application. DCSD has calculated the amount of school site land dedication required for students generated by the proposal. A total of 5 students are expected from the development requiring a total land dedication requirement of 0.113-acres.

**CASH-IN-LIEU CALCULATION
STUDENT GENERATION**

PROJECT NAME: THE FIELDS FILING 2-FINAL PLAT (SB2024-027)					
DU/	ACRES		DENSITY		
5	58.789		0.09		
			Generation	Number	
<u>STUDENT GENERATION RATES</u>	<u>No. of DU's</u>		<u>Rate</u>	<u>of Students</u>	
ELEMENTARY	5	X	0.52	3	
MIDDLE SCHOOL	5	X	0.15	1	
HIGH SCHOOL	5	X	0.29	1	
				Required	
			School	Land	
	Number		Acreage	Dedication	
<u>SCHOOL LAND DEDICATION</u>	<u>of Students</u>		<u>Per Student</u>	<u>Acreage</u>	
ELEMENTARY	3	X	0.018	0.047	
MIDDLE SCHOOL	1	X	0.030	0.023	
HIGH SCHOOL	1	X	0.030	0.044	
			TOTAL	0.113	

Pursuant to Section 1004.05.3 of the Douglas County Subdivision Resolution, "The cash-in-lieu fee shall be equivalent to the full market value of the acreage required for school land dedication. Value shall be based on anticipated market value after completion of platting. The applicant shall submit a proposal for the cash-in-lieu fee and supply the information necessary for the Board to evaluate the adequacy of the proposal. This information shall include at least one appraisal of the property by a qualified appraiser."

Assuming the applicant agrees with the payment of these fee requirements, DCSD has no objection to approval of this application. Thank you for your support of our mutual constituents

Sincerely,

Shavon Caldwell
Planning Manager, DCSD Planning & Construction
scaldwell2@dcsdk12.org
office: 303.387.0417
mobile: 720.428.1170

DCSD Student Generation and Land Dedication Calculations

**CASH-IN-LIEU CALCULATION
STUDENT GENERATION**

PROJECT NAME: THE FIELDS FILING 2-PRELIMINARY PLAN					
DU/	ACRES		DENSITY		
130	450.9		0.29		
			Generation	Number	
<u>STUDENT GENERATION RATES</u>	<u>No. of DU's</u>		<u>Rate</u>	<u>of Students</u>	
ELEMENTARY	130	X	0.54	70	
MIDDLE SCHOOL	130	X	0.15	20	
HIGH SCHOOL	130	X	0.31	40	
				130	
				Required	
			School	Land	
	Number		Acreage	Dedication	
<u>SCHOOL LAND DEDICATION</u>	<u>of Students</u>		<u>Per Student</u>	<u>Acreage</u>	
ELEMENTARY	70	X	0.018	1.264	
MIDDLE SCHOOL	20	X	0.030	0.585	
HIGH SCHOOL	40	X	0.030	1.209	
			TOTAL	3.058	

**CASH-IN-LIEU CALCULATION
STUDENT GENERATION**

PROJECT NAME: THE FIELDS FILING 2-FINAL PLAT					
DU/	ACRES		DENSITY		
5	57.63		0.09		
			Generation	Number	
<u>STUDENT GENERATION RATES</u>	<u>No. of DU's</u>		<u>Rate</u>	<u>of Students</u>	
ELEMENTARY	5	X	0.5	3	
MIDDLE SCHOOL	5	X	0.2	1	
HIGH SCHOOL	5	X	0.4	2	
				6	
				Required	
			School	Land	
	Number		Acreage	Dedication	
<u>SCHOOL LAND DEDICATION</u>	<u>of Students</u>		<u>Per Student</u>	<u>Acreage</u>	
ELEMENTARY	3	X	0.018	0.045	
MIDDLE SCHOOL	1	X	0.030	0.030	
HIGH SCHOOL	2	X	0.030	0.060	
			TOTAL	0.135	

May 30, 2024

Tom Clark
Authorized Representative
Hilltop Brothers, LLC
8678 Concord Center Drive, Unit #200
Englewood, CO 80112

File No. DV 24-240

Subj: Fields Filing No. 2

Dear Tom,

Plan Review Summary:

Submitted to Engineering	-	5/17/24
Comments Sent Out	-	5/30/24

Engineering has reviewed the above referenced submittal and have the following comments:

Final Plat Comments

Comment #1-Per the traffic study there are only two lots located along the southerly side of Hilltop Road and this final plat shows five lots. The traffic study shows that the projected PM peak will be at LOS D for the access onto Hilltop Road (with two lots south of Hilltop). If the plan is for five lots south of Hilltop Road, the analysis should be updated to ensure acceptable LOS can be achieved.

Comment #2-A Subdivision Improvements Agreement for Private Development (SIA) will be required for this project. The applicant can get a copy of this document from our office or from the Douglas County website. When submitting this document, please provide us with 1-copy with original signatures. Please include a "letter of authorization" for whoever signs the agreement, and the cost estimate exhibits need to be signed by this individual as well. These documents will need to be submitted and approved prior to the approval of the final plat.

Comment #3-Please refer to the final plat redlines.

GESC Plan Comment

Comment #1-Please refer to the GESC redlines.

Construction Plan Comment

Comment #1-Pleaes refer to the construction plan redlines.

We cannot recommend approval of this final plat and/or construction plans until these comments have been addressed. If you have any questions, please give me a call.

Sincerely,



Chuck Smith
Development Review Engineer

cc: Heather Scott, AICP; Project Planner



DV24240

From: [Aaron Miller](#)
To: [Heather Scott](#)
Cc: [Jeanette Bare](#); [Chip Kerkhove](#)
Subject: RE: SB2024-027 Fields Filing 2 construction drawings
Date: Tuesday, August 13, 2024 2:42:56 PM
Attachments: [image001.png](#)

We will still need further revisions. The plans indicate the proposed parker water and san. easement at the cul-de-sac which is not a workable hydrant location for us. We will need them to discuss hydrant placement and revisions to the entry access to accommodate apparatus turn around.

I'll reach out to the applicant directly so we can get workable revisions.

Thank you,

	SOUTH METRO FIRE RESCUE Fire Marshal's Office	Aaron Miller Plan Reviewer T 720.989.2246 C 720.498.4197 E aaron.miller@southmetro.org	
9195 East Mineral Avenue, Centennial, Colorado 80112			

From: Heather Scott <hscott@douglas.co.us>
Sent: Thursday, August 8, 2024 2:06 PM
To: Aaron Miller <aaron.miller@southmetro.org>
Cc: Jeanette Bare <JBare@douglas.co.us>
Subject: RE: SB2024-027 Fields Filing 2 construction drawings

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Aaron,

Here are the grading, roadway and drainage plans. Please let me know if you need more information.

Thank you,

Heather Scott, AICP | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4358 **Mobile** | 303-919-4801
Email | hscott@douglas.co.us

From: Aaron Miller <aaron.miller@southmetro.org>
Sent: Thursday, August 8, 2024 11:56 AM

To: Heather Scott <hscott@douglas.co.us>
Cc: Jeanette Bare <JBare@douglas.co.us>
Subject: RE: SB2024-027 Fields Filing 2 construction drawings

Are there any updated construction drawings for the revisions? I believe we're going to need additional information to be able to say all our requirements have been addressed but those would be a helpful start.

Thank you,



SOUTH METRO FIRE RESCUE

Fire Marshal's Office

Aaron Miller
Plan Reviewer

T 720.989.2246
C 720.498.4197
E aaron.miller@southmetro.org



9195 East Mineral Avenue, Centennial, Colorado 80112

From: Heather Scott <hscott@douglas.co.us>
Sent: Wednesday, August 7, 2024 3:33 PM
To: Aaron Miller <aaron.miller@southmetro.org>
Cc: Jeanette Bare <JBare@douglas.co.us>
Subject: RE: SB2024-027 Fields Filing 2 construction drawings

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Aaron,

Please find revised documents for SB2024-027. Let me know if they have satisfied your concerns or if you have further questions.

Thank you,

Heather Scott, AICP | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4358 **Mobile** | 303-919-4801
Email | hscott@douglas.co.us

From: Aaron Miller <aaron.miller@southmetro.org>
Sent: Friday, May 24, 2024 10:32 AM
To: Heather Scott <hscott@douglas.co.us>
Cc: Jeanette Bare <JBare@douglas.co.us>
Subject: RE: SB2024-027 Fields Filing 2 construction drawings

Thank you for providing these, this confirms that the proposed change to the private drive on Tract A

will not meet access requirements as the prior cul-de-sac was eliminated.

Thank you,



SOUTH METRO FIRE RESCUE

Fire Marshal's Office

Aaron Miller
Plan Reviewer

T 720.989.2246
C 720.498.4197
E aaron.miller@southmetro.org



9195 East Mineral Avenue, Centennial, Colorado 80112

From: Heather Scott <hscott@douglas.co.us>
Sent: Friday, May 24, 2024 10:20 AM
To: Aaron Miller <aaron.miller@southmetro.org>
Cc: Jeanette Bare <JBare@douglas.co.us>
Subject: SB2024-027 Fields Filing 2 construction drawings

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Aaron,

Please find the construction drawings for Fields attached hereto. I will work on coordinating a meeting with the building department.

Have a great weekend,

Heather Scott, AICP | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4358 **Mobile** | 303-919-4801
Email | hscott@douglas.co.us

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SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Heather Scott, 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: Fields Filing 2
Project File #: **SB2024-027**
S Metro Review #: REFFP24-00092

Review date: May 24, 2024

Plan reviewer: Aaron Miller
720.989.2246
aaron.miller@southmetro.org

Project Summary: This Final Plat request is to subdivide 60.5 acres into 5 lots, one tract, and 6.4 acres of ROW. The site is located southwest of Hilltop Road and west of Singing Hills Road.

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. Revisions are required prior to final plat approval.

Final Plat documents do not meet all applicable conditions from the SMFR Preliminary Plan SB2022-036 conditional non-objection letter dated October 26, 2023. The following items shall be revised and included in the final plat documents for approval. Further discussions may be advisable prior to final plat revisions and acceptance.

1. Fire protection water supply was not addressed in final plat documents. The requested waiver from Section 611 Water and Sanitation Policy requiring all uses to be served by a central water facility does not waive fire protection water supply requirements for these proposed lots. The Preliminary Plan included a proposed alternate method for fire protection water supply as a condition of acceptance of the waiver. Provision of fire protection water supply shall be included within the final plat documents.
2. The previously proposed water supply alternate method included a requirement that all homes subject to the water supply waiver are to be fire sprinkler protected. If the waiver and alternate method are to be used for this final plat the fire sprinkler requirement will need to be documented as a condition of the final plat acceptance. Approved fire protection water supplies are to be installed prior to issuance of construction permits.
3. Access to the site has been modified from the preliminary plan and the proposed private drive no longer meets fire apparatus access requirements. The reconfigured private drive eliminated the required turn around previously provided via a cul-de-sac. Tract A as presented in the final plat documents does not provide sufficient space for a turn around and shall be revised which will affect lot lines and boundaries.

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



FIRE ACCESS ROAD DESIGN CRITERIA



BUILDING exterior walls (and any portion thereof) of any buildings that are more than 150 feet from the curb line of a public street shall be served by a Fire Apparatus Access Road which shall be unobstructed. This distance is measured by an approved route around the exterior of the building or facility. Additional allowances may be made for some sprinkler protected structures. Alternate access arrangements may be accepted based on site conditions and building fire protection features.

Due to the possibility of heavy vehicle traffic, residential and commercial collector and arterial roads may not be considered adequate for fire suppression operations; no credit for access to perimeter of buildings shall be given from collectors or arterials, unless specifically approved.

Sites not be capable of meeting these requirements and any alternative means must be evaluated and approved by the Fire Marshal.

FIRE APPARATUS ACCESS ROADS shall be of an all-weather surface capable of supporting the imposed loads of fire apparatus. Maximum grade on site shall not exceed six percent (6%). Roads shall be asphalt or concrete. Other surfaces may be accepted on a case by case basis.

The minimum unobstructed width of the fire apparatus access road shall be 20 feet. In order to maintain the minimum width and prevent obstructions such as parking of vehicles fire lane signs shall be installed in an approved manner. A minimum vertical clearance of 13 feet, 6 inches shall be maintained for the entire required width of the access road.

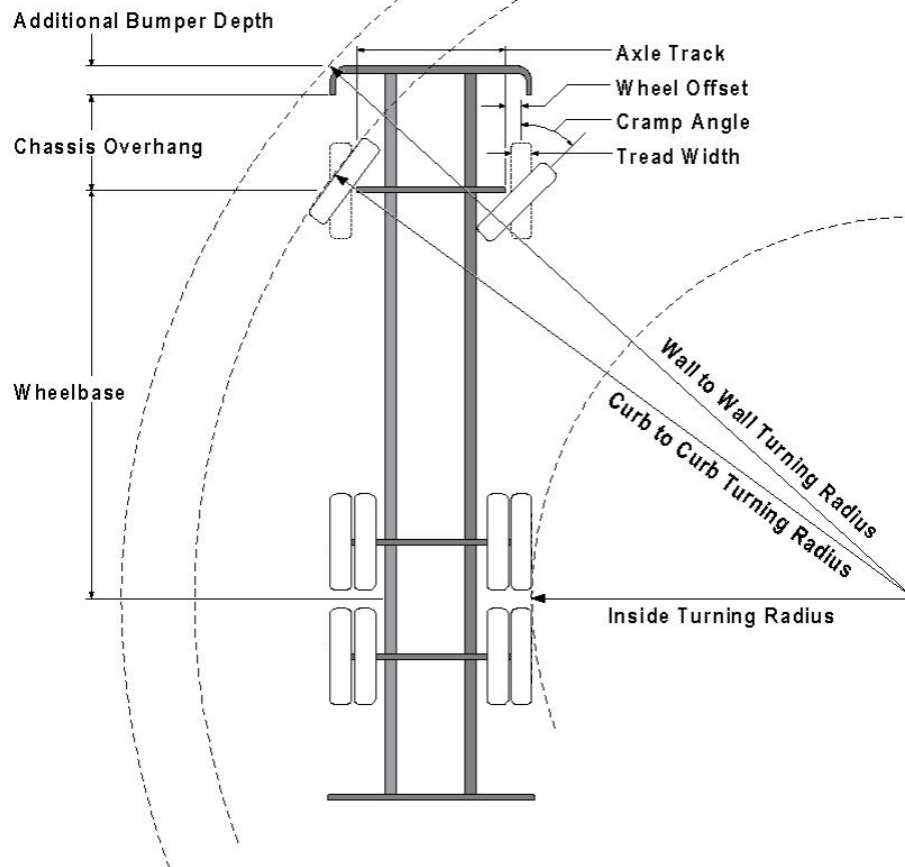
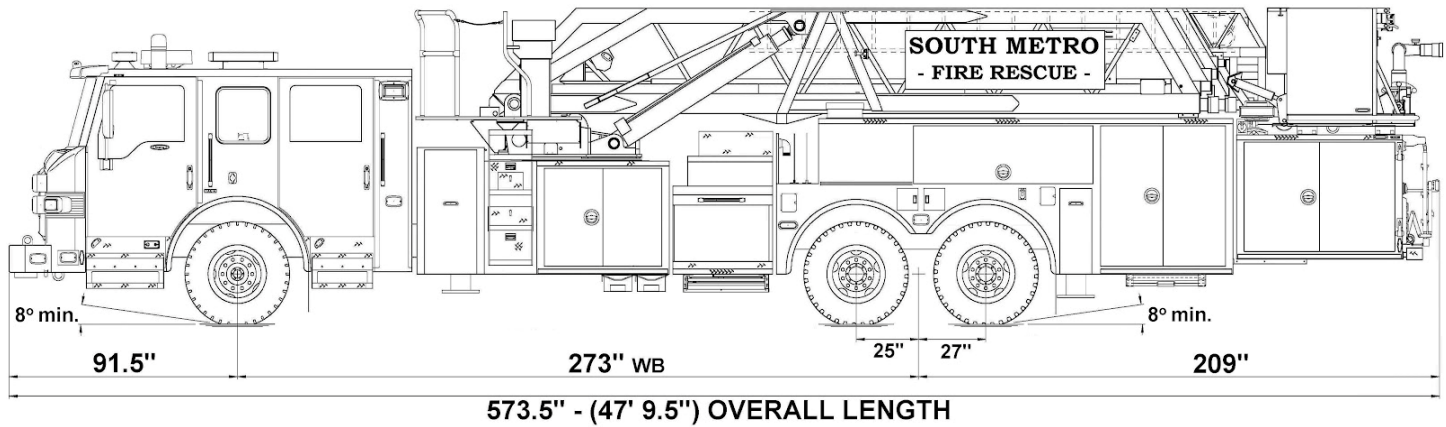
Any dead-end access road over 150 feet long shall be provided with an approved turnaround that may be a circle, tee, hammerhead, or other functional approved design.

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



VEHICLE SPECIFICATIONS are provided for the largest apparatus in use by South Metro Fire Rescue. Fire Apparatus Access Roads shall be capable of accommodating this apparatus.



SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Vehicle Specifications

Length: 47' 9.5"

Width: 8' 5" - (10' 1" mirror to mirror)

Height: 10' 9"

Wheelbase: 273 in.

Design load: 80,000 pounds

Inside Cramp Angle: 40°

Axle Track: 83"

Wheel Offset: 5.3"

Tread Width: 13.5"

Turning Radii:

Inside Turn: 26 ft. 1 in.

Curb to curb: 41 ft. 11 in.

Wall to wall: 46 ft. 8 in.

Where objects are present adjacent to the fire apparatus access road, particularly on turns and turn arounds which require backing, a reasonable safety margin shall be provided to prevent potential damage to the property and to the fire apparatus.

PRIVATE ROADS that provide access to more than two dwellings or one or more commercial buildings shall be constructed to meet the roadway standards approved by the South Metro Fire Rescue Authority for fire apparatus access. Private roads that do not meet the roadway standard may be accepted provided that alternative methods and materials are incorporated into the subdivision that address the fire and life safety of the citizens.

From: [Jill Welle](#)
To: [Heather Scott](#)
Subject: RE: Douglas County eReferral (SB2024-027) Is Ready For Review
Date: Monday, June 17, 2024 7:15:13 AM

Heather,

I wanted to follow up on this, we have been a bit behind on referrals. There is a wildfire mitigation plan for this development. I wanted to make sure there was a copy with the development. These things seem to take a long time to come to fruition. Thank you.

Jill

Jill Welle, CWMS
Wildfire Mitigation and Resilience Coordinator
Douglas County Building Division
100 Third Street
Castle Rock, CO 80104
720-733-6924

-----Original Message-----

From: hscott@douglas.co.us <hscott@douglas.co.us>
Sent: Thursday, May 16, 2024 4:05 PM
To: Jill Welle <jwelle@douglas.co.us>
Subject: Douglas County eReferral (SB2024-027) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
<https://apps.douglas.co.us/planning/projects/Login.aspx>

Project Number: SB2024-027

Project Title: Fields Filing 2

Brief Description:

This Final Plat request is to subdivide 60.5 acres into 5 residential lots, one tract, and 6.4 acres of ROW. The site is located southwest of Hilltop Road and west of Singing Hills Road.

This referral will close on June 7, 2024.

If you have any questions, please contact me.

Sincerely,

Heather Scott
Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)
303-919-4801 (cell)



Right of Way & Permits

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

June 3, 2024

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

Attn: Heather Scott

Re: Fields Filing 2, Case # SB2024-027

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plat for **Fields Filing 2**. Please be aware that PSCo has and owns existing natural gas distribution facilities along Hilltop Road.

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

Additional easements may need to be acquired by separate document. The Designer must contact the appropriate Right-of-Way Agent.

Not ready to apply? Our Builder Developer Representatives can provide you with capacity and process information during the concept phase of a project. Contact us at BDRCO@xcelenergy.com or learn more at [Building and Remodeling \(xcelenergy.com\)](https://xcelenergy.com/BuildingandRemodeling)

As a safety precaution, PSCo would like to remind the developer to contact Colorado 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



July 31, 2024

Heather Scott., AICP
Douglas County Principal Planner
Department of Community Development
100 Third Street
Castle Rock, Colorado 80104

RE: Fields, Filing 2
SB2024-027

Comments from Heather Scott, AICP Principal Planner
Douglas County Dept of Community Development

FINAL PLAT:

1. Revise the title block on all sheets to include the project number: SB2024-027, per Section 506.04 of the Douglas County Subdivision Resolution "DCSR".
 - **RICK response comment: Project number has been added per request.**
2. Break out Tract A so the private road is clearly identified. Landscape entries may be included within the private road ROW. Drainage should be an additional tract.
 - a. Please coordinate with Caitlin Zeiler, DCAddressing@Douglas.co.us to identify an appropriate name for the proposed private road per Section 407.12 of the DCSR.
 - **RICK response comment: Tracts for project are more clearly defined. Coordination with addressing resulted in the removal of the name for the private road. The detention pond is now placed within a drainage easement within Tract A**
3. There are multiple red marks to clean up on the final plat. Be sure to identify Hilltop Road in the dedication statement and remove any reference to the overall development that does not pertain to these 5 lots in the BCC statement. Reword the purpose for Tract A so that access is the first use listed. Add the Land Use table.
 - **RICK response comment: Plat has been revised per this direction.**

4. Per Section 506.13, identify all road names, right-of-way widths at each leg of an intersection, at point of curve and point of tangent, at dead ends and at angle points; and right-of-way line with accurate bearings and dimensions including chord lengths and bearings, central angles and radii of all curves.
 - a. Be sure to provide a SMFR approved turn around at the end of the private road.
 - **RICK response comment: Detail is provided on plat and now included is a turnaround (cul-de-sac) to provide proper SMFR turnaround.**
5. Per Section 506.16, include the Acceptance Certifications on page one in accordance with Article 8 of DCSR.
 - **RICK response comment: Acceptance Certification has been added.**
6. Per Section 506.18, include plat notes which adequately explain information pertinent to the execution and maintenance of the subdivision including the ownership of tracts, reference to the subdivision improvements agreement, maintenance responsibility for private roads, easements and tracts, and limitations on wells or septic systems. The applicant shall provide for the construction, at no cost to the County, of traffic signalization, all utilities, and other public infrastructure, as required by the Board, and provide bonding or other security needed to ensure such improvements, as required by the Board.
 - **RICK response comment: Plat notes have been revised accordingly.**

SUPPLEMENTAL REPORTS:

1. Per Section 1003.06.4, an appraisal providing the full market value based on anticipated market value after completion of platting shall be provided.
 - **RICK response comment: An appraisal after platting will be provided.**
2. Alyson Scott's water supply letter dated June 2022, is for 8 – 35 acre lots and does not reference the 5 – 10 acre lots. Please provide an updated attorney letter or at a minimum, add RICK Engineering's Water Demand Study dated June 20, 2023, for reference to the 12 large acre lots.
 - **RICK response comment: The June study is provided with this submittal as well as a response to DWR on the water rights available to the 5 lots prepared by Jehn Water Consultants.**
3. Be sure to provide a copy of the wildfire mitigation plan for the overall site with your resubmittal.
 - **RICK response comment: The project wildfire mitigation plan is included in the current submittal.**
4. Please revise according to Douglas County Engineering comments.
 - Provide a revised traffic study to reflect 5 lots verses the 2 lot currently identified in the report.

- **RICK response comment: The addendum letter that was prepared for the lot reduction from 255 lots to 130 lots that was approved with the prelim plan was included in the previous submittal. Please refer to June 21, 2023 FHU prepared letter titled *Fields Development – Lot Reduction Analysis* (pdf name: 2023_Jun-Fields-LotReductionTrafficReport.pdf). This letter provide analysis of the 5 lots proposed with this plat.**

There are several outstanding balances due including the engineering fee of \$7,500.00 and \$9.80 for postage for the Courtesy Notifications. Please contact Carol LeMaire at 303-660-7310 to pay the engineering fee and Planning Services at 303-814-4370 to make payments over the phone. As part of your resubmittal, please also submit a response letter to my attention indicating how each referral comment has been addressed. The revised exhibits and other documents should be submitted to my attention.

- **RICK response comment: The Developer will contact the County for Fees payment. RICK will coordinate with each referral agency to address comments and provide the Douglas County Planner referral comment resolution.**

Because design review is a cumulative process, Douglas County Planning Services reserves the right to provide further comments based upon your resubmittal and the agency comments received through the official referral process. Feel free to contact me with any questions or concerns as they arise. I look forward to working with you on this application.

Sincerely,

Heather Scott

Heather Scott, AICP
Principal Planner



July 31, 2024

Addressing Analysis

Caitlin Zeiler

Douglas County

100 Third Street

Castle Rock, Colorado 80104

RE: Fields Filing #2
Project File #: SB2024-027

Reviewed by: Addressing Analyst

Addressing Analyst

Where will each of the 5 lots take access from Hilltop Road?. Is Tract A intended for a single, shared access for all lots? Consider addition of Plat notes to specify future driveway access for each future residence.

- **Rick response comment: Tract A is meant for shared Lot access. The Tract summary table has been updated to state lot access.**



July 31, 2024

Assessor
Douglas County
100 Third Street
Castle Rock, Colorado 80104

RE: Fields Filing #2
Project File #: SB2024-027

Reviewed by: Assessor

Please be aware of the following comments:

The Right-of-Way ownership is not clear in the dedication statement. Ownership for tract A shown in the plat table but not in dedication.

- **Rick response comment: The dedication statement has been revised for clarity.**

MEMORANDUM

TO: Ioana Comaniciu
FROM: Gina Burke
DATE: June 19, 2024
SUBJECT: Fields Filing 2, Project No. SB2024-027 – Response to DWR Comments
JOB NO: 885.8

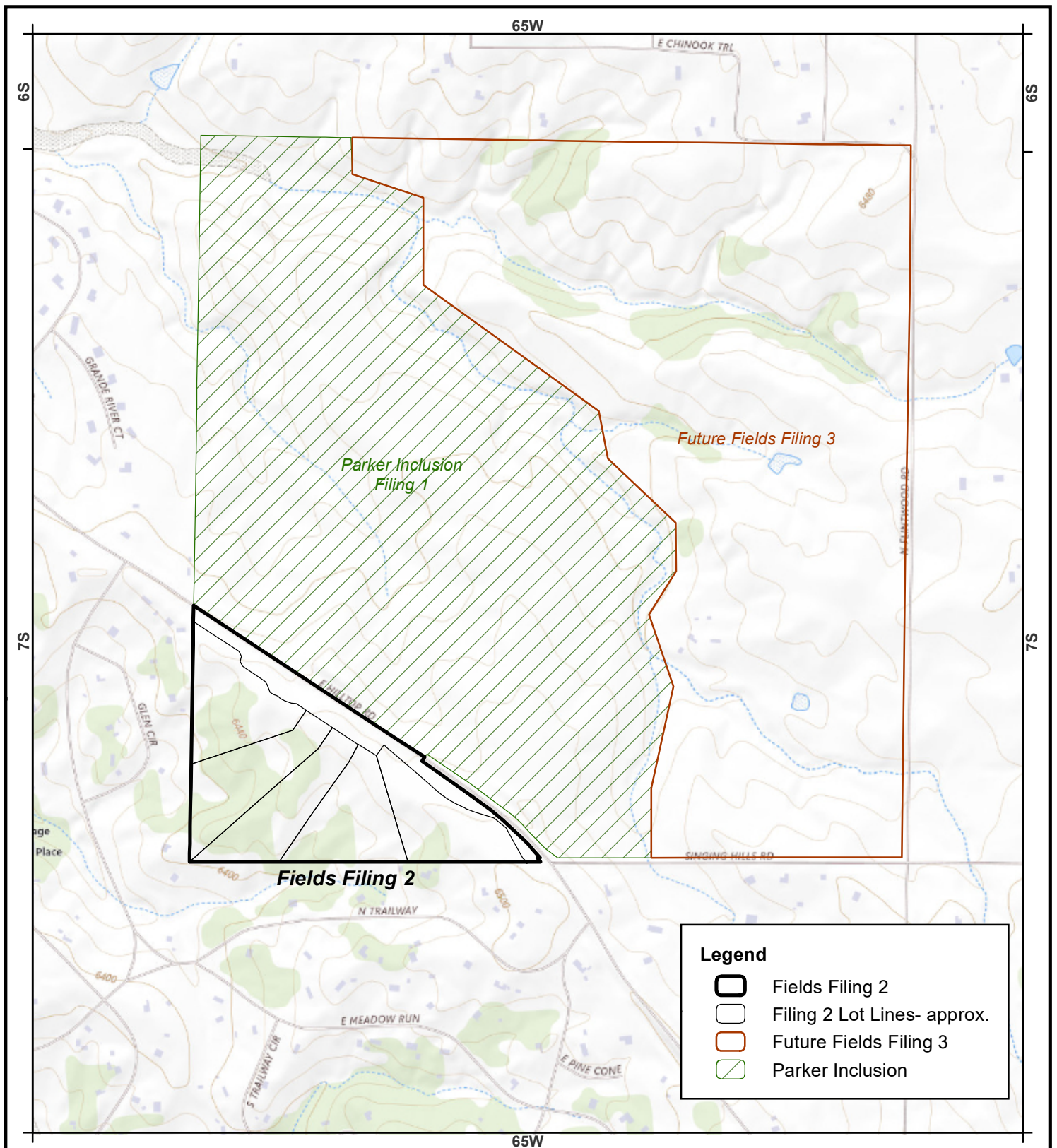
The purpose of this Memorandum is to provide responses to the comments provided in a letter dated May 20, 2024 from the Division of Water Resources (DWR) in regard to their review of the Fields Filing 2 referral submittals. The following are our responses to those comments.

The Fields Filing 2 project is for the development of five 10-acre lots located in the southwest corner of the Fields Development (as shown on Figure 1). Each of these five lots will be served with individual well and septic systems. The attached Table 1 provides a summary of the decreed Denver Basin ground water and a breakout of the amounts to be provided to meet the demands of the development for Filings 1 & 2, with Filing 1 water being conveyed to Parker Water and Sanitation District. As provided, each of the five 10-acre lots in Filing 2 will be provided a total of 9 af/yr. The water conveyed from the Upper Dawson aquifer cannot be put to beneficial use without a decreed augmentation plan. Sufficient water is being provided to allow the new lot owner to obtain such a plan if needed.





The uses for this water are those uses decreed in Case No. 11CW99, which includes domestic, commercial, irrigation, stock watering, and fire protection, among others. The water being conveyed to each lot is more than sufficient to meet residential demands.

As an example, assuming in-house uses and irrigation for a large lot, the use of a Lower Dawson well can provide enough for in-house uses (0.2 af/yr) and the irrigation of more than 14,000 sqft of lawn and gardens.

Please feel free to contact our office with any questions or additional information.



Legend

-  Fields Filing 2
-  Filing 2 Lot Lines- approx.
-  Future Fields Filing 3
-  Parker Inclusion

Jehn Water Consultants, Inc.
 88 Inverness Circle East,
 Suite K-102
 Englewood, CO 80112
 (303) 321-8335
www.jehnwater.com

FIGURE 1

FIELDS Filing No. 2

N
 1 inch = 1,000 feet
 0 500 1,000 feet

Job No. 885.8
 Projection: UTM NAD83
 Prepared By: HLB 6/19/2024
 Checked By: GLB 6/19/2024

Sources:
 Esri Topo Basemap

**TABLE 1
FIELDS DEVELOPMENT
WATER AVAILABLE**

Aquifer	Decreed Case No. 11CW99 (af/yr)	Status	Conveyed to PWSD (af/yr) ¹	To be Conveyed to Filing 2 Lots (af/yr) ²	Remaining (af/yr)
Upper Dawson	195.20	NNT	83.19	7.50	104.51
Lower Dawson	113.60	NT	46.80	5.00	61.80
Denver	348.70	NT	143.66	15.00	190.04
Arapahoe	257.50	NT	106.08	10.00	141.42
Laramie-Fox Hills	179.90	NT	74.12	7.50	98.28
Totals	1094.90		453.85	45.00	596.05

Notes:

1. Dedicated to Parker W&S under Special Warranty Deed, June 21, 2022 for Fields Filing 1.
2. Water amounts to be conveyed to a total of five 10-acre parcels included in Fields Filing 2.

June 21, 2023

Mr. Thomas Clark
Ventana Capital, Inc.
9801 East Easter Avenue
Centennial, CO 80112

RE: **Fields Development – Lot Reduction Analysis**
FHU Reference Number 120458-01

Dear Mr. Clark:

I've completed an evaluation of traffic impact revisions based on the proposed reduction of dwelling units for Fields from 255 lots to 130 lots. This letter provides information on several issues:

- Site plan changes
- Trip generation revisions
- Operational changes

The information contained in this letter is primarily focused on comparisons to the original Traffic Impact Analysis (TIA). Recent consideration of a temporary access is also addressed. Following is more information on each of these project elements.

I. SITE PLAN CHANGES

It is understood that the Fields project has made changes to the proposed site plan that includes a reduction in the number of lots from 255 to 130. Access for the project is still planned as previously understood:

- **Western Access** – This access point is near the western edge of the property boundary along Hilltop Road and it will serve as one of the two access points for the majority of the residential lots. It will also provide access to five Rural Lots along the southwest side of Hilltop Road (previously only one lot).
- **Singing Hills Road Access** – This access will be the 4th leg of the Hilltop Road/Singing Hills Road roundabout that is being constructed by Douglas County. It is one of the two access points that will service the majority of the residential lots.
- **Flintwood Road Access** – This access point is the same as previously understood; it will serve seven (7) Rural Estate lots.

Figure I provides a representation of the Fields site plan.

II. TRIP GENERATION REVISIONS

As can be understood, with a reduction in the number of lots by almost 50%, the amount of trip generation for the project will be reduced. **Table I** on Page 3 summarizes the trip generation comparison between the previously understood number of lots and their specific types and quantities, and the currently proposed revisions.

When considering the entire site, daily and peak hour trips are reduced for each time period. Only the number of trips for the Rural Lots increase since five dwelling units are now in this category versus only one in previous estimates.

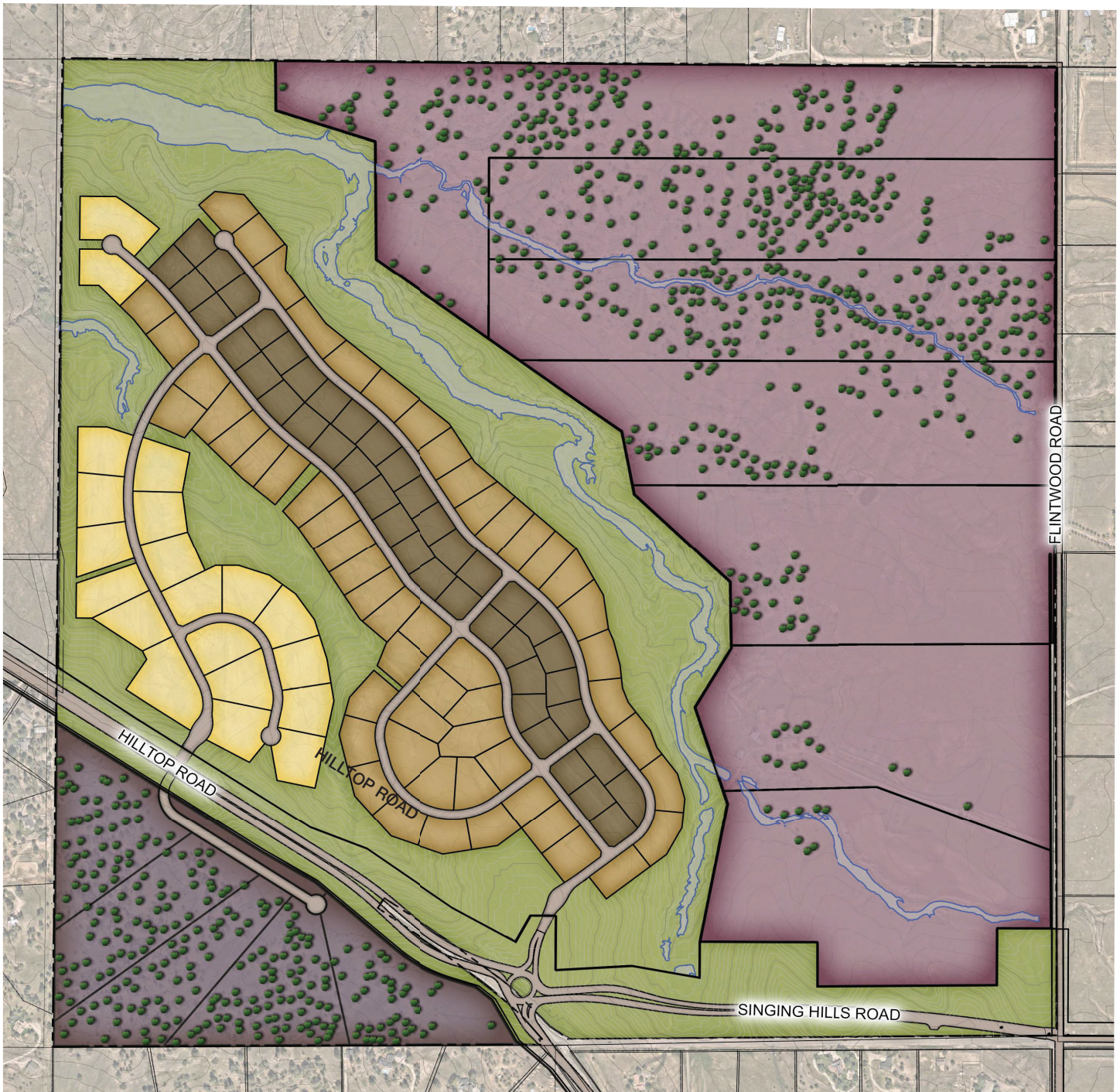


Table I. Fields Trip Generation Comparison

Land Use ¹	Unit	Size	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Previously Understood Dwelling Unit Types and Quantities									
Single Family Residential	DU	247	2,318	44	126	170	147	86	233
Rural Lot		1	15	0	1	1	2	0	2
Rural Estate Lots		7	88	2	5	7	5	3	8
TOTALS		255	2,421	46	132	178	154	89	243
Current Dwelling Unit Types and Quantities									
Single Family Residential	DU	118	1,175	22	65	87	73	43	116
Rural Lots		5	64	1	4	5	4	2	6
Rural Estate Lots		7	88	2	5	7	5	3	8
TOTALS		130	1,327	25	74	99	82	48	130
Numerical Difference		-125	-1,094	-21	-58	-79	-72	-41	-113

¹ Land Use Code 210.

