



**BOARD OF COUNTY COMMISSIONERS LAND USE
MEETING/PUBLIC HEARING**

TUESDAY, JULY 9, 2024

AGENDA

Tuesday, July 9, 2024

2:30 PM

Hearing Room

Disclaimer - This packet is provided for informational purposes only and is subject to change. Some documents may have been unavailable at the time this agenda was prepared. For additional information, contact the responsible staff person.

Meetings Can Be Attended in Person or Remotely. See Instructions for Remote Participation at
www.douglas.co.us/government/commissioners/meetings-and-agendas/

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

No Items

3. Public Hearing Agenda Items

- a. Hunting Hill Metropolitan District Fourth Amendment - Service Plan Amendment - Project File: SB2024-001.

DJ Beckwith, Principal Planner — *Department of Community Development*

Attachments: [Staff Report - Hunting Hill MD 4th Amendment SV2024-001](#)

- b. River Canyon Planned Development, 11th Amendment - Project File: ZR2024-009.
Heather Scott, AICP, Principal Planner — *Department of Community Development*

Attachments: [Staff Report - ZR2024-009](#)

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, July 23, 2024 @ 2:30 p.m.

www.douglas.co.us

MEETING DATE: July 9, 2024

STAFF PERSON RESPONSIBLE: DJ Beckwith, Principal Planner

DESCRIPTION: Hunting Hill Metropolitan District Fourth Amendment - Service Plan Amendment - Project File: SB2024-001.

SUMMARY: The request is for a Service Plan Amendment.

STAFF ASSESSMENT: The Board is authorized to act on a service plan per C.R.S. Section 32-1-203.

Based upon this section, the Board shall deny the service plan amendment application if there is not sufficient information to address the Approval Criteria #1-4. Additionally, the Board may deny the service plan amendment application, at its sole discretion, if there is not sufficient information to address the Approval Criteria #5-9.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	6/27/2024
Kati Carter	Approve	6/27/2024
Jeff Garcia	Approve	6/27/2024
Andrew Copland	Approve	7/1/2024
Doug DeBord	Approve	7/3/2024
Sabrina Bach - FYI	Notified - FYI	7/3/2024

ATTACHMENTS:

Staff Report - Hunting Hill MD 4th Amendment SV2024-001

**Special District – Service Plan Amendment
Staff Report**

DATE: JUNE 27, 2024
TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER
FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT 
CC: DJ BECKWITH, PRINCIPAL PLANNER
LAUREN PULVER, PLANNING SUPERVISOR
KATI CARTER, AICP, ASSISTANT DIRECTOR OF PLANNING RESOURCES
SUBJECT: HUNTING HILL METROPOLITAN DISTRICT FOURTH AMENDMENT – SERVICE PLAN AMENDMENT

PROJECT FILE: SV2024-001

APPLICANT:
HUNTING HILL METROPOLITAN DISTRICT
4725 S. MONACO ST., SUITE 360
DENVER, CO 80237

REPRESENTATIVE:
JENNIFER L. IVEY
ICENOGL SEAVER POGUE, P.C.
4725 S. MONACO ST., SUITE 360
DENVER, CO 80237

PLANNING COMMISSION MEETING:	JUNE 3, 2024 @ 6:00 PM
BOARD OF COUNTY COMMISSIONERS MEETING:	JUNE 25, 2024 @ 1:30 PM
BOARD OF COUNTY COMMISSIONERS HEARING:	JULY 9, 2024 @ 2:30 PM

I. EXECUTIVE SUMMARY

The request is for approval of an amendment to the Hunting Hill Metropolitan District (District) Service Plan (Fourth Amendment).

The purpose of the Fourth Amendment is to expand the District’s power and authority to include Parks and Recreation. The District's board, which is comprised of 5 homeowners, is proposing to expand the District powers to include park and recreation powers to own, operate, and/or maintain limited park and recreation elements such as dog runs, open space, pavilions, bike trails, pedestrian trails, pedestrian bridges, picnic areas, and common area landscaping. These improvements do not include any improvements or facilities, such as public recreation centers, that are already being provided in the area by Highlands Ranch Metropolitan District (HRMD) and South Suburban Parks and Recreation District (South Suburban).

At a Planning Commission (PC) hearing on June 3, 2024, the PC recommended approval of the Service Plan Fourth Amendment by a vote of 5-0. There was no public comment at the hearing.

II. REQUEST

A. Request

Approval of a Service Plan Amendment.

B. Process

Service plans and service plan amendments are processed in compliance with Colorado Revised Statutes (C.R.S.) Section 32-1-201 through 209 (the Control Act) and the County's Service Plan Review Procedures (Procedures).

The Control Act also provides that the Board of County Commissioners (Board) review the service plan to determine compliance with the specific criteria set forth in the Control Act; see the discussion in Section VIII – Staff Analysis.

C. Location

The District is located in Section 4 and 5, Township 6 South, Range 68 West of the 6th P.M., Douglas County, Colorado. Generally, the District is located north of C 470, south of County Line Rd, east of Highway 85, and west of Lucent Blvd.

III. CONTEXT

A. Background

The Service Plan for the District was originally approved by the Board on September 12, 2007.

The First Amendment to the Service Plan was approved by the Board on July 30, 2013, for the purpose of authorizing the issuance of an additional \$2,000,000 of bonds for financing public improvements. The Second Amendment to the Service Plan was approved by the Board on October 9, 2018, for the purpose of clarifying language in the Service Plan and increasing the Mill Levy Cap. The Third Amendment to the Service Plan was approved by the Board on January 24, 2023, for the purpose of removing language referring to the repealed Gallagher Amendment.

B. Adjacent Land Uses and Zoning

North of the District is McLellan Reservoir. East of the District is privately owned land zoned Planned Development (PD). West of the District is privately owned land incorporated in the City of Littleton. South of the District is privately owned property zoned PD.

IV. DISTRICT FINANCIAL INFORMATION

A. Estimated Infrastructure Costs

The Fourth Amendment does not include any additional costs regarding new infrastructure.

B. Operations Costs

The Fourth Amendment does not include any additional costs regarding operations.

C. Organizational Costs

The Fourth Amendment does not include any additional organizational costs.

D. Developer Advances

The Fourth Amendment does not include any additional developer advances.

E. District Revenues

Revenues for the District come primarily from a mill levy on taxable property within its boundaries. The District may also rely upon other revenue sources such as fees, rates, tolls, penalties, or charges. The Fourth Amendment does not propose any changes to District revenues.

F. Mill Levies

The Fourth Amendment does not include any changes to the Maximum Total Mill Levy or the mill levies allocated for debt service and operations and maintenance.

G. Authorized Debt

The Fourth Amendment does not include any changes to the total debt limit for the District.

V. REFERRALS

Referrals for the proposed Service Plan Fourth Amendment were sent to the following agencies:

- Arapahoe County Engineering Services Division
- Arapahoe County PWD/ Planning
- AT&T Long Distance - ROW
- Black Hills Energy
- Centennial Water and Sanitation District
- CenturyLink
- Chatfield Community Association
- City of Centennial

- City of Littleton
- Colorado Division of Water Resources
- Comcast
- CORE Electric Cooperative
- Douglas County Addressing Analyst
- Douglas County Assessor
- Douglas County Building Services
- Douglas County Conservation District
- Douglas County Engineering Services
- Douglas County Health Department
- Douglas County Libraries
- Douglas County Office of Emergency Management
- Douglas County School District
- Douglas County Sheriff's Office
- E-470 Public Highway Authority
- High Line Canal Conservancy
- Highlands Ranch Metro District
- Jefferson County Planning and Zoning
- Mile High Flood District
- Northern Douglas County Water & San District
- Roxborough Water & Sanitation District
- RTD - Planning & Development Department
- Rural Water Authority of Douglas County
- South Metro Fire Rescue
- South Suburban Park & Recreation District
- Southwest Metro Water & San District
- Xcel Energy-Right of Way & Permits

Douglas County staff reviewed the proposed Fourth Amendment and suggested minor formatting changes that were addressed by the applicant.

Douglas County Conservation District made comments referring to recommendations for treating soil disruption in engineering design, revegetation of disturbed areas, grading, weed control, and erosion barriers. The comment strongly recommends that Low Impact Development techniques be implemented and included a custom soil report.

Highlands Ranch Metro District provided a letter of consent to the additional parks and recreation power provided that improvements do not duplicate or interfere with improvements or facilities constructed or planned by Highlands Ranch Metro District.

All other referral agency comments received responded with no comment.

VI. PUBLIC NOTICE AND INPUT

In accordance with the C.R.S. § 32-1-204 public notice was published in the Douglas County News-Press and sent to surrounding jurisdictions and property owners.

VII. PLANNING COMMISSION HEARING

At a public meeting on June 3, 2024, the PC recommended approval of the Service Plan Fourth Amendment by a vote of 5-0. No public comment was received. Planning Commissioners asked about public outreach to District residents, attendance at District meetings, and potential additional financial burden to District residents.

VIII. STAFF ANALYSIS

The CMP promotes the sustainability of special districts in Goal 5-3. Essentially, it looks for special districts to be financially sound and managed in the best interest of County residents.

The Board is required to evaluate information pertaining to existing zoning, development growth rates, and projections for required services necessary to demonstrate a need for the District. These, and other issues requiring analysis as identified by the Control Act, are examined in the analysis of the approval criteria.

- 1. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed special district.**

Staff Comment: The District is now partially built out and the District's Board, which is comprised of 5 homeowners, has found that the District could greatly benefit from and better serve its residents if it had limited park and recreation powers such that it could own, operate, and/or maintain limited park and recreation elements.

- 2. The existing service in the area to be served by the proposed special district is inadequate for present and projected needs.**

Staff Comment: Highlands Ranch Metropolitan District and South Suburban Parks and Recreation District, which were providing park and recreation services in the area when the District was formed, are unable to provide the more community specific services the District is looking for and needing.

- 3. The proposed special district is capable of providing economical and sufficient service to the area within its proposed boundaries.**

Staff Comment: The proposed amendment does not contain changes to the maximum debt limit or total mill levy from the original Service Plan.

- 4. The area to be included in the proposed special district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.**

Staff Comment: The proposed amendment does not include changes to the District's debit limit.

- 5. Adequate service is not, or will not be, available to the area through the county or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.**

Staff Comment: No county municipality or other district in the area is willing or available to provide the services the District is requesting.

- 6. The facility and service standards of the proposed special district are compatible with the facility and service standards of each county within which the proposed special district is to be located and each municipality which is an interested party under section 31-1-204(1), C.R.S.**

Staff Comment: All facilities will continue to be constructed in accordance with the standards of the County and any other applicable local, state, or Federal rules and regulations.

- 7. The proposal is in substantial compliance with a master plan adopted pursuant to section 30-28-106, C.R.S.**

Staff Comment: The Districts are located in the Primary Urban Area as defined in the 2040 Comprehensive Master Plan and the current land use for this area falls within the guidelines.

- 8. The proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area.**

Staff Comment: At the time the original Service Plan was approved, the District was in compliance with the Colorado Clean Water Plan.

- 9. The creation of the proposed special district will be in the best interests of the area proposed to be served.**

Staff Comment: At the time the original Service Plan was approved, the property required services from either an adjacent municipality, an adjoining special district, or a new district and the new district was formed. Highlands Ranch and South

Suburban currently have consented to the overlapping powers proposed in this Fourth Amendment.

IX. STAFF ASSESSMENT

The Board is authorized to act on a service plan per C.R.S. Section 32-1-203.

Based upon this section, the Board shall deny the service plan amendment application if there is not sufficient information to address the Approval Criteria #1-4 above. Additionally, the Board may deny the service plan amendment application, at its sole discretion, if there is not sufficient information to address the Approval Criteria #5-9 above.

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RESOLUTION NO. R-024-____

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

**A RESOLUTION APPROVING THE FOURTH AMENDMENT TO SERVICE
PLAN FOR HUNTING HILL METROPOLITAN DISTRICT**

WHEREAS, on September 12, 2007, the Board of County Commissioners of the County of Douglas, Colorado (the “Board”) adopted Resolution No. R-007-142 approving the Service Plan for the Hunting Hill Metropolitan District (the “Service Plan”); and

WHEREAS, the Hunting Hill Metropolitan District (the “District”) was organized pursuant to an order and decree issued by the District Court in and for Douglas County dated November 20, 2007; and

WHEREAS, on July 30, 2013, the Board adopted Resolution No. R-013-084 approving the First Amendment to Service Plan for Hunting Hill Metropolitan District; and

WHEREAS, on October 9, 2018, the Board adopted Resolution No. R-018-105 approving the Second Amendment to Service Plan for Hunting Hill Metropolitan District; and

WHEREAS, on January 24, 2023, the Board adopted Resolution No. R-23-016 approving the Third Amendment to Service Plan for Hunting Hill Metropolitan District; and

WHEREAS, the current Service Plan, as amended, limits the District’s powers to providing public infrastructure improvements and public services for the provision of water services, storm sewers, sanitary wastewater services, street and roadway improvements, traffic and safety control, and mosquito control; and

WHEREAS, the District is requesting an amendment to its Service Plan to provide the District the power to finance, design, construct, acquire, install, maintain, and provide for parks and recreation facilities, services, and programs, with the consent of overlapping districts in accordance with Section 32-1-107(3), C.R.S; and

WHEREAS, on April 30, 2024, a Fourth Amendment to Service Plan for Hunting Hill Metropolitan District ("Fourth Amendment") was filed with the Douglas County Clerk and Recorder ("Clerk"), to provide the District the power to finance, design, construct, acquire, install, maintain, and provide for parks and recreation facilities, services, and programs, with the consent of overlapping districts in accordance with Section 32-1-107(3), C.R.S; and

WHEREAS, the Clerk, on behalf of the Board, mailed a Notice of Filing of Special District Service Plan regarding the Fourth Amendment to the Division of Local Government in the Department of Local Affairs on May 10, 2024; and

WHEREAS, on June 3, 2024, the Douglas County Planning Commission recommended approval of the Fourth Amendment to the Board; and

WHEREAS, on June 25, 2024, the Board set a public hearing on the Fourth Amendment for July 9, 2024 ("Public Hearing"), and ratified (1) publication of the notice of the date, time, location and purpose of such Public Hearing, which was published in the *Douglas County News-Press* on June 13, 2024; and (2) mailing notice of the date, time and location of the Public Hearing on June 10, 2024 to the governing body of the existing municipalities and special districts which have levied an ad valorem tax within the next preceding tax year and which have boundaries within a radius of three miles of the boundaries of the District and, on June 10, 2024, to the Division of Local Government and to the owners of record of all property within the District as such owners of record are listed on the records of the Douglas County Assessor on the date requested, pursuant to the provisions of Sections 32-1-204(1) and (1.5), C.R.S.; and

WHEREAS, on July 9, 2024, a Public Hearing on the Fourth Amendment was opened at which time all interested parties, as defined in Section 32-1-204, C.R.S., were afforded an opportunity to be heard, and all testimony and evidence relevant to the Fourth Amendment was heard, received and considered.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, THAT:

Section 1. The Board does hereby determine that the procedural requirements of Sections 32-1-201, *et seq.*, C.R.S., and the County's Service Plan Review Procedures relating to the Fourth Amendment have been fulfilled and that the Board has jurisdiction in the matter.

Section 2. The Board does hereby find that the Fourth Amendment, based upon the statements set forth in the Fourth Amendment, this resolution, and upon all evidence presented at the Public Hearing on the Fourth Amendment, meets all conditions and requirements of Sections 32-1-201, *et seq.*, C.R.S., and the County's Service Plan Review Procedures.

Section 3. The Board hereby approves the Fourth Amendment without conditions.

Section 4. A certified copy of this resolution shall be filed in the records of Douglas County.

PASSED AND ADOPTED this 9th day of July 2024, in Castle Rock, Douglas County, Colorado.

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

BY: _____
Chair

ATTEST:

BY: _____
Deputy Clerk

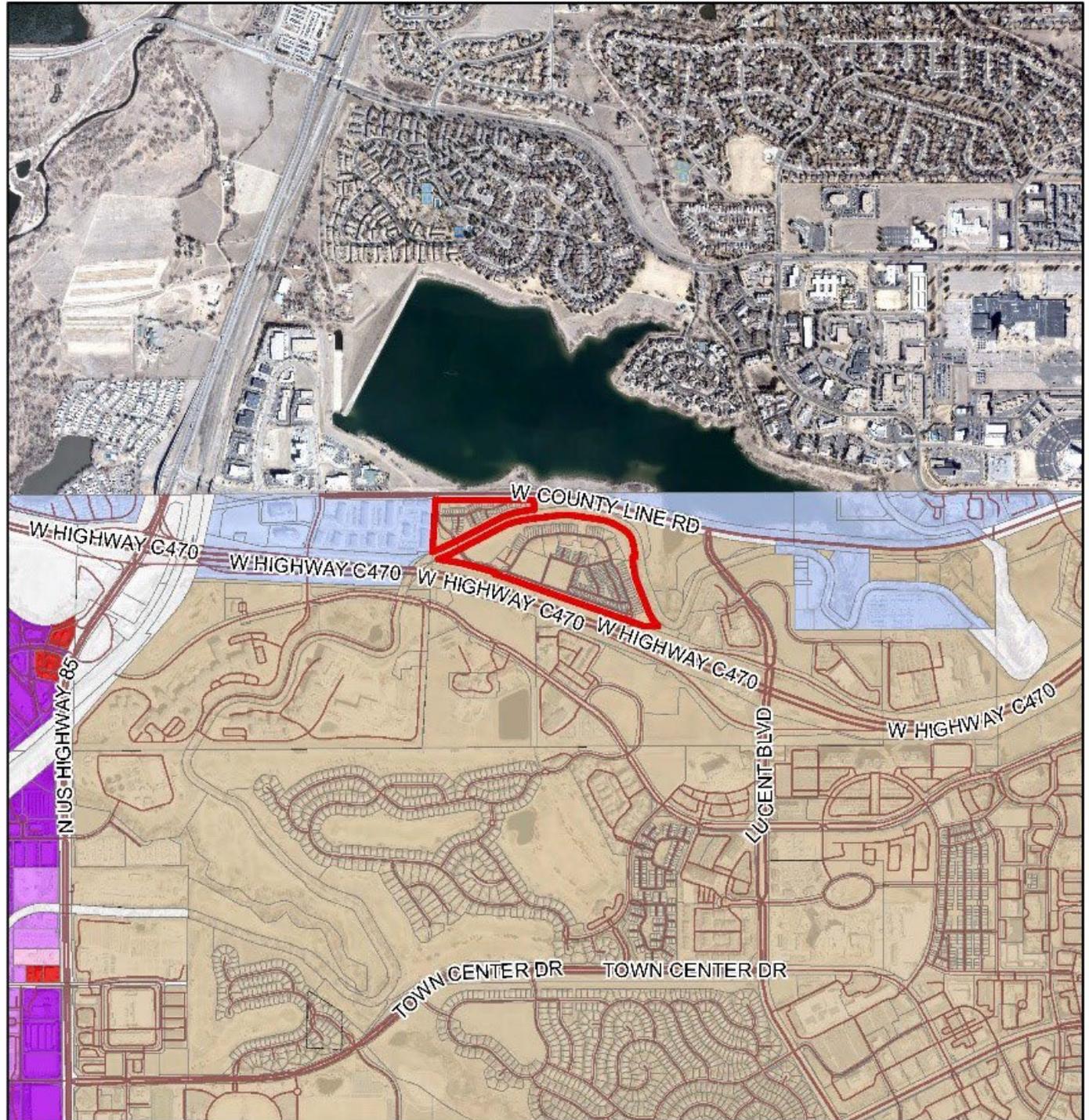
HUNTING HILL METROPOLITAN DISTRICT SERVICE PLAN 4TH AMENDMENT

SV2024-001
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
- INCORPORATED AREAS



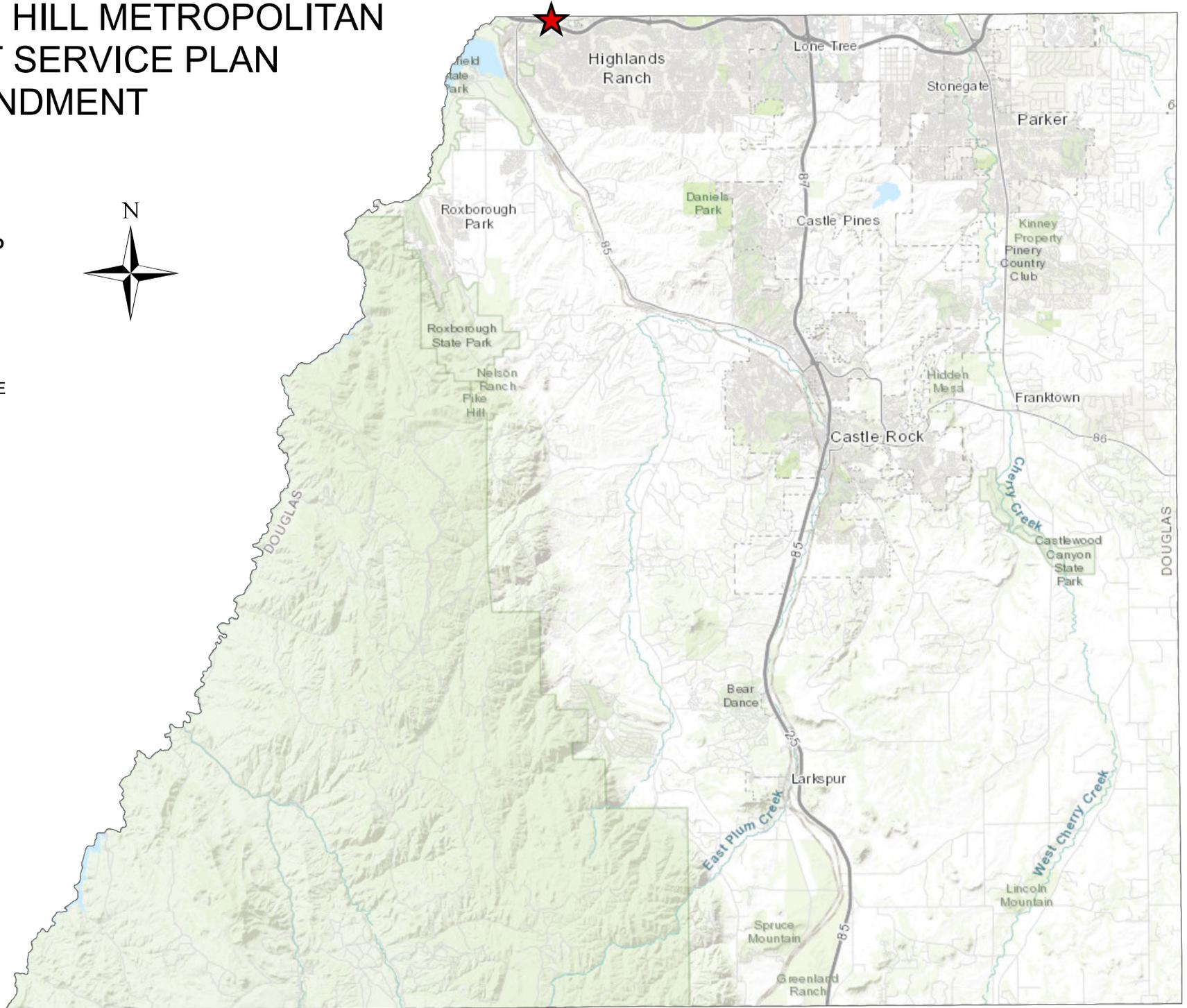
HUNTING HILL METROPOLITAN DISTRICT SERVICE PLAN 4TH AMENDMENT

SV2024-001
VICINITY MAP



LEGEND

 PROJECT SITE





DOUGLAS COUNTY
 Department of Community Development
 Planning Services
 100 Third Street, Castle Rock, CO 80104
 (303.660.7460)
 www.douglas.co.us

**SPECIAL DISTRICT
 SERVICE PLAN APPLICATION**

PLEASE FILL OUT THIS APPLICATION FORM COMPLETELY

DISTRICT NAME: <u>Hunting Hill Metropolitan District</u> LOCATION: <u>N of C-470, S. of County Line Rd, E of S Santa Fe Dr, and W of Lucent Blvd</u> LEGAL DESCRIPTION: <u>See Exhibit A</u> PLANNED DEVELOPMENT SUBDIVISION NAME(S): <u>Hunting Hill</u> FILING#: _____ SECTION#: <u>NW 1/4 of Section 4 and NE 1/4 of Section 9</u> TOWNSHIP: <u>Township 6 South</u> RANGE: <u>Range 68 West of the 6th Principal Meridian</u> PROPERTY TAX PARCEL #(s): _____ PRESENT ZONING: <u>Residential</u> <u>See Exhibit B</u> GROSS ACREAGE: <u>45.709 acres</u> _____ _____	***PLANNING OFFICE USE ONLY*** <input type="checkbox"/> NEW DISTRICT/PRESUBMITTAL <input checked="" type="checkbox"/> MAJOR MODIFICATION <input type="checkbox"/> NEW DISTRICT <input checked="" type="checkbox"/> CONSOLIDATION This service plan has been reviewed by the Douglas County Community Development Department and is complete for purposes of submission to the County Clerk as a formal application for staff review and subsequent public hearings. This completeness finding is not an endorsement or approval of the service plan or special district. _____ Signed <u>Donald J. Bell</u> <u>MAY 9th, 2024</u> PLANNER SIGNATURE _____ DATE _____ FEE (if required) _____ PROJECT NO. _____
APPLICANT (Petitioner not Consultant) NAME: <u>Hunting Hill Metropolitan District Board of Directors</u> ADDRESS: <u>c/o Icenogle Seaver Pogue, P.C., 4725 S. Monaco St., Ste 360</u> <u>Denver, CO 80237</u> PHONE: <u>(303) 292-3003</u> FAX: <u>(303) 292-9101</u>	FINANCIAL CONSULTANT NAME: <u>Lindsay Ross</u> ADDRESS: <u>CliftonLarsonAllen LLP, 8390 E. Crescent Pkwy, Ste 300</u> <u>Greenwood Village, CO 80111</u> PHONE: <u>303-439-6014</u> FAX: <u>303-779-0348</u>
AUTHORIZED REPRESENTATIVE NAME: <u>Jennifer Ivey, Icenogle Seaver Pogue, P.C.</u> ADDRESS: <u>4725 S. Monaco St., Suite 360</u> <u>Denver, CO 80237</u> PHONE: <u>(303) 867-3003</u> EMAIL: <u>jivey@isp-law.com</u>	ENGINEERING CONSULTANT NAME: <u>NOT APPLICABLE</u> ADDRESS: _____ PHONE: _____ FAX: _____
LEGAL CONSULTANT NAME: <u>Jennifer Ivey, Icenogle Seaver Pogue, P.C.</u> ADDRESS: <u>4725 S. Monaco St., Suite 360</u> <u>Denver, CO 80237</u> PHONE: <u>(303) 292-3003</u> FAX: <u>(303) 292-9101</u>	PROPERTY OWNER (Provide separate list if more than one owner) NAME: <u>See Exhibit B</u> ADDRESS: _____ PHONE: _____ FAX: _____
_____ _____	To the best of my knowledge, the information contained on this application is true and accurate. _____ APPLICANT SIGNATURE _____ DATE <u>4/1/2024</u>

EXHIBIT A
Legal Description of Initial Boundaries

LEGAL DESCRIPTION

TWO PARCELS OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 5, AND THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE S00°34'55"E, ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 5, A DISTANCE OF 76.80 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD AS RECORDED IN BOOK 159 AT PAGE 397, DOUGLAS COUNTY RECORDS, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING S00°34'55"E, ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 5, A DISTANCE OF 114.23 FEET TO A POINT ON THE NORTH LINE OF THE HIGHLINE CANAL AS RECORDED IN BOOK 93 AT PAGE 64, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID NORTH LINE OF THE HIGHLINE CANAL THE FOLLOWING FIVE (5) COURSES:

1. S82°10'57"W, A DISTANCE OF 127.86 FEET;
2. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°36'12", A RADIUS OF 892.29 FEET, AND AN ARC LENGTH OF 305.29 FEET;
3. S62°34'45"W, A DISTANCE OF 656.12 FEET;
4. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°46'26", A RADIUS OF 1071.47 FEET, AN ARC LENGTH OF 164.08 FEET, AND WHOSE CHORD BEARS S67°06'13"W, A DISTANCE OF 163.92 FEET;
5. S71°23'20"W, A DISTANCE OF 19.21 FEET;

TO A POINT ON THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 434 AT PAGE 655, DOUGLAS COUNTY RECORDS, THENCE N03°04'31"E, ALONG SAID WEST LINE A DISTANCE OF 594.09 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES;

1. N89°47'38"E, A DISTANCE OF 981.31 FEET;
2. S89°34'47"E, A DISTANCE OF 153.50 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 8.442 ACRES OF LAND, MORE OR LESS

TOGETHER WITH PARCEL B

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5, THENCE S00°34'55"E, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 5, A DISTANCE OF 291.83 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND RECORDED IN BOOK 134, AT PAGE 110, DOUGLAS COUNTY RECORDS, AND THE SOUTH LINE OF THE HIGHLINE CANAL AS RECORDED IN BOOK 93 AT PAGE 64, DOUGLAS COUNTY RECORDS, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY LINES OF SAID PARCELS THE FOLLOWING SIX (6) COURSES:

1. N82°01'07"E, A DISTANCE OF 256.23 FEET;
2. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 16°31'00", A RADIUS OF 650.63 FEET, AND AN ARC LENGTH OF 187.56 FEET;
3. S81°27'53"E, A DISTANCE OF 282.16 FEET;
4. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°59'14", A RADIUS OF 794.87 FEET, AND AN ARC LENGTH OF 305.03 FEET;
5. ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 50°14'09", A RADIUS OF 283.19 FEET, AN ARC LENGTH OF 248.30 FEET, AND WHOSE CHORD BEARS S34°21'35"E, A DISTANCE OF 240.42 FEET;
6. S09°14'30"E, A DISTANCE OF 128.34 FEET;

THENCE CONTINUING ALONG THE EASTERLY LINES OF SAID PARCEL OF LAND RECORDED IN BOOK 134, AT PAGE 110 THE FOLLOWING FIVE (5) COURSES:

1. S76°12'15"W, A DISTANCE OF 40.13 FEET;
2. S09°14'30"E, A DISTANCE OF 188.65 FEET;
3. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°44'30", A RADIUS OF 448.06 FEET, AND AN ARC LENGTH OF 91.82 FEET;
4. S20°59'00"E, A DISTANCE OF 378.85 FEET;
5. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 28°23'29", A RADIUS OF 392.89 FEET, AND AN ARC LENGTH OF 194.69 FEET;

TO A POINT ON THE SOUTH LINE OF SAID PARCEL DESCRIBED IN BOOK 134, AT PAGE 110; THENCE S89°43'10"W, ALONG SAID SOUTH LINE, A DISTANCE OF 172.24 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY C-470, AS RECORDED IN BOOK 515 AT PAGE 27, DOUGLAS COUNTY RECORDS; THENCE N70°38'46"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1230.63 FEET; THENCE N69°32'38"W, A DISTANCE OF 87.79 FEET A POINT ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF

SECTION 5; THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY C-470, AS RECORDED IN BOOK 483 AT PAGE 195, DOUGLAS COUNTY RECORDS THE FOLLOWING FOUR (4) COURSES:

1. CONTINUING N69°32'38"W, A DISTANCE OF 114.82 FEET;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°37'39", A RADIUS OF 5879.58 FEET, AN ARC LENGTH OF 372.25 FEET, AND WHOSE CHORD BEARS N72°01'20"W, A DISTANCE OF 372.18 FEET;
3. N16°09'51"E, A DISTANCE OF 25.00 FEET;
4. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°30'25", A RADIUS OF 5904.58 FEET, AN ARC LENGTH OF 670.56 FEET, AND WHOSE CHORD BEARS N77°05'22"W, A DISTANCE OF 670.20 FEET;

TO A POINT OF CUSP, ALSO BEING A POINT ON THE SOUTH LINE OF SAID HIGHLINE CANAL; THENCE ALONG SAID SOUTH LINE THE FOLLOWING FOUR (4) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 07°46'39", A RADIUS OF 1171.47 FEET, AN ARC LENGTH OF 159.02 FEET, AND WHOSE CHORD BEARS N66°36'58"E, A DISTANCE OF 158.90 FEET;
2. N62°34'45"E, A DISTANCE OF 656.58 FEET;
3. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 19°36'12", A RADIUS OF 792.29 FEET, AND AN ARC LENGTH OF 271.08 FEET;
4. N82°10'57"E, A DISTANCE OF 115.16 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 37.267 ACRES OF LAND, MORE OF LESS.
TOTAL AREA OF PARCELS A & B = 45.709 ACRES.

THE BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING S00°34'55"E BETWEEN A 1-1/2" BRASS CAP AT THE NORTHEAST CORNER AND A 3-1/4" ALUMINUM CAP AT THE EAST ONE QUARTER CORNER.

PREPARED BY: JANET A. CALDWELL, PLS 29027
FOR AND ON BEHALF OF THE LUND PARTNERSHIP INC.
12265 W. BAYAUD AVE., SUITE 130
LAKEWOOD, COLORADO 80228
JULY 16, 2007



EXHIBIT B
PROPERTY OWNER LIST

NAME1	NAME2	ADDRESS1	ADDRESS2	CITY	STATE CODE	ZIPCODE
CENTURY LAND HOLDINGS LLC	C/O PROPERTY TAX DEPT	8390 E CRESCENT PKWY STE 650		GREENWOOD VILLAGE	CO	80111 2940
CENTURY LIVING AT VERONA LLC	C/O PERSONAL PROPERTY DEPARTMENT	8390 E CRESCENT PKWY		GREENWOOD VILLAGE	CO	80111 2811
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
KATIA CLUGSTON PATTERSON		2363 PRIMO RD UNIT D		LITTLETON	CO	80129 6566
ANDREW D FRANKLIN &	WENDY J FRANKLIN	2363 PRIMO RD E		LITTLETON	CO	80129
THOMAS W BARENBERG &	BRIDGET BARENBERG	1745 SHEA CENTER DR APT 370		HIGHLANDS RANCH	CO	80129 1537
MERLE LITTLEFIELD &	BEVERLY J LITTLEFIELD	2317 PRIMO RD UNIT A		LITTLETON	CO	80129 6564
JOHN G MICHAK JR &	RETA MICHAK	2317 PRIMO RD UNIT B		LITTLETON	CO	80129 6564
HAZZARD TRUST		2317 PRIMO RD C		LITTLETON	CO	80129
VERN AND CHRIS VOSS LIVING TRUST		2317 PRIMO RD UNIT D		LITTLETON	CO	80129 6564
DAVID J SEIFRIED		2317 PRIMO RD		LITTLETON	CO	80129 6564
JILL F BARR REVOCABLE TRUST		2317 PRIMO RD UNIT F		LITTLETON	CO	80129 6564
CHRISTY M NELSON		2261 PRIMO RD UNIT A		LITTLETON	CO	80129 6562
MARTIN D LYNCH & JEANNE M LYNCH		2261 PRIMO RD B		LITTLETON	CO	80129
LLOYD A GREENE &	JUDITH A GREENE	2261 PRIMO RD C		LITTLETON	CO	80129
CHARLES T BOWN TRUST &	MARY A BOWN TRUST	2261 PRIMO RD D		LITTLETON	CO	80129
THOMAS J AND SHERYL L STONE TRUST		2261 PRIMO RD E		LITTLETON	CO	80129
HOWARD ROGER TALLMAN &	DOREEN SUSAN TALLMAN	2261 PRIMO RD F		LITTLETON	CO	80129
CAMPBELL FAMILY TRUST		2195 PRIMO RD UNIT A		LITTLETON	CO	80129 6560
CHRISTINE ANN ROBERTSON &	IAN DOUGLAS ROBERTSON	2195 PRIMO RD UNIT B		LITTLETON	CO	80129 6560
JAMES S RANKIN &	LINDA S RANKIN	2195 PRIMO RD UNIT C		LITTLETON	CO	80129 6560
PRIMO REVOCABLE TRUST		609 W LITTLETON BLVD STE 206		LITTLETON	CO	80120 2352
1993 WRIGHT FAMILY TRUST		2195 PRIMO RD		LITTLETON	CO	80129 6560
JOHNSON FAMILY TRUST		2195 PRIMO RD UNIT F		LITTLETON	CO	80129 6560
ALFRED DEWITT SULLIVAN & DOROTHY HESS SULLIVAN &	ALFRED D SULLIVAN REVOCABLE TRUST & ETAL	2409 PRIMO RD UNIT A		LITTLETON	CO	80129 6568
KEVIN JAMES BARRE &	EUGENIA MARIE BARRE	2409 PRIMO RD UNIT B		LITTLETON	CO	80129 6568
MICHAEL T SPAHN &	TERRI L SPAHN	2409 PRIMO RD UNIT C		LITTLETON	CO	80129 6568
LARRY S NEWLIN & LAURA J NEWLIN		2409 PRIMO RD APT D		LITTLETON	CO	80129 6568
RANDY CHESTNUT LIVING TRUST	LISA CHESTNUT LIVING TRUST	2409 PRIMO RD		LITTLETON	CO	80129 6568
DAVID F HOFFMAN TRUST		2409 PRIMO RD APT F		LITTLETON	CO	80129 6568

CHERYL ANN SHAFRON REVOCABLE TRUST		2363 PRIMO RD UNIT A		LITTLETON	CO	80129 6566
KAREN TROTT		2363 PRIMO RD UNIT B		LITTLETON	CO	80129 6566
BRENDA A JENSEN REVOCABLE TRUST	DANIEL M JENSEN REVOCABLE TRUST	2363 PRIMO RD C		LITTLETON	CO	80129
JOHNNY P RAMSTETTER &	ROSA RAMSTETTER	2366 PRIMO RD UNIT 101		LITTLETON	CO	80129 6567
DARLA PIERCE LIVING TRUST		2366 PRIMO RD 102		LITTLETON	CO	80129
JUAN COLON		2366 PRIMO RD UNIT 103		LITTLETON	CO	80129 6567
PATRICIA A HAVENER		2366 PRIMO RD 201		LITTLETON	CO	80129
RICK CHILINGARIAN		2366 PRIMO RD UNIT 202		LITTLETON	CO	80129 6567
ROBERT C JOHNSON &	NADINE A JOHNSON	2366 PRIMO RD UNIT 203		LITTLETON	CO	80129 6567
JOHN AND PATRICIA ROTHARMEL TRUST		2366 PRIMO RD UNIT 204		LITTLETON	CO	80129 6567
GARY A WAYNE		2366 PRIMO RD UNIT 205		LITTLETON	CO	80129 6567
JOHANNA PETRONELLA BENINK		2366 PRIMO RD UNIT 206		LITTLETON	CO	80129 6567
ANNETTE STEARMAN		2366 PRIMO RD UNIT 207		LITTLETON	CO	80129 6567
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
VERONA BUILDING CO LLC		C/O BATHGATE CAPITAL PARTNERS	5350 S ROSLYN ST STE 400	GREENWOOD VILLAGE	CO	80111
ROBERT W CHELINE &	ROSELYN CHELINE	2320 PRIMO RD UNIT 101		LITTLETON	CO	80129 6572
BEVERLY DUPREY FAMILY TRUST		4066 THOMASON TRL		REDDING	CA	96002 9612
GOINS TRUST		2320 PRIMO RD UNIT 103		LITTLETON	CO	80129 6572
VAN S YOUNG &	DENISE H YOUNG	2320 PRIMO RD UNIT 201		LITTLETON	CO	80129 6573
TRACY DUNCAN &	SHANNON DUNCAN	8025 S MARION CT		CENTENNIAL	CO	80122 2906
MARK A LICHTWARDT		1091 MICHENER WAY		HIGHLANDS RANCH	CO	80126 4765
DOUGLAS M PARKER &	MYRA SAGER PARKER	2320 PRIMO RD APT 204		LITTLETON	CO	80129 6565
FRANCES LUNDGREN		2320 PRIMO RD UNIT 205		LITTLETON	CO	80129 6573
PETER J MACDONALD		2320 PRIMO RD APT 206		LITTLETON	CO	80129 6565
DAVID ARTHUR JOHN OUTERIDGE		2320 PRIMO RD UNIT 207		LITTLETON	CO	80129 6573
GEORGIA E SIMPSON TRUST		2099 PRIMO RD A		LITTLETON	CO	80129
JOSEPH HAGEMAN &	MICHELLE HAGEMAN	2099 PRIMO RD UNIT B		LITTLETON	CO	80129 6575
BRUCE K TAYLOR &	DENISE FEY TAYLOR	2099 PRIMO RD C		LITTLETON	CO	80129
WILLIAM L TAYLOR TRUST		2099 PRIMO RD D		LITTLETON	CO	80129
MICHAEL MILLER LIFE ESTATE & DONNA MILLER LIFE ESTATE	MILLER IRREVOCABLE TRUST	6834 S UNIVERSITY BLVD APT 461		CENTENNIAL	CO	80122 1515
EARL F JAYNES &	PATSY A JAYNES	2099 PRIMO RD F		LITTLETON	CO	80129
LECKY PROPERTIES LLC		273 STILLWATER CIR		GRANBY	CO	80446 9223
GARRY S WOLFF &	DIANNE M WOLFF	2065 PRIMO RD UNIT B		LITTLETON	CO	80129 6577
JAMES RICHARD BAROFFIO SR		2065 PRIMO RD UNIT C		LITTLETON	CO	80129 6577

JOHN STANLEY BALDWIN &	MARJORIE LEE BALDWIN REVOCABLE TRUST	2065 PRIMO RD D		LITTLETON	CO	80129
DAVID A BIRD		2065 PRIMO RD		LITTLETON	CO	80129 6576
BARRY BRISBEN &	COLLEEN BRISBEN	2065 PRIMO RD UNIT F		LITTLETON	CO	80129 6577
JAMES H BISETTI		2033 PRIMO RD UNIT A		LITTLETON	CO	80129 6579
EDWARD M YOSSES &	BARBARA A YOSSES	2033 PRIMO RD UNIT B		LITTLETON	CO	80129 6579
ANDREW JONES		2033 PRIMO RD UNIT C		LITTLETON	CO	80129 6579
MITCHELL N VEEDER &	JAYNE B VEEDER	2033 PRIMO RD UNIT D		LITTLETON	CO	80129 6579
KENNETH G STUCKEY &	JOANNA W CHAU	2033 PRIMO RD UNIT E		HIGHLANDS RANCH	CO	80129 6579
HOLLY HARKNESS CLARK TRUST &	DONALD ROBERT CLARK TRUST	2033 PRIMO RD UNIT F		LITTLETON	CO	80129 6579
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
JEAN L ALLARDICE		2133 PRIMO RD 101		LITTLETON	CO	80129
STEPHEN L MOORE &	DEANNE H MOORE	2133 PRIMO RD UNIT 102		LITTLETON	CO	80129 6558
KAREN ASBRIDGE		2133 PRIMO RD UNIT 103		LITTLETON	CO	80129 6558
SAMUILL GOTLIB &	REGINA GOTLIB	2133 PRIMO RD APT 201		LITTLETON	CO	80129 6558
JUDITH I MARTURANO		2133 PRIMO RD APT 202		LITTLETON	CO	80129 6558
MARY LOU BLEECKER TRUST		2133 PRIMO RD UNIT 203		LITTLETON	CO	80129 6558
TIMOTHY A KERR &	SUSAN M KERR	2133 PRIMO RD UNIT 204		LITTLETON	CO	80129 6558
MARCUS K HEINRICH DECLARATION OF TRUST		1 BEACH DR SE UNIT 1605		SAINT PETERSBURG	FL	33701 3956
DARA LYN TRIBELHORN &	BETH A TRIBELHORN	2133 PRIMO RD APT 206		LITTLETON	CO	80129 6558
EMILY A COFFEY FAMILY TRUST AGREEMENT		2133 PRIMO RD UNIT 207		LITTLETON	CO	80129 6558
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEAVEY POGUE P.C.	4725 S MONACO ST STE 360	DENVER	CO	80237
CHRISTOPHER R & MARJORIE H BEERY LIVING TRUST		2262 PRIMO RD APT 101		LITTLETON	CO	80129 6563
MARK S WILL &	KATHLEEN WILL	2262 PRIMO RD APT 102		LITTLETON	CO	80129 6563
JANET R GIBLEY		2262 PRIMO RD 103		LITTLETON	CO	80129
WAYNE T STERLING & TAMI L STERLING &	DONALD E STERLING & SUE M STERLING	2262 PRIMO RD UNIT 201		LITTLETON	CO	80129 6563
MACRAE NELSON FAMILY TRUST		2262 PRIMO RD UNIT 202		LITTLETON	CO	80129 6563
JERILYNN A KNUDTSON		2262 PRIMO RD APT 203		LITTLETON	CO	80129 6563
CARY FAMILY 1993 TRUST		2262 PRIMO RD UNIT 204		LITTLETON	CO	80129
SHANE LEE ASCHAN &	PATRICIA MARY WIPPRECHT ASCHAN	2262 PRIMO RD UNIT 205		LITTLETON	CO	80129 6563
THOMAS E TICER &	MARCIA K TICER	2262 PRIMO RD APT 206		LITTLETON	CO	80129 6563
THOMAS J CADWELL &	JULIE A CADWELL	2262 PRIMO RD APT 207		LITTLETON	CO	80129 6563
JAMES JOHN MCGINLEY &	JOAN F MCGINLEY	2198 PRIMO RD APT 101		LITTLETON	CO	80129 6561
ROBERT J LEENERTS JR &	KAY L LEENERTS	2198 PRIMO RD UNIT 102		LITTLETON	CO	80129 6561
MATTHEW L HENEHAN &	DEBORAH F HENEHAN	2198 PRIMO RD APT 103		LITTLETON	CO	80129 6561

RICHARD FRED KRAFT &	JUDITH O KRAFT	2198 PRIMO RD 201		LITTLETON	CO	80129
CAROL A WINDHOLZ		2198 PRIMO RD 202		LITTLETON	CO	80129
BOBBY LEE JONES &	SHELLEY SUTTON JONES	2198 PRIMO RD UNIT 203		LITTLETON	CO	80129 6561
DITOLLA REVOCABLE LIVING TRUST		2198 PRIMO RD 204		LITTLETON	CO	80129
KATHRYN D NEELY TRUST		2198 PRIMO RD 205		LITTLETON	CO	80129
THERESA I COPE		2198 PRIMO RD, UNIT 206		LITTLETON	CO	80129 6561
JAMES L SNYDER AND MELBA C SNYDER JOINT TRUST		7500 E MCCORMICK PKWY LOT 76		SCOTTSDALE	AZ	85258 2916
BRADFORD C SCOTT &	MARTHA K SCOTT	2134 PRIMO RD APT 101		LITTLETON	CO	80129 6559
TAN HUA LEE &	LI HUA CHENG	2134 PRIMO RD APT 102		LITTLETON	CO	80129 6559
LARRY AURICH &	BARBARA AURICH	2134 PRIMO RD APT 103		LITTLETON	CO	80129 6559
CHRISTOPHER R NELSON &	JUDITH A NELSON	2134 PRIMO RD APT 201		LITTLETON	CO	80129 6559
ROSE A SCILEPPI		2134 PRIMO RD APT 202		LITTLETON	CO	80129 6559
SANDRA J KALLENBACH		2134 PRIMO RD UNIT 203		LITTLETON	CO	80129 6559
MARJORIE JEAN HANSON		2134 PRIMO RD APT 204		LITTLETON	CO	80129 6559
START TO FINISH REAL ESTATE INVESTMENT SERVICES LLC		7608 S OVERLOOK WAY		LITTLETON	CO	80128 2601
JAMES M BENAQUIS		2134 PRIMO RD APT 206		LITTLETON	CO	80129 6559
BARBARA F SHISSLER		2134 PRIMO RD UNIT 207		LITTLETON	CO	80129 6559
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
DENNIS SEYMOUR LIVING TRUST		2663 CHANNEL DR		LITTLETON	CO	80129 3004
SHANNON ALLEN &	CHASE PICKETT	2655 CHANNEL DR		LITTLETON	CO	80129 3004
JACOB HEIDKE AVIS		2649 CHANNEL DR		LITTLETON	CO	80129 3004
MICHAEL VICTOR KAGAN &	MARIA BELEM SILVA KAGAN	2641 CHANNEL DR		LITTLETON	CO	80129 3004
JOAN ANDREA LACROIX		2633 CHANNEL DR		LITTLETON	CO	80129 3004
NEAL NGUYEN &	IVY TRAN	2625 CHANNEL DR		LITTLETON	CO	80129 3004
VIETTA DEKHTYAR		2617 CHANNEL DR		LITTLETON	CO	80129 3004
KEITH ALLEN WEYER &	JILL ANNE MELO GERVACIO	2609 CHANNEL DR		LITTLETON	CO	80129 3004
MARY JO HANSEN &	CHANCE DAVID SCOTT	2597 CHANNEL DR		LITTLETON	CO	80129 3005
JAKE LOMAS &	NATILIE LOMAS	2581 CHANNEL DR		LITTLETON	CO	80129 3005
JEFFERY LEONARD ENGLERT &	JOANNA DUDEK	2571 CHANNEL DR		LITTLETON	CO	80129 3005
BRENDA LEE BROOK		2559 CHANNEL DR		LITTLETON	CO	80129 3005
JEANEE LEIGH BURTON &	GRANT ROBERT DAHL	2551 CHANNEL DR		LITTLETON	CO	80129 3005
MARK POWELL		2543 CHANNEL DR		LITTLETON	CO	80129 3005