II.I Trip Assignment

The revised vehicle-trips have been assigned to the adjacent street network using the same distribution percentages as the previous analyses for this project. When considering the current layout of the lots within the Fields property, it is projected that the assignment of vehicle-trips within the main development area to the northeast of Hilltop Road will be evenly distributed between the Western Access and the Roundabout Access. The site generated traffic volumes can be found on **Figure 2**.

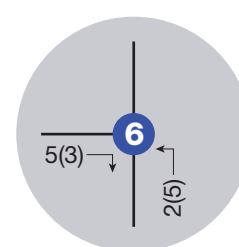
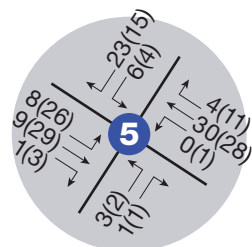
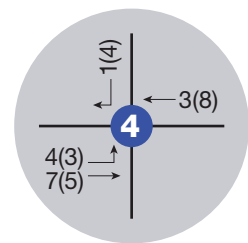
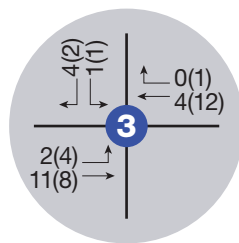
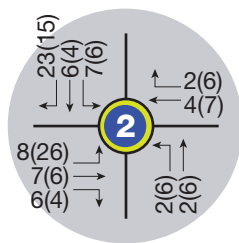
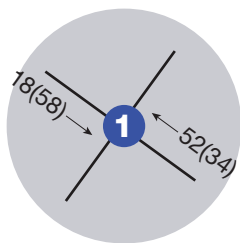
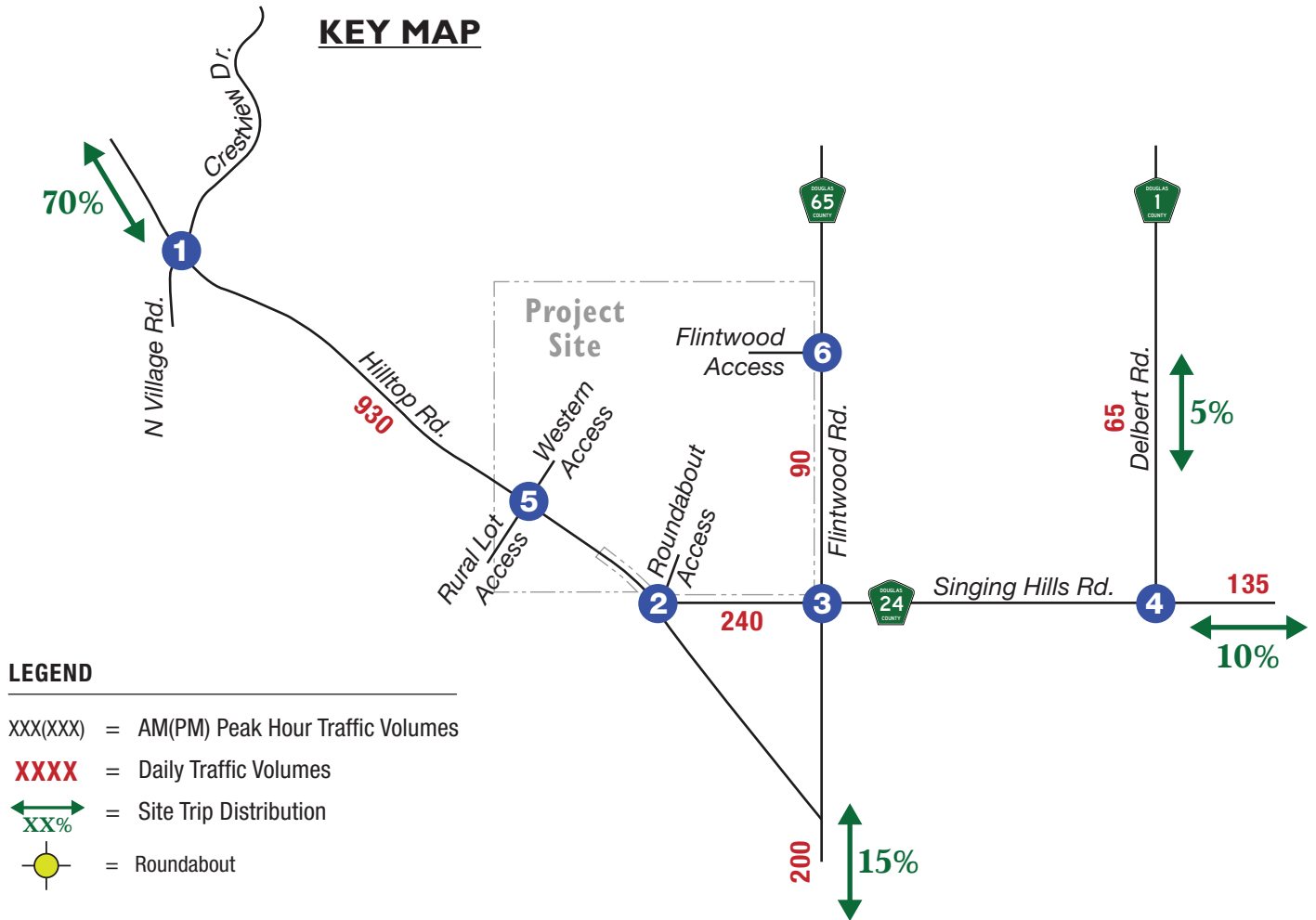
Almost all of the individual movements at the site access points have less vehicle-trips than previous studies given the reduction in the total number of dwelling units. Only movements to/from the Rural Lots along Hilltop Road are higher given the increase from one to five lots (still a small number of trips).

III. OPERATIONAL CHARACTERISTICS

Revised operational analyses were conducted using the methodologies of the *Highway Capacity Manual* by FHWA. From these analyses, a key measure or “level of service” rating of the traffic operational conditions can be obtained. Level of service (LOS) is a qualitative assessment of traffic operational conditions within a travel stream in terms of the average stopped delay per vehicle at a controlled intersection.

Levels of service are described by a letter designation ranging from LOS A to F, with LOS A representing essentially uninterrupted flow, while LOS F represents a breakdown of traffic flow with noticeable congestion and delay. Stop sign-controlled and roundabout capacity analyses produce LOS results for each movement that must yield to conflicting traffic at the intersection, while signalized intersections can provide LOS results for the entire intersection and also for each individual movement.

KEY MAP



NORTH

FIGURE 2

Site Generated Traffic Volumes



NOTE: Drawing Not to Scale

The analyses were conducted for the Build-Out (2028) and Year 2040 time periods and the results of these analyses are included on **Figures 3 and 4**. It was found that some individual intersection movements improved in LOS designation, while many remained the same during both the AM and PM peak hours.

In 2028, most vehicle movements will operate at LOS D or better with many being LOS C or better. Only the Singing Hills Road/Delbert Road intersection will operate poorly with its continued All-Way stop control (westbound LOS F in the AM peak hour and eastbound LOS F during the PM peak hour). But if signalized, it will operate at LOS A and B during the AM and PM peak hours, respectively, the same as identified in the previous traffic study.

For the future planning horizon of 2040, there will again be improvements in some of the individual LOS designations, with many remaining the same. Outbound movements from the five Rural Lots and the left turn from the Western Access will operate at LOS F simply due to the large number of vehicles along Hilltop Road (same as previous analyses). Northbound and southbound movements on Flintwood Road will continue to be LOS E during the PM peak hour. The Delbert Road intersection will continue to operate poorly, with LOS F as noted in the previous paragraph with All-Way stop control. If signalized, it will operate at LOS C or better during the two peak hours.

III.1 Temporary Access Consideration

Analyses completed earlier this year provided information related to the construction of a temporary access near the Hilltop Road/Singing Hills Road roundabout in case the widening of Hilltop Road and the Singing Hills Road roundabout has not been constructed by Douglas County by the completion of Fields. The temporary access would only permit right-in/right-out (RIRO) vehicle movements. As such, all inbound and outbound left turns would occur at the Western Access until the roundabout is constructed.

That analysis found that the temporary access would operate acceptably given its limited amount of vehicle movements. The Western Access intersection is expected to operate poorly during peak hours with LOS F resulting for left turn movements from the Western Access and for the Rural Lot access approach. LOS F is a result of the level of traffic on Hilltop Road which would be concentrated in only two travel lanes for the temporary condition.

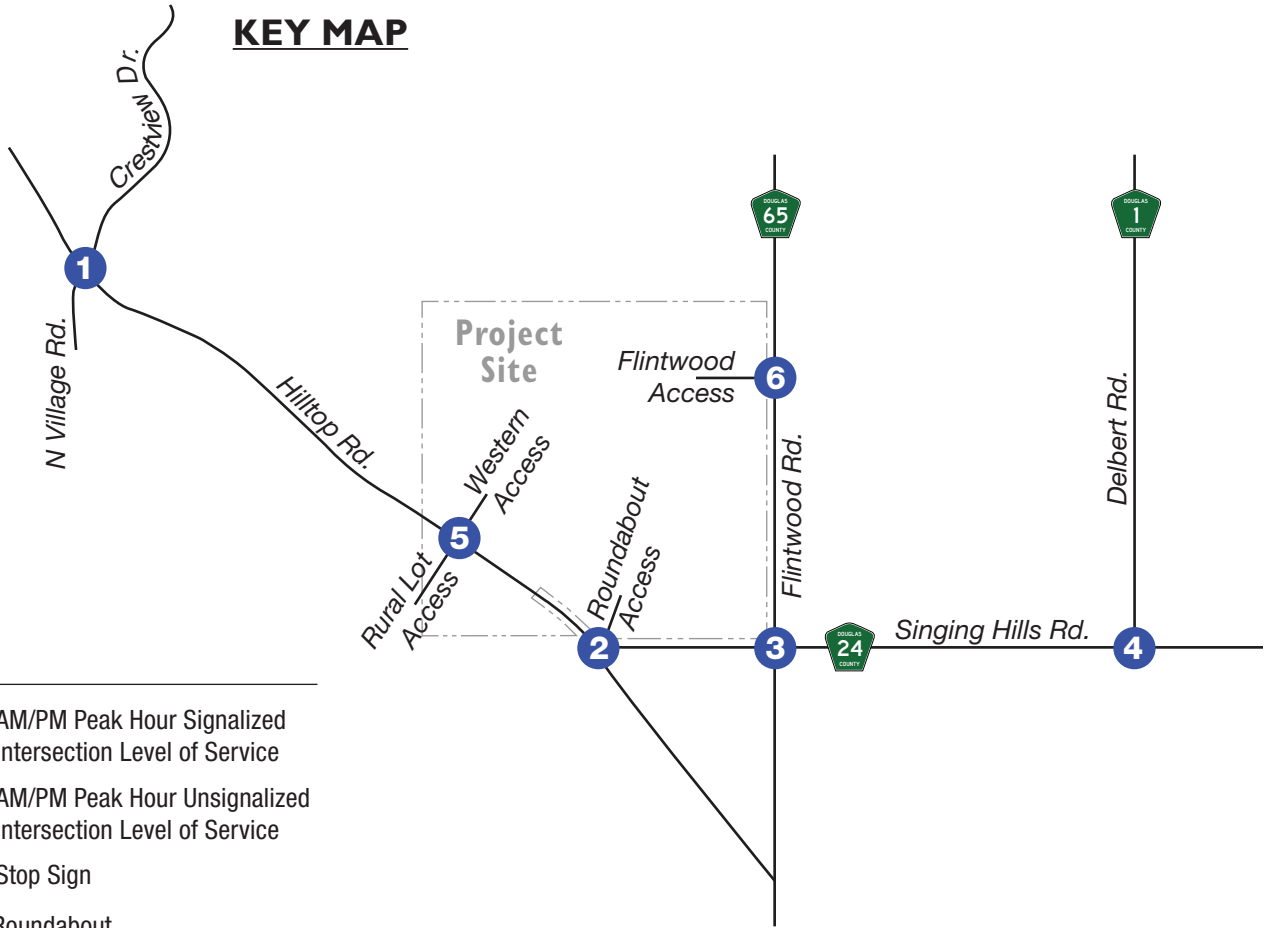
When considering the reductions in vehicle volume for the main development area of Fields, movements into the project at the Western or Rural Lot access points will still function well. However, outbound movements will reach LOS E for the Rural Lot Access and for the Western Access left turn in the AM peak hour. Similar LOS for the Rural Lot access will occur during the PM peak hour, while the Western Access left turn will reach LOS F.

III.2 Auxiliary Lane Assessment



Upon review of the auxiliary lane dimensions in both the original TIA and the temporary access report, it was found that the vehicle storage requirement for the southeastbound left turn lane at the Western Access could be 75' (TIA) or 100' (temporary access). With a reduction in projected traffic volumes, the projected left turns suggest that the vehicle storage space could be 75' for either condition.

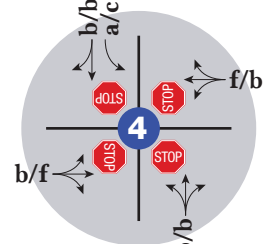
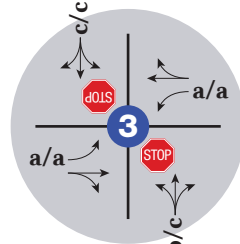
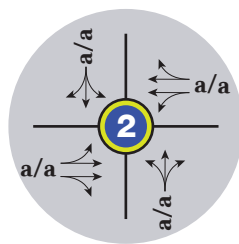
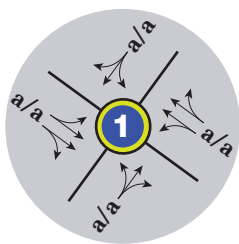
Vehicle storage space for the northwestbound left turn lane onto the Rural Lot access can remain the same as previously recommended at 25'.

KEY MAP

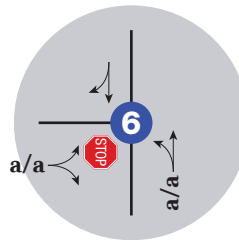
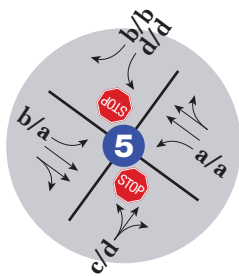


LEGEND

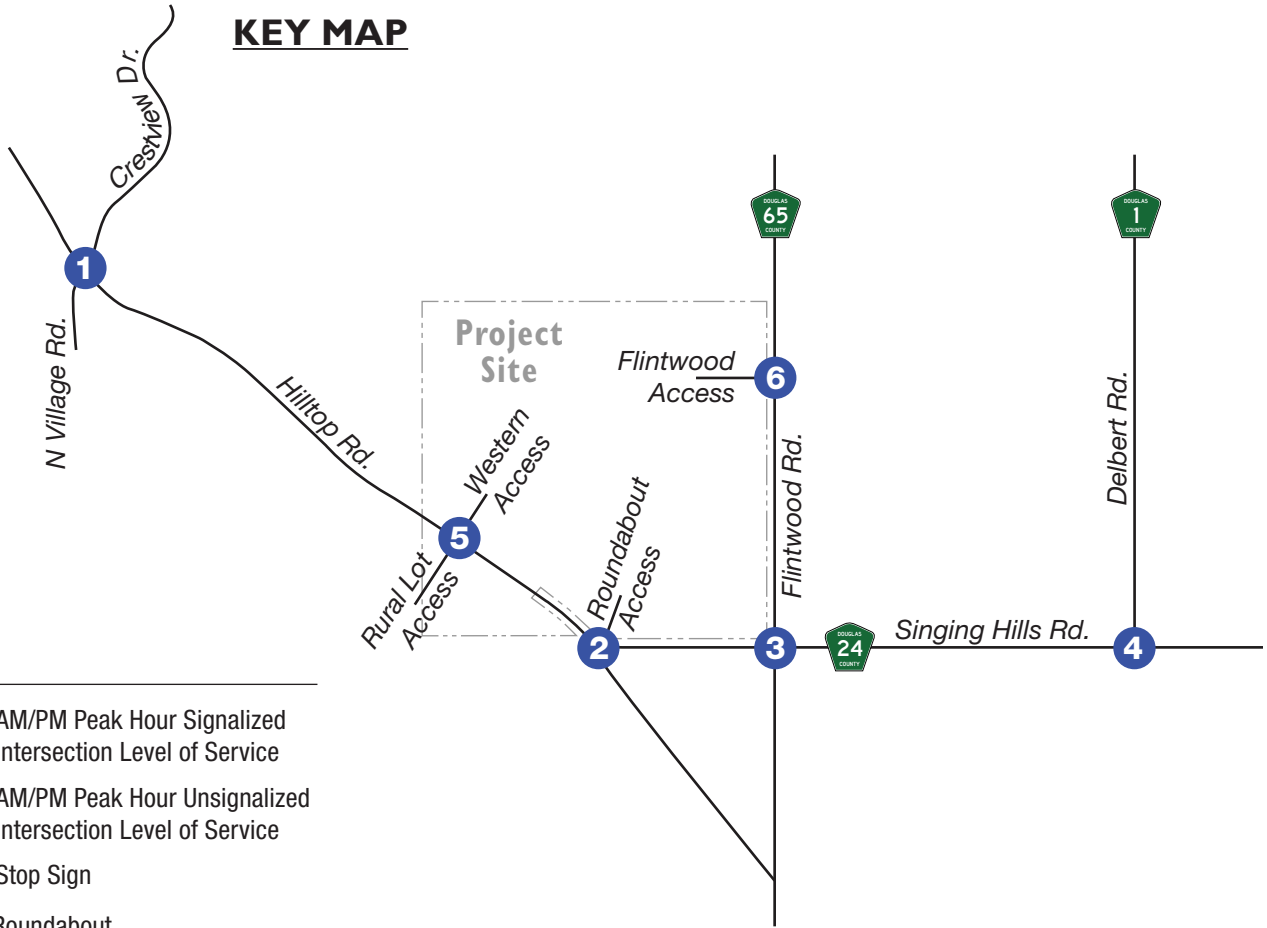
- X/X = AM/PM Peak Hour Signalized Intersection Level of Service
- x/x = AM/PM Peak Hour Unsignalized Intersection Level of Service
-  = Stop Sign
-  = Roundabout



LOS A/B
if signalized

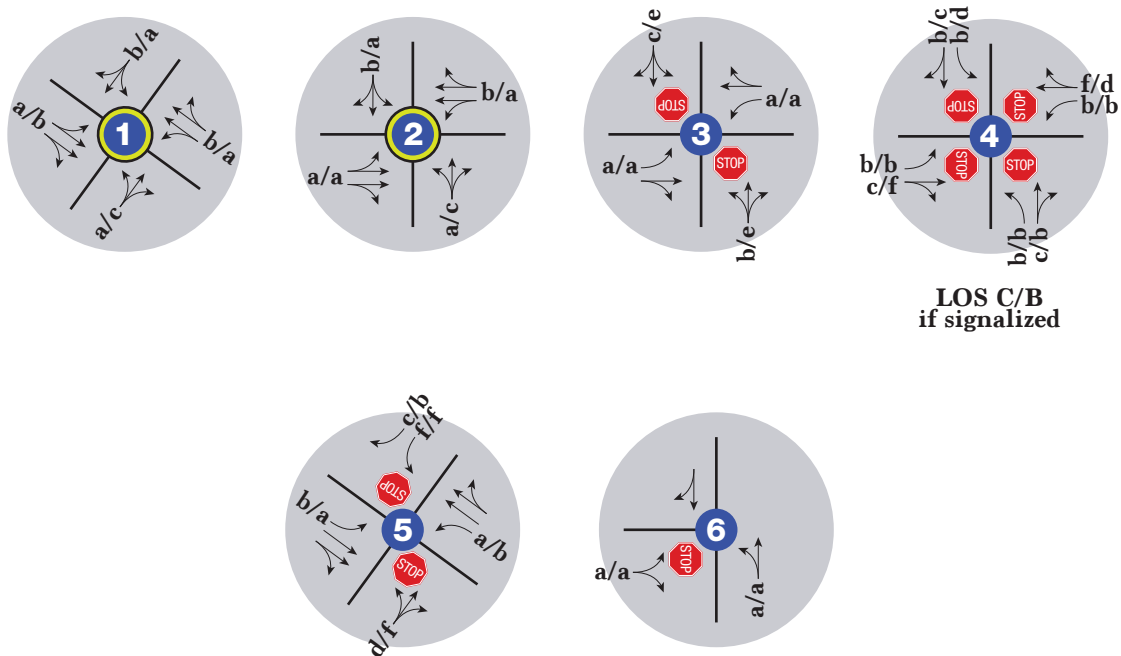


KEY MAP



LEGEND

- X/X = AM/PM Peak Hour Signalized Intersection Level of Service
- x/x = AM/PM Peak Hour Unsignalized Intersection Level of Service
- = Stop Sign
- = Roundabout



NORTH

FIGURE 4

Future (2040)
Operational Conditions



Fields Filing 2

Project File SB2024-027, Final Plat

Board of County Commissioners Staff Report - Page 119 of 139

NOTE: Drawing Not to Scale

Fields TIA - 2023 SITE REDO 120458-01 6/14/2

IV. SUMMARY

An evaluation has been conducted to compare trip generation and impacts related to the reduction in dwelling units for Fields from 255 to 130. The results of these analyses find:

- Daily and peak hour vehicle trips are reduced for each time period. Over 1,000 trips are reduced on a daily basis, with 21 to 72 trips reduced in either peak hour, depending upon direction.
- Only the number of trips for the Rural Lots increased since five dwelling units are now in this category versus only one in previous analyses.
- It was found that some individual intersection movements improved in LOS designation, while many remained the same during both the AM and PM peak hours.
- In 2028, most vehicle movements will operate at LOS D or better with many being LOS C or better. Only the Singing Hills Road/Delbert Road intersection will operate poorly with its continued All-Way stop control (westbound LOS F in the AM peak hour and eastbound LOS F during the PM peak hour). If signalized, it will operate at LOS A and B during the AM and PM peak hours, respectively.
- For the future planning horizon of 2040, there will again be improvements in some of the individual LOS designations, with many remaining the same. Outbound movements from the five Rural Lots and the left turn from the Western Access will operate at LOS F simply due to the large number of vehicles along Hilltop Road. Northbound and southbound movements on Flintwood Road will continue to be LOS E during the PM peak hour. The Delbert Road intersection will continue to operate poorly, at LOS F with All-Way stop control. If signalized, it will operate at LOS C or better during the two peak hours.
- If Hilltop Road is not widened and the Singing Hills Road roundabout is not constructed, resulting in the need for a temporary RIRO access, the Western Access will have poor operational conditions, particularly for the outbound left turn movements.
- The southeastbound left turn lane at the Western Access can include 75' of vehicle storage space. The northwestbound left turn lane for movements into the Rural Lots can be 25'.

I hope the information contained in this letter meets the expectations of Douglas County. Please let me know if you have any questions or if you need further assistance.

Respectfully,

FELSBURG HOLT & ULLEVIG



Richard R. Follmer, PE, PTOE
Associate

GRADING, ROADWAY AND DRAINAGE PLANS

FIELDS FILING NO. 2

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT TEAM

OWNER WALDEN — HILL TOP, LLC 8678 CONCORD CENTER DR, UNIT 200 ENGLEWOOD, CO 80112 CONTACT: TOM CLARK PH: 303-346-7006	APPLICANT / DEVELOPER HILLTOP BROTHERS, LLC 8678 CONCORD CENTER DR, UNIT 200 ENGLEWOOD, CO 80112 CONTACT: TOM CLARK PH: 303-346-7006
ENGINEER RICK 8678 CONCORD CENTER, UNIT 200 CENTENNIAL, CO 80112 ATTN: TROY BALES, PE PH: 303.537.8020	SURVEYOR RICK 8678 CONCORD CENTER, UNIT 200 CENTENNIAL, CO 80112 ATTN: ROBERT HENNESSY, PLS PH: 303.423.6036
LANDSCAPE ARCHITECT TIM DUNN LANDSCAPE DESIGN ARCHITECTURE ATTN: TIM DUNN PH: 720.350.2411 WWW.TIMDUNNLANDSCAPEARCHITECT.COM	AGENCIES DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPT PLANNING DEVELOPMENT DIVISION 100 THIRD ST CASTLE ROCK, CO 80104 CONTACT: PH: HEATHER SCOTT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 BEING ASSUMED TO BEAR SOUTH 89°43'54" WEST, A DISTANCE OF 2586.03 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

—THE SOUTHWEST CORNER OF SECTION 5 BEING A FOUND #6 REBAR AND 3.25" ALUMINUM CAP PLS 16154 MATCHING MONUMENT RECORD FILED 8/2/2001.

—THE SOUTH QUARTER CORNER OF SECTION 5 BEING A FOUND 3.5" ALUMINUM CAP PLS 35585 IN RANGE BOX MATCHING MONUMENT RECORD FILED 8/25/2003.

BEGINNING AT SAID SOUTHWEST CORNER;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00°35'02" EAST, A DISTANCE OF 1,887.71 FEET;

THENCE SOUTH 55°49'43" EAST, A DISTANCE OF 151.27 FEET;

THENCE SOUTH 56°50'01" EAST, A DISTANCE OF 249.55 FEET;

THENCE SOUTH 57°02'23" EAST, A DISTANCE OF 200.17 FEET;

THENCE SOUTH 56°38'56" EAST, A DISTANCE OF 240.99 FEET;

THENCE SOUTH 56°51'26" EAST, A DISTANCE OF 311.64 FEET;

THENCE SOUTH 57°16'15" EAST, A DISTANCE OF 292.22 FEET;

THENCE SOUTH 57°10'50" EAST, A DISTANCE OF 328.49 FEET;

THENCE SOUTH 57°12'15" EAST, A DISTANCE OF 229.95 FEET;

THENCE SOUTH 56°36'57" EAST, A DISTANCE OF 33.03 FEET TO THE EXISTING RIGHT-OF-WAY OF HILLTOP ROAD;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES AND DISTANCES;

1. THENCE SOUTH 34°18'52" WEST, A DISTANCE OF 29.45 FEET;

2. THENCE SOUTH 55°07'41" EAST, A DISTANCE OF 422.36 FEET;

3. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3,850.00 FEET, A CENTRAL ANGLE OF 04°04'27", WHOSE CHORD BEARS SOUTH 53°05'28" EAST A DISTANCE OF 273.71 FEET, FOR AN ARC DISTANCE OF 273.76 FEET;

4. THENCE SOUTH 51°03'14" EAST, A DISTANCE OF 42.96 FEET;

5. THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,792.11 FEET, A CENTRAL ANGLE OF 06°12'06", WHOSE CHORD BEARS SOUTH 47°57'12" EAST A DISTANCE OF 193.88 FEET, FOR AN ARC DISTANCE OF 193.98 FEET;

6. THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 44°34'21" EAST, A DISTANCE OF 47.13 FEET;

7. THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,020.10 FEET, A CENTRAL ANGLE OF 08°21'25", WHOSE CHORD BEARS SOUTH 40°28'36" EAST A DISTANCE OF 148.66 FEET, FOR AN ARC DISTANCE OF 148.79 FEET;

8. THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°34'25" WEST, A DISTANCE OF 17.15 FEET;

9. THENCE SOUTH 35°30'44" EAST, A DISTANCE OF 36.45 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID SOUTH LINE SOUTH 89°43'54" WEST, A DISTANCE OF 2,586.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,633,290 SQUARE FEET OR 60.452 ACRES, MORE OR LESS.

BENCHMARK

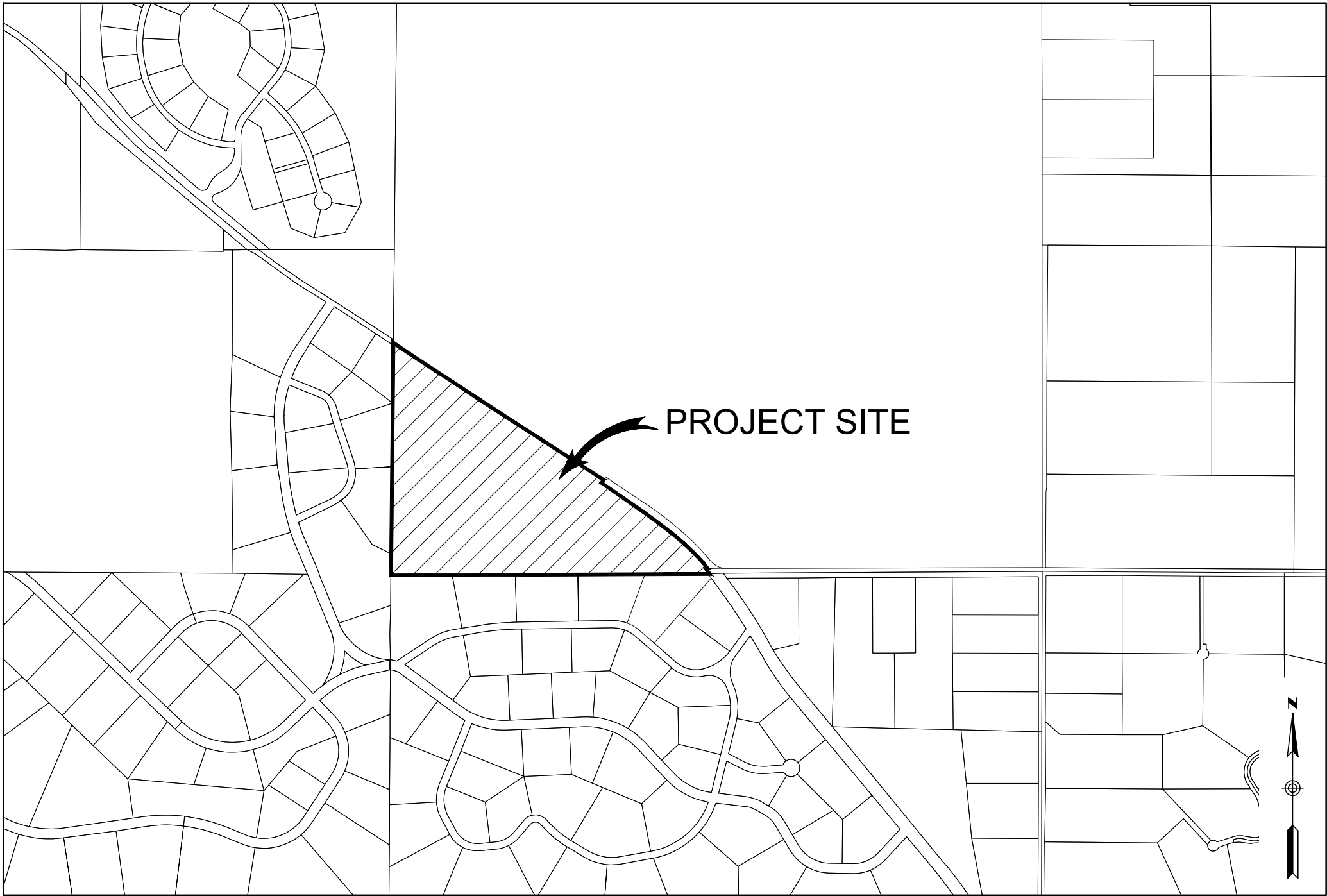
THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS PLAN IS:

NGS CONTROL POINT Z 336, NAVD 88, ELEVATION = 6,612.35'

TRANSFERRED TO LOCAL ONSITE BENCHMARK USING GPS AND GEOID MODEL 18, SET #5 REBAR WITH 1.25" ORANGE PLASTIC CAP N39°27'53.4048" & LONG W104°41'29.7588") ON THE NORTHEASTERLY SIDE OF HILLTOP ROAD APPROXIMATELY 510' NORTHWEST OF THE INTERSECTION WITH SIGNING HILL ROAD NAVD 88 ELEVATION = 6478.67'

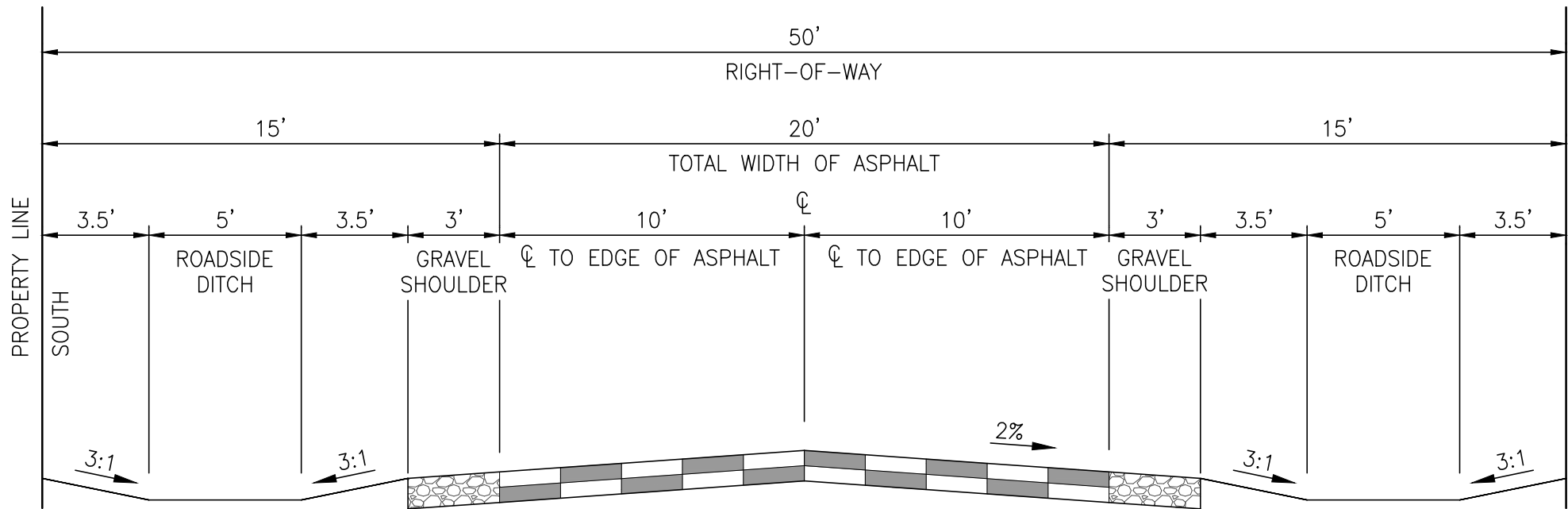
BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, BEING CONSIDERED TO BEAR SOUTH 89°43'54" WEST A DISTANCE OF 2586.03 FEET BETWEEN MONUMENTS AS SHOWN ON THIS PLAT.



VICINITY MAP

SCALE: 1"=1,000'



ROAD SECTION

SCALE: 1" = 5'

WORK TO BE DONE:

THE SCOPE OF WORK FOR THIS PROJECT CONSISTS OF ROADWAY IMPROVEMENTS, GRADING AND EROSION CONTROL MEASURES, AND STORM DRAINAGE IMPROVEMENTS ACCORDING TO THE FOLLOWING PLANS, SPECIFICATIONS AND STANDARD DRAWINGS OF DOUGLAS COUNTY, COLORADO.