MICHAEL ADAM CHARNEKIE		2535 CHANNEL DR		LITTLETON	CO	80129 3005
PHU LE &	HAILEY HIEN LE & TRANG THI HOAI LE	2527 CHANNEL DR		LITTLETON	CO	80129 3005
SARAH R DAVIS		2519 CHANNEL DR		LITTLETON	CO	80129 3005
BARRY CARSON &	CAROL CARSON	2511 CHANNEL DR		LITTLETON	CO	80129 3005
CITYSCAPES AT HIGHLINE HOMEOWNERS ASSOCIATION INC		3600 S YOSEMITE ST STE 400		DENVER	CO	80237 1816
CITYSCAPES AT HIGHLINE HOMEOWNERS ASSOCIATION INC		3600 S YOSEMITE ST STE 400		DENVER	CO	80237 1816
NICHOLAS ALLIN ROBERTSON		2658 CHANNEL DR		LITTLETON	CO	80129 3004
KAYLENE MARIE HELING		2652 CHANNEL DR		LITTLETON	CO	80129 3004
ZIP DOAN		2646 CHANNEL DR		LITTLETON	CO	80129 3004
AMY CHRISTINE HEALY		8333 RIVULET PT		LITTLETON	CO	80129 3008
DANIEL TERRANCE SPURGEON &	WILLIAM DANIEL SPURGEON	8337 RIVULET PT		LITTLETON	CO	80129 3008
NEST INVESTMENTS LLC		1354 E IRISH PLACE		CENTENNIAL	CO	80122
PAUL MICHAEL RAMIREZ &	KAREN E RICHTER	8347 RIVULET PT		LITTLETON	CO	80129 3008
ASHLEY ELIZABETH JORDET &	NATHAN RUSSELL PARKINSON	8350 RIVULET PT		LITTLETON	CO	80129 3008
SOUTHPHAIPHANH PHIAVONG		22440 E ROCKINGHORSE PKWY		AURORA	CO	80016 7918
DANIEL P FARLEY JR		8342 RIVULET PT		LITTLETON	CO	80129 3008
KRISTIN CARR		8338 RIVULET PT		LITTLETON	CO	80129 3008
JESSICA L BROWN &	JULIAN A ULIBARRI	8332 RIVULET PT		LITTLETON	CO	80129 3008
MEREDITH ROSENBLATT &	DAN SZYMANSKI	8325 FARMERS WAY		LITTLETON	CO	80129 3006
KILA LEGLER		8331 FARMERS WAY		LITTLETON	CO	80129 3006
SAWYER ELIJAH PETTIT &	MEAGAN ARTHUR PETTIT	8335 FARMERS WAY		LITTLETON	CO	80129 3006
SYDNEY ELIZABETH LINDEMAN		8341 FARMERS WAY		LITTLETON	CO	80129 3006
BARBI FLOWERS &	KREGG FLOWERS	8340 FARMERS WAY		LITTLETON	CO	80129 3006
KAITLIN TAYLOR LUDWIG &	JAMES ROBERT LUDWIG & JULIA KAY LUDWIG	8334 FARMERS WAY		LITTLETON	CO	80129
KAREN SYPOLT 2017 TRUST		8330 FARMERS WAY		LITTLETON	CO	80129 3006
KATHY LEANNE EHLER LIVING TRUST		8324 FARMERS WAY		LITTLETON	CO	80129 3006
NATALIE NICOLE GRAVES &	SUDDHA SATTVA GRAVES	12547 SE OLD CYPRESS DR		HOBE SOUND	FL	33455 7900
TYLER HANNAH &	STEPHANIE TU	1663 STABLE VIEW DR		CASTLE PINES	CO	80108 9546
BARBARA JEAN SEPENZIS		8321 RIVERSCAPE CT		LITTLETON	CO	80129 3007
CRAIG JAMES SMITH		8318 RIVERSCAPE CT		LITTLETON	CO	80129 3007
CHRISTIAN BERENICE ORTEGA &	NATHAN ESPINOZA	8314 RIVERSCAPE CT		LITTLETON	CO	80129 3007
STEPHEN VINCENT TAYLOR &	KACI DEWITT RICKARDS	2504 CHANNEL DR		LITTLETON	CO	80129 3005
MICHAEL ANTHONY PERRY &	TANYA MARIE PERRY	2498 CHANNEL DR		LITTLETON	CO	80129 3003

HEATHER OLSON MANN		2492 CHANNEL DR		LITTLETON	CO	80129
CHRISTOPHER MICHAEL BAKER		2484 CHANNEL DR		LITTLETON	CO	80129 3003
WESKEAL DAMARA WEST		2476 CHANNEL DR		LITTLETON	CO	80129 3003
RHONDA LEE FERNSTEDT &	ROBERT L SIMPSON	2468 CHANNEL DR		LITTLETON	CO	80129 3003
ROBERT DANIEL MILES BRADSHAW		2460 CHANNEL DR		LITTLETON	CO	80129
TRISTAN MRAZ &	LINH MRAZ	6646 W HAMILTON DR		LAKEWOOD	CO	80227 5336
BRENNAN WILLIAM BOEHNE		2446 CHANNEL DR		LITTLETON	CO	80129 3003
MICHAEL H ORSI		2438 CHANNEL DR		LITTLETON	CO	80129 3003
CITYSCAPES AT HIGHLINE HOMEOWNERS ASSOCIATION INC		3600 S YOSEMITE ST STE 400		DENVER	CO	80237 1816
CENTENNIAL WATER AND SANITATION DISTRICT		62 PLAZA DR		HIGHLANDS RANCH	CO	80129 2304
RICHMOND AMERICAN HOMES OF COLORADO INC		4350 S MONACO ST		DENVER	CO	80237 3400
EMMA ALEJANDRA RUBIO RUBIO		8377 LORENZO LN UNIT A		LITTLETON	CO	80129 3084
TATIANA MARIE BAHOU		8377 LORENZO LN UNIT B		LITTLETON	CO	80129 3084
MARYAM SHAHROKHI TRUST		9929 CHATSWOOD TRL		HIGHLANDS RANCH	CO	80126 8825
SCOTT ALAN KISSINGER &	RYAN MICHAEL KISSINGER	8377 LORENZO LN UNIT D		LITTLETON	CO	80129 3084
SAKTHIVEL SADHANANTHAM &	ARCHANA KRISHNAN	8377 LORENZO LN		LITTLETON	CO	80129 3083
KATIE DEMPSTER		8377 LORENZO LN UNIT F		LITTLETON	CO	80129 3084
MAKENNA JOANN SCHLEY		8376 LORENZO LN UNIT F		LITTLETON	CO	80129 3082
WHITNEY BLANCHARD		8376 LORENZO LN		LITTLETON	CO	80129 3081
GREGORY ARLETH		8376 LORENZO LN UNIT D		LITTLETON	CO	80129 3082
RAJATHI NARENDHARAN &	NARENDHARAN PALANISAMY RAJAHRAMAN	8376 LORENZO LN UNIT C		LITTLETON	CO	80129 3082
WILLIAM L TAYLOR TRUST		8376 LORENZO LN UNIT B		LITTLETON	CO	80129 3082
DUSTIN LLOYD WHITE &	BROOKE MICHELLE WHITE	8376 LORENZO LN UNIT A		LITTLETON	CO	80129 3082
MARK CHRISTOPHER BARONS		8387 DONATI TER UNIT A		LITTLETON	CO	80129 3062
MICHAEL DASHIELL THACKER		8387 DONATI TER UNIT B		LITTLETON	CO	80129 3062
HUNG CHUNG LI &	SHIH CHEN SU	8387 DONATI TER UNIT C		LITTLETON	CO	80129 3062
DONNA JEAN SCHWARTZ		8387 DONATI TER UNIT D		LITTLETON	CO	80129 3062
MOULIKA BOLLINADI		8387 DONATI TER		LITTLETON	CO	80129 3061
NGOCCAM AMY DYSTER REVOCABLE LIVING TRUST		8387 DONATI TER UNIT F		LITTLETON	CO	80129 3062
TEDD ALAN NICHOLLS		8388 DONATI TER UNIT F		LITTLETON	CO	80129 3064
ETHAN JOSEPH SMITH &	JOSEPH E SMITH	8388 DONATI TER		LITTLETON	CO	80129 3063
JORGE L BIGAS MULERO &	MADLINE QUINONES	8388 DONATI TER UNIT D		LITTLETON	CO	80129 3064
CATHERINE ASHLEY BEECHEN		8388 DONATI TER UNIT C		LITTLETON	CO	80129 3064
CENTURY LAND HOLDINGS LLC		8390 E CRESCENT PKWY STE 650		GREENWOOD VILLAGE	CO	80111 2940

RYAN HENRY		8388 DONATI TER UNIT A		LITTLETON	CO	80129 3064
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEAVER POGUE P.C.	4725 S MONACO ST STE 360	DENVER	CO	80237
VERONA CLUBHOUSE ASSOCIATION		8390 E CRESCENT PKWY STE 650		GREENWOOD VILLAGE	CO	80111 2940
GREGORY M TRUJILLO * MICHELLE ELAINE TRUJILLO &	ANDREW JOSIAH TRUJILLO	8410 DONATI TER		LITTLETON	CO	80129 3065
SHARON KAYE QUILAUSING		8410 DONATI TER UNIT D		LITTLETON	CO	80129 3066
THOMAS CHARLES BEEDY &	KELSEY ELIZABETH OLDERSHAW	8410 DONATI TER UNIT C		LITTLETON	CO	80129 3066
CATHERINE JOANNE FEY		8410 DONATI TER UNIT B		LITTLETON	CO	80129 3066
RODOLFO ENRIQUE MANOSALVA &	MOTOKO MANOSALVA	8410 DONATI TER UNIT A		LITTLETON	CO	80129 3066
MAHENDRANADHA REDDY YERASI &	NEERAJA YERASI	8430 DONATI TER UNIT D		LITTLETON	CO	80129 3070
DUSTIN JOSEPH PATTEN		8430 DONATI TER UNIT C		LITTLETON	CO	80129 3070
PUSHPA SEKHARA REDDY MATLI &	PADMAJA MATLI	8430 DONATI TER UNIT B		LITTLETON	CO	80129 3070
TANIA SHEILA FOSTER		8430 DONATI TER UNIT A		LITTLETON	CO	80129 3070
DIANE BOEGER LIVING TRUST &	BRUCE BOEGER REVOCABLE TRUST	2275 SANTINI TRL UNIT F		LITTLETON	CO	80129 3119
JOHN EDWARD DUNBAR III &	ASHLEY RENEE FOOSHEE	2275 SANTINI TRL		LITTLETON	CO	80129 3118
CHASE EMERSON HOVEN		2275 SANTINI TRL UNIT D		LITTLETON	CO	80129 3119
LIWEI ZHANG		2275 SANTINI TRL UNIT C		LITTLETON	CO	80129 3119
MAY KAO LEE &	JONATHAN GUO LEE	2275 SANTINI TRL UNIT B		LITTLETON	CO	80129 3119
MARK LEYBA &	RUTH MARIE LEYBA	2275 SANTINI TRL UNIT A		LITTLETON	CO	80129 3119
MICHAEL AARON BLOOD		2225 SANTINI TRL UNIT D		LITTLETON	CO	80129 3115
EVA E AL QUBAISI		2225 SANTINI TRL UNIT C		LITTLETON	CO	80129 3115
NALLELY SOLEDAD RODRIGUEZ ROMERO		2225 SANTINI TRL UNIT B		LITTLETON	CO	80129 3115
SHERI LEIGH BARONS		2225 SANTINI TRL UNIT A		LITTLETON	CO	80129 3115
ALEC MORGAN HOLLAND &	MEGAN GILCHREST HOLLAND	8405 GALVANI TRL A		LITTLETON	CO	80129
KATHERINE ELIZABETH HARTWIG		8405 GALVANI TRL B		LITTLETON	CO	80129
ARNELLA ASHOTOVNA GRIGORYAN &	STELLA GEORGIEVNA GRIGORYAN	8405 GALVANI TRL C		LITTLETON	CO	80129
JANA ELAINE EVANS		8405 GALVANI TRL UNIT D		LITTLETON	CO	80129 3072
TODD LAWRENCE HEINL &	SAMANTHA ANN HEINL	11157 SWEET CICELY DR		PARKER	CO	80134 4070
TEDD MARTIN STATELY		8421 GALVANI TRL UNIT B		LITTLETON	CO	80129 3076
SHREERAM NARAPAREDDY &	LATHA B KUMAR SWAMY	8421 GALVANI TRL UNIT C		LITTLETON	CO	80129 3076
KIMBERLY MARIE HYESOOK LAMBERT		8421 GALVANI TRL UNIT D		LITTLETON	CO	80129 3076
M5 LAND HOLDINGS LLC		5380 EVENING CANYON WAY		ALTA LOMA	CA	91737 1781
ALI JOHN HASHEMI		8421 GALVANI TRL UNIT F		LITTLETON	CO	80129 3076
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEAVER POGUE P.C.	4725 S MONACO ST STE 360	DENVER	CO	80237
MONICA JAEHEE WICHMANN &	MATTHEW DEAHAN WICHMANN	2300 SANTINI TRL UNIT A		LITTLETON	CO	80129 3121

UTSAB SARKAR		10134 WHITE OAK WAY		HIGHLANDS RANCH	CO	80129 4640
ANOOP JAVVADI &	CHRISHMA MAKINENI	2300 SANTINI TRL UNIT C		LITTLETON	CO	80129 3121
PRIYANKA GOEL		2300 SANTINI TRL UNIT D		LITTLETON	CO	80129 3121
MANOJ MISHRA &	NIHARIKA SHUKLA	2300 SANTINI TRL		LITTLETON	CO	80129 3120
CHRISTOPHER WRIGHT WOLLBERG		2300 SANTINI TRL UNIT F		LITTLETON	CO	80129 3121
GUOFAN XU		2260 SANTINI TRL UNIT A		LITTLETON	CO	80129 3117
SHANE THOMAS CALDERWOOD		2260 SANTINI TRL UNIT B		LITTLETON	CO	80129 3117
JESSE BRYAN LINDEN		2260 SANTINI TRL UNIT C		LITTLETON	CO	80129 3117
ALEX MUKASYAN		2260 SANTINI TRL UNIT D		LITTLETON	CO	80129 3117
BRENT KEKOA RAMOS		2260 SANTINI TRL		LITTLETON	CO	80129 3116
SEUL KI CHOI		2220 SANTINI TRL UNIT A		LITTLETON	CO	80129 3113
ZACHARY GARRETT GUTIERREZ		2220 SANTINI TRL UNIT B		LITTLETON	CO	80129 3113
ETHAN JOEL AGRANOFF		2220 SANTINI TRL UNIT C		LITTLETON	CO	80129 3113
MELISSA GRACE LOVEJOY		2220 SANTINI TRL UNIT D		LITTLETON	CO	80129 3113
AMIT BHAGAT &	HEMLATA SINGH BHAGAT	2220 SANTINI TRL		LITTLETON	CO	80129 3112
BDM CAPITAL TIME INVESTMENTS LLC		4651 S PERRY PARK RD		SEDALIA	CO	80135 8208
HARRISON RICHARD KILLEN		2180 SANTINI TRL UNIT B		LITTLETON	CO	80129 3111
CAROLEE MCNEIL		2180 SANTINI TRL UNIT C		LITTLETON	CO	80129 3111
SEAN MICHAEL THORNTON		2180 SANTINI TRL UNIT D		LITTLETON	CO	80129 3111
JEREMY SCOT FENN		2180 SANTINI TRL		LITTLETON	CO	80129 3110
GUI QING CHEN		2180 SANTINI TRL UNIT F		LITTLETON	CO	80129 3111
RISHI LUTHRA &	GEETIKA LUTHRA	2140 SANTINI TRL UNIT A		LITTLETON	CO	80129 3109
CARRIE K DELIMA &	ZACHARY KIEFER DELIMA	10362 W REMINGTON DR		LITTLETON	CO	80127 4285
BRANDON MARK KALAROVICH		2140 SANTINI TRL UNIT C		LITTLETON	CO	80129 3109
KATARINA SIPAN BAKER		2140 SANTINI TRL UNIT D		LITTLETON	CO	80129 3109
CODY T WOOD &	TYLER D WOOD	2140 SANTINI TRL		LITTLETON	CO	80129 3108
CAROLINE BENZ ZBORALSKI &	JASON ZBORALSKI	1354 E IRISH PL		CENTENNIAL	CO	80122 3037
WILLIAM LLOYD JR		2100 SANTINI TRL UNIT A		LITTLETON	CO	80129 3107
COLE MATTHEW PROCTOR		2100 SANTINI TRL UNIT B		LITTLETON	CO	80129 3107
BRENT TERRELL		2100 SANTINI TRL UNIT C		LITTLETON	CO	80129 3107
SHIR RAIZY LEVY &	JACOB JOHNATHAN LEVY	2100 SANTINI TRL UNIT D		LITTLETON	CO	80129 3107
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEAVER POGUE P.C.	4725 S MONACO ST STE 360	DENVER	CO	80237
ENHUI REN &	HENRY KUO	8412 GALVANI TRL		LITTLETON	CO	80129 3073

SUSAN THOMASON		8412 GALVANI TRL UNIT D		LITTLETON	CO	80129 3074
LARISA SAVELIEV		8412 GALVANI TRL C		LITTLETON	CO	80129
PORTIA R WEATHERSBY		8412 GALVANI TRL B		LITTLETON	CO	80129
MELINA C SNIDER		8412 GALVANI TRL UNIT A		LITTLETON	CO	80129 3074
JOEL CHRISTOPHER GALLI		8428 GALVANI TRL		LITTLETON	CO	80129 3077
HYOUNGSOO DO &	NURI LEE	8811 E HAMPDEN AVE STE 210		DENVER	CO	80231 4931
ANDREY MIKHAYLOVICH TOKAREV &	ANASTASIA SERGEEVNA MAKSIMENKO	8428 GALVANI TRL UNIT C		LITTLETON	CO	80129 3078
MARC RYAN LAWSON &	COURTNEY LYNNE LAWSON	8428 GALVANI TRL UNIT B		LITTLETON	CO	80129 3078
ANDREW JOSEPH ROSS &	EMILY JEAN SCHLEICH	8428 GALVANI TRL UNIT A		LITTLETON	CO	80129 3078
SHIRIN P CHOWDHURY		9908 PRAIRIE FOUNTAIN COURT		HIGHLANDS RANCH	CO	80130
SHANNON PHILLIPS		8440 GALVANI TRL UNIT B		LITTLETON	CO	80129 3080
THOMAS J VERRETTE &	STEPHANIE MIDDLETON VERRETTE	8440 GALVANI TRL UNIT A		LITTLETON	CO	80129 3080
PARAMASIVAM THIYAGARAJAN &	VIJAYALAKSHMI CONJEEVARAM	8403 RIZZA ST UNIT A		LITTLETON	CO	80129 3091
MCKADE AUSTIN CLARK &	ANDREA MIHAILESCU MANIO	8403 RIZZA ST UNIT B		LITTLETON	CO	80129 3091
DANIELE BONIFAZI &	PAULINE BONIFAZI	8403 RIZZA ST UNIT C		LITTLETON	CO	80129 3091
BENNETT OGDEN &	ABBY OGDEN	8403 RIZZA ST UNIT D		LITTLETON	CO	80129 3091
DULCY NADINE NIEMELA		8403 RIZZA ST		LITTLETON	CO	80129 3090
MIRZA MASHRUR AHMED &	SHAMAYETH SHAMPA	8417 RIZZA ST UNIT A		LITTLETON	CO	80129 3095
MATHEW CHARLES LICHINI		8417 RIZZA ST UNIT B		LITTLETON	CO	80129 3095
MEGANA GOWDA &	ANITHA M CHELUVARAJAPPA & SADANANDA NARAYANAPPA	8417 RIZZA ST UNIT C		LITTLETON	CO	80129 3095
JAMES MICHAEL ZEDOSKY &	TAMMY JONES ZEDOSKY	2605 CHADBOURNE DR		YORK	PA	17404 1154
AZAD MOHAMMAD HOSSAIN		8417 RIZZA ST		LITTLETON	CO	80129 3094
JEFFREY R KASSAL &	HEIDI J KASSAL	8433 RIZZA ST UNIT A		LITTLETON	CO	80129 3099
CAITLIN M OSBORN &	ROBERTA A OSBORN	8433 RIZZA ST, UNIT B		LITTLETON	CO	80129 3099
TYLER MATTHEW PROWANT &	KAITLYN MEKAYLA PROWANT	8433 RIZZA ST C		LITTLETON	CO	80129
KP PROPERTY LLC		8433 RIZZA ST, UNIT D		LITTLETON	CO	80129 3099
VIVEK KUMAR &	FNU SHIKHA KUMARI	8447 RIZZA ST A		LITTLETON	CO	80129
ELEANOR JEAN WILLS &	ZACHARY EUGENE PETRONE	8447 RIZZA ST B		LITTLETON	CO	80129
SIDNEY MARK WIRTZ		8447 RIZZA ST C		LITTLETON	CO	80129
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEAVER POGUE P.C.	4725 S MONACO ST STE 360	DENVER	CO	80237
JESSE COLE PERKINS &	KARA KRISTEN PERKINS	8404 RIZZA ST		LITTLETON	CO	80129 3092
LISA ANN SHELTON		8404 RIZZA ST UNIT D		LITTLETON	CO	80129 3093
BARRY GILANI &	ASHLEY GRACE GILANI	8404 RIZZA ST UNIT C		LITTLETON	CO	80129 3093
PAMELA LEE CALDERWOOD &	DAVID ALAN CALDERWOOD	8404 RIZZA ST UNIT B		LITTLETON	CO	80129 3093

MARC LEHMAN BLACKFORD		8404 RIZZA ST UNIT A		LITTLETON	CO	80129 3093
RAJEEV B RANGAPPA &	SARASWATHI S HANUMANTHEGOWDA	11553 174TH AVE NE		REDMOND	WA	98052 1642
RAGHUVIR V SHIRODKAR &	NIKITA SHIRODKAR	8418 RIZZA ST UNIT D		LITTLETON	CO	80129 3097
JOHN RETRUM		8418 RIZZA ST UNIT C		LITTLETON	CO	80129 3097
RIZWAN HUSSAIN FAROOQI		8418 RIZZA ST UNIT B		LITTLETON	CO	80129 3097
SRIDHAR BABU THUMMALAPENTA &	AMRITHA SRIDHAR	16795 E LAKE DR		CENTENNIAL	CO	80016 3083
CLIFFORD A GATES TRUST &	GREGORY D SAUNDERS	8434 RIZZA ST		LITTLETON	CO	80129 3100
NABIL DAWAHRE AKIL &	VIRGINIA ELENA OLIVIERI MARADEY	8434 RIZZA ST UNIT D		LITTLETON	CO	80129 3101
LYNN R BERG		8434 RIZZA ST UNIT C		LITTLETON	CO	80129 3101
MOM KASTURI BHATTACHARJEE		8434 RIZZA ST UNIT B		LITTLETON	CO	80129 3101
PARISI FAMILY TRUST		8434 RIZZA ST UNIT A		LITTLETON	CO	80129 3101
SIVA SWAROOP VONTELA &	SINDHURI VUKKA	8450 RIZZA ST		LITTLETON	CO	80129 3104
PUVIYARASUN PUGAZHANTHI &	DAVASELVI PUVIYARASUN	8450 RIZZA ST UNIT D		LITTLETON	CO	80129 3105
JOLYN MARIE PALUMBO		8450 RIZZA ST UNIT C		LITTLETON	CO	80129 3105
THARUN YADAV CHINNA REDDYGARI		8450 RIZZA ST UNIT B		LITTLETON	CO	80129 3105
RANDY BUCK &	LYNN BUCK	8450 RIZZA ST UNIT A		LITTLETON	CO	80129 3105
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEAVR POGUE P.C.	4725 S MONACO ST STE 360	DENVER	CO	80237
CENTURY LAND HOLDINGS LLC		8390 E CRESCENT PKWY STE 650		GREENWOOD VILLAGE	CO	80111 2940
CENTURY LIVING AT VERONA LLC		8390 E CRESCENT PKWY STE 650		GREENWOOD VILLAGE	CO	80111 2940
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
CENTURY LIVING AT VERONA LLC		8390 E CRESCENT PKWY STE 650		GREENWOOD VILLAGE	CO	80111 2940
CENTURY LIVING AT VERONA LLC		8390 E CRESCENT PKWY STE 650		GREENWOOD VILLAGE	CO	80111 2940
CENTURY LIVING AT VERONA LLC		8390 E CRESCENT PKWY STE 650		GREENWOOD VILLAGE	CO	80111 2940
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGL SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527

**FOURTH AMENDMENT TO
SERVICE PLAN
FOR
HUNTING HILL METROPOLITAN DISTRICT
DOUGLAS COUNTY, COLORADO**

Prepared by:

Icenogle Seaver Pogue, P.C.
4725 South Monaco Street, Suite 360
Denver, Colorado 80237

As approved by Douglas County
_____, 2024

I. INTRODUCTION

The Service Plan dated August 29, 2007 (the “**Service Plan**”) for the Hunting Hill Metropolitan District (the “**District**”) was approved by the Douglas County Board of County Commissioners (“**Douglas County**”) on September 12, 2007 pursuant to Resolution No. R-007-142, which was recorded with the Douglas County Clerk and Recorder (the “**Clerk and Recorder**”) on September 12, 2007 at Reception No. 2007072874. The District was organized by Order of the District Court in Douglas County on November 20, 2007, which was recorded with the Clerk and Recorder on November 21, 2007 at Reception No. 2007091069. The District was organized to finance public improvements for the benefit of the residents, property owners, and taxpayers of the District.

The Service Plan was amended by the First Amendment to Service Plan for Hunting Hill Metropolitan District (the “**First Amendment**”), which was approved by Douglas County on July 30, 2013 pursuant to Resolution No. R-013-084 and recorded with the Clerk and Recorder on July 31, 2013 at Reception No. 2013063483. The Service Plan was further amended by the Second Amendment to Service Plan for Hunting Hill Metropolitan District (the “**Second Amendment**”), which was approved by Douglas County on October 9, 2018 pursuant to Resolution No. R-018-105 and recorded with the Clerk and Recorder on October 12, 2018 at Reception No. 2018062523. The Service Plan was amended again by the Third Amendment to Service Plan for Hunting Hill Metropolitan District (the “**Third Amendment**”), which was approved by Douglas County on January 24, 2023 pursuant to Resolution No. R-23-016 and recorded with the Clerk and Recorder on January 30, 2023 at Reception No. 2023004170.

This Fourth Amendment to Service Plan for Hunting Hill Metropolitan District (the “**Fourth Amendment**”) is intended to be read in conjunction with the Service Plan, the First Amendment, the Second Amendment and the Third Amendment.

Section I.E of the Service Plan limits the District’s powers to providing public infrastructure improvements and public services for the provision of water services, storm sewers, sanitary wastewater services, street and roadway improvements, traffic and safety control, and mosquito control. The Board of Directors of the District is requesting that Douglas County approve this Fourth Amendment to provide the District the power to finance, design, construct, acquire, install, maintain, and provide for parks and recreation facilities, services, and programs, with the consent of overlapping districts in accordance with § 32-1-107(3), C.R.S.

II. FOURTH AMENDMENT

1. The following subsection is hereby added as Subsection 7 to Section I.E (**Powers**), which will immediately precede the last un-numbered paragraph of Section I.E that begins with “In addition,...”:

Parks and Recreation

7.0. The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for public parks and public recreation centers and

other recreation facilities, services or programs, including, but not limited to, grading, soil preparation, sprinkler systems, fencing, pavilions, playgrounds, playing fields, open space, bike trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping, streetscaping, storage buildings and facilities, weed control, paving, decorative paving, outdoor functional and decorative lighting, community events, pet recreation areas, pet waste stations, and other services, programs and facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. To finance these parks and recreation facilities, the District also has the authority to establish and enter into agreements with 63-20 corporations or similar entities, issue additional bonds, or enter into a facilities acquisition and advance and reimbursement agreement with the developer of the community to repay a developer advance.

The District’s park and recreation powers are limited to the extent that the use of such powers does not duplicate services or facilities provided by either Highlands Ranch Metro District (“**Highlands Ranch Metro**”) or South Suburban Parks and Recreation District (“**South Suburban**”). The Boards of Directors of Highlands Ranch Metro and South Suburban have consented, pursuant to C.R.S. § 32-1-107, to the District’s power to provide public park and public facilities and services. A copy of Highlands Ranch Metro’s resolution and South Suburban’s resolution in this regard are attached hereto as **Exhibit 1** and incorporated herein by this reference.

2. The following subsection is hereby added as Subsection F.5 to Section II (Purpose of the District):

F.5 As is more specifically described in Section V of this Service Plan, the District may finance, design, construct, acquire, install, maintain, and provide for public parks and recreation facilities. Highlands Ranch Metro and South Suburban have consented to the District’s park and recreation powers as evidenced by the consents attached hereto as **Exhibit 1**.

3. The following subsection is hereby added as the new Subsection 7 to Section V.A (Type of Improvements) and the current Section 7 (Other) is renumbered as Section 8 (Other):

7 Parks and Recreation.

The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for public park and public recreation facilities, services or programs, including, but not limited to, grading, soil preparation, sprinkler systems, fencing, pavilions, playgrounds, playing fields, open space, bike trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping, streetscaping, storage buildings and facilities, weed control, paving, decorative paving, outdoor functional and decorative lighting, community events, pet recreation areas, pet waste stations, and other services, programs and facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. Provided, however, the District’s park and recreation powers are limited to the extent that the use of such powers does not

duplicate services or facilities provided by either Highlands Ranch Metro or South Suburban.

IV. EFFECT OF FOURTH AMENDMENT

Except as specifically amended as set forth above, all other provisions of the Service Plan, as amended by the First Amendment, the Second Amendment, and the Third Amendment, shall remain in full force and effect. To the extent there are any inconsistencies between this Fourth Amendment and either the Service Plan, the First Amendment, the Second Amendment, or the Third Amendment, this Fourth Amendment shall control. This Fourth Amendment shall be effective on the date of the effective date of Douglas County's Resolution approving this Fourth Amendment.

EXHIBIT 1

**Highlands Ranch Metropolitan District and South Suburban Parks and Recreation District
Consent to Overlapping Service**



March 18, 2024

62 West Plaza Drive
Highlands Ranch, Colorado 80129

303-791-0430 - Telephone
303-791-3290 - Financial / Customer Service - Fax
www.highlandsranch.org

Jennifer L. Ivey
Icenogle, Seaver, and Pouge, P.C.
4725 South Monaco Street, Suite 360
Denver, Colorado 80237

RE: Hunting Hill Metropolitan District Service Plan

Dear Ms. Ivey,

At its February 27, 2024 meeting, the Board of Directors of the Highlands Ranch Metropolitan District considered and approved the Hunting Hill Metropolitan District's request pursuant to Section 32-1-107, C.R.S. to consent to the addition of the parks and recreation power to the Hunting Hill Metropolitan District's Service Plan provided that the any such park and recreation improvements do not duplicate or interfere with the improvements or facilities constructed or planned by Highlands Ranch Metropolitan District.

Sincerely,

A handwritten signature in blue ink that reads "Stephanie Stanley".

Stephanie Stanley
General Manager

**South Suburban Park and Recreation District
Resolution # 2024-09**

**A RESOLUTION CONSENTING TO THE OVERLAP OF
DISTRICT BOUNDARIES WITH THE HUNTING HILL
METROPOLITAN DISTRICT**

WHEREAS, Section 32-1-107(2), C.R.S. provides that no special district may be organized wholly or partly within an existing special district providing the same service; and

WHEREAS, Section 32-1-107(3)(b)(IV), C.R.S. provides that an overlapping special district may be authorized to provide the same service as the existing special district if, among other requirements, the Board of Directors of the special district consents to the overlapping special district providing the same service; and

WHEREAS, the boundaries of the Hunting Hill Metropolitan District (the “District”) and South Suburban Park and Recreation District (“South Suburban”) overlap; and

WHEREAS, the Service Plan of the District, as amended (“Service Plan”) does not provide the details with regard to the location or specifications of the park and recreation improvements and programming to be provided; and

WHEREAS, South Suburban desires to consent to the District providing such other park and recreation activities as the Service Plan may allow, subject to the conditions set forth herein; and

WHEREAS, it is believed that such services, will not duplicate or interfere with any other improvements or facilities already constructed or now planned to be constructed within South Suburban; and

WHEREAS, South Suburban consents to the Service Plan of the District, and the overlapping services to be provided by the District, subject to the conditions set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the South Suburban Park and Recreation District as follows:

Pursuant to Section 32-1-107(3)(b)(IV), C.R.S., South Suburban Park and Recreation District hereby consents to the Service Plan of the District and to

Resolution # 2024-09

District possessing certain park and recreation powers and authority to serve the property, residents and taxpayers within the proposed boundaries of the District, subject to the following conditions:

1. The District shall have the authority to design, construct, acquire, finance, operate and maintain all pedestrian ways, passive open space, landscaping, bike paths and all necessary, incidental and appurtenant facilities, land and easements within its boundaries in its sole discretion (the “Pre-Approved Park and Rec Improvements”).
2. The District shall not apply for any grants or other funds from the Great Outdoors Colorado (GOCO), receive any monies from the Colorado Conservation Trust Funds, receive grants from County Sales Tax programs, or any other funds available from or through governmental or non-profit entities, for which South Suburban is eligible to apply, or compete with South Suburban for any other funding sources, except pursuant to an Intergovernmental Agreement with South Suburban.
3. The District shall have the authority to design, construct, acquire, finance, operate and maintain parks and recreational improvements other than any improvements connected to South Suburban facilities.
4. Prior to the construction, acquisition, financing or operation and maintenance of any improvements connected to or ultimately to be owned by South Suburban (“Additional Park and Rec Improvements”), the District shall be required to submit the plans and specifications for such Additional Improvements (the “Described Additional Improvements”) to South Suburban together with a written request for approval from South Suburban as to the ability of the District to proceed with the construction, acquisition, financing and/or operation and maintenance of the Described Additional Improvements (the “Request Submittal”). South Suburban shall have seventy-five (75) days from the date of receipt of the Request Submittal to object in a writing delivered to the District if South Suburban determines it does not consent to the District proceeding to provide the Described Additional Improvements or if South Suburban determines it is appropriate for the District and South Suburban to enter into an Intergovernmental Agreement prior to the initiation of construction of the Described Additional Improvements. If such an objection is delivered by South Suburban to the District, then the District shall have no authority to proceed with the

Resolution # 2024-09

Described Additional Improvements until such time as the objections of South Suburban have been addressed to South Suburban’s satisfaction or until the District and South Suburban have entered into an Intergovernmental Agreement regarding the Described Additional Improvements. If no such written objection is received by the District within the seventy–five (75) day period, South Suburban shall be deemed to consent and the District shall have the authority to proceed with the Described Additional Improvements.

PASSED, APPROVED AND ADOPTED this 13th day of March, 2024, by the Board of Directors of the South Suburban Park and Recreation District, by a vote of 4 for and 0 against.

South Suburban Park and Recreation District, by:

DocuSigned by:
Pam Eller

D994ADDAE6400...

Pam Eller, Vice Chairman

ATTEST:

DocuSigned by:

Peter J. Barrett

BC81BCBAE42C4EE

Peter J. Barrett, Secretary

Legal compliance approval

DocuSigned by:

Jennifer King

090614099A4345A...

Referral Agency Response Report

Project Name: Hunting Hill Metropolitan District Service Plan, 4th Amendment

Project File #: SV2024-001

Date Sent: 04/09/2024

Date Due: 04/23/2024

Agency	Date Received	Agency Response	Response Resolution
Arapahoe County Engineering Services Division	04/17/2024	See Letter: No Comment.	No Response Required.
Arapahoe County PWD/ Planning	04/15/2024	See Letter: No Comment.	No Response Required.
AT&T Long Distance - ROW		No Response Received.	No Response Required.
Black Hills Energy		No Response Received.	No Response Required.
Centennial Water and Sanitation District		No Response Received.	No Response Required.
CenturyLink		No Response Received.	No Response Required.
Chatfield Community Association		No Response Received.	No Response Required.
City of Centennial	04/18/2024	Received: No Comment. (verbatim)	No Response Required.
City of Littleton		No Response Received.	No Response Required.
Colorado Division of Water Resources	04/11/2024	See Letter: No Comment.	No Response Required.
Comcast		No Response Received.	No Response Required.
CORE Electric Cooperative	04/19/2024	Received: We have received the above-referenced referral request. We have reviewed our records and find that this property is not in our service territory. (verbatim)	No Response Required.
Douglas County Addressing Analyst	04/11/2024	Received: No Comment. (verbatim)	No Response Required.
Douglas County Assessor	04/23/2024	Received: No Comment. (verbatim)	No Response Required.
Douglas County Building Services	04/19/2024	Received: No Comment. (verbatim)	No Response Required.

Referral Agency Response Report

Project Name: Hunting Hill Metropolitan District Service Plan, 4th Amendment

Project File #: SV2024-001

Date Sent: 04/09/2024

Date Due: 04/23/2024

Agency	Date Received	Agency Response	Response Resolution
Douglas County Conservation District	04/22/2024	See Letter: Comments refer to recommendations for treating soil disruption in engineering design, revegetation of disturbed areas, grading, weed control, and erosion barriers. The comment strongly recommends that Low Impact Development techniques be implemented and included a custom soil report.	This comment has been forwarded to the applicant. No response is required.
Douglas County Engineering Services	04/12/2024	See Letter: Engineering review fee must be paid prior to approval.	This comment has been resolved.
Douglas County Health Department		No Response Received.	No Response Required.
Douglas County Libraries		No Response Received.	No Response Required.
Douglas County Office of Emergency Management	04/10/2024	Received: OEM has no concerns with this project.	No Response Required.
Douglas County School District RE 1		No Response Received.	No Response Required.
Douglas County Sheriff's Office		No Response Received.	No Response Required.
E-470 Public Highway Authority		No Response Received.	No Response Required.
High Line Canal Conservancy		No Response Received.	No Response Required.
Highlands Ranch Metro District	04/22/2024	See Letter: HRMD has provided a letter of consent to the additional parks and recreation power provided that improvements do not duplicate or interfere with improvements or facilities constructed or planned by HRMD.	No Response Required.
Jefferson County Planning and Zoning		No Response Received.	No Response Required.
Mile High Flood District		No Response Received.	No Response Required.
Northern Douglas County Water & San District		No Response Received.	No Response Required.
Roxborough Water & Sanitation District		No Response Received.	No Response Required.
RTD - Planning & Development Dept	04/23/2024	See Letter: No exceptions.	No Response Required.

Referral Agency Response Report

Project Name: Hunting Hill Metropolitan District Service Plan, 4th Amendment

Project File #: SV2024-001

Date Sent: 04/09/2024

Date Due: 04/23/2024

Agency	Date Received	Agency Response	Response Resolution
Rural Water Authority of Douglas County		No Response Received.	No Response Required.
South Metro Fire Rescue	04/15/2024	See Letter: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Service Plan Amendment.	No Response Required.
South Suburban Park & Recreation District		No Response Received.	No Response Required.
Southwest Metro Water & San District		No Response Received.	No Response Required.
Xcel Energy-Right of Way & Permits	04/15/2024	See Letter: No Conflict.	No Response Required.

BRYAN D. WEIMER, PWLF
DirectorLima Plaza
6924 South Lima Street
Centennial, Colorado 80112-3853
720-874-6500
arapahoeco.gov**Engineering Services Division Referral Comments**

April 17, 2024

Douglas County – Planning Services Division
100 Third St
Castle Rock, CO 80104
Attn: Case ManagerRE: HUNTING HILL METRO DIST SERVICE PLAN 4TH AMDMT
SV2024-001

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed Service Plan for this metro district. Staff has no comments regarding the referral at this time based on the information submitted.

If you have any questions, please feel free to contact our offices at 720-874-6500.

Respectfully,

Ceila Rethamel, PE, PMP
Arapahoe County Public Works & Development
Engineering Services Division

cc Arapahoe County Case No. O24-063

From: [Terri Maulik](#)
To: [Lauren Pulver](#)
Cc: referrals@arapahogov.com
Subject: FW: AC CASE NO. O24-063 - DOUGCO REF / SV2024-001 / HUNTING HILL METRO DIST SERVICE PLAN 4TH AMDMT
Date: Monday, April 15, 2024 8:43:53 AM

Lauren,

Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.

Terri L Maulik, Planning Technician
Planning Division

Arapahoe County Department of Public Works and Development
6924 S Lima St., Centennial, CO 80112
O: 720-874-6840
tmaulik@arapahoegov.com
www.arapahoeco.gov

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

From: lpulver@douglas.co.us <lpulver@douglas.co.us>
Sent: Wednesday, April 10, 2024 11:14 AM
To: Referrals <Referrals@arapahoegov.com>
Subject: Douglas County eReferral (SV2024-001) Is Ready For Review

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.

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>

Sv2024-001, Hunting Hill Metropolitan District, 4th Amendment. This amendment is to add the Park and Recreation powers to the service plan.

This referral will close on Tuesday, April 23, 2024.

If you have any questions, please contact me.

Sincerely,

Lauren Pulver
Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)

From: Dickinson - DWR, Wenli
To: Lauren Pulver
Cc: Conshnick - DWR, Isana
Subject: Re: Douglas County eReferral (SV2024-001) Is Ready For Review
Date: Thursday, April 11, 2024 3:20:24 PM

Hi Lauren,

DWR has reviewed the referral for the Hunting Hill Metropolitan District Service Plan, 4th Amendment, File No. SV2024-001. This referral does not appear to qualify as a "subdivision" as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office only performed a cursory review of the referral information. No information regarding proposed water uses or estimated water demands were provided in the referral, therefore this office has no comments on the water supply for this referral.

Please let me know if you have any questions.

Regards,

Wenli Dickinson, P.E.
Water Resource Engineer



P 303.866.3581 x8206
1313 Sherman St, Suite 821, Denver, CO 80203
wenli.dickinson@state.co.us | dwr.colorado.gov
[DWR Customer Satisfaction Survey](#)

----- Forwarded message -----

From: <lpulver@douglas.co.us>
Date: Wed, Apr 10, 2024 at 11:15 AM
Subject: Douglas County eReferral (SV2024-001) Is Ready For Review
To: <joanna.williams@state.co.us>

There is an eReferral for your review. Please use the following link to log on to your account:

https://urldefense.com/v3/https://apps.douglas.co.us/planning/projects/Login.aspx?!!PLUG2ra97KiCZwBk!fPhAqoJNoBwVedcoGO13IASikCqaWjRErOdKdkgt_N7grkEWroMODi_H6bmdr2pR2oMwB3kPLpcGyaOOqjXDj07FOKES

Sv2024-001, Hunting Hill Metropolitan District, 4th Amendment. This amendment is to add the Park and Recreation powers to the service plan.

This referral will close on Tuesday, April 23, 2024.

If you have any questions, please contact me.

Sincerely,

Lauren Pulver
Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)

April 9, 2024

REFERRAL RESPONSE REQUEST

Comments Due By: April 23, 2024

Fax: 303-379-4198

File # / Name: SV2024-001 Hunting Hill Metropolitan District, 4th Amendment

Request: Service Plan Amendment

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

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: _____	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Douglas County Conservation District	Phone #: (303) 218-2622
Your Name: David Shohet, President <i>(please print)</i>	Your Signature: <i>David Shohet</i>
	Date: <i>4/22/2024</i>

You are encouraged to attend the hearing(s) in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. The hearing date(s) may be obtained by calling 303-660-7460. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office.

Sincerely,

Lauren Pulver

Lauren Pulver
Planning Supervisor

Enclosure

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460



DOUGLAS COUNTY CONSERVATION DISTRICT

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

DATE: 4/10/24

RE: SV2024-001 Hunting Hill Metropolitan District, 4th Amendment

According to U.S.D.A. Natural Resources Conservation Service (NRCS) soils survey, soils at Hunting Hill, hereafter referred to as “on-site,” are not limited to very limited for dwellings with (page, 35) and without basements (p 41), due to slope and shrink-swell, somewhat limited to very limited for small commercial buildings (p 47) due to 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 somewhat limited to very limited for streets and roads (p 53) due to frost action, shrink-swell, low strength, and slope, and somewhat limited to very limited for shallow excavations (p 60) due to slope and depth to soft bedrock. 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 67) due to slow water movement, depth to bedrock, seepage, filtering capacity, 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 45.709 acres.



DOUGLAS
—CONSERVES—

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.



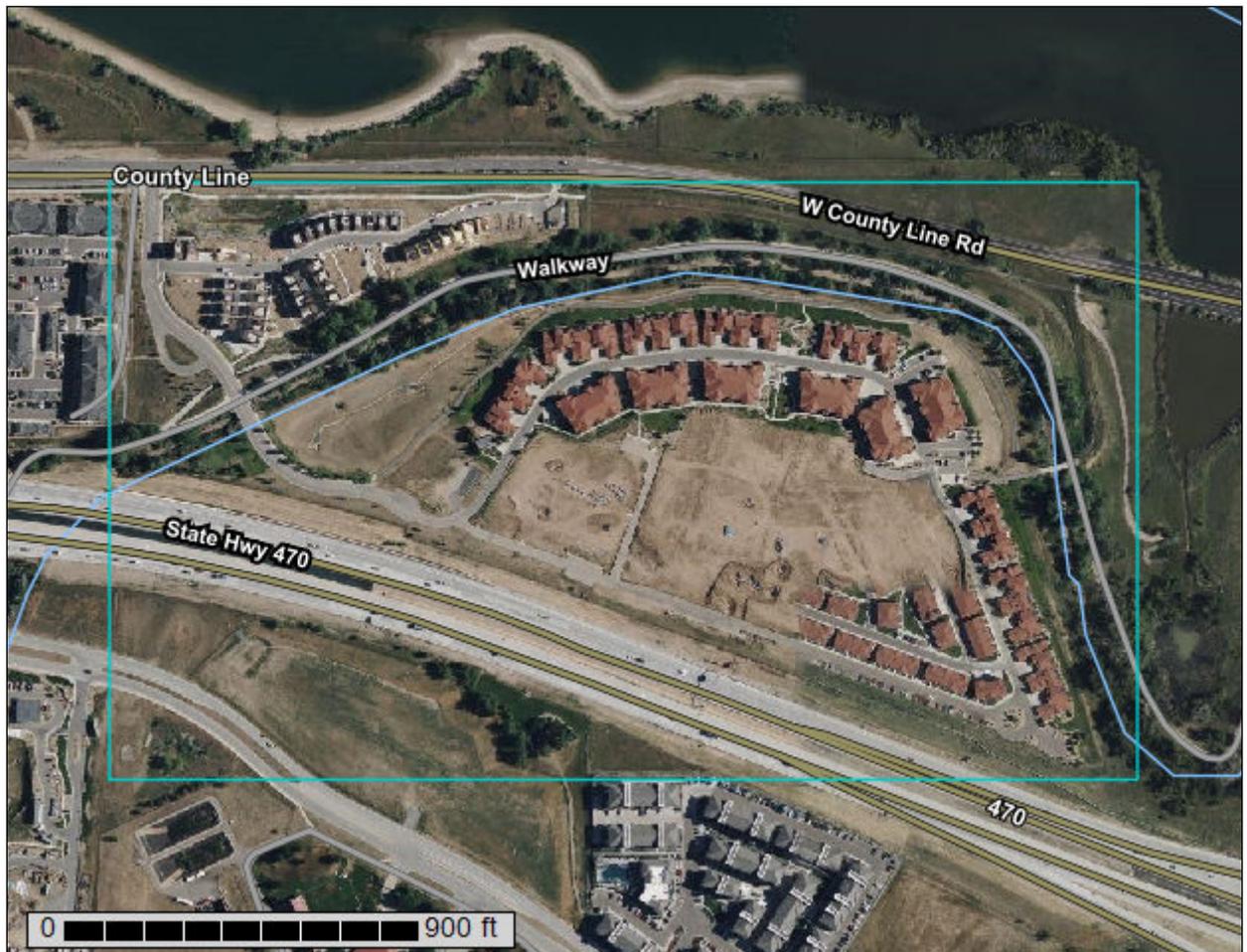
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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

Custom Soil Resource Report for Arapahoe County, Colorado; Castle Rock Area, Colorado; and Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties



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.

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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

Custom Soil Resource Report

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.

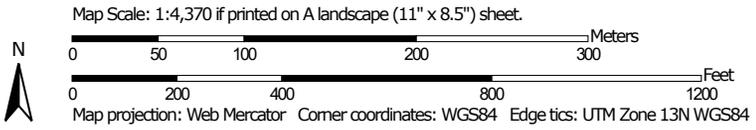
Soil Map

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



Soil Map may not be valid at this scale.



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
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
 -  Aerial Photography
- Other Features**
 -  Spoil Area
 -  Stony Spot
 -  Very Stony Spot
 -  Wet Spot
 -  Other
 -  Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:20,000 to 1:24,000.

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: Arapahoe County, Colorado
 Survey Area Data: Version 19, Aug 24, 2023

Soil Survey Area: Castle Rock Area, Colorado
 Survey Area Data: Version 16, Aug 24, 2023

Soil Survey Area: Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties
 Survey Area Data: Version 18, Aug 24, 2023

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at

MAP LEGEND

MAP INFORMATION

different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

Date(s) aerial images were photographed: Jul 1, 2020—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
AsD	Ascalon sandy loam, 5 to 9 percent slopes	5.6	6.1%
NIB	Nunn loam, 1 to 3 percent slopes	0.3	0.3%
RtE	Renohill-Little-Thedalund complex, 9 to 30 percent slopes	0.8	0.9%
Subtotals for Soil Survey Area		6.7	7.4%
Totals for Area of Interest		91.0	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FoB	Fondis clay loam, 1 to 3 percent slopes	20.6	22.7%
FoD	Fondis clay loam, 3 to 9 percent slopes	15.3	16.8%
RmE	Renohill-Buick complex, 5 to 25 percent slopes	8.4	9.3%
Subtotals for Soil Survey Area		44.4	48.8%
Totals for Area of Interest		91.0	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Blakeland loamy sand, 0 to 9 percent slopes	5.8	6.4%
51	Fondis loam, 0 to 3 percent slopes	23.5	25.8%
112	Platner loam, 3 to 5 percent slopes	9.2	10.1%
132	Renohill loam, 5 to 9 percent slopes	1.4	1.5%
Subtotals for Soil Survey Area		39.9	43.9%
Totals for Area of Interest		91.0	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.

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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.