- STANDARDS AND SPECIFICATIONS
- DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
 - DOUGLAS COUNTY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL (2018)
 - DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL (GESC) MANUAL (2019)
 - COLORADO DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN GUIDE (2017)
 - COLORADO DEPARTMENT OF TRANSPORTATION STANDARD PLAN (2017)
 - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (2009)
 - MILE HIGH FLOOD DISTRICT CRITERIA MANUAL VOLUMES 1 (2024), 2 (2017), & 3 (2024)

LEGEND

OVERALL BOUNDARY	— — — — —	EXIST CONTOUR (MINOR)	— — — — —
RIGHT OF WAY LINE	— — — — —	EXIST CONTOUR (MAJOR)	— 5400 —
LOT LINE	— — — — —	PROP CONTOUR (MINOR)	— — — — —
SETBACK (HILLTOP RD)	— — — — —	PROP CONTOUR (MAJOR)	— 5400 —
SUBDIVISION FENCE	— □ —	DAYLIGHT LINE	— + —
ULTIMATE HILLTOP RD	— — — — —	PROP STORM SEWER	— — — — —
EXIST EASEMENT	— — — — —	EXISTING ASPHALT	— — — — —
EXIST BARBED WIRE FENCE	— X —	PROPOSED ASPHALT	— — — — —
EXIST FIBER OPTIC	— FO —	PROPOSED SHOULDER	— — — — —
EXIST GAS LINE	— G —	PROP STORM INLET (MODIFIED TYPE C)	— — — — —
EXIST HIGH PRESSURE GAS LINE	— HPG —	PROP STORM FLARED END SECTION	— — — — —
EXIST TELEPHONE	— T —		
EXIST WATERLINE	— 30" W —		
PROP WATERLINE	— W —		
POND 100-YR WSEL	— . . . —		

ABBREVIATIONS

ASPHALT	ASP
BEGIN CURVE	BC
BEGIN VERTICAL CURVE STATION	BVCS
BEGINNING OF VERTICAL CURVE ELEVATION	BVCE
CENTERLINE	CL
END CURVE	EC
END VERTICAL CURVE STATION	EVCS
END VERTICAL CURVE ELEVATION	EVCE
EXISTING GRADE	EG
FINISHED GRADE	FG
FINISHED SURFACE	FS
FLOW LINE	FL
GRADE BREAK	GB
HIGH POINT	HP
INVERT	INV
LOW POINT	LP
POINT OF CURVATURE	PC
POINT OF COMPOUND CURVATURE	PCC
POINT OF CURB RETURN	PCR
POINT OF REVERSE CURVATURE	PRC
POINT OF TANGENCY	PT
POINT OF VERTICAL CURVE INTERSECTION	PVI
PROPERTY LINE	PL
STORM STRUCTURE	SD

ENGINEER'S CERTIFICATION

THESE CONSTRUCTION PLANS FOR FIELDS WAS PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF THE DOUGLAS COUNTY'S ROADWAY DESIGN AND CONSTRUCTION STANDARDS, STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA, AND THE GRADING, EROSION AND SEDIMENT CONTROL MANUAL.

TROY BALES, PE 50961
RICK ENGINEERING COMPANY

SEAL:

303-537-8020
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ENGLEWOOD, CO 80112

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

RICK

CONSTRUCTION DOCUMENTS PREPARED FOR:

FIELDS FILING NO. 2

GRADING, ROADWAY AND DRAINAGE PLANS

DOUGLAS COUNTY, CO

COVER SHEET

CONSTRUCTION DOCUMENTS

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THESE CONSTRUCTION DRAWINGS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR STREET AND DRAINAGE IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

811

Know what's below.
Call before you dig.

DRAWING NO.
CV-01

SHEET NO. 01 OF 17

Fields Filing 2
Project File SB2024-027, Final Plat
Board of County Commissioners Staff Report - Page 121 of 139

126

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GRADING, ROADWAY AND DRAINAGE PLANS
FIELDS FILING NO. 2

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

DOUGLAS COUNTY STANDARD NOTES:

- THE DOUGLAS COUNTY ENGINEERING DIRECTOR SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE ENGINEERING DIVISION HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL CONFORMANCE WITH THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND THE DOUGLAS COUNTY SUBDIVISION RESOLUTION OR ACCEPTED VARIANCES TO THOSE REGULATIONS. THE DOUGLAS COUNTY ENGINEERING DIRECTOR, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY, OTHER THAN STATED ABOVE, FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS. THE OWNER AND ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF COLORADO WHOSE STAMP AND SIGNATURE IS AFFIXED TO THIS DOCUMENT.
- ALL CONSTRUCTION SHALL CONFORM TO DOUGLAS COUNTY STANDARDS. ANY CONSTRUCTION NOT SPECIFICALLY ADDRESSED BY THESE PLANS AND SPECIFICATIONS WILL BE BUILT IN COMPLIANCE WITH THE LATEST EDITION OF THE MOST STRINGENT OF THE FOLLOWING:
 - THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
 - THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - THE COLORADO DEPARTMENT OF TRANSPORTATION M STANDARDS
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DOUGLAS COUNTY ENGINEERING DIVISION AS APPLICABLE. THE COUNTY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE DOUGLAS COUNTY ENGINEERING INSPECTION DIVISION, 303-660-7487, A MINIMUM OF 24-HOURS AND A MAXIMUM OF 72-HOURS PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL NOTIFY DOUGLAS COUNTY ENGINEERING INSPECTION WHEN WORKING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ON ANY FACILITY THAT WILL BE CONVEYED TO THE COUNTY, URBAN DRAINAGE & FLOOD CONTROL DISTRICT, OR OTHER SPECIAL DISTRICT FOR MAINTENANCE (STORM SEWER, ENERGY DISSIPATERS, DETENTION OUTLET STRUCTURES, OR OTHER DRAINAGE INFRASTRUCTURES). FAILURE TO NOTIFY THE ENGINEERING INSPECTION DIVISION TO ALLOW THEM TO INSPECT THE CONSTRUCTION MAY RESULT IN NON-ACCEPTANCE OF THE FACILITY/INFRASTRUCTURE BY THE COUNTY AND/OR URBAN DRAINAGE.
- CONSTRUCTION WILL NOT BEGIN UNTIL ALL APPLICABLE PERMITS HAVE BEEN ISSUED. IF A DOUGLAS COUNTY ENGINEERING INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE INSPECTOR'S ABSENCE. HOWEVER, DOUGLAS COUNTY RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
- THE LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: COLORADO 811, AT 1-800-922-1987 (WWW.COLORADO811.ORG).
- THE CONTRACTOR SHALL HAVE ONE (1) COPY OF THE PLANS SIGNED BY THE DOUGLAS COUNTY ENGINEERING DIRECTOR, ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS, AS AMENDED, AND ALL APPLICABLE PERMITS AT THE JOB SITE AT ALL TIMES.
- A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO DOUGLAS COUNTY FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE AND CONSTRUCTION PERMIT APPLICATION. A RIGHT-OF-WAY USE AND CONSTRUCTION PERMIT WILL NOT BE ISSUED WITHOUT AN ACCEPTED TRAFFIC CONTROL PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION.
- THE CONSTRUCTION PLANS SHALL BE CONSIDERED VALID FOR THREE (3) YEARS FROM THE DATE OF COUNTY ACCEPTANCE, AFTER WHICH TIME THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY DOUGLAS COUNTY.
- DOUGLAS COUNTY STANDARD DETAILS SHALL NOT BE MODIFIED. ANY NON-STANDARD DETAILS WILL BE CLEARLY IDENTIFIED AS SUCH.
- PAVING, INCLUDING CONSTRUCTION OF CURB AND GUTTER (WHEN USED), SHALL NOT START UNTIL A PAVEMENT DESIGN REPORT AND SUBGRADE COMPACTION TESTS ARE ACCEPTED BY THE ENGINEERING INSPECTION DIVISION FOR ALL PUBLIC AND PRIVATE ROADS.
- STANDARD DOUGLAS COUNTY HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT MID-BLOCK LOCATIONS OPPOSITE OF ONE OF THE CURB RETURNS AS IDENTIFIED ON THESE PLANS.
- ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE ON UNITED STATES COAST AND GEODETIC SURVEY (USC&GS) (NAVD-88) DATUM WITH DATE. THE RANGE POINT OR MONUMENTS SHALL BE SHOWN ON CONSTRUCTION DRAWINGS.
- ALL STORM SEWER IMPROVEMENTS (PUBLIC AND PRIVATE) INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES REQUIRE PERMITTING AND INSPECTIONS. PLEASE CONTACT THE DOUGLAS COUNTY ENGINEERING INSPECTIONS DIVISION AT 303- 660-7487 FOR PERMITTING REQUIREMENTS AND INSPECTIONS SCHEDULING.
- TWO (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE 'R' CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH.
- EPOXY COATED REBAR IS REQUIRED ON ALL DRAINAGE STRUCTURES.
- DOUGLAS COUNTY REQUIRES CLASS D CONCRETE FOR ALL DRAINAGE STRUCTURES.
- ALL RCP STORM SEWERS MUST USE ASTM C443 WATERTIGHT GASKETS PER THE CURRENT DOUGLAS COUNTY AND URBAN DRAINAGE DESIGN CRITERIA.
- ALL RCP SHALL BE CLASS III STORM SEWER PIPE UNLESS OTHERWISE SPECIFIED.
- JOINT RESTRAINTS ARE REQUIRED FOR A MINIMUM OF THE LAST TWO PIPE JOINTS AND FLARED END SECTION OF AN RCP OUTFALL.
- PRECAST INLETS AND MANHOLE BASES ARE NOT ALLOWED.
- TOE WALLS ARE REQUIRED ON FLARED END SECTIONS AT THE OUTLET END OF CULVERTS AND STORM SEWER OUTFALLS.
- FILTER FABRIC IS REQUIRED UNDER ALL RIPRAP PADS.
- THE PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF COLORADO, SIGNING THESE PLANS IS RESPONSIBLE FOR ENSURING THAT THE DETAILS INCLUDED ARE COMPATIBLE WITH THE STANDARD DOUGLAS COUNTY DETAILS CONTAINED IN THE LATEST VERSIONS OF THE CRITERIA MANUALS. THIS INCLUDES, BUT IS NOT LIMITED TO:
 - DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
 - DOUGLAS COUNTY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA
 - DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL CRITERIA
 - CDOT M & S STANDARDS
 - MUTCOD
 - URBAN STORM DRAINAGE CRITERIA MANUAL VOLUMES 1,2 & 3
- A TEMPORARY CONSTRUCTION ACCESS PERMIT FROM DOUGLAS COUNTY MAY BE REQUIRED FOR ANY PROJECT.

RICK ENGINEERING COMPANY NOTES:

- ANY QUESTION RAISED RELATIVE TO THE ACCURACY OF IMPROVEMENT INSTALLATION SHALL NOT BE RAISED SUBSEQUENT TO COMPLETION OF THE WORK UNLESS ALL SURVEY STAKES ARE MAINTAINED INTACT. SHOULD SUCH STAKES NOT BE PRESENT AND VERIFIED AS TO THEIR ORIGIN, NO CLAIM FOR ADDITIONAL COMPENSATION FOR CORRECTION SHALL BE PRESENTED TO ANY PARTY AND SUCH WORK SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL UTILITIES ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF WORK AT 303-537-8020. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (TEMPORARY EROSION CONTROL BMPs) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OWNER, AGENCY OR ASSOCIATIONS IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND AT THE EXPENSE OF THE CONTRACTOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND PIPELINES, TELEPHONE AND ELECTRIC CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO SUCH. THE ENGINEER AND/OR OWNER WILL NOT GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS OR THOSE OMITTED FROM SAME.
- CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATIONS OF EXISTING FACILITIES.
- BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
- LOCATION AND ELEVATION OF IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
- CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS REQUIRED TO PROTECT ADJACENT PROPERTIES DURING THE GRADING OPERATIONS.
- WHERE TRENCHES ARE WITHIN EASEMENTS OR WITHIN 10' OF ANY BUILDING, A SOILS REPORT SHALL BE SUBMITTED TO THE ENGINEER OF WORK BY A QUALIFIED SOILS ENGINEER WHICH INDICATES THAT TRENCH BACKFILL WAS COMPACTED UNDER THE OBSERVATION OF THE SOILS ENGINEER AND IN ACCORDANCE WITH THE ABOVE-NAMED SPECIFICATIONS.
- ALL FRAMES, COVERS, VALVE BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION.
- IN THE CASE OF A CONFLICT BETWEEN THESE NOTES AND THOSE OF DOUGLAS COUNTY, THE DOUGLAS COUNTY NOTES SHALL TAKE PRECEDENCE.

CONSTRUCTION DOCUMENTS PREPARED FOR:
FIELDS FILING NO. 2
GRADING, ROADWAY AND DRAINAGE PLANS
DOUGLAS COUNTY, CO
GENERAL NOTES

DRAWING NO.
GN-01
SHEET NO. 02 OF 17

303-537-8020
rickengineering.com

8678 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PROJECT NO:
DATE:
D2214
01/27/2025

DRAWN/DESIGNED BY:
CHECKED BY:

GMJ/MG
KEC/TB

SEAL:

NO. BY. DATE. REVISION

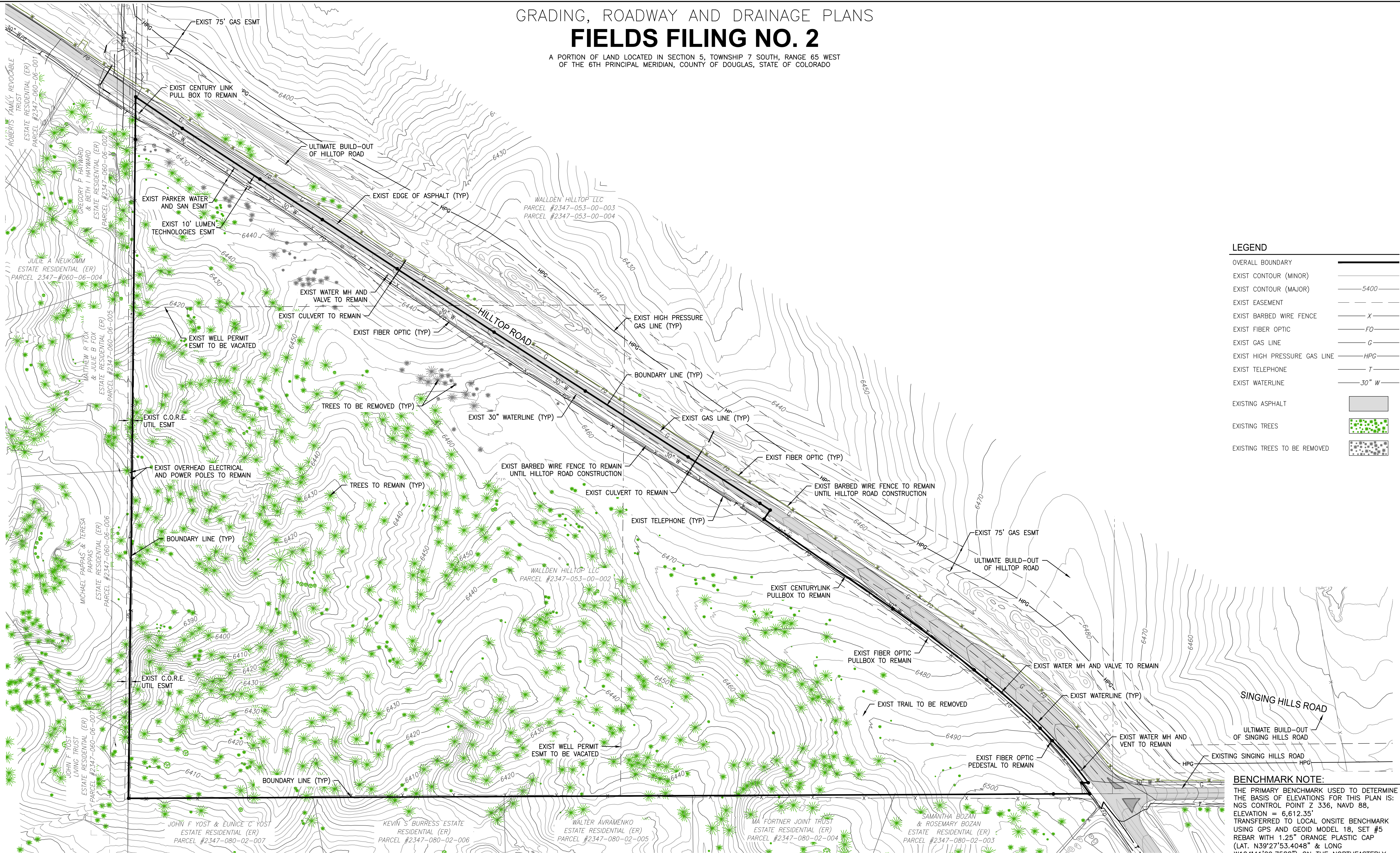
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Fields Filing 2
Project File SB2024-027, Final Plat
Board of County Commissioners Staff Report - Page 123 of 139

GRADING, ROADWAY AND DRAINAGE PLANS

FIELDS FILING NO. 2

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

OVERALL BOUNDARY	
EXIST CONTOUR (MINOR)	
EXIST CONTOUR (MAJOR)	5400
EXIST EASEMENT	
EXIST BARBED WIRE FENCE	X
EXIST FIBER OPTIC	FO
EXIST GAS LINE	G
EXIST HIGH PRESSURE GAS LINE	HPG
EXIST TELEPHONE	T
EXIST WATERLINE	30" W
EXISTING ASPHALT	
EXISTING TREES	
EXISTING TREES TO BE REMOVED	


BENCHMARK NOTE:

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS PLAN IS: NGS CONTROL POINT Z 336, NAVD 88, ELEVATION = 6,612.35'. TRANSFERRED TO LOCAL ONSITE BENCHMARK USING GPS AND GEIOD MODEL 18, SET #5 REBAR WITH 1.25" ORANGE PLASTIC CAP (LAT. N39°27'53.4048" & LONG W104°41'29.7588") ON THE NORTHEASTERLY SIDE OF HILLTOP ROAD APPROXIMATELY 510' NORTHWEST OF THE INTERSECTION WITH SINGING HILL ROAD NAVD 88 ELEVATION = 6478.67'

SEAL:

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rickengineering.com

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**RICK**


CONSTRUCTION DOCUMENTS PREPARED FOR:
FIELDS FILING NO. 2
GRADING, ROADWAY AND DRAINAGE PLANS

PROJECT NO:
D2214

DATE:
01/27/2025

DRAWN/DESIGNED BY:
GMJ/MG

CHECKED BY:
KEC/TB


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DRAWING NO.
EX-01

SHEET NO. 03 OF 17

CONSTRUCTION DOCUMENTS

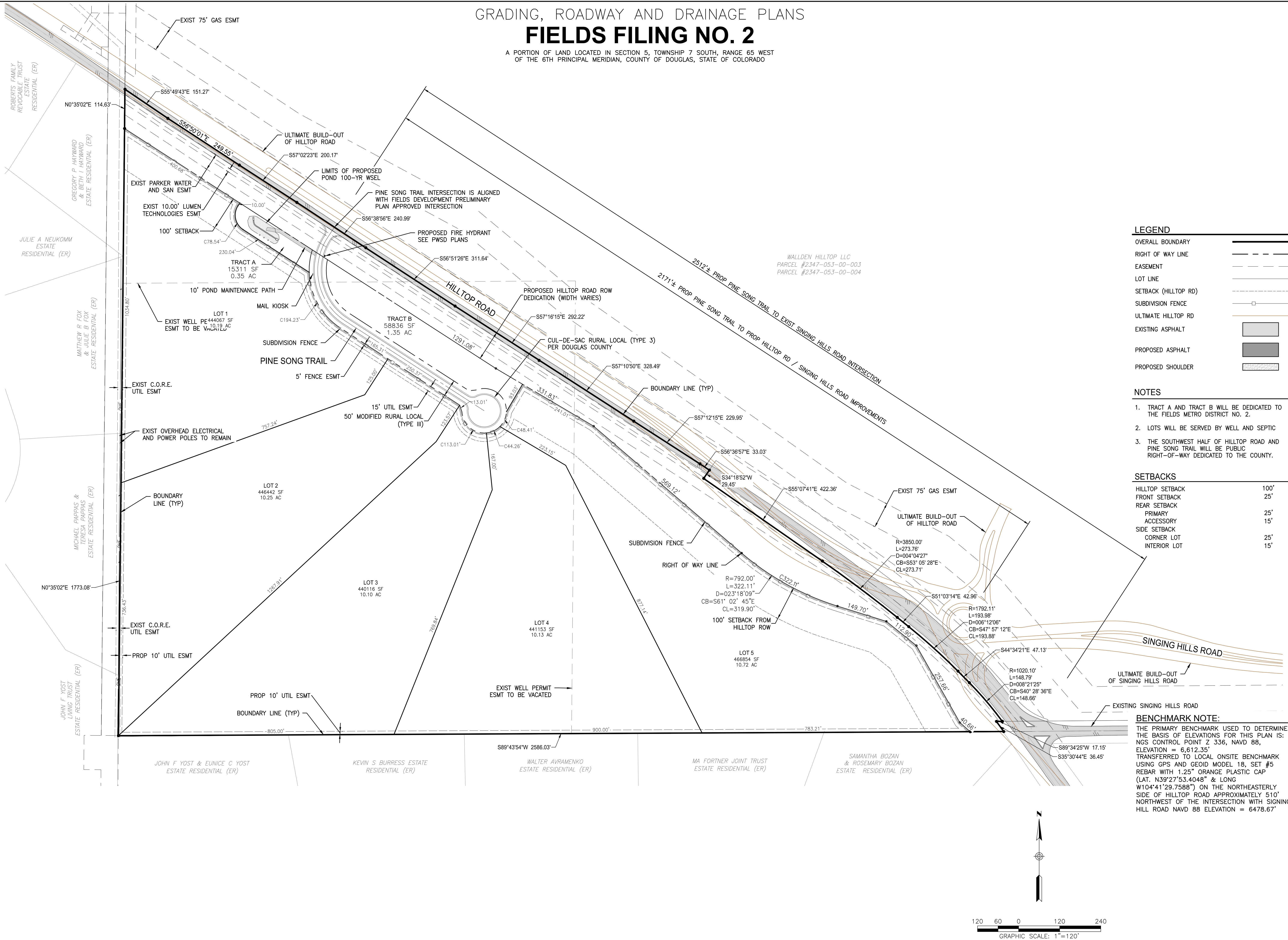
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GRADING, ROADWAY AND DRAINAGE PLANS

FIELDS FILING NO. 2

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



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ENGLEWOOD, CO 80112

RICK

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PROJECT NO: 01/27/2025
DRAWN/DESIGNED BY: GMJ/MG
CHECKED BY: KEC/TB

CONSTRUCTION DOCUMENTS PREPARED FOR:

FIELDS FILING NO. 2

GRADING, ROADWAY AND DRAINAGE PLANS

DOUGLAS COUNTY, CO

OVERALL SITE PLAN

811
Know what's below.
Call before you dig.

DRAWING NO.
OV-01

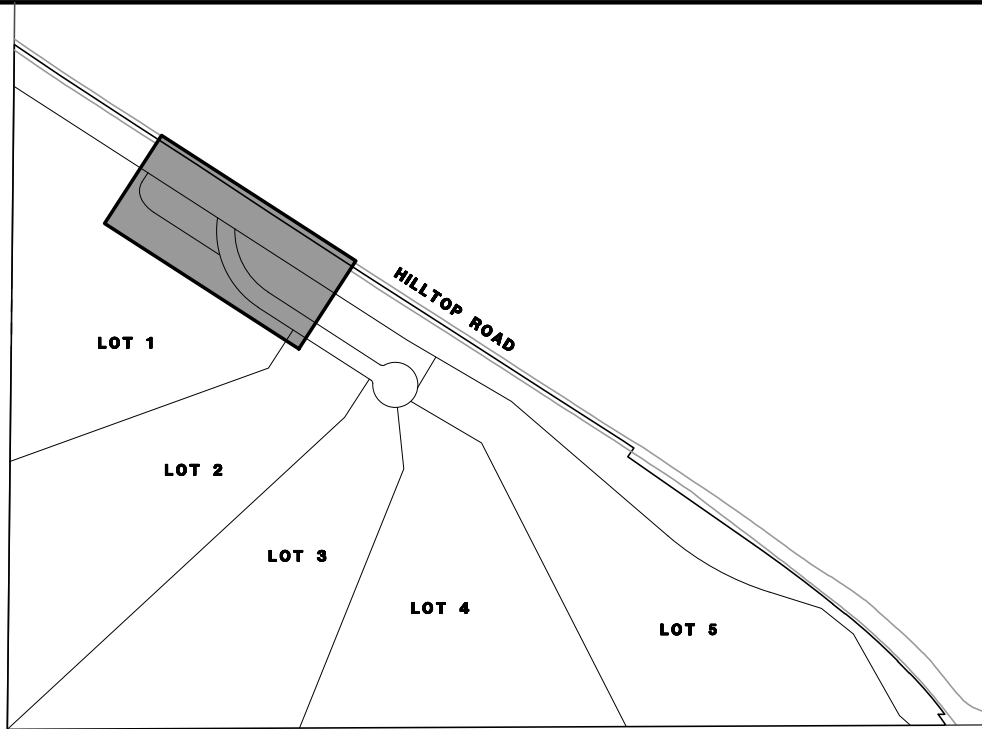
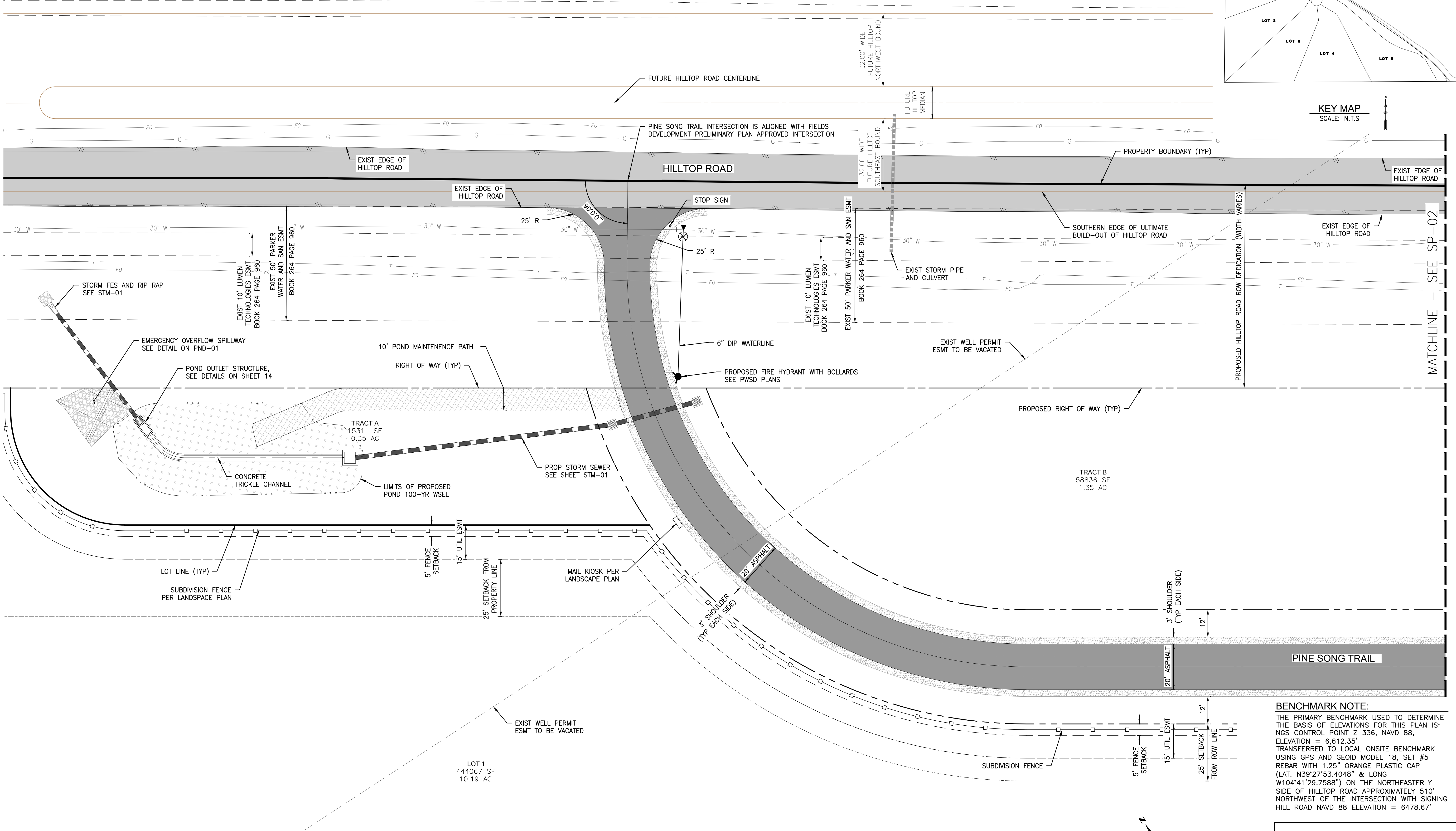
SHEET NO. 04 OF 17

CONSTRUCTION DOCUMENTS

GRADING, ROADWAY AND DRAINAGE PLANS

FIELDS FILING NO. 2

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP
SCALE: N.T.S.

MATCHLINE - SEE SP-02

LEGEND

OVERALL BOUNDARY		EXIST EASEMENT		EXISTING ASPHALT	
RIGHT OF WAY LINE		EXIST BARBED WIRE FENCE		PROPOSED ASPHALT	
LOT LINE		EXIST FIBER OPTIC		PROPOSED POND	
SETBACK (HILLTOP RD)		EXIST GAS LINE		PROPOSED SHOULDER	
SUBDIVISION FENCE		EXIST HIGH PRESSURE GAS LINE			
ULTIMATE HILLTOP RD		EXIST TELEPHONE			
POND 100-YR WSEL		EXIST WATERLINE			

NOTES

- TRACT A AND TRACT B WILL BE DEDICATED TO THE FIELDS METRO DISTRICT NO. 2.
- LOTS WILL BE SERVED BY WELL AND SEPTIC
- THE SOUTHWEST HALF OF HILLTOP ROAD AND PINE SONG TRAIL WILL BE PUBLIC RIGHT-OF-WAY DEDICATED TO THE COUNTY.

BENCHMARK NOTE:

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS PLAN IS: NGS CONTROL POINT Z 336, NAVD 88, ELEVATION = 6,612.35'. TRANSFERRED TO LOCAL ONSITE BENCHMARK USING GPS AND GEOID MODEL 18, SET #5 REBAR WITH 1.25\"/>

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THESE CONSTRUCTION DRAWINGS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR STREET AND DRAINAGE IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

SEAL:

303-537-8020
rickengineering.com



8676 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

RICK

PROJECT NO: D2214 | DRAWN/DESIGNED BY: GMJ/MG
DATE: 01/27/2025 | CHECKED BY: KEC/TB

CONSTRUCTION DOCUMENTS PREPARED FOR:

FIELDS FILING NO. 2

GRADING, ROADWAY AND DRAINAGE PLANS

DOUGLAS COUNTY, CO

DETAILED SITE PLAN - 01



DRAWING NO.
SP-01
SHEET NO. 05 OF 17

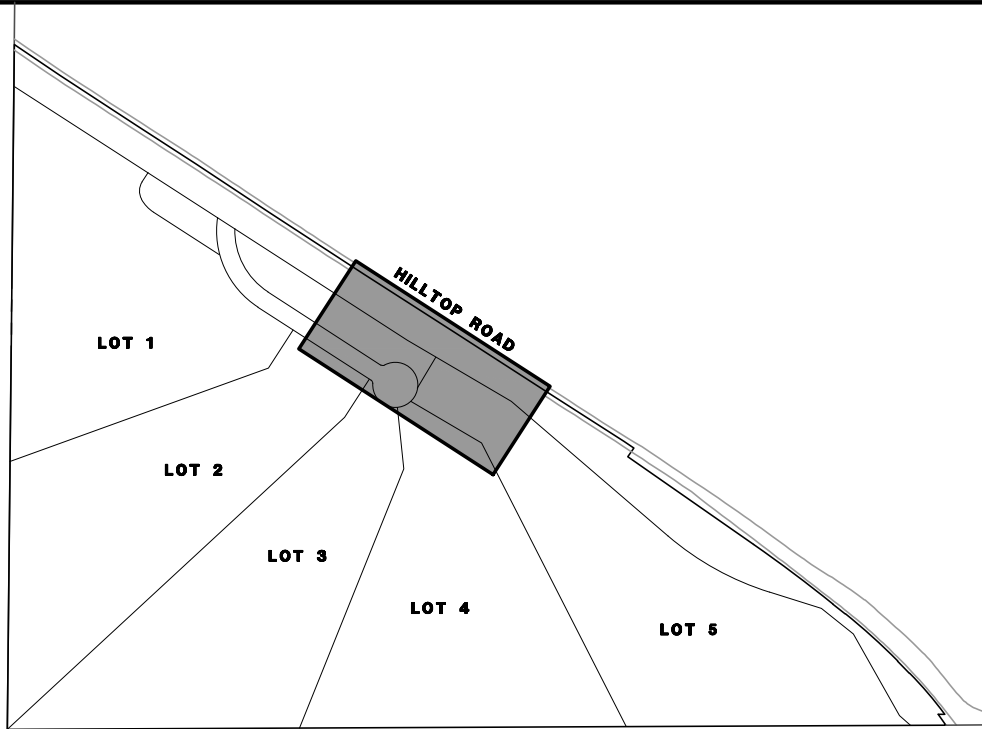
CONSTRUCTION DOCUMENTS

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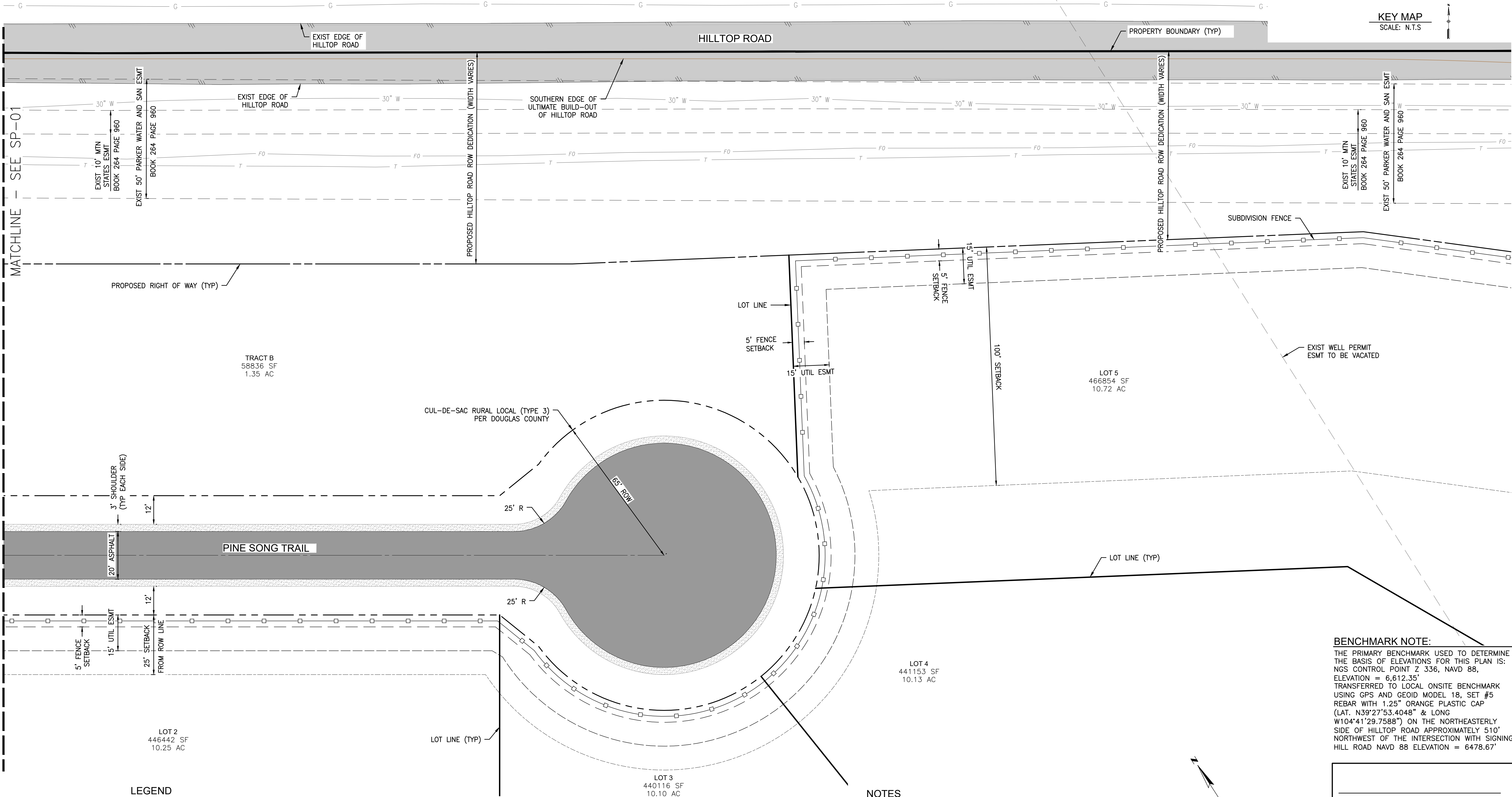
GRADING, ROADWAY AND DRAINAGE PLANS

FIELDS FILING NO. 2

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP
SCALE: N.T.S.



LEGEND

OVERALL BOUNDARY		EXIST EASEMENT		EXISTING ASPHALT	
RIGHT OF WAY LINE		EXIST BARBED WIRE FENCE		PROPOSED ASPHALT	
LOT LINE		EXIST FIBER OPTIC		PROPOSED POND	
SETBACK (HILLTOP RD)		EXIST GAS LINE		PROPOSED SHOULDER	
SUBDIVISION FENCE		EXIST HIGH PRESSURE GAS LINE			
ULTIMATE HILLTOP RD		EXIST TELEPHONE			
POND 100-YR WSEL		EXIST WATERLINE			

NOTES

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ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THESE CONSTRUCTION DRAWINGS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR STREET AND DRAINAGE IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

SEAL:

303-537-8020
rickengineering.com
8678 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112



SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PROJECT NO: D2214
DATE: 01/27/2025
DRAWN/DESIGNED BY: GMJ/MG
CHECKED BY: KEC/TB

CONSTRUCTION DOCUMENTS PREPARED FOR:
FIELDS FILING NO. 2

GRADING, ROADWAY AND DRAINAGE PLANS

DOUGLAS COUNTY, CO

DETAILED SITE PLAN - 02



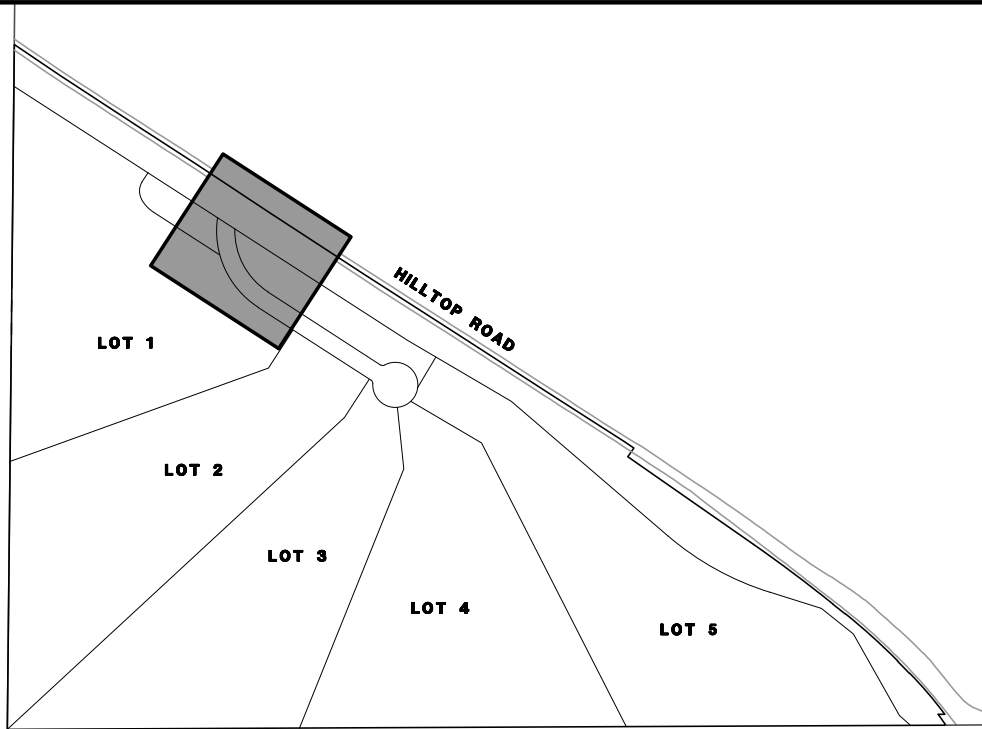
DRAWING NO.
SP-02
SHEET NO. 06 OF 17

CONSTRUCTION DOCUMENTS

GRADING, ROADWAY AND DRAINAGE PLANS

FIELDS FILING NO. 2

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP
SCALE: N.T.S.

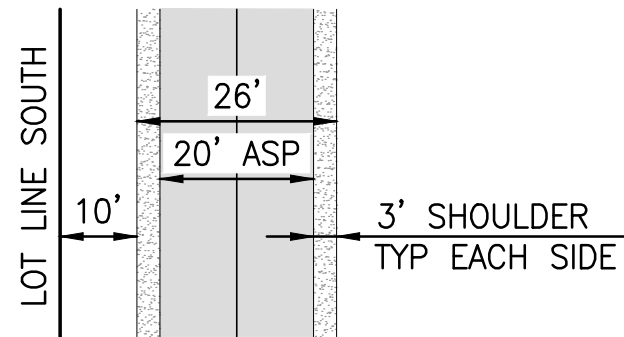
LEGEND

- OVERALL BOUNDARY
RIGHT OF WAY LINE
EASEMENT
LOT LINE
SETBACK (HILLTOP RD)
SUBDIVISION FENCE
ULTIMATE HILLTOP RD
EXISTING ASPHALT
PROPOSED ASPHALT
PROPOSED SHOULDER

NOTES

- FOR TYPICAL ROADWAY SECTIONS - SEE SHEET CV-01
- EDGE OF ASPHALT IN CURB TABLE IS ALONG EDGE OF ASPHALT.
- EDGE OF ASPHALT STATIONING IS ALONG EDGE OF ASPHALT UNLESS OTHERWISE NOTED
- ALL STATIONING IS BASED OFF CENTERLINE STATIONING UNLESS OTHERWISE NOTED

ROADWAY SECTION



BENCHMARK NOTE:

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS PLAN IS: NGS CONTROL POINT Z 336, NAVD 88, ELEVATION = 6,612.35'. TRANSFERRED TO LOCAL ONSITE BENCHMARK USING GPS AND GEOID MODEL 18, SET #5 REBAR WITH 1.25" ORANGE PLASTIC CAP (LAT. N39°27'53.4048" & LONG W104°41'29.7588") ON THE NORTHEASTERLY SIDE OF HILLTOP ROAD APPROXIMATELY 510' NORTHWEST OF THE INTERSECTION WITH SIGNING HILL ROAD NAVD 88 ELEVATION = 6478.67'

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

SEAL:

303-537-8020
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SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

GMJ/MG

KEC/TB

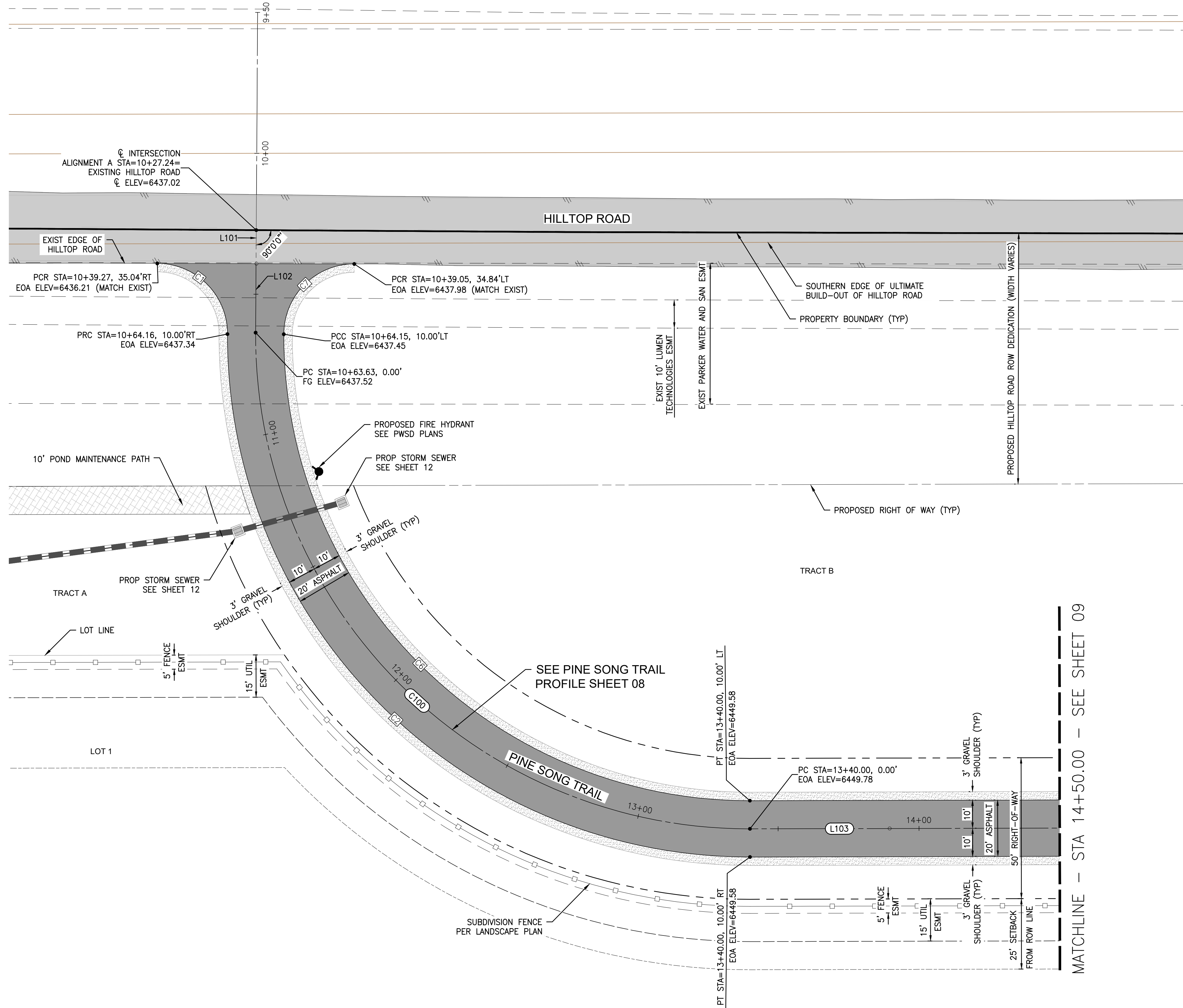
PROJECT NO: D2214
DATE: 01/27/2025

CONSTRUCTION DOCUMENTS PREPARED FOR:
FIELDS FILING NO. 2
GRADING, ROADWAY AND DRAINAGE PLANS
DOUGLAS COUNTY, CO
PINE SONG TRAIL ROAD - PLAN 1

CONSTRUCTION DOCUMENTS



DRAWING NO.
RD-01
SHEET NO. 07 OF 17



PINE SONG TRAIL - PLAN

SCALE: 1" = 20'



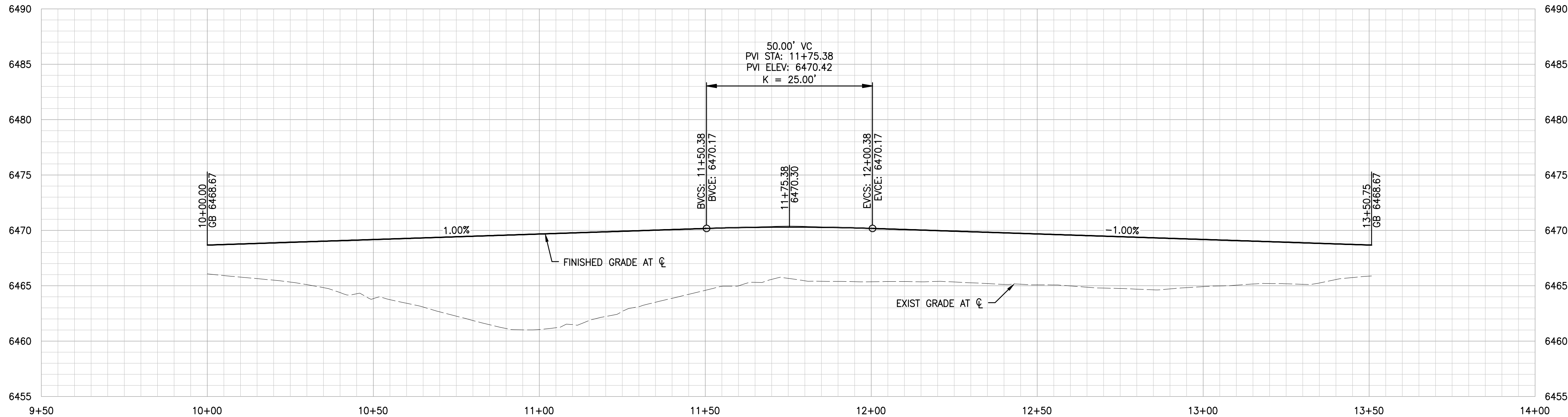
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Fields Filing 2
Project File SB2024-027, Final Plat
Board of County Commissioners Staff Report - Page 128 of 139

GRADING, ROADWAY AND DRAINAGE PLANS

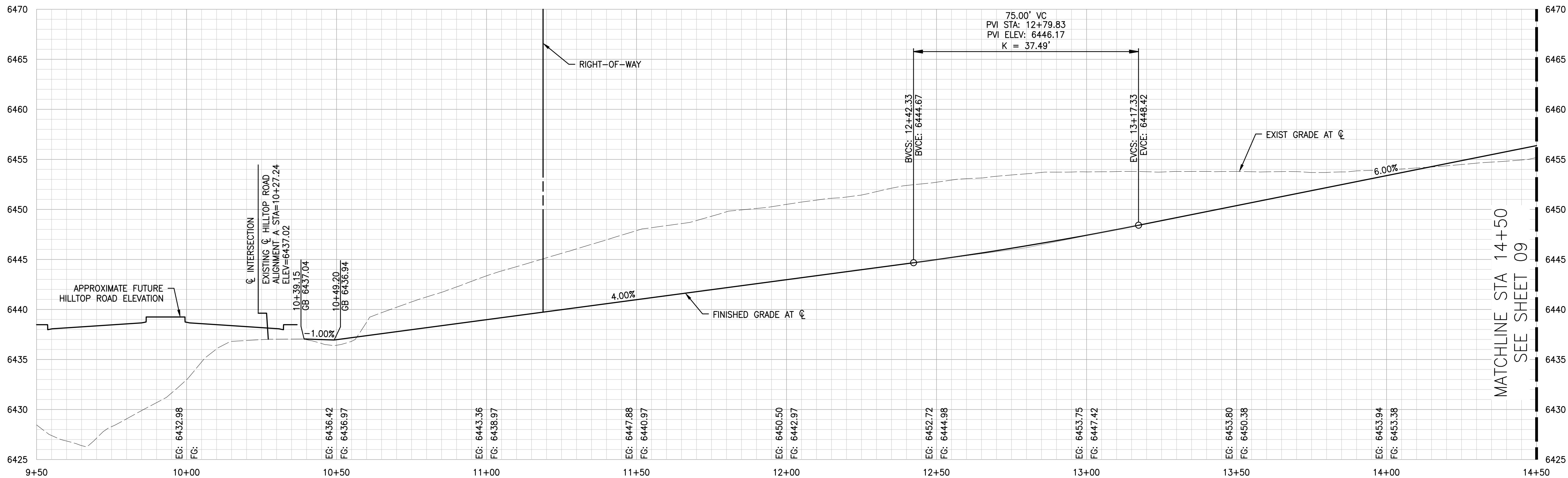
FIELDS FILING NO. 2

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



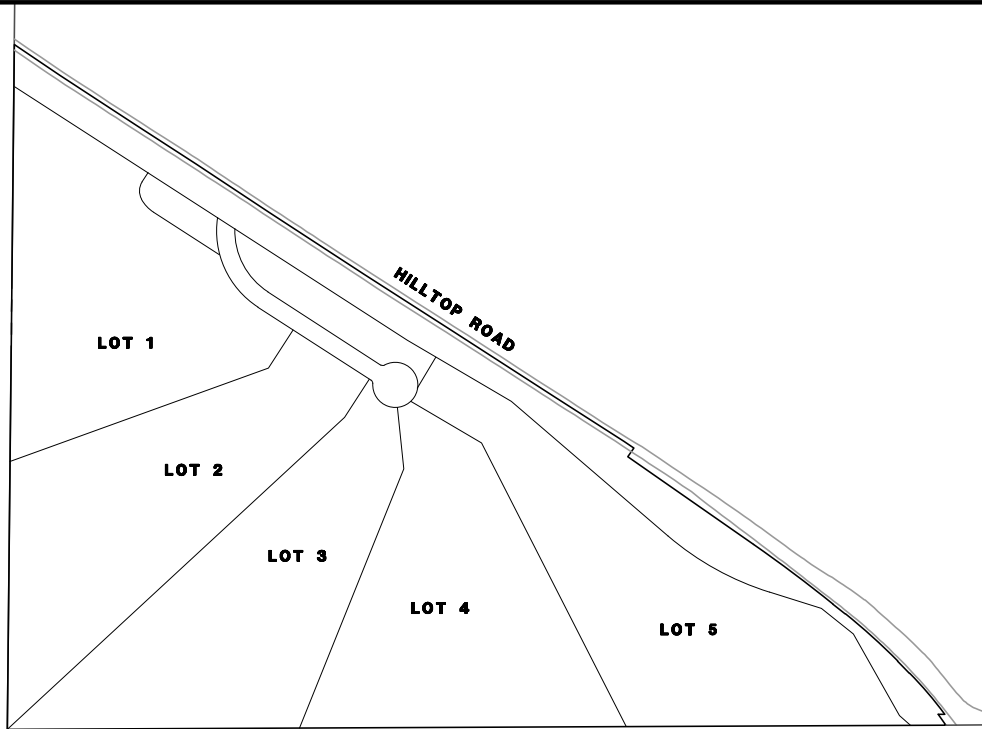
PINE SONG TRAIL - EDGE OF PAVEMENT CUL-DE-SAC PROFILE

HORIZONTAL: 1" = 20' VERTICAL: 1"=6'



PINE SONG TRAIL - PROFILE

HORIZONTAL: 1" = 20' VERTICAL: 1"=6'



KEY MAP
SCALE: N.T.S.

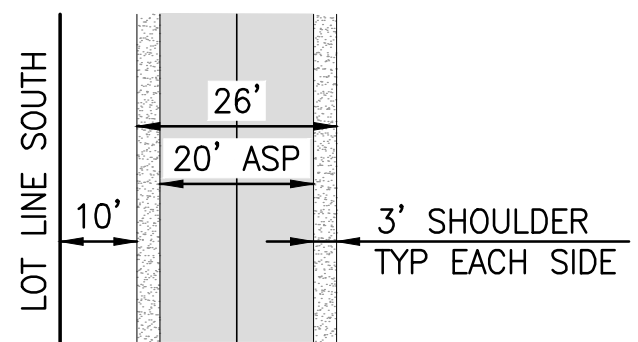
LEGEND

- OVERALL BOUNDARY
- RIGHT OF WAY LINE
- EASEMENT
- LOT LINE
- SETBACK (HILLTOP RD)
- SUBDIVISION FENCE
- ULTIMATE HILLTOP RD
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED SHOULDER

NOTES

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ROADWAY SECTION



20 10 0 20 40
GRAPHIC SCALE: 1"=20'

BENCHMARK NOTE:

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ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

SEAL:

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CONSTRUCTION DOCUMENTS PREPARED FOR:
FIELDS FILING NO. 2

GRADING, ROADWAY AND DRAINAGE PLANS

PINE SONG TRAIL ROAD PROFILE STA 10+00-14+93



DRAWING NO.
RD-02
SHEET NO. 08 OF 17

8678 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PROJECT NO: D2214 | DRAWN/DESIGNED BY: GMJ/MG
DATE: 01/27/2025 | CHECKED BY: KEC/TB

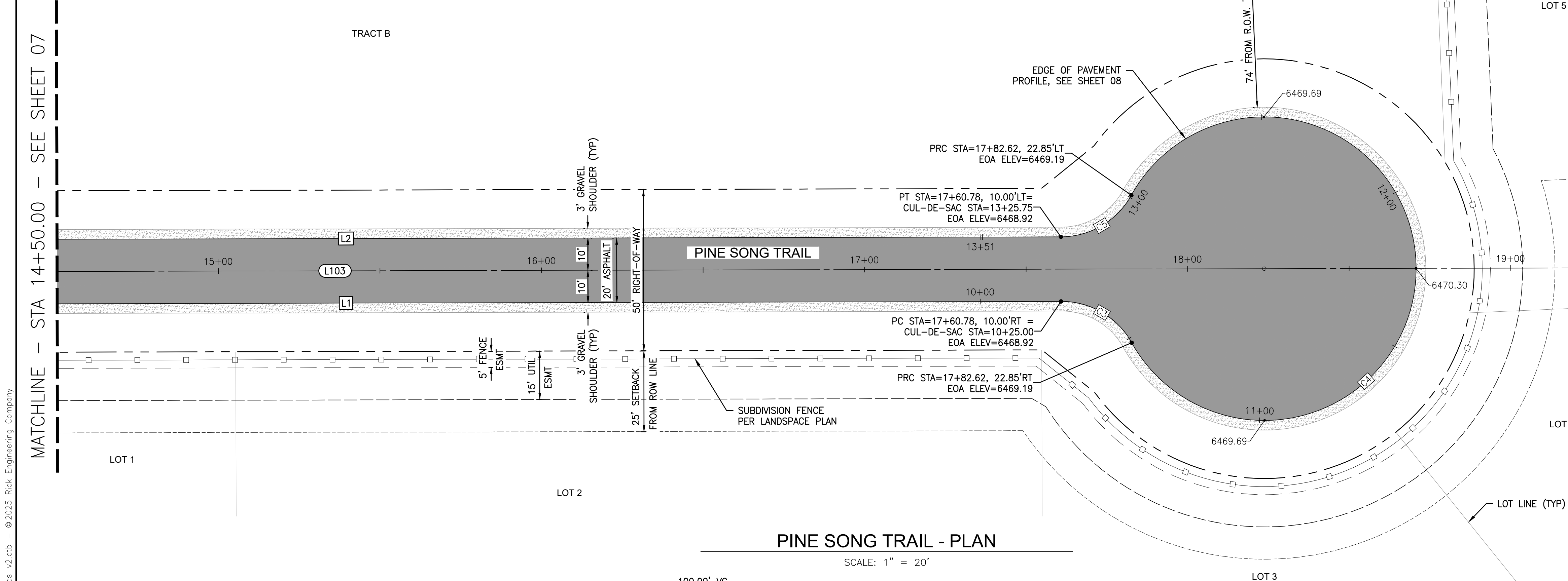
NO.	BY	DATE	REVISION

CONSTRUCTION DOCUMENTS

GRADING, ROADWAY AND DRAINAGE PLANS

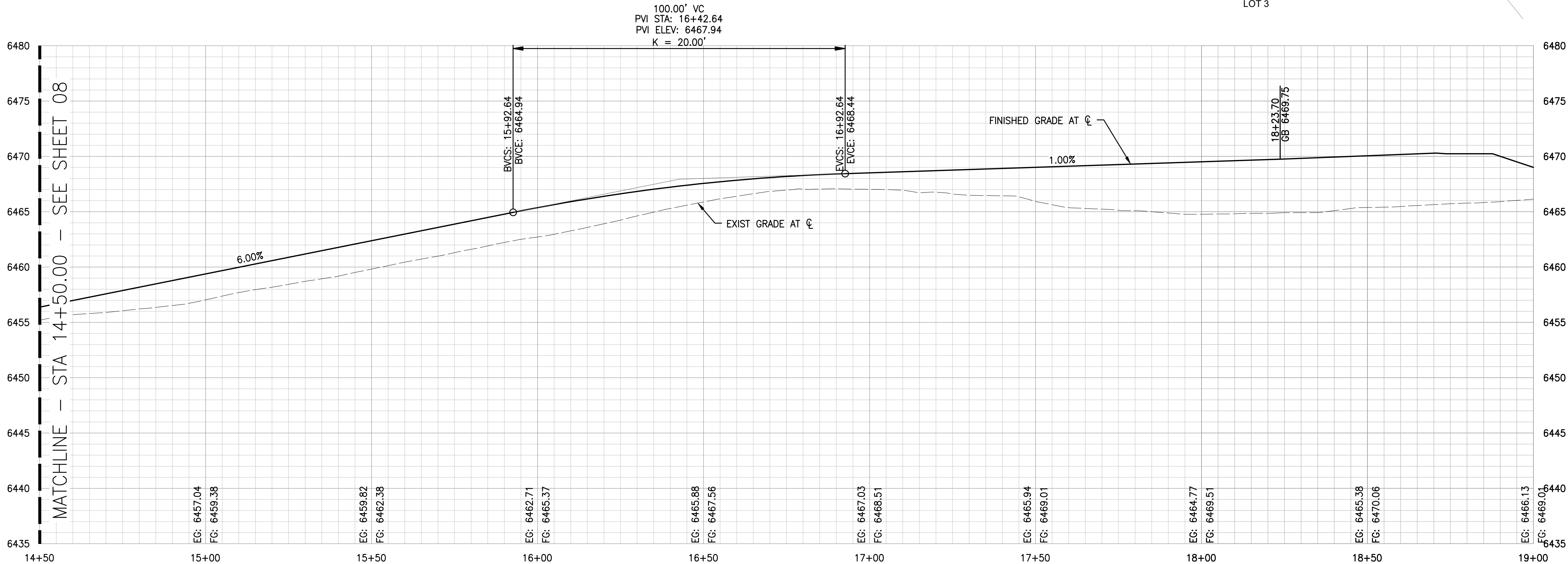
FIELDS FILING NO. 2

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



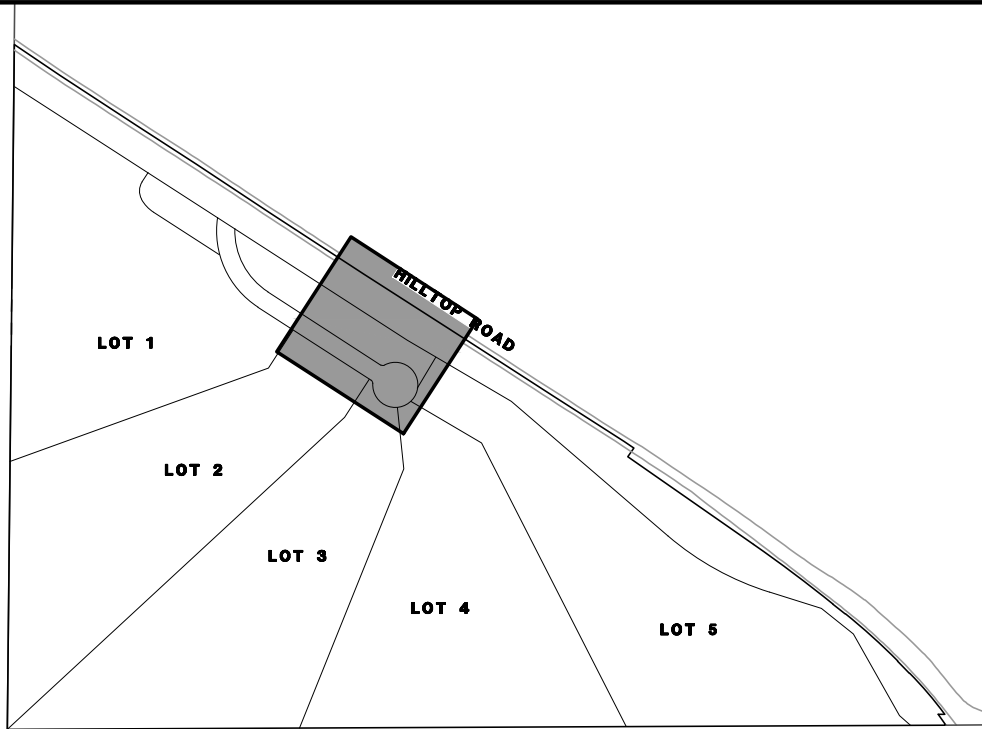
PINE SONG TRAIL - PLAN

SCALE: 1" = 20'



PINE SONG TRAIL - PROFILE

HORIZONTAL: 1" = 20' VERTICAL: 1"=6'



KEY MAP
SCALE: N.T.S.

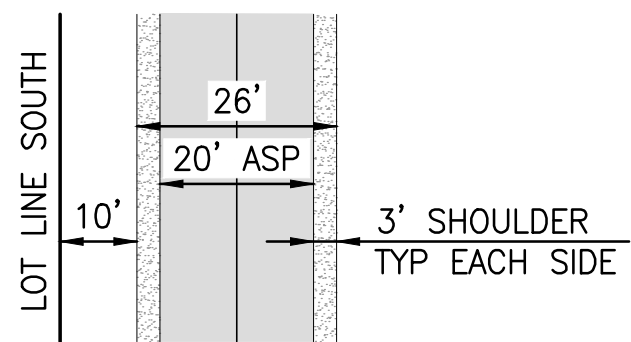
LEGEND

- OVERALL BOUNDARY
- RIGHT OF WAY LINE
- EASEMENT
- LOT LINE
- SETBACK (HILLTOP RD)
- SUBDIVISION FENCE
- ULTIMATE HILLTOP RD
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED SHOULDER

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ROADWAY SECTION



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ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

SEAL:

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8676 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

RICK

CONSTRUCTION DOCUMENTS PREPARED FOR:
FIELDS FILING NO. 2

GRADING, ROADWAY AND DRAINAGE PLANS

DOUGLAS COUNTY, CO

PINE SONG TRAIL ROAD PLAN AND PROFILE

STA 14+93-18+50



Know what's below.
Call before you dig.

DRAWING NO.

RD-03

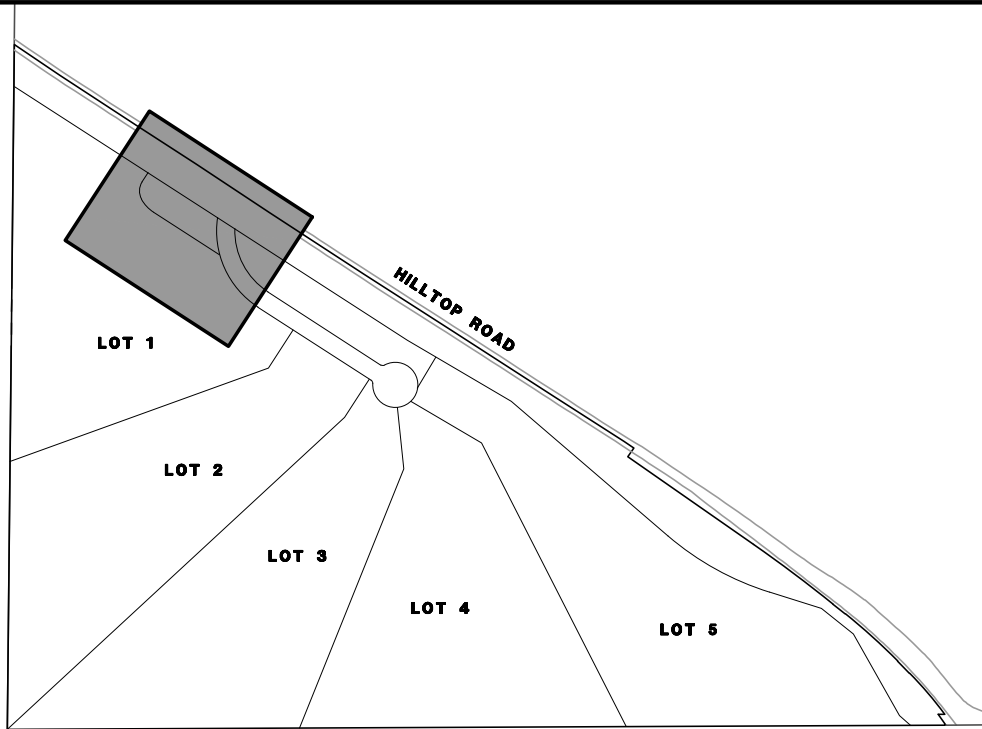
SHEET NO. 09 OF 17

CONSTRUCTION DOCUMENTS

GRADING, ROADWAY AND DRAINAGE PLANS

FIELDS FILING NO. 2

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP
SCALE: N.T.S.

LEGEND

- OVERALL BOUNDARY
RIGHT OF WAY LINE
LOT LINE
SETBACK (HILLTOP RD)
SUBDIVISION FENCE
ULTIMATE HILLTOP RD
EXIST EASEMENT
EXIST BARBED WIRE FENCE
EXIST FIBER OPTIC
EXIST GAS LINE
EXIST HIGH PRESSURE GAS LINE
EXIST TELEPHONE
EXIST WATERLINE
EXIST CONTOUR (MINOR)
EXIST CONTOUR (MAJOR)
PROP CONTOUR (MINOR)
PROP CONTOUR (MAJOR)
DAYLIGHT LINE
EXISTING ASPHALT
PROP ASPHALT
PROP GRAVEL SHOULDER

BENCHMARK NOTE:
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ENGLEWOOD, CO 80112



CONSTRUCTION DOCUMENTS PREPARED FOR:
FIELDS FILING NO. 2
GRADING, ROADWAY AND DRAINAGE PLANS
DOUGLAS COUNTY, CO



DRAWING NO.
GRD-01
SHEET NO. 10 OF 17

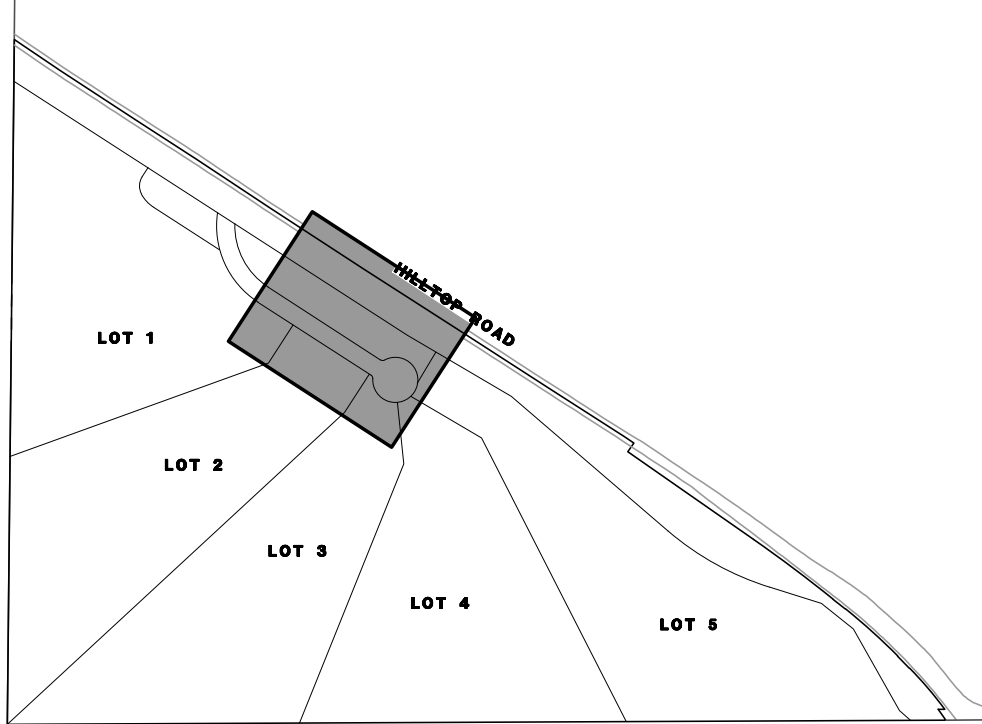
GRADING PLAN - 01

CONSTRUCTION DOCUMENTS

GRADING, ROADWAY AND DRAINAGE PLANS

FIELDS FILING NO. 2

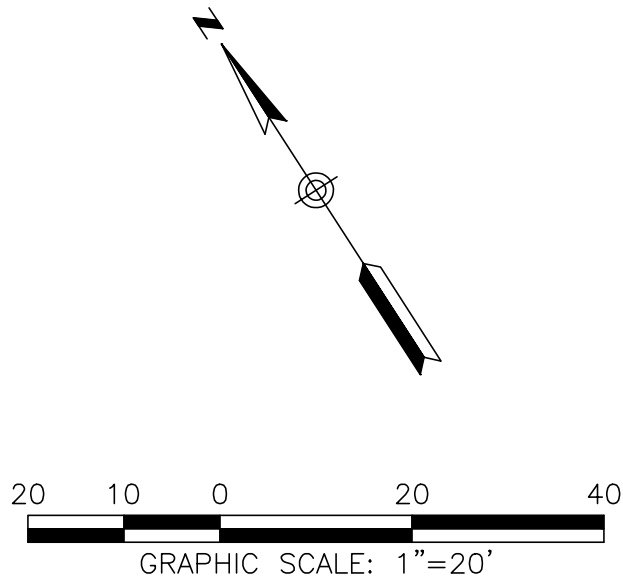
A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP
SCALE: N.T.S.

LEGEND

- OVERALL BOUNDARY
RIGHT OF WAY LINE
LOT LINE
SETBACK (HILLTOP RD)
SUBDIVISION FENCE
ULTIMATE HILLTOP RD
EXIST EASEMENT
EXIST BARBED WIRE FENCE
EXIST FIBER OPTIC
EXIST GAS LINE
EXIST HIGH PRESSURE GAS LINE
EXIST TELEPHONE
EXIST WATERLINE
EXIST CONTOUR (MINOR)
EXIST CONTOUR (MAJOR)
PROP CONTOUR (MINOR)
PROP CONTOUR (MAJOR)
DAYLIGHT LINE
EXISTING ASPHALT
PROP ASPHALT
PROP GRAVEL SHOULDER



BENCHMARK NOTE:
THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS PLAN IS: NGS CONTROL POINT Z 336, NAVD 88, ELEVATION = 6,612.35'. TRANSFERRED TO LOCAL ONSITE BENCHMARK USING GPS AND GEOID MODEL 18, SET #5 REBAR WITH 1.25" ORANGE PLASTIC CAP (LAT. N39°27'53.4048" & LONG W104°41'29.7588") ON THE NORTHEASTERLY SIDE OF HILLTOP ROAD APPROXIMATELY 510' NORTHWEST OF THE INTERSECTION WITH SIGNING HILL ROAD NAVD 88 ELEVATION = 6478.67'

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SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PROJECT NO: D2214 DRAWN/DESIGNED BY: GMJ/MG
DATE: 01/27/2025 CHECKED BY: KEC/TB

CONSTRUCTION DOCUMENTS PREPARED FOR:
FIELDS FILING NO. 2
GRADING, ROADWAY AND DRAINAGE PLANS
DOUGLAS COUNTY, CO

GRADING PLAN - 02



DRAWING NO.
GRD-02
SHEET NO. 11 OF 17

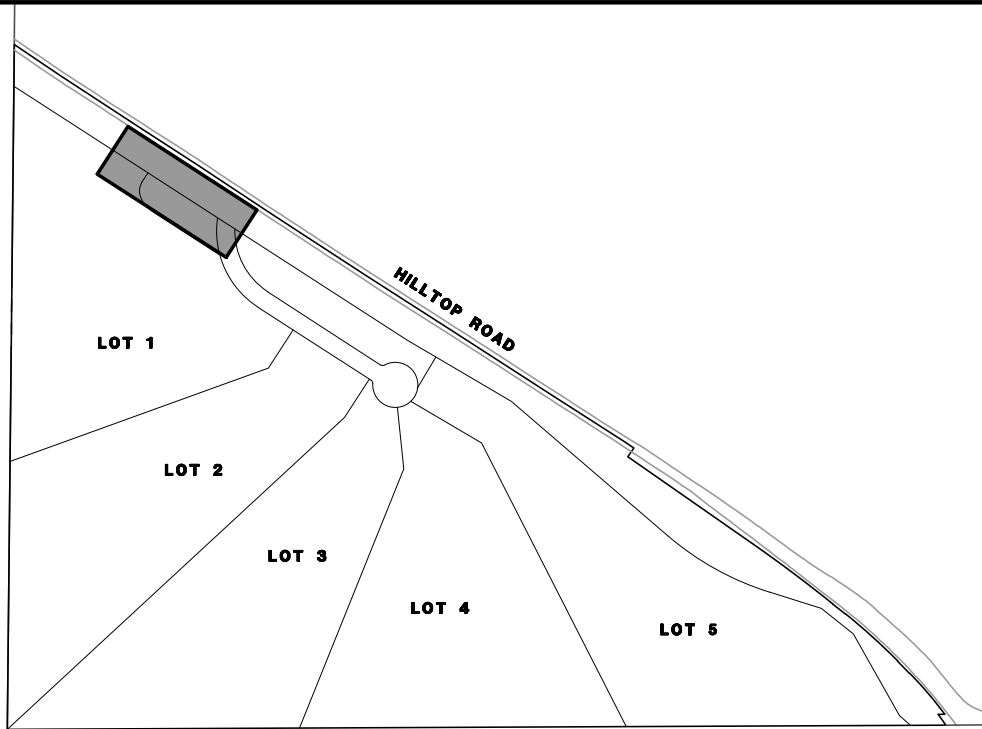
CONSTRUCTION DOCUMENTS

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GRADING, ROADWAY AND DRAINAGE PLANS

FIELDS FILING NO. 2

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP
SCALE: N.T.S.