Arapahoe County, Colorado

AsD—Ascalon sandy loam, 5 to 9 percent slopes

Map Unit Setting

National map unit symbol: 2tlmx
Elevation: 3,870 to 6,070 feet
Mean annual precipitation: 13 to 16 inches
Mean annual air temperature: 46 to 57 degrees F
Frost-free period: 135 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

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

Description of Ascalon

Setting

Landform: Interfluves
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Wind-reworked alluvium and/or calcareous sandy eolian deposits

Typical profile

Ap - 0 to 6 inches: sandy loam
Bt1 - 6 to 12 inches: sandy clay loam
Bt2 - 12 to 19 inches: sandy clay loam
Bk - 19 to 35 inches: sandy clay loam
C - 35 to 80 inches: sandy loam

Properties and qualities

Slope: 5 to 9 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
(0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Moderate (about 6.8 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4c
Hydrologic Soil Group: B
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

Minor Components

Stoneham

Percent of map unit: 10 percent
Landform: Interfluves
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY002CO - Loamy Plains
Hydric soil rating: No

Manter

Percent of map unit: 5 percent
Landform: Interfluves
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

NIB—Nunn loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2tln2
Elevation: 3,900 to 6,250 feet
Mean annual precipitation: 13 to 16 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 135 to 160 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Nunn

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Pleistocene aged alluvium and/or eolian deposits

Typical profile

Ap - 0 to 6 inches: loam
Bt1 - 6 to 10 inches: clay loam
Bt2 - 10 to 26 inches: clay loam
Btk - 26 to 31 inches: clay loam
Bk1 - 31 to 47 inches: loam
Bk2 - 47 to 80 inches: loam

Properties and qualities

Slope: 1 to 3 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 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: 7 percent
Maximum salinity: Nonsaline (0.1 to 1.0 mmhos/cm)
Sodium adsorption ratio, maximum: 0.5
Available water supply, 0 to 60 inches: High (about 9.2 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: R067BY002CO - Loamy Plains
Hydric soil rating: No

Minor Components

Wages

Percent of map unit: 8 percent
Landform: Alluvial fans, terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY002CO - Loamy Plains
Hydric soil rating: No

Fort collins

Percent of map unit: 5 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY002CO - Loamy Plains
Hydric soil rating: No

Haverson, very rarely flooded

Percent of map unit: 2 percent
Landform: Alluvial fans, drainageways, terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R067BY036CO - Overflow
Hydric soil rating: No

RtE—Renohill-Litle-Thedalund complex, 9 to 30 percent slopes

Map Unit Setting

National map unit symbol: 34z4
Elevation: 3,600 to 6,200 feet
Mean annual precipitation: 11 to 16 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 100 to 170 days
Farmland classification: Not prime farmland

Map Unit Composition

Renohill and similar soils: 40 percent
Litle and similar soils: 32 percent
Thedalund and similar soils: 20 percent
Minor components: 8 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Renohill

Setting

Landform: Drainageways
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loam clayey

Typical profile

H1 - 0 to 3 inches: loam
H2 - 3 to 15 inches: clay
H3 - 15 to 24 inches: clay loam
H4 - 24 to 28 inches: unweathered bedrock

Properties and qualities

Slope: 9 to 30 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Ecological site: R049XB208CO - Clayey Foothill

Hydric soil rating: No

Description of Litle

Setting

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian deposits

Typical profile

H1 - 0 to 3 inches: silty clay loam
H2 - 3 to 30 inches: silty clay
H3 - 30 to 34 inches: weathered bedrock

Properties and qualities

Slope: 5 to 9 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Gypsum, maximum content: 2 percent
Maximum salinity: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: D
Ecological site: R049XB208CO - Clayey Foothill
Hydric soil rating: No

Description of Thedalund

Setting

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Interbedded residuum weathered from sandstone and shale

Typical profile

H1 - 0 to 5 inches: clay loam
H2 - 5 to 23 inches: loam
H3 - 23 to 27 inches: weathered bedrock

Properties and qualities

Slope: 9 to 30 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 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None

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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: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: C

Ecological site: R049XB208CO - Clayey Foothill

Hydric soil rating: No

Minor Components

Buick

Percent of map unit: 5 percent

Hydric soil rating: No

Tassel

Percent of map unit: 3 percent

Hydric soil rating: No

Castle Rock Area, Colorado

FoB—Fondis clay loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: jqyn
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: Farmland of statewide importance

Map Unit Composition

Fondis and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Fondis

Setting

Landform: Mesas, buttes, hills, ridges
Landform position (three-dimensional): Crest
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian deposits over sedimentary rock 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: 1 to 3 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 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): 2e
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: C
Ecological site: R049XB208CO - Clayey Foothill
Hydric soil rating: No

Minor Components

Kutch

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

Buick

Percent of map unit: 6 percent
Hydric soil rating: No

Satanta

Percent of map unit: 6 percent
Hydric soil rating: No

Aquic haplustolls

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

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

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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

RmE—Renohill-Buick complex, 5 to 25 percent slopes

Map Unit Setting

National map unit symbol: jqzy
Elevation: 5,500 to 6,200 feet
Mean annual precipitation: 15 to 17 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Renohill and similar soils: 50 percent
Buick and similar soils: 30 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Renohill

Setting

Landform: Hills
Landform position (three-dimensional): Side slope, base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Weathered, calcareous clayey shale

Typical profile

H1 - 0 to 3 inches: clay loam
H2 - 3 to 12 inches: clay loam
H3 - 12 to 24 inches: clay loam
H4 - 24 to 28 inches: unweathered bedrock

Properties and qualities

Slope: 5 to 25 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Ecological site: R049XC202CO - Loamy Foothill 14-19 PZ
Hydric soil rating: No

Description of Buick

Setting

Landform: Hills
Landform position (three-dimensional): Side slope, base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian deposits over silty alluvium

Typical profile

H1 - 0 to 4 inches: loam
H2 - 4 to 15 inches: silty clay loam
H3 - 15 to 22 inches: loam
H4 - 22 to 60 inches: sandy clay loam

Properties and qualities

Slope: 5 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium

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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

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: C

Ecological site: R049XC202CO - Loamy Foothill 14-19 PZ

Hydric soil rating: No

Minor Components

Manzanola

Percent of map unit: 6 percent

Hydric soil rating: No

Satanta

Percent of map unit: 6 percent

Hydric soil rating: No

Fondis

Percent of map unit: 6 percent

Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 2 percent

Landform: Swales

Hydric soil rating: Yes

Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties

12—Blakeland loamy sand, 0 to 9 percent slopes

Map Unit Setting

National map unit symbol: jpl1
Elevation: 5,400 to 6,500 feet
Mean annual precipitation: 13 to 17 inches
Frost-free period: 126 to 142 days
Farmland classification: Not prime farmland

Map Unit Composition

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

Description of Blakeland

Setting

Landform: Alluvial fans, terraces, hillslopes
Landform position (two-dimensional): Backslope, footslope, toeslope
Landform position (three-dimensional): Side slope, base slope, tread
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Parent material: Eolian sands

Typical profile

H1 - 0 to 19 inches: loamy sand
H2 - 19 to 60 inches: loamy sand

Properties and qualities

Slope: 0 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Available water supply, 0 to 60 inches: Low (about 4.4 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Other vegetative classification: SANDY FOOTHILL (048AY210CO_2)
Hydric soil rating: No

Minor Components

Truckton

Percent of map unit: 5 percent
Landform: Alluvial fans, hillslopes, terraces
Landform position (two-dimensional): Backslope, footslope, toeslope
Landform position (three-dimensional): Side slope, base slope, tread
Down-slope shape: Linear, concave
Across-slope shape: Linear
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Urban land

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

Bresser

Percent of map unit: 5 percent
Landform: Alluvial fans, hillslopes, terraces
Landform position (two-dimensional): Backslope, footslope, toeslope
Landform position (three-dimensional): Side slope, base slope, tread
Down-slope shape: Linear, concave
Across-slope shape: Linear
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

51—Fondis loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: jpp8
Elevation: 5,200 to 6,500 feet
Mean annual precipitation: 13 to 17 inches
Frost-free period: 126 to 142 days
Farmland classification: Prime farmland if irrigated

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: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous, loamy eolian deposits derived from sedimentary rock

Typical profile

H1 - 0 to 5 inches: loam
H2 - 5 to 25 inches: silty clay
H3 - 25 to 60 inches: clay loam

Properties and qualities

Slope: 0 to 3 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 10.7 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: C
Ecological site: R049XB202CO - Loamy Foothill
Hydric soil rating: No

Minor Components

Nunn

Percent of map unit: 5 percent
Landform: Ridges, terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve, tread
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Ecological site: R049XB208CO - Clayey Foothill
Hydric soil rating: No

Platner

Percent of map unit: 5 percent
Landform: Ridges, terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve, crest, tread
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Ecological site: R067BY002CO - Loamy Plains
Hydric soil rating: No

Denver

Percent of map unit: 3 percent
Landform: Alluvial fans, terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XB208CO - Clayey Foothill
Hydric soil rating: No

Urban land

Percent of map unit: 2 percent
Hydric soil rating: No

112—Platner loam, 3 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2tlmz
Elevation: 3,580 to 5,600 feet
Mean annual precipitation: 13 to 19 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 140 to 165 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Platner

Setting

Landform: Interfluves
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed eolian deposits over calcareous tertiary alluvium

Typical profile

Ap - 0 to 6 inches: loam
Bt1 - 6 to 11 inches: clay
Bt2 - 11 to 20 inches: clay
Bk1 - 20 to 27 inches: clay loam
Bk2 - 27 to 37 inches: sandy clay loam
C - 37 to 80 inches: sandy loam

Properties and qualities

Slope: 3 to 5 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 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 (0.1 to 1.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 7.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: R067BY002CO - Loamy Plains
Hydric soil rating: No

Minor Components

Wages

Percent of map unit: 10 percent
Landform: Interfluves
Landform position (two-dimensional): Summit
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY002CO - Loamy Plains
Hydric soil rating: No

Stoneham

Percent of map unit: 5 percent
Landform: Interfluves
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY002CO - Loamy Plains
Hydric soil rating: No

132—Renohill loam, 5 to 9 percent slopes

Map Unit Setting

National map unit symbol: jplh
Elevation: 5,200 to 6,500 feet
Mean annual precipitation: 13 to 17 inches
Frost-free period: 126 to 142 days
Farmland classification: Not prime farmland

Map Unit Composition

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

Description of Renohill

Setting

Landform: Hillslopes, ridges
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear

Custom Soil Resource Report

Parent material: Residuum weathered from calcareous shale

Typical profile

H1 - 0 to 3 inches: loam

H2 - 3 to 16 inches: clay

H3 - 16 to 32 inches: clay loam

H4 - 32 to 36 inches: unweathered bedrock

Properties and qualities

Slope: 5 to 9 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Very 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: Low (about 5.5 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: D

Ecological site: R049XB208CO - Clayey Foothill

Other vegetative classification: CLAYEY FOOTHILL (048AY208CO)

Hydric soil rating: No

Minor Components

Ulm

Percent of map unit: 3 percent

Landform: Hillslopes

Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Interfluve, side slope

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R049XB208CO - Clayey Foothill

Hydric soil rating: No

Stoneham

Percent of map unit: 3 percent

Landform: Knobs

Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Interfluve, side slope

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R049XB202CO - Loamy Foothill

Hydric soil rating: No

Manzanola

Percent of map unit: 3 percent

Landform: Hillslopes

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Custom Soil Resource Report

Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Ecological site: R049XB208CO - Clayey Foothill
Hydric soil rating: No

Midway

Percent of map unit: 2 percent
Landform: Ridges
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: R049XB212CO - Shaly Foothill
Hydric soil rating: No

Kutch

Percent of map unit: 2 percent
Landform: Ridges, hillslopes
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Ecological site: R049XB208CO - Clayey Foothill
Hydric soil rating: No

Urban land

Percent of map unit: 2 percent
Hydric soil rating: No

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 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.

Custom Soil Resource Report

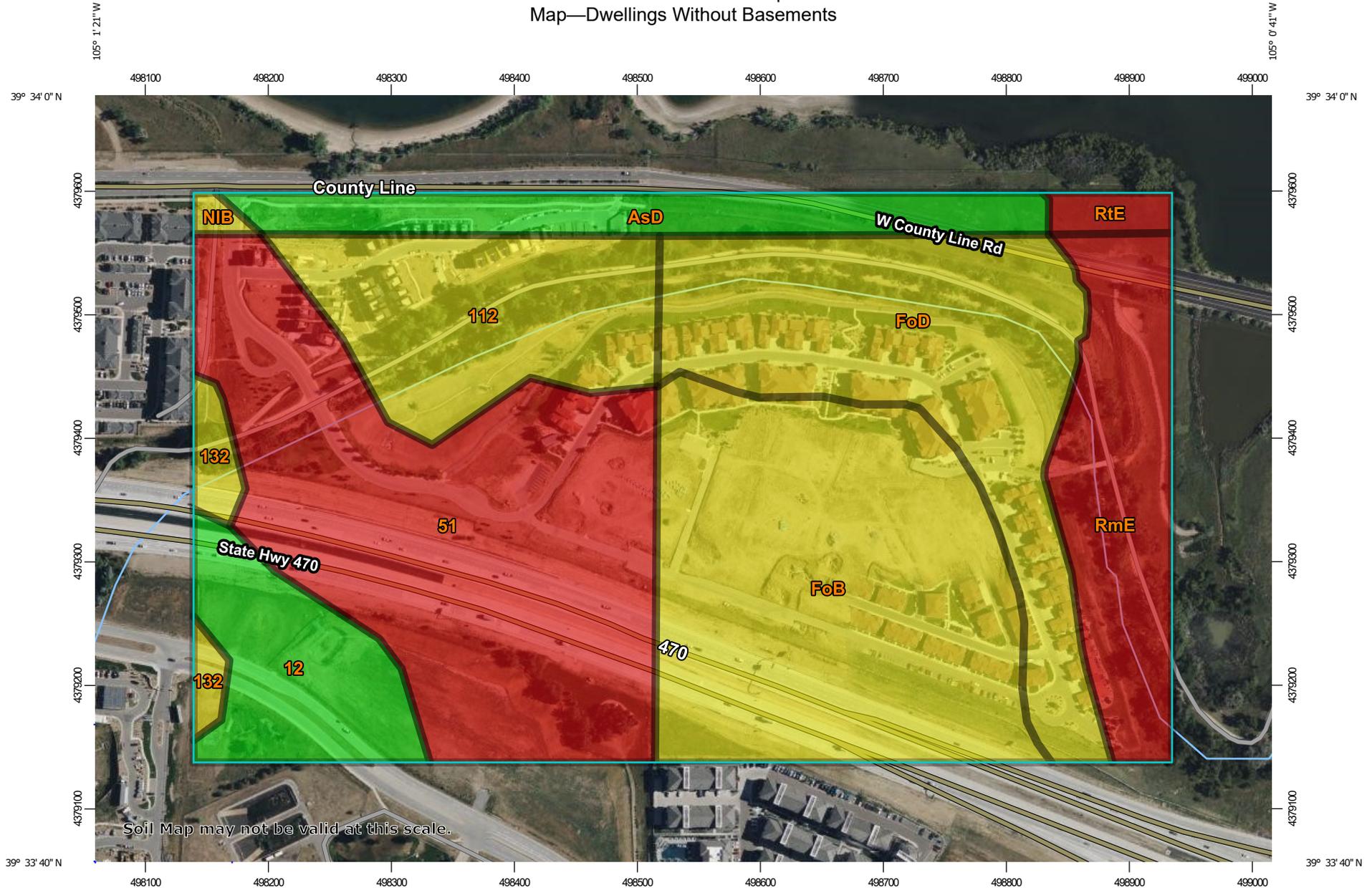
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance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

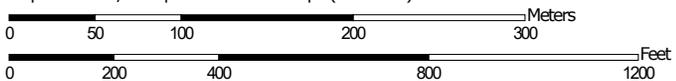
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Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or 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 Scale: 1:4,370 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

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 scales ranging from 1:20,000 to 1:24,000.

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.

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 Survey Area Data: Version 19, Aug 24, 2023

Soil Survey Area: Castle Rock Area, Colorado
 Survey Area Data: Version 16, Aug 24, 2023

Soil Survey Area: Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties
 Survey Area Data: Version 18, Aug 24, 2023

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MAP LEGEND

MAP INFORMATION

different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

Date(s) aerial images were photographed: Jul 1, 2020—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
AsD	Ascalon sandy loam, 5 to 9 percent slopes	Not limited	Ascalon (85%)		5.6	6.1%
			Stoneham (10%)			
			Manter (5%)			
NIB	Nunn loam, 1 to 3 percent slopes	Somewhat limited	Nunn (85%)	Shrink-swell (0.77)	0.3	0.3%
RtE	Renohill-Little-Thedalund complex, 9 to 30 percent slopes	Very limited	Renohill (40%)	Slope (1.00)	0.8	0.9%
				Shrink-swell (0.10)		
			Little (32%)	Shrink-swell (1.00)		
			Thedalund (20%)	Slope (1.00)		
Subtotals for Soil Survey Area					6.7	7.4%
Totals for Area of Interest					91.0	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FoB	Fondis clay loam, 1 to 3 percent slopes	Somewhat limited	Fondis (80%)	Shrink-swell (0.42)	20.6	22.7%
FoD	Fondis clay loam, 3 to 9 percent slopes	Somewhat limited	Fondis (85%)	Shrink-swell (0.42)	15.3	16.8%
RmE	Renohill-Buick complex, 5 to 25 percent slopes	Very limited	Renohill (50%)	Slope (1.00)	8.4	9.3%
Subtotals for Soil Survey Area					44.4	48.8%
Totals for Area of Interest					91.0	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
12	Blakeland loamy sand, 0 to 9 percent slopes	Not limited	Blakeland (85%)		5.8	6.4%
51	Fondis loam, 0 to 3 percent slopes	Very limited	Fondis (85%)	Shrink-swell (1.00)	23.5	25.8%
112	Platner loam, 3 to 5 percent slopes	Somewhat limited	Platner (85%)	Shrink-swell (0.03)	9.2	10.1%

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
132	Renohill loam, 5 to 9 percent slopes	Somewhat limited	Renohill (85%)	Shrink-swell (0.01)	1.4	1.5%
Subtotals for Soil Survey Area					39.9	43.9%
Totals for Area of Interest					91.0	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	46.9	51.5%
Very limited	32.7	36.0%
Not limited	11.4	12.6%
Totals for Area of Interest	91.0	100.0%

Rating Options—Dwellings Without Basements

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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

Custom Soil Resource Report

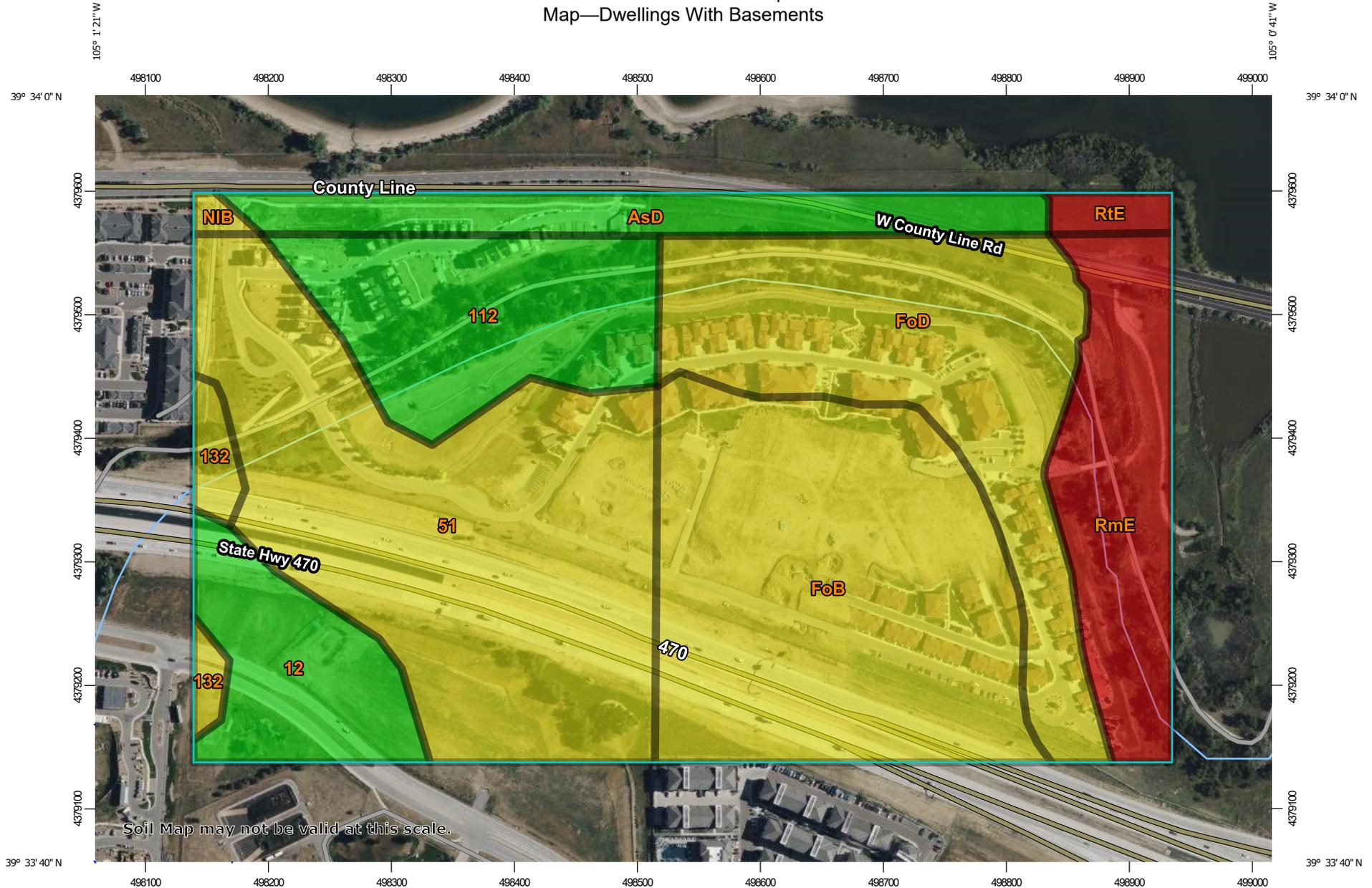
special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

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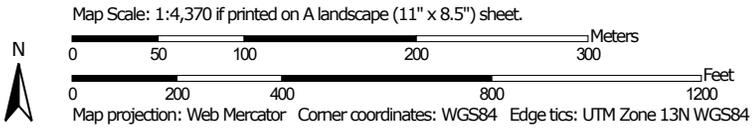
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Custom Soil Resource Report
Map—Dwellings With Basements



Soil Map may not be valid at this scale.



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 scales ranging from 1:20,000 to 1:24,000.

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 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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 Survey Area Data: Version 18, Aug 24, 2023

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MAP LEGEND

MAP INFORMATION

different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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Date(s) aerial images were photographed: Jul 1, 2020—Sep 1, 2023

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Tables—Dwellings With Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
AsD	Ascalon sandy loam, 5 to 9 percent slopes	Not limited	Ascalon (85%)		5.6	6.1%
			Stoneham (10%)			
			Manter (5%)			
NIB	Nunn loam, 1 to 3 percent slopes	Somewhat limited	Nunn (85%)	Shrink-swell (0.21)	0.3	0.3%
RtE	Renohill-Little-Thedalund complex, 9 to 30 percent slopes	Very limited	Renohill (40%)	Slope (1.00)	0.8	0.9%
				Depth to soft bedrock (0.90)		
				Shrink-swell (0.10)		
			Little (32%)	Shrink-swell (1.00)		
				Depth to soft bedrock (0.46)		
			Thedalund (20%)	Slope (1.00)		
Depth to soft bedrock (0.95)						
Subtotals for Soil Survey Area					6.7	7.4%
Totals for Area of Interest					91.0	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FoB	Fondis clay loam, 1 to 3 percent slopes	Somewhat limited	Fondis (80%)	Shrink-swell (0.01)	20.6	22.7%
FoD	Fondis clay loam, 3 to 9 percent slopes	Somewhat limited	Fondis (85%)	Shrink-swell (0.01)	15.3	16.8%
RmE	Renohill-Buick complex, 5 to 25 percent slopes	Very limited	Renohill (50%)	Slope (1.00)	8.4	9.3%
				Depth to soft bedrock (0.90)		
Subtotals for Soil Survey Area					44.4	48.8%
Totals for Area of Interest					91.0	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
12	Blakeland loamy sand, 0 to 9 percent slopes	Not limited	Blakeland (85%)		5.8	6.4%

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
51	Fondis loam, 0 to 3 percent slopes	Somewhat limited	Fondis (85%)	Shrink-swell (0.93)	23.5	25.8%
112	Platner loam, 3 to 5 percent slopes	Not limited	Platner (85%)		9.2	10.1%
			Wages (10%)			
			Stoneham (5%)			
132	Renohill loam, 5 to 9 percent slopes	Somewhat limited	Renohill (85%)	Depth to soft bedrock (0.29)	1.4	1.5%
				Shrink-swell (0.01)		
Subtotals for Soil Survey Area					39.9	43.9%
Totals for Area of Interest					91.0	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	61.1	67.1%
Not limited	20.7	22.7%
Very limited	9.3	10.2%
Totals for Area of Interest	91.0	100.0%

Rating Options—Dwellings With Basements

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.

Custom Soil Resource Report

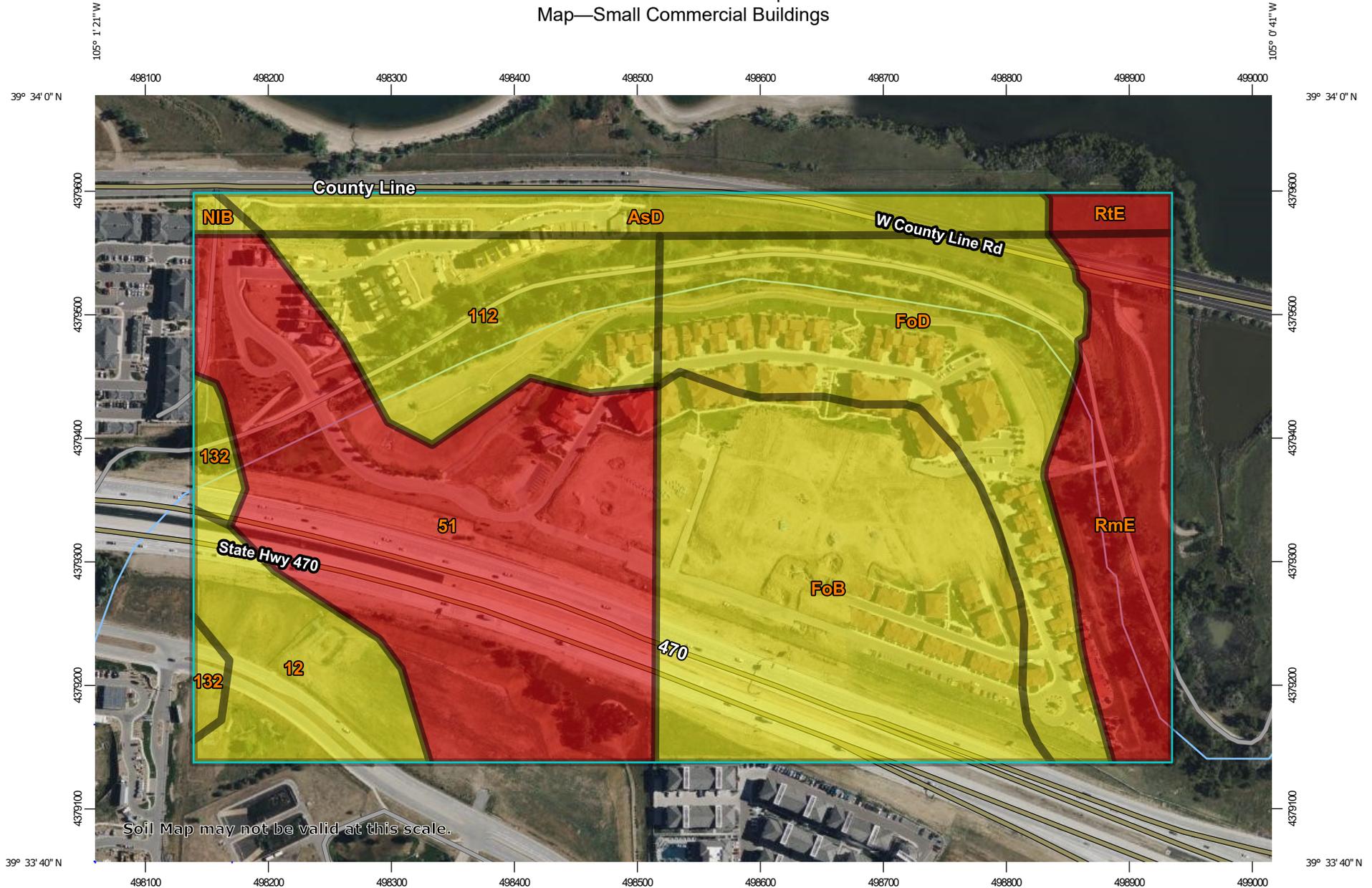
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance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

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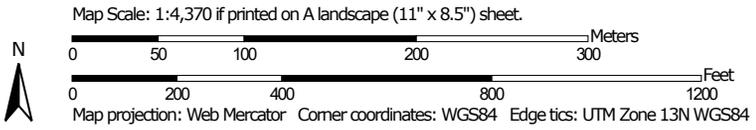
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Custom Soil Resource Report
Map—Small Commercial Buildings



Soil Map may not be valid at this scale.



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
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 -  Local Roads

MAP INFORMATION

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 Coordinate System: Web Mercator (EPSG:3857)

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MAP LEGEND

MAP INFORMATION

different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

Date(s) aerial images were photographed: Jul 1, 2020—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
AsD	Ascalon sandy loam, 5 to 9 percent slopes	Somewhat limited	Ascalon (85%)	Slope (0.88)	5.6	6.1%
			Stoneham (10%)	Slope (0.88)		
			Manter (5%)	Slope (0.88)		
NIB	Nunn loam, 1 to 3 percent slopes	Somewhat limited	Nunn (85%)	Shrink-swell (0.77)	0.3	0.3%
RtE	Renohill-Little-Thedalund complex, 9 to 30 percent slopes	Very limited	Renohill (40%)	Slope (1.00)	0.8	0.9%
				Shrink-swell (0.10)		
			Little (32%)	Shrink-swell (1.00)		
				Slope (0.88)		
Thedalund (20%)	Slope (1.00)					
Subtotals for Soil Survey Area					6.7	7.4%
Totals for Area of Interest					91.0	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FoB	Fondis clay loam, 1 to 3 percent slopes	Somewhat limited	Fondis (80%)	Shrink-swell (0.42)	20.6	22.7%
FoD	Fondis clay loam, 3 to 9 percent slopes	Somewhat limited	Fondis (85%)	Slope (0.52)	15.3	16.8%
				Shrink-swell (0.42)		
RmE	Renohill-Buick complex, 5 to 25 percent slopes	Very limited	Renohill (50%)	Slope (1.00)	8.4	9.3%
Subtotals for Soil Survey Area					44.4	48.8%
Totals for Area of Interest					91.0	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
12	Blakeland loamy sand, 0 to 9 percent slopes	Somewhat limited	Blakeland (85%)	Slope (0.14)	5.8	6.4%
51	Fondis loam, 0 to 3 percent slopes	Very limited	Fondis (85%)	Shrink-swell (1.00)	23.5	25.8%

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
112	Platner loam, 3 to 5 percent slopes	Somewhat limited	Platner (85%)	Shrink-swell (0.03)	9.2	10.1%
				Slope (0.00)		
			Wages (10%)	Slope (0.00)		
			Stoneham (5%)	Slope (0.00)		
132	Renohill loam, 5 to 9 percent slopes	Somewhat limited	Renohill (85%)	Slope (0.88)	1.4	1.5%
				Shrink-swell (0.01)		
Subtotals for Soil Survey Area					39.9	43.9%
Totals for Area of Interest					91.0	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	58.3	64.0%
Very limited	32.7	36.0%
Totals for Area of Interest	91.0	100.0%

Rating Options—Small Commercial Buildings

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

Custom Soil Resource Report

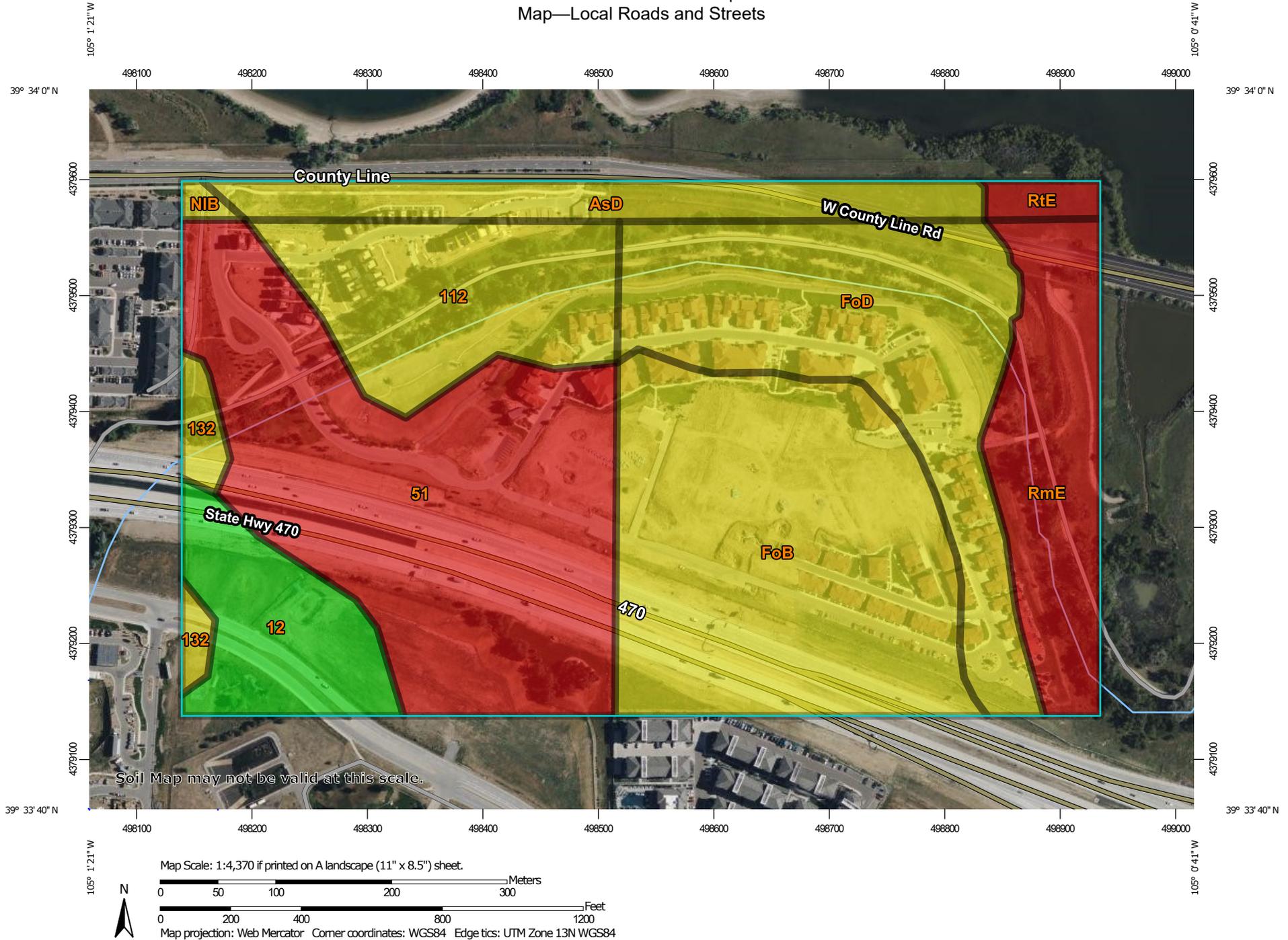
specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate 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



Soil Map may not be valid at this scale.

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 scales ranging from 1:20,000 to 1:24,000.

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: Arapahoe County, Colorado
 Survey Area Data: Version 19, Aug 24, 2023

Soil Survey Area: Castle Rock Area, Colorado
 Survey Area Data: Version 16, Aug 24, 2023

Soil Survey Area: Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties
 Survey Area Data: Version 18, Aug 24, 2023

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at

MAP LEGEND

MAP INFORMATION

different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

Date(s) aerial images were photographed: Jul 1, 2020—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.

Custom Soil Resource Report

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
AsD	Ascalon sandy loam, 5 to 9 percent slopes	Somewhat limited	Ascalon (85%)	Frost action (0.50)	5.6	6.1%
			Stoneham (10%)	Frost action (0.50)		
				Low strength (0.04)		
Manter (5%)	Frost action (0.50)					
NIB	Nunn loam, 1 to 3 percent slopes	Somewhat limited	Nunn (85%)	Shrink-swell (0.77)	0.3	0.3%
				Low strength (0.77)		
			Wages (8%)	Frost action (0.50)		
				Low strength (0.04)		
			Fort Collins (5%)	Frost action (0.50)		
				Low strength (0.06)		
			Haverson, very rarely flooded (2%)	Frost action (0.50)		
				Flooding (0.20)		
				Low strength (0.04)		
RtE	Renohill-Little-Thedalund complex, 9 to 30 percent slopes	Very limited	Renohill (40%)	Slope (1.00)	0.8	0.9%
				Low strength (0.30)		
				Shrink-swell (0.10)		
			Little (32%)	Shrink-swell (1.00)		
				Low strength (1.00)		
			Thedalund (20%)	Slope (1.00)		
Subtotals for Soil Survey Area					6.7	7.4%
Totals for Area of Interest					91.0	100.0%

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FoB	Fondis clay loam, 1 to 3 percent slopes	Somewhat limited	Fondis (80%)	Frost action (0.50)	20.6	22.7%
				Shrink-swell (0.42)		
				Low strength (0.19)		
FoD	Fondis clay loam, 3 to 9 percent slopes	Somewhat limited	Fondis (85%)	Frost action (0.50)	15.3	16.8%
				Shrink-swell (0.42)		
				Low strength (0.19)		
RmE	Renohill-Buick complex, 5 to 25 percent slopes	Very limited	Renohill (50%)	Slope (1.00)	8.4	9.3%
				Low strength (0.04)		
Subtotals for Soil Survey Area					44.4	48.8%
Totals for Area of Interest					91.0	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
12	Blakeland loamy sand, 0 to 9 percent slopes	Not limited	Blakeland (85%)		5.8	6.4%
51	Fondis loam, 0 to 3 percent slopes	Very limited	Fondis (85%)	Shrink-swell (1.00)	23.5	25.8%
				Low strength (0.40)		
112	Platner loam, 3 to 5 percent slopes	Somewhat limited	Platner (85%)	Low strength (0.17)	9.2	10.1%
				Shrink-swell (0.03)		
			Wages (10%)	Frost action (0.50)		
			Stoneham (5%)	Frost action (0.50)		
				Low strength (0.00)		
132	Renohill loam, 5 to 9 percent slopes	Somewhat limited	Renohill (85%)	Low strength (0.19)	1.4	1.5%
				Shrink-swell (0.01)		
Subtotals for Soil Survey Area					39.9	43.9%
Totals for Area of Interest					91.0	100.0%

Custom Soil Resource Report

Rating	Acres in AOI	Percent of AOI
Somewhat limited	52.5	57.6%
Very limited	32.7	36.0%
Not limited	5.8	6.4%
Totals for Area of Interest	91.0	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).

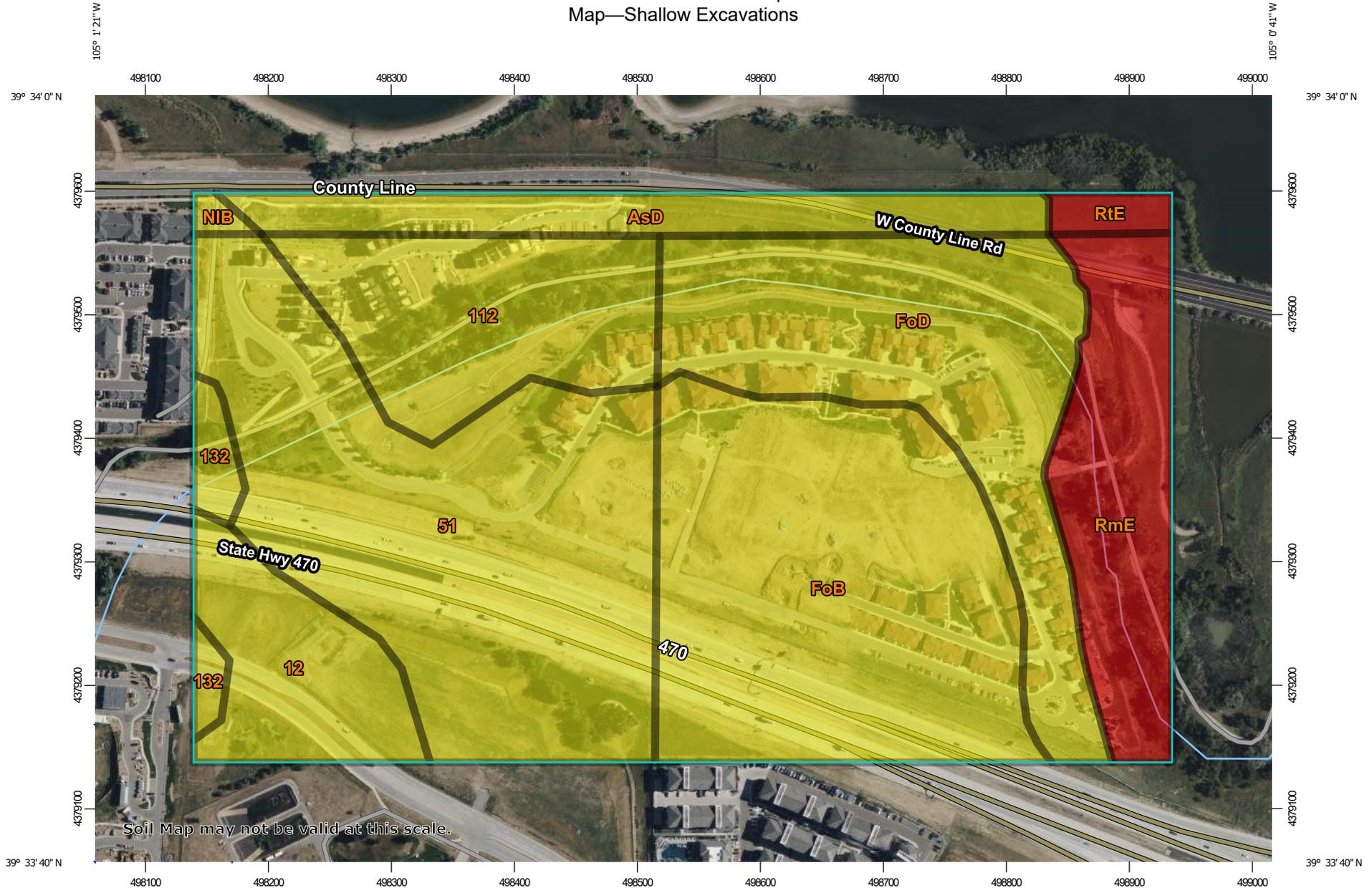
The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is

Custom Soil Resource Report

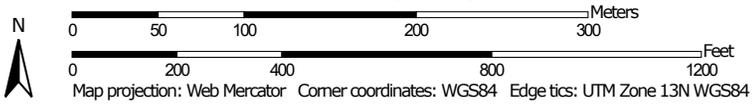
shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating 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 Scale: 1:4,370 if printed on A landscape (11" x 8.5") sheet.



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 scales ranging from 1:20,000 to 1:24,000.

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: Arapahoe County, Colorado
 Survey Area Data: Version 19, Aug 24, 2023

Soil Survey Area: Castle Rock Area, Colorado
 Survey Area Data: Version 16, Aug 24, 2023

Soil Survey Area: Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties
 Survey Area Data: Version 18, Aug 24, 2023

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at

MAP LEGEND

MAP INFORMATION

different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

Date(s) aerial images were photographed: Jul 1, 2020—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
AsD	Ascalon sandy loam, 5 to 9 percent slopes	Somewhat limited	Ascalon (85%)	Dusty (0.09)	5.6	6.1%
				Unstable excavation walls (0.01)		
			Stoneham (10%)	Dusty (0.29)		
				Unstable excavation walls (0.01)		
			Manter (5%)	Dusty (0.03)		
				Unstable excavation walls (0.01)		
NIB	Nunn loam, 1 to 3 percent slopes	Somewhat limited	Nunn (85%)	Dusty (0.33)	0.3	0.3%
				Unstable excavation walls (0.01)		
			Wages (8%)	Dusty (0.26)		
				Unstable excavation walls (0.01)		
			Fort Collins (5%)	Dusty (0.26)		
				Unstable excavation walls (0.01)		
			Haverson, very rarely flooded (2%)	Dusty (0.28)		
				Unstable excavation walls (0.01)		
RtE	Renohill-Little-Thedalund complex, 9 to 30 percent slopes	Very limited	Renohill (40%)	Slope (1.00)	0.8	0.9%
				Depth to soft bedrock (0.90)		
				Dusty (0.38)		
				Unstable excavation walls (0.01)		
			Thedalund (20%)	Slope (1.00)		
				Depth to soft bedrock (0.95)		
				Dusty (0.33)		
				Unstable excavation walls (0.01)		
Subtotals for Soil Survey Area					6.7	7.4%

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Totals for Area of Interest					91.0	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FoB	Fondis clay loam, 1 to 3 percent slopes	Somewhat limited	Fondis (80%)	Dusty (0.31)	20.6	22.7%
				Too clayey (0.13)		
				Unstable excavation walls (0.01)		
FoD	Fondis clay loam, 3 to 9 percent slopes	Somewhat limited	Fondis (85%)	Dusty (0.31)	15.3	16.8%
				Too clayey (0.13)		
				Unstable excavation walls (0.01)		
RmE	Renohill-Buick complex, 5 to 25 percent slopes	Very limited	Renohill (50%)	Slope (1.00)	8.4	9.3%
				Depth to soft bedrock (0.90)		
				Dusty (0.31)		
				Unstable excavation walls (0.01)		
Subtotals for Soil Survey Area					44.4	48.8%
Totals for Area of Interest					91.0	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
12	Blakeland loamy sand, 0 to 9 percent slopes	Somewhat limited	Blakeland (85%)	Unstable excavation walls (0.49)	5.8	6.4%
51	Fondis loam, 0 to 3 percent slopes	Somewhat limited	Fondis (85%)	Dusty (0.39)	23.5	25.8%
				Too clayey (0.03)		
				Unstable excavation walls (0.01)		
112	Platner loam, 3 to 5 percent slopes	Somewhat limited	Platner (85%)	Dusty (0.32)	9.2	10.1%
				Unstable excavation walls (0.01)		
			Wages (10%)	Dusty (0.24)		
				Unstable excavation walls (0.01)		
Stoneham (5%)	Dusty (0.24)					

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Unstable excavation walls (0.01)		
132	Reno Hill loam, 5 to 9 percent slopes	Somewhat limited	Reno Hill (85%)	Dusty (0.31)	1.4	1.5%
				Depth to soft bedrock (0.29)		
				Unstable excavation walls (0.01)		
Subtotals for Soil Survey Area					39.9	43.9%
Totals for Area of Interest					91.0	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	81.8	89.8%
Very limited	9.3	10.2%
Totals for Area of Interest	91.0	100.0%

Rating Options—Shallow Excavations

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

Custom Soil Resource Report

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).

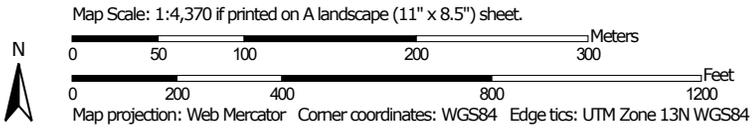
The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit 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



Soil Map may not be valid at this scale.



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 scales ranging from 1:20,000 to 1:24,000.

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)

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

Soil Survey Area: Arapahoe County, Colorado
 Survey Area Data: Version 19, Aug 24, 2023

Soil Survey Area: Castle Rock Area, Colorado
 Survey Area Data: Version 16, Aug 24, 2023

Soil Survey Area: Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties
 Survey Area Data: Version 18, Aug 24, 2023

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at

MAP LEGEND

MAP INFORMATION

different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

Date(s) aerial images were photographed: Jul 1, 2020—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.

Custom Soil Resource Report

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
AsD	Ascalon sandy loam, 5 to 9 percent slopes	Somewhat limited	Ascalon (85%)	Slow water movement (0.50)	5.6	6.1%
			Stoneham (10%)	Slow water movement (0.50)		
NIB	Nunn loam, 1 to 3 percent slopes	Very limited	Nunn (85%)	Slow water movement (1.00)	0.3	0.3%
RtE	Renohill-Little-Thedalund complex, 9 to 30 percent slopes	Very limited	Renohill (40%)	Depth to bedrock (1.00)	0.8	0.9%
				Slope (1.00)		
				Slow water movement (0.68)		
			Little (32%)	Slow water movement (1.00)		
				Depth to bedrock (1.00)		
			Thedalund (20%)	Depth to bedrock (1.00)		
Slope (1.00)						
Subtotals for Soil Survey Area					6.7	7.4%
Totals for Area of Interest					91.0	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FoB	Fondis clay loam, 1 to 3 percent slopes	Very limited	Fondis (80%)	Slow water movement (1.00)	20.6	22.7%
FoD	Fondis clay loam, 3 to 9 percent slopes	Very limited	Fondis (85%)	Slow water movement (1.00)	15.3	16.8%
RmE	Renohill-Buick complex, 5 to 25 percent slopes	Very limited	Renohill (50%)	Depth to bedrock (1.00)	8.4	9.3%
				Slope (1.00)		
				Slow water movement (0.72)		
Subtotals for Soil Survey Area					44.4	48.8%
Totals for Area of Interest					91.0	100.0%

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
12	Blakeland loamy sand, 0 to 9 percent slopes	Very limited	Blakeland (85%)	Filtering capacity (1.00)	5.8	6.4%
				Seepage, bottom layer (1.00)		
51	Fondis loam, 0 to 3 percent slopes	Very limited	Fondis (85%)	Slow water movement (1.00)	23.5	25.8%
112	Platner loam, 3 to 5 percent slopes	Very limited	Platner (85%)	Slow water movement (1.00)	9.2	10.1%
132	Renohill loam, 5 to 9 percent slopes	Somewhat limited	Renohill (85%)	Slow water movement (0.72)	1.4	1.5%
Subtotals for Soil Survey Area					39.9	43.9%
Totals for Area of Interest					91.0	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	84.1	92.3%
Somewhat limited	7.0	7.7%
Totals for Area of Interest	91.0	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 Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
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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

April 9, 2024

REFERRAL RESPONSE REQUEST

Comments Due By: April 23, 2024

Fax: 303-379-4198

File # / Name: SV2024-001 Hunting Hill Metropolitan District, 4th Amendment

Request: Service Plan Amendment

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

<input type="checkbox"/> No Comment	
<input checked="" type="checkbox"/> Please be advised of the following concerns:	
<p>The engineering review fee (\$300.00) will need to be paid prior to our approval of this Service Plan Amendment</p>	
<input type="checkbox"/> See letter attached for detail.	
Agency: DC Engineering	Phone #: 303-660-7490
Your Name: Chuck Smith <i>(please print)</i>	Your Signature: <i>Chuck Smith</i>
	Date: 4/12/2024

You are encouraged to attend the hearing(s) in the Commissioner’s Hearing Room at 100 Third Street, Castle Rock. The hearing date(s) may be obtained by calling 303-660-7460. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office.

Sincerely,



Lauren Pulver
Planning Supervisor

Enclosure

DOUGLAS COUNTY PLANNING REFERRALS

REFERRAL NUMBER: SV2024-001

DATE RECEIVED: 4/10/24

PROJECT NAME: Hunting Hill Amend #4

PLANNER: Luren Pulver

DUE DATE: **April 23, 2024**

Parks and Parkways Manager Comments
Dirk Ambrose

No comment

Natural Resource Manager Comments
Nick Adamson

Construction and Facilities Maintenance Manager Comments
Tyler Ensign

Director of Parks, Recreation and Open Space Comments
Ken Standen

No comment

Public Works Manager of Development Engineering Comments
Forrest Dykstra

Director of Public Works Comments
Ryan Edwards

Public Works CWSD Project Engineer Comments
Austin Long

Public Works CSWD Project Manager Comments
Jon Klassen

Director of Recreation & Cultural Programs
Neil Alderson

Highlands Ranch Metropolitan District Director

Letter attached

Finance Department Comments



March 18, 2024

62 West Plaza Drive
Highlands Ranch, Colorado 80129

303.791.0430 - Telephone
303.791.3290 - Financial / Customer Service - Fax
www.highlandsranch.org

Jennifer L. Ivey
Iconoglo, Seaver, and Pogue, P.C.
4725 South Monaco Street, Suite 360
Denver, Colorado 80237

RE: Hunting Hill Metropolitan District Service Plan

Dear Ms. Ivey,

At its February 27, 2024 meeting, the Board of Directors of the Highlands Ranch Metropolitan District considered and approved the Hunting Hill Metropolitan District's request pursuant to Section 32-1-107, C.R.S. to consent to the addition of the parks and recreation power to the Hunting Hill Metropolitan District's Service Plan provided that the any such park and recreation improvements do not duplicate or interfere with the improvements or facilities constructed or planned by Highlands Ranch Metropolitan District.

Sincerely,

A handwritten signature in blue ink that reads "Stephanie Stanley".

Stephanie Stanley
General Manager

RTD Engineering Review Comments

Prepared by: C. Scott Woodruff

4/23/2024

Project Name: Hunting Hill Metropolitan District, 4th Amendment

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Utilities	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
TOD	no exceptions

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Lauren Pulver, Planning Supervisor
Douglas County Department of Community Development, Community and Resource Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: Hunting Hill Metropolitan District, 4th Amendment
Project File #: **SV2024-001**
S Metro Review #: REFOTH24-00056

Review date: April 15, 2024

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

Project Summary: The Board of Directors of the District is requesting that Douglas County approve this Fourth Amendment to provide the District the power to finance, design, construct, acquire, install, maintain, and provide for parks and recreation facilities, services, and programs, with the consent of overlapping districts in accordance with § 32-1-107(3), C.R.S.

Code Reference: Douglas County Fire Code, 2018 International Fire Code, and 2018 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Service Plan Amendment.



Right of Way & Permits

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

April 15, 2024

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

Attn: Lauren Pulver

Re: Hunting Hill Metropolitan District, 4th Amendment, Case # SV2024-001

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has no conflict with the mill levies for **Hunting Hill Metropolitan District, 4th Amendment**, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

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

April 26, 2024

Alicia J. Corley
4725 South Monaco Street, Suite 360
Denver, Colorado 80237

**Re: Hunting Hill Metropolitan District, 4th Amendment
Project File No. SV2024-001**

Dear Ms. Corley:

Thank you for the submittal of the Hunting Hill Metropolitan District, 4th Amendment. We have completed the presubmittal review of the service plan and have comments as stated below. Additionally, copies of referral agency comments received to-date are enclosed.

General Formatting Comments:

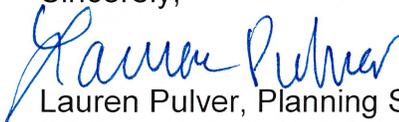
1. In Section V. A Type of Improvements, staff recommends revising the numbering so that Parks and Recreation aligns at number 7. Rather than include all sections in the Amendment, staff recommends adding a statement that clarifies that all sections will be renumbered accordingly.

Referral Agency and County Consultant Comments:

1. Please address the comments provided by Douglas County Engineering Services.

If you have any questions on the above requirements, please call the undersigned at (303)-660-7460.

Sincerely,



Lauren Pulver, Planning Supervisor

cc: Kati Carter, AICP, Assistant Director of Planning Resources
Chris Pratt, Managing County Attorney

May 9, 2024

Alicia Corley
 Icenogle Seaver Pogue, P.C.
 4725 S. Monaco St. Ste 360
 Denver, CO 80237
via email

**Re: Hunting Hill Metropolitan District – 4th Amendment
 Project File No. SV2024-001**

Dear Ms. Corley,

The following schedule has been set for the above referenced application:

ACTION	DATE
Application stamped complete, Department of Community Development	5/9/24
PC meeting	6/3/24, 7:00 pm
BCC meeting to set hearing date	6/25/24, 1:30 pm
BCC hearing	7/9/24, 2:30 pm
BCC adopts resolution of approval or provides reason for denial	7/9/24, 2:30 pm

All meetings will be held in the Board of County Commissioners' Hearing Room at 100 Third Street, Castle Rock.

Please note some additional deadlines for this application; the staff report for the Board of County Commissioners hearing is to be mailed on June 27, 2024. The final version of the Service Plan, as it is to be delivered to the Board, should be provided to our office by Monday, June 17, 2024.

To ensure the applications are processed and heard according to the above schedule, it will be important for you to provide and comply with the following requirements.

A. NOTICING

State Statutes require public notice for the Board of County Commissioners hearing. The Douglas County *Service Plan Review Procedures* ("Review Procedures") require the

applicant to fulfill the following noticing requirements. Please also refer to Section 32-1-204, C.R.S. for further information:

1. Newspaper Noticing

A notice needs to be published in the *Douglas County News-Press* at least 20 days before the BCC hearing. The notice shall include the date, time, location, purpose of the hearing, and a general description of the land contained within the boundaries of the metropolitan district and information outlining methods and procedures pursuant to Section 32-1-203 (3.5), C.R.S., concerning the filing of the petition for exclusion of territory. See the relevant section of the State Statutes and the Review Procedures for further explanation of this last issue.

Please provide Planning Services with a copy of the draft notice before it is sent to the newspaper for publishing so we can confirm all information is included.

2. Existing Surrounding Municipalities and Special Districts

A written notice must be sent to “the governing body of any existing municipality or special district which has levied an ad valorem tax within the next preceding tax year and which has boundaries within a radius of three miles of the proposed special district boundaries” (Section 32-1-204 (1), C.R.S., as amended).

This notice needs to state the date, time and location of the Board of Commissioners’ public hearing. This notice must be sent out at least 20 days prior to the Board’s hearing. Please provide Planning Services with a copy of the above draft notice and a list of the municipalities or special districts prior to mailing the notice.

3. Property Owners

Pursuant to Section 32-1-204(1.5), C.R.S., not more than 30 days or less than 20 days prior to the Board of County Commissioners hearing, a notice stating the date, time, location, and purpose of the Board of Commissioners public hearing, a reference to the type of special district, maximum mill levy, if any, or stating that there is no maximum that may be imposed by the proposed special district, and procedures for the filing of a petition for exclusion pursuant to Section 32-1-203(3.5), C.R.S., as amended, shall be sent to the owners of property within the proposed special district as listed on the records of the County Assessor.

Please note that Planning Services maintains its interpretation that public notice requirements as described within State statutes are applicable to this request. Based upon the identified Board of County Commissioners’ hearing date of Tuesday, July 9, 2024, public notice to all property owners within the boundaries of the districts is required to be mailed between June 9 and June 19, 2024.

B. AFFIDAVIT OF NOTICE

Once the above noticing has been completed, an affidavit of publication will be required from the *Douglas County News-Press* to verify that the notice was published. In addition, the Department of Community Development will need an affidavit of notice stating that the

other two noticing requirements have been completed. These affidavits must be delivered to the Department of Community Development not less than five (5) business days prior to the Board of County Commissioners' hearing.

C. RESOLUTION

The applicant needs to provide the Department of Community Development a copy (electronic only is acceptable) of the resolution(s) by June 17, 2024, in time for the July 9, 2024, Board of County Commissioners' hearing.

Any revisions to the Service Plan pursuant to the conditions of approval that may be in the staff report for the July 9, 2024, hearing will need to be provided prior to the Board hearing of the same date.

If you have any questions on the above requirements, please call the undersigned at (303) 660-7460.

Sincerely,



Donald J Beckwith
Principle Planner

cc: Lauren Pulver, Planning Supervisor
Katherine Carter, AICP, Assistant Director of Planning Services
Christopher Pratt, Managing County Attorney

DJ Beckwith

From: Jennifer Ivey <jivey@isp-law.com>
Sent: Friday, May 17, 2024 12:58 PM
To: DJ Beckwith; Alicia J. Corley
Cc: Lauren Pulver
Subject: RE: Purpose for the 4th Amendment

Hi DJ,

They have consented to the overlap to allow the District to provide these more localized/community specific services which they are not providing.

Jennifer L. Ivey

jivey@isp-law.com

Direct: 303.867.3003 Mobile: 810.287.1978

Facsimile: 303.292.9101

4725 South Monaco Street, Suite 360

Denver, Colorado 80237



ICENOGLE SEAVER POGUE

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From: DJ Beckwith <dbeckwith@douglas.co.us>
Sent: Friday, May 17, 2024 12:56 PM
To: Alicia J. Corley <acorley@isp-law.com>
Cc: Lauren Pulver <lpulver@douglas.co.us>; Jennifer Ivey <jivey@isp-law.com>
Subject: RE: Purpose for the 4th Amendment

Thank you Alicia,

Appreciate that information.

Did want to get clarified that Highlands Ranch and South Suburban are not willing to provide these services, is that correct?

All the best,

DJ Beckwith | Principal Planner
**Douglas County Department of Community Development
Planning Resources**

Address | 100 Third St., Castle Rock, CO 80104

Direct | 303-814-4330 **Main** | 303-660-7460

Email | dbeckwith@douglas.co.us

From: Alicia J. Corley <acorley@isp-law.com>
Sent: Friday, May 17, 2024 12:01 PM
To: DJ Beckwith <dbeckwith@douglas.co.us>
Cc: Lauren Pulver <lpulver@douglas.co.us>; Jennifer Ivey <jivey@isp-law.com>
Subject: RE: Purpose for the 4th Amendment

Hi DJ,

The District was formed in 2007 and pursuant to its existing service plan does not have park and recreation powers due, at least in part, to its overlap with Highlands Ranch Metropolitan District and South Suburban Parks and Recreation District which were already providing park and recreation services in the area when the District was formed. The District is now partially built out and the remaining development in the District is being completed by Century Communities and Richmond Homes.

The District's board, which is comprised of 5 homeowners, has found that the District could greatly benefit from and better serve its residents if it had limited park and recreation powers such that it could own, operate, and/or maintain limited park and recreation elements such as dog runs, open space, pavilions, bike trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping that do not include any improvements or facilities, such as public recreation centers, that may compete with services already being provided in the area by Highlands Ranch Metropolitan District and South Suburban Parks and Recreation District.

Please let us know if you have any additional questions.

Thanks!

Alicia J. Corley

acorley@isp-law.com

Direct: 303.867.3007 Mobile: 251.375.4362

Facsimile: 303.292.9101

4725 South Monaco Street, Suite 360

Denver, Colorado 80237



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From: DJ Beckwith <dbeckwith@douglas.co.us>
Sent: Friday, May 17, 2024 10:53 AM
To: Alicia J. Corley <acorley@isp-law.com>
Cc: Lauren Pulver <lpulver@douglas.co.us>
Subject: Purpose for the 4th Amendment

Greetings Alicia,

Could you provide some information on the need for Hunting Hill MD to propose this amendment?

Thank you!

All the best,

DJ Beckwith | Principal Planner
**Douglas County Department of Community Development
Planning Resources**

Address | 100 Third St., Castle Rock, CO 80104

Direct | 303-814-4330 **Main** | 303-660-7460

Email | dbeckwith@douglas.co.us

www.douglas.co.us

MEETING DATE: July 9, 2024

STAFF PERSON RESPONSIBLE: Heather Scott, AICP, Principal Planner

DESCRIPTION: River Canyon Planned Development, 11th Amendment - Project File: ZR2024-009.

SUMMARY: This is a request to amend the River Canyon Planned Development by reconfiguring residential, golf course, and open space planning areas.

STAFF ASSESSMENT: Staff has evaluated the Major PD Amendment in accordance with Section 15 of the Douglas County Zoning Resolution. Should the Board find that the approval criteria for a Major Amendment to a Planned Development application are met, the following conditions may be considered for inclusion with its motion:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	6/27/2024
Steven E Koster	Approve	6/27/2024
Jeff Garcia	Approve	6/27/2024
Andrew Copland	Approve	7/1/2024
Doug DeBord	Approve	7/3/2024
Sabrina Bach - FYI	Notified - FYI	7/3/2024

ATTACHMENTS:

Staff Report - ZR2024-009

Planned Development Major Amendment Staff Report

DATE: JUNE 26, 2024
TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER
FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT 
CC: HEATHER SCOTT, AICP, PRINCIPAL PLANNER
CURTIS J. WEITKUNAT, AICP, LONG RANGE PLANNING MANAGER
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES
SUBJECT: RIVER CANYON PLANNED DEVELOPMENT, 11TH AMENDMENT
PROJECT FILE: ZR2024-009

OWNERS:

GEOFF COLLINS
RIVER CANYON REAL ESTATE INVESTMENTS LLC
11118 CARETAKER ROAD
LITTLETON, CO 80120

REPRESENTATIVE:

KYNAN FRANKE
SAGE DESIGN GROUP
1500 S. PEARL STREET
DENVER, CO 80210

JOHN FREDERICKS
RAVENNA METROPOLITAN DISTRICT
700 17TH STREET, SUITE 2200
DENVER, CO 80202

PLANNING COMMISSION HEARING:

JULY 1, 2024 @ 6:00 PM

BOARD OF COUNTY COMMISSIONERS HEARING:

JULY 9, 2024 @ 2:30 PM

I. EXECUTIVE SUMMARY

The applicant requests a major amendment to the River Canyon Planned Development (PD) (dba Ravenna) to create a new residential planning area, convert an open space tract to golf course, and adjust planning areas to create a short golf course. An alternative for cash-in-lieu for a regional trail commitment is proposed. Open space will be reduced from 322.7 acres to 307.3 acres, still meeting the minimum required open space established in the PD. This request does not result in an increase in overall density or area of the River Canyon PD, rather it provides new planning areas within the existing development.

The Planning Commission is scheduled to hear the PD amendment at its July 1, 2024, public hearing. Staff will provide an update on the Planning Commission hearing outcome at the Board of County Commissioners public hearing.

II. REQUEST

A. Request

This request is to amend the River Canyon PD. If approved the amendment would:

- Realign Planning Areas GC-5, OS-1, and OS-6 to create a new five-acre residential planning area for up to four (4) dwelling units.
- Change OS-12 to GC-9 to eventually shift ownership and maintenance responsibilities from the metro district to the golf course. The planning area will remain at 0.3 acres.
- Reconfigure OS-18, GC-6, and GC-8 to create Planning Area GC-7, to allow for a short course, training golf course. GC-7 will be approximately 6 acres.
- Reduce the open space in the PD from 323 acres to approximately 307 acres.
- Remove the required regional trail through OS-1 and add a commitment in Section A.1 - Parks & Trails to consider an optional payment instead of construction of the trail.

B. Process

A Major PD Amendment application is processed pursuant to Section 1519 through 1523 of the Douglas County Zoning Resolution (DCZR). Per DCZR Section 1522.08, "The Board shall evaluate the major amendment, referral agency comments, staff report, the Planning Commission recommendation and public testimony, and shall approve, conditionally approve, table for further study, remand to the Planning Commission or deny the amendment. The Board's comments shall be based on the evidence presented, compliance with the adopted standards, regulations, policies and other guidelines."

C. Location

The River Canyon PD lies in the northwestern portion of the county, south of Waterton Road and east of the South Platte River. Planning areas GC-5, OS-1, and OS-6 are south of Cicero Court, adjacent to the Roxborough Park community. OS-12 is adjacent to Dante Drive as the road bends to the west. OS-18, GC-6, and GC-8 are located west of the club house, off Dante Drive. Vicinity, zoning, and aerial maps which show the site location and existing conditions are attached to the staff report.

D. Project Description

The applicants, River Canyon Real Estate Investments and Ravenna Metro District, request a major amendment to the River Canyon PD to establish two new planning areas.

Planning Areas GC-5, OS-1, and OS-6, ("Fairways 8 and 9 area") will be adjusted and reduced in area to create the new five-acre residential planning area, ESF-8.

Planning Area OS-12 is a 0.3-acre tract adjacent to the Ravenna Golf Course and is owned by the metro district. The applicants would like to change the use to golf course so the golf club may own and maintain this tract.

Existing Planning Areas OS-18, GC-6, and GC-8 will be adjusted to accommodate a new “short course” golf course (“Short Course area”) adjacent to the existing golf course and club house.

The applicants would like to remove the delineation of the regional trail on page 6 of the Planned Development. Instead, they propose language on page 2 – Section I. Dedications, A. Parks, Trails & Open Space, 2. Parks & Trails to allow for financial contributions to offsite improvements if a trail is not constructed onsite.

III. CONTEXT

A. Background

The approximately 650-acre River Canyon Planned Development was rezoned from Agricultural One (A-1) and General Industrial (GI) to Planned Development in 2001 for residential, golf course, open space, and community uses. Final plats were approved in 2002, 2004, and 2005.

B. Adjacent Land Uses and Zoning

The project area is located within the Roxborough Separated Urban Area as designated in the 2040 Douglas County Comprehensive Master Plan (CMP). Planning Areas GC-5, OS-1, and OS-6 are south of Cicero Court; OS-12 is adjacent to Dante Drive; and Planning Areas OS-18, GC-6, and GC-8 are west of the Ravenna Club House off Dante Drive. Chatfield Reservoir is to the north, the Roxborough Park community and Arrowhead Golf Course are to the south, and the hogback is to the east.

	Zoning	Uses
North	River Canyon (PD)	Chatfield State Park, South Platte River, residential, open space, and wastewater treatment facility
East	River Canyon (PD) Agricultural One (A-1)	Residential, open space, and clay mine
South	Roxborough Park (PD)	Residential and open space
West	Agricultural One (A-1), Open Space (OS), and National Forest	Open space and Pike National Forest

IV. PHYSICAL SITE CHARACTERISTICS

A. **Site Characteristics and Constraints**

The Fairways 8 and 9 area (Planning Areas GC-5, OS-1, and OS-6) is developed as Fairways 8 and 9 of the Ravenna golf course and includes a utility water storage in the southwest corner of OS-6. This site slopes to the east and northeast. OS-1 has steep slopes, drainage, and rock outcroppings. Planning Area OS-12 slopes to the middle of the site and has a drainage inlet.

The Short Course area (Planning Areas OS-18, GC-6 and GC-8) includes “Fairway 1” of the Ravenna golf course, the driving range, and Ravenna clubhouse. This site slopes to the north and east. Planning Area OS-18 has steep slopes north down toward the High Line Canal trail.

B. **Transportation and Access**

Primary vehicular access for the Fairways 8 and 9 area (Planning Areas GC-5, OS-1, and OS-6) is from Cicero Court which connects to Bramante Lane and ultimately, Dante Drive. Primary vehicular access for the Planning Areas OS-12 and the Short Course area (Planning Areas OS-18, GC-6, and GC-8) is from Dante Drive. County Engineering will not require a Traffic Impact Assessment as the total number of dwelling units will not increase.

C. **Soils and Geology**

The CMP Class 3 Hazards and Environmental Constraints map was provided with the previous applications and constraints were found on the site. Any future subdivision or Site Improvement Plan will require submittal of geotechnical and sub-surface soil investigative reports and a referral to Public Works Engineering and Colorado Geological Survey.

D. **Floodplain and Drainage**

There are no mapped 100-year floodplains associated with any of the planning areas.

F. **Wildlife**

The *Douglas County Comprehensive Master Plan* Wildlife Resources map identifies the Planning Areas OS-1, OS-6, OS-12, OS -18, GC-5, GC-6, and GC-8 as having high habitat value, containing an overland connection, and being part of a wildlife movement corridor. The River Canyon PD established a Wildlife Improvement and Management Plan to address wildlife improvements and monitoring by allocating \$450,000 of the golf course construction budget to address wildlife improvement through sensitive design and construction of the golf course. Any subdivision application in Planning Area ESF-8 or Site Improvement application for Planning Area GC-10 (Fairways 8 and 9 area) will be referred to Colorado Parks and Wildlife for review. The Short Course area will require a Site Improvement Plan and will also be referred to Colorado Parks and Wildlife.

G. Historic Preservation

The River Canyon PD is mostly developed and will require adjustments to shift residential uses and add additional golf uses. Cultural resources surveys for the developable areas in the River Canyon subdivision have been submitted during previous land use applications. The applicant may need to provide additional surveys for any development in previously designed open spaces. A referral will be made to Douglas County Historic Preservation with any future review processes.

V. PROVISION OF SERVICES

A. Schools

Douglas County School District (DCSD) reviewed the proposal and made no comment as the overall density will not increase. Any remaining requirements will be satisfied at the time of subdivision for the proposed Fairways 8 and 9 Area (ESF-8).

B. Fire Protection and Sheriff Services

Fire protection is provided by West Metro Fire Rescue (West Metro). West Metro has reviewed the proposal and stated that it has no objection to the Major Amendment to the River Canyon PD.

The Douglas County Sheriff's Office (DCSO) provides police protection services to the subdivision. No response was received from the DCSO, DCSO E911, and DCSO Office of Emergency Management.

C. Water and Sanitation

The Roxborough Water and Sanitation District (District) provides water and sanitary sewer service for this site. The district has reviewed the proposal and has no objection to the Major Amendment to the River Canyon PD.

D. Utilities

Utility service is provided by AT&T, Lumen, and Xcel Energy. Xcel Energy stated that they own and operate existing natural gas and electric lines in the area. There are standard distribution easements that would be required for any new or modified facilities. No other comments were received from other utilities.

VI. AMENITIES

Parks, Trails, and Open Space

Open space areas have been set aside through commitments within the River Canyon PD. There are currently 323 acres of dedicated open space, 152 acres dedicated for golf, and 7 acres for active recreation. Open space will be reduced to approximately 307 acres, which still meets the minimum requirement of 300 acres. Construction of the golf course addressed wildlife improvements and enhancement through sensitive design of the cart path crossings, drainage, and wildlife-friendly landscaping. Future changes to the golf

course are required to follow the guidelines set forth in the “Golf Course Management Plan” on pages 4 and 5 of the PD.

Additional park or trail dedications are not required with this amendment, as no increase in density is proposed. The regional trail through OS-1 would traverse steep rocky terrain and would require substantial costs to construct. The applicant is removing reference to the location of the regional trail through OS-1 on page 6 and proposing the option to provide financial contributions to trail improvements in the community. The High Line Canal Conservancy is currently designing improvements to their trail head north of this subdivision.

VII. PLANNING COMMISSION HEARING

The Planning Commission hearing is Monday, July 1, 2024. Staff will provide an update on the outcome of the Planning Commission hearing to the Board at its July 9th public hearing.

VIII. PUBLIC NOTICE AND INPUT

Notifications of an application in process were mailed to the owners of all properties abutting the boundaries of the proposed 11th Amendment area. DCZR Section 1523 requires mailed, published, and posted notice of the public hearing.

All public correspondence, including the applicant’s response to citizen comments, is attached to this staff report. Staff received several phone calls questioning the request and letters of objection from abutting property owners in Roxborough Park. Their concerns relate to the first planning area impacted include loss of open space, disruption to drainage, diminishing views, devaluation of existing properties, and extending Cicero Court south which will parallel Roxborough Drive North. The applicant’s response to citizen comments is also included in the attachments to the staff report.

IX. STAFF ANALYSIS

Section 1520 of the DCZR establishes criteria to be considered in the review of a Major PD Amendment application. Following is an analysis of the application in light of these criteria.

1520.01 Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.

Staff Comment: The 11th Amendment request is consistent with the development standards, commitments, and overall intent of the PD. The proposed amendment includes changes to Planning Areas GC-5, OS-1, and OS-6 to ESF-8 (Fairways 8 and 9 area) to allow for the development of 4 residential units. The River Canyon PD does not allocate density to specific planning areas, rather a maximum of 250 units may be constructed within the development. Other changes include redesignating Planning Area OS-12 to GC-9 and

adjusting Planning Areas OS-18, GC-6, and GC-8 to GF-7 (Short Course area) to allow for a new “short course” golf course near the existing driving range, golf course, and clubhouse. Regional trail commitment in Section A.2 Parks & Trails to include provision for \$30,000 instead of the regional trail in OS-1. The commitment requiring a minimum of 300 acres of open space is still met.

1520.02 Whether the amendment is consistent with the intent, efficient development, and preservation of the entire planned development.

Staff Comment: *The request is consistent with the efficient development and preservation of the entire PD. The proposed amendment would amend Planning Areas GC-5, OS-1, and OS-6 to create Planning Area ESF-8 for residential use, change Planning Area OS-12 to GC-9 for golf course maintenance, and amend Planning Areas OS-18, GC-6, and GC-8 to create GC-7 for additional golf course uses. The residential and golf course uses are adjacent to similar planning areas which preserves the original intent of the planned development of residential and golf course-related activities.*

1520.03 Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.

Staff Comment: *Development reports with future development will be necessary to minimize any impacts to grading, drainage, and wildlife corridors. Adjoining neighbors have noted the potential to block views. Building envelopes are required on lots more than 0.75 acres to protect wildlife, steep slopes, rock outcroppings and should be considered to reduce impacts to neighbors.*

1520.04 Whether the sole purpose of the amendment is to confer a special benefit upon an individual.

Staff Comment: *The amendment does not confer a special benefit upon an individual. The proposed amendment shifts residential units, alters maintenance responsibilities, and creates a new “short course” golf course in addition to the existing golf course and clubhouse uses. The amendment also removes delineation of a trail on the map and in exchange, allows for financial contributions to offsite improvements if a trail is not constructed onsite.*

1520.05 For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.

Staff Comment: *The PD Amendment does not increase the intensity of allowed land uses and there is no increase in density.*

1520.06 Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.

Staff Comment: *The proposed PD Amendment does not change the impact on public facilities and services can accommodate the proposed development. The application has*

been reviewed by West Metro Fire; the Douglas County School District, and the Roxborough Water and Wastewater District. None of these agencies expressed an inability to serve the development.

Neighboring residents in Roxborough Park noted the extension of Cicero Court, parallel to Roxborough Drive North, as an impact on existing services and should not be allowed.

1520.07 Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.

Staff Comment: The applicant did not need to provide an updated Traffic Impact Analysis as the density is not increasing and will not impact the level-of-service in the existing public roadway network.

X. STAFF ASSESSMENT

Staff has evaluated the Major PD Amendment in accordance with Section 15 of the DCZR. The request would create a new five-acre residential planning area in Planning Areas GC-5, OS-1, and OS-6; change an open space tract to golf course so the maintenance responsibilities can shift from the metro district to the golf course in Planning Area OS-12; shift the golf course and driving range operations to allow for development of a “short course” golf course in Planning Areas OS-18, GC-6, and GC-8; and allow for a cash-in-lieu option instead of trail construction. The request retains the original intent of the River Canyon Planned Development with a mix of residences, golf course uses, and open space. Should the Board find that the approval criteria for a Major Amendment to a Planned Development application are met, the following conditions may be considered for inclusion with its motion:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant’s representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant’s full satisfaction of all such commitments and promises.

ATTACHMENTS	PAGE
Zoning Map	10
Vicinity Map	11
Aerial Map.....	12
Douglas County Land Use Application	13
Project Narrative.....	15
Referral Response Summary Report.....	26

Referral Responses 31
Community Input 142
Applicant Response to Referral Comments 157
Planned Development Exhibit 164

RIVER CANYON PD 11TH AMENDMENT

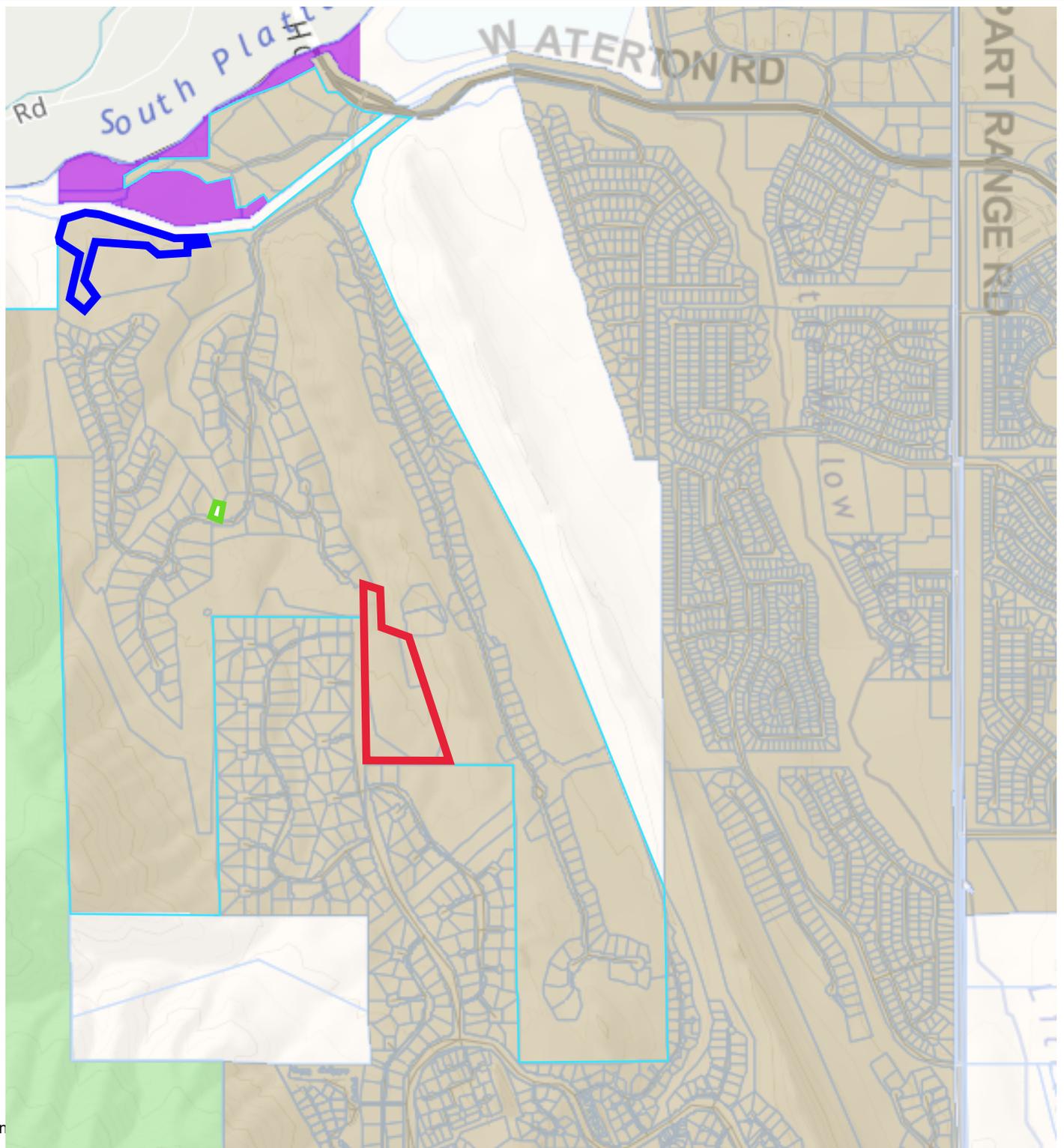
ZR2024-009
ZONING MAP

LEGEND

-  RIVER CANYON PD BOUNDARY
-  MAJOR ROADS
-  OTHER ROADS
-  PLANNING AREAS GC-5, OS-1, & OS-6
-  PLANNING AREA OS-12
-  PLANNING AREAS GC-6, GC-8 & OS-18

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
-  INCORPORATED AREAS



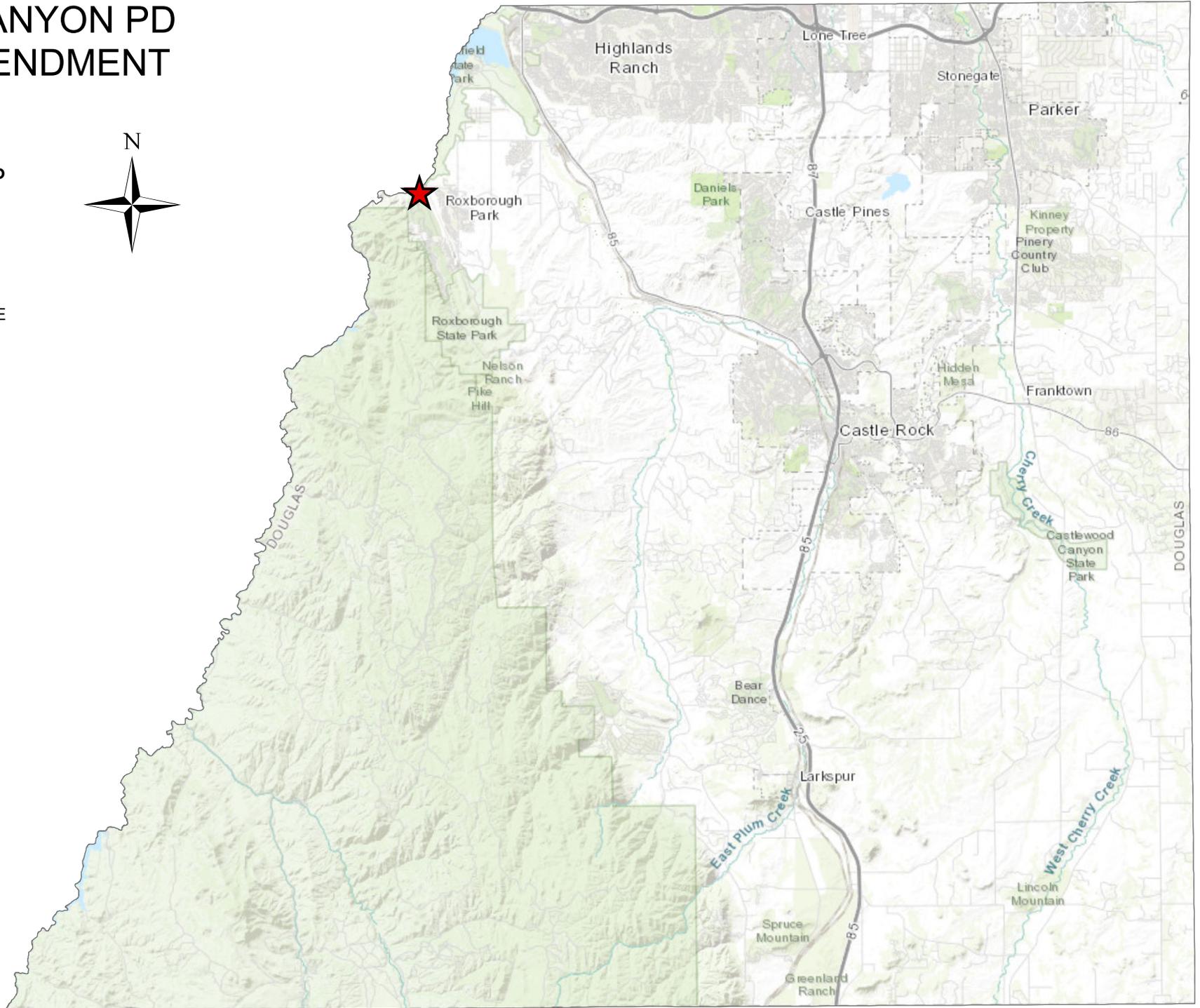
RIVER CANYON PD 11TH AMENDMENT

ZR2024-009
VICINITY MAP



LEGEND

 PROJECT SITE



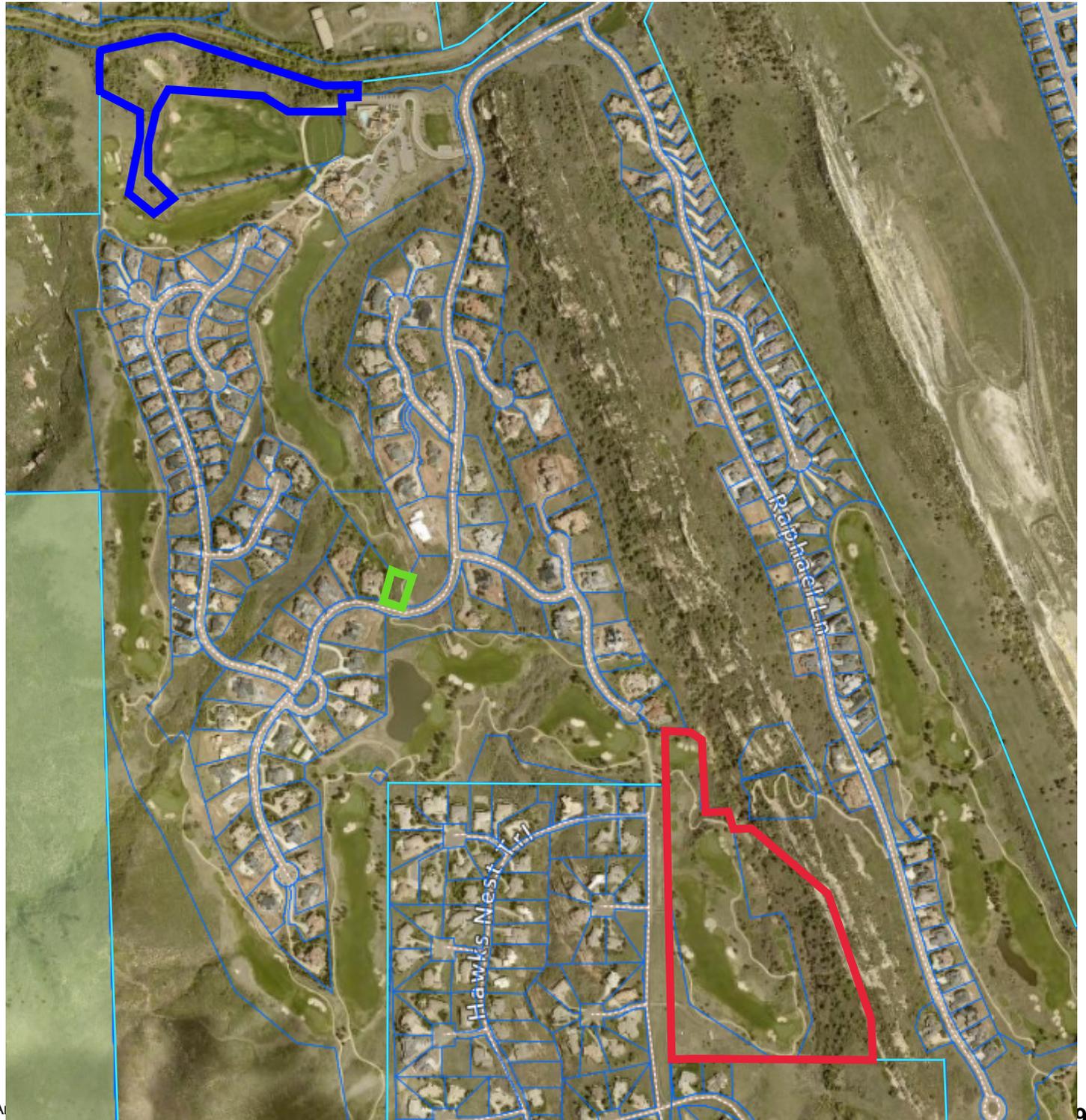
RIVER CANYON PD 11TH AMENDMENT

ZR2024-009
AERIAL MAP



LEGEND

-  PLANNING AREAS GC-5, OS-1, & OS-6
-  PLANNING AREAS GC-6, GC-8 & OS-18
-  PLANNING AREA OS-12
-  RIVER CANYON PD BOUNDARY
-  MAJOR ROADS
-  OTHER ROADS



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: <u>River Canyon Planned Development, 11th Amendment</u>	PROJECT FILE #: <u>ZR2024-009</u>
PROJECT TYPE: <u>PD Amendment / Rezoning</u>	PLANNING FEES: <u>\$1,135.00</u>
MARKETING NAME: <u>River Canyon Planned Development 11th Amendment</u>	ENGINEERING FEES: <u>\$500.00</u>
SITE ADDRESS: <u>8285 Dante Dr Littleton CO. / Part of Tract J by Roxbrough Dr. North. / Tract N-1 River Canyon 1A 1st Amd.</u>	TOTAL FEES: <u>\$1,635.00</u>
OWNER(S): Name(s): <u>River Canyon Real Estate Investments (RCREI) LLC & Ravenna Metro District (RMD)</u> Address: <u>RCREI LLC. - 11118 Caretaker Rd, Littleton. & RMD - 700 17th St. STE 2200. Denver</u> Phone: <u>RCREI LLC. - 303-489-7633 & RMD -</u> Email: <u>RCREI LLC. - kcollins@ravennagolf.com and geoff@ravennagolf.com</u> RMD -	RELATED PROJECTS: _____ _____ _____ _____ _____
AUTHORIZED REPRESENTATIVE (requires notarized letter of authorization if other than owner) Name: <u>Kynan M. Franke / Sage Design Group</u> Address: <u>1500 S. Pearl St. STE. 200 Denver, CO. 80210</u> Phone: <u>720-358-9519</u> Email: <u>kynan@sagedesigngroup.com</u>	

LEGAL DESCRIPTION: **SEE TABLE ON PAGE 2 OF THIS APPLICATION FOR DETAILS**

Subdivision Name: _____

Filing #: _____ Lot #: _____ Block #: _____ Section #: _____ Township: _____ Range: _____

STATE PARCEL NUMBER(S): **SEE TABLE ON PAGE 2 OF THIS APPLICATION FOR DETAILS**

ZONING: **SEE TABLE ON PAGE 2 OF THIS APPLICATION FOR DETAILS**

Present Zoning: _____ Proposed Zoning: _____ Gross Acreage: _____

Gross Site Density (DU per AC): _____ # of Lots or Units Proposed: _____

SERVICE PROVIDERS: **SEE TABLE ON PAGE 2 OF THIS APPLICATION FOR DETAILS**

Fire District: _____ Metro District: _____ Gas: _____

Water: _____ Sewer: _____ Electric: _____

Roads: Public Private (please explain): _____

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.**



KYNAN M. FRANKE

Applicant Signature

March 22, 2024

Date

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Legal Description										
Full Name	Owner	Filing	Lot	Section	Township	Range	Address / Location	Planning Area	Tract	Acree
TRACT Q-1 RIVER CANYON 1A 1ST AMEND 15.88 AM/L	Ravenna Metropolitan District	River Canyon 1A 1 st Amendment	NA	34	65	69W	8285 Dante Dr, Littleton 80125	OS-18	Q-1	15.9
MOST TRACT Y RIVER CANYON 1A 1ST AMEND 109.538 AM/L MTD 0479057	Ravenna Metropolitan District	River Canyon 1A 1 st Amendment	NA	2	75	69W	The open space / rock cliffs that run between the lots along Dante Dr and Raphael Ln.	OS-1	Most of Tract Y	109.5
TRACT N-1 RIVER CANYON 1A 1ST AMEND 0.30 AM/L	Ravenna Metropolitan District	River Canyon 1A 1 st Amendment	NA	3	75	69W	The open space between lot 36 of River Canyon 1A 1st Amd. and lot 37 of River Canyon 1A	OS-12	N-1	0.3
TRACT X RIVER CANYON 1A 1ST AMEND 2.44 AM/L	Ravenna Metropolitan District	River Canyon 1A 1 st Amendment	NA	2	75	69W	7562 Roxborough Dr. North Littleton, 80125	OS-6	X	2.4
TRACT S-1A RIVER CANYON 1A 2ND AMEND 8.17 AM/L	River Canyon Real Estate Investments LLC.	RIVER CANYON 1A 2ND AMEND	NA	34	65	69W	The driving range at the Club at Ravenna	GC-8	S-1A	8.2
PART TRACT J RIVER CANYON 1A 12.92 AM/L MTD 0467228 0606965 0606966	River Canyon Real Estate Investments LLC.	River Canyon 1A	NA	2	75	69W	Holes 8, 9, & 16 at the Club at Ravenna	GC-5	Part of J	12.9
PART TRACT J RIVER CANYON 1A 4.77 AM/L MTD 0467245	River Canyon Real Estate Investments LLC.	River Canyon 1A	NA	34	65	69W	Hole 2 at the Club at Ravenna	GC-5	Part of J	4.8
MOST OF TRACT J RIVER CANYON 1A 47.873 AM/L MTD 0467228 0467245 0606965	River Canyon Real Estate Investments LLC.	River Canyon 1A	na	3	75	69W	7882 Dante Dr. Littleton, CO 80125	GC-5	Most of Tract J	47.8

State Parcel Numbers						
Full Name	Owner	Address / Location	Planning Area	Tract	State Parcel Number	Acree
TRACT Q-1 RIVER CANYON 1A 1ST AMEND 15.88 AM/L	Ravenna Metropolitan District	8285 Dante Dr, Littleton 80125	OS-18	Q-1	2227-344-04-070	15.9
MOST TRACT Y RIVER CANYON 1A 1ST AMEND 109.538 AM/L MTD 0479057	Ravenna Metropolitan District	The open space / rock cliffs that run between the lots along Dante Dr and Raphael Ln.	OS-1	Most of Tract Y	2227-344-03-018	109.5
TRACT N-1 RIVER CANYON 1A 1ST AMEND 0.30 AM/L	Ravenna Metropolitan District	The open space between lot 36 of River Canyon 1A 1st Amd. and lot 37 of River Canyon 1A	OS-12	N-1	2355-031-05-022	0.3
TRACT X RIVER CANYON 1A 1ST AMEND 2.44 AM/L	Ravenna Metropolitan District	7562 Roxborough Dr. North Littleton, 80125	OS-6	X	2355-022-02-014	2.4
TRACT S-1A RIVER CANYON 1A 2ND AMEND 8.17 AM/L	River Canyon Real Estate Investments LLC.	The driving range at the Club at Ravenna	GC-8	S-1A	2227-344-04-073	8.2
PART TRACT J RIVER CANYON 1A 12.92 AM/L MTD 0467228 0606965 0606966	River Canyon Real Estate Investments LLC.	Holes 8, 9, & 16 at the Club at Ravenna	GC-5	Part of J	2355-022-02-013	12.9
PART TRACT J RIVER CANYON 1A 4.77 AM/L MTD 0467245	River Canyon Real Estate Investments LLC.	Hole 2 at the Club at Ravenna	GC-5	Part of J		4.8
MOST OF TRACT J RIVER CANYON 1A 47.873 AM/L MTD 0467228 0467245 0606965	River Canyon Real Estate Investments LLC.	7882 Dante Dr. Littleton, CO 80125	GC-5	Most of Tract J	2355-031-03-057	47.8

Zoning							
Full Name	Owner	Address / Location	Planning Area	Tract	Current Zoning Type Per. Douglas County Assessors Page	Proposed Zoning Type Per. River Canyon Planned Development 11th Amendment	Acree
TRACT Q-1 RIVER CANYON 1A 1ST AMEND 15.88 AM/L	Ravenna Metropolitan District	8285 Dante Dr, Littleton 80125	OS-18	Q-1	Exempt/Open Space	A portion will become Commercial/Golf Course. The remaining land will be Exempt/Open Space	Open Space - 9.6 Acres Golf Course - 6.3 Acres
MOST TRACT Y RIVER CANYON 1A 1ST AMEND 109.538 AM/L MTD 0479057	Ravenna Metropolitan District	The open space / rock cliffs that run between the lots along Dante Dr and Raphael Ln.	OS-1	Most of Tract Y	Exempt/Open Space	A portion will become Commercial/Golf Course. A portion will become Residential. The remaining land will be Exempt/Open Space	Open Space - 9.6 Acres Golf Course - 7.1 Acres Residential - .15 Acres
TRACT N-1 RIVER CANYON 1A 1ST AMEND 0.30 AM/L	Ravenna Metropolitan District	The open space between lot 36 of River Canyon 1A 1st Amd. and lot 37 of River Canyon 1A	OS-12	N-1	Exempt/Open Space	Commercial/Golf Course	Golf Course - 0.3 Acres
TRACT X RIVER CANYON 1A 1ST AMEND 2.44 AM/L	Ravenna Metropolitan District	7562 Roxborough Dr. North Littleton, 80125	OS-6	X	Exempt/Open Space	A portion will become Residential. The remaining land will be Exempt/Open Space	Open Space - 0.9 Acres Residential - 1.5 Acres
TRACT S-1A RIVER CANYON 1A 2ND AMEND 8.17 AM/L	River Canyon Real Estate Investments LLC.	The driving range at the Club at Ravenna	GC-8	S-1A	Commercial/Golf Course	No change to Zoning	Golf Course - 8.2 Acres
PART TRACT J RIVER CANYON 1A 12.92 AM/L MTD 0467228 0606965 0606966	River Canyon Real Estate Investments LLC.	Holes 8, 9, & 16 at the Club at Ravenna	GC-5	Part of J	Commercial/Golf Course	A portion will become Residential. The remaining land will be Commercial/Golf Course	Golf Course - 61.35 Acres Residential - 5.25 Acres
PART TRACT J RIVER CANYON 1A 4.77 AM/L MTD 0467245	River Canyon Real Estate Investments LLC.	Hole 2 at the Club at Ravenna	GC-5	Part of J	Commercial/Golf Course	No change to Zoning	Golf Course - 8.2 Acres
MOST OF TRACT J RIVER CANYON 1A 47.873 AM/L MTD 0467228 0467245 0606965	River Canyon Real Estate Investments LLC.	7882 Dante Dr. Littleton, CO 80125	GC-5	Most of Tract J	Commercial/Golf Course	No change to Zoning	Golf Course - 47.8 Acres

Service Providers										
Full Name	Owner	Address / Location	Planning Area	Tract	Fire District	Metro District	Gas	Water	Sewer	Electric
TRACT Q-1 RIVER CANYON 1A 1ST AMEND 15.88 AM/L	Ravenna Metropolitan District	8285 Dante Dr, Littleton 80125	OS-18	Q-1	West Metro Fire District	Ravenna Metro District	XCEL Energy	Roxborough Water and Sanitation	Roxborough Water and Sanitation	XCEL Energy
MOST TRACT Y RIVER CANYON 1A 1ST AMEND 109.538 AM/L MTD 0479057	Ravenna Metropolitan District	The open space / rock cliffs that run between the lots along Dante Dr and Raphael Ln.	OS-1	Most of Tract Y	West Metro Fire District	Ravenna Metro District	XCEL Energy	Roxborough Water and Sanitation	Roxborough Water and Sanitation	XCEL Energy
TRACT N-1 RIVER CANYON 1A 1ST AMEND 0.30 AM/L	Ravenna Metropolitan District	The open space between lot 36 of River Canyon 1A 1st Amd. and lot 37 of River Canyon 1A	OS-12	N-1	West Metro Fire District	Ravenna Metro District	XCEL Energy	Roxborough Water and Sanitation	Roxborough Water and Sanitation	XCEL Energy
TRACT X RIVER CANYON 1A 1ST AMEND 2.44 AM/L	Ravenna Metropolitan District	7562 Roxborough Dr. North Littleton, 80125	OS-6	X	West Metro Fire District	Ravenna Metro District	XCEL Energy	Roxborough Water and Sanitation	Roxborough Water and Sanitation	XCEL Energy
TRACT S-1A RIVER CANYON 1A 2ND AMEND 8.17 AM/L	River Canyon Real Estate Investments LLC.	The driving range at the Club at Ravenna	GC-8	S-1A	West Metro Fire District	Ravenna Metro District	XCEL Energy	Roxborough Water and Sanitation	Roxborough Water and Sanitation	XCEL Energy
PART TRACT J RIVER CANYON 1A 12.92 AM/L MTD 0467228 0606965 0606966	River Canyon Real Estate Investments LLC.	Holes 8, 9, & 16 at the Club at Ravenna	GC-5	Part of J	West Metro Fire District	Ravenna Metro District	XCEL Energy	Roxborough Water and Sanitation	Roxborough Water and Sanitation	XCEL Energy
PART TRACT J RIVER CANYON 1A 4.77 AM/L MTD 0467245	River Canyon Real Estate Investments LLC.	Hole 2 at the Club at Ravenna	GC-5	Part of J	West Metro Fire District	Ravenna Metro District	XCEL Energy	Roxborough Water and Sanitation	Roxborough Water and Sanitation	XCEL Energy
MOST OF TRACT J RIVER CANYON 1A 47.873 AM/L MTD 0467228 0467245 0606965	River Canyon Real Estate Investments LLC.	7882 Dante Dr. Littleton, CO 80125	GC-5	Most of Tract J	West Metro Fire District	Ravenna Metro District	XCEL Energy	Roxborough Water and Sanitation	Roxborough Water and Sanitation	XCEL Energy



ZR2024-009 River Canyon 11th Planned Development Amendment Narrative

Statement of Request: Major Amendment / Rezoning

Site Summary:

Legal Description										
Full Name	Owner	Filing	Lot	Section	Township	Range	Address / Location	Planning Area	Tract	Acreage
TRACT Q-1 RIVER CANYON 1A 1ST AMEND 15.88 AM/L	Ravenna Metropolitan District	River Canyon 1A 1 st Amendment	NA	34	6S	69W	8285 Dante Dr, Littleton 80125	OS-18	Q-1	15.9
MOST TRACT Y RIVER CANYON 1A 1ST AMEND 109.538 AM/L MTD 0479057	Ravenna Metropolitan District	River Canyon 1A 1 st Amendment	NA	2	7S	69W	The open space / rock cliffs that run between the lots along Dante Dr and Raphael Ln.	OS-1	Most of Tract Y	109.5
TRACT N-1 RIVER CANYON 1A 1ST AMEND 0.30 AM/L	Ravenna Metropolitan District	River Canyon 1A 1 st Amendment	NA	3	7S	69W	The open space between lot 36 of River Canyon 1A 1st Amd. and lot 37 of River Canyon 1A	OS-12	N-1	0.3
TRACT X RIVER CANYON 1A 1ST AMEND 2.44 AM/L	Ravenna Metropolitan District	River Canyon 1A 1 st Amendment	NA	2	7S	69W	7562 Roxborough Dr. North Littleton, 80125	OS-6	X	2.4
TRACT S-1A RIVER CANYON 1A 2ND AMEND 8.17 AM/L	River Canyon Real Estate Investments LLC.	RIVER CANYON 1A 2ND AMEND	NA	34	6S	69W	The driving range at the Club at Ravenna	GC-8	S-1A	8.2
PART TRACT J RIVER CANYON 1A 12.92 AM/L MTD 0467228 0606965 0606966	River Canyon Real Estate Investments LLC.	River Canyon 1A	NA	2	7S	69W	Holes 8, 9, & 16 at the Club at Ravenna	GC-5	Part of J	12.9
PART TRACT J RIVER CANYON 1A 4.77 AM/L MTD 0467245	River Canyon Real Estate Investments LLC.	River Canyon 1A	NA	34	6S	69W	Hole 2 at the Club at Ravenna	GC-5	Part of J	4.8
MOST OF TRACT J RIVER CANYON 1A 47.873 AM/L MTD 0467228 0467245 0606965	River Canyon Real Estate Investments LLC.	River Canyon 1A	na	3	7S	69W	7882 Dante Dr. Littleton, CO 80125	GC-5	Most of Tract J	47.8

Infrastructure and Services

Fire: West Metropolitan Fire Department

Gas: XCEL Energy

Water: Roxborough Water and Sanitation

Sewer: Roxborough Water and Sanitation

Electric: XCEL Energy / CORE Electric

Metro: Ravenna Metropolitan District

DCZR 1507 PROJECT SUMMARY

1507.01-The name and address of:

- Landowner/applicant
 - Owner 1

1500 South Pearl Street, Suite 200 Denver, Colorado 80210 303.470.2855 (p)



- Name: River Canyon Real Estate Investments LLC
 - Address: 11118 Caretaker Rd. Littleton, CO. 80125
 - Owner 2
 - Name: Ravenna Metropolitan District
 - Address: 700 17th St. STE. 2200 Denver, CO. 80202
- Representative
 - Name: Kynan M. Franke / Sage Design Group
 - Address: 1500 S. Pearl St. STE. 200 Denver, CO. 80210
- Mineral Rights Owners
 - Owner 1
 - Name: Union Pacific Railroad Company
 - Address: 1400 W. 52nd Ave. Bldg. 1259 Denver, CO 80221
 - Owner 2
 - Name: McCullis Oil and Gas Inc and COTA Resources Inc
 - Address: P.O Box 221515, Denver, CO 80222
 - Owner 3
 - Name: Virgil Peterson
 - Address: No address listed.
- Water Rights Owner
 - Name: N/A
 - Address: N/A

1507.02-General project concept:

River Canyon Real Estate Investments LLC. (Ravenna) intends to rezone a portion of golf course land (GC-5) and open space land (OS-1 and OS-6) to shift an existing building density of 4 lots within the planned development. The other intention is to rezone parts of open space land (OS-1, OS-12, and OS-18) to golf course to accommodate the new layout of holes 8 and 9, include a new short course by the clubhouse, and simplify the maintenance responsibilities for the Ravenna Metro District and The Club at Ravenna.