LEGEND

- OVERALL BOUNDARY
RIGHT OF WAY LINE
LOT LINE
SETBACK (HILLTOP RD)
SUBDIVISION FENCE
EXIST CONTOUR (MINOR)
EXIST CONTOUR (MAJOR)
PROP CONTOUR (MINOR)
PROP CONTOUR (MAJOR)
PROP STORM SEWER
PROPOSED ASPHALT
PROPOSED SHOULDER
PROPOSED POND
PROP STORM INLET (MODIFIED TYPE C)
PROP STORM FLARED END SECTION

NOTES

1. INLETS SHALL BE TYPE C FROM CDOT
M-STANDARDS M-604-10.

BENCHMARK NOTE:

THE PRIMARY BENCHMARK USED TO DETERMINE
THE BASIS OF ELEVATIONS FOR THIS PLAN IS:
NGS CONTROL POINT Z 336, NAVD 88,
ELEVATION = 6,612.35'
TRANSFERRED TO LOCAL ONSITE BENCHMARK
USING GPS AND GEIOD MODEL 18, SET #5
REBAR WITH 1.25" ORANGE PLASTIC CAP
(LAT. N39°27'53.4048" & LONG
W104°41'29.7588") ON THE NORTHEASTERLY
SIDE OF HILLTOP ROAD APPROXIMATELY 510'
NORTHWEST OF THE INTERSECTION WITH SIGNING
HILL ROAD NAVD 88 ELEVATION = 6478.67'

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

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ENGLEWOOD, CO 80112



CONSTRUCTION DOCUMENTS PREPARED FOR:
FIELDS FILING NO. 2

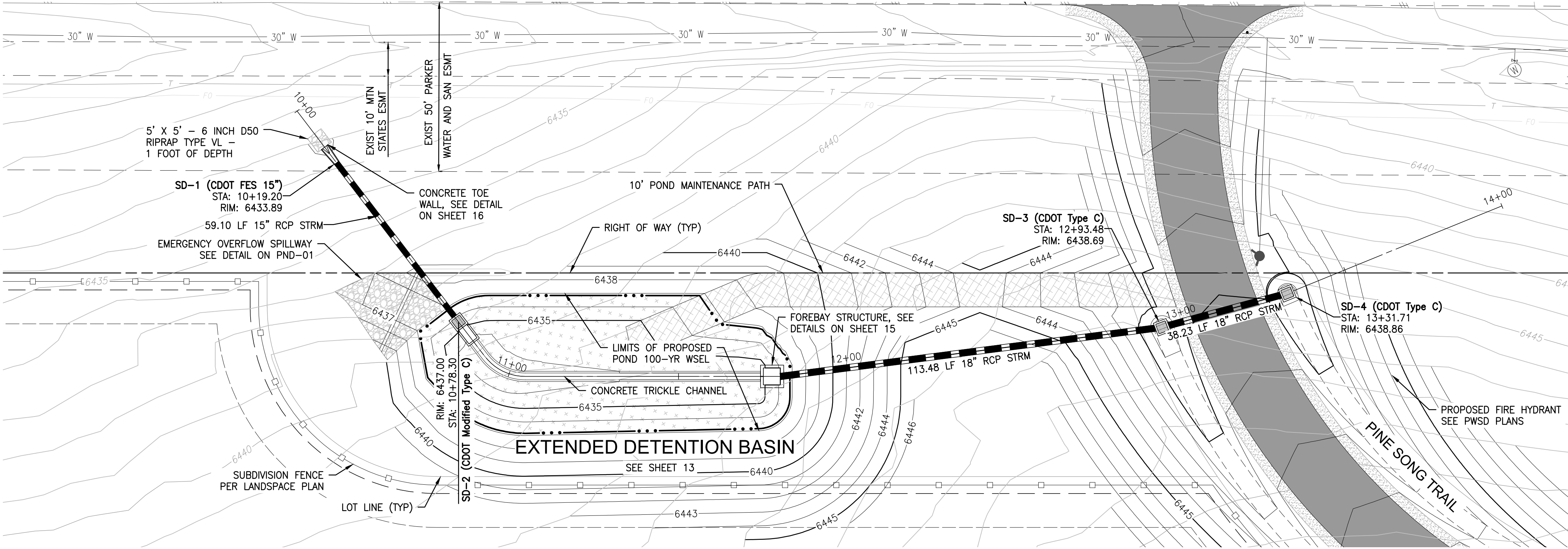
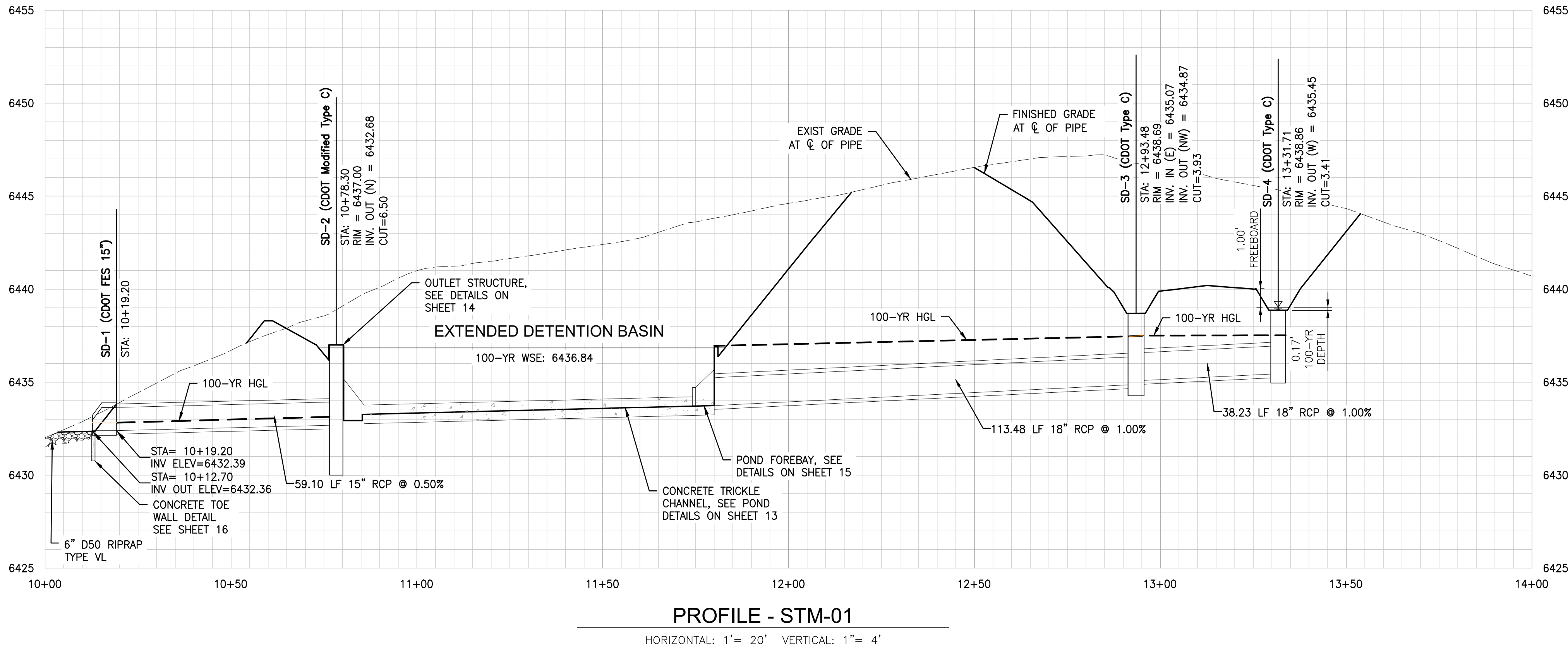
GRADING, ROADWAY AND DRAINAGE PLANS

STORM SEWER - PLAN & PROFILE



DRAWING NO.
STM-01
SHEET NO. 12 OF 17

CONSTRUCTION DOCUMENTS



PLAN - STM-01

SCALE: 1"= 20'

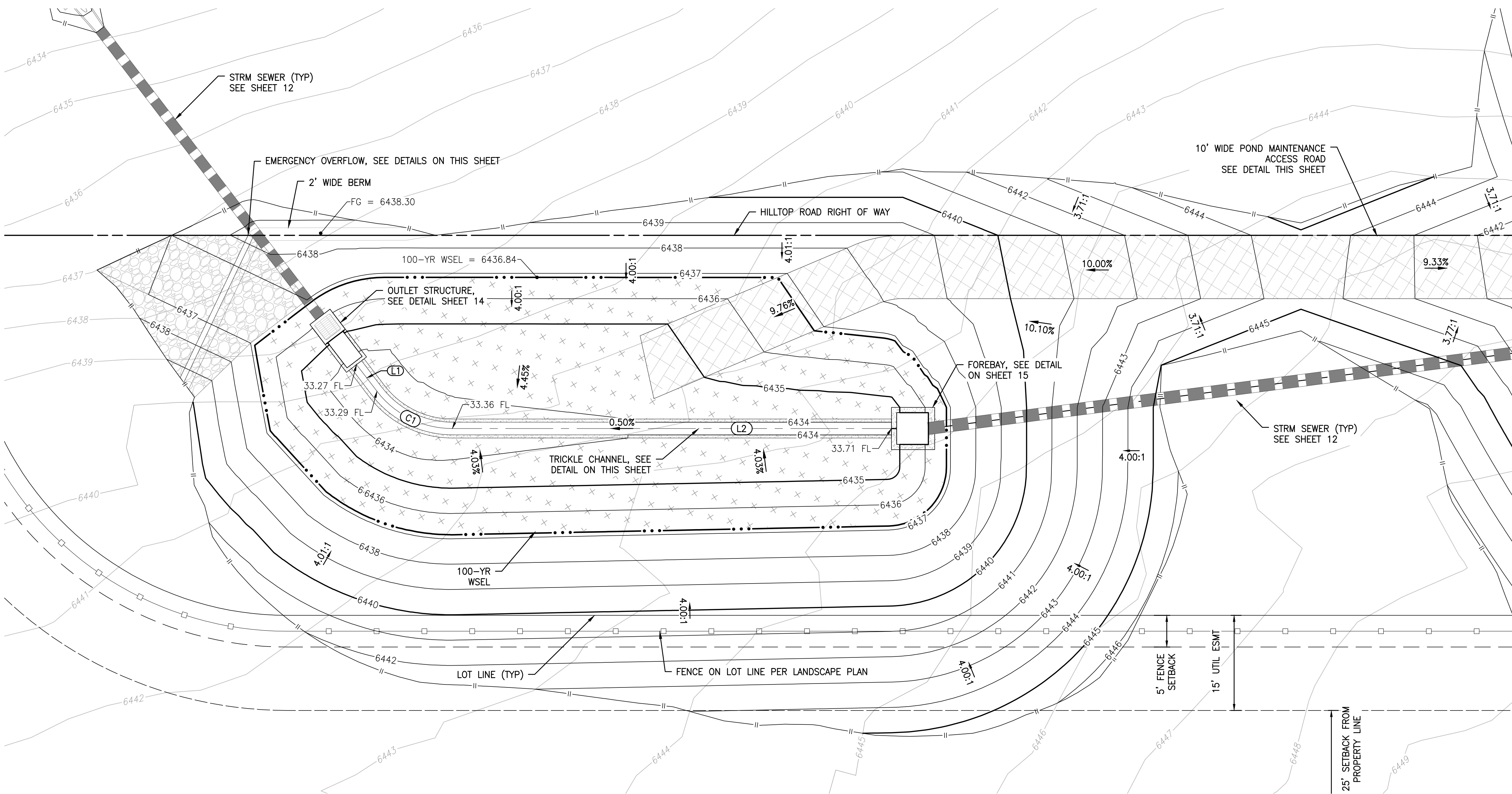
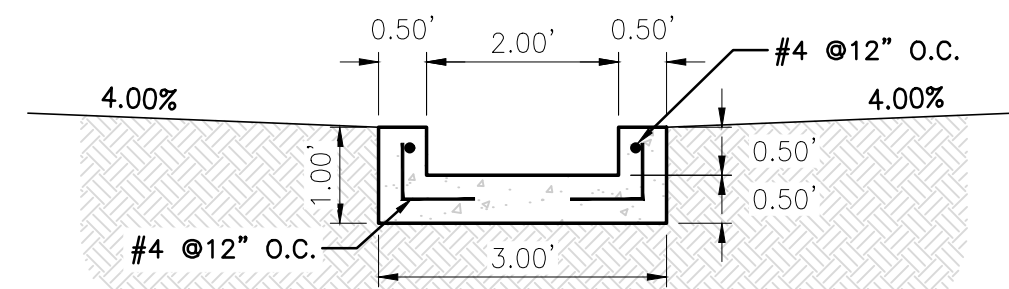
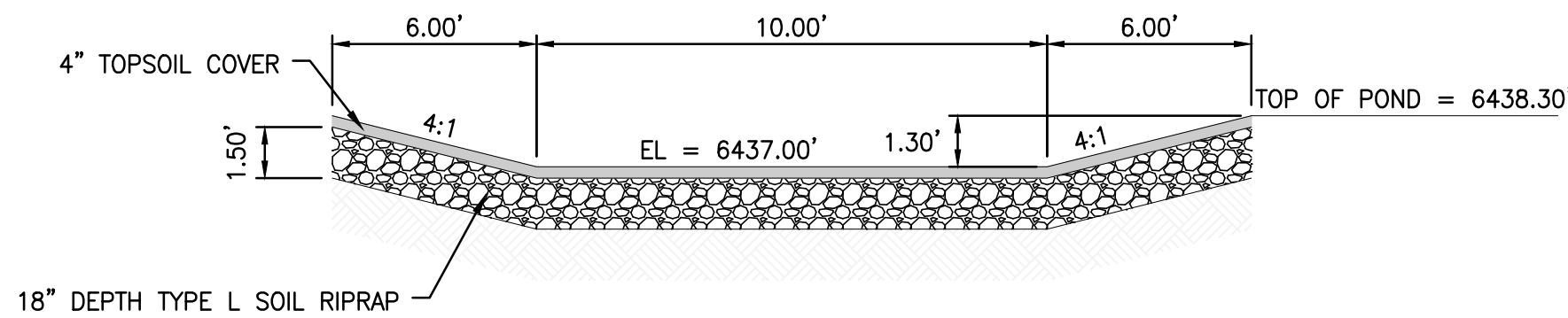
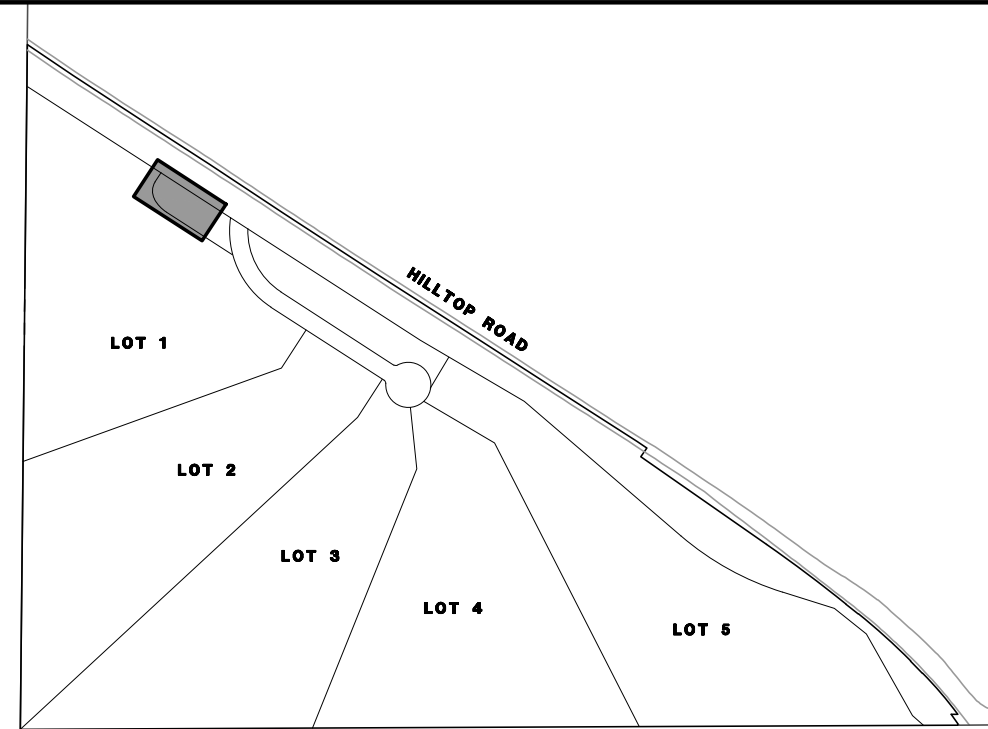
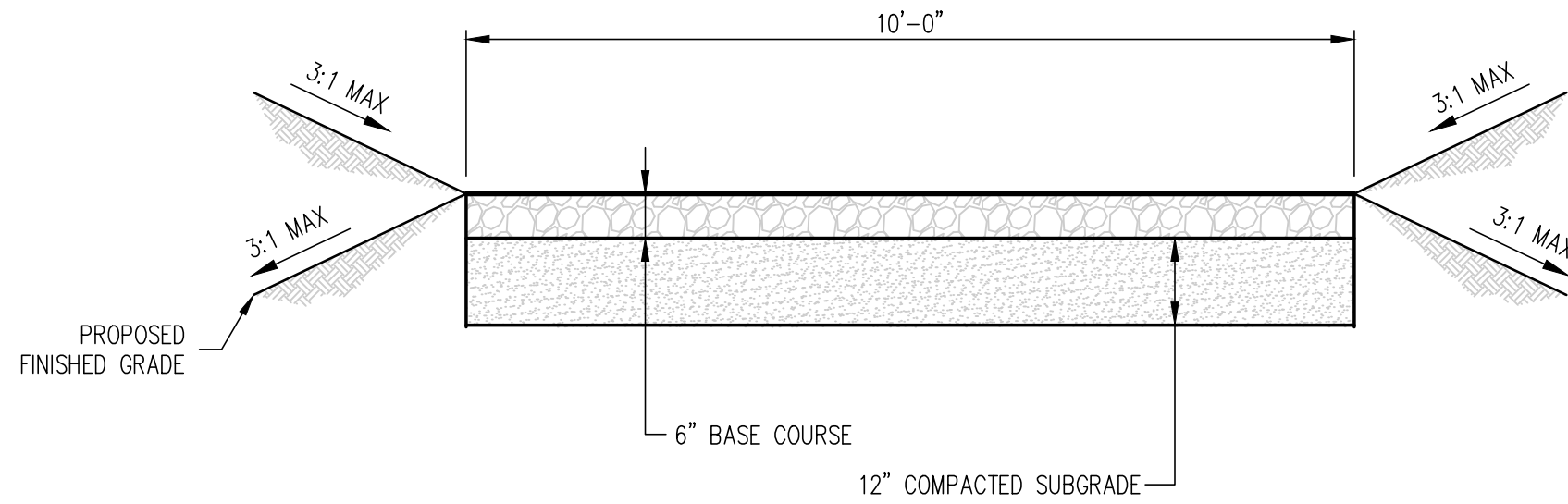
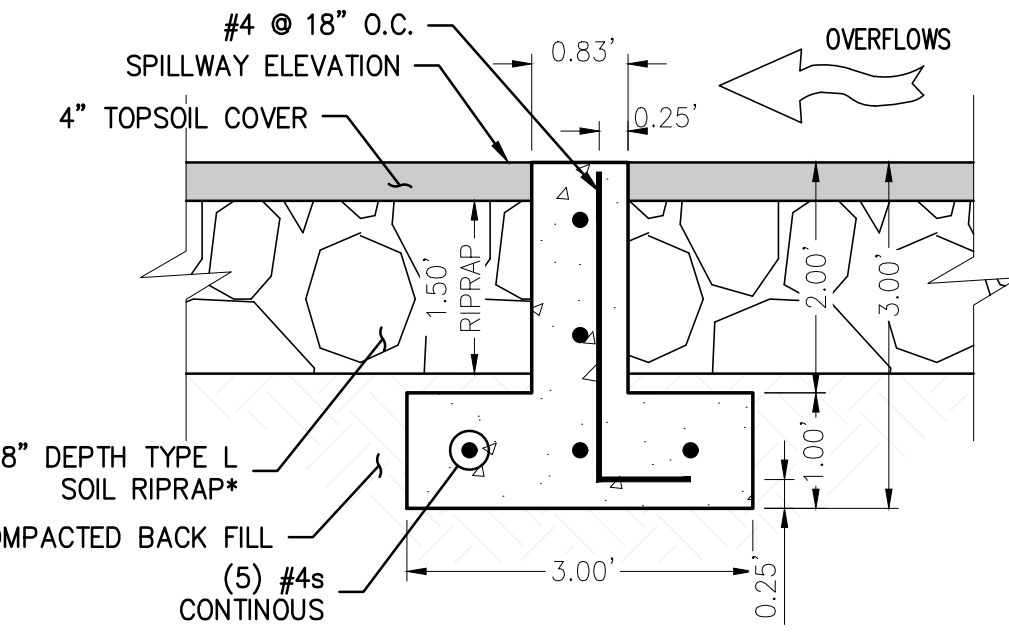
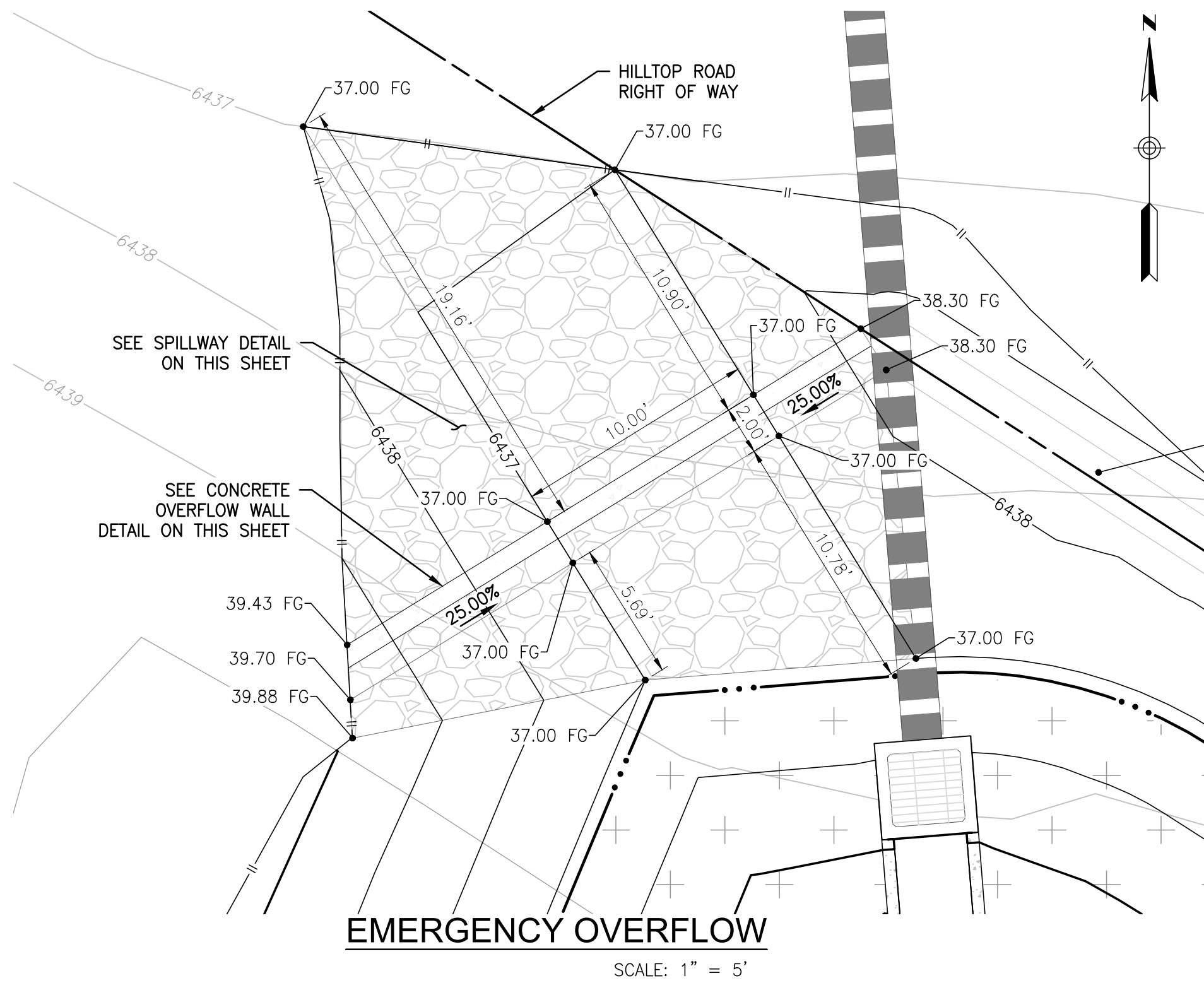


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GRADING, ROADWAY AND DRAINAGE PLANS

FIELDS FILING NO. 2

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

OVERALL BOUNDARY	_____
RIGHT OF WAY LINE	_____
LOT LINE	_____
SETBACK (HILLTOP RD)	_____
SUBDIVISION FENCE	_____
EXIST CONTOUR (MINOR)	_____
EXIST CONTOUR (MAJOR)	_____
PROP CONTOUR (MINOR)	_____
PROP CONTOUR (MAJOR)	_____
PROP STORM SEWER	_____
PROPOSED ASPHALT	_____
PROPOSED SHOULDER	_____
PROPOSED POND	_____
PROP STORM INLET (MODIFIED TYPE C)	_____
PROP STORM FLARED END SECTION	_____

TRICKLE CHANNEL
LINE AND CURVE TABLE

LINE #/CURVE #	LENGTH	BEARING/DELTA	RADIUS
C1	13.76'	052°33'52"	15.00'
L1	5.30	S4°34'04"E	
L2	69.30	S5°07'56"E	

BENCHMARK NOTE:

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ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

SEAL:

8676 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112

303-537-8020
rickengineering.com



SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PROJECT NO:

D2214 DRAWN/DESIGNED BY:

01/27/2025 CHECKED BY:

KEC/TB

NO. BY DATE REVISION

CONSTRUCTION DOCUMENTS PREPARED FOR:
FIELDS FILING NO. 2

GRADING, ROADWAY AND DRAINAGE PLANS

DOUGLAS COUNTY, CO

POND DETAILS

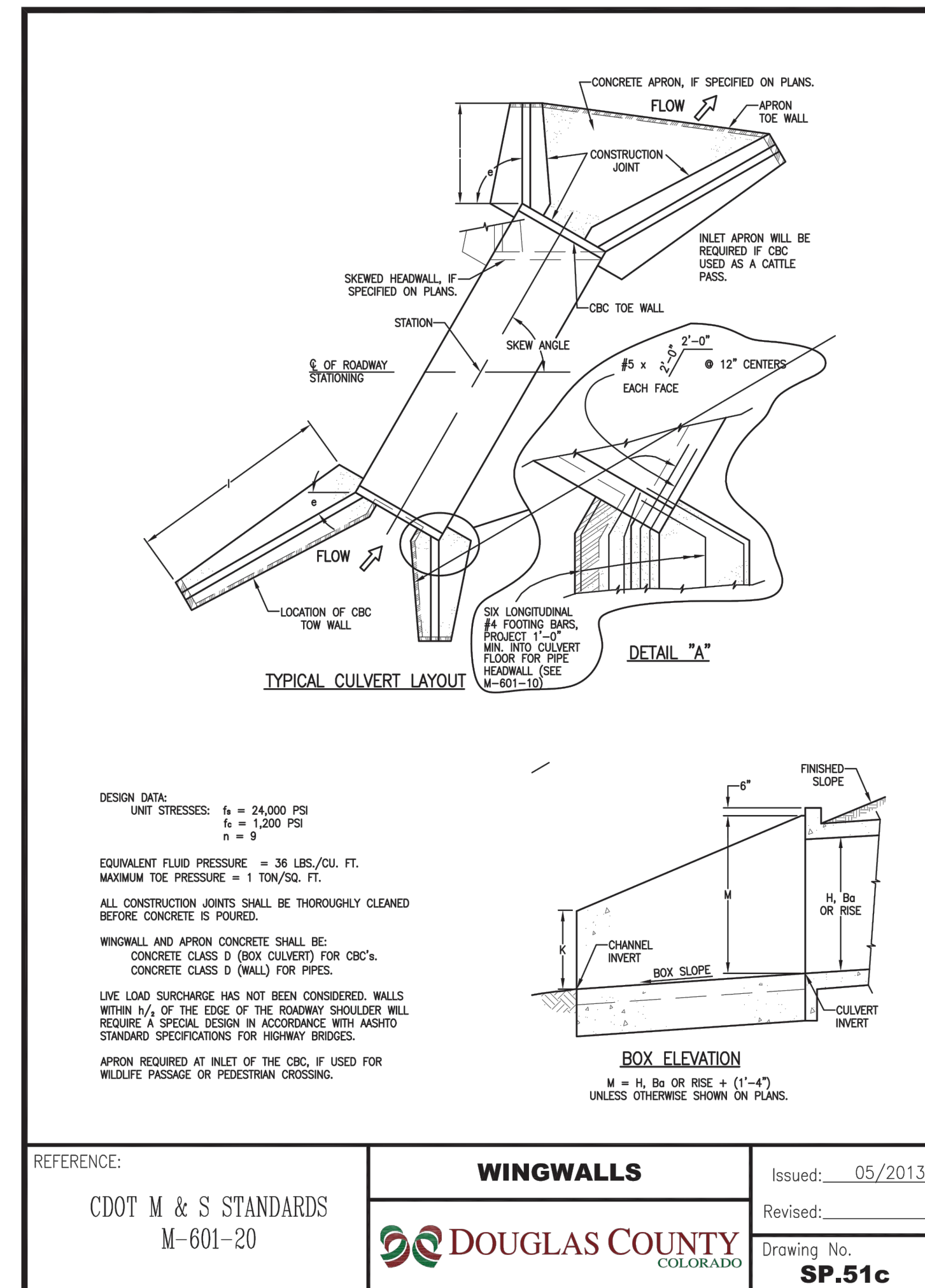
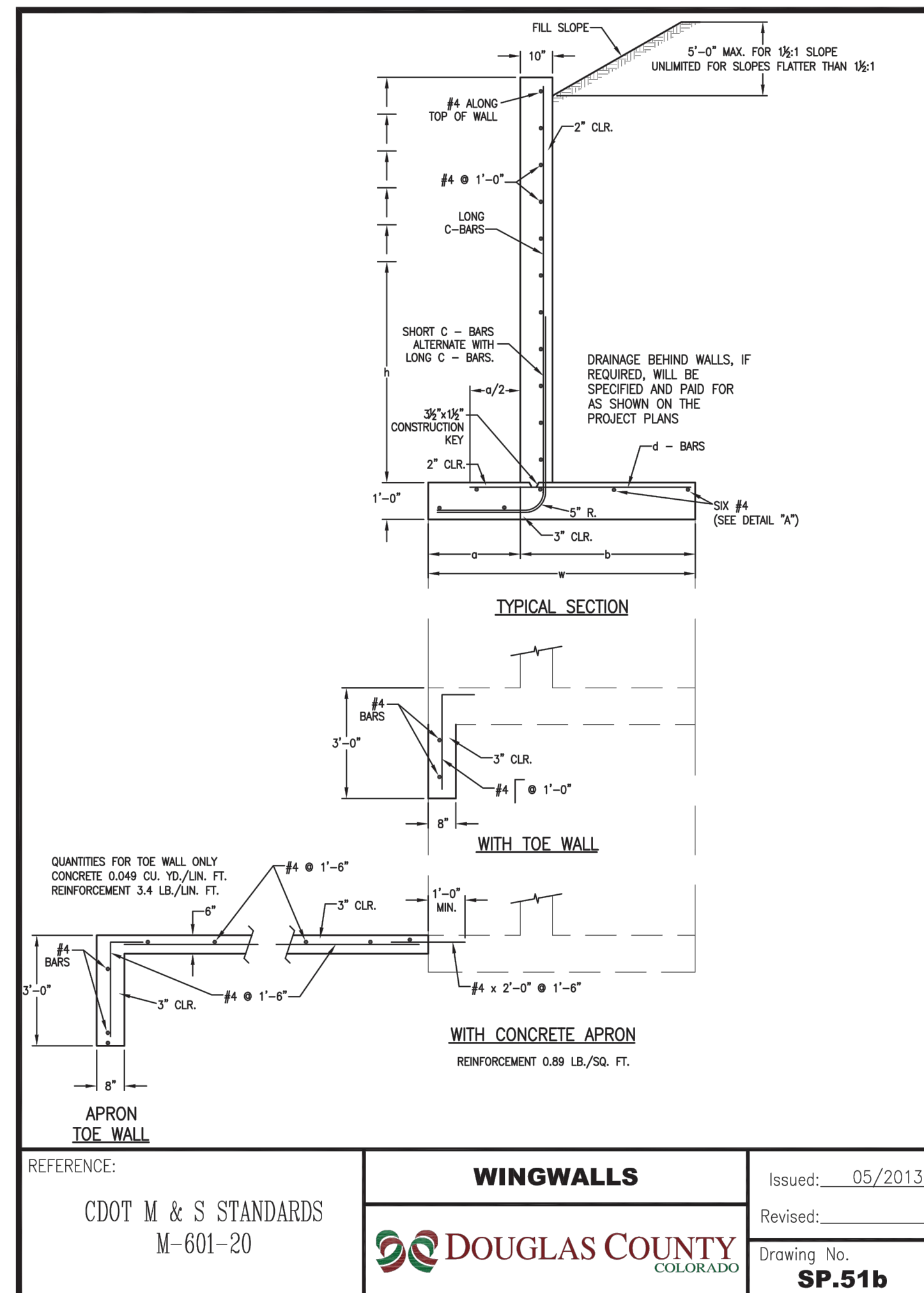
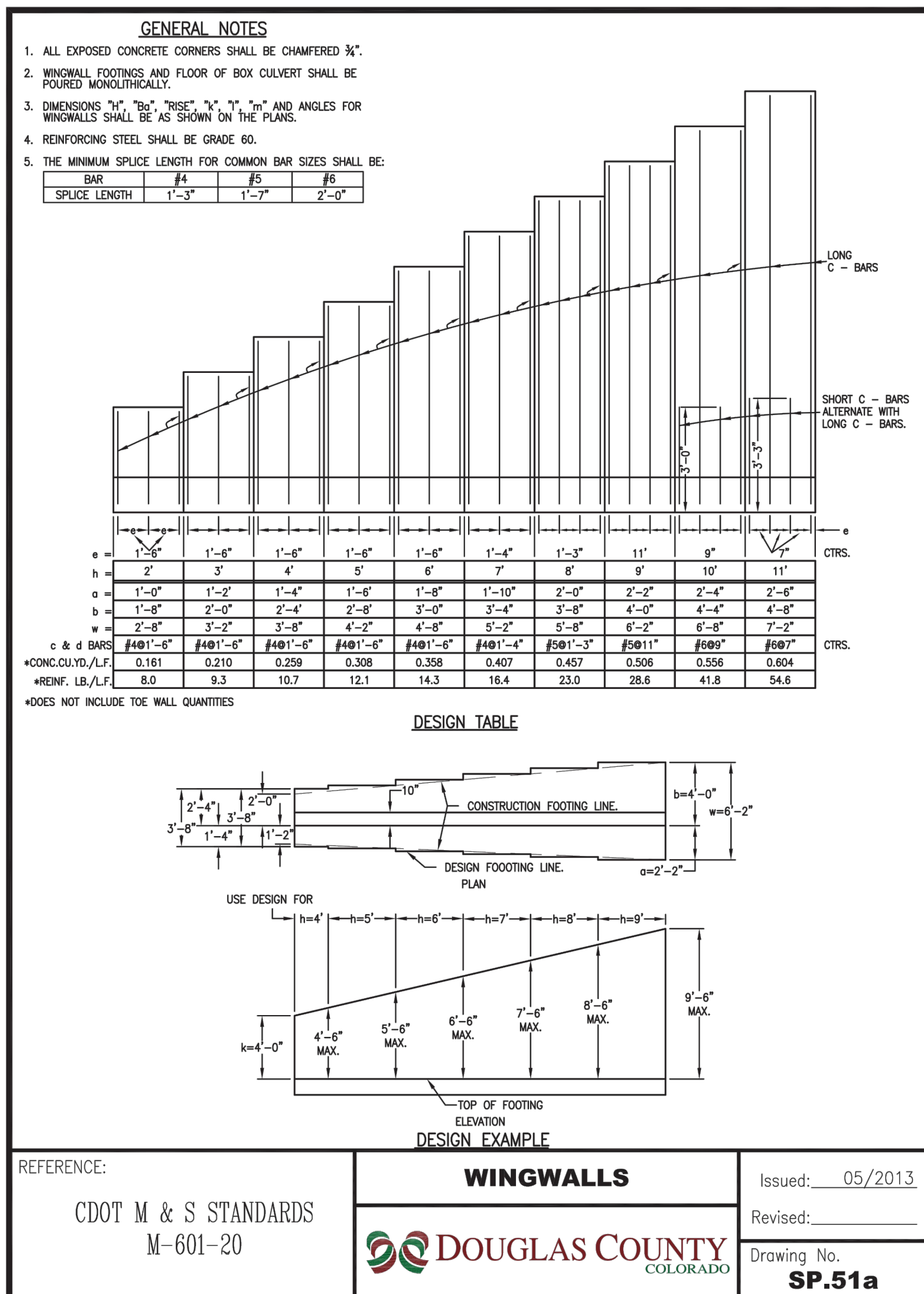
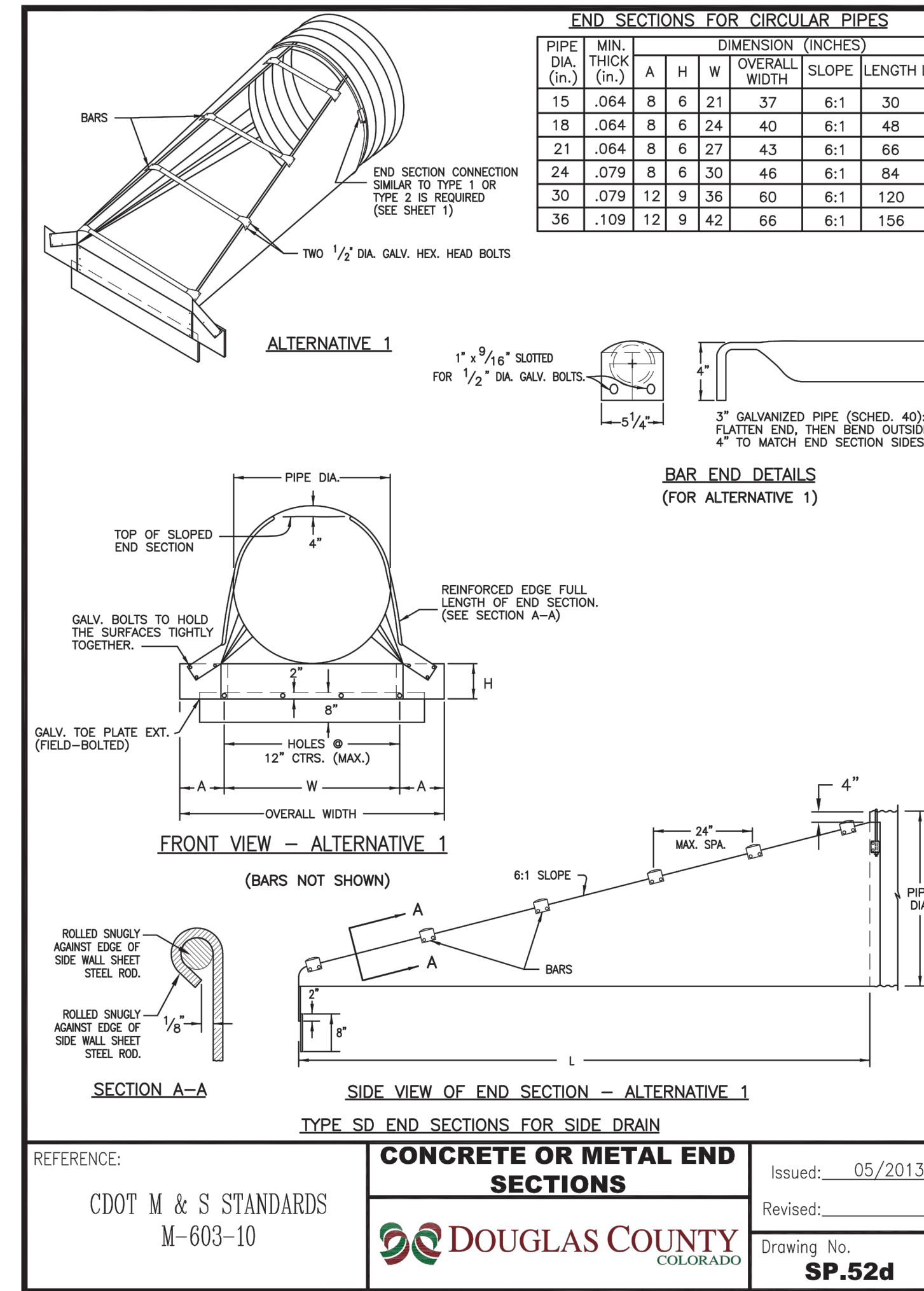
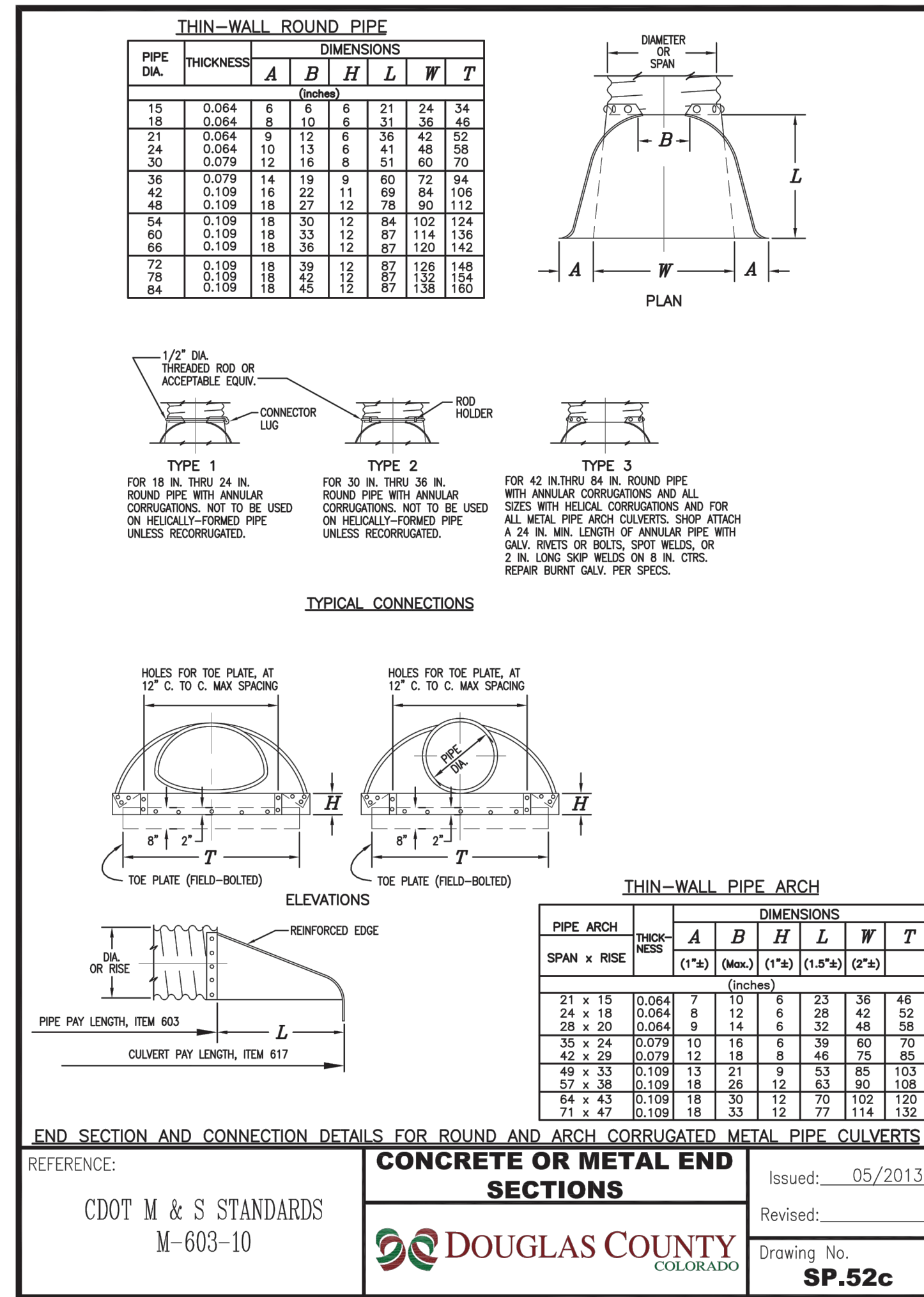
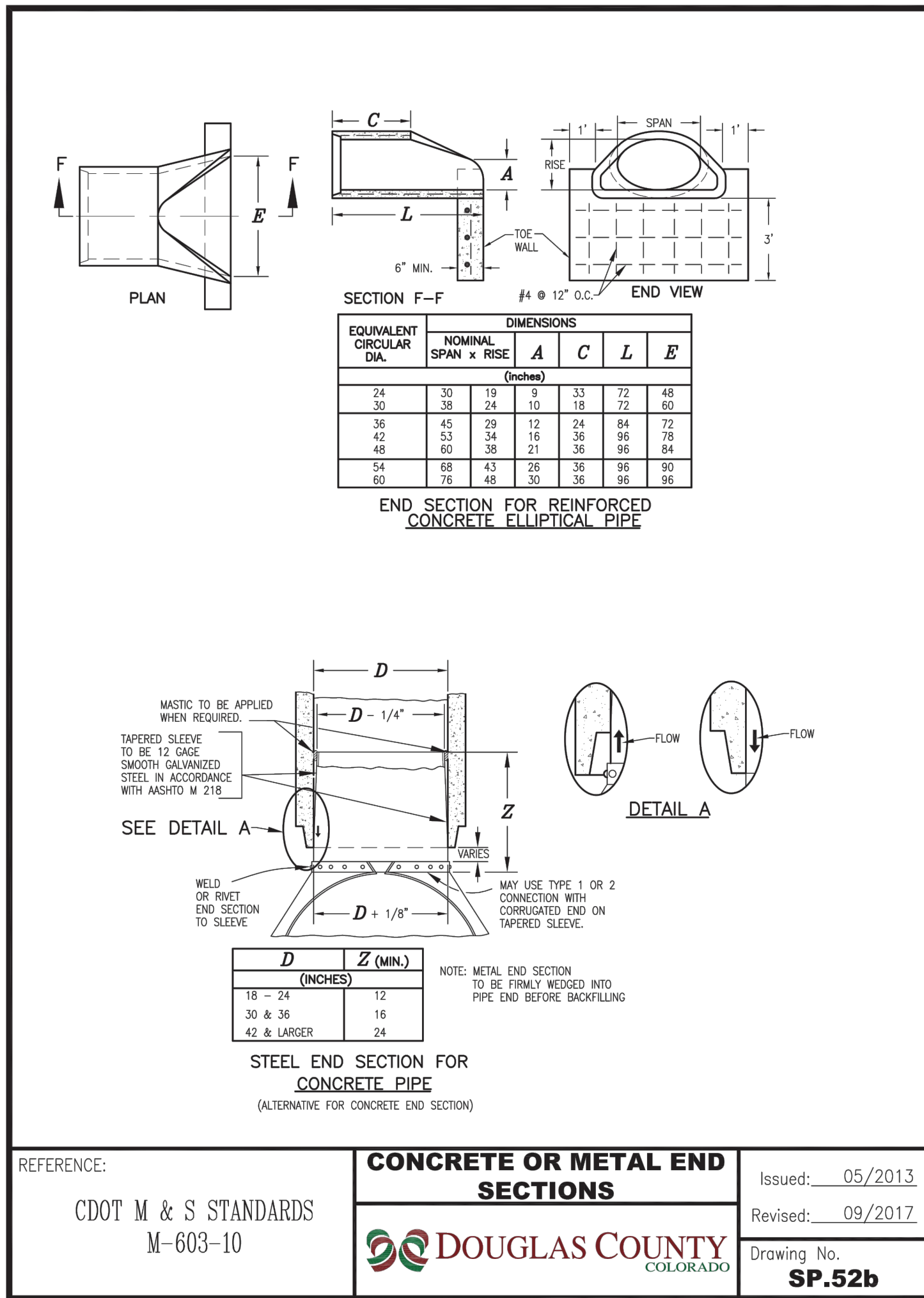


DRAWING NO.

POND-01

SHEET NO. 13 OF 17

CONSTRUCTION DOCUMENTS



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 BEING ASSUMED TO BEAR SOUTH 89°43'54" WEST, A DISTANCE OF 2586.03 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

–THE SOUTHWEST CORNER OF SECTION 5 BEING A FOUND #6 REBAR AND 3.25" ALUMINUM CAP PLS 16154 MATCHING MONUMENT RECORD FILED 2/8/2001.

–THE SOUTH QUARTER CORNER OF SECTION 5 BEING A FOUND 3.5" ALUMINUM CAP PLS 35585 IN RANGE BOX MATCHING MONUMENT RECORD FILED 8/25/2003.

BEGINNING AT SAID SOUTHWEST CORNER;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00°35'02" EAST, A DISTANCE OF 1,887.71 FEET;

THENCE SOUTH 55°49'43" EAST, A DISTANCE OF 151.27 FEET;

THENCE SOUTH 56°50'01" EAST, A DISTANCE OF 249.55 FEET;

THENCE SOUTH 57°02'23" EAST, A DISTANCE OF 200.17 FEET;

THENCE SOUTH 56°38'56" EAST, A DISTANCE OF 240.99 FEET;

THENCE SOUTH 56°51'26" EAST, A DISTANCE OF 311.64 FEET;

THENCE SOUTH 57°16'15" EAST, A DISTANCE OF 292.22 FEET;

THENCE SOUTH 57°10'50" EAST, A DISTANCE OF 328.49 FEET;

THENCE SOUTH 57°12'15" EAST, A DISTANCE OF 229.95 FEET;

THENCE SOUTH 56°36'57" EAST, A DISTANCE OF 33.03 FEET TO THE EXISTING RIGHT–OF–WAY OF HILLTOP ROAD;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID RIGHT–OF–WAY THE FOLLOWING NINE (9) COURSES AND DISTANCES;

1. THENCE SOUTH 34°18'52" WEST, A DISTANCE OF 29.45 FEET;
2. THENCE SOUTH 55°07'41" EAST, A DISTANCE OF 422.36 FEET;
3. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3,850.00 FEET, A CENTRAL ANGLE OF 04°04'27", WHOSE CHORD BEARS SOUTH 53°05'28" EAST A DISTANCE OF 273.71 FEET, FOR AN ARC DISTANCE OF 273.76 FEET;
4. THENCE SOUTH 51°03'14" EAST, A DISTANCE OF 42.96 FEET;
5. THENCE ALONG A NON–TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,792.11 FEET, A CENTRAL ANGLE OF 06°12'06", WHOSE CHORD BEARS SOUTH 47°57'12" EAST A DISTANCE OF 193.88 FEET, FOR AN ARC DISTANCE OF 193.98 FEET;
6. THENCE ALONG A LINE NON–TANGENT TO SAID CURVE, SOUTH 44°34'21" EAST, A DISTANCE OF 47.13 FEET;
7. THENCE ALONG A NON–TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,020.10 FEET, A CENTRAL ANGLE OF 08°21'25", WHOSE CHORD BEARS SOUTH 40°28'36" EAST A DISTANCE OF 148.66 FEET, FOR AN ARC DISTANCE OF 148.79 FEET;
8. THENCE ALONG A LINE NON–TANGENT TO SAID CURVE, SOUTH 89°34'25" WEST, A DISTANCE OF 17.15 FEET;
9. THENCE SOUTH 35°30'44" EAST, A DISTANCE OF 36.45 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID SOUTH LINE SOUTH 89°43'54" WEST, A DISTANCE OF 2,586.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,633,290 SQUARE FEET OR 60.452 ACRES, MORE OR LESS.

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 LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FIELDS FILING 2. 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. HILLTOP ROAD AND PINE SONG TRAIL SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES. UTILITY EASEMENTS, DRAINAGE AND BLANKET ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO FOR PUBLIC USE AND PURPOSE.

OWNER: WALLDEN–HILL TOP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY:_____

_____ AS _____ OF WALLDEN–HILL TOP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF _____)

_____) SS

COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 20____, BY _____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES_____

TITLE VERIFICATION

WE _____, 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.

BY: _____

TITLE: _____

STATE OF _____)

_____) SS

COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 20____, BY _____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES_____

FINAL PLAT

FIELDS FILING 2

LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST 6TH P.M.

COUNTY OF DOUGLAS, STATE OF COLORADO

5 LOTS, 2 TRACTS, 60.452 ACRES±

SB2024-027

SHEET 1 OF 2

GENERAL NOTES

1.) THE LINEAL UNITS USED ON THIS PLAT ARE U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES–MINUTES–SECONDS.

2.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND SURVEY BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, C.R.S.

3.) 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 CERTIFICATION SHOWN HEREON.

4.) COMMONWEALTH LAND TITLE INSURANCE COMPANY ORDER NUMBER 450–HS0830381–412, AMENDMENT NO. 1, EFFECTIVE DATE NOVEMBER 4, 2024 AT 12:00 A.M. WAS ENTIRELY RELIED UPON FOR RECORDED RIGHTS–OF–WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.

5.) RICK ENGINEERING COMPANY HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, RECORDED/UNRECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

6.) ALL LOT CORNER MONUMENTS SHALL BE SET PER COLORADO STATE STATUTE 38–51–105.

7.) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, BEING CONSIDERED TO BEAR SOUTH 89°43'54" WEST A DISTANCE OF 2586.03 FEET BETWEEN MONUMENTS AS SHOWN ON THIS PLAT.

8.) DRAINAGE EASEMENT IS HEREBY GRANTED TO DOUGLAS COUNTY ACROSS TRACT "A" FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOLDS, AND WATER QUALITY FACILITIES (COLLECTIVELY, THE "FACILITIES"). IN THE EVENT THE FIELDS METRO DISTRICT NO. 2, ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES, A BLANKET ACCESS EASEMENT OVER THE FIELDS FILING NO. 2 (THE "SUBDIVISION") IS ALSO GRANTED TO DOUGLAS COUNTY, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS. THE MAINTENANCE AND REPAIR OF THE FACILITIES LOCATED IN THE FIELDS FILING NO. 2, AS SHOWN ON THE CONSTRUCTION PLANS ACCEPTED BY DOUGLAS COUNTY OR ON THE PLAT FOR THE SUBDIVISION, SHALL BE THE RESPONSIBILITY OF THE SYSTEM OWNER. IN THE EVENT SUCH MAINTENANCE AND REPAIR ARE NOT PREFORMED BY THE SYSTEM OWNER TO THE SATISFACTION OF DOUGLAS COUNTY, THEN DOUGLAS COUNTY SHALL HAVE THE RIGHT, BUT NOT OBLIGATION, TO ENTER SAID SUBDIVISION, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER, UNLESS THERE IS AN EMERGENCY, IN WHICH CASE DOUGLAS COUNTY SHALL GIVE NOTICE AS SOON AS PRACTICABLE TO PERFORM ALL NECESSARY WORK, THE COST OF WHICH SHALL BE PAID BY THE SYSTEM OWNER UPON BILLING. IN THE EVENT THE SYSTEM OWNER FAILS TO REIMBURSE DOUGLAS COUNTY WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR THE COSTS INCURRED, DOUGLAS COUNTY SHALL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATIONS BY APPROPRIATE LEGAL ACTION. IT IS THE SYSTEM OWNER'S RESPONSIBILITY TO CONSTRUCT, MAINTAIN, AND REPAIR THE FACILITIES IN A MANNER CONSISTENT WITH ALL APPLICABLE PLANS APPROVED OR ACCEPTED BY DOUGLAS COUNTY.

9.) ALL DWELLING AND ACCESSORY DWELLING UNITS ON THIS PLAT SHALL HAVE APPROVED FIRE SUPPRESSION SPRINKLER SYSTEMS AND THAT APPROVED FIRE PROTECTION WATER SUPPLIES ARE TO BE INSTALLED PRIOR TO ISSUANCE OF PERMITS FOR VERTICAL CONSTRUCTION OF STRUCTURES.

10.) 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. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S). 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. UTILITY EASEMENTS AS SHOWN HEREON ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE AND TELECOMMUNICATIONS FACILITIES.

TRACT SUMMARY TABLE

TRACT	PURPOSE	ACREAGE±	OWNERSHIP	MAINTENANCE
TRACT A	UTILITY AND DRAINAGE	0.351	FIELDS METRO DISTRICT NO. 2	FIELDS METRO DISTRICT NO. 2
TRACT B	UTILITY AND DIRECTORS PARCEL	1.351	FIELDS METRO DISTRICT NO. 2	FIELDS METRO DISTRICT NO. 2

LAND USE TABLE

	AREA (SQ. FT.±)	AREA (ACREAGE±)	%OF TOTAL LAND USE±
TRACTS	74,175	1.703	2.8%
LOTS	2,238,661	51.392	85.0%
R.O.W.	320,454	7.357	12.2%
TOTAL	2,633,290	60.452	100%

ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACTS "A" AND "B" ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY FIELDS METRO DISTRICT NO. 2.

(FIELDS METRO DISTRICT NO. 2)

BY: _____

TITLE: _____

STATE OF _____)

_____) SS

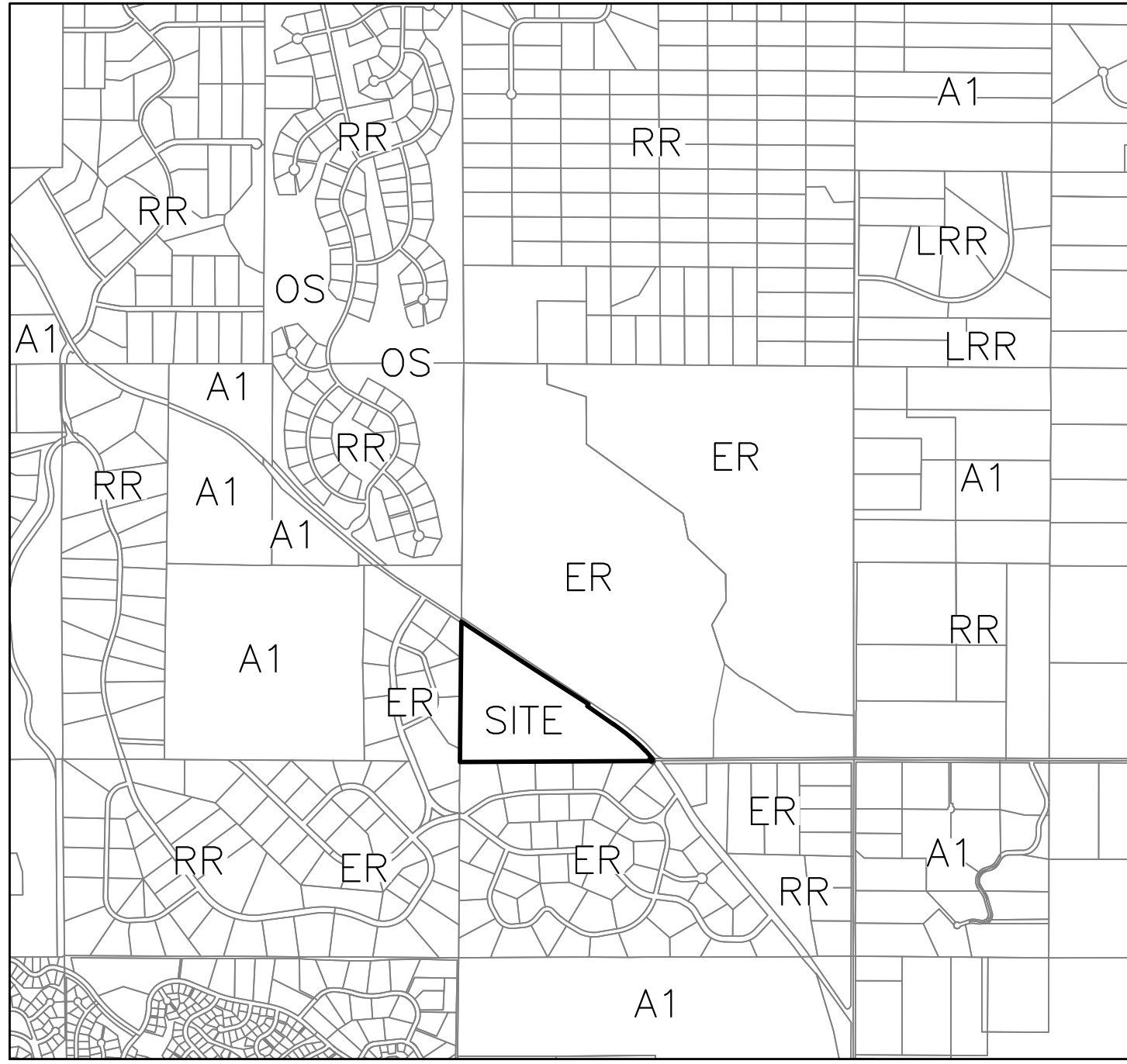
COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 20____, BY _____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES_____



VICINITY MAP

SCALE: 1"=2000'

BOARD OF COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF HILLTOP ROAD, PINE SONG TRAIL, UTILITY EASEMENTS, DRAINAGE EASEMENTS, AND BLANKET ACCESS EASEMENTS ARE HEREBY 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 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 COUNTY COMMISSIONERS

PLANNING COMMISSION CERTIFICATE

THE PRELIMINARY PLAN SB2022–036 FOR THIS FINAL PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON NOVEMBER 7, 2023.

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

DATE

SURVEYOR'S CERTIFICATE

I ROBERT J. HENNESSY, 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 THE 30TH DAY OF MARCH, 2022, 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 _____, 20_____.


ROBERT J. HENNESSY, COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #34580
FOR AND ON BEHALF OF RICK ENGINEERING COMPANY

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20_____ A.D., AT _____ AM / PM, AND WAS RECORDED AT RECEPTION NUMBER _____.

DOUGLAS COUNTY CLERK AND RECORDER

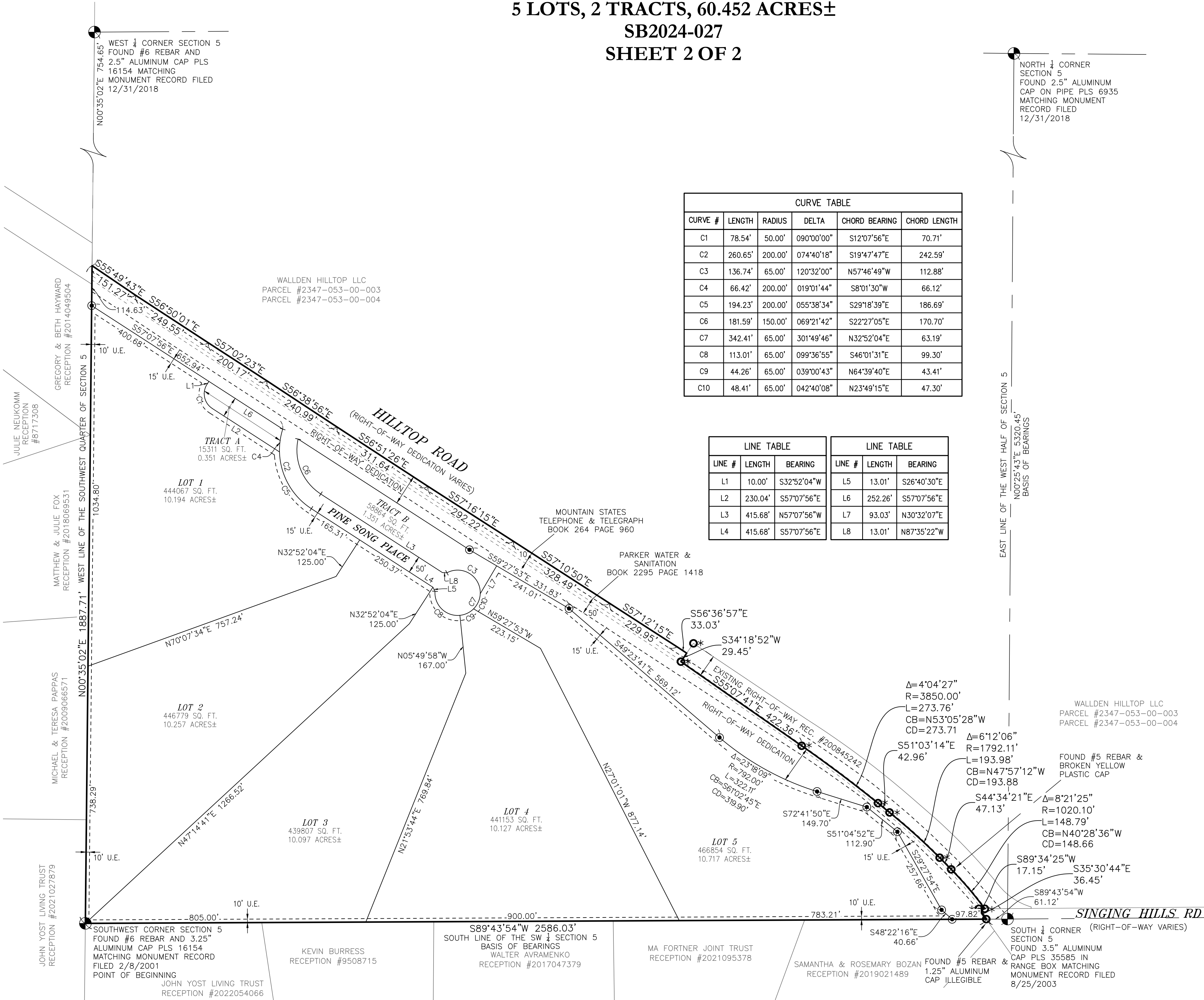
**RICK**

303-423-6036
rickengineering.com

5690 WEBSTER STREET
ARVADA, CO 80002

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

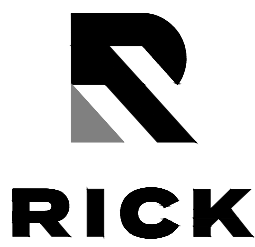
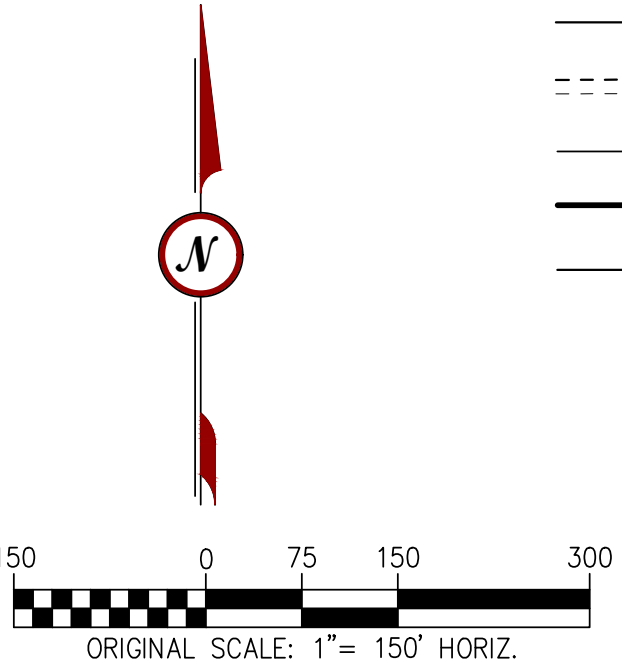
FINAL PLAT
FIELDS FILING 2
LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
5 LOTS, 2 TRACTS, 60.452 ACRES±
SB2024-027
SHEET 2 OF 2



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	78.54'	50.00'	090°00'00"	S12°07'56"E	70.71'
C2	260.65'	200.00'	074°40'18"	S19°47'47"E	242.59'
C3	136.74'	65.00'	120°32'00"	N57°46'49"W	112.88'
C4	66.42'	200.00'	019°01'44"	S8°01'30"W	66.12'
C5	194.23'	200.00'	055°38'34"	S29°18'39"E	186.69'
C6	181.59'	150.00'	069°21'42"	S22°27'05"E	170.70'
C7	342.41'	65.00'	301°49'46"	N32°52'04"E	63.19'
C8	113.01'	65.00'	099°36'55"	S46°01'31"E	99.30'
C9	44.26'	65.00'	039°00'43"	N64°39'40"E	43.41'
C10	48.41'	65.00'	042°40'08"	N23°49'15"E	47.30'

LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	10.00'	S32°52'04"W	L5	13.01'	S26°40'30"E
L2	230.04'	S57°07'56"E	L6	252.26'	S57°07'56"E
L3	415.68'	N57°07'56"W	L7	93.03'	N30°32'07"E
L4	415.68'	S57°07'56"E	L8	13.01'	N87°35'22"W

- LEGEND**
- SET #5X18" REBAR AND 1" YELLOW PLASTIC CAP PLS 34580 FLUSH
 - FOUND #5 REBAR AND 1.25" YELLOW PLASTIC CAP PLS 38151
 - FOUND AS DESCRIBED
 - FOUND SECTION CORNER AS DESCRIBED HEREON
 - LOT LINE
 - EASEMENT LINES
 - SECTION LINE
 - BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - ESMT.=EASEMENT
 - REC.=RECEPTION
 - U.E.=UTILITY EASEMENT



303-423-6036
rickengineering.com
5690 WEBSTER STREET
ARVADA, CO 80002
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

MEETING DATE: March 25, 2025

STAFF PERSON RESPONSIBLE: Ryan Bolger, Budget Analyst

DESCRIPTION: Resolution Supplementing the 2025 Adopted Budget for the County of Douglas, Colorado to Appropriate Restricted, Committed, and Assigned Fund Balances in the Amount of \$16,578,240.00 for the Re-Appropriation of Prior Year Purchase Orders.

SUMMARY: This 1st supplemental budget of 2025 will re-appropriate restricted, committed, and assigned fund balance in the amount of \$16,578,240 for purchase orders (POs) encumbered in the prior year but not fulfilled. In other words, reauthorize the spending of funds that were appropriated in 2024 for specific commitments that span multiple years. Each year the Budget Department collaborates with County Departments and Elected Officials to identify purchase orders that are no longer needed to prevent unnecessary re-appropriation in the subsequent year. We watch closely how long POs have been open and encourage departments to close POs that are older than one year. However, in some cases, we have contracts/projects that span multiple years that require us to re-appropriate remaining balances several years in a row. In the event a PO in the General Fund is re-appropriated into the subsequent year, and then closed, the Budget Department will require those funds be moved into contingency, so that departments do not inappropriately increase their spending authority. We do not necessarily use this same approach in other funds, since their funding sources are dedicated to the fund's specific purpose. Attached is a copy of the supplemental budget, which outlines the amounts being re-appropriated by fund, as well as the detail by vendor and PO (the first four digits of the PO number represents the year it was opened) along with explanations for re-appropriating POs older than one year. Fund summaries are also included to show the impact of amending the budget.

This resolution amends the fiscal year 2025 Adopted Budget by increasing appropriations for purchase orders being carried over from the prior fiscal year as follows:

- \$3,297,839 General Fund

- \$4,689,973 Road & Bridge Fund
- \$11,233 Human Services Fund
- \$58,100 Health Fund
- \$507,604 Law Enforcement Authority Fund
- \$39,067 School Safety Fund
- \$2,633,472 Justice Center Sales & Use Tax Fund
- \$2,416,228 Parks & Open Space Sales & Use Tax Fund
- \$401,304 Conservation Trust Fund
- \$2,401,507 American Rescue Plan Act Fund
- \$98,307 Capital Expenditures Fund
- \$23,606 Liability & Property Insurance Fund
- \$16,578,240** TOTAL

The total amended budget for 2025 is now \$625,203,375.

Each supplemental budget amends the adopted budget. The Budget Department will publish the supplemental budget and an additional spreadsheet reflecting how the budget has been amended.