1507.03- Development Staging and Time Frame.

January 2024 - July 2024

1507.04-Relationship to existing and adjacent land uses.

ESF-8

- Existing and adjacent land uses
 - Open Space to the south and east
 - Golf Course to the north
 - Residential to the south and west

GC-7

- Existing and adjacent land uses
 - Open Space to the north and west
 - Golf Course to the south
 - Residential to the south and southeast
 - Recreational / Commercial to the north and southeast

1507.05-Changes in character of the neighborhood, since the land was last zoned, to substantiate a rezoning.

There will be no changes to the character of the neighborhood. The 4 dwelling units to be relocated within the River Canyon Planned Development will be of similar character, size, and style to the existing homes in Ravenna and will be located adjacent to golf course land. The areas to be rezoned allowing for more golf course land, will not change the character either as it will be for a new future short course game and making updates to the layout of holes 8 and 9. The character of Ravenna will continue to be that of a golf course community.

1507.06-Availability and adequacy of public services and facilities.

River Canyon Real Estate Investments LLC. has been collaborating with Roxborough Water and Sanitation to utilize the existing utilities and make additions in order to provide adequate water and sanitation services. We are working to get a will-serve letter prior to our planning commission hearing. West Metro Fire, Douglas County Law Enforcement, XCEL Energy, and CORE Electric will be able to serve this area.

1507.07-An analysis of the site characteristics related to the proposal, including any environmentally hazardous, sensitive, or natural resource areas. Describe any natural or manmade hazards.

There are no environmentally or manmade hazardous areas related to this proposal. The intention of this rezoning is to relocate 4 lots within the River Canyon Planned Development and include additional land for golf course activities. In order to relocate the 4 lots, golf course land is being rezoned to make land available for them. In order to include additional areas for golf course activities, open space land is being rezoned to make land available for it. There are no inclusions of any environmental, natural, or manmade hazards with this proposal.

1507.08-Impacts on existing flora and fauna:

With the rezoning, open space and golf course landscaping will be removed in preparation for the new road layout, future lots, and clubhouse short course. All flora material within the area of the proposed 4 lots and golf course will either be transplanted or replaced with new material. There will be no major impact on the fauna in the area.

1507.09-Compliance with the: (Amended 5/26/2015)

- Douglas County Comprehensive Master Plan – Please see the responses in this narrative below listed under “Douglas County Comprehensive Masterplan / Urban Land Use Goals” for review.



- 1041 Regulations regarding New Communities – The 1041 Regulations do not apply to this proposal since a new community is not being made.

1507.10-A description of the recreational facilities, including existing and proposed park sites, open space and accessibility to parks and open space areas.

Currently, there are no developed parks near the site. The existing recreational facility around the proposed lots include the Ravenna Golf Course. To the east runs the Hogback Mountains which include a vast amount of open space and connection with community walking trails adjacent to the east that connect to Roxborough Park and the Highline Canal Trail system. Additionally, there is a golf cart path that connects holes 8 and 9 to Raphael Lane.

With the proposed lots the only change to the recreational amenities will be a revised layout of golf holes 8 and 9 to accommodate the shift in building density to this area. Open space will be rezoned to expand the golf course but will not disturb the integrity and beauty of the Hogback Mountains. The route of the golf cart path will be modified around holes 8 and 9 to accommodate the new layout of the course, but no changes will be made to the cart path along the Hogback Mountains or the community walking trails.

The existing recreational facilities around the proposed short course include the Ravenna clubhouse, fitness center, and golf course. Currently, there are no parks near the short course site. To the west is the Waterton Canyon, an open space that is dedicated to wildlife conservation, and to the north runs the Highline Canal. Community walking trails that connect to the Highline Canal Trail will be connected to the clubhouse short course.

With the rezoning, open space will become new golf course land for a proposed short course, adding a new amenity for the club. There will be no changes to the existing community walking trail except to add more accessibility within the community. The regional trail in OS-1 will be removed and cash-in-lieu will be provided.

1507.11-Any other required information as applicable when other applications are processed in conjunction with the land-use application.

1507.12-Comparison Analysis

ESTATE SINGLE FAMILY	Proposed	County
Maximum height	35'	35'
Front / Street Setback	20'	25'
Side Setbacks	10'	15'
Rear Setbacks	15'	25'

**DOUGLAS COUNTY COMPREHENSIVE MASTERPLAN
URBAN LAND USE GOALS**

Goal 2-1: Improve and enhance existing infrastructure; support healthy living; reduce vehicle miles traveled; maintain air quality standards; and conserve open space.

1500 South Pearl Street, Suite 200  Denver, Colorado 80210  303.470.2855 (p)

This proposal will utilize and simply the existing utilities on site for the 4 lots. The open space south of the proposed lots contains a confusing layout of utilities. With this proposal, River Canyon Real Estate and Roxborough Water and Sanitation have been able to collaborate on this project in order to simplify the layout of the utility lines to be usable for the relocated 4 lots.

The proposal supports healthy living as it will create additional cart paths to be used by the community for golf course activities and leisure walking trails.

A private road is being proposed in order to access these lots, but overall vehicle miles traveled will not be affected as The Club at Ravenna has various walking trails throughout the neighborhood, providing opportunities for people to walk, golf, and bike in a unique and natural setting of mountains, open space, and native landscaping. With the addition of the short course, more paths will be made to utilize as well.

There will be no changes to air quality since we are only shifting existing densities for land to be made available for golf courses, which currently exist in the community.

The River Canyon Planned Development states that River Canyon Real Estate Investments must maintain a minimum quantity of 300 acres of open space in the area. The proposal will continue to honor that commitment set forth in the planned development.

Goal 2-2: Support environmental systems comprised of water, wildlife, wildlife habitat, recreation and sense of place.

There are no environmental systems in the area of either project being proposed. River Canyon Real Estate values the wildlife activity through the community and will take any precautionary measures to maintain and support the unique quality of the development.

The proposal will support the recreational amenities as it will provide additional land to incorporate more golf course activities, which will be beneficial in creating additional recreational opportunities as we are relocating 4 lots by holes 8 and 9. Furthermore, by providing additional opportunities for recreational activity, users will be able to enjoy the sense of place that is Ravenna, a golf course community set within the natural mountain setting.

Goal 2-3: Provide connected parks, trails, and recreational facilities appropriate to the scale of the development.

The homeowners and those that utilize the trail system are able to circulate throughout the entire area and ultimately connect with the recreational facilities The Club at Ravenna has to offer, namely the wellness center, clubhouse, and golf course that spans throughout the development.

Goal 2-4: Establish public spaces or gathering places in new and existing neighborhoods.

With this proposal, we are including a short course near the clubhouse for beginner players and those who want to play a short game. In doing so we will create additional space for community gatherings in the public area of the community for those playing a short round of golf together.

Goal 2-5: Design development to complement both the natural and historic landscape.

With the creation of ESF-8, the 4 relocated dwelling units would be built into a new location in the community that would allow for creative thinking and detailing of architectural and landscape design elements. With careful collaboration between the homeowner, designers, and design review committee, each of these dwelling units will be designed in order to ensure the architecture blends with the existing aesthetics of the historic Hogback mountains and the surrounding natural landscape.

Goal 2-6: Achieve compatibility between residential and nonresidential land uses, in terms of land use and design.

In the development of a golf course community, it is imperative in the design and layout of the lots to integrate them with the overall intention and theme of the neighborhood (in this case a golf course). To create compatibility between the current homeowners, future homeowners, and the golf course, landscaping is integrated to provide a safety buffer while providing an aesthetic appeal that blends the natural elements of a golf course with natural landscaping into the relocated lots and the surrounding area.

Goal 2-7: Foster a balanced community and robust economy.

In order to respond to a constantly changing economy, anticipated growth, and the changing needs and values of county residents, it is necessary to create a space with longevity in mind. Planned Developments exist to help balance the community through various statements, commitments, and limitations on development. River Canyon Real Estate continues to utilize as much of the 250 lots, set forth in the planned development, as possible to continue developing a well-balanced community that benefits the lifestyle of the residents and the economic growth of the county and state.

Goal 2-8: Conserve resources.

All necessary municipalities and consultants have been contacted to meet the standards of the county resource preservation plan.

Goal 2-9: Ensure development occurs concurrently with essential services and infrastructure.

The essential services and infrastructure will be installed before development occurs. Agreements have been made with these services to ensure the satisfaction of this requirement.

Goal 2-10: Utilize environmental systems comprised of water, wildlife and wildlife habitat, recreation, and sense of place as the basis for community from within the Chatfield Urban Area.

Sustaining and revitalizing the surrounding habitat is a primary goal of this amendment by lessening the burden on existing public facilities, maintaining pedestrian-oriented facilities (less environmental degradation if pedestrians don't have clear circulation routes), and furthering the creation of neighborhood aesthetics and interaction.

Goal 2-11: Design density-appropriate development to complement both the natural and historic landscape.

The design and layout of the 4 relocated dwelling units have been carefully considered in order to maintain appealing views of the Hogback mountains and the natural landscape for the surrounding neighbors. The architecture will follow the architectural and landscape design guidelines in order to blend the house with natural and historic landscapes.

Goal 2-12: Provide density-appropriate connected parks, trails, and recreational facilities.

The existing clubhouse provides recreational facilities to the whole development and visitors interested in joining the club. The creation of a short course will connect to the clubhouse which connects to all areas of the development. The short course and updated layout of holes 8 and 9 will create more trail systems for walking and biking.

Goal 2-13: Ensure the cohesive implementation of community-identified values in the Chatfield Urban Area as expressed by this Plan.

The Chatfield Urban Area community values are met through the versatility in land uses, transportation, and the integration of natural system elements. The wildlife corridors will be maintained, and the sense of place will be replicated in any additions within the community. All channels of communication will remain open throughout the development process for stakeholders and community members to participate.

Goal 2-14: Establish vibrant community activity centers.

By maximizing the existing building density with 4 relocated residential dwelling units and more spaces for outdoor gatherings, community centers will be fortified with high-intensity community amenities in mind.

Goal 2-15: Preserve the integrity of the Separated Urban Areas.

In this rezoning amendment, the limited expansion of development is offset by the integration of the short course as a separation buffer for the native area and clubhouse. The limited expansion is needed for the influx of Colorado inhabitants and the continued growth of Douglas County residents. This will help maximize the existing densities and foster an environment of connectivity within the Ravenna community. Since the site limits are established, the integration of the short course and re-zoning of the residential area would not affect Roxborough Village or the nearby Chatfield Farms.

Goal 2-16: Encourage coordinated Comprehensive Master Plans between the county and municipalities.

A primary goal of this rezoning request is to coordinate with local municipalities and HOAs to address the proposed updates to the community. It is necessary to foster communication between all parties to provide future development that adheres to the goals, objectives, and policies of municipalities and the

county. In doing so, we will be able to improve our community while respecting the needs and wants of the surrounding neighborhoods.

**DOUGLAS COUNTY ZONING RESOLUTION SECTION 1520 MAJOR AMENDMENT APPROVAL
CRITERIA (AMENDED 5/26/15)**

The following criteria shall be considered by the Board for approval of the major amendment:

1520.01 Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.

The overall intent of this amendment is to rezone portions of land within the community to maximize our building density set within the River Canyon Planned Development, adjust the layout of the existing golf course, and include a short course near the clubhouse. We are required to have a minimum amount of 300 acres of open space set forth within the commitments of the Planned Development, which we will have after this rezoning. The overall intent of the River Canyon Planned Development is a golf course community. With the approval of this amendment, the overall intent will remain the same since we are only shifting building densities and adding golf amenities.

1520.02 Whether the amendment is consistent with the intent, efficient development, and preservation of the entire planned development.

The amendment is consistent with the planned development. We are maximizing the lotting density outlined in the planned development and adjusting the layout of the golf course to accommodate the shift. Additionally, we are utilizing space within the community to create another golf course amenity which will be available for the members and residents. These improvements will follow the improvement commitments within the planned development and obtain approval from Douglas County before proceeding.

1520.03 Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.

This amendment will not affect the public interest or enjoyment of the adjacent land as it will continue to have a golf course and open space land. Only 4 lots are being shifted here and will be in an area that has a low impact on the land and surrounding area. The 4 lots are being carefully designed in order to avoid obstructing the views of the surrounding neighbors.

1520.04 Whether the sole purpose of the amendment is to confer a special benefit upon an individual.

The sole purpose of this amendment does not confer a special benefit on one individual. This amendment will benefit the current River Canyon homeowners by adding amenities to the golf course,



providing golf club members with new golf challenges, adding tax revenue, and increasing the value of the surrounding residents in River Canyon and Roxborough Park.

1520.05 For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.

We are not proposing an increase in the intensity of allowed land use. The River Canyon Planned Development states that we are allowed 250 dwelling units. With this proposal, we will be at 246 residential lots.

1520.06 Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.

We have obtained confirmation that public facilities and services will be able to accommodate this proposed area with the building density shift.

1520.07 Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.

The roadway capacity will be available to meet the impacts of the proposed building density shift. The roadway will be designed to meet Douglas County roadway design requirements and be approved by Douglas County. The roadway will be maintained by an HOA in the future.

**DOUGLAS COUNTY ZONING RESOLUTION SECTION 2502 REZONING APPROVAL CRITERIA
(AMENDED 11/18/14)**

2502.01 Whether the application is in compliance with the requirements of this Resolution and the Douglas County Comprehensive Master Plan

The application is in compliance with the Douglas County Zoning Resolution as we are staying within the boundaries of the planned development commitments by having a minimum of 300 acres of open space, staying under the 250 Dwelling Unit cap, and providing a resolution to offer cash-in-lieu for the private regional trail system that will benefit Roxborough and Douglas County. We are in compliance with the Douglas County Comprehensive Master Plan as we are enhancing existing infrastructure and conserving resources by updating the utility system (instead of installing a completely new system) and routes of the utilities to the south of the proposed lots in OS-6 which will simplify maintenance for Ravenna and Roxborough Water and Sanitation. We are supporting healthy living by adding more opportunities for golf activities, walking, and biking with the addition of a new short course while at the same time providing recreational activities and generating a new source of economic income. Ravenna cares deeply about the historic and natural landscape and for that reason has taken careful consideration to relocate lots and a new short course that will blend in with the historic Hogback

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mountains and cause no disturbances upon it while also upholding our commitment to preserve the 300 acres of open space set forth in the PLANNED DEVELOPMENT.

2502.02 Whether the application is in compliance with all applicable statutory provisions

The application is and will be compatible as the building of the relocated lots and golf course land will follow all municipal and state building codes and will go through the appropriate channels to obtain approval before operations commence.

2502.03 Whether there has been a substantial change in the character of the neighborhood, since the land was last zoned

The proposal is not causing a change in the character of the neighborhood, that being a golf course, as we are only shifting housing density and adding more recreational opportunities for the residents and members of the community which are golf related.

2502.04 Whether the application demonstrates public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development;

The application will demonstrate that public facilities and services are available with the proposal. We have been diligently working to obtain a will-serve letter from Roxborough Water and Sanitation, which we will have before the Planning Commission Hearing, for this project. We have received confirmation from Core and West Metro Fire that they will not have any issues with these shifts in density. We can obtain additional letters if the county deems it necessary.

2502.05 Whether the roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development will be available concurrently with the impacts of such development

We have received confirmation from the Senior Traffic Engineer at Douglas County that the shift in dwelling units would not warrant an analysis as there are very few trips being generated with this proposal.

2502.06 Whether the application is in conformance with Section 18A, Water Supply - Overlay District, herein; (Amended 5/26/15)

A water supply letter has been provided for review.

2502.07 Whether the proposed rezoning is compatible with the surrounding land uses; and

The proposed rezoning is compatible as the only changes are shifting building density that is within an existing residential community and adjacent to nearby residential communities. The rezoning is also compatible as we are adding more recreational opportunities for residents and members of the community that relate to the existing golf course.



2502.08 Whether the subject land is suitable for the intended use.

The land in question is suitable as the relocated lots will be located along golf course land, which is an existing theme in the community, has views of historic landscapes and mountain formations, and will utilize pre-existing utility systems.

ADDITIONAL INFORMATION REGARDING THIS PROPOSAL

Staff comment regarding the regional trail and its development.

River Canyon Real Estate Investments LLC. (Ravenna) has been working diligently with the county to provide a response and decision in regard to the regional trail set within the planned development. Due to the terrain of the proposed location indicated in the planned development, it is infeasible to build a trail in this area. Construction of this trail system would also cause scarring to the Hogback mountains as it would require the demolition of parts of the mountain in order to build the trail. Also, The Club at Ravenna is a private community, and incorporating a regional trail that does not connect to other public trail systems will not benefit the club or the public.

Therefore, River Canyon Real Estate Investments LLC. is proposing to donate \$30,000 cash-in-lieu to the Waterton Trailhead currently in the early stages of design. This number was reached through discussions and meetings with the Highline Canal Organization and Livable Cities Studios who are currently in the design process of the Waterton Trailhead. Ravenna wants to contribute to making this project special for the Roxborough community and Douglas County. The Highline Canal Organization and Livable Cities Studios projected that \$30,000 would be needed to construct a new trailhead monument. River Canyon Real Estate understands that the design is conceptual in nature and is subject to change but still would like to provide funding towards that as they feel it would benefit the public much more since funds would be put towards a more public and popular trail system that spans throughout Roxborough instead of a private trail system in a gated community.

Referral Agency Response Report

Project Name: River Canyon Planned Development, 11th Amendment

Project File #: ZR2024-009

Date Sent: 04/05/2024

Date Due: 04/26/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	04/05/2024	No Comment	No comment necessary
Assessor	04/09/2024	No Comment	No comment necessary
AT&T Long Distance - ROW		No Response Received	No comment necessary
Building Services	04/09/2024	No Comment	No comment necessary
CenturyLink		No Response Received	No comment necessary
Chatfield Community Association		No Response Received	No comment necessary
Chatfield Farms 1-A		No Response Received	No comment necessary
Chatfield Farms Estates HOA		No Response Received	No comment necessary
Colorado Division of Water Resources	04/26/2024	Received: No new lots are being created at this time and the density of the development will not increase, consequently the submitted land use application does not appear to qualify as a "subdivision" as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide comments regarding the proposed water supply.	No comment necessary
Colorado Geological Survey	04/17/2024	No Comment	No comment necessary
Comcast		No Response Received	No comment necessary
CORE Electric Cooperative	04/19/2024	Received: CORE Electric Cooperative approves the rezone and PD. Applicant will be required to update electric service provider to include CORE Electric Cooperative and XCEL Energy. CORE Electric Cooperative will be the electric provider for the new 4 lots.	Utility drawings will be provided at the time of platting or SIP applications.
Douglas County Conservation District	04/25/2024	Received: Please be advised of the following concerns: soil limitations for septic, roads, dwellings, commercial buildings, and excavations.	Final construction plans, drainage studies and GESC plans will be provided at the time of platting or SIP applications.

Referral Agency Response Report

Project Name: River Canyon Planned Development, 11th Amendment

Project File #: ZR2024-009

Date Sent: 04/05/2024

Date Due: 04/26/2024

Agency	Date Received	Agency Response	Response Resolution
Douglas County Health Department	04/25/2024	Received: Based on the will-serve letter from Roxborough Water and sanitation, DCHD is providing a favorable recommendation regarding the method of sewage disposal.	No comment necessary
Douglas County School District RE 1	04/11/2024	Received: DCSD has no comment on this request if the total number of dwelling units is not increasing.	No comment necessary
Engineering Services	04/16/2024	Received: Engineering has reviewed the above referenced submittal and have the following comments: Since the number of allowed units within the planned development would not be exceeded, they are waiving the requirement for a traffic impact analysis for this amendment. The Phase I Drainage Report meets the intent of our drainage criteria and detailed comments will be provided with the preliminary & final plat submittals.	No comment necessary
Jefferson County Planning and Zoning		No Response Received	No comment necessary
Office of Emergency Management	04/05/2024	Received: OEM has no concerns with this project	No comment necessary
Ravenna Homeowners Master Association		No Response Received	No comment necessary
Ravenna Metro District		No Response Received	No comment necessary

Referral Agency Response Report

Project Name: River Canyon Planned Development, 11th Amendment

Project File #: ZR2024-009

Date Sent: 04/05/2024

Date Due: 04/26/2024

<p>Roxborough Park Foundation</p>	<p>04/19/2024</p>	<p>Received: The Foundation’s primary obligation is to protect the interests of its members, and as such the Foundation objects to this PD Amendment.</p> <p>The Foundation's letter (see complete letter under the documents tab) identifies multiple reasons to object including: - How the amendment meets the approval criteria, especially how it is consistent with the development standards, commitments, intent and preservation of the planned development; - This new planning area is not contiguous with existing development in the PD. Rather, it is isolated and a significant distance away from other dwelling units within the River Canyon PD. There will also need to be a costly extension of basic infrastructure, such as utilities and a new road, in order to access these four units, which is contrary to the intent as defined in Section 1501; - In order to create this new planning area, two holes on the Ravenna golf course are having to be moved, a portion of the golf course re-zoned from commercial to residential, and a portion of land (Tract X) currently zoned as “Exempt” rezoned also to residential. Together with costly extension of basic infrastructure, we do not believe that this constitutes “efficient development” of the entire development; - There are many adjacent homeowners within the Roxborough Park Foundation PD whose enjoyment of their land will be significantly and adversely affected by this amendment. Appealing views of the hogback, views of downtown and views generally to</p>	<p>Reference the applicant’s response letter dated May 23, 2024.</p>
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Referral Agency Response Report

Project Name: River Canyon Planned Development, 11th Amendment

Project File #: ZR2024-009

Date Sent: 04/05/2024

Date Due: 04/26/2024

Agency	Date Received	Agency Response	Response Resolution
		<p>the north, north-west and west of adjacent property owners in Roxborough Park will all be adversely affected by this development;</p> <p>and</p> <p>- The defining characteristic of the proposed land use change is in our opinion the unjustified nature of benefit to the current property owners, to the detriment of Roxborough’s adjacent property owners. The land use change provides unjustified special treatment that benefits the current owner, River Canyon, while undermining the pre-existing uses and enjoyment of adjacent property owners.</p> <p>In ZR2021-017, Staff Analysis, Staff Comment reads: “The amendment does not as its sole purpose confer a benefit upon an individual since there are two property owners, including a metro district, involved with the amendment”. In this PD Amendment ZR2024-009, there is only one property owner – River Canyon – involved with the amendment and which stands to be the sole beneficiary of any approval, such benefit no doubt being in the form of significant monetary gain.</p> <p>The applicant’s proposal does not meet the approval criteria.</p>	
Roxborough Village First HOA		No Response Received	No comment necessary
Roxborough Water & Sanitation District	04/10/2024	<p>Received:</p> <p>RWSD is working directly with Ravenna and their water and sewer design engineers on RWSD infrastructure in the newly proposed lot area. Water and sewer design is ongoing and has not been approved by RWSD yet. Expect mid-May.</p>	RWSD provided a letter April 3, 2024, indicating they reviewed the proposed development and determined that this application does meet the District’s service standards. Fees will be required at the time of permitting.
Sheriff’s Office		No Response Received	No comment necessary

Referral Agency Response Report

Project Name: River Canyon Planned Development, 11th Amendment

Project File #: ZR2024-009

Date Sent: 04/05/2024

Date Due: 04/26/2024

Agency	Date Received	Agency Response	Response Resolution
Sheriff's Office E911		No Response Received	No comment necessary
West Metro Fire Protection District		No Response Received	No comment necessary
Wildfire Mitigation		No Response Received	No comment necessary
Xcel Energy-Right of Way & Permits	04/17/2024	Received: Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.	Utility drawings will be provided at the time of platting or SIP applications.

04/25/2024

Heather Scott
100 Third St.
Castle Rock, CO 80104

RE: ZR2024-009

Dear Heather Scott,

Thank you for the opportunity to review and comment on the request to amend the River Canyon Planned Development and rezone a portion of golf course and open space to incorporate 4 lots into the community. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with applicable environmental and public health regulations. After reviewing the application, DCHD has the following comments:

Water and Sewer Service

A will-serve letter has been provided by Roxborough Water and Sanitation. Based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of sewage disposal.

Sincerely,

Jacob Deitz

cc: Caitlin Gappa

REFERRAL RESPONSE REQUEST

 Date sent: April 5, 2024

 Comments due by: April 26, 2024

Project Name:	River Canyon Planned Development, 11 th Amendment
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Project File #:	ZR2024-009
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Project Summary:

The request is for a Major Amendment to the River Canyon Planned Development to shift portions of Planning Areas OS-1, OS-6, and GC-5 to allow for four estate single family homes and to amend portions of OS-1, OS-12, and OS-18 to include a new short course golf course. The overall density will not increase.

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

No Comment	
Please be advised of the following concerns:	
soil limitations for septic, roads, dwellings, commercial buildings, and excavations	
See letter attached for detail.	
Agency: Douglas County Conservation District	Phone #: 3032182622
Your Name: David Shohet, President	Your Signature: <i>David Shohet</i>
<i>(please print)</i>	Date: 4/22/2024

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
 303-814-4358
hscott@douglas.co.us

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460



DOUGLAS COUNTY CONSERVATION DISTRICT

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

DATE: 4/5/24

RE: ZR2024-009 River Canyon

According to U.S.D.A. Natural Resources Conservation Service (NRCS) soils survey, soils at River Canyon planned development, hereafter referred to as “on-site,” are very limited (page 44) for dwellings with basements and without basements (p 51), dwellings without basements (p 51), and small commercial buildings (p74) due to slope, shrink-swell, and depth to hard bedrock. 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 58) due to frost action, slope, shrink-swell, low strength, and depth to hard bedrock and very limited to somewhat limited for shallow excavations (p 66) due to slope and depth to hard bedrock. 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 septic tanks and absorption fields (p 81) due to depth to bedrock, seepage, slow water movement, slope, and filtering capacity. 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.



DOUGLAS COUNTY CONSERVATION DISTRICT

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

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 201.8 acres.

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.

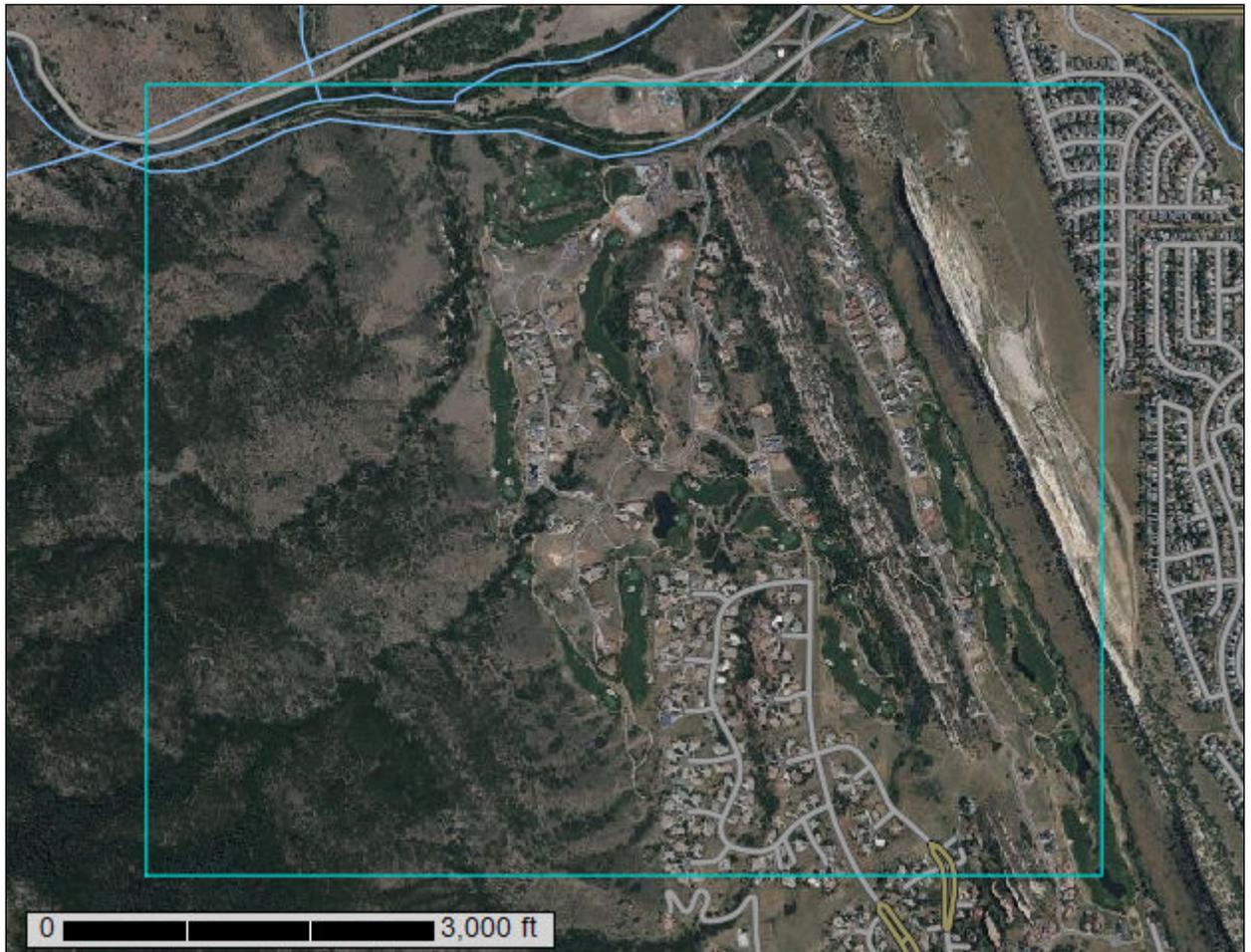
The channels of many of the major streams are not stable and undergo substantial shifts in alignment during flood events. Upstream development increases the magnitude and frequency of local flooding. Floods that exceed the computed 100-year storm do regularly occur. The Conservation District does not 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; Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties; and Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties



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.

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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

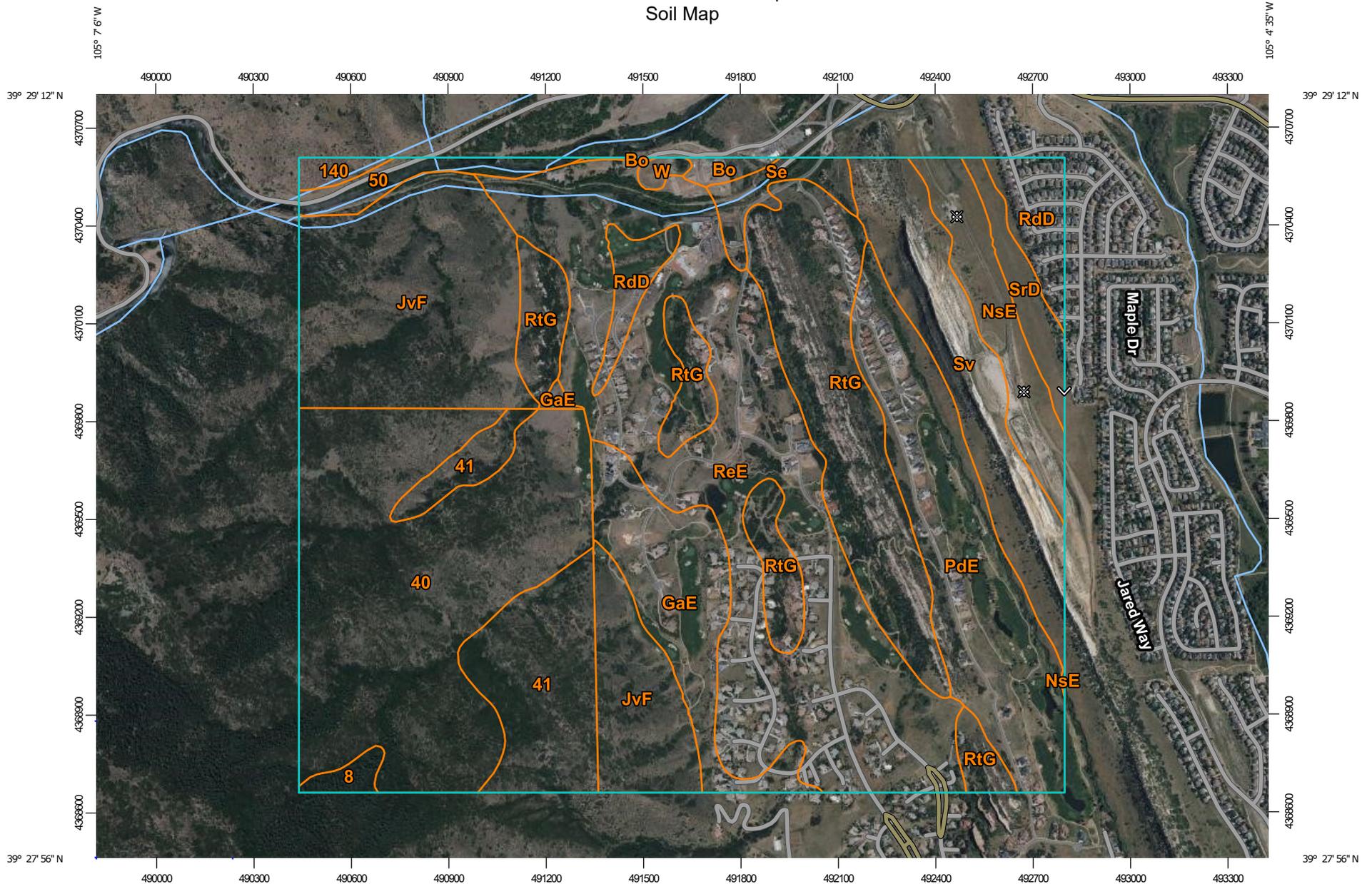
Custom Soil Resource Report

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 Scale: 1:16,500 if printed on A landscape (11" x 8.5") sheet.

0 200 400 800 1200 Meters

0 500 1000 2000 3000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil 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 scales ranging from 1:20,000 to 1:24,000.

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 Survey Area: Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties
 Survey Area Data: Version 18, Aug 24, 2023

Soil Survey Area: Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties
 Survey Area Data: Version 10, Aug 24, 2023

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

MAP LEGEND

MAP INFORMATION

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

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
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	4.8	0.4%
GaE	Garber gravelly sandy loam, 5 to 30 percent slopes	58.0	5.1%
JvF	Juget very rocky complex, 20 to 65 percent slopes	150.1	13.2%
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	35.6	3.1%
PdE	Perrypark sandy loam, 3 to 20 percent slopes	100.3	8.8%
RdD	Rednun loam, 3 to 10 percent slopes	29.6	2.6%
ReE	Rednun-Redridge complex, 8 to 40 percent slopes	237.5	20.8%
RtG	Rock land-Lonetree complex, 10 to 100 percent slopes	139.0	12.2%
Se	Sandy wet alluvial land	13.5	1.2%
SrD	Satanta loam, calcareous variant, 3 to 9 percent slopes	15.9	1.4%
Sv	Stony steep land	68.3	6.0%
W	Water	2.7	0.2%
Subtotals for Soil Survey Area		855.3	75.0%
Totals for Area of Interest		1,139.8	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
50	Fluvaquents, sandy, 0 to 2 percent slopes	13.9	1.2%
140	Rock outcrop-Cathedral-Ratake complex, 50 to 100 percent slopes	4.7	0.4%
Subtotals for Soil Survey Area		18.6	1.6%
Totals for Area of Interest		1,139.8	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Cathedral gravelly sandy loam, 40 to 65 percent slopes, extremely stony	5.0	0.4%
40	Security-Cathedral complex, 40 to 65 percent slopes, very stony	194.3	17.1%

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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
41	Security-Cathedral-Rock outcrop complex, 15 to 65 percent slopes, very stony	66.5	5.8%
Subtotals for Soil Survey Area		265.8	23.3%
Totals for Area of Interest		1,139.8	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

Bo—Blakeland-Orsa association, 1 to 4 percent slopes

Map Unit Setting

National map unit symbol: jqy5
Elevation: 5,500 to 6,600 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

Blakeland and similar soils: 50 percent
Orsa and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blakeland

Setting

Landform: Hills, alluvial fans
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium and/or eolian deposits

Typical profile

H1 - 0 to 13 inches: sandy loam
H2 - 13 to 24 inches: loamy coarse sand
H3 - 24 to 60 inches: loamy coarse sand

Properties and qualities

Slope: 1 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 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 4.9 inches)

Interpretive groups

Land capability classification (irrigated): 4s
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Description of Orsa

Setting

Landform: Alluvial fans, hills
Landform position (three-dimensional): Base slope

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Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from arkosic sedimentary rock

Typical profile

H1 - 0 to 20 inches: coarse sandy loam

H2 - 20 to 60 inches: gravelly loamy coarse sand

Properties and qualities

Slope: 1 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 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 4.4 inches)

Interpretive groups

Land capability classification (irrigated): 4s

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: A

Ecological site: R049XB210CO - Sandy Foothill

Hydric soil rating: No

Minor Components

Bresser

Percent of map unit: 5 percent

Hydric soil rating: No

Kassler

Percent of map unit: 5 percent

Hydric soil rating: No

Sandy alluvial land

Percent of map unit: 5 percent

Hydric soil rating: No

GaE—Garber gravelly sandy loam, 5 to 30 percent slopes

Map Unit Setting

National map unit symbol: jqyr

Elevation: 6,200 to 8,000 feet

Mean annual precipitation: 17 to 21 inches

Mean annual air temperature: 45 to 47 degrees F

Frost-free period: 115 to 125 days

Farmland classification: Not prime farmland

Map Unit Composition

Garber and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Garber

Setting

Landform: Alluvial fans, valleys, flood plains

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from arkosic sedimentary rock

Typical profile

H1 - 0 to 8 inches: very gravelly sandy loam

H2 - 8 to 30 inches: very gravelly sandy loam

H3 - 30 to 60 inches: very gravelly sandy loam

Properties and qualities

Slope: 5 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 3.3 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

Minor Components

Juget

Percent of map unit: 5 percent

Hydric soil rating: No

Kassler

Percent of map unit: 5 percent

Hydric soil rating: No

Tinytown

Percent of map unit: 5 percent

Hydric soil rating: No

JvF—Juget very rocky complex, 20 to 65 percent slopes

Map Unit Setting

National map unit symbol: jqyz
Elevation: 6,300 to 8,000 feet
Mean annual precipitation: 18 to 22 inches
Mean annual air temperature: 42 to 46 degrees F
Frost-free period: 115 to 120 days
Farmland classification: Not prime farmland

Map Unit Composition

Juget and similar soils: 60 percent
Rock outcrop: 30 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Juget

Setting

Landform: Mountain slopes
Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residually weathered granite

Typical profile

H1 - 0 to 4 inches: very gravelly sandy loam
H2 - 4 to 15 inches: very gravelly loamy sand
H3 - 15 to 19 inches: unweathered bedrock

Properties and qualities

Slope: 20 to 65 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high
(0.06 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: Very low (about 0.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: D
Ecological site: F048AY924CO - Douglas Fir/Gambel Oak
Hydric soil rating: No

Description of Rock Outcrop

Setting

Landform: Mountain slopes
Landform position (three-dimensional): Mountainflank
Down-slope shape: Linear
Across-slope shape: Linear

Typical profile

H1 - 0 to 60 inches: unweathered bedrock

Properties and qualities

Slope: 20 to 65 percent
Depth to restrictive feature: 0 inches to lithic bedrock
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Available water supply, 0 to 60 inches: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Garber

Percent of map unit: 10 percent
Hydric soil rating: No

NsE—Newlin-Satanta complex, 5 to 20 percent slopes

Map Unit Setting

National map unit symbol: jqzh
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

Newlin and similar soils: 50 percent
Satanta and similar soils: 30 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Newlin

Setting

Landform: Drainageways, knobs

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Unconformable sandy and gravelly and/or mixed source alluvium

Typical profile

H1 - 0 to 8 inches: gravelly sandy loam

H2 - 8 to 17 inches: gravelly sandy clay loam

H3 - 17 to 22 inches: gravelly sandy loam

H4 - 22 to 60 inches: very gravelly sand

Properties and qualities

Slope: 5 to 20 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 3.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: B

Ecological site: R049XC202CO - Loamy Foothill 14-19 PZ

Hydric soil rating: No

Description of Satanta

Setting

Landform: Drainageways, knobs

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Eolian deposits derived from mixed

Typical profile

H1 - 0 to 9 inches: loam

H2 - 9 to 30 inches: clay loam

H3 - 30 to 60 inches: loam

Properties and qualities

Slope: 5 to 10 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
(0.60 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

Custom Soil Resource Report

Available water supply, 0 to 60 inches: High (about 10.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: B

Ecological site: R049XY214CO - Gravelly Foothill

Hydric soil rating: No

Minor Components

Bresser

Percent of map unit: 6 percent

Hydric soil rating: No

Buick

Percent of map unit: 6 percent

Hydric soil rating: No

Truckton

Percent of map unit: 6 percent

Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 2 percent

Landform: Swales

Hydric soil rating: Yes

PdE—Perrypark sandy loam, 3 to 20 percent slopes

Map Unit Setting

National map unit symbol: jqzj

Elevation: 6,000 to 7,000 feet

Mean annual precipitation: 17 to 19 inches

Mean annual air temperature: 45 to 47 degrees F

Frost-free period: 115 to 125 days

Farmland classification: Not prime farmland

Map Unit Composition

Perrypark and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Perrypark

Setting

Landform: Alluvial fans, valleys

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Reddish-brown alluvium derived from arkose

Typical profile

H1 - 0 to 12 inches: sandy loam
H2 - 12 to 36 inches: sandy clay loam
H3 - 36 to 60 inches: sandy loam

Properties and qualities

Slope: 3 to 20 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 7.5 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

Lonetree

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

Redtom

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

Cheesman

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

RdD—Rednun loam, 3 to 10 percent slopes

Map Unit Setting

National map unit symbol: jqzt
Elevation: 6,200 to 6,800 feet
Mean annual precipitation: 16 to 18 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 120 to 125 days
Farmland classification: Not prime farmland

Map Unit Composition

Rednun and similar soils: 90 percent
Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rednun

Setting

Landform: Mountains, alluvial fans

Landform position (two-dimensional): Footslope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous, redbed alluvium derived from limestone and shale

Typical profile

H1 - 0 to 6 inches: loam

H2 - 6 to 29 inches: clay

H3 - 29 to 60 inches: loam

Properties and qualities

Slope: 3 to 10 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 9.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: C

Ecological site: R049XC202CO - Loamy Foothill 14-19 PZ

Hydric soil rating: No

Minor Components

Satanta

Percent of map unit: 10 percent

Hydric soil rating: No

ReE—Rednun-Redridge complex, 8 to 40 percent slopes

Map Unit Setting

National map unit symbol: jqzv

Elevation: 6,200 to 6,800 feet

Mean annual precipitation: 16 to 18 inches

Mean annual air temperature: 45 to 50 degrees F

Frost-free period: 120 to 125 days

Custom Soil Resource Report

Farmland classification: Not prime farmland

Map Unit Composition

Rednun and similar soils: 50 percent

Redridge and similar soils: 30 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rednun

Setting

Landform: Swales, valley sides

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous, redbed alluvium derived from limestone and shale

Typical profile

H1 - 0 to 6 inches: loam

H2 - 6 to 29 inches: clay

H3 - 29 to 60 inches: loam

Properties and qualities

Slope: 8 to 15 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 9.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: C

Ecological site: R049XY214CO - Gravelly Foothill

Hydric soil rating: No

Description of Redridge

Setting

Landform: Ridges, valley sides

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from weathered, red arkosic sedimentary rock

Typical profile

H1 - 0 to 10 inches: gravelly sandy loam

H2 - 10 to 26 inches: gravelly sandy clay loam

H3 - 26 to 60 inches: very gravelly loamy sand

Properties and qualities

Slope: 8 to 40 percent

Depth to restrictive feature: More than 80 inches

Custom Soil Resource Report

Drainage class: Well drained
Runoff class: High
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 3.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R049XY214CO - Gravelly Foothill
Hydric soil rating: No

Minor Components

Newlin

Percent of map unit: 8 percent
Hydric soil rating: No

Buick

Percent of map unit: 6 percent
Hydric soil rating: No

Satanta

Percent of map unit: 6 percent
Hydric soil rating: No

RtG—Rock land-Lonetree complex, 10 to 100 percent slopes

Map Unit Setting

National map unit symbol: jr01
Elevation: 5,700 to 6,200 feet
Mean annual precipitation: 15 to 17 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

Rockland: 40 percent
Lonetree and similar soils: 25 percent
Minor components: 35 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rockland

Setting

Landform: Hogbacks

Custom Soil Resource Report

Down-slope shape: Convex
Across-slope shape: Convex

Typical profile

H1 - 0 to 60 inches: unweathered bedrock

Properties and qualities

Slope: 30 to 99 percent
Depth to restrictive feature: 0 inches to lithic bedrock
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Available water supply, 0 to 60 inches: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydrologic Soil Group: D
Ecological site: R049XB204CO - Shallow Foothill
Hydric soil rating: No

Description of Lonetree

Setting

Landform: Hogbacks
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium and/or residuum weathered from reddish brown arkosic sedimentary rock

Typical profile

H1 - 0 to 18 inches: gravelly sandy loam
H2 - 18 to 42 inches: loamy sand
H3 - 42 to 46 inches: unweathered bedrock

Properties and qualities

Slope: 10 to 25 percent
Depth to restrictive feature: 40 to 60 inches to lithic bedrock
Drainage class: Excessively drained
Runoff class: Low
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
Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R049XB204CO - Shallow Foothill
Hydric soil rating: No

Minor Components

Garber

Percent of map unit: 13 percent

Hydric soil rating: No

Tinytown

Percent of map unit: 12 percent

Hydric soil rating: No

Other soils

Percent of map unit: 10 percent

Hydric soil rating: No

Se—Sandy wet alluvial land

Map Unit Setting

National map unit symbol: jr04

Elevation: 5,500 to 6,600 feet

Mean annual precipitation: 15 to 19 inches

Mean annual air temperature: 48 to 50 degrees F

Frost-free period: 120 to 135 days

Farmland classification: Not prime farmland

Map Unit Composition

Sandy wet alluvial land: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sandy Wet Alluvial Land

Setting

Landform: Drainageways, flood plains

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Weathered alluvium derived from arkose

Typical profile

H1 - 0 to 6 inches: coarse sand

H2 - 6 to 60 inches: stratified coarse sand to sandy loam

Properties and qualities

Slope: 1 to 4 percent

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)

Depth to water table: About 0 to 24 inches

Frequency of flooding: Frequent

Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8w

Hydrologic Soil Group: D

Hydric soil rating: No

Minor Components

Loamy wet alluvial land

Percent of map unit: 9 percent
Hydric soil rating: No

Sandy alluvial land

Percent of map unit: 9 percent
Hydric soil rating: No

Fluventic haplaquolls

Percent of map unit: 2 percent
Landform: Terraces
Hydric soil rating: Yes

SrD—Satanta loam, calcareous variant, 3 to 9 percent slopes

Map Unit Setting

National map unit symbol: jr06
Elevation: 5,500 to 6,700 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

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

Description of Satanta, Calcareous Variant

Setting

Landform: Hillsides, hills
Landform position (three-dimensional): Side slope, base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous alluvium derived from limestone and shale and/or residuum weathered from limestone and shale

Typical profile

H1 - 0 to 10 inches: loam
H2 - 10 to 24 inches: clay loam
H3 - 24 to 50 inches: channery clay loam
H4 - 50 to 54 inches: unweathered bedrock

Properties and qualities

Slope: 3 to 9 percent
Depth to restrictive feature: 40 to 60 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium

Custom Soil Resource Report

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: 25 percent

Gypsum, maximum content: 2 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: C

Ecological site: R049XC202CO - Loamy Foothill 14-19 PZ

Hydric soil rating: No

Minor Components

Razor

Percent of map unit: 10 percent

Hydric soil rating: No

Loamy alluvial land

Percent of map unit: 5 percent

Hydric soil rating: No

Sv—Stony steep land

Map Unit Setting

National map unit symbol: jr0c

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

Stony steep land: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Stony Steep Land

Setting

Landform: Hills

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Convex

Typical profile

H1 - 0 to 6 inches: cobbly sandy loam

Custom Soil Resource Report

H2 - 6 to 20 inches: cobbly sandy loam
H3 - 20 to 24 inches: unweathered bedrock

Properties and qualities

Slope: 9 to 65 percent
Depth to restrictive feature: 10 to 40 inches to lithic 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)
Calcium carbonate, maximum content: 2 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Ecological site: R049XY206CO - Stony Foothill
Hydric soil rating: No

W—Water

Map Unit Composition

Water: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Water

Setting

Landform: Rivers, lakes

Minor Components

Aquents

Percent of map unit: 5 percent
Landform: Marshes
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties

50—Fluvaquents, sandy, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: jpp7
Elevation: 5,200 to 6,500 feet
Mean annual precipitation: 13 to 17 inches
Frost-free period: 126 to 142 days
Farmland classification: Not prime farmland

Map Unit Composition

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

Description of Fluvaquents, Frequently Flooded

Setting

Landform: Terraces, flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy alluvium

Typical profile

H1 - 0 to 10 inches: gravelly sandy loam
H2 - 10 to 60 inches: stratified very gravelly sand to sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very 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: About 12 to 42 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: B
Ecological site: R049XA178WY - Wetland (Foothills And Mountains Southeast)
Other vegetative classification: RIVER BOTTOM (048AY236CO)
Hydric soil rating: No

Minor Components

Paymaster, rarely flooded

Percent of map unit: 10 percent
Landform: Terraces

Custom Soil Resource Report

Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Typic haplaquolls, frequently flooded

Percent of map unit: 5 percent
Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XA178WY - Wetland (Foothills And Mountains Southeast)
Hydric soil rating: Yes

140—Rock outcrop-Cathedral-Ratake complex, 50 to 100 percent slopes

Map Unit Setting

National map unit symbol: jpls
Elevation: 6,500 to 7,800 feet
Mean annual precipitation: 17 to 20 inches
Mean annual air temperature: 43 to 47 degrees F
Frost-free period: 76 to 125 days
Farmland classification: Not prime farmland

Map Unit Composition

Rock outcrop: 45 percent
Cathedral and similar soils: 25 percent
Ratake and similar soils: 20 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rock Outcrop

Setting

Landform: Canyons
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Free face
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Rock outcrop, talus, and large boulders of igneous and metamorphic rock

Typical profile

H1 - 0 to 60 inches: unweathered bedrock

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydrologic Soil Group: D
Hydric soil rating: No

Description of Cathedral

Setting

Landform: Mountain slopes, ridges

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Mountainflank, side slope, crest

Down-slope shape: Linear, convex

Across-slope shape: Convex, linear

Parent material: Stony, gravelly, and loamy colluvium over residuum weathered from igneous and metamorphic rock

Typical profile

H1 - 0 to 3 inches: very stony sandy loam

H2 - 3 to 11 inches: very gravelly sandy loam

H3 - 11 to 15 inches: unweathered bedrock

Properties and qualities

Slope: 50 to 80 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Very 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

Available water supply, 0 to 60 inches: Very low (about 0.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8e

Hydrologic Soil Group: D

Ecological site: R048AY229CO - Rocky Loam

Hydric soil rating: No

Description of Ratake

Setting

Landform: Mountain slopes

Landform position (two-dimensional): Shoulder

Landform position (three-dimensional): Mountainflank

Down-slope shape: Convex

Across-slope shape: Linear, convex

Parent material: Stony, gravelly, and loamy colluvium and/or residuum weathered from igneous and metamorphic rock

Typical profile

H1 - 0 to 3 inches: stony sandy loam

H2 - 3 to 12 inches: very gravelly sandy loam

H3 - 12 to 16 inches: weathered bedrock

Properties and qualities

Slope: 50 to 80 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: High

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high
(0.06 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: Very low (about 0.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8e

Hydrologic Soil Group: D

Ecological site: R048AY229CO - Rocky Loam

Hydric soil rating: No

Minor Components

Curecanti

Percent of map unit: 2 percent

Landform: Fans, mountain slopes

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Mountainbase

Down-slope shape: Linear, concave

Across-slope shape: Linear

Ecological site: R048AY237CO - Stony Loam

Hydric soil rating: No

Trag

Percent of map unit: 2 percent

Landform: Mountain slopes

Landform position (two-dimensional): Footslope, toeslope

Landform position (three-dimensional): Mountainbase

Down-slope shape: Concave

Across-slope shape: Linear

Ecological site: R048AY222CO - Loamy Park

Hydric soil rating: No

Legault

Percent of map unit: 2 percent

Landform: Mountain slopes

Landform position (three-dimensional): Mountainflank

Down-slope shape: Linear

Across-slope shape: Convex, linear

Ecological site: F048AY908CO - Mixed Conifer

Hydric soil rating: No

Lininger

Percent of map unit: 2 percent

Landform: Mountain slopes

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Mountaintop, mountainflank

Down-slope shape: Convex, linear

Across-slope shape: Convex, linear

Ecological site: R048AY222CO - Loamy Park

Hydric soil rating: No

Tolvar

Percent of map unit: 2 percent

Custom Soil Resource Report

Landform: Mountain slopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F048AY908CO - Mixed Conifer
Hydric soil rating: No

Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties

8—Cathedral gravelly sandy loam, 40 to 65 percent slopes, extremely stony

Map Unit Setting

National map unit symbol: jpk7
Elevation: 6,000 to 8,500 feet
Mean annual precipitation: 15 to 22 inches
Mean annual air temperature: 43 to 46 degrees F
Frost-free period: 70 to 100 days
Farmland classification: Not prime farmland

Map Unit Composition

Cathedral, extremely stony, and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cathedral, Extremely Stony

Setting

Landform: Mountain slopes
Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Parent material: Weathered from schist and/or gneiss and/or granite

Typical profile

A - 0 to 3 inches: gravelly sandy loam
Bw - 3 to 12 inches: extremely gravelly sandy loam
R - 12 to 60 inches: bedrock

Properties and qualities

Slope: 40 to 65 percent
Surface area covered with cobbles, stones or boulders: 6.0 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Very 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
Available water supply, 0 to 60 inches: Very low (about 0.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Ecological site: R048AY240CO - Shallow Pine
Other vegetative classification: Douglas-fir/Gambel oak (PSME/QUGA) (C1214),
Ponderosa pine/Gambel oak (PIPO/QUGA) (C1121)
Hydric soil rating: No

Minor Components

Security

Percent of map unit: 15 percent
Landform: Mountain slopes
Landform position (three-dimensional): Mountaintop, mountainflank
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Ecological site: F048AY924CO - Douglas Fir/Gambel Oak
Other vegetative classification: Douglas-fir/mountain ninebark (PSME/PHMO4)
(C1213)
Hydric soil rating: No

Rock outcrop

Percent of map unit: 5 percent
Landform: Mountain slopes
Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Hydric soil rating: No

40—Security-Cathedral complex, 40 to 65 percent slopes, very stony

Map Unit Setting

National map unit symbol: jplr
Elevation: 6,000 to 8,500 feet
Mean annual precipitation: 15 to 25 inches
Mean annual air temperature: 39 to 46 degrees F
Frost-free period: 50 to 100 days
Farmland classification: Not prime farmland

Map Unit Composition

Security, very stony, and similar soils: 55 percent
Cathedral, very stony, and similar soils: 30 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Security, Very Stony

Setting

Landform: Mountain slopes
Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Parent material: Weathered from schist and/or gneiss and/or granite

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
A - 1 to 7 inches: very gravelly coarse sandy loam
E - 7 to 15 inches: very gravelly coarse sandy loam

Custom Soil Resource Report

Bt - 15 to 23 inches: very gravelly sandy clay loam
C - 23 to 26 inches: very gravelly sandy loam
Cr - 26 to 30 inches: bedrock

Properties and qualities

Slope: 40 to 65 percent
Surface area covered with cobbles, stones or boulders: 2.0 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): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: B
Ecological site: F048AY924CO - Douglas Fir/Gambel Oak
Other vegetative classification: Douglas-fir/mountain ninebark (PSME/PHMO4) (C1213)
Hydric soil rating: No

Description of Cathedral, Very Stony

Setting

Landform: Mountain slopes
Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Parent material: Weathered from schist and/or gneiss and/or granite

Typical profile

A - 0 to 3 inches: gravelly sandy loam
Bw - 3 to 12 inches: extremely gravelly sandy loam
R - 12 to 60 inches: bedrock

Properties and qualities

Slope: 40 to 65 percent
Surface area covered with cobbles, stones or boulders: 2.0 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Very 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
Available water supply, 0 to 60 inches: Very low (about 0.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s

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Hydrologic Soil Group: D

Ecological site: R048AY240CO - Shallow Pine

Other vegetative classification: Douglas-fir/Gambel oak (PSME/QUGA) (C1214),
Ponderosa pine/Gambel oak (PIPO/QUGA) (C1121)

Hydric soil rating: No

Minor Components

Rock outcrop

Percent of map unit: 10 percent

Landform: Ridges

Landform position (three-dimensional): Mountainflank

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

Palboone

Percent of map unit: 5 percent

Landform: Mountain slopes

Landform position (three-dimensional): Mountainbase

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Douglas-fir/mountain ninebark (PSME/PHMO4)
(C1213)

Hydric soil rating: No

41—Security-Cathedral-Rock outcrop complex, 15 to 65 percent slopes, very stony

Map Unit Setting

National map unit symbol: jpps

Elevation: 6,000 to 8,500 feet

Mean annual precipitation: 15 to 25 inches

Mean annual air temperature: 39 to 48 degrees F

Frost-free period: 50 to 100 days

Farmland classification: Not prime farmland

Map Unit Composition

Security, very stony, and similar soils: 40 percent

Cathedral, very stony, and similar soils: 30 percent

Rock outcrop: 20 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Security, Very Stony

Setting

Landform: Mountain slopes

Landform position (three-dimensional): Mountaintop, mountainflank

Custom Soil Resource Report

Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Parent material: Weathered from schist and/or gneiss and/or granite

Typical profile

O_i - 0 to 1 inches: slightly decomposed plant material
A - 1 to 7 inches: very gravelly coarse sandy loam
E - 7 to 15 inches: very gravelly coarse sandy loam
B_t - 15 to 23 inches: very gravelly sandy clay loam
C - 23 to 26 inches: very gravelly sandy loam
Cr - 26 to 30 inches: bedrock

Properties and qualities

Slope: 15 to 65 percent
Surface area covered with cobbles, stones or boulders: 2.0 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 (K_{sat}): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: B
Ecological site: F048AY924CO - Douglas Fir/Gambel Oak
Other vegetative classification: Douglas-fir/mountain ninebark (PSME/PHMO4)
(C1213)
Hydric soil rating: No

Description of Cathedral, Very Stony

Setting

Landform: Mountain slopes
Landform position (three-dimensional): Mountaintop, mountainflank
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Parent material: Weathered from schist and/or gneiss and/or granite

Typical profile

A - 0 to 3 inches: gravelly sandy loam
B_w - 3 to 12 inches: extremely gravelly sandy loam
R - 12 to 60 inches: bedrock

Properties and qualities

Slope: 15 to 65 percent
Surface area covered with cobbles, stones or boulders: 27.0 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (K_{sat}): Moderately low to moderately high (0.06 to 0.20 in/hr)

Custom Soil Resource Report

Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 0.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Ecological site: R048AY240CO - Shallow Pine
Other vegetative classification: Ponderosa pine/Gambel oak (PIPO/QUGA)
(C1121), Douglas-fir/Gambel oak (PSME/QUGA) (C1214)
Hydric soil rating: No

Description of Rock Outcrop

Setting

Landform: Mountain slopes
Landform position (three-dimensional): Mountaintop, mountainflank
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear

Typical profile

R - 0 to 60 inches: bedrock

Properties and qualities

Slope: 15 to 65 percent
Depth to restrictive feature: 0 inches to lithic bedrock
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Available water supply, 0 to 60 inches: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Palboone

Percent of map unit: 10 percent
Landform: Mountain slopes
Landform position (three-dimensional): Mountainbase
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Other vegetative classification: Douglas-fir/mountain ninebark (PSME/PHMO4)
(C1213)
Hydric soil rating: No

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.

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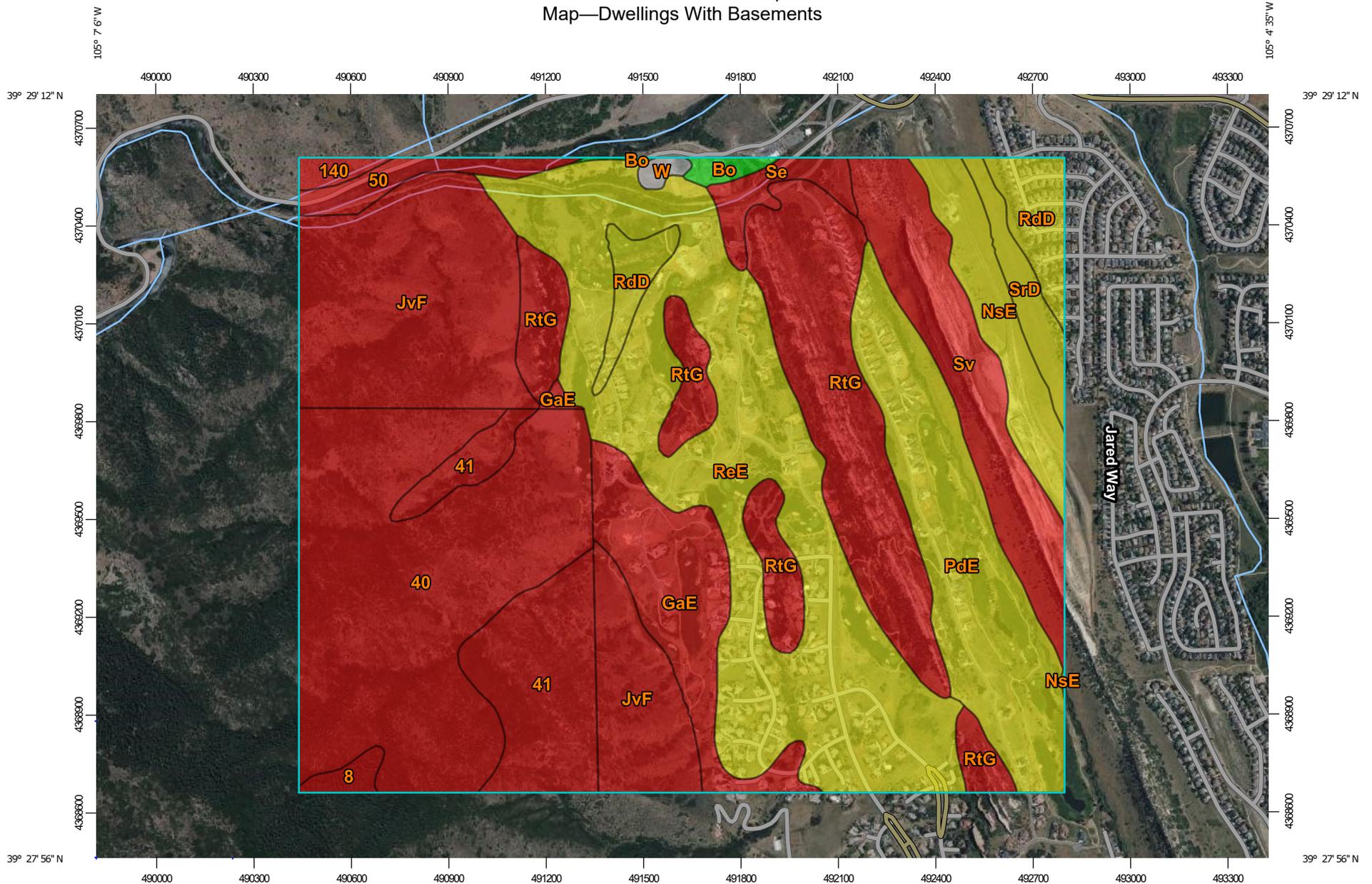
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance 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 Scale: 1:16,500 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

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 scales ranging from 1:20,000 to 1:24,000.

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 Survey Area: Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties
 Survey Area Data: Version 18, Aug 24, 2023

Soil Survey Area: Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties
 Survey Area Data: Version 10, Aug 24, 2023

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

MAP LEGEND

MAP INFORMATION

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

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
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	Not limited	Blakeland (50%)		4.8	0.4%
			Orsa (35%)			
GaE	Garber gravelly sandy loam, 5 to 30 percent slopes	Very limited	Garber (85%)	Slope (1.00)	58.0	5.1%
JvF	Juget very rocky complex, 20 to 65 percent slopes	Very limited	Juget (60%)	Slope (1.00)	150.1	13.2%
				Depth to hard bedrock (1.00)		
			Rock outcrop (30%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	Somewhat limited	Newlin (50%)	Slope (0.84)	35.6	3.1%
PdE	Perrypark sandy loam, 3 to 20 percent slopes	Somewhat limited	Perrypark (85%)	Slope (0.63)	100.3	8.8%
RdD	Rednun loam, 3 to 10 percent slopes	Somewhat limited	Rednun (90%)	Shrink-swell (0.98)	29.6	2.6%
ReE	Rednun-Redridge complex, 8 to 40 percent slopes	Somewhat limited	Rednun (50%)	Shrink-swell (0.98)	237.5	20.8%
				Slope (0.63)		
RtG	Rock land-Lonetree complex, 10 to 100 percent slopes	Very limited	Rockland (40%)	Slope (1.00)	139.0	12.2%
				Depth to hard bedrock (1.00)		
			Lonetree (25%)	Slope (1.00)		
				Depth to hard bedrock (0.96)		
Se	Sandy wet alluvial land	Very limited	Sandy wet alluvial land (80%)	Flooding (1.00)	13.5	1.2%
				Depth to saturated zone (1.00)		
SrD	Satanta loam, calcareous variant, 3 to 9 percent slopes	Somewhat limited	Satanta, calcareous variant (85%)	Depth to hard bedrock (0.42)	15.9	1.4%
Sv	Stony steep land	Very limited	Stony steep land (100%)	Depth to hard bedrock (1.00)	68.3	6.0%
				Slope (1.00)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Large stones (0.21)		
W	Water	Not rated	Water (95%)		2.7	0.2%
			Aquents (5%)			
Subtotals for Soil Survey Area					855.3	75.0%
Totals for Area of Interest					1,139.8	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
50	Fluvaquents, sandy, 0 to 2 percent slopes	Very limited	Fluvaquents, frequently flooded (85%)	Flooding (1.00) Depth to saturated zone (1.00)	13.9	1.2%
140	Rock outcrop-Cathedral-Ratake complex, 50 to 100 percent slopes	Very limited	Rock outcrop (45%)	Slope (1.00)		
			Cathedral (25%)	Slope (1.00) Large stones (0.14)	4.7	0.4%
			Ratake (20%)	Slope (1.00)		
				Depth to soft bedrock (1.00)		
				Large stones (0.01)		
Subtotals for Soil Survey Area					18.6	1.6%
Totals for Area of Interest					1,139.8	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
8	Cathedral gravelly sandy loam, 40 to 65 percent slopes, extremely stony	Very limited	Cathedral, extremely stony (80%)	Slope (1.00) Depth to hard bedrock (1.00)	5.0	0.4%
			Security (15%)	Slope (1.00) Depth to soft bedrock (0.79)		
40	Security-Cathedral complex, 40 to 65 percent slopes, very stony	Very limited	Security, very stony (55%)	Slope (1.00) Depth to soft bedrock (0.86)		
			Cathedral, very stony (30%)	Slope (1.00) Depth to hard bedrock (1.00)		
			Palboone (5%)	Slope (1.00)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
41	Security-Cathedral-Rock outcrop complex, 15 to 65 percent slopes, very stony	Very limited	Security, very stony (40%)	Slope (1.00)	66.5	5.8%
				Depth to soft bedrock (0.86)		
			Cathedral, very stony (30%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
			Rock outcrop (20%)	Slope (1.00)		
Depth to hard bedrock (1.00)						
Subtotals for Soil Survey Area					265.8	23.3%
Totals for Area of Interest					1,139.8	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	713.4	62.6%
Somewhat limited	418.8	36.7%
Not limited	4.8	0.4%
Null or Not Rated	2.7	0.2%
Totals for Area of Interest	1,139.8	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

Custom Soil Resource Report

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.

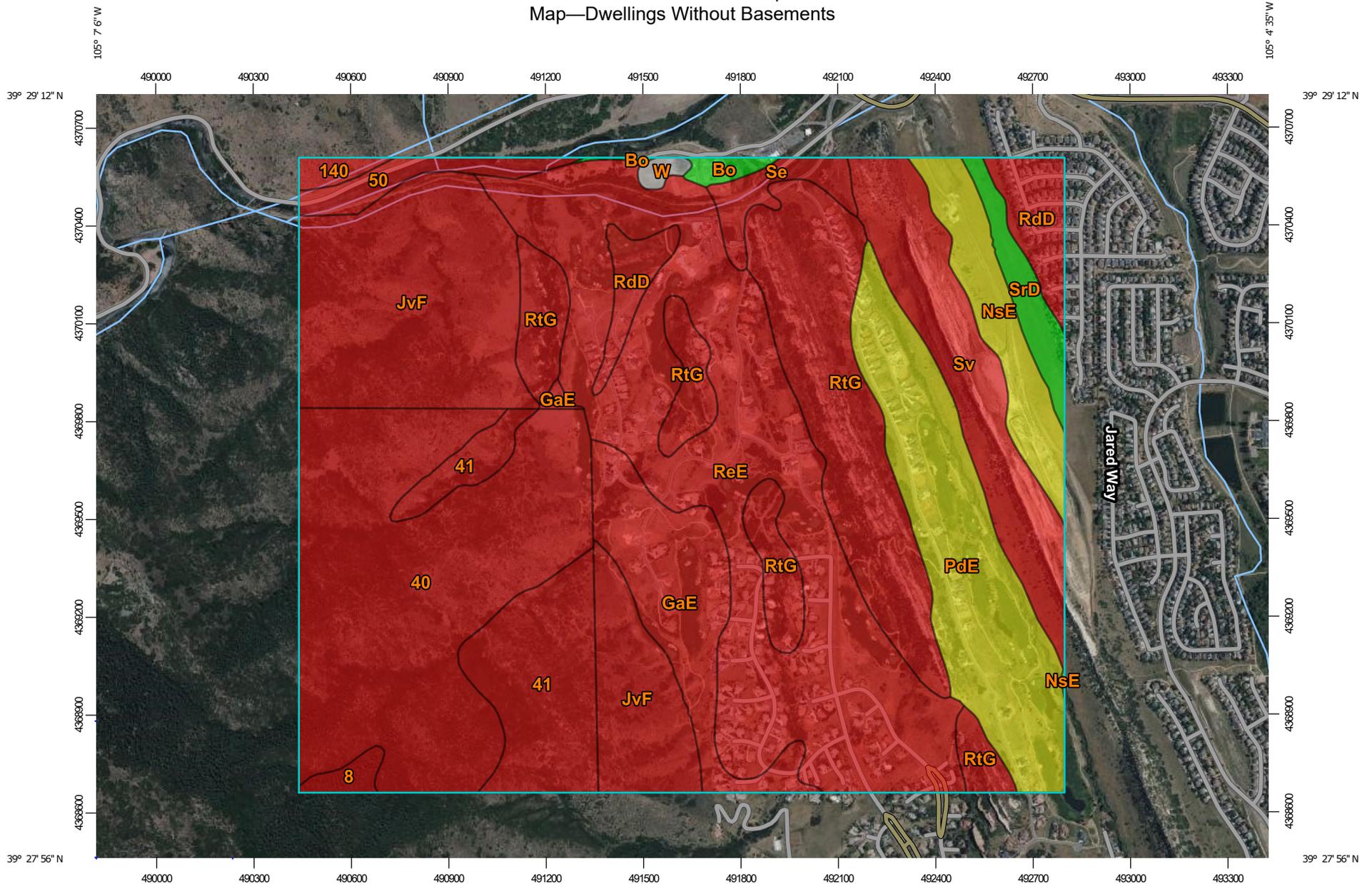
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance 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 Scale: 1:16,500 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

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 scales ranging from 1:20,000 to 1:24,000.

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 Survey Area: Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties
 Survey Area Data: Version 18, Aug 24, 2023

Soil Survey Area: Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties
 Survey Area Data: Version 10, Aug 24, 2023

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

MAP LEGEND

MAP INFORMATION

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

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
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	Not limited	Blakeland (50%)		4.8	0.4%
			Orsa (35%)			
GaE	Garber gravelly sandy loam, 5 to 30 percent slopes	Very limited	Garber (85%)	Slope (1.00)	58.0	5.1%
JvF	Juget very rocky complex, 20 to 65 percent slopes	Very limited	Juget (60%)	Slope (1.00)	150.1	13.2%
				Depth to hard bedrock (1.00)		
			Rock outcrop (30%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	Somewhat limited	Newlin (50%)	Slope (0.84)	35.6	3.1%
			Satanta (30%)	Shrink-swell (0.06)		
PdE	Perrypark sandy loam, 3 to 20 percent slopes	Somewhat limited	Perrypark (85%)	Slope (0.63)	100.3	8.8%
RdD	Rednun loam, 3 to 10 percent slopes	Very limited	Rednun (90%)	Shrink-swell (1.00)	29.6	2.6%
ReE	Rednun-Redridge complex, 8 to 40 percent slopes	Very limited	Rednun (50%)	Shrink-swell (1.00)	237.5	20.8%
				Slope (0.63)		
			Redridge (30%)	Slope (1.00)		
RtG	Rock land-Lonetree complex, 10 to 100 percent slopes	Very limited	Rockland (40%)	Slope (1.00)	139.0	12.2%
				Depth to hard bedrock (1.00)		
			Lonetree (25%)	Slope (1.00)		
Se	Sandy wet alluvial land	Very limited	Sandy wet alluvial land (80%)	Flooding (1.00)	13.5	1.2%
				Depth to saturated zone (1.00)		
SrD	Satanta loam, calcareous variant, 3 to 9 percent slopes	Not limited	Satanta, calcareous variant (85%)		15.9	1.4%
Sv	Stony steep land	Very limited	Stony steep land (100%)	Slope (1.00)	68.3	6.0%
				Depth to hard bedrock (1.00)		
				Large stones (0.21)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
W	Water	Not rated	Water (95%)		2.7	0.2%
			Aquents (5%)			
Subtotals for Soil Survey Area					855.3	75.0%
Totals for Area of Interest					1,139.8	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
50	Fluvaquents, sandy, 0 to 2 percent slopes	Very limited	Fluvaquents, frequently flooded (85%)	Flooding (1.00)	13.9	1.2%
				Depth to saturated zone (0.07)		
140	Rock outcrop-Cathedral-Ratake complex, 50 to 100 percent slopes	Very limited	Rock outcrop (45%)	Slope (1.00)	4.7	0.4%
			Cathedral (25%)	Slope (1.00)		
				Large stones (0.14)		
			Ratake (20%)	Slope (1.00)		
				Depth to soft bedrock (0.50)		
Large stones (0.01)						
Subtotals for Soil Survey Area					18.6	1.6%
Totals for Area of Interest					1,139.8	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
8	Cathedral gravelly sandy loam, 40 to 65 percent slopes, extremely stony	Very limited	Cathedral, extremely stony (80%)	Slope (1.00)	5.0	0.4%
				Depth to hard bedrock (1.00)		
			Security (15%)	Slope (1.00)		
40	Security-Cathedral complex, 40 to 65 percent slopes, very stony	Very limited	Security, very stony (55%)	Slope (1.00)	194.3	17.1%
			Cathedral, very stony (30%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
Palboone (5%)	Slope (1.00)					
41	Security-Cathedral-Rock outcrop complex, 15 to 65 percent slopes, very stony	Very limited	Security, very stony (40%)	Slope (1.00)	66.5	5.8%
			Cathedral, very stony (30%)	Slope (1.00)		
	Depth to hard bedrock (1.00)					

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
			Rock outcrop (20%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
			Palboone (10%)	Slope (1.00)		
Subtotals for Soil Survey Area					265.8	23.3%
Totals for Area of Interest					1,139.8	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	980.5	86.0%
Somewhat limited	135.8	11.9%
Not limited	20.6	1.8%
Null or Not Rated	2.7	0.2%
Totals for Area of Interest	1,139.8	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

Custom Soil Resource Report

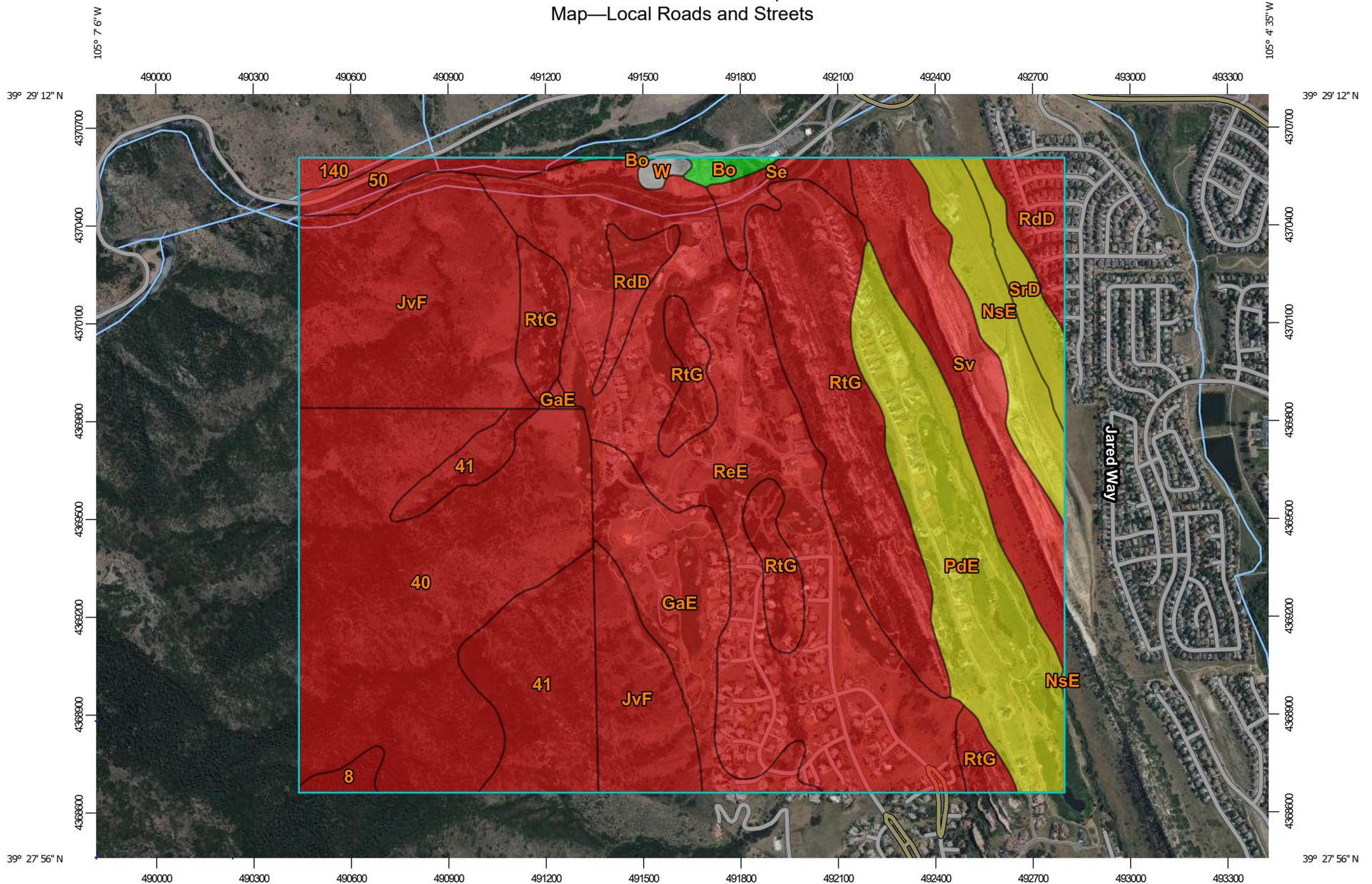
favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations 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).

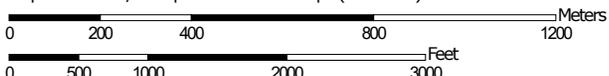
The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit 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 Scale: 1:16,500 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

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 scales ranging from 1:20,000 to 1:24,000.

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 Survey Area: Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties
 Survey Area Data: Version 18, Aug 24, 2023

Soil Survey Area: Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties
 Survey Area Data: Version 10, Aug 24, 2023

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

MAP LEGEND

MAP INFORMATION

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

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.

Custom Soil Resource Report

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
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	Not limited	Blakeland (50%)		4.8	0.4%
			Orsa (35%)			
GaE	Garber gravelly sandy loam, 5 to 30 percent slopes	Very limited	Garber (85%)	Slope (1.00)	58.0	5.1%
JvF	Juget very rocky complex, 20 to 65 percent slopes	Very limited	Juget (60%)	Slope (1.00)	150.1	13.2%
				Depth to hard bedrock (1.00)		
			Rock outcrop (30%)	Depth to hard bedrock (1.00)		
				Slope (1.00)		
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	Somewhat limited	Newlin (50%)	Slope (0.84)	35.6	3.1%
				Satanta (30%)		
			Shrink-swell (0.06)			
			Low strength (0.04)			
PdE	Perrypark sandy loam, 3 to 20 percent slopes	Somewhat limited	Perrypark (85%)	Slope (0.63)	100.3	8.8%
				Frost action (0.50)		
RdD	Rednun loam, 3 to 10 percent slopes	Very limited	Rednun (90%)	Shrink-swell (1.00)	29.6	2.6%
				Low strength (0.96)		
				Frost action (0.50)		
				Soluble bedrock (0.09)		
ReE	Rednun-Redridge complex, 8 to 40 percent slopes	Very limited	Rednun (50%)	Shrink-swell (1.00)	237.5	20.8%
				Low strength (0.96)		
				Slope (0.63)		
				Frost action (0.50)		
				Soluble bedrock (0.09)		
			Redridge (30%)	Slope (1.00)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
RtG	Rock land-Lonetree complex, 10 to 100 percent slopes	Very limited	Rockland (40%)	Depth to hard bedrock (1.00)	139.0	12.2%
				Slope (1.00)		
				Low strength (1.00)		
			Lonetree (25%)	Slope (1.00)		
Se	Sandy wet alluvial land	Very limited	Sandy wet alluvial land (80%)	Flooding (1.00)	13.5	1.2%
				Depth to saturated zone (1.00)		
SrD	Satanta loam, calcareous variant, 3 to 9 percent slopes	Somewhat limited	Satanta, calcareous variant (85%)	Frost action (0.50)	15.9	1.4%
				Soluble bedrock (0.09)		
				Low strength (0.05)		
Sv	Stony steep land	Very limited	Stony steep land (100%)	Slope (1.00)	68.3	6.0%
				Depth to hard bedrock (1.00)		
				Frost action (0.50)		
				Large stones (0.21)		
W	Water	Not rated	Water (95%)		2.7	0.2%
			Aquents (5%)			
Subtotals for Soil Survey Area					855.3	75.0%
Totals for Area of Interest					1,139.8	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
50	Fluvaquents, sandy, 0 to 2 percent slopes	Very limited	Fluvaquents, frequently flooded (85%)	Flooding (1.00)	13.9	1.2%
				Depth to saturated zone (0.04)		
140	Rock outcrop-Cathedral-Ratake complex, 50 to 100 percent slopes	Very limited	Rock outcrop (45%)	Slope (1.00)	4.7	0.4%
				Low strength (1.00)		
			Cathedral (25%)	Slope (1.00)		
				Large stones (0.14)		
			Ratake (20%)	Slope (1.00)		
Depth to soft bedrock (1.00)						

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Large stones (0.01)		
Subtotals for Soil Survey Area					18.6	1.6%
Totals for Area of Interest					1,139.8	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
8	Cathedral gravelly sandy loam, 40 to 65 percent slopes, extremely stony	Very limited	Cathedral, extremely stony (80%)	Slope (1.00)	5.0	0.4%
				Low strength (1.00)		
				Depth to hard bedrock (1.00)		
				Frost action (0.50)		
			Security (15%)	Slope (1.00)		
				Low strength (1.00)		
				Frost action (0.50)		
40	Security-Cathedral complex, 40 to 65 percent slopes, very stony	Very limited	Security, very stony (55%)	Slope (1.00)	194.3	17.1%
				Low strength (1.00)		
				Frost action (0.50)		
			Cathedral, very stony (30%)	Slope (1.00)		
				Low strength (1.00)		
				Depth to hard bedrock (1.00)		
				Frost action (0.50)		
			Palboone (5%)	Slope (1.00)		
				Low strength (1.00)		
				Frost action (0.50)		
				Slope (1.00)		
				Low strength (1.00)		
41	Security-Cathedral-Rock outcrop complex, 15 to 65 percent slopes, very stony	Very limited	Security, very stony (40%)	Slope (1.00)	66.5	5.8%
				Low strength (1.00)		
				Frost action (0.50)		
			Cathedral, very stony (30%)	Slope (1.00)		
				Low strength (1.00)		
				Frost action (0.50)		
				Low strength (1.00)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Depth to hard bedrock (1.00)		
				Frost action (0.50)		
			Rock outcrop (20%)	Depth to hard bedrock (1.00)		
				Slope (1.00)		
				Low strength (1.00)		
			Palboone (10%)	Slope (1.00)		
				Low strength (1.00)		
				Frost action (0.50)		
Subtotals for Soil Survey Area					265.8	23.3%
Totals for Area of Interest					1,139.8	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	980.5	86.0%
Somewhat limited	151.7	13.3%
Not limited	4.8	0.4%
Null or Not Rated	2.7	0.2%
Totals for Area of Interest	1,139.8	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

Custom Soil Resource Report

influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing.

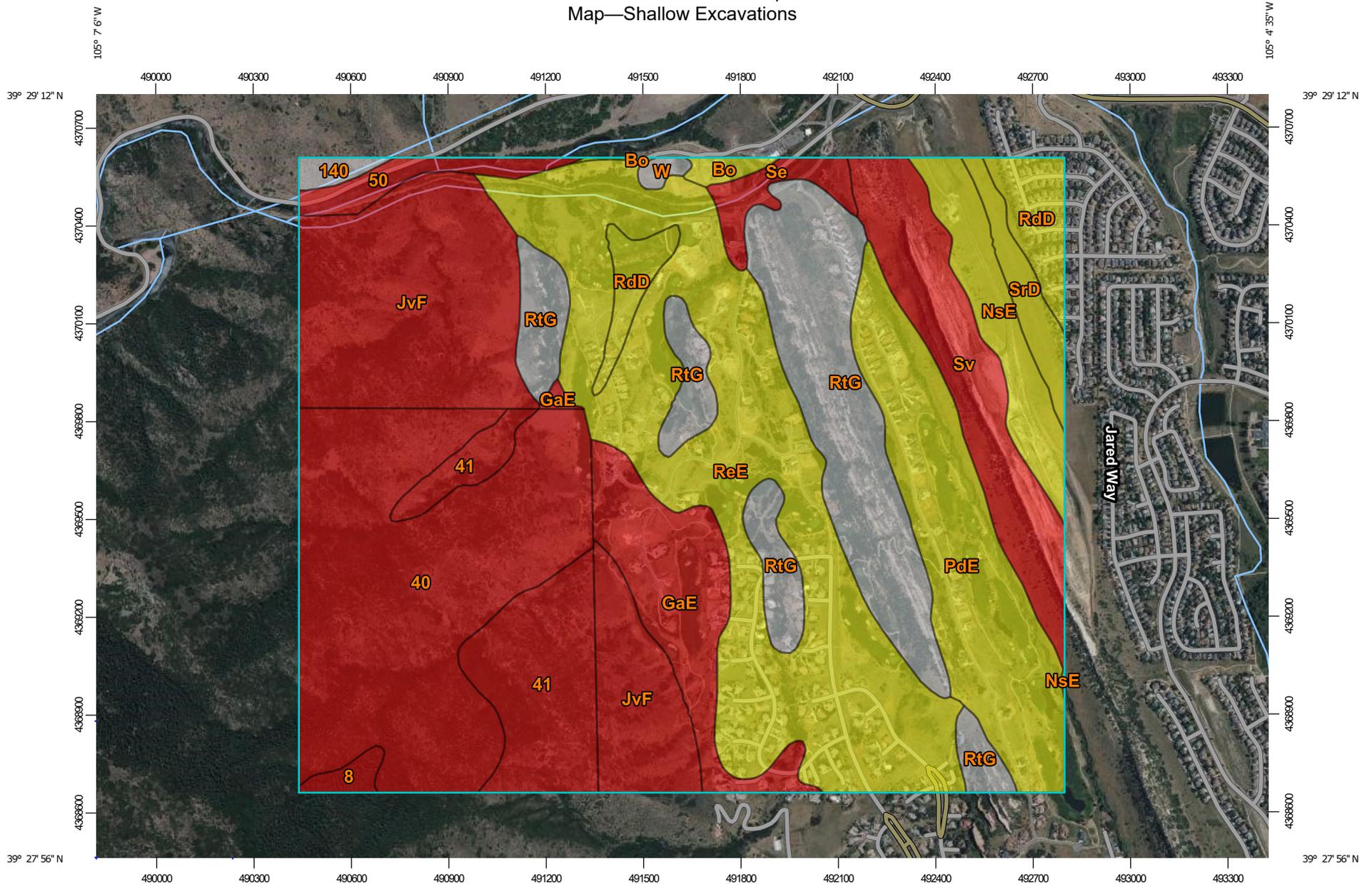
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance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

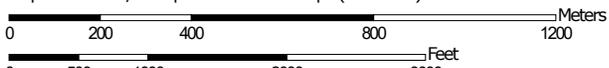
The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit 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 Scale: 1:16,500 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

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 scales ranging from 1:20,000 to 1:24,000.

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 Survey Area: Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties
 Survey Area Data: Version 18, Aug 24, 2023

Soil Survey Area: Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties
 Survey Area Data: Version 10, Aug 24, 2023

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

MAP LEGEND

MAP INFORMATION

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

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.

Custom Soil Resource Report

Tables—Shallow Excavations

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	Somewhat limited	Blakeland (50%)	Unstable excavation walls (0.24)	4.8	0.4%
			Orsa (35%)	Unstable excavation walls (0.03)		
				Dusty (0.02)		
GaE	Garber gravelly sandy loam, 5 to 30 percent slopes	Very limited	Garber (85%)	Slope (1.00)	58.0	5.1%
				Dusty (0.01)		
				Unstable excavation walls (0.01)		
JvF	Juget very rocky complex, 20 to 65 percent slopes	Very limited	Juget (60%)	Depth to hard bedrock (1.00)	150.1	13.2%
				Slope (1.00)		
				Unstable excavation walls (0.18)		
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	Somewhat limited	Newlin (50%)	Unstable excavation walls (0.94)	35.6	3.1%
				Slope (0.84)		
				Dusty (0.07)		
			Satanta (30%)	Dusty (0.26)		
			Unstable excavation walls (0.01)			
PdE	Perrypark sandy loam, 3 to 20 percent slopes	Somewhat limited	Perrypark (85%)	Slope (0.63)	100.3	8.8%
				Dusty (0.04)		
				Unstable excavation walls (0.01)		
RdD	Rednun loam, 3 to 10 percent slopes	Somewhat limited	Rednun (90%)	Dusty (0.27)	29.6	2.6%
				Too clayey (0.13)		
				Unstable excavation walls (0.01)		
ReE	Rednun-Redridge complex, 8 to 40 percent slopes	Somewhat limited	Rednun (50%)	Slope (0.63)	237.5	20.8%
				Dusty (0.27)		
				Too clayey (0.13)		
				Unstable excavation walls (0.01)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI	
RtG	Rock land-Lonetree complex, 10 to 100 percent slopes	Not rated	Rockland (40%)		139.0	12.2%	
			Garber (13%)				
			Tinytown (12%)				
			Other soils (10%)				
Se	Sandy wet alluvial land	Very limited	Sandy wet alluvial land (80%)	Depth to saturated zone (1.00)	13.5	1.2%	
				Unstable excavation walls (1.00)			
				Flooding (0.80)			
SrD	Satanta loam, calcareous variant, 3 to 9 percent slopes	Somewhat limited	Satanta, calcareous variant (85%)	Depth to hard bedrock (0.42)	15.9	1.4%	
				Dusty (0.24)			
				Unstable excavation walls (0.01)			
Sv	Stony steep land	Very limited	Stony steep land (100%)	Depth to hard bedrock (1.00)	68.3	6.0%	
				Slope (1.00)			
				Large stones (0.21)			
				Dusty (0.03)			
				Unstable excavation walls (0.01)			
W	Water	Not rated	Water (95%)		2.7	0.2%	
			Aquents (5%)				
Subtotals for Soil Survey Area					855.3	75.0%	
Totals for Area of Interest					1,139.8	100.0%	

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI	
50	Fluvaquents, sandy, 0 to 2 percent slopes	Very limited	Fluvaquents, frequently flooded (85%)	Depth to saturated zone (1.00)	13.9	1.2%	
				Flooding (0.80)			
				Dusty (0.02)			
				Unstable excavation walls (0.01)			
140	Rock outcrop-Cathedral-Ratake complex, 50 to	Not rated	Rock outcrop (45%)		4.7	0.4%	
			Tolvar (2%)				

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
	100 percent slopes		Curecanti (2%)			
			Legault (2%)			
			Trag (2%)			
			Linger (2%)			
Subtotals for Soil Survey Area					18.6	1.6%
Totals for Area of Interest					1,139.8	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
8	Cathedral gravelly sandy loam, 40 to 65 percent slopes, extremely stony	Very limited	Cathedral, extremely stony (80%)	Depth to hard bedrock (1.00)	5.0	0.4%
				Slope (1.00)		
				Unstable excavation walls (0.14)		
				Dusty (0.02)		
			Security (15%)	Slope (1.00)		
				Depth to soft bedrock (0.79)		
				Unstable excavation walls (0.01)		
				Dusty (0.01)		
40	Security-Cathedral complex, 40 to 65 percent slopes, very stony	Very limited	Security, very stony (55%)	Slope (1.00)	194.3	17.1%
				Depth to soft bedrock (0.86)		
				Unstable excavation walls (0.01)		
				Dusty (0.01)		
			Cathedral, very stony (30%)	Depth to hard bedrock (1.00)		
				Slope (1.00)		
				Unstable excavation walls (0.14)		
				Dusty (0.02)		
			Palboone (5%)	Slope (1.00)		
				Dusty (0.01)		
				Unstable excavation walls (0.01)		
41	Security-Cathedral-	Very limited	Security, very stony (40%)	Slope (1.00)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
	Rock outcrop complex, 15 to 65 percent slopes, very stony			Depth to soft bedrock (0.86)		
Unstable excavation walls (0.01)						
Dusty (0.01)						
Cathedral, very stony (30%)			Depth to hard bedrock (1.00)			
			Slope (1.00)			
			Unstable excavation walls (0.14)			
Palboone (10%)			Dusty (0.03)			
			Slope (1.00)			
			Dusty (0.01)			
Unstable excavation walls (0.01)						
	Subtotals for Soil Survey Area			265.8	23.3%	
	Totals for Area of Interest			1,139.8	100.0%	

Rating	Acres in AOI	Percent of AOI
Very limited	569.6	50.0%
Somewhat limited	423.6	37.2%
Null or Not Rated	146.5	12.9%
Totals for Area of Interest	1,139.8	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.