RECOMMENDED

ACTION:

Approve Attached Resolution

REVIEW:

Martha Marshall	Approve	3/14/2025
Jeff Garcia	Approve	3/19/2025
Andrew Copland	Approve	3/19/2025
Doug DeBord	Approve	3/19/2025

ATTACHMENTS:

Upload Combined March Supplemental 3.25.2025

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

**Resolution Supplementing the 2025 Adopted Budget for the County of Douglas,
Colorado to Appropriate Restricted, Committed, and Assigned Fund Balances in
the Amount of \$16,578,240.00 for the Re-Appropriation of Prior Year Purchase
Orders.**

**RESOLUTION SUPPLEMENTING THE 2025 ADOPTED BUDGET TO APPROPRIATE
RESTRICTED, COMMITTED, AND ASSIGNED FUND BALANCES IN THE AMOUNT OF
\$16,578,240.**

WHEREAS, the Board of County Commissioners adopted the 2025 annual County budget in accordance with Colorado law; and

WHEREAS, pursuant to section 29-1-109(1)(b), C.R.S., the Board of County Commissioners may authorize the expenditure of unanticipated revenues or revenues not assured at the time of the adoption of the budget by enacting a supplementary budget and appropriation; and

WHEREAS, notice of this supplemental appropriation has been published as provided by law and considered at a public meeting of the Board of County Commissioners held on Tuesday, March 25, 2025 at 100 Third Street, Castle Rock, Colorado, beginning at 2:30 PM or as soon thereafter as possible.

- \$3,297,839 General Fund
- \$4,689,973 Road & Bridge Fund
- \$11,233 Human Services Fund
- \$58,100 Health Fund
- \$507,604 Law Enforcement Authority Fund
- \$39,067 School Safety Fund
- \$2,633,472 Justice Center Sales & Use Tax Fund
- \$2,416,228 Parks & Open Space Sales & Use Tax Fund
- \$401,304 Conservation Trust Fund
- \$2,401,507 American Rescue Plan Act Fund
- \$98,307 Capital Expenditures Fund
- \$23,606 Liability & Property Insurance Fund

\$16,578,240 TOTAL

PASSED AND ADOPTED this 25th day of March 2025, in Castle Rock, Douglas County, Colorado.

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

BY:

ABE LAYDON, Chair

ATTEST:

HAYLEY HALL, Clerk to the Board

Supplemental Appropriation - 2025 Budget Amendment

March 25, 2025



Department (Division)	Purchase Order #	Object Account	Amount	Description / Nature of Expenditure
GENERAL FUND - 100				
Rockshelter 2023-2025	2023849	802019.443600	\$ 2,317	ERO Resources Corporation- The project is at it's final stage and will be completed in 2025.
Planning & Zoning Services	2024665	16200.443600	\$ 29,700	Hilltop Securities Inc
Planning & Zoning Services	2024670	16200.443600	5,000	BBC Research & Consulting
Planning & Zoning Services	2024672	16200.443600	8,750	CBRE Inc Valuation and Advisor
Planning & Zoning Services	2024725	16200.443600	2,730	HR Green Inc
			<u>\$ 46,180</u>	TOTAL PLANNING & ZONING SERVICES
Economic Development Services	2024716	65500.443600	\$ 9,054	Metro Denver Economic Development
			<u>\$ 57,551</u>	TOTAL DEPARTMENT OF COMMUNITY DEVELOPMENT
Stormwater Management	2023136	30300.443600	\$ 64,250	Aztec Surveying And Locating- PO has been closed in 2025.
Stormwater Management	2024421	30300.443600	44,584	Weston Solutions
			<u>\$ 108,834</u>	TOTAL DEPARTMENT OF PUBLIC WORKS
Vehicle Replacement	2024223	19210.474300	\$ 9,138	Lighting Accessory & Warning Systems
Facilities Administration	2024060	19100.444400	\$ 1,410	Automated Building Solutions
Highlands Ranch Substation Fac	2024071	19175.444400	\$ 5,352	Maintenance Resources
Unified Metropolitan Forensic	2024072	19180.444400	\$ 1,675	Maintenance Resources
			<u>\$ 8,437</u>	Total Facilities
IT Administration	2024428	18100.432100	\$ 5,932	Bridgeview IT Inc
IT Administration	2024470	18100.442420	15,594	Smartel LLC
IT Administration	2024774	18100.432100	24,953	Bridgeview IT Inc
IT Administration	2024908	18100.474500	10,534	Beacon Communications
			<u>\$ 57,013</u>	TOTAL IT ADMINISTRATION
Software Maintenance	2023833	18900.444550	\$ 1,192	Oracle America Inc- Final payment made in February 2025; thus budget is needed to offset expense.
Software Maintenance	2024029	18900.444500	29,154	Oracle America Inc
Software Maintenance	2024032	18900.444500	19,725	Webolutions Inc
Software Maintenance	2024135	18900.444550	6,191	Filevine, Inc
Software Maintenance	2024163	18900.444500	10,250	Antero Inc
Software Maintenance	2024238	18900.444500	7,481	Contact Wireless
Software Maintenance	2024271	18900.444500	42,000	Circular Edge LLC
Software Maintenance	2024356	18900.444500	2,637	Oracle America Inc
Software Maintenance	2024500	18900.444500	4,795	Mythics LLC
Software Maintenance	2024511	18900.444500	1,119	CSST Software LLC
Software Maintenance	2024528	18900.444500	15,840	Webolutions Inc
Software Maintenance	2024559	18900.444500	106,240	Sentinel Technologies
Software Maintenance	2024560	18900.444500	3,409	Q-Matic Corporation
Software Maintenance	2024588	18900.444500	19,800	Computronix Inc
Software Maintenance	2024593	18900.444500	4,197	Oracle America Inc
Software Maintenance	2024813	18900.444550	7,360	Insight Public Sector Inc
Software Maintenance	2024836	18900.444550	2,320	Statewide Internet Portal Authority
Software Maintenance	2024912	18900.444500	11,357	Beacon Communications
			<u>\$ 295,067</u>	TOTAL SOFTWARE MAINTENANCE

Supplemental Appropriation - 2025 Budget Amendment

March 25, 2025



Department (Division)	Purchase Order #	Object Account	Amount	Description / Nature of Expenditure
Technology Fund	2023651	800900.443600	\$ 9,259	Berry, Dunn, Mcneil & Parker LLC- Berry Dunn was the WorkSmart early phase selection partner for choosing the County's WorkSmart products. Final invoice is pending.
Technology Fund	2023892	800900.443600	5,623	Computronix Inc- Computronix provides contracted support for the Counties POSSE system. Final invoice is expected in April 2025.
Technology Fund	2023907	800900.443600	49,793	Cohero- Cohero provided software support for the reimplementation of the Coroner's case management system. Work was completed mid-February 2025.
Technology Fund	2023909	800900.443600	9,000	T4S Partners Inc - Final payment made in January 2025.
Technology Fund	2023910	800900.443600	6,469	Antero Inc- Antero is supporting a multi-year project to replace the Colorado Judicial Management System used by the Community Justice Services department. Project is expected to be completed by end of 2025.
Technology Fund	2023942	800900.443600	272,254	Harris Corrections Solutions Inc- Harris Corrections Solutions is the new software provide of the Colorado Judicial Management System used by the Community Justice Services department. Project is expected to be completed by end of 2025.
Technology Fund	2024244	800900.443600	34,080	GIS Peace LLC
Technology Fund	2024404	800900.432100	7,249	Sempera
Technology Fund	2024426	800900.443600	73,000	Dynamic Consultants Group
Technology Fund	2024493	800900.443600	21,500	Webolutions Inc
Technology Fund	2024501	800900.444500	410,000	ADP Inc
Technology Fund	2024590	800900.443600	215,000	Crowe LLP
Technology Fund	2024673	800900.444550	27,200	Built For Teams Inc
Technology Fund	2024704	800900.443600	42,990	Webolutions Inc
Technology Fund	2024780	800900.432100	204,530	Akkodis Inc
Technology Fund	2024788	800900.444500	16,104	Axon Enterprise Inc
Technology Fund	2024805	800900.444500	5,060	Insight Public Sector
Technology Fund	2024806	800900.444550	14,520	Nextstep Solutions
Technology Fund	2024815	800900.443600	5,304	Cross Line Construction
Technology Fund	2024821	800900.444550	27,966	ADP Inc
Technology Fund	2024863	800900.443600	232,000	Crowe LLP
Technology Fund	2024956	800900.444550	3,746	Advanced Network Management
			\$ 1,692,647	TOTAL TECHNOLOGY FUND
IT Infrastructure	2024355	802009.474800	\$ 39,945	Advanced Network Management
IT Infrastructure	2024594	802009.474500	6,228	Granicus LLC
IT Infrastructure	2024711	802009.474500	34,010	Beacon Communications LLC
IT Infrastructure	2024841	802009.443600	5,000	Tyler Technology Inc
IT Infrastructure	2024918	802009.474500	10,682	Beacon Communications LLC
			\$ 95,865	TOTAL INFRASTRUCTURE FUND
			\$ 2,140,592	TOTAL INFORMATION TECHNOLOGY
Mental Health Initiative	2024508	802014.443600	\$ 10,400	Acacia Koa Consulting LLC
Community Mental Health SFY25	2024961	802034.443600	\$ 49,124	Andrea Wood
			\$ 59,524	TOTAL MENTAL HEALTH
Sheriff Training	2024892	21115.433700	\$ 47,600	Salt Lake Wholesale Sports

Supplemental Appropriation - 2025 Budget Amendment

March 25, 2025



Department (Division)	Purchase Order #	Object Account	Amount	Description / Nature of Expenditure
Regulatory Training	2024772	21116.438200	\$ 9,880	Pro Force Law Enforcement
Regulatory Training	2024915	21116.433710	4,926	Pro Force Law Enforcement
Regulatory Training	2024952	21116.433700	15,140	Adamson Police Products
Regulatory Training	2024960	21116.474800	8,030	Stock Enterprises LLC
			\$ 37,976	TOTAL REGULATORY TRAINING
Academy Training	2024894	21120.433700	\$ 18,000	Salt Lake Wholesale Sports
Support Services	2024574	21125.433500	\$ 4,098	Galls LLC
Support Services	2024609	21125.440300	22,153	Pacific Office Automation Inc
			\$ 26,251	TOTAL SUPPORT SERVICES
Court Services	2024121	21400.443350	\$ 29,871	Allied Universal Security Serv
Crime Lab/Evidence Section	2024791	23200.449057	\$ 559	Diversified Body and Pain Shop
Law Enforcement Workforce RRT	2024752	802022.443100	\$ 63,232	1st Responder Healthcare
Peace Officer Mental Health	2024756	802024.443600	\$ 56,550	Beyond the Badge LLC
Jail Based Behavioral Health Program	2024611	802027.443600	\$ 215,783	Allhealth Network
			\$ 495,823	TOTAL SHERIFF
Treasurer	2024216	13100.443150	\$ 46,417	Chandler Asset Management Inc
Natural Resources	2024922	60100.443600	\$ 12,818	ERO Resources Corporation
Energy Efficiency & Conservancy	2024846	802035.433400	\$ 12,229	Rexel Usa Inc
2023 Disaster - Tornado	2024977	890103.472300	\$ 346,476	Skyline Lighting & Electric
TOTAL GENERAL FUND			\$ 3,297,839	

* The new amended budget for the General Fund is \$220,671,269

Supplemental Appropriation - 2025 Budget Amendment

March 25, 2025



Department (Division)	Purchase Order #	Object Account	Amount	Description / Nature of Expenditure
ROAD AND BRIDGE FUND - 200				
Fund Administration - Road & Bridge	2023920	31000.474300	\$ 221,611	Altec Industries Inc- Telescopic boom truck for Traffic Department. Vehicle is on backorder until late 2025 or early 2026.
Fund Administration - Road & Bridge	2024175	31000.474100	1,264,427	Transwest Truck Trailer Rv
Fund Administration - Road & Bridge	2024414	31000.474100	1,780,725	O J Watson Company Inc
Fund Administration - Road & Bridge	2024540	31000.474100	161,540	Faris Machinery Company
			\$ 3,428,303	TOTAL FUND ADMINISTRATION - ROAD & BRIDGE
Maintenance of Condition	2024655	31400.474100	\$ 648,415	4 Rivers Equipment LLC
Maintenance of Condition	2024927	31400.443600	10,506	Ground Engineering Consultants
			\$ 658,921	TOTAL MAINTENANCE OF CONDITION
Engineering - Traffic Signs/Striping	2024345	31600.448500	\$ 36,975	Colorado Pain Company
Engineering - Traffic Signs/Striping	2024845	31600.474370	32,250	Gades Sales Company
Engineering - Traffic Signs/Striping	2024937	31600.474300	123,968	Transwest GMC LLC
Engineering - Traffic Signs/Striping	2024938	31600.447360	178,420	Roadsafe Traffic Systems
Engineering - Traffic Signs/Striping	2024968	31600.474370	17,200	Gades Sales Company
			\$ 388,813	TOTAL ENGINEERING - TRAFFIC SIGNS/STRIPING
Engineering ITS/Traffic Signal Ops	2023135	31650.450250	\$ 3,775	Aztec Surveying And Locating
Engineering ITS/Traffic Signal Ops	2024486	31650.443400	16,840	Collins Engineers Inc
			\$ 20,615	TOTAL ENGINEERING - TRAFFIC SIGNS OOPS
Traffic Signal Asset Mgmt. Program	2023015	31660.473800	\$ 21,987	Level 3 Communications- Final invoicing is being completed.
Traffic Signal Asset Mgmt. Program	2023436	31660.474800	16,880	Skyline Products Inc- PO for Arterial VMS Sign Replacements. Vendor is modifying API and is expected to be completed end of 2025
Traffic Signal Asset Mgmt. Program	2024509	31660.443400	50,679	Felsburg, Holt And Ullevig
Traffic Signal Asset Mgmt. Program	2024870	31660.444500	55,639	Am Signal LLC
Traffic Signal Asset Mgmt. Program	2024888	31660.474800	27,186	Sierra Transportation & Techno
Traffic Signal Asset Mgmt. Program	2024913	31660.474370	5,000	Iteris Inc
Traffic Signal Asset Mgmt. Program	2024923	31660.444550	15,950	Compasscom Software Corp
			\$ 193,321	TOTAL TRAFFIC SIGNAL ASSET MGMT PROGRAM
			\$ 4,689,973	TOTAL ROAD & BRIDGE FUND
* The new amended budget for the Road & Bridge Fund is \$85,118,493.				
HUMAN SERVICES DEPARTMENT - FUND 210				
Administration Block Grant	2024792	44100.474500	\$ 11,233	Beacon Communications LLC
			\$ 11,233	TOTAL HUMAN SERVICES FUND
* The new amended budget for the Human Services Fund is \$62,725,067.				
PUBLIC HEALTH DEPARTMENT - FUND 217				
TPED - Tobacco Prev & Ed Prog	2024451	861057.447500	\$ 58,100	Webolutions Inc
			\$ 58,100	TOTAL PUBLIC HEALTH - FUND 217
* The new amended budget for the Public Health Fund is \$3,931,056.				

Supplemental Appropriation - 2025 Budget Amendment

March 25, 2025



Department (Division)	Purchase Order #	Object Account	Amount	Description / Nature of Expenditure
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LAW ENFORCEMENT AUTHORITY FUND - 220

Patrol-LEA	2024575	22100.433500	2,768	Galls LLC
Patrol-LEA	2024823	22100.438200	9,040	Pro Force Law Enforcement
Patrol-LEA	2024953	22100.474500	21,876	CDW Government LLC
			\$ 33,684	TOTAL PATROL - LEA
Training - LEA	2023549	22115.433700	\$ 13,680	Dooley Enterprises Inc- Duty Ammunition for Sherriff's Office has been on back order and is expected to be delivered in 2nd quarter of 2025.
Training - LEA	2024598	22115.433700	27,034	Dooley Enterprises Inc
Training - LEA	2024604	22115.433700	1,256	Salt Lake Wholesale Sports
			\$ 41,970	TOTAL TRAINING - LEA
Fleet - LEA	2024224	22120.474300	\$ 106,857	Lighting Accessory & Warning Systems
Fleet - LEA	2024396	22120.474300	13,800	Lighting Accessory & Warning Systems
Fleet - LEA	2024877	22120.474300	153,477	Ken Garff Ford Greeley
			\$ 274,134	TOTAL FLEET - LEA
Traffic Section	2024822	22150.438200	\$ 2,964	Pro Force Law Enforcement
Traffic Section	2024954	22150.474500	13,126	CDW Government
			\$ 16,090	TOTAL TRAFFIC SECTION - LEA
LEA/Technology Services	2024790	22350.449057	\$ 5,733	Diversified Body And Paint Shop
Impact Unit/LEA	2024949	22500.444550	\$ 3,600	Flock Safety
SWAT Team	2024601	822110.433700	\$ 7,393	Salt Lake Wholesale Sports
SWAT Team	2024906	822110.443600	125,000	South Metro Fire Rescue Author
			\$ 132,393	TOTAL SWAT TEAM
TOTAL LAW ENFORCEMENT AUTHORITY FUND			\$ 507,604	

* The new amended budget for the Law Enforcement Authority Fund is \$39,997,454.

SCHOOL SAFETY - 221

DCDS Elementary SRO Prog	2024893	27250.433700	\$ 16,400	Salt Lake Wholesale Sports
Fleet- School Safety	2024222	27480.474300	22,667	Lighting Accessory & Warning Systems
TOTAL SCHOOL SAFETY FUND			\$ 39,067	

* The new amended budget for the School Safety Fund is \$7,969,711.

Supplemental Appropriation - 2025 Budget Amendment

March 25, 2025



Department (Division)	Purchase Order #	Object Account	Amount	Description / Nature of Expenditure
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JUSTICE SALES AND USE TAX FUND - 240

Justice Center Facility Improvements	2024204	33215.478200	\$ 206,457	Sandoval Elevator Company LLC
Justice Center Facility Improvements	2024230	33215.472300	7,882	DLH Architecture LLC
Justice Center Facility Improvements	2024919	33215.474400	165,581	Peak Office Furniture Inc
Justice Center Facility Improvements	2024950	33215.472300	388,870	KR Construction Group Inc
			\$ 768,790	TOTAL JUSTICE CENTER FACILITY IMPROVEMENTS

Simulcast Project	2022993	870053.474350	\$ 1,864,682	Motorola Solutions Inc - The Simulcast Project was approved in December 2022, with final contracts being signed in early 2023. The project partnered with Denver Water for land use, which led to much of 2023 being used to identify suitable sites that met the needs of both parties. The final location has been solidified, equipment has been ordered, but the project has been stalled due to additional reports and work required by the US Forest Service in order to proceed. These items are being addressed in the first half of 2025 and the project will proceed.
			\$ 1,864,682	TOTAL SIMULCAST PROJECT

TOTAL JUSTICE SALES AND USE TAX FUND

\$ 2,633,472

* The new amended budget for the Justice Sales and Use Tax Fund is \$33,787,169.

PARKS AND OPEN SPACE SALES AND USE TAX FUND - 250

Open Space Major Maintenance (80%)	2022140	53310.473600	\$ 58,268	53 Corporation LLC - Per Engineering - work is still being performed at Glendale Dog Park and should be complete in 2025.
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Open Space	2024107	53500.474300	\$ 112,489	Phil Long Ford Of Denver LLC
Open Space	2024221	53500.474300	10,592	Lighting Accessory & Warning Systems
Open Space	2024295	53500.444700	71,086	Advanced Property Maintenance
Open Space	2024313	53500.443600	14,470	ERO Resources Corporation
Open Space	2024393	53500.478300	114,551	MW Golden Constructors
Open Space	2024441	53500.432100	5,408	Kforce Inc
Open Space	2024520	53500.443600	6,939	EMR Enterprises LLC
Open Space	2024686	53500.432100	3,475	Sempera
Open Space	2024828	53500.444700	45,886	All Metro Door & Dock
Open Space	2024834	53500.447500	5,314	QDC Ranch Services LLC
			\$ 390,210	TOTAL OPEN SPACE

Historic Resources	2024762	53600.443600	\$ 5,000	Bret Johnson Architecture
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Parks	2024429	53740.474800	\$ 31,887	Potestio Brothers Equipment
Parks	2024647	53740.443600	23,295	N & D Tree
Parks	2024713	53740.443600	39,142	National Electrical Construction
			\$ 94,324	TOTAL PARKS

Columbine	2024684	53760.443600	\$ 12,473	HW Houston Construction LLC
Columbine	2024718	53760.443600	1,073	Scheuber & Darden Architects
			\$ 13,546	TOTAL COLUMBINE

Supplemental Appropriation - 2025 Budget Amendment

March 25, 2025



Department (Division)	Purchase Order #	Object Account	Amount	Description / Nature of Expenditure
Dawson Butte PKG Lot Expansion	2024833	807008.478300	\$ 16,950	Deek Creek Forestry LLC
Sandstone Ranch	2024971	807011.478300	\$ 125,431	53 Corporation LLC
Greenland Post Office	2024942	807012.443600	\$ 8,536	Scheuber & Darden Architects
Greenland Post Office	2024972	807012.472300	74,950	Deep Roots Craftsmen
			\$ 83,486	TOTAL GREENLAND POST OFFICE
William Converse Ranch	2024976	807013.472300	\$ 172,475	Deep Roots Craftsmen
Prairie Canyon Ranch	2024924	807014.443600	\$ 13,591	Scheuber & Darden Architects
Rockshelter Historic	2024867	807015.443600	\$ 258,837	ERO Resources Corporation
Miksch Helmer Cabin Historic	2024866	807016.443600	\$ 16,467	Scheuber & Darden Architects
Miksch Helmer Cabin Historic	2024890	807016.472300	138,898	Empire Carpentry
			\$ 155,365	TOTAL MIKSCH HELMER CABIN HISTORIC
Evans Homestead	2024944	807017.472300	\$ 349,680	Empire Carpentry
Spring Valley	2024855	807018.472300	\$ 302,370	Deep Roots Craftsmen
Spring Valley	2024856	807018.472300	25,805	Scheuber & Darden Architects
			\$ 328,175	TOTAL SPRING VALLEY
Bayou Gulch Historic Preservation	2024883	807022.443600	\$ 11,195	ERO Resources Corporation
Bluffs Regional Park	2024715	850808.443600	\$ 41,246	Architerra Group Inc
Bluffs Regional Park	2024946	850808.473500	144,675	Colorado Designscares Inc
			\$ 185,921	TOTAL BLUFFS REGIONAL PARK
East West Regional Trail	2024194	850811.473500	\$ 42,355	Architerra Group Inc
Macanta Regional Park	2024424	850817.435000	\$ 109,701	Architerra Group Inc
Dupont Park (STX)	2024624	850818.444700	\$ 618	Golf & Sport Solutions LLC
Crull Hammond Cabin	2024865	850843.443600	\$ 1,100	Deep Roots Craftsmen
TOTAL PARKS AND OPEN SPACE SALES AND USE TAX FUND			\$ 2,416,228	

** The new amended budget for the Parks and Open Space Sales and Use Tax Fund is \$10,520,722.*

CONSERVATION TRUST FUND - 260

Bluffs Regional Park	2024945	800625.473500	\$ 401,304	Colorado Designscares Inc
TOTAL CONSERVATION TRUST FUND			\$ 401,304	

** The new amended budget for the Conservation Trust Fund is \$3,151,304.*

Supplemental Appropriation - 2025 Budget Amendment

March 25, 2025



Department (Division)	Purchase Order #	Object Account	Amount	Description / Nature of Expenditure
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AMERICAN RESCUE PLAN ACT FUND - 296

ARPA-Revenue Replacement	2023688	861577.465100	\$ 828,434	Louviers Water & Sanitation District- Multi-year Capital Project
ARPA-Revenue Replacement	2023687	861577.465100	1,573,073	Sedalia Water & Sanitation District- Multi-year Capital Project
			<u>\$ 2,401,507</u>	TOTAL ARPA - REVENUE REPLACEMENT

TOTAL AMERICAN RESCUE PLAN ACT FUND \$ 2,401,507

* The new amended budget for the American Rescue Plan Act Fund is \$2,401,507.

CAPITAL EXPENDITURE FUND - 330

Fairground Land and Facilities	2022857	33550.443600	\$ 60,278	Design Workshop Inc -The master plan was put under contract in November of 2022, with the project kick-off in February of 2023. The project moved through several concepts throughout 2023 based on feedback from numerous partners. In January of 2024, we have one concept with BOCC support we are pursuing for the
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Moore Road Facility	2024089	870057.478200	\$ 38,029	DLH Architecture LLC
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TOTAL CAPITAL EXPENDITURE FUND \$ 98,307

* The new amended budget for the Capital Expenditure Fund is \$1,131,757.

LIABILITY AND PROPERTY INSURANCE FUND - 630

Liability and Property Ins	2024920	19450.458100	\$ 4,730	Lighting Accessory & Warning Systems
Liability and Property Ins	2024921	19450.458100	18,876	Grand Junction Harley Davidson
			<u>\$ 23,606</u>	TOTAL LIABILITY AND PROPERTY INSURANCE FUND

* The new amended budget for the Liability and Property Insurance Fund is \$4,081,296.

TOTAL ALL FUNDS - 2025 SUPPLEMENTAL \$ 16,578,240

Douglas County Government
2025 Amended Budget Rollforward

Funds	2025 Adopted Budget	#25-01 Amended (3/25/25)	#25-02 Amended	#25-03 Amended	#25-04 Amended	#25-05 Amended	Total Amended Budget	% Change Adopted Budget	Transfer In	Total Budget Appropriations	
<u>Revenues</u>											
100 General	185,131,875						185,131,875	0.0%	32,132,871	217,264,746	
200 Road & Bridge	67,268,000						67,268,000	0.0%		67,268,000	
210 Human Services	58,420,423						58,420,423	0.0%	4,195,916	62,616,339	
215 Developmental Disabilities	9,103,800						9,103,800	0.0%		9,103,800	
217 DC Health Department	1,201,239						1,201,239	100.0%	2,106,435	3,307,674	
220 Law Enforcement Authority	31,559,800						31,559,800	0.0%	7,774,019	39,333,819	
221 Safety and Mental Health	7,823,600						7,823,600	100.0%	200,000	8,023,600	
223 District Attorney JD23	1,719,211						1,719,211	0.0%	12,580,171	14,299,382	
225 Infrastructure Fund	0						0	0.0%		0	
230 Road Sales & Use Tax	46,245,200						46,245,200	0.0%		46,245,200	
235 Transportation Infrastructure Sales & Use Tax	20,420,400						20,420,400	0.0%	0	20,420,400	
240 Justice Center Sales & Use Tax	27,828,250						27,828,250	0.0%		27,828,250	
245 Rueter-Hess Recreation	702,000						702,000	100.0%	250,000	952,000	
250 Parks and Open Space Sales & Use Tax	19,229,209						19,229,209	0.0%	0	19,229,209	
260 Conservation Trust	1,700,000						1,700,000	0.0%		1,700,000	
265 Lincoln Station Sales Tax Improvement	50,000						50,000	0.0%		50,000	
275 Waste Disposal	85,000						85,000	0.0%	0	85,000	
280 Woodmoor Mountain	39,820						39,820	0.0%		39,820	
295 Rocky Mountain HIDTA	1,104,204						1,104,204	0.0%		1,104,204	
296 American Rescue Plan Act (ARPA)	0						0	100.0%		0	
297 Property Tax Relief	0						0	0.0%		0	
330 Capital Expenditures	0						0	0.0%	0	0	
350 LID Capital Construction	85,200						85,200	0.0%		85,200	
390 Capital Replacement	0						0	0.0%		0	
410 Debt Service	0						0	0.0%		0	
620 Employee Benefits Self-Insurance	2,569,900						2,569,900	0.0%		2,569,900	
630 Liability and Property Self-Insurance	4,057,690						4,057,690	0.0%		4,057,690	
640 Medical Insurance Self-Insurance	32,594,940						32,594,940	0.0%	2,000,000	34,594,940	
Total All Funds	518,939,761	0	0	0	0	0	518,939,761	0.0%	61,239,412	580,179,173	
	2025 Adopted Budget	#25-01 Amended (3/25/25)	#25-02 Amended	#25-03 Amended	#25-04 Amended	#25-05 Amended	Adjustments	Total Amended Budget	% Change	Transfer Out	Total Budget Appropriations
<u>Expenditures</u>											
100 General	190,516,889	3,297,839						193,814,728	1.7%	26,856,541	220,671,269
200 Road & Bridge	79,987,699	4,689,973						84,677,672	5.9%	440,821	85,118,493
210 Human Services	62,713,834	11,233						62,725,067	0.0%		62,725,067
215 Developmental Disabilities	9,103,800							9,103,800	0.0%		9,103,800
217 DC Health Department	3,872,956	58,100						3,931,056	100.0%		3,931,056
220 Law Enforcement Authority	39,489,850	507,604						39,997,454	1.3%		39,997,454
221 Safety and Mental Health	7,930,644	39,067						7,969,711	0.5%		7,969,711
223 District Attorney JD23	14,299,382							14,299,382	0.0%		14,299,382
225 Infrastructure Fund	416,637							416,637	0.0%	0	416,637
230 Road Sales & Use Tax	98,426,935							98,426,935	0.0%	750,000	99,176,935
235 Transportation Infrastructure Sales & Use Tax	45,028,159							45,028,159	0.0%	500,000	45,528,159
240 Justice Center Sales & Use Tax	3,424,547	2,633,472						6,058,019	76.9%	27,729,150	33,787,169
245 Rueter-Hess Recreation	1,183,935							1,183,935	100.0%		1,183,935
250 Parks and Open Space Sales & Use Tax	7,854,494	2,416,228						10,270,722	30.8%	250,000	10,520,722
260 Conservation Trust	2,750,000	401,304						3,151,304	0.0%		3,151,304
265 Lincoln Station Sales Tax Improvement	50,000							50,000	0.0%		50,000
275 Waste Disposal	110,000							110,000	0.0%		110,000
280 Woodmoor Mountain	127,590							127,590	0.0%		127,590
295 Rocky Mountain HIDTA	1,079,304							1,079,304	0.0%	24,900	1,104,204
296 American Rescue Plan Act (ARPA)	0	2,401,507						2,401,507	100.0%		2,401,507
297 Property Tax Relief	0							0	0.0%		0
330 Capital Expenditures	1,033,450	98,307						1,131,757	9.5%		1,131,757
350 LID Capital Construction	2,500							2,500	0.0%	85,000	87,500
390 Capital Replacement								0	0.0%	603,000	603,000
410 Debt Service								0	0.0%		0
620 Employee Benefits Self-Insurance	2,569,900							2,569,900	0.0%	2,000,000	4,569,900
630 Liability and Property Self-Insurance	4,057,690	23,606						4,081,296	0.6%		4,081,296
640 Medical Insurance Self-Insurance	32,594,940							32,594,940	0.0%	2,000,000	34,594,940
Total All Funds	608,625,135	16,578,240	0	0	0	0	625,203,375	2.7%	61,239,412	686,442,787	

Detailed explanations for each supplemental budget can be found at <http://www.douglas.co.us/finance/> under the section titled "Budget Division".

General Fund (Fund 100)						
Fund Summary						
	2023	2024	2024	2024	2025	2025
	Audited	Adopted	Amended	Estimated	Adopted	Amended
	Actuals	Budget	Budget	Actuals	Budget	Budget
1 Beginning Fund Balance	\$ 56,512,945	\$ 35,180,366	\$ 51,413,343	\$ 51,413,343	\$ 33,288,064	\$ 59,694,526
<u>Revenues</u>						
2 Taxes	\$ 98,407,099	\$ 113,918,975	\$ 113,918,975	\$ 113,769,987	\$ 139,056,500	\$ 139,056,500
3 Licenses and Permits	9,679,154	7,775,825	7,775,825	8,972,885	8,481,700	8,481,700
4 Intergovernmental	5,862,577	510,750	14,727,983	7,429,909	1,986,750	1,986,750
5 Charges for Services	24,626,121	25,579,950	26,065,950	29,242,934	26,294,425	26,294,425
6 Fines and Forfeits	122,994	125,400	125,400	181,520	156,200	156,200
7 Earnings on Investments	11,076,365	7,250,000	7,250,000	15,929,449	6,500,000	6,500,000
8 Donations and Contributions	222,720	260,000	260,075	506,245	260,000	260,000
9 Other Revenues	8,288,447	579,400	1,976,940	7,759,701	2,396,300	2,396,300
Transfers In:						
10 Capital Replacement Fund	372,000	990,000	990,000	990,000	603,000	603,000
11 Road & Bridge Fund	1,532,000	107,000	107,000	107,000	440,821	440,821
12 Transportation Fund	0	500,000	500,000	500,000	500,000	500,000
13 Justice Center Sales Tax Fund	28,050,540	27,452,725	27,452,725	26,663,462	27,729,150	27,729,150
14 Road Sales Tax Fund-Engineering Svc	500,000	750,000	750,000	750,000	750,000	750,000
15 RMHIDTA	24,900	24,900	24,900	24,900	24,900	24,900
16 Liability and Property Insurance Fund	858,537	0	0	0	0	0
17 LID Capital Construction Fund	0	744,000	894,000	894,000	85,000	85,000
18 Medical Self-Insurance Fund	0	0	0	0	2,000,000	2,000,000
19 Total Transfers In	31,337,977	30,568,625	30,718,625	29,929,362	32,132,871	32,132,871
20 Total Revenues and Transfers In	\$ 189,623,453	\$ 186,568,925	\$ 202,819,773	\$ 213,721,993	\$ 217,264,746	\$ 217,264,746
<u>Expenditures by Function</u>						
21 Personnel	\$ 118,555,703	\$ 122,109,050	\$ 127,573,763	\$ 125,326,367	\$ 133,829,689	\$ 133,829,689
22 Supplies	7,616,538	7,578,947	7,714,278	7,887,968	7,638,134	7,638,134
23 Controllable Assets	425,284	742,378	762,877	407,675	1,180,378	1,180,378
24 Purchased Services	43,865,270	49,192,374	65,197,268	45,380,472	34,880,662	34,880,662
25 Building Materials	13,870	0	500	346	0	0
26 Fixed Charges	8,105,281	9,661,624	10,558,129	9,736,914	12,186,225	12,186,225
27 Debt Service	4,650,882	0	0	5,725,972	0	0
28 Grants and Contributions	3,404,403	801,470	2,723,578	2,355,684	986,470	986,470
29 Intergovernmental Support	541,108	601,338	614,238	592,929	603,548	603,548
30 Interdepartmental Charges	(9,600,975)	(9,281,849)	(9,281,849)	(11,547,502)	(11,494,167)	(11,494,167)
31 Capital Outlay	4,742,079	42,650	1,105,115	4,646,776	5,134,950	5,134,950
32 Computer Equipment	1,307,136	1,500,000	2,316,642	1,136,629	2,086,000	2,086,000
33 Vehicle Replacements	1,691,248	990,000	1,630,466	1,396,843	1,485,000	1,485,000
34 Contingency	0	1,000,000	812,412	0	2,000,000	2,000,000
Transfers Out						
35 To Law Enforcement Authority Fund	4,077,865	4,385,100	3,136,400	2,923,400	7,774,019	7,774,019
36 To Security and Mental Health Fund	0	625,000	625,000	625,000	200,000	200,000
37 To District Attorney Fund	0	0	0	0	12,580,171	12,580,171
38 To Capital Expenditures Fund	552,162	0	88,000	88,000	0	0
39 To Solid Waste Disposal Fund	0	0	275,950	275,950	0	0
40 To Human Services Fund	2,741,013	3,460,366	3,490,366	3,858,140	4,195,916	4,195,916
41 To Medical Self-Insurance Fund	0	0	2,500,000	2,500,000	0	0
42 To Health Fund	2,034,188	2,123,247	2,123,247	2,123,247	2,106,435	2,106,435
43 Total Transfers Out	9,405,228	10,593,713	12,238,963	12,393,737	26,856,541	26,856,541
44 Encumbrances Re-appropriated (Supplemental #01-25)						3,297,839
45 Total Expenditures and Transfers Out	\$ 194,723,055	\$ 195,531,695	\$ 223,966,380	\$ 205,440,810	\$ 217,373,430	\$ 220,671,269
46 Change In Fund Balance	(5,099,602)	(8,962,770)	(21,146,607)	8,281,183	(108,684)	(3,406,523)
47 Ending Fund Balance	\$ 51,413,343	\$ 26,217,596	\$ 30,266,736	\$ 59,694,526	\$ 33,179,380	\$ 56,288,003
<u>Fund Balance Detail</u>						
48 Non-spendable Fund Balance	\$ 4,281,147	\$ 5,644,849	\$ 4,281,147	\$ 3,108,325	\$ 4,281,147	\$ 3,108,325
49 Restricted Fund Balance	12,133,311	10,288,983	11,509,233	19,687,825	11,379,319	19,784,825
50 Committed Fund Balance	4,583,029	425,778	0	8,770,530	5,000,000	6,326,084
51 Assigned Fund Balance - Required Per Policy	8,425,722	18,280,111	18,276,000	8,534,406	8,425,722	8,425,722
52 Assigned Fund Balance - Carry Forward	6,591,767	0	0	5,622,270	0	4,723,045
53 Assigned Fund Balance - Initiatives	7,649,000	1,650,000	6,900,000	15,350,000	6,500,000	15,350,000
54 Unassigned Fund Balance Available	18,671,882	9,834	222,870	557,387	15,706	506,219
55 Unrealized Gains & Losses Adjustment	(10,922,514)	(10,081,959)	(10,922,514)	(1,936,216)	(2,422,514)	(1,936,216)
56 Ending Fund Balance	\$ 51,413,343	\$ 26,217,596	\$ 30,266,736	\$ 59,694,526	\$ 33,179,380	\$ 56,288,003