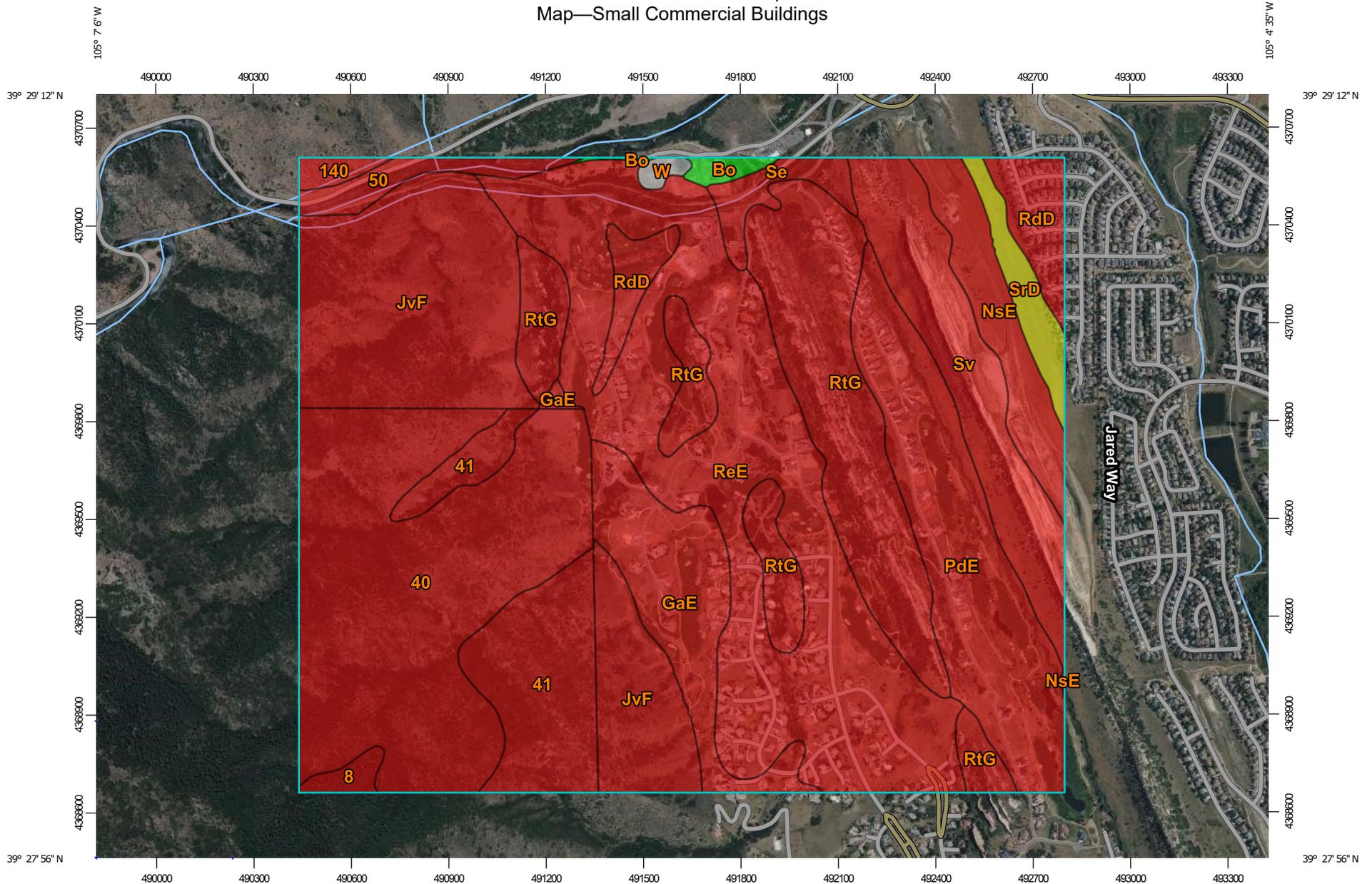
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance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

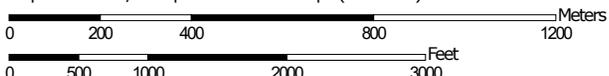
The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit 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 Scale: 1:16,500 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

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 scales ranging from 1:20,000 to 1:24,000.

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 Survey Area: Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties
 Survey Area Data: Version 18, Aug 24, 2023

Soil Survey Area: Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties
 Survey Area Data: Version 10, Aug 24, 2023

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

MAP LEGEND

MAP INFORMATION

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

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
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	Not limited	Blakeland (50%)		4.8	0.4%
			Orsa (35%)			
GaE	Garber gravelly sandy loam, 5 to 30 percent slopes	Very limited	Garber (85%)	Slope (1.00)	58.0	5.1%
JvF	Juget very rocky complex, 20 to 65 percent slopes	Very limited	Juget (60%)	Slope (1.00)	150.1	13.2%
				Depth to hard bedrock (1.00)		
			Rock outcrop (30%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	Very limited	Newlin (50%)	Slope (1.00)	35.6	3.1%
			Satanta (30%)	Slope (1.00)		
				Shrink-swell (0.06)		
PdE	Perrypark sandy loam, 3 to 20 percent slopes	Very limited	Perrypark (85%)	Slope (1.00)	100.3	8.8%
RdD	Rednun loam, 3 to 10 percent slopes	Very limited	Rednun (90%)	Shrink-swell (1.00)	29.6	2.6%
				Slope (0.88)		
ReE	Rednun-Redridge complex, 8 to 40 percent slopes	Very limited	Rednun (50%)	Slope (1.00)	237.5	20.8%
				Shrink-swell (1.00)		
			Redridge (30%)	Slope (1.00)		
RtG	Rock land-Lonetree complex, 10 to 100 percent slopes	Very limited	Rockland (40%)	Slope (1.00)	139.0	12.2%
				Depth to hard bedrock (1.00)		
			Lonetree (25%)	Slope (1.00)		
Se	Sandy wet alluvial land	Very limited	Sandy wet alluvial land (80%)	Flooding (1.00)	13.5	1.2%
				Depth to saturated zone (1.00)		
SrD	Satanta loam, calcareous variant, 3 to 9 percent slopes	Somewhat limited	Satanta, calcareous variant (85%)	Slope (0.52)	15.9	1.4%
Sv	Stony steep land	Very limited	Stony steep land (100%)	Slope (1.00)	68.3	6.0%
				Depth to hard bedrock (1.00)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Large stones (0.21)		
W	Water	Not rated	Water (95%)		2.7	0.2%
			Aquents (5%)			
Subtotals for Soil Survey Area					855.3	75.0%
Totals for Area of Interest					1,139.8	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
50	Fluvaquents, sandy, 0 to 2 percent slopes	Very limited	Fluvaquents, frequently flooded (85%)	Flooding (1.00)	13.9	1.2%
				Depth to saturated zone (0.07)		
140	Rock outcrop-Cathedral-Ratake complex, 50 to 100 percent slopes	Very limited	Rock outcrop (45%)	Slope (1.00)	4.7	0.4%
			Cathedral (25%)	Slope (1.00)		
				Large stones (0.14)		
			Ratake (20%)	Slope (1.00)		
				Depth to soft bedrock (1.00)		
				Large stones (0.01)		
Subtotals for Soil Survey Area					18.6	1.6%
Totals for Area of Interest					1,139.8	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
8	Cathedral gravelly sandy loam, 40 to 65 percent slopes, extremely stony	Very limited	Cathedral, extremely stony (80%)	Slope (1.00)	5.0	0.4%
				Depth to hard bedrock (1.00)		
			Security (15%)	Slope (1.00)		
40	Security-Cathedral complex, 40 to 65 percent slopes, very stony	Very limited	Security, very stony (55%)	Slope (1.00)	194.3	17.1%
			Cathedral, very stony (30%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
			Palboone (5%)	Slope (1.00)		
41	Security-Cathedral-Rock outcrop complex, 15 to 65 percent	Very limited	Security, very stony (40%)	Slope (1.00)	66.5	5.8%
			Cathedral, very stony (30%)	Slope (1.00)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
	slopes, very stony			Depth to hard bedrock (1.00)		
			Rock outcrop (20%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
			Palboone (10%)	Slope (1.00)		
Subtotals for Soil Survey Area					265.8	23.3%
Totals for Area of Interest					1,139.8	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	1,116.4	97.9%
Somewhat limited	15.9	1.4%
Not limited	4.8	0.4%
Null or Not Rated	2.7	0.2%
Totals for Area of Interest	1,139.8	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

Custom Soil Resource Report

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.

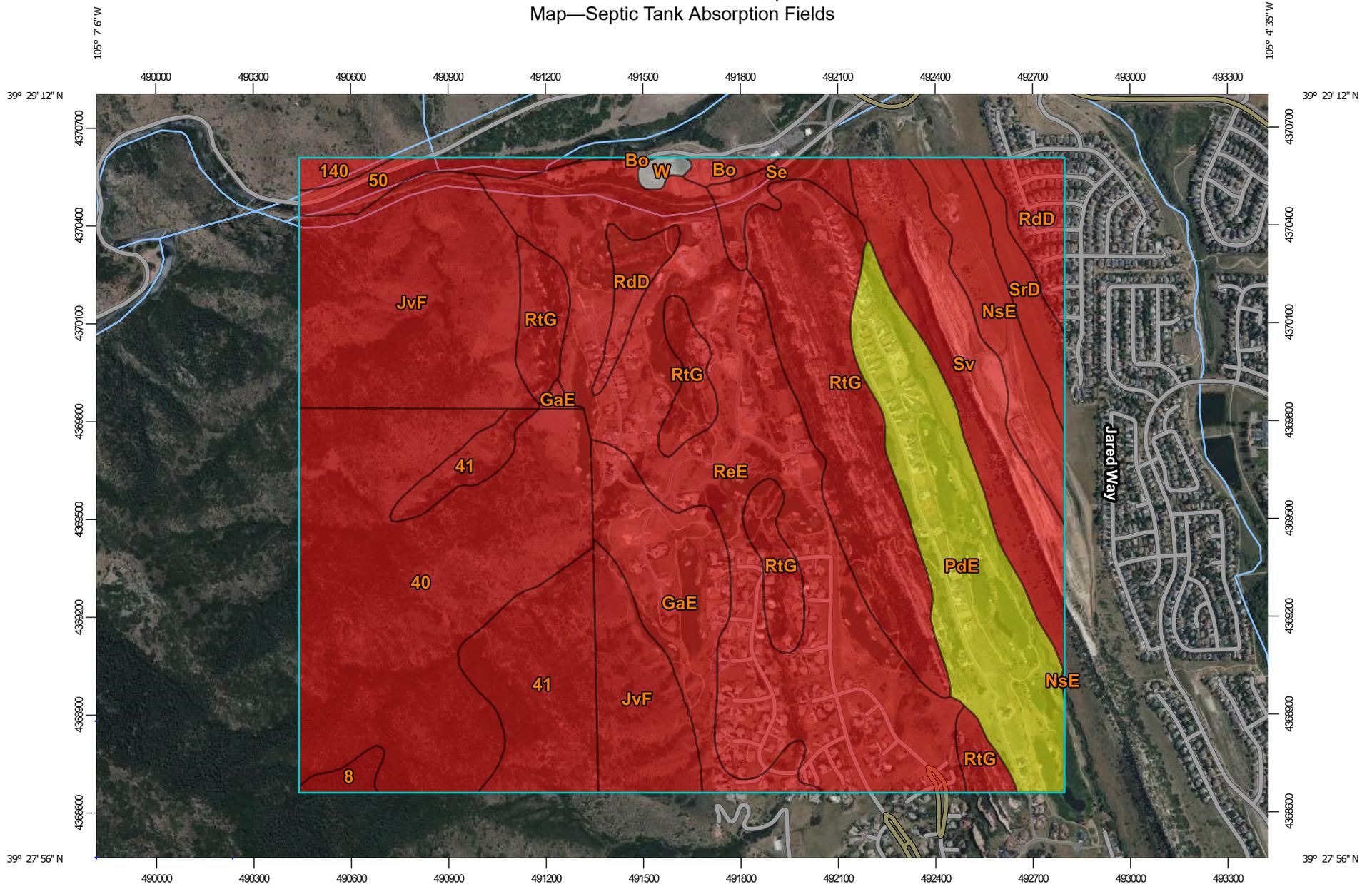
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance 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 Scale: 1:16,500 if printed on A landscape (11" x 8.5") sheet.

0 200 400 800 1200 Meters

0 500 1000 2000 3000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

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 scales ranging from 1:20,000 to 1:24,000.

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.

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Soil Survey Area: Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties
 Survey Area Data: Version 18, Aug 24, 2023

Soil Survey Area: Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties
 Survey Area Data: Version 10, Aug 24, 2023

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

MAP LEGEND

MAP INFORMATION

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

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.

Custom Soil Resource Report

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
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	Very limited	Blakeland (50%)	Seepage, bottom layer (1.00)	4.8	0.4%
				Filtering capacity (1.00)		
			Orsa (35%)	Filtering capacity (1.00)		
				Seepage, bottom layer (1.00)		
GaE	Garber gravelly sandy loam, 5 to 30 percent slopes	Very limited	Garber (85%)	Seepage, bottom layer (1.00)	58.0	5.1%
				Slope (1.00)		
JvF	Juget very rocky complex, 20 to 65 percent slopes	Very limited	Juget (60%)	Depth to bedrock (1.00)	150.1	13.2%
				Slope (1.00)		
				Seepage, bottom layer (1.00)		
			Rock outcrop (30%)	Depth to bedrock (1.00)		
				Slope (1.00)		
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	Very limited	Newlin (50%)	Filtering capacity (1.00)	35.6	3.1%
				Slope (0.84)		
PdE	Perrypark sandy loam, 3 to 20 percent slopes	Somewhat limited	Perrypark (85%)	Slow water movement (0.72)	100.3	8.8%
				Slope (0.63)		
RdD	Rednun loam, 3 to 10 percent slopes	Very limited	Rednun (90%)	Slow water movement (1.00)	29.6	2.6%
ReE	Rednun-Redridge complex, 8 to 40 percent slopes	Very limited	Rednun (50%)	Slow water movement (1.00)	237.5	20.8%
				Slope (0.63)		
			Redridge (30%)	Slope (1.00)		
				Slow water movement (0.72)		
RtG	Rock land-Lonetree complex, 10 to 100 percent slopes	Very limited	Rockland (40%)	Depth to bedrock (1.00)	139.0	12.2%
				Slope (1.00)		
			Lonetree (25%)	Filtering capacity (1.00)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Seepage, bottom layer (1.00)		
				Slope (1.00)		
				Depth to bedrock (0.99)		
Se	Sandy wet alluvial land	Very limited	Sandy wet alluvial land (80%)	Flooding (1.00)	13.5	1.2%
				Depth to saturated zone (1.00)		
				Filtering capacity (1.00)		
				Seepage, bottom layer (1.00)		
SrD	Satanta loam, calcareous variant, 3 to 9 percent slopes	Very limited	Satanta, calcareous variant (85%)	Slow water movement (1.00)	15.9	1.4%
				Depth to bedrock (0.77)		
Sv	Stony steep land	Very limited	Stony steep land (100%)	Depth to bedrock (1.00)	68.3	6.0%
				Slope (1.00)		
				Seepage, bottom layer (1.00)		
				Large stones (0.21)		
W	Water	Not rated	Water (95%)		2.7	0.2%
			Aquents (5%)			
Subtotals for Soil Survey Area					855.3	75.0%
Totals for Area of Interest					1,139.8	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
50	Fluvaquents, sandy, 0 to 2 percent slopes	Very limited	Fluvaquents, frequently flooded (85%)	Flooding (1.00)	13.9	1.2%
				Depth to saturated zone (1.00)		
				Filtering capacity (1.00)		
				Seepage, bottom layer (1.00)		
140	Rock outcrop-Cathedral-Ratake complex, 50 to 100 percent slopes	Very limited	Rock outcrop (45%)	Slope (1.00)	4.7	0.4%
			Cathedral (25%)	Slope (1.00)		
				Seepage, bottom layer (1.00)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Large stones (0.14)		
			Ratake (20%)	Slope (1.00)		
				Large stones (0.01)		
Subtotals for Soil Survey Area					18.6	1.6%
Totals for Area of Interest					1,139.8	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI					
8	Cathedral gravelly sandy loam, 40 to 65 percent slopes, extremely stony	Very limited	Cathedral, extremely stony (80%)	Depth to bedrock (1.00)	5.0	0.4%					
				Slope (1.00)							
				Seepage, bottom layer (1.00)							
			Security (15%)	Filtering capacity (1.00)							
				Slope (1.00)							
				Seepage, bottom layer (1.00)							
				Depth to bedrock (1.00)							
40	Security-Cathedral complex, 40 to 65 percent slopes, very stony	Very limited	Security, very stony (55%)	Filtering capacity (1.00)	194.3	17.1%					
				Slope (1.00)							
				Seepage, bottom layer (1.00)							
				Depth to bedrock (1.00)							
			Cathedral, very stony (30%)	Depth to bedrock (1.00)							
				Slope (1.00)							
				Seepage, bottom layer (1.00)							
			Palboone (5%)	Slope (1.00)							
				Seepage, bottom layer (1.00)							
			41	Security-Cathedral-Rock outcrop complex, 15 to 65 percent slopes, very stony			Very limited	Security, very stony (40%)	Filtering capacity (1.00)	66.5	5.8%
									Slope (1.00)		
									Seepage, bottom layer (1.00)		
Depth to bedrock (1.00)											

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
			Cathedral, very stony (30%)	Depth to bedrock (1.00)		
				Slope (1.00)		
				Seepage, bottom layer (1.00)		
			Rock outcrop (20%)	Depth to bedrock (1.00)		
				Slope (1.00)		
			Palboone (10%)	Slope (1.00)		
				Seepage, bottom layer (1.00)		
Subtotals for Soil Survey Area					265.8	23.3%
Totals for Area of Interest					1,139.8	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	1,036.7	91.0%
Somewhat limited	100.3	8.8%
Null or Not Rated	2.7	0.2%
Totals for Area of Interest	1,139.8	100.0%

Rating Options—Septic Tank Absorption Fields

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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Custom Soil Resource Report

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April 16, 2024

Kynan Franke
Authorized Representative
Sage Design Group
1500 South Pearl Street, Suite 200
Denver, CO 80210

File No. DV 2024-154

Subj: River Canyon Planned Development – 11th Amendment

Dear Kynan,

Plan Review Summary:

Submitted to Engineering - 4/5/24
Comments Sent Out - 4/16/24

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

PD Comments

Comment #2- Comment #1-Our traffic engineers have reviewed the conceptual plan of adding 4-lots and the number of vehicle trips generated by 4-homes would not typically warrant a traffic analysis. Since the number of allowed units within the planned development would not be exceeded, they are waiving the requirement for a traffic impact analysis for this amendment.

Comment #2-The Phase I Drainage Report meets the intent of our drainage criteria and detailed comments will be provided with the preliminary & final plat submittals.

If you have any questions, please let me know

Sincerely,



Chuck Smith
Development Review Engineer

cc: Heather Scott, AICP, Project Planner

DV24154

REFERRAL RESPONSE REQUEST

 Date sent: April 5, 2024

 Comments due by: **April 26, 2024**
Project Name: River Canyon Planned Development, 11th Amendment

Project File #: ZR2024-009

Project Summary: The request is for a Major Amendment to the River Canyon Planned Development to shift portions of Planning Areas OS-1, OS-6, and GC-5 to allow for four estate single family homes and to amend portions of OS-1, OS-12, and OS-18 to include a new short course golf course. The overall density will not increase.

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

<input type="checkbox"/>	No Comment
<input checked="" type="checkbox"/>	Please be advised of the following concerns: Please see attached letter. <hr/> <hr/>
<input checked="" type="checkbox"/>	See letter attached for detail.
Agency: Roxborough Park Foundation	Phone #: 720-536-2441
Your Name: Brian Lence	Your Signature: <i>Brian Lence</i>
<i>General Manager</i>	Date: April 19, 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
 303-814-4358
hscott@douglas.co.us

April 19, 2024

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

Dear Heather,

Re: River Canyon Planned Development 11th Amendment: ZR2024-009

In my capacity as General Manager and Agent for Roxborough Park Foundation (Foundation) and as authorized and directed by its Board of Directors, I am pleased to submit the Foundation's Response to the above-mentioned Land Use Application for a Major Amendment to the River Canyon Planned Development.

Before commenting on the Amendment, as an abutting HOA neighbor to the applicant, I would like to reference the Foundation's many years of cooperation with River Glen/Ravenna on several issues, including water, emergency evacuation and respective covenant compliance matters, to name but a few. The Foundation's primary obligation, however, is to protect the interests of its members, and as such **the Foundation objects to this PD Amendment.**

The Foundation would like to focus on two of the Planning Comments in the presubmittal review of 4 January 2024 (PS2024-001) and applicant's "Response to Comments" of March 22, 2024:

- *Please refer to the Douglas County Zoning Resolution (DCZR) Section 15 – Planned Development District, subsections 1519 through 1523 for direction related to a Major Amendment.*
Response: We will familiarize ourselves with Section 15 and follow accordingly.
- *Please provide a detailed, written narrative describing the proposed changes to the PD. It will be important to describe how the amendment meets the approval criteria, especially how it is consistent with the development standards, commitments, intent and preservation of the planned development".*
Response: A narrative has been provided with this submittal for review.

The Foundation's comments are as follows:

- 1.** It does not appear that the applicant's narrative addresses "*how the amendment meets the approval criteria, especially how it is consistent with the development standards, commitments, intent and preservation of the planned development*". We are aware that Major Amendment

approval criteria is contained within sections 1520.01 through 1520.07, and nowhere does applicant reference these sub-sections.

2. 1520.01 Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.

Section 1501 of the DCZR “Intent” states that “*Growth should occur in a phased and contiguous manner to save on the costly, premature extension of basic infrastructure.*” There is nothing contiguous about the “relocation” or “transfer” or “shifting” of these four Estate Single Family Homes to the proposed new planning area. “Contiguous” can mean either “touching along a boundary”, or “in close proximity without actually touching” or “next to”, suggesting that the intent is to locate dwelling units either next to, or close to existing units. This new planning area is not contiguous with existing development in the PD. Rather, it is isolated and a significant distance away from other dwelling units within the River Canyon PD.

There will also need to be a costly extension of basic infrastructure, such as utilities and a new road, in order to access these four units, which is contrary to the intent as defined in Section 1501.

The applicant’s proposal does not meet this approval criteria.

3. 1520.02 Whether the amendment is consistent with the intent, efficient development, and preservation of the entire development.

In order to create this new planning area, two holes on the Ravenna golf course are having to be moved, a portion of the golf course re-zoned from commercial to residential, and a portion of land (Tract X) currently zoned as “Exempt” rezoned also to residential. Together with costly extension of basic infrastructure, we do not believe that this constitutes “efficient development” of the entire development.

The applicant’s proposal does not meet this approval criteria.

4. 1520.03 Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.

There are many adjacent homeowners within the Roxborough Park Foundation PD whose enjoyment of their land will be significantly and adversely affected by this amendment.

Foundation owners living on the northern portion of Sleeping Bear especially (as well as the cul-de-sacs off of Sleeping Bear), and owners living off the cul-de-sacs off Roxborough Park North – such as Hermitage Run, Lone Pine and Elk Rest Run, will undoubtedly see their enjoyment of their adjacent land adversely affected by the creation of this new planning area, and four new homes likely to be of significant size and therefore obliterating the current views of these homeowners. In the applicant’s 11th PD Amendment Narrative of April 4th, 2024, Goal 2-11, the applicant states that “*The design and layout of the 4 relocated dwelling units have been carefully considered in order to maintain appealing views of Carpenter Peak and the natural*

landscape for the surrounding neighbors". In the narrative, 2502.01, applicant again refers to *"the historic Carpenter Peak (also referred to as the Hogback)"*. Carpenter Peak is a mountain peak several miles due south of the proposed development and we have not heard Carpenter Peak referred to as the Hogback. Appealing views of the hogback, views of downtown and views generally to the north, north-west and west of adjacent property owners in Roxborough Park will all be adversely affected by this development.

The applicant's proposal does not meet this approval criteria.

5. 1520.04 Whether the sole purpose of the amendment is to confer a special benefit upon an individual.

The defining characteristic of the proposed land use change is in our opinion the unjustified nature of benefit to the current property owners, to the detriment of Roxborough's adjacent property owners. The land use change provides unjustified special treatment that benefits the current owner, River Canyon, while undermining the pre-existing uses and enjoyment of adjacent property owners.

In ZR2021-017, Staff Analysis, Staff Comment reads: *"The amendment does not as its sole purpose confer a benefit upon an individual since there are two property owners, including a metro district, involved with the amendment"*. In this PD Amendment ZR2024-009, there is only one property owner – River Canyon – involved with the amendment and which stands to be the sole beneficiary of any approval, such benefit no doubt being in the form of significant monetary gain.

The applicant's proposal does not meet this approval criteria.

Thank you for your consideration.

Sincerely,

Brian Lence

Brian Lence, CMCA®, AMS®, PCAM®
General Manager
Roxborough Park Foundation
6237 Roxborough Drive
Roxborough, CO 80125

REFERRAL RESPONSE REQUEST

Date sent: April 5, 2024

Comments due by: **April 26, 2024**

Project Name: River Canyon Planned Development, 11th Amendment

Project File #: ZR2024-009

Project Summary: The request is for a Major Amendment to the River Canyon Planned Development to shift portions of Planning Areas OS-1, OS-6, and GC-5 to allow for four estate single family homes and to amend portions of OS-1, OS-12, and OS-18 to include a new short course golf course. The overall density will not increase.

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

<input type="checkbox"/>	No Comment
X	Please be advised of the following concerns: Please see attached letter. <hr/> <hr/>
X	See letter attached for detail.
Agency: Roxborough Park Foundation Conservation and Environmental Education Organization	
Phone #: 720-536-2441	
Your Name: Brian Lence	
Your Signature: <i>Brian Lence</i>	
<i>Agent</i>	
Date: April 19, 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
 303-814-4358
hscott@douglas.co.us

April 19, 2024

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

Dear Heather,

Re: River Canyon Planned Development 11th Amendment: ZR2024-009

In my capacity as Agent for the Roxborough Park Foundation Conservation and Environmental Education Organization (RPFCEEO) and as authorized and directed by its Board of Directors, I am pleased to submit the RPFCEEO's Response to the above-mentioned Land Use Application for a Major Amendment to the River Canyon Planned Development. **The RPFCEEO objects to this PD Amendment.**

The Roxborough Park Foundation has already submitted its objection to this PD Amendment, and the RPFCEEO concurs in whole with the reasons and narrative put forth. The RPFCEEO would like to make the following additional comments:

1. Section 15 of the Douglas County Zoning Resolution: 1520.03 - Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.

The RPFCEEO is an adjacent landowner to the River Canyon PD and the enjoyment of its land will be significantly and adversely affected by this amendment.

The RPFCEEO is a registered 501c3 non-profit corporation formed in 2017 to acquire the 12.27-acre parcel of land, formerly known as Parcel A, from a developer, to ensure a proposed nine-home development would not proceed, and instead create a nature park which is now known as the Schmidt Nature Park.

The specific objectives and purpose of this organization are:

- (a) To preserve, protect and enhance open spaces within the Roxborough Park Foundation Community in order to conserve and restore wildlife habitat.
- (b) To provide experiences and opportunities for all ages in nature, science and education in order to promote and improve environmental literacy among residents and guests, enabling more informed decisions to protect and restore the environment.

The south abutting portion of ESF-8 will now back on to the area designated as a children's play area within the Schmidt Nature Park, instead of the natural vegetation and the 8th green of Ravenna Golf Course.

In addition, by pushing the 8th hole east, the boundary and extents of GC-10 will now encroach upon a natural waterway as well as a pond that was created in the late 1800s when Schmidt Nature Park was farmland and a grazing and watering area for animals. This is now used by deer, frogs and other wildlife, and their habitat will now be endangered by this redesign.

2. The RPFCEEO also does not believe the PD Amendment is consistent with the Douglas County Comprehensive Master Plan. Specifically:

- Policy 2-2A.1 *“New development located in proximity to moderate to high value wildlife habitat should include a study and inventory of habitats movement corridors, and habitat linkages”*.
 - Comment: Applicant has not provided this study.
- Policy 2-6E.3 *“Locate and design intensive nonresidential land uses to minimize conflicts with residential developments, ... wildlife areas, and environmentally or visually sensitive areas”*.
 - Comment: There would be a direct conflict with existing residential development and the wildlife areas and environmentally and visually sensitive areas within Schmidt Nature Park and indeed within the new GC-10 area.
- Policy 2-15C.1 *“Develop in a manner that complements and enhances the existing developmental pattern of adjoining neighborhoods, including density, scale and landscaping”*.
 - Comment: The proposed development does not complement or enhance the existing developmental pattern of the adjoining neighborhood.
- Section 9 – Wildlife: *“Tier 1 County/Regional – these areas and connections are prioritized at the highest level of importance. Countywide habitat includes large blocks of land connected by wide, multi-directional connections.”*
 - Comment: The Roxborough Park community, including Schmidt Nature Park are not only within a “High Habitat Value” but are within the Overland Connection. The Community has long recognized the importance of providing unrestricted passage for all wild animals throughout the whole planned development and with adjacent lands.
- Policy 9-1B.1 *“Evaluate the potential impact of the proposed change in land use on wildlife and habitat”*.
 - Comment: We have not seen an evaluation from the Applicant of the potential impact the proposed change in land use will have on wildlife and habitat.

Thank you for your consideration.

Sincerely,

Brian Lence

Brian Lence, CMCA®, AMS®, PCAM®
General Manager
Roxborough Park Foundation
6237 Roxborough Drive
Roxborough, CO 80125

REFERRAL RESPONSE REQUEST

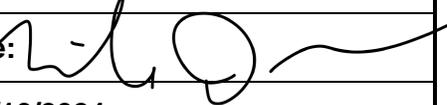
 Date sent: April 5, 2024

 Comments due by: **April 26, 2024**
Project Name: River Canyon Planned Development, 11th Amendment

Project File #: ZR2024-009

Project Summary: The request is for a Major Amendment to the River Canyon Planned Development to shift portions of Planning Areas OS-1, OS-6, and GC-5 to allow for four estate single family homes and to amend portions of OS-1, OS-12, and OS-18 to include a new short course golf course. The overall density will not increase.

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

<input type="checkbox"/> No Comment	
<input checked="" type="checkbox"/> Please be advised of the following concerns: RWSD is working directly with Ravenna and their water and sewer design engineers on RWSD infrastructure in the newly proposed lot area. Water and sewer design is ongoing and has not been approved by RWSD yet. Expect mid-May.	
<input type="checkbox"/> See letter attached for detail.	
Agency: Roxborough Water & Sanitation District	Phone #: 303-979-7286
Your Name: Mike Marcum <i>(please print)</i>	Your Signature: 
	Date: 04/10/2024

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
 303-814-4358
hscott@douglas.co.us

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



Right of Way & Permits

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

April 16, 2024

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

Attn: Heather Scott

Re: River Canyon Planned Development, 11th Amendment, Case # ZR2024-009

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **River Canyon Planned Development, 11th Amendment**. Please be aware PSCo owns and operates both underground electric and natural gas distribution facilities in the Development.

Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan/plat, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing 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 for new facilities.



April 26, 2024

Heather Scott
Douglas County Planning Services
Transmission via email: hscott@douglas.co.us

Re: River Canyon PD 11th Amendment
Plan Number: ZR2024-009
River Canyon Subdivision
Pt. E ½ of Sec. 34, T6S, R69W, 6th P.M.
Water Division 1, Water District 8

Dear Ms. Scott:

We have reviewed the above referenced request for rezoning. No new lots are being created at this time and the density of the development will not increase, consequently the submitted land use application does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide comments regarding the proposed water supply. The comments will not state an opinion on the adequacy of the water supply or the ability of the water supply plan to satisfy any County regulations or requirements, and cannot be used to guarantee the physical availability of water.

The application seeks to rezone a portion of golf course land (GC-5) and open space land (OS-1 and OS-6) to shift an existing building density of 4 lots within the planned development. Additionally, the application seeks to rezone parts of open space land (OS-1, OS-12, and OS-18) for golf course activities.

The proposed water supply for the residential lots are taps from the Roxborough Water and Sanitation District (“Roxborough”). Roxborough provided a letter dated August 8, 2022 confirming that Roxborough has sufficient water supply and wastewater treatment capacity to serve the proposed development. An updated letter of commitment for the proposed changes was not provided.

According to the Drainage Report, stormwater runoff from the proposed lots will be conveyed to extended detention basins. The applicant should be aware that, unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The applicant should review the [Division of Water Resources’ Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado](#), available on our website, to ensure that the construction and operation of the structure meets statutory and administrative requirements.

This office has no concerns regarding the proposed rezoning. Should you or the applicants have any questions regarding this matter, please contact Kate Fuller of this office at 303-866-3581 ext. 8245 or kathleen.fuller@state.co.us.



Sincerely,

A handwritten signature in black ink that reads "K. Fuller". The signature is written in a cursive, slightly slanted style.

Kate Fuller, P.E.
Water Resources Engineer

Cc: Agent (Sage Design Group, kynan@sagedesigngroup.com)
Referral file no. 31313

REFERRAL RESPONSE REQUEST

Date sent: April 5, 2024

Comments due by: **April 26, 2024**

Project Name: River Canyon Planned Development, 11th Amendment

Project File #: ZR2024-009

Project Summary: The request is for a Major Amendment to the River Canyon Planned Development to shift portions of Planning Areas OS-1, OS-6, and GC-5 to allow for four estate single family homes and to amend portions of OS-1, OS-12, and OS-18 to include a new short course golf course. The overall density will not increase.

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

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: _____ _____	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: <u>ENGINEERING</u>	Phone #: <u>4318</u>
Your Name: <u>AL PETERSON</u> <small>(please print)</small>	Your Signature: <u></u>
	Date: <u>4/26/24</u>

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
303-814-4358
hscott@douglas.co.us



April 26, 2024

DV 24-154

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

RE: River Canyon Planned Development (PD), 11th Amendment

Dear Heather,

Engineering has reviewed the PD Amendment for the above referenced project and the following items have been noted:

1. The extension of Cicero Ct to accommodate the four proposed lots exceeds the maximum length of roadway (1200') on a single point of access. Thus, the emergency access from Roxborough Drive North would be required. Please have the Roxborough Park Foundation provide written confirmation that they would support this emergency access in this location.
2. Additionally, if the Roxborough Park Foundation would support this emergency access, a formal access easement will be required across the Foundation's property to reach the River Canyon PD boundary.

Engineering cannot support the approval of this PD Amendment until these issues have been addressed. With the next submittal, please enclose a written response to these comments. Should you have any questions regarding these comments, I can be reached at 303-660-7490.

Respectfully,

A handwritten signature in blue ink, appearing to read "Al Peterson", is written over a light blue horizontal line.

Al Peterson
Senior Development Review Engineer

C: Brad Jackson, P.E., Development Review Supervisor
DV File



Roxborough

Water & Sanitation District

April 3, 2024

Heather Scott
Douglas County Planning
Division 100 Third Street
Castle Rock, Colorado 80104

Re: ZR2024-009 Addition of 4 residential
lots in Ravenna, 11th Amendment

Dear Ms. Scott:

Roxborough Water and Sanitation District is providing this letter regarding water and sewer service to the referenced property, in accordance with the Rules and Regulations of the District as amended from time to time. The referenced project is within the boundaries of the District.

Development Water Demand

The referenced property will accommodate the proposed 4 residential developments with up to 1 equivalent residential unit (EQR) per lot for water and sewer. Water demand to the above-mentioned property is planned as follows:

<u>Type of Use</u>	<u>Quantity</u>	<u>Required Water Supply (ac-ft/yr)</u>
4 Residential Lots	4 EQR	1.76 Acre feet per year

Water Supply Availability

Roxborough Water and Sanitation District has a 90-year agreement with automatic and continuous renewals with the City of Aurora to purchase 2,235 acre feet of water annually. Under that agreement, 1,950 acre feet per year is available for potable water supply, and 285 acre feet per year is available for irrigation of Arrowhead golf course and the Roxborough Village Metro District parks.

Per the water supply agreement with Aurora, 1,950 acre feet of water, with a maximum of 0.44 ac-ft/yr/EQR, can serve a maximum of 4,431 EQRs. As of December 31, 2023, the District provided water service to 3,974 EQRs, that used a total of 985 acre feet of water in 2023, or 0.25 ac-ft/yr/EQR. Buildout within the current service area, which includes the additional 4 Ravenna lots is expected to be 4,326 EQRs with a required water supply of 1,903 ac-ft/yr, leaving 47 acre feet remaining for future inclusions in the District service area.



Heather Scott, Principal Planner

ZR2024-009

April 3, 2024 – Page 2

Water Quality

The District's water is diverted from the South Platte River at Strontia Springs Reservoir and then runs through the City of Aurora's tunnel to Rampart Range Reservoir and transmission pipelines to the District's Larry D. Moore Water Treatment Plant. Once it reaches the treatment facility, we utilize a number of treatment processes including coagulation, flocculation, sedimentation, filtration and disinfection. Roxborough Water and Sanitation District meets or exceeds all Colorado Department of Public Health and Environment testing and quality requirements and provides high quality water to its customers. The District's most recent Annual Water Quality Report can be found on our website (www.roxwater.org).

Sewer Service Availability

The District and the City of Littleton entered into an agreement under which Littleton provides wastewater treatment service to the District. To receive treatment service from Littleton, the District constructed all facilities required to connect to the Littleton system. Regionalization with the Littleton system enabled the decommissioning of the former Roxborough Water and Sanitation District and Lockheed Martin wastewater treatment facilities. In September 2007, the District completed construction of facilities, owned and operated by the District, to convey wastewater to the Littleton system.

Facilities required to connect to the Littleton wastewater system include two lift stations and approximately 14 miles of pipeline. The Waterton lift station serves the Lockheed Martin Waterton Campus; the Roxborough lift station serves the District's entire service area, including the Ravenna Maintenance Site. A pipeline conveys wastewater from Roxborough to the Littleton wastewater collection system for treatment at South Platte Renew owned by the Cities of Littleton and Englewood. The overall capacity of the wastewater conveyance system is 1.75 million gallons per day (MGD), to serve the ultimate wastewater flow condition for build out of the District's service area.

Interceptor sewers are in place to serve the ultimate development condition, and all interceptors have adequate capacity to carry the projected ultimate wastewater flows.



Roxborough

Water & Sanitation District

Heather Scott, Principal Planner

ZR2024-009

April 3, 2024 – Page 3

This letter affirms that Roxborough Water and Sanitation District has sufficient water supply and wastewater treatment capacity to serve the proposed development. For the purposes of Douglas County’s concurrency management process, please accept this letter as confirmation that Roxborough Water and Sanitation District has reviewed the proposed development and determined that it meets the District’s service standards. This letter does not constitute authorization to connect any of the proposed commercial properties to the District’s system. Prior to connection, each proposed property will need to pay the System Development Charge in effect at that time and a Connection Permit Fee to obtain a Connection Permit.

Sincerely,

Mike Marcum
General Manager

From: [Tara Hieb](#)
To: [Heather Scott](#)
Cc: [chris gandomcar](#)
Subject: River Canyon Planned Development
Date: Tuesday, April 16, 2024 4:20:12 PM

Mrs. Scott,

I am writing this letter on behalf of my Parents John and Chris Gandomcar. They wanted me to let you know that they strongly protest the change to the planned development in Revena. The purpose of living in Roxborough Park was to have access to open space and the beauty of Colorado. They purchased their home based off the existing MASTER PLAN, and this amendment will drastically change their view as well as their plans for the future. Please consider this email a STRONG PROTEST against the changes.

Sincerely,
Tara Hieb

From: [Galen Dokter](#)
To: [Heather Scott](#)
Cc: [Galen Dokter](#); [Barbara Dokter](#)
Subject: FW: River Canyon Planned Development 11th Amendment
Date: Wednesday, April 17, 2024 1:45:55 PM
Attachments: [imaged35bd6.PNG](#)
[ATT00001.txt](#)

Heather Scott
Project Planner

Heather,

My name is Galen J. Dokter and wife is Barbara A. Dokter we purchased our land to build on in August of 2020 which we did build on in 2021-2022 the address is

10929 Elk Horn Run
Littleton, CO 80125

This address sits just off of Sleeping Bear/Elk Horn Run.

At the time we purchased the property looking at the Schmidt Nature Park as well as the Red Rock formations and the hole #8 of Ravenna we bought the property because of the unobstructed views of the park, open space and city views. We were assured that nothing would/could be built to block those views. We made calls to Douglas County at the time with the advice of realtor and builder to be assured of such prior to purchasing the land to build, we however did not record who we talked to and for that reason we are disappointed we didn't.

Now we have been notified here that an application is in process to adjust for four Estate single family home sites and removal of the hole #8 in lieu of more homes which will block our views of the natural red rock and city views as well as change the migration of the wildlife to include mountain lion, rabbits, mule deer, bears, turkeys, coyotes, hawks, eagles and other bird species. Also so you are aware when it rains a tremendous amount of water drains from Roxborough Park subdivision through properties and then through our property and a drainage Coulee approved by Douglas County into a culvert under sleeping bear and directly onto said proposed development. Also extra pressure and land movement will create added erosion to the natural drainage at the base of the red rock formations.

So with all that being said we are protesting the development of the amend portions of the planning areas open space OS-1, OS-6, and Golf Course GS-5 for the development of the said 4 Estate Single Family ESF-8 homes and the amendment of portions of OS-1, OS-12 and OS-18.

We would like to go on the record to be opposing to this development as our property will be less desirable and be adversely reflected in its value, in regards to its value with blocked views. I sincerely are asking that this application be denied.

Sincerely

Galen J. Dokter

720-925-8337 cell

galen.dokter@gmail.com

Galen Dokter
Horticulturist/ Senior Acct. Manager

Vaughan's Horticulture

40 Shuman Blvd. #120 / Naperville, IL 60563

V +1 720 925 8337 | **C** +1 720 925 8337 | **F** +1 855 864 5790

E gdokter@vaughans.com | **W** vaughans.com



Two steps are **faster**
more profitable
better than three.
less expensive
smarter



Vaughan's Horticulture, L.L.C. is a New Jersey corporation, with it's office at 300 Broadacres Drive, Bloomfield, NJ 07003, USA under company number 0400543220. For more information, please refer to <https://www.vaughans.com>

From: Galen Dokter <galen.dokter@gmail.com>
Sent: Wednesday, April 17, 2024 1:10 PM
To: Galen Dokter <gdokter@vaughans.com>
Subject: River Canyon Planned Development 11th Amendment

[NOTE: This email originated from outside of the organization. Sender is galen.dokter@gmail.com. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Project File ZR2024-009

From: [Carol Steele](#)
To: [Heather Scott](#)
Cc: [Bob Steele](#); [Barbara Dokter](#); [Galen Dokter ICE](#); [Bill Reinhardt](#); [Patti Reinhardt](#); [Blesila Riley](#); [Jean Link](#); [Brian Lence](#)
Subject: River Canyon Planned Development - 11th Amendment
Date: Wednesday, April 17, 2024 11:12:57 PM

Dear Ms. Scott,

This letter is coming to you from Carol and Bob Steele. We live at 10950 Elk Horn Run, Littleton, CO 80125: we have lived in Roxborough Park in this home since 2014. From our home, we have a view of the Schmidt Nature Park, downtown Denver, and the Pike National Forest. When we take walks, we often go to the end of Roxborough Drive North and back, at which time we see the beautiful Ravenna Golf Course and other Ravenna land.

We have been notified that an application is in process to adjust this area to add four Estate single family home sites and remove hole #8. This will change the experience of living in our home by affecting:

- Several of the views noted. They will be effectively blocked.
- The migration patterns of the wildlife in the area, which includes: mountain lion, rabbits, mule deer, bears, turkeys, coyotes, hawks, eagles and other bird species.
- Our land when we have substantial rain. When we get these rains, large amounts of water drain from our subdivision properties into a culvert (approved by Douglas County) under Sleeping Bear Trail directly onto the Ravenna property in question. This makes for extra physical pressure on our properties as well as added erosion to the natural drainage at the base of the red rock formations.
- The aesthetic and financial worth of our properties.

We want to make clear our opposition to this development. Specifically, we are writing to protest amending portions of the planning areas' open space OS-1, OS-6, and Golf Course GS-5 for the development of the said 4 Estate Single Family ESF-8 homes and the amendment of portions of OS-1, OS-12 and OS-18.

We encourage Douglas County to deny this request/application.

Sincerely,

Carol S. Steele, Ph.D.

csteele@email.fielding.edu, 303-881-4468 (cell)

Robert M. Steele, Ph.D.

bob.steele24@gmail.com, 303-881-5628 (cell)

From: [Kristin McCord](#)
To: [Heather Scott](#)
Subject: Comments for Project ZR2024-009, River Canyon Planned Development 11th Amendment
Date: Friday, April 19, 2024 10:48:59 AM

To Whom It May Concern,

We are Kristin & James McCord, property owners at 11066 Elk Rest Run in Roxborough Park and we submit these comments in opposition to this project.

When the rezoning of this project occurred years ago, much thought and consideration was given to the location of homes within Ravenna in relationship to the Roxborough Park community and respect for open space. We even participated in providing comments and feedback during that process. Our recollection is that it was intentional to keep as many new homes in Ravenna/River Canyon Planned Development away from the Roxborough Park neighborhood as possible to maintain the serenity and open space our community, Roxborough Park, is known for.

This proposal is for a major change to that approach, destroying and altering a great deal of land in order to accommodate adding four new homes, well away from the majority of homes already in the Ravenna neighborhood and putting them right next to homes within Roxborough Park.

We have been Douglas County residents since 1996 and have seen many developments come at the expense of open space, wildlife, nature, etc. This project does not warrant the loss of habitat, major changes to two already approved communities and, most importantly, the negative impact on current homeowners of adjacent properties such as ours.

Thank you for your serious consideration.

Respectfully,
Kristin & Jim McCord

From: [william Reinhardt](#)
To: [Heather Scott](#)
Subject: River Canyon Planned Development
Date: Monday, April 22, 2024 12:35:38 PM

Dear Ms. Scott,

This letter is coming from Bill and Patti Reinhardt. Our address is 7492 Sleeping Bear Trail, Littleton Co. We have lived in Roxborough Park since 2018. We are opposed to the River Canyon Planned Development OS-1, OS-6 and the golf Course GS-5 for the development of said 4 estate single family homes and the amendment of portions of OS-1, OS-12 and OS-18.

We purchased our home in 2018 mainly for the beautiful views more than the home itself. We feel the proposed development will drastically reduce the value of our home and those homes that are also effected.

We enjoy open views of Schmidt park, downtown Denver and the beautiful rock formations.

Large 1+ acre lots will bring high sell prices--those high pricing will bring monster homes in the \$5-\$10+ million range. Homes like this take 2 years to build. That means that 4 homes could take 8-10 years to complete--our peaceful environment would be filled with the sounds of endless nail guns, saws and dust--add another 6-12 months by Ravenna to prepare the land for sale.

These proposed homes can be as high as 31 feet--this would significantly reduce and eliminate our current views of Denver, open space and rock formations.

Our Nite Sky will no longer be dark

There will be a alteration of the migration of Black Bear, Fox Coyote Bob Cat Mountain Lions and Deer.

There is NO benefit to Roxborough Park and it's residences--the only benefit is for River Canyon Group.

We encourage Douglas County to DENY this request/application

Sincerely,
Bill and Patti Reinhardt

April 22, 2024
Heather Scott
Douglas County Planner

Re: River Canyon Amendment #ZR2024-009 (2 pages attached)

We have lived in Roxborough Park since 1994, 30 years. We were here when River Canyon/Ravenna was just a dream. We attended the rezoning meeting when the developer wanted to build a subdivision at that time. At that meeting, the developer promised to leave the area in question as natural open space. Later they were able to push a golf course in said area ONLY BECAUSE it would still be open space. The development of Mega homes on small lots butting up so close to each other has caused a crowded city-like atmosphere in Ravenna which has taken away the natural beauty of the area.

The part of the golf course they want to utilize for more mega homes is a piece of land that has been a wildlife refuge since the beginning of time. This was part of the project that they swore would stay natural and never be developed. At this point in time, there's absolutely no reason to build four homes in this area except for maybe greed. There is an abundance of wildlife that uses this area as a pathway and as a home. We have a family of black bear that live in the rocks right next to the golf course that frequent the area, including our lot, almost nightly in summer. Red and gray foxes have started families right outside of our window where they want to put a road. Of course deer, bobcats, turkeys and coyotes all have a permanent home here as well as an abundance of rabbits and birds.

The Collins' are in the business of developing land, however, there are many other places in Colorado to develop land. Larkspur has an abundance of breathtaking undeveloped land that one can purchase for a song. Many other lot owners in those areas would be tremendously grateful if a developer would come in.

At the March Roxborough resident's meeting, Collins presented to Roxborough Park residents the financial benefit from having their expensive homes next to ours. THIS IS A FALSE STATEMENT! It is inconceivable to obliterate the tremendous views that Roxborough residents have enjoyed for years and, at the same time, pretend to create a financial gain for Roxborough residents. As proof of this, we had our house at 7482 Sleeping Bear Trail on the market for sale and had 2 offers coming in at the same time. One of those offers never materialized because they found out about this Ravenna addition. The other we indeed did receive and it was at a substantial price. Approximately 1 week before it was to close, the buyers backed out specifically due to, in their written words, "**obstruction of views from new development**" Subsequent discussions with our real estate broker, who has done extensive research, has revealed that in his opinion, the value of our property will fall approximately 33% from the accepted contract price that we received on the terminated contract.

Also, Roxborough Park follows the "dark sky" requirements of all exterior lighting on the homes. Conversely, if you will drive through Ravenna, you will see just the opposite in exterior lighting. When approached with this during our meeting, Kevin Collins stammered and stuttered about lighting trying to convince us that they try to adhere to dark skies but there would be no guarantee. Roxborough Park has established that this is a rural foothill community that does not light up like downtown Denver. Ravenna external lighting creates just the opposite effect which will devastate Roxborough Park homeowners.

For the county to allow greed to prevail with all of the negatives that this proposed project will create, would seem absolutely abhorrent. There's nothing positive about this project that would affect so many others negatively. It is only driven by greed and not the improvement of Ravenna and Roxborough Park.

We are retired senior citizens who planned on staying in our home until we die, but now we feel like we are being pushed out and our home is no longer worth even what it would have sold for last year, which creates a huge financial burden for us. This damage has taken a physical, financial and emotional toll on us.

We implore you to consider all of the overbearing negatives of this project as there is no need for an additional 4 mega mcmansions with no positive impact.

Sincerely,
Roxanne Messina and Eric McKelvy

From: [Durbala Raymond](#)
To: [Heather Scott](#)
Subject: RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT.
Date: Monday, April 22, 2024 8:52:18 PM

We are filing our objection to the approval of this proposed project:

RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT.

We have lived in our home at 11063 Hermitage Run since 1996, adjacent to a cow pasture, that is now the River Canyon Development golf course. The cows were in my yard many times, but they were good neighbors. The golf course has likewise been a good neighbor.

When River Canyon first came in, they sat down with Roxborough Park Committee to understand our needs and negotiated in good faith to be a good, new neighbor to Roxborough Park. A big part of the outcome to the discussions was a very specific agreement that NO HOMES would be constructed between their golf course and Roxborough Park Foundation properties.

A few years ago, Ravena was proposing to add an industrial road adjacent to Roxborough Park to serve their water treatment plant. Through communications (as good neighbors) and negotiations, Roxborough Park agreed to allow Ravena to use our road, specifically to avoid the construction of the undesirable road. The purpose of this agreement was to avoid adding an industrial road next to the already existing Roxborough Drive North, PLUS the paved golf cart road, PLUS the Roxborough Park walking path. The view out my door would have turned into the equivalent of a major highway of four separate pavement surfaces.

Ravena agreed as part of that negotiation to not add a road. River Canyon Planned Development 11th Amendment goes against that agreement by adding a road in the same location, but building homes between Roxborough Park and the Golf Course that was originally agreed would never happen. This property has enjoyed a tax exemption since the original filing. They now want to resurrect this land and convert from open space and place enormous sized homes directly across from Roxborough Park residents and adjacent to other open space property at the North end of the 12-acre Schmidt Nature Park.

If this development is allowed, the new homes and road will violate all the previous agreements established since the beginning of the relationship between River Canyon

and Roxborough Park. The additional houses will also destroy the open space views of the hog back and golf course and from the recently established Schmidt Nature Park. It destroys the beauty and value of properties in Roxborough Park and Ravena golfers.

Raymond and Louise Durbala

From: [Jean Link](#)
To: [Heather Scott](#)
Subject: ZR2024-009
Date: Wednesday, April 24, 2024 3:56:11 PM

Hello Heather,

My name is Jean Link and I reside at 10939 Elk Horn Run, almost immediately behind the proposed development. Our land was selected after thoughtful consideration of several properties based upon the view. It was our understanding that since we were looking at a golf course, our views were protected and that was a huge factor in our selection process. This was the largest single purchase we have ever made.

I am committed to doing everything reasonable to protect the value of our property both financially and in terms of the quality of our experience living there. Can you tell me, are there planning meetings that we should attend? Also, would hiring council provide any additional protection or strategic value?

Any help you could give me to navigate this process with the highest probability of at least presenting a sound argument would be greatly appreciated. Since I have only built one home in my life, I have never been in this position before. I don't know if hiring an attorney would be helpful, inflammatory or a complete waste of money.

I am strenuously opposed to this project . Thank you in advance for your careful consideration and for any help in navigating this process.

Respectfully,
Dr. Jean Link

From: stevenberger@icloud.com
To: [Heather Scott](#)
Cc: [Brian Lence](#); [Ray & Louise Durbala](#)
Subject: Re: Douglas County eReferral (ZR2024-009) Is Ready For Review
Date: Friday, April 26, 2024 11:28:39 AM

Hi Heather,

My wife Jan Berger and I have lived in the north end of Roxborough Park for 30 years and were involved in the original River Canyon/Ravenna discussions and indeed, promises were made about, among other things, that there would be a natural buffer between Ravenna & Roxborough Park including the strip of land along Roxborough Drive North on both sides of the property line where the fence runs. Of course, that was many years ago and we do not have a written record.

For what it's worth, we are opposed to Ravenna's planned 4-home expansion as putting in a street to service those homes will interfere with wildlife and increase noise and light pollution within Roxborough Park as well as diminishing people's enjoyment of Schmidt Nature Park.

Yours truly,

Steve & Jan Berger

303-906-8356

Roxborough Park

On Apr 5, 2024, at 10:06 AM, hscott@douglas.co.us wrote:

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 Name: River Canyon Planned Development, 11th Amendment

Project File #: ZR2024-009

Project Summary:

The request is for a Major Amendment to the River Canyon Planned Development to shift portions of Planning Areas OS-1, OS-6, and GC-5 to allow for 4 estate single family homes and to amend portions of OS-1, OS-12, and OS-18 to include a new short course golf course. The overall density will not increase.

This referral will close on Friday, April 26, 2024.

If you have any questions, please contact me.

Sincerely,

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

From: [Mark Link](#)
To: [Heather Scott](#)
Subject: designated open space areas OS-1, OS-6, and Golf Course GS-5
Date: Friday, April 26, 2024 12:17:53 PM

Heather Scott
Project Planner

Dear Ms. Scott,

I am writing to express our strong opposition to the proposed zoning change affecting the property adjacent to ours at 10939 Elk Horn Run, Littleton, CO 80125.

When my wife, Jean Link, and I purchased our property in 2013 and subsequently built our home in 2017, we were drawn to the unobstructed views of Schmidt Nature Park, the Red Rock formations, and hole #8 of Ravenna Golf Club. We made diligent inquiries with Douglas County, although we regrettably did not document those conversations, to ensure that our views would remain uninterrupted.

Now, we have learned of an application to adjust the zoning for four Estate single-family home sites, along with the removal of hole #8, which threatens to obstruct our cherished views and disrupt the natural wildlife habitat. Additionally, we are concerned about increased water drainage and erosion risks resulting from the proposed development.

We vehemently oppose the development of the designated open space areas OS-1, OS-6, and Golf Course GS-5 for the construction of the four Estate Single Family ESF-8 homes, as well as any amendments to OS-1, OS-12, and OS-18.

We urge you to consider the negative impact this development would have on our property's desirability and value due to blocked views. Therefore, we respectfully request that this application be denied.

Thank you for your attention to this matter.

Sincerely,

Mark R. Link D.D.S.

From: [Rox](#)
To: [Heather Scott](#)
Subject: Re: River Canyon Amendment
Date: Friday, April 26, 2024 3:10:04 PM

Happy Friday, Heather,

I spoke to you last week about the River Canyon issue and sent in a letter. As we are the closest to the project, we contacted some attorneys. One of the horrible problems that came up is that our home will be devalued, but the county will use the fact that our home will back up to homes worth several million dollars, as an excuse to raise taxes significantly on our home and homes in the vicinity. Every attorney we spoke with brought it up and told us that they see this every time.

We've already lost 2 contracts for sale on our home, but we feel we need to try to get out as fast as possible since we are retired, and not really healthy, and won't be able to afford those taxes. We hate being dishonest with prospective buyers, but this is what the greed of this developer has caused.

So, can you please tell me when you are going to post the rezoning sign, you told me about, for the hearing. We need to get this sold before that sign goes up.

Thank you for your help and time on this fiasco.

Roxanne Messina

On Mon, Apr 22, 2024, 4:33 PM Heather Scott <hscott@douglas.co.us> wrote:

Good afternoon Roxanne.

I have added your correspondence to the Rezoning file, case number ZR2024-009. You may find copies of all correspondence on the county's website at [Planning Pro - Rezoning - Planned Development - Major Amendment \(ZR2024-009\) \(douglas.co.us\)](#). Click on the documents tab and pull down the menu for "sort by" and chose "Uploading Date Descending". Hit the "update" button. Your letter is in file Community Input - April 2024.

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: Rox <roxontherox777@gmail.com>

Sent: Monday, April 22, 2024 3:29 PM

To: Heather Scott <hscott@douglas.co.us>

**ZR2024-009 / RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT
REFERRAL AGENCY RESPONSE LETTER**

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	04/05/2024	No Comment	No comment necessary
Assessor	04/09/2024	No Comment	No comment necessary
AT&T Long Distance - ROW		No Response Received	No comment necessary
Building Services	04/09/2024	No Comment	No comment necessary
CenturyLink		No Response Received	No comment necessary
Chatfield Community Association		No Response Received	No comment necessary
Chatfield Farms 1-A		No Response Received	No comment necessary
Chatfield Farms Estates HOA		No Response Received	No comment necessary
Colorado Division of Water Resources	04/26/2024	Received: No new lots are being created at this time and the density of the development will not increase, consequently the submitted land use application does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005, and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide comments regarding the proposed water supply.	No comment necessary
Colorado Geological Survey	04/17/2024	No Comment	No comment necessary
Comcast		No Response Received	No comment necessary
CORE Electric Cooperative	04/19/2024	Received: CORE Electric Cooperative approves the rezone and PD. Applicant will be required to update electric service provider to include CORE Electric Cooperative and XCEL Energy. CORE Electric Cooperative will be the electric provider for the new 4 lots.	Duly noted and thank you
Douglas County Conservation District	04/25/2024	Received: Please be advised of the following concerns: soil limitations for septic, roads, dwellings, commercial buildings, and excavations.	Duly noted and thank you

Agency	Date Received	Agency Response	Response Resolution
Douglas County Health Department	04/25/2024	Received: Based on the will-serve letter from Roxborough Water and sanitation, DCHD is providing a favorable recommendation regarding the method of sewage disposal.	No comment necessary
Douglas County School District RE 1	04/11/2024	Received: DCSD has no comment on this request if the total number of dwelling units is not increasing.	No comment necessary
Engineering Services	04/16/2024	Received: Engineering has reviewed the above referenced submittal and have the following comments: Since the number of allowed units within the planned development would not be exceeded, they are waiving the requirement for a traffic impact analysis for this amendment. The Phase I Drainage Report meets the intent of our drainage criteria and detailed comments will be provided with the preliminary & final plat submittals.	<u>Duly noted and thank you</u>
Jefferson County Planning and Zoning		No Response Received	No comment necessary
Office of Emergency Management	04/05/2024	Received: OEM has no concerns with this project	No comment necessary
Ravenna Homeowners Master Association		No Response Received	No comment necessary
Ravenna Metro District		No Response Received	No comment necessary

<p>Roxborough Park Foundation</p>	<p>04/19/2024</p>	<p>Received: The Foundation's primary obligation is to protect the interests of its members, and as such the Foundation objects to this PLANNED DEVELOPMENT Amendment.</p> <p>The Foundation's letter (see complete letter under the documents tab) identifies multiple reasons to object including:</p> <ul style="list-style-type: none"> - How the amendment meets the approval criteria, especially how it is consistent with the development standards, commitments, intent and preservation of the planned development; - This new planning area is not contiguous with existing development in the planned development. Rather, it is isolated and a significant distance away from other dwelling units within the River Canyon Planned Development. There will also need to be a costly extension of basic infrastructure, such as utilities and a new road, in order to access these four units, which is contrary to the intent as defined in Section 1501; - In order to create this new planning area, two holes on the Ravenna golf course are having to be moved, a portion of the golf course re-zoned from commercial to residential, and a portion of land (Tract X) currently zoned as "Exempt" rezoned also to residential. Together with costly extension of basic infrastructure, we do not believe that this constitutes "efficient development" of the entire development; - There are many adjacent homeowners within the Roxborough Park Foundation Planned Development whose enjoyment of their land will be significantly and adversely affected by this amendment. Appealing views of the hogback, views of downtown and views generally to 	<p>Please see our responses on pages 5-7 of this document for review.</p>
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Agency	Date Received	Agency Response	Response Resolution
		<p>the north, north-west and west of adjacent property owners in Roxborough Park will all be adversely affected by this development;</p> <p>and</p> <p>- The defining characteristic of the proposed land use change is in our opinion the unjustified nature of benefit to the current property owners, to the detriment of Roxborough’s adjacent property owners. The land use change provides unjustified special treatment that benefits the current owner, River Canyon, while undermining the pre-existing uses and enjoyment of adjacent property owners.</p> <p>In ZR2021-017, Staff Analysis, Staff Comment reads: “The amendment does not as its sole purpose confer a benefit upon an individual since there are two property owners, including a metro district, involved with the amendment”. In this Planned Development Amendment ZR2024-009, there is only one property owner – River Canyon – involved with the amendment and which stands to be the sole beneficiary of any approval, such benefit no doubt being in the form of significant monetary gain.</p> <p>The applicant’s proposal does not meet the approval criteria.</p>	
Roxborough Village First HOA		No Response Received	No comment necessary
Roxborough Water & Sanitation District	04/10/2024	<p>Received:</p> <p>RWSD is working directly with Ravenna and their water and sewer design engineers on RWSD infrastructure in the newly proposed lot area. Water and sewer design is ongoing and has not been approved by RWSD yet. Expect mid-May.</p>	Duly noted and thank you
Sheriff’s Office		No Response Received	No comment necessary

Agency	Date Received	Agency Response	Response Resolution
Sheriff's Office E911		No Response Received	No comment necessary
West Metro Fire Protection District		No Response Received	No comment necessary
Wildfire Mitigation		No Response Received	No comment necessary
Xcel Energy-Right of Way & Permits	04/17/2024	Received: Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.	Duly noted and thank you

Roxborough Park Foundation Comment Responses:

The Foundation's letter identifies multiple reasons to object including:

Comment 1: How the amendment meets the approval criteria, especially how it is consistent with the development standards, commitments, intent and preservation of the planned development?

Response: We have provided a separate document on how this amendment meets the approval criteria and is consistent with the development standards, commitments, intent, and preservation of the planned development for this major amendment (Section 1520 Amended 5/26/15) to review.

Comment 2: This new planning area is not contiguous with existing development in the PD. Rather, it is isolated and a significant distance away from other dwelling units within the River Canyon PD. There will also need to be a costly extension of basic infrastructure, such as utilities and a new road, in order to access these four units, which is contrary to the intent as defined in Section 1501.

Response: The proposed changes are in line with the River Canyon Planned Development and the new lots are in close proximity to the other River Canyon Planned Development lots. See below for our responses to the DCZR Section 15.

Douglas County Zoning Resolution section 1501 Development Design:

1. Ensure that provision is made for ample open space

Response: A provision/commitment for dedicated open space is listed within the River Canyon Planned Development which states that the approximate acreage of permanent open space must be no less than 300 acres. River Canyon will continue to uphold this commitment.

2. Ensure that environmentally and visually sensitive areas are preserved

Response: We are working diligently to ensure that environmentally and visually sensitive areas are preserved. We did careful research and planning to make sure we did not disturb areas of interest such as the Hogback mountains. We are also providing water quality ponds and all areas that are disturbed will be revegetated in open space and along the golf course.

3. Promote layout, design and construction of residential development that is sensitive to the natural landform and environmental conditions of the immediate and surrounding area.

Response: The location of the lots was determined around OS-6 to avoid obstructing views of the Hogback mountains and it is infeasible to place the lots closer to Hogback mountains or along the drainage way due to the steep slopes in that area. River Canyon has a Design Review Committee that sets forth guidelines and methods for design and construction with residential development to ensure that environmentally and visually sensitive areas are preserved.

4. Provide or be located in proximity to employment and activity centers such as shopping, recreational, and community centers, health care facilities, and public transit.

Response: The Club at Ravenna has several amenities that are open to the residents and the members of the club. Amenities include a golf course, fitness center, clubhouse, and event lawn. There are also other recreational opportunities for walking and biking through and around the golf course. The lots will be in close proximity to the Roxborough Marketplace which consists of a grocery store, commercial businesses, and restaurants. The Roxborough Soccer Field / Playground is also in close proximity to the lots and the club.

5. Ensure the adequacy of public facilities to accommodate population growth.

Response: The application will demonstrate that public facilities and services are available with the proposal. We have been working to obtain a will-serve letter from Roxborough Water and Sanitation, which we will have before the Planning Commission Hearing for this project. We have received confirmation from Core and West Metro Fire that they will not have any issues with these shifts in density. We have received confirmation from the Senior Traffic Engineer at Douglas County that the shift in dwelling units would not warrant an analysis as there are very few trips being generated with this proposal.

6. Promote balanced developments of mixed housing types.

Response: River Canyon has a Design Review Committee which takes into consideration the design of each residence and makes sure that there is a balanced mix of housing types.

7. Encourage the provision of dwellings with a range of affordability

Response: Ravenna is a high-end golf course community with diverse housing development; however, pricing is much higher than the median average household due to the location of the community, varying lot sizes, and club/golf amenities.

8. Implement the stated purpose and intent of this Resolution and the Douglas County Comprehensive Master Plan.

Response: The application is in compliance with the Douglas County Zoning Resolution as we are staying within the boundaries of the planned development commitments by having a minimum of 300 acres of open space, staying under the 250 dwelling unit cap, and providing a resolution to offer cash-in-lieu for the private regional trail system that will benefit Roxborough and Douglas County. We are in compliance with the Douglas County Comprehensive Master Plan as we are enhancing existing infrastructure and

conserving resources by updating the utility system (instead of installing a completely new system) and routes of the utilities to the south of the proposed lots in OS-6 which will simplify maintenance for River Canyon and Roxborough Water and Sanitation. We are supporting healthy living by adding more opportunities for golf activities, walking, and biking with the addition of a new short course while at the same time providing recreational activities and generating a new source of economic income. River Canyon cares deeply about the historic and natural landscape and for that reason has taken careful consideration to relocate lots and a new short course that will blend in with the historic Hogback mountains (also referred to as the Hogback) and cause no disturbances upon it while also upholding our commitment to preserve the 300 acres of open space set forth in the PD.

Comment 3: In order to create this new planning area, two holes on the Ravenna golf course are having to be moved, a portion of the golf course re-zoned from commercial to residential, and a portion of land (Tract X) currently zoned as “Exempt” rezoned also to residential. Together with costly extension of basic infrastructure, we do not believe that this constitutes “efficient development” of the entire development.

Response: We see this as efficient as we are maximizing the full potential of the River Canyon Planned Development while keeping true to the commitments and provisions set forth within it.

Comment 4: There are many adjacent homeowners within the Roxborough Park Foundation PD whose enjoyment of their land will be significantly and adversely affected by this amendment. Appealing views of the hogback, views of downtown and views generally to the north, north-west and west of adjacent property owners in Roxborough Park will all be adversely affected by this development.

Response: No view corridor easements have been infringed and we are not asking for height restrictions to be changed in this proposal.

Comment 5: The defining characteristic of the proposed land use change is in our opinion the unjustified nature of benefit to the current property owners, to the detriment of Roxborough’s adjacent property owners. The land use change provides unjustified special treatment that benefits the current owner, River Canyon, while undermining the pre-existing uses and enjoyment of adjacent property owners. In ZR2021-017, Staff Analysis, Staff Comment reads: “The amendment does not as its sole purpose confer a benefit upon an individual since there are two property owners, including a metro district, involved with the amendment”. In this PD Amendment ZR2024-009, there is only one property owner – River Canyon – involved with the amendment and which stands to be the sole beneficiary of any approval, such benefit no doubt being in the form of significant monetary gain.

Response: This amendment will benefit the current River Canyon homeowners by adding amenities to the golf course, providing golf club members with new golf challenges, adding tax revenue, and increasing the value of the surrounding homes in River Canyon and Roxborough Park.

RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT

A MAJOR AMENDMENT TO A PORTION OF PLANNING AREAS OS-1, OS-6, OS-18, AND GC-5 & ALL OF PLANNING AREA OS-12. A PORTION OF SECTION 34, TOWNSHIP 6 SOUTH AND PORTIONS OF SECTIONS 2 & 3, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO 648 ACRES - 250 DWELLING UNITS, ZR2024-009

GENERAL PROVISIONS:

AUTHORITY

THIS DEVELOPMENT PLAN IS AUTHORIZED BY SECTION 15--PLANNED DEVELOPMENT DISTRICT OF THE DOUGLAS COUNTY ZONING RESOLUTION ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY

THE PROVISIONS OF THIS RESTATED DEVELOPMENT PLAN SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING DIRECTOR OF BOARD OF COUNTY COMMISSIONERS.

ADOPTION

THE ADOPTION OF THIS RESTATED DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE DOUGLAS COUNTY BOARD OF COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR RIVER CANYON IS IN GENERAL CONFORMITY WITH THE DOUGLAS COUNTY MASTER PLAN; IS AUTHORIZED BY THE PROVISION OF SECTION 15 OF THE DOUGLAS COUNTY ZONING RESOLUTION; AND THAT SUCH SECTION 15 AND THIS DEVELOPMENT PLAN COMPLY WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS RESTATED DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF RIVER CANYON, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF DOUGLAS COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PLANNED DEVELOPMENT AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THE PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF DOUGLAS COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN UNLESS DETERMINED OTHERWISE BY THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT.

MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY APPROVED FOR DEVELOPMENT WITHIN THE PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS APPROVED DENSITY TRANSFERS, IF ANY). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT FOR COMMERCIAL, BUSINESS, OR INDUSTRIAL PROPERTIES MAY BE LESS DUE TO SUBDIVISION OR SITE IMPROVEMENT PLAN REQUIREMENTS OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

PROJECT TRACKING

AT THE TIME OF SUBDIVISION FINAL PLAT, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, ALONG WITH THE FINAL PLAT SUBMITTAL TO THE PLANNING DIVISION, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

Parks/Trails/Open Space Commitments Matrix				
Area	Construction Timing	Construction Responsibility	Maintenance Responsibility	Ownership
Local Trails	Concurrent with Final Plat	River Canyon LLC	H.O.A. or Metro Dist.	H.O.A. or Metro Dist.
Local Parks	To be completed within 2 years after the issuance of the grading permit for the construction of the first residential plat.	River Canyon LLC	H.O.A. or Metro Dist.	H.O.A. or Metro Dist.
Regional Trails	To be completed within 2 years after the issuance of the grading permit for the construction of the first residential plat or Developer to provide \$30,000 for local regional trail cash in lieu to meet the Douglas County Subdivision Requirements.	River Canyon LLC	H.O.A. or Metro Dist.	H.O.A. or Metro Dist.
Open Space	N/A	N/A	H.O.A. or Metro Dist.	H.O.A. or Metro Dist.

COUNTY CERTIFICATION

THIS MAJOR AMENDMENT OF THE RIVER CANYON PLANNED DEVELOPMENT PLAN AMENDING A PORTION OF PLANNING AREAS OS-1, OS-6, AND GC-5 TO RELOCATE 4 ESTATE SINGLE FAMILY HOMES AND AMEND A PORTION OF OS-1 AND OS-18 & AMEND ALL OF OS-12 TO INCLUDE A NEW SHORT COURSE GOLF COURSE AS DEPICTED HEREON PURSUANT TO SECTION VIII IN THE DEVELOPMENT STANDARDS HAS BEEN APPROVED BY BOARD RESOLUTION NO. _____ ON _____ (MONTH/DAY/YEAR)

THIS AMENDMENT NO. 11 AFFECTS ONLY PLANNING AREA OS-1, OS-6, OS-12, OS-18, AND GC-5 AS DESCRIBED IN FILE NO. ZR2024-009

Chair, Board of Douglas County Commissions (DATE)

Director of Community Development (DATE)

CLERK AND RECORDER CERTIFICATION

I hereby certify that this Plan was filed in my office on this ____ (day) of _____ (month), 20 ____, A.D. at _____ o'clock a.m./p.m., and was recorded per Reception NO. _____.

Douglas County Clerk and Recorder

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- SHEET 5.....GOLF COURSE MANAGEMENT PLAN
- SHEET 6.....PLANNED DEVELOPMENT EXHIBIT

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, SAGE DESIGN GROUP APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION

PREPARED FOR
RIVER CANYON REAL ESTATE INVESTMENTS LLC
11118 CARETAKER ROAD
LITTLETON, CO 80125



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REVISION RECORD	NO.	CHANGE	DATE	DATE	DATE	DATE	DATE

ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, REPRODUCED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF SAGE DESIGN GROUP, LLC.

DRAWN BY: KF
CHECKED BY: PS

RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT OWNERSHIP CERTIFICATION AND GENERAL PROVISIONS

DATE: 5.23.24

SHEET TITLE:

SHEET NO. :

1 OF 6

RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT

A MAJOR AMENDMENT TO A PORTION OF PLANNING AREAS OS-1, OS-6, OS-18, AND GC-5 & ALL OF PLANNING AREA OS-12. A PORTION OF SECTION 34, TOWNSHIP 6 SOUTH AND PORTIONS OF SECTIONS 2 & 3, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO 648 ACRES - 250 DWELLING UNITS, ZR2024-009

STATEMENT OF COMMITMENTS:

THE FOLLOWING COMMITMENTS ARE REQUIRED TO BE COMPLIED WITH BY THE OWNERS OF THE RIVER CANYON PLANNED DEVELOPMENT ("OWNERS") AND SHALL BE BINDING UPON THEIR HEIRS, SUCCESSORS AND ASSIGNS WITH RESPECT TO THE LAND WITHIN THE RIVER CANYON PD (THE "PROPERTY").

I. DEDICATIONS

THE FOLLOWING DEDICATIONS OF LAND SHALL BE MADE AT NO COST TO THE COUNTY IN CONNECTION WITH THE DEVELOPMENT OF THE RIVER CANYON PD:

A. PARKS, TRAILS & OPEN SPACE

1. REGIONAL PARKS

THE OWNERS AND THEIR ASSIGNS AND SUCCESSORS MAY PROVIDE 7.47 ACRES OF REGIONAL PARKLAND TO BE DETERMINED AT SKETCH PLAN AND DEDICATED AT TIME OF FINAL PLAT OR PROVIDE \$1,057 PER LOT TO MEET CMS REGIONAL PARK REQUIREMENTS. CREDITS FOR FULL OR PARTIAL DEDICATION SHALL BE DETERMINED AT SKETCH PLAN.

2. PARKS & TRAILS

A PORTION OF THE LAND DESIGNATED ON THE PD AS REGIONAL OPEN SPACE, PA 8, SHALL BE OWNED AND MAINTAINED BY A SPECIAL DISTRICT IN CONJUNCTION WITH THE HISTORIC HOMESTEAD IN PA-6. TRAIL EASEMENTS SHALL BE DEDICATED TO A SPECIAL DISTRICT, HOMEOWNERS' ASSOCIATION, OR OTHER PUBLIC OR QUASI-PUBLIC ENTITY DESIGNATED BY THE OWNERS AT THE TIME OF THE RECORDING OF THE FINAL PLAT FOR THE SUBDIVISION IN WHICH THE PARKS OR TRAILS ARE LOCATED TO FULFILL SUBDIVISION REQUIREMENTS WITH RESPECT TO THE DEVELOPMENT OF THE PD (AT TIME OF SKETCH PLAN THE ACREAGE SHALL BE CLARIFIED AND LOCATIONS REFINED). LOCAL PARKS ARE SUBJECT TO ADJUSTMENT OF THE BOUNDARIES THEREOF AS PROVIDED BELOW IN THE DEVELOPMENT STANDARDS. TRAIL LOCATIONS ARE CONCEPTUAL, AND FINAL ALIGNMENT SHALL BE ESTABLISHED AT THE TIME OF FINAL PLAT. THE LOCAL PARKS AND TRAILS SHALL THEREAFTER BE OWNED AND MAINTAINED BY THE SPECIAL DISTRICT, HOMEOWNERS' ASSOCIATION, OR OTHER ENTITY TO WHICH THE DEDICATION IS MADE. THE KEY TRAIL LINKAGES AS IDENTIFIED IN THE SUBMITTAL SHALL BE AVAILABLE FOR USE AND ENJOYMENT BY ALL DOUGLAS COUNTY RESIDENTS ON A NONDISCRIMINATORY BASIS, SUBJECT TO ANY RULES AND REGULATIONS ADOPTED BY THE SPECIAL DISTRICT, HOMEOWNERS' ASSOCIATION, OR OTHER ENTITY THAT OWNS AND OPERATES THEM. THE PRECEDING SENTENCE APPLIES ONLY TO THE TRAILS SHOWN ON THE PD AND SHALL NOT APPLY TO INTERNAL TRAILS OR ANY FACILITIES THAT MAY BE CONSTRUCTED ADJACENT TO OR IN THE VICINITY OF THE LOCAL PARKS AND TRAILS OR ELSEWHERE WITHIN THE PROPERTY.

THE OWNERS AND THEIR ASSIGNS AND SUCCESSORS MAY PROVIDE 3.73 ACRES OF PARKLAND TO BE DETERMINED AT SKETCH PLAN AND DEDICATED AT TIME OF FINAL PLAT OR PROVIDE \$130,550 FOR LOCAL PARK CASH IN LIEU TO MEET DOUGLAS COUNTY SUBDIVISION RESOLUTION REQUIREMENTS. CREDITS FOR PARTIAL DEDICATION SHALL BE DETERMINED AT SKETCH PLAN.

3. PERMANENT OPEN SPACE

THE APPROXIMATE 300 ACRES OF PERMANENT OPEN SPACE INCLUDING THE HOGBACK AND BACKDROP AREAS (SUBJECT TO ADJUSTMENT OF THE BOUNDARIES THEREOF AS PROVIDED BELOW IN THE DEVELOPMENT STANDARDS) SHALL BE PERMANENTLY RESTRICTED TO NATURAL OPEN SPACE, LIMITED OPEN SPACE USES (SUCH AS TRAILS, PICNIC AREAS, COMMUNITY ACTIVITIES, ETC.) AND PALEONTOLOGICAL AND ARCHEOLOGICAL RESEARCH. IMMEDIATELY FOLLOWING RECORDATION OF THE FIRST FINAL PLAT OF ALL OR ANY PORTION OF THE PROPERTY WHICH CONTAINS ONE OR MORE TRACTS OF PERMANENT OPEN SPACE, A DEED OF CONSERVATION EASEMENT SHALL BE GRANTED TO DOUGLAS COUNTY LAND CONSERVANCY, AND RECORDED IN THE REAL PROPERTY RECORDS OF DOUGLAS COUNTY, TO INCLUDE EACH TRACT OF PERMANENT OPEN SPACE SHOWN ON SUCH FINAL PLAT. ANY RESTRICTIVE COVENANTS PLACED ON THE PROPERTY SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE CONSERVATION EASEMENT.

THE PORTIONS OF LAND DESIGNATED AS PA3, PA7 AND PA8 SHALL BE PERMANENTLY RESTRICTED TO NATURAL OPEN SPACE, LIMITED OPEN SPACE USES (SUCH AS TRAILS, PICNIC AREAS, COMMUNITY ACTIVITIES, ETC.) AND ARCHEOLOGICAL RESEARCH. ALL OF PA3 WILL BE SUBJECT TO A BLANKET EASEMENT FOR RIVER CANYON RESIDENT'S HOA FOR RECREATION USE. AN ACCESS EASEMENT ON PA3 WILL BE FOR MAINTENANCE ACTIVITIES RELATED TO GOLF COURSE AND MUNICIPAL FUNCTIONS. DENVER WATER BOARD WILL MAINTAIN THE ACCESS ROAD IN THE PA3 EASEMENT.

4. DRAINAGES AND OTHER NATURAL OPEN SPACES

ALL OTHER LAND DESIGNATED AS NATURAL OPEN SPACE ON THE PD (SUBJECT TO ADJUSTMENT OF THE BOUNDARIES THEREOF AS PROVIDED BELOW IN THE DEVELOPMENT STANDARDS) SHALL BE DEDICATED TO A SPECIAL DISTRICT, HOMEOWNERS' ASSOCIATION, OR OTHER ENTITY DESIGNATED BY THE OWNERS AT SUCH TIME AS ADJACENT PROPERTY IS PLATTED. SUCH OPEN SPACE SHALL THEREAFTER BE OWNED AND MAINTAINED BY THE SPECIAL DISTRICT, HOMEOWNERS' ASSOCIATION, OR OTHER ENTITY TO WHICH THE DEDICATION IS MADE, WITH EASEMENTS TO DOUGLAS COUNTY OVER LAND FOR DRAINAGE MAINTENANCE PURPOSES.

B. ROADS

THE WATERTON ROAD ROADWAY RIGHTS-OF-WAY SHOWN ON THE PD (SUBJECT TO ADJUSTMENT OF THE BOUNDARIES THEREOF AS PROVIDED BELOW IN THE DEVELOPMENT STANDARDS) SHALL BE DEDICATED TO THE COUNTY AT FINAL PLAT. ACCEPTANCE FOR MAINTENANCE SHALL OCCUR AT SUCH TIME AS EACH GROUP OF ROADWAY IMPROVEMENTS IS COMPLETE AND ACCEPTED BY THE COUNTY. OTHER INTERIOR ROADS WITHIN THE PD SHALL BE PRIVATE. LANDSCAPING AND PATHS WITHIN THE RIGHTS-OF-WAY SHALL BE DEDICATED AT THE TIME THAT THE ADJACENT PROPERTY IS PLATTED AND SHALL BE MAINTAINED BY A SPECIAL DISTRICT, HOMEOWNER'S ASSOCIATION, OR OTHER ENTITY DESIGNATED BY THE OWNERS.

C. SCHOOLS

THE OWNERS AND THEIR ASSIGNS AND SUCCESSORS SHALL PROVIDE \$592 PER DWELLING UNIT AT TIME OF FINAL PLAT TO ADDRESS SCHOOL CAPACITY. AS NO LAND FOR SCHOOLS IS PROPOSED FOR DEDICATION, CASH-IN-LIEU SHALL BE PROVIDED AT THE TIME OF FINAL PLAT IN ACCORDANCE WITH DOUGLAS COUNTY SUBDIVISION RESOLUTION SECTION 1004, AS AMENDED.

II. ON- AND OFF-SITE IMPROVEMENTS

A. PROVISION OF MAJOR INFRASTRUCTURE

IT IS ANTICIPATED THAT ONE OR MORE SPECIAL DISTRICTS WILL BE FORMED TO FACILITATE THE CONSTRUCTION OF ON- AND OFF-SITE INFRASTRUCTURE NECESSARY FOR THE DEVELOPMENT OF THE PROPERTY. THESE FACILITIES MAY BE CONSTRUCTED DIRECTLY BY THE SPECIAL DISTRICTS OR MAY BE CONSTRUCTED BY THE OWNERS AND ACQUIRED BY THE SPECIAL DISTRICT. INFRASTRUCTURE ELEMENTS THAT MAY BE FACILITATED BY SUCH SPECIAL DISTRICTS INCLUDE, WITHOUT LIMITATION, ROADS AND BRIDGES, SECONDARY WATER AND SEWER FACILITIES, FIRE PROTECTION, DRAINAGE FACILITIES (INCLUDING DETENTION AND RETENTION FACILITIES), MOSQUITO CONTROL, LANDSCAPING, PARK IMPROVEMENTS AND TRAILS.

B. PARKS & TRAILS

1. LOCAL PARKS & TRAILS

LOCAL PARKS SHALL BE DEDICATED AT THE TIME OF PLATTING OF ADJACENT PROPERTY TO THE SPECIAL DISTRICT, HOMEOWNERS' ASSOCIATION, OR OTHER ENTITY AS PROVIDED ABOVE, IN ACCORDANCE WITH SUBDIVISION IMPROVEMENT AGREEMENTS TO BE EXECUTED PURSUANT TO THE DOUGLAS COUNTY SUBDIVISION RESOLUTION, AND SHALL BE IMPROVED WITHIN TWO YEARS AFTER THE ISSUANCE OF THE GRADING PERMIT FOR THE CONSTRUCTION OF THE FIRST RESIDENTIAL PLAT.

KEY TRAIL LINKAGES ARE INTENDED TO BE DIRT TRAILS A MINIMUM OF SIX FEET WIDE. TRAILS DESIGNATED FOR BICYCLE AND PEDESTRIAN USE SHALL BE IMPROVED WITH A CRUSHER FINES, ASPHALT OR CONCRETE SURFACE AND SHALL BE EITHER SIX OR EIGHT FEET WIDE, ALL AS DETERMINED BY THE COUNTY. CONCEPTUAL LOCATION OF OFF-STREET TRAILS IS SHOWN ON THE PLAN EXHIBIT. FINAL ALIGNMENT SHALL BE DETERMINED AT THE TIME OF SKETCH PLAN FOR THE ASSOCIATED SUBDIVISION AND SHALL BE DEDICATED TO THE SPECIAL DISTRICT, HOMEOWNERS' ASSOCIATION, OR OTHER ENTITY AS PROVIDED ABOVE AT THE TIME OF PLAT FOR THE ADJACENT PARCELS. EACH PORTION OF THE TRAILS SHALL BE CONSTRUCTED WITHIN TWO YEARS AFTER THE ISSUANCE OF THE GRADING PERMIT FOR THE CONSTRUCTION OF THE FIRST RESIDENTIAL PLAT.

IN THE EVENT THAT A TRAIL CANNOT BE CONSTRUCTED OR DETERMINED OTHERWISE INFEASIBLE AND IMPRACTICAL TO THE COMMUNITY, THE OWNERS AND/OR THEIR ASSIGNS AND SUCCESSORS MAY PROVIDE \$30,000 FOR LOCAL REGIONAL TRAIL CASH IN LIEU TO MEET THE DOUGLAS COUNTY SUBDIVISION REQUIREMENTS.

C. ROADS

ROADS WITHIN THE PD SHALL BE CONSTRUCTED AS AND WHEN REQUIRED BY THE DOUGLAS COUNTY SUBDIVISION RESOLUTION AND ROADWAY DESIGN AND CONSTRUCTION STANDARDS, AND OTHER APPLICABLE COUNTY REGULATIONS. THE OWNERS RESERVE THE RIGHT WITHIN THE PD TO DESIGN AND CONSTRUCT PRIVATE ROADS USING ALTERNATIVE STANDARDS, SUBJECT TO COUNTY APPROVAL PER THE COUNTY'S ROADWAY DESIGN AND CONSTRUCTION STANDARDS.

1. ROXBOROUGH DRIVE NORTH EMERGENCY ACCESS

PRIOR TO APPROVAL OF ANY FIRST FINAL PLAT WITHIN PLANNING AREA ESF-6 OR ESF-7, THE OWNER, ITS SUCCESSORS OR ASSIGNS SHALL INCLUDE IN SUCH PLAT A ROADWAY DESIGN AND COMMITMENT TO CONSTRUCT WITHIN LOCAL STREET RIGHTS-OF-WAY AN EXTENSION TO THE EXISTING ROXBOROUGH DRIVE NORTH IN ROXBOROUGH PARK PLANNED DEVELOPMENT.

UNLESS AN AGREEMENT IS REACHED BY BOTH THE ROXBOROUGH PARK FOUNDATION AND THE SPECIAL DISTRICT OR HOMEOWNER'S ASSOCIATION OF RIVER CANYON, SUCH ROAD SHALL BE GATED AT THE INTERFACE BETWEEN BOTH DEVELOPMENTS, IN A MANNER CONSISTENT WITH THE WEST METRO'S FIRE DISTRICTS CRITERIA.

2. WATERTON ROAD

ALL NECESSARY RIGHT-OF-WAY ACQUISITION AND PROPERTY EXCHANGES FOR THE WATERTON ROAD REALIGNMENT SHALL BE ACCOMPLISHED TO THE COUNTY'S SATISFACTION PRIOR TO THE APPROVAL OF THE FIRST FINAL PLAT OR SITE IMPROVEMENT PLAN.

ALL WATERTON ROAD IMPROVEMENTS CONTEMPLATED BY THIS PLAN, INCLUDING BUT NOT LIMITED TO, REALIGNMENT OF 1800 FEET OF ROADWAY, CONSTRUCTION OF A NEW BRIDGE ACROSS THE HIGH LINE CANAL, TURN LANES, ACCEL/DECEL LANES, AND TRAFFIC SIGNALS, IF WARRANTED, SHALL BE ACCOMPLISHED TO THE COUNTY'S SATISFACTION PRIOR TO THE ISSUANCE OF ANY RESIDENTIAL BUILDING PERMITS. THIS CONDITION SHALL BE REFLECTED ON THE PLAT. BUILDING PERMITS FOR NON-RESIDENTIAL BUILDINGS, SUCH AS RECREATIONAL FACILITIES AND NON-PERMANENT OCCUPIED RESIDENTIAL UNITS (IE., MODEL HOMES) MAY BE ISSUED PROVIDED THE COUNTY IS SATISFIED THAT PUBLIC SAFETY IS NOT COMPROMISED.

THE DEVELOPER, SUCCESSORS, OR ASSIGNS SHALL PAY TO DOUGLAS COUNTY A TOTAL OF \$551,109 AS THEIR PRO-RATA SHARE TO MITIGATE RIVER CANYON'S TRAFFIC IMPACTS TO EXISTING COUNTY ROADS. THE \$551,109 SHALL BE HELD IN ESCROW BY DOUGLAS COUNTY AND APPLIED TOWARDS REGIONAL IMPROVEMENTS BY DOUGLAS COUNTY ON TITAN ROAD, RAMPART RANGE ROAD OR WATERTON ROAD. THE DEVELOPER SHALL PAY A PRO RATA PERCENTAGE OF THE \$551,109 TO DOUGLAS COUNTY WITH THE APPROVAL OF EACH FINAL PLAT FOR THE RESIDENTIAL FILINGS. A PERCENTAGE OF THIS AMOUNT, INCLUDING UP TO 100%, MAY BE CREDITED AT THE TIME OF SKETCH PLAN REVIEW TO REGIONAL BENEFITS ASSOCIATED WITH REQUIRED WATERTON ROAD IMPROVEMENTS.

D. WATER & SEWER FACILITIES

ALL LOTS WITHIN THIS PD WILL BE SERVED BY A CENTRAL SEWER SYSTEM. A NEW OR EXISTING TITLE 32 SPECIAL DISTRICT WILL PROVIDE SUCH CENTRAL SEWER SYSTEM. EVIDENCE OF SUCH CENTRAL SEWER SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. TRI-COUNTY HEALTH SHALL BE A REFERRAL AGENCY FOR ANY NECESSARY SERVICE PLAN APPROVAL OR REVIEW, AS DETERMINED BY DOUGLAS COUNTY.

ALL LOTS AND PARCELS WITHIN THIS PD WILL BE SERVED BY A CENTRAL WATER SYSTEM, EXCLUDING PLANNING AREA 5. A NEW OR EXISTING TITLE 32 SPECIAL DISTRICT WILL PROVIDE SUCH CENTRAL WATER SYSTEM, IN ACCORDANCE WITH THE WATER SUPPLY OVERLAY DISTRICT, SECTION 18A OF THE DOUGLAS COUNTY ZONING RESOLUTION. TRI-COUNTY HEALTH SHALL BE REFERRAL AGENCY FOR ANY NECESSARY SERVICE PLAN APPROVAL OR REVIEW, AS DETERMINED BY DOUGLAS COUNTY.

III. PROJECT PHASING RESTRICTIONS

NO RESTRICTIONS ARE IMPOSED WITH REGARD TO PROJECT PHASING, EXCEPT THOSE RELATED TO ROADWAY IMPROVEMENTS.

IV. FIRE PROTECTION

THE PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF WEST METRO FIRE PROTECTION DISTRICT AND FIRE PROTECTION WILL BE PROVIDED BY THE DISTRICT.

V. PAYMENT OF TAXES ON LAND TO BE DEDICATED FOR PUBLIC USE

ALL TAXES ON LAND TO BE DEDICATED SHALL BE PAID IN FULL PRIOR TO DEDICATION.

VI. OTHER COMMITMENTS

A. DESIGN REVIEW BOARD

ALL RESIDENTIAL DEVELOPMENT WITHIN THE PD SHALL BE SUBJECT TO RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&Rs") WHICH WILL ESTABLISH ONE OR MORE REVIEW BOARDS THAT WILL UTILIZE WRITTEN DESIGN STANDARDS AND ARCHITECTURAL GUIDELINES ("DESIGN GUIDELINES") IN THE REVIEW OF ALL RESIDENTIAL DEVELOPMENT WITHIN THE PD. THE DESIGN GUIDELINES SHALL DEFINE SPECIFIC SITE AND BUILDING REQUIREMENTS SUCH AS HEIGHTS, COLORS, MATERIALS, LANDSCAPING AND OTHER ITEMS THAT WILL ENABLE THE REVIEW BOARD TO ASSURE THE DESIGN INTEGRITY AND INTENT OF THE PD. THEY ARE INTENDED TO ACHIEVE A CONSISTENT QUALITY IMAGE FOR THE DEVELOPMENT OF THE PROPERTY.

CC&RS COMPLYING WITH ALL OF THE REQUIREMENTS CONTAINED IN THIS DEVELOPMENT GUIDE AND THE DESIGN GUIDELINES SHALL BE RECORDED PRIOR TO RECORDATION OF THE FIRST FINAL PLAT AND SHALL NOT THEREAFTER BE AMENDED IN ANY MANNER THAT WOULD MAKE THEM INCONSISTENT WITH THIS DEVELOPMENT GUIDE.

B. LIGHTING

THE CC&RS SHALL RESTRICT EXTERIOR LIGHTING OF RESIDENCES AND, SUBJECT TO APPLICABLE COUNTY AND UTILITY REGULATIONS AND REQUIREMENTS, THE DESIGN GUIDELINES SHALL REQUIRE LIGHTING TECHNIQUES THAT MINIMIZE THE IMPACT OF LIGHTING ON THE NIGHT SKY.

C. ENVIRONMENTAL PROTECTION/WATER CONSERVATION

1. LIMITATIONS ON IRRIGATED TURF

THE CC&RS AND DESIGN GUIDELINES SHALL IMPOSE LANDSCAPING RESTRICTIONS THAT WILL LIMIT THE A MOUNT OF IRRIGATED TURF PERMITTED ON THE GOLF COURSE AND RESIDENTIAL LOTS AS FOLLOWS:

PRIMARY IRRIGATED TURF ON THE GOLF COURSE SHALL BE LIMITED TO 110 ACRES. NATIVE AREA MAY BE IRRIGATED TO ESTABLISH PLANT MATERIAL, BUT SHALL BE DESIGNED TO BE ELIMINATED IF NECESSARY.

PRIMARY IRRIGATED AREA (INCLUDING TURF) ON RESIDENTIAL HOME SITES SHALL BE LIMITED TO 5,000 SQUARE FEET PER HOMESTEAD. IRRIGATION SHALL BE ALLOWED TO ESTABLISH NATIVE AREAS AND SHALL BE DESIGNED TO ABANDONED ONCE THE NATIVE AREAS ARE ESTABLISHED.

2. BEST MANAGEMENT PRACTICES

A. THE OWNERS SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES IDENTIFIED IN THE "DESIGN GUIDELINES" FOR THE CONSTRUCTION OF THE GOLF COURSE AND COMMUNITY INFRASTRUCTURE. THE GOLF COURSE MANAGEMENT PLAN IS CONTAINED ON PAGE 4 AND 5 OF THIS PLANNED DEVELOPMENT PLAN.

B. MOSQUITO CONTROL – THE SERVICE PLAN(S) FOR THE SPECIAL DISTRICT(S) WILL BUDGET FUNDS FOR MOSQUITO CONTROL.

C. WILDLIFE IMPROVEMENT AND MANAGEMENT PLAN – A WILDLIFE IMPROVEMENT AND MANAGEMENT PLAN SHALL BE INCLUDED IN THE SITE IMPROVEMENT PLAN REVIEW STAGE OF THE PROJECT. THE MANAGEMENT PLAN WILL ADDRESS WILDLIFE IMPROVEMENTS AND MONITORING. THE OWNERS AND THEIR ASSIGNS AND SUCCESSORS WILL ALLOCATE \$450,000 OF THE GOLF COURSE CONSTRUCTION BUDGET TO ADDRESS WILDLIFE IMPROVEMENTS AND ENHANCEMENTS THROUGH THE SENSITIVE DESIGN AND CONSTRUCTION OF THE GOLF COURSE. THIS MAY INCLUDE, BUT IS NOT LIMITED TO:

- CART PATH CROSSINGS
- DRAINAGE IMPROVEMENTS,
- WETLAND IMPROVEMENTS, AND
- LANDSCAPING

THE APPLICANT SHALL DEFINE SPECIFIC IMPROVEMENTS INTENDED TO BE ACCOMPLISHED THROUGH THE DESIGN AND CONSTRUCTION OF THE PROJECT AT TIME OF SITE IMPROVEMENT PLANS REVIEW.

3. WETLAND & RIPARIAN AREAS

THE OWNERS SHALL COMPLY WITH BEST MANAGEMENT PRACTICES IDENTIFIED IN THE GOLF COURSE MANAGEMENT PLAN INCLUDED IN THIS DOCUMENT ON PAGES 4 AND 5 REGARDING THE PLANNING AND DESIGN OF ROADWAYS AND THE GOLF COURSE IN RELATION TO WETLAND AND RIPARIAN AREAS.

THE OWNERS OF AC-3 & PA2-8 SHALL COMPLY WITH BEST MANAGEMENT PRACTICE AS IT RELATES TO WETLANDS AND RIPARIAN AREAS. SUCH BEST MANAGEMENT PRACTICES SHALL BE IN ACCORDANCE WITH THE DOUGLAS COUNTY GRADING, EROSION, AND SEDIMENT CONTROL MANUAL AS AMENDED, AND OTHER APPLICABLE DOUGLAS COUNTY REGULATIONS. THE RIPARIAN AREA ALONG THE SOUTH PLATTE RIVER WILL BE MAINTAINED IN ITS NATURAL STATE AS PART OF THE OPEN SPACE DEDICATION PROCESS.

4. PREBLE'S MEADOW JUMPING MOUSE

THE OWNERS ACKNOWLEDGE THAT APPROVAL OF THIS PLANNED DEVELOPMENT APPLICATION DOES NOT OBIVATE THE NEED FOR RIVER CANYON LLC, ITS SUCCESSORS AND ASSIGNS TO COMPLY WITH REQUIREMENTS UNDER SECTION 7 AND 9 OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. 1531, ET. SEQ. AS AMENDED, WITH RESPECT TO THE PREBLE'S MEADOW JUMPING MOUSE AND ANY OTHER APPLICABLE SPECIES.

D. PRIVATE ROADS & DRIVEWAYS

ALL PRIVATE ROADS AND DRIVEWAYS WITHIN THE PD SHALL HAVE PAVED SURFACES AND SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF DOUGLAS COUNTY AND THE LOCAL FIRE DISTRICT.

E. WEED MANAGEMENT

WEED MANAGEMENT ON PARKS AND OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) THEREOF.

F. HOMESTEAD SITE

THE OWNERS SHALL PREPARE AN