Douglas County Government
Road and Bridge Fund (Fund 200)
Fund Summary

	2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Estimated Actuals	2025 Adopted Budget	2025 Amended Budget
1 Beginning Fund Balance	\$ 30,547,580	\$ 23,154,865	\$ 36,970,336	\$ 36,970,336	\$ 26,188,606	\$ 35,278,429
<u>Revenues</u>						
2 Taxes	\$ 49,881,825	\$ 53,516,600	\$ 53,516,600	\$ 54,040,895	\$ 53,977,000	\$ 53,977,000
3 Licenses and Permits	877,989	891,500	891,500	1,165,802	899,500	899,500
4 Intergovernmental	12,260,444	10,230,000	11,265,663	13,342,578	12,260,000	12,260,000
5 Charges for Services	3,000	3,000	3,000	3,500	1,500	1,500
6 Fines and Forfeits	0	0	0	0	0	0
7 Earnings on Investments	0	0	0	0	0	0
8 Donations and Contributions	0	0	0	0	0	0
9 Other Revenues	1,631,522	50,000	173,191	288,110	130,000	130,000
10 Total Revenues and Transfers In	\$ 64,654,780	\$ 64,691,100	\$ 65,849,954	\$ 68,840,885	\$ 67,268,000	\$ 67,268,000
<u>Expenditures by Function</u>						
11 Personnel	\$ 13,537,535	\$ 14,582,772	\$ 14,294,848	\$ 14,115,966	\$ 15,090,384	\$ 15,090,384
12 Supplies	1,179,333	2,385,686	1,831,833	944,899	2,405,686	2,405,686
13 Controllable Assets	11,345	27,600	87,439	66,014	77,600	77,600
14 Purchased Services	3,203,152	1,433,105	4,279,033	3,128,939	1,608,180	1,608,180
15 Building Materials	6,523,417	6,207,331	6,375,760	6,101,677	6,207,331	6,207,331
16 Fixed Charges	4,963,905	4,301,428	4,799,638	4,395,974	7,236,707	7,236,707
17 Grants and Contributions	(61,046)	100,000	114,600	682,265	100,000	100,000
18 Intergovernmental Support	9,029,347	9,802,245	9,789,171	8,812,046	9,429,516	9,429,516
19 Equipment Replacements/New	848,844	4,260,000	7,904,704	3,969,260	1,275,000	1,275,000
20 Pavement Management	11,528,018	17,885,942	22,990,772	22,246,636	22,140,730	22,140,730
21 Traffic Signal Management	0	0	0	0	0	0
22 Engineering Storm Drainage	0	6,186,264	6,055,065	4,283,109	6,508,973	6,508,973
23 Capital Projects	5,936,172	7,038,709	8,507,196	1,679,007	7,407,592	7,407,592
24 Contingency	0	1,000,000	600,000	0	500,000	500,000
25 Transfers Out:						
26 To General Fund	1,532,000	107,000	107,000	107,000	440,821	440,821
27 Total Transfers Out	1,532,000	107,000	107,000	107,000	440,821	440,821
28 Encumbrances Re-appropriated (Supplemental #01-25)						4,689,973
29 Total Expenditures and Transfers Out	\$ 58,232,024	\$ 75,318,082	\$ 87,737,059	\$ 70,532,792	\$ 80,428,520	\$ 85,118,493
30 Change In Fund Balance	6,422,756	(10,626,982)	(21,887,105)	(1,691,907)	(13,160,520)	(17,850,493)
31 Ending Fund Balance	\$ 36,970,336	\$ 12,527,883	\$ 15,083,231	\$ 35,278,429	\$ 13,028,086	\$ 17,427,936
<u>Fund Balance Detail</u>						
32 Non-spendable Fund Balance	\$ 3,172,732	\$ 3,040,030	\$ 3,172,732	\$ 2,738,970	\$ 3,172,732	\$ 2,738,970
33 Restricted Fund Balance	0	0	0	0	0	0
34 Committed Fund Balance	4,050,997	0	0	0	0	0
35 Committed - Required per policy	0	0	8,661,629	8,661,629	8,661,629	8,661,629
36 Committed Fund Balance - Initiatives	0	0	1,000,000	1,000,000	1,000,000	1,000,000
37 Committed Fund Balance - Available	0	0	2,248,870	22,877,830	193,725	5,027,337
38 Assigned Fund Balance - Required per policy	19,288,611	8,228,834	0	0	0	0
39 Assigned Fund Balance - Initiatives	1,000,000	1,000,000	0	0	0	0
40 Assigned Fund Balance - Available	9,457,996	259,019	0	0	0	0
41 Ending Fund Balance	\$ 36,970,336	\$ 12,527,883	\$ 15,083,231	\$ 35,278,429	\$ 13,028,086	\$ 17,427,936

**Douglas County Government
Human Services Fund (Fund 210)
Fund Summary**

	2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Estimated Actuals	2025 Adopted Budget	2025 Amended Budget
1 Beginning Fund Balance	\$ 4,461,738	\$ 2,981,709	\$ 3,780,489	\$ 3,780,489	\$ 3,054,403	\$ 2,647,825
<u>Revenues</u>						
2 <i>Taxes</i>	\$ 3,008,445	\$ 4,209,600	\$ 4,209,600	\$ 4,168,820	\$ 4,924,700	\$ 4,924,700
3 <i>Intergovernmental</i>	47,164,006	51,126,511	55,138,617	53,661,114	53,225,723	53,225,723
4 <i>Earnings on Investments</i>	0	0	0	0	0	0
5 <i>Other Revenues</i>	583,904	564,000	1,076,090	504,317	270,000	270,000
					0	0
6 <i>Transfers In</i>						
7 <i>General Fund (Cost Allocation)</i>	2,741,013	3,460,366	3,490,366	3,858,140	4,195,916	4,195,916
8 <i>Total Transfers In</i>	2,741,013	3,460,366	3,490,366	3,858,140	4,195,916	4,195,916
9 Total Revenues and Transfers In	\$ 53,497,368	\$ 59,360,477	\$ 63,914,673	\$ 62,192,391	\$ 62,616,339	\$ 62,616,339
<u>Expenditures by Function</u>						
10 <i>Personnel</i>	\$ 12,091,407	\$ 14,432,355	\$ 15,492,794	\$ 13,726,154	\$ 15,149,890	\$ 15,149,890
11 <i>Supplies</i>	38,175	15,000	30,942	26,908	17,500	17,500
12 <i>Controllable Assets</i>	0	0	106,758	131,689	0	-
13 <i>Purchased Services</i>	3,873,867	4,683,852	6,275,186	5,390,122	4,382,761	4,382,761
14 <i>Fixed Charges</i>	33,921	26,976	38,476	34,475	31,830	31,830
15 <i>Grants and Contributions</i>	34,104,612	36,566,065	38,728,954	38,528,030	37,137,686	37,137,686
16 <i>Interdepartmental Charges</i>	3,915,735	3,816,849	3,816,849	5,468,774	5,994,167	5,994,167
17 <i>Capital Outlay</i>	120,902	0	150,800	137,424	0	0
18 <i>Contingency</i>	0	0	0	0	0	0
19 <i>Transfers Out</i>	0	0	0	0	0	0
20 <i>Encumbrances Re-appropriated (Supplemental #01-25)</i>						11,233
21 Total Expenditures and Transfers Out	\$ 54,178,617	\$ 59,541,097	\$ 64,640,759	\$ 63,325,055	\$ 62,713,834	\$ 62,725,067
22 <i>Change In Fund Balance</i>	(681,249)	(180,620)	(726,086)	(1,132,664)	(97,495)	(108,728)
23 Ending Fund Balance	\$ 3,780,489	\$ 2,801,089	\$ 3,054,403	\$ 2,647,825	\$ 2,956,908	\$ 2,539,097
<u>Fund Balance Detail</u>						
24 <i>Non-spendable Fund Balance</i>	\$ 8,886	\$ 4,042	\$ 8,886	\$ 12,917	\$ 8,886	\$ 12,917
25 <i>Restricted Fund Balance-Required per policy</i>	2,095,310	0	2,676,101	2,565,960	2,657,615	2,657,615
26 <i>Restricted Fund Balance-Available</i>	1,676,293	0	369,416	68,948	290,407	(131,435)
27 <i>Committed Fund Balance</i>	0	0	0	0	0	0
28 <i>Assigned Fund Balance-Required per policy</i>	0	3,092,414	0	0	0	0
29 <i>Assigned Fund Balance-Available</i>	0	(295,367)	0	0	0	0
30 Ending Fund Balance	\$ 3,780,489	\$ 2,801,089	\$ 3,054,403	\$ 2,647,825	\$ 2,956,908	\$ 2,539,097

**Douglas County Government
Public Health Fund (Fund 217)
Fund Summary**

	2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Estimated Actuals	2025 Adopted Budget	2025 Amended Budget
1 Beginning Fund Balance	\$ 844,517	\$ 1,057,127	\$ 1,548,598	\$ 1,548,598	\$ 1,688,365	\$ 2,557,190
<u>Revenues</u>						
2 Taxes	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
3 Intergovernmental	2,862,942	3,194,681	7,007,842	4,099,648	241,943	241,943
4 Charges for Services	854,171	737,700	818,947	936,465	959,296	959,296
5 Earnings on Investments	0	0	0	0	0	0
6 Miscellaneous Revenues	24,292	0	138,357	114,870	0	0
<u>Transfers In</u>						
7 From General Fund	2,034,188	2,123,247	2,123,247	2,123,247	2,106,435	2,106,435
8 Total Transfers In	2,034,188	2,123,247	2,123,247	2,123,247	2,106,435	2,106,435
9 Total Revenues and Transfers In	\$ 5,775,593	\$ 6,055,628	\$ 10,088,393	\$ 7,274,230	\$ 3,307,674	\$ 3,307,674
<u>Expenditures by Function</u>						
10 Personnel Services	\$ 3,892,210	\$ 4,677,200	\$ 7,706,062	\$ 4,424,672	\$ 2,835,054	\$ 2,835,054
11 Supplies	34,552	111,444	67,461	45,686	44,500	44,500
12 Controllable Assets	13,921	35,000	35,000	0	0	0
13 Purchased Services	694,950	496,541	1,511,993	1,014,618	336,758	336,758
14 Fixed Charges	265,444	29,506	49,506	38,175	23,644	23,644
15 Grants, Contributions, Indemnities	0	0	125,000	132,190	0	0
16 Interdepartment Charges	132,915	0	156,954	166,660	0	0
17 Interdepartment Support	0	0	0	0	0	0
18 Capital Outlay - Vehicles	37,520	0	0	443,636	333,000	333,000
19 Contingency	0	300,000	300,000	0	300,000	300,000
20 Encumbrances Re-appropriated (Supplemental #01-25)						58,100
21 Total Expenditures and Transfers Out	\$ 5,071,512	\$ 5,649,691	\$ 9,951,976	\$ 6,265,638	\$ 3,872,956	\$ 3,931,056
22 Change in Fund Balance	704,081	405,937	136,417	1,008,592	(565,282)	(623,382)
23 Ending Fund Balance	\$ 1,548,598	\$ 1,463,064	\$ 1,685,015	\$ 2,557,190	\$ 1,123,083	\$ 1,933,808
<u>Fund Balance Detail</u>						
24 Non-spendable Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
25 Restricted Fund Balance	0	0	0	0	0	0
26 Committed Fund Balance	0	0	0	0	0	0
27 Assigned Fund Balance	1,548,598	1,463,064	1,685,015	2,557,190	1,123,083	1,933,808
28 Ending Fund Balance	\$ 1,548,598	\$ 1,463,064	\$ 1,685,015	\$ 2,557,190	\$ 1,123,083	\$ 1,933,808

Douglas County Government
Law Enforcement Authority Fund (Fund 220)
Fund Summary

	2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Estimated Actuals	2025 Adopted Budget	2025 Amended Budget
1 Beginning Fund Balance	\$ 10,919,724	\$ 6,639,382	\$ 7,645,303	\$ 7,645,303	\$ 7,835,110	\$ 8,457,982
<u>Revenues</u>						
2 <i>Taxes</i>	\$ 21,871,329	\$ 28,266,400	\$ 28,266,400	28,141,359	\$ 27,987,600	\$ 27,987,600
3 <i>Intergovernmental</i>	100,874	0	108,555	65,857	0	0
4 <i>Charges for Services</i>	1,698,541	2,172,450	2,172,450	2,209,656	2,166,800	2,166,800
5 <i>Fines and Forfeits</i>	867,570	1,092,400	1,092,400	954,924	1,005,400	1,005,400
6 <i>Earnings on Investments</i>	412,025	100,000	100,000	630,060	400,000	400,000
7 <i>Donations and Contributions</i>						
8 <i>Miscellaneous Revenues</i>	83,515	43,300	43,300	4,681	0	0
9 <i>Other Financing Sources</i>	655,974	0	0	66,225	0	0
10 <i>Transfers In - General Fund</i>	4,077,865	4,385,100	4,385,100	2,923,400	7,774,019	7,774,019
11 Total Revenues and Transfers In	\$ 29,767,693	\$ 36,059,650	\$ 36,168,205	\$ 34,996,161	\$ 39,333,819	\$ 39,333,819
<u>Expenditures by Function</u>						
12 <i>Personnel</i>	\$ 25,902,072	\$ 28,971,504	\$ 29,080,059	27,773,772	\$ 31,901,173	\$ 31,901,173
13 <i>Supplies</i>	582,725	627,100	742,822	637,908	831,100	831,100
14 <i>Controllable Assets</i>	276,904	217,550	217,550	48,218	104,400	104,400
15 <i>Purchased Services</i>	628,014	864,950	954,050	673,574	997,700	997,700
16 <i>Fixed Charges</i>	2,776,943	2,984,390	2,982,390	2,957,271	3,000,377	3,000,377
17 <i>Debt Service</i>	132,652	0	0	137,548	0	0
18 <i>Grants and Contributions</i>	138,047	0	2,000	2,245	60,000	60,000
19 <i>Capital Outlay</i>	2,604,757	2,170,650	2,284,565	1,952,946	2,495,100	2,495,100
20 <i>Contingency</i>	0	175,000	114,693	0	100,000	100,000
21 <i>Encumbrances Re-appropriated (Supplemental #01-25)</i>						507,604
22 Total Expenditures and Transfers Out	\$ 33,042,114	\$ 36,011,144	\$ 36,378,129	\$ 34,183,482	\$ 39,489,850	\$ 39,997,454
23 <i>Change In Fund Balance</i>	(3,274,421)	48,506	(209,924)	812,679	(156,031)	(663,635)
24 Ending Fund Balance	\$ 7,645,303	\$ 6,687,888	\$ 7,435,379	\$ 8,457,982	\$ 7,679,079	\$ 7,794,347
<u>Fund Balance Detail</u>						
25 <i>Non-spendable Fund Balance</i>	\$ 17,392	\$ 0	\$ 17,392	\$ 9,010	\$ 17,392	\$ 17,392
26 <i>Restricted Fund Balance - Required per policy</i>	6,983,306	6,449,352	6,983,306	7,717,031	6,983,306	7,193,306
27 <i>Restricted Available - Available</i>	430,174	238,536	434,681	731,941	678,381	583,649
28 <i>Committed Fund Balance</i>	214,431	0	0	0	0	0
29 <i>Assigned Fund Balance</i>	0	0	0	0	0	0
30 Ending Fund Balance	\$ 7,645,303	\$ 6,687,888	\$ 7,435,379	\$ 8,457,982	\$ 7,679,079	\$ 7,794,347

**Douglas County Government
School Safety Fund (Fund 221)
Fund Summary**

	2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Estimated Actuals	2025 Adopted Budget	2025 Amended Budget
1 Beginning Fund Balance	\$2,693,754	\$825,856	\$2,166,929	\$2,166,929	\$1,357,900	\$2,575,143
<u>Revenues</u>						
2 Taxes	\$2,848,403	\$4,281,600	\$4,281,600	\$4,240,348	\$4,368,200	\$4,368,200
3 Licenses and Permits	0	0	0	0	0	0
4 Intergovernmental	2,432,046	3,830,000	3,942,125	3,925,188	3,455,400	3,455,400
5 Charges for Services	0	0	0	0	0	0
6 Fines and Forfeits	0	0	0	0	0	0
7 Earnings on Investments	0	0	0	0	0	0
8 Other Revenues	0	0	0	5,100	0	0
9 Other Financing Sources	819,857	0	0	0	0	0
10 Transfers In - General Fund	0	625,000	625,000	625,000	200,000	200,000
11 Total Revenues and Transfers In	\$ 6,100,306	\$ 8,736,600	\$ 8,848,725	\$ 8,795,636	\$ 8,023,600	\$ 8,023,600
<u>Expenditures by Function</u>						
12 Personnel	\$4,874,639	\$6,890,880	\$6,934,681	\$6,453,784	\$7,273,689	\$7,273,689
13 Supplies	48,905	105,100	131,788	97,274	134,700	134,700
14 Controllable Assets	25,315	152,000	176,668	79,682	4,400	4,400
15 Purchased Services	128,628	361,275	402,205	185,336	340,000	340,000
16 Fixed Charges	116,188	244,830	219,259	113,688	127,855	127,855
17 Debt Service	96,657	0	0	120,759	0	0
18 Grants, Contributions	50	0	0	0	0	0
19 Intergovernmental Support	516,892	0	749,828	242,374	0	0
20 Capital Outlay	819,857	930,600	1,117,200	1,094,524	0	0
21 Contingency	0	50,000	7,971	0	50,000	50,000
22 Transfers Out	0	0	0	0	0	0
23 Encumbrances Re-appropriated (Supplemental #01-25)						39,067
24 Total Expenditures and Transfers Out	\$6,627,131	\$8,734,685	\$9,739,600	\$8,387,422	\$7,930,644	\$7,969,711
25 Change In Fund Balance	(526,825)	1,915	(890,875)	408,214	92,956	53,889
26 Ending Fund Balance	\$2,166,929	\$827,771	\$1,276,054	\$2,575,143	\$1,450,856	\$2,629,032
<u>Fund Balance Detail</u>						
27 Non-spendable Fund Balance	\$ 18,500	\$ 0	\$ 18,500	\$ 0	\$ 18,500	\$ 0
28 Restricted Fund Balance	0	0	0	0	0	0
29 Committed Fund Balance - Required Per Policy	689,689	0	970,405	838,252	888,064	891,971
30 Committed Fund Balance - Available	1,458,740	0	287,149	1,736,891	544,292	1,737,061
31 Assigned Fund Balance - Required Per Policy	0	875,409	0	0	0	0
32 Assigned Available - Available	0	(47,638)	0	0	0	0
33 Ending Fund Balance	\$2,166,929	\$827,771	\$1,276,054	\$2,575,143	\$1,450,856	\$2,629,032

Douglas County Government
Justice Center Sales and Use Tax Fund (Fund 240)
Fund Summary

	2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Estimated Actuals	2025 Adopted Budget	2025 Amended Budget
1 Beginning Fund Balance	\$ 29,355,836	\$ 14,262,107	\$ 21,602,586	\$ 21,602,586	\$ 7,856,607	\$ 16,514,219
<u>Revenues</u>						
2 Taxes	\$26,681,135	\$27,007,725	\$27,007,725	\$26,675,687	\$27,528,250	\$27,528,250
3 Intergovernmental	0	0	0	0	0	0
4 Charges for Services	70,005	0	0	66,325	0	0
5 Earnings on Investments	601,329	400,000	400,000	561,262	300,000	300,000
6 Other Revenues	40,000	0	0	0	0	0
7 Total Revenues and Transfers In	\$ 27,392,469	\$ 27,407,725	\$ 27,407,725	\$ 27,303,274	\$ 27,828,250	\$ 27,828,250
<u>Expenditures by Function</u>						
8 Supplies	\$88,396	\$0	\$58,500	\$47,787	\$0	\$0
9 Controllable Assets	24,755	261,000	39,500	39,393	1,071,200	1,071,200
10 Purchased Services	201,572	0	74,608	59,816	0	0
11 Building Materials	0	0	0	0	0	0
12 Fixed Charges	393,084	471,891	500,391	493,176	547,747	547,747
13 Debt Service (Lease Payment)	0	0	0	0	0	0
14 Grants, Contributions, Indemnities	0	0	0	0	0	0
15 Intergovernmental Support	5,492	12,000	12,000	5,788	12,000	12,000
16 Interdepartmental Charges	0	0	0	0	0	0
17 Capital Outlay	6,381,880	6,821,537	12,945,125	5,082,220	1,693,600	1,693,600
18 Contingency	0	250,000	216,630	0	100,000	100,000
19 Transfers Out:						
20 To General Fund	28,050,540	27,452,725	27,452,725	26,663,462	27,729,150	27,729,150
21 Total Transfers Out	28,050,540	27,452,725	27,452,725	26,663,462	27,729,150	27,729,150
22 Encumbrances Re-appropriated (Supplemental #01-25)						2,633,472
23 Total Expenditures and Transfers Out	\$ 35,145,719	\$ 35,269,153	\$ 41,299,479	\$ 32,391,641	\$ 31,153,697	\$ 33,787,169
24 Change In Fund Balance	(7,753,250)	(7,861,428)	(13,891,754)	(5,088,367)	(3,325,447)	(5,958,919)
25 Ending Fund Balance	\$ 21,602,586	\$ 6,400,679	\$ 7,710,832	\$ 16,514,219	\$ 4,531,160	\$ 10,555,300
<u>Fund Balance Detail</u>						
26 Non-spendable Fund Balance	\$0	\$0	\$0	\$0	\$0	\$0
27 Restricted Fund Balance - Required Per Policy	6,064,694	3,498,403	3,498,403	4,690,611	3,277,312	3,498,403
28 Restricted Fund Balance - Available	15,537,892	2,902,276	4,212,429	11,823,608	1,253,848	7,056,897
29 Committed Fund Balance	0	0	0	0	0	0
30 Assigned Fund Balance	0	0	0	0	0	0
31 Ending Fund Balance	\$ 21,602,586	\$ 6,400,679	\$ 7,710,832	\$ 16,514,219	\$ 4,531,160	\$ 10,555,300

Douglas County Government
Parks and Open Space Sales and Use Tax Fund (Fund 250)
Fund Summary

	2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Estimated Actuals	2025 Adopted Budget	2025 Amended Budget
1 Beginning Fund Balance	\$ 33,822,255	\$ 42,712,949	\$ 49,512,339	\$ 49,512,339	\$ 45,258,195	\$ 55,751,330
<u>Revenues</u>						
2 <i>Taxes</i>	\$ 18,143,174	\$ 18,365,254	\$ 18,365,254	\$ 18,139,467	\$ 18,719,209	\$ 18,719,209
3 <i>Intergovernmental</i>	0	0	381,060	6,434	0	0
4 <i>Charges for Services</i>	61,026	25,000	25,000	0	25,000	25,000
5 <i>Earnings on Investments</i>	1,985,141	400,000	400,000	3,003,252	400,000	400,000
6 <i>Other Revenues</i>	294,919	85,000	85,000	618,909	85,000	85,000
7 <i>Transfer In</i>						
8 <i>Parks Sales and Use Tax Fund</i>	5,886,615	0	0	0	0	0
9 <i>Debt Service</i>	91,815	0	0	0	0	0
10 <i>Total Transfers In</i>	<u>5,978,430</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
11 Total Revenues and Transfers In	<u>\$ 26,462,690</u>	<u>\$ 18,875,254</u>	<u>\$ 19,256,314</u>	<u>\$ 21,768,061</u>	<u>\$ 19,229,209</u>	<u>\$ 19,229,209</u>
<u>Expenditures by Function</u>						
12 <i>Personnel</i>	\$ 982,320	\$ 2,545,768	\$ 2,545,768	\$ 1,942,358	\$ 2,380,738	\$ 2,380,738
13 <i>Supplies</i>	153,828	595,330	595,330	164,221	423,330	423,330
14 <i>Controllable Assets</i>	1,166	12,000	12,000	36,168	0	0
15 <i>Purchased Services</i>	1,316,542	6,331,394	6,135,977	1,359,883	934,500	934,500
16 <i>Fixed Charges</i>	218,797	180,405	180,405	286,385	267,084	267,084
17 <i>Grants, Contributions, Indemnities</i>	0	2,810,000	8,310,000	5,500,000	0	0
18 <i>Intergovernmental Support</i>	4,105,176	3,678,050	3,678,050	4,332,072	3,748,842	3,748,842
19 <i>Capital Outlay</i>	3,707,901	365,000	3,019,225	1,483,297	0	0
20 <i>Vehicle Replacements</i>	36,875	210,000	297,681	174,687	0	0
21 <i>Contingency</i>	0	100,000	100,000	0	100,000	100,000
22 <i>Transfers Out:</i>						
23 <i>Rueter Hess Recreation Area</i>	250,000	250,000	250,000	250,000	250,000	250,000
24 <i>Total Transfers Out</i>	<u>250,000</u>	<u>250,000</u>	<u>250,000</u>	<u>250,000</u>	<u>250,000</u>	<u>250,000</u>
25 <i>Encumbrances Re-appropriated (Supplemental #01-25)</i>					2,416,228	
26 Total Expenditures and Transfers Out	<u>\$ 10,772,606</u>	<u>\$ 17,077,947</u>	<u>\$ 25,124,436</u>	<u>\$ 15,529,070</u>	<u>\$ 8,104,494</u>	<u>\$ 10,520,722</u>
27 <i>Change In Fund Balance</i>	15,690,084	1,797,307	(5,868,122)	6,238,991	11,124,715	8,708,487
28 Ending Fund Balance	<u>\$ 49,512,339</u>	<u>\$ 44,510,256</u>	<u>\$ 43,644,217</u>	<u>\$ 55,751,330</u>	<u>\$ 56,382,910</u>	<u>\$ 64,459,817</u>
<u>Fund Balance Detail</u>						
29 <i>Non-spendable Fund Balance</i>	\$ 90	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
30 <i>Restricted Fund Balance - Required Per Policy</i>	777,783	12,061,186	2,245,753	1,462,109	875,449	1,117,072
31 <i>Restricted Fund Balance - Available</i>	<u>48,734,466</u>	<u>32,449,070</u>	<u>41,398,464</u>	<u>54,289,221</u>	<u>55,507,461</u>	<u>63,342,745</u>
32 <i>Committed Fund Balance</i>	0	0	0	0	0	0
33 <i>Assigned Fund Balance</i>	0	0	0	0	0	0
34 Ending Fund Balance	<u>\$ 49,512,339</u>	<u>\$ 44,510,256</u>	<u>\$ 43,644,217</u>	<u>\$ 55,751,330</u>	<u>\$ 56,382,910</u>	<u>\$ 64,459,817</u>

**Douglas County Government
Conservation Trust Fund (Fund 260)
Fund Summary**

	2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Estimated Actuals	2025 Adopted Budget	2025 Amended Budget
1 Beginning Fund Balance	\$ 2,982,419	\$ 2,382,419	\$ 4,640,716	\$ 4,640,716	\$ 3,250,391	\$ 6,448,756
<u>Revenues</u>						
2 Intergovernmental	1,853,694	1,400,000	1,400,000	1,644,156	1,600,000	1,600,000
3 Earnings on Investments	109,277	50,000	50,000	208,626	100,000	100,000
4 Total Revenues and Transfers In	\$ 1,962,971	\$ 1,450,000	\$ 1,450,000	\$ 1,852,782	\$ 1,700,000	\$ 1,700,000
<u>Expenditures by Function</u>						
5 Personnel	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
6 Supplies	0	0	0	0	0	0
7 Controllable Assets	0	0	0	0	0	0
8 Purchased Services	0	0	0	721	0	0
9 Fixed Charges	0	0	0	0	0	0
10 Grants, Contributions, Indemnities	0	0	0	0	0	0
11 Intergovernmental Support	300,000	0	0	0	0	0
12 Capital Outlay:						
13 Highlands Heritage Regional Park	0	0	0	0	2,750,000	2,750,000
14 Bluffs Regional Park	4,674	0	445,325	44,022	0	0
15 Macanta Regional Park	0	1,300,000	2,500,000	0	0	0
16 Major Maintenance & Repairs	0	0	0	0	0	0
17 Contingency	0	0	0	0	0	0
18 Encumbrances Re-appropriated (Supplemental #01-25)						401,304
19 Total Expenditures and Transfers Out	\$ 304,674	\$ 1,300,000	\$ 2,945,325	\$ 44,742	\$ 2,750,000	\$ 3,151,304
20 Change In Fund Balance	1,658,297	150,000	(1,495,325)	1,808,039	(1,050,000)	(1,451,304)
21 Ending Fund Balance	\$ 4,640,716	\$ 2,532,419	\$ 3,145,391	\$ 6,448,756	\$ 2,200,391	\$ 4,997,452
<u>Fund Balance Detail</u>						
22 Non-spendable Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
23 Restricted Fund Balance - Per Policy	246,297	195,000	195,000	1,285,278	220,000	220,000
24 Restricted Fund Balance - Available	4,394,419	2,337,419	2,950,391	5,163,477	1,980,391	4,777,452
25 Committed Fund Balance	0	0	0	0	0	0
26 Assigned Fund Balance	0	0	0	0	0	0
27 Ending Fund Balance	\$ 4,640,716	\$ 2,532,419	\$ 3,145,391	\$ 6,448,756	\$ 2,200,391	\$ 4,997,452

Douglas County Government
American Recovery Plan Act Fund (Fund 296)
Fund Summary

	2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Estimated Actuals	2025 Adopted Budget	2025 Amended Budget
1 Beginning Fund Balance	\$ 1,067,968	\$ 0	\$ 3,726,030	\$ 3,726,030	\$ 4,322,680	\$ 8,063,688
<u>Revenues</u>						
2 Taxes	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
3 Intergovernmental	8,808,052	0	45,302,400	8,049,420	0	0
4 Earnings on Investments	2,979,501	0	1,810,045	2,638,693	0	0
5 Miscellaneous Revenues	0	0	0	0	0	0
6 Other Financing Sources	0	0	0	3,882,726	0	0
7 Total Revenues and Transfers In	\$ 11,787,553	\$ 0	\$ 47,112,445	\$ 14,570,839	\$ 0	\$ 0
<u>Expenditures by Function</u>						
8 Personnel	\$ 1,178,297	\$ 0	\$ 1,082,742	\$ 1,459,064	\$ 0	\$ 0
9 Supplies	2,451	0	150	5,488	0	0
10 Controllable Assets	1,599	0	0	0	0	0
11 Purchased Services	1,998,009	0	7,738,401	1,091,468	0	0
12 Fixed Charges	0	0	0	0	0	0
13 Grants and Contributions	1,536,788	0	41,453,576	5,926,662	0	0
14 Intergovernmental Support Svcs.	0	0	326,963	0	0	0
15 Capital Outlay	4,412,346	0	236,644	1,750,498	0	0
16 Contingency	0	0	0	0	0	0
17 Transfers Out	0	0	0	0	0	0
18 Encumbrances Re-appropriated (Supplemental #01-25)						2,401,507
19 Total Expenditures and Transfers Out	\$ 9,129,491	\$ 0	\$ 50,838,476	\$ 10,233,181	\$ 0	\$ 2,401,507
20 Change In Fund Balance	2,658,062	0	(3,726,031)	4,337,658	0	(2,401,507)
21 Ending Fund Balance	\$ 3,726,030	\$ 0	\$ 0	\$ 8,063,688	\$ 4,322,680	\$ 5,662,181
<u>Fund Balance Detail</u>						
22 Nonspendable Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
23 Restricted Fund Balance	0	0	0	0	0	0
24 Committed Fund Balance	3,726,030	0	0	8,063,688	4,322,680	5,662,181
25 Assigned Fund Balance	0	0	0	0	0	0
26 Ending Fund Balance	\$ 3,726,030	\$ 0	\$ 0	\$ 8,063,688	\$ 4,322,680	\$ 5,662,181

Douglas County Government
Capital Expenditures Fund (Fund 330)
Fund Summary

	2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Estimated Actuals	2025 Adopted Budget	2025 Adopted Budget
1 Beginning Fund Balance	\$ 5,372,188	\$ 3,464,000	\$ 3,904,485	\$ 3,904,485	\$ 2,548,556	\$ 2,837,049
<u>Revenues</u>						
2 Taxes	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
3 Other Revenues	43,212	0	0	26,350	0	0
<i>Transfers In:</i>						
4 From General Fund	552,162	0	88,000	88,000	0	0
5 Total Transfers In	552,162	0	88,000	88,000	0	0
6 Total Revenues and Transfers In	\$ 595,374	\$ 0	\$ 88,000	\$ 114,350	\$ 0	\$ 0
<u>Expenditures by Function</u>						
7 Supplies and Purchased Services	\$267,395	\$0	\$177,458	\$185,691	\$0	\$0
8 Controllable Assets	154,729	367,700	208,198	96,492	421,050	421,050
9 Building Materials	0	0	0	282	0	0
10 Fixed Charges	370	0	0	0	0	0
11 Capital Improvements						
12 Other General Governmental Buildings	391,461	403,000	399,142	379,698	159,900	159,900
13 Fairgrounds Improvements	106,300	68,500	69,625	64,324	197,500	197,500
14 Health & Human Services - Improvements	124,811	0	45,000	44,835	0	0
15 Public Works Facilities - Improvements	134,640	129,000	193,507	189,508	130,000	130,000
16 Miller Building	132,115	0	38,810	38,809	105,000	105,000
17 Park Meadows Ctr. - Improvements	73,000	20,000	19,310	19,310	0	0
18 Wilcox Building - Improvements	130,669	45,000	119,879	129,566	20,000	20,000
19 Historic Preservation Property	456,445	0	0	0	0	0
20 Wilcox Basement Training	91,142	0	0	0	0	0
21 Moore Road Facility	0	0	73,000	33,271	0	0
22 District 8 Capital Improvement	0	620,000	540,000	0	0	0
23 Total Capital Improvements	1,640,583	1,285,500	1,498,273	899,320	612,400	612,400
24 Encumbrances Re-appropriated (Supplemental #01-25)						98,307
25 Total Expenditures and Transfers Out	\$ 2,063,077	\$ 1,653,200	\$ 1,883,929	\$ 1,181,786	\$ 1,033,450	\$ 1,131,757
26 Change in Fund Balance	(1,467,703)	(1,653,200)	(1,795,929)	(1,067,436)	(1,033,450)	(1,131,757)
27 Ending Fund Balance	\$ 3,904,485	\$ 1,810,800	\$ 2,108,556	\$ 2,837,049	\$ 1,515,106	\$ 1,705,292
<u>Fund Balance Detail</u>						
28 Non-spendable Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
29 Restricted Fund Balance	0	0	0	0	0	0
30 Committed Fund Balance	0	0	0	0	0	0
31 Assigned Fund Balance - Required Per Policy	50,000	50,000	50,000	1,083,450	50,000	50,000
32 Assigned Fund Balance - Road & Bridge	1,800,000	1,380,000	1,380,000	1,280,000	1,465,106	1,380,000
33 Assigned Fund Balance - Available	2,054,485	380,800	678,556	473,599	0	275,292
34 Ending Fund Balance	\$ 3,904,485	\$ 1,810,800	\$ 2,108,556	\$ 2,837,049	\$ 1,515,106	\$ 1,705,292

Douglas County Government
Liability and Property Insurance Fund (Fund 630)
Fund Summary

	2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Estimated Actuals	2025 Adopted Budget	2025 Amended Budget
1 Beginning Fund Balance	\$ 3,152,350	\$ 509,526	\$ 1,624,344	\$ 1,624,344	\$ 1,516,937	\$ 1,056,998
<u>Revenues</u>						
2 Taxes	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
3 Intergovernmental	0	0	0	0	0	0
4 Charges for Services	2,878,250	3,503,400	3,503,400	3,503,400	4,005,700	4,005,700
5 Fines and Forfeits	4,202	5,000	5,000	7,135	5,000	5,000
6 Earnings on Investments	0	0	0	0	0	0
7 Other Revenues	46,997	25,000	495,000	535,074	46,990	46,990
8 Transfers In	0	0	0	0	0	0
9 Total Revenues and Transfers In	\$ 2,929,449	\$ 3,533,400	\$ 4,003,400	\$ 4,045,609	\$ 4,057,690	\$ 4,057,690
<u>Expenditures by Function</u>						
10 Personnel	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
11 Supplies	0	0	0	0	0	0
12 Purchased Services	21,175	80,000	80,000	1,504	80,000	80,000
13 Fixed Charges	1,719,217	2,153,400	2,153,400	2,018,068	2,377,690	2,377,690
14 Grants,Contribution,Indemnities	1,858,525	1,200,000	1,817,680	2,593,383	1,500,000	1,500,000
15 Interdepartmental Charges	0	0	0	0	0	0
16 Contingency	0	100,000	100,000	0	100,000	100,000
17 Transfers Out	858,537	0	0	0	0	0
18 Encumbrances Re-appropriated (Supplemental #01-25)						23,606
19 Total Expenditures and Transfers Out	\$ 4,457,454	\$ 3,533,400	\$ 4,151,080	\$ 4,612,955	\$ 4,057,690	\$ 4,081,296
20 Change In Fund Balance	(1,528,006)	0	(147,680)	(567,347)	0	(23,606)
21 Ending Fund Balance	\$ 1,624,344	\$ 509,526	\$ 1,476,664	\$ 1,056,998	\$ 1,516,937	\$ 1,033,392
<u>Fund Balance Detail</u>						
22 Non-spendable Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
23 Restricted Fund Balance	0	0	0	0	0	0
24 Committed Fund Balance	0	0	0	0	0	0
25 Assigned Fund Balance - Required Per Policy	250,000	250,000	250,000	250,000	250,000	250,000
26 Assigned Fund Balance - Hail Dollars	0	0	0	0	0	0
27 Assigned Fund Balance - Available	1,374,344	259,526	1,226,664	806,998	1,266,937	783,392
28 Ending Fund Balance	\$ 1,624,344	\$ 509,526	\$ 1,476,664	\$ 1,056,998	\$ 1,516,937	\$ 1,033,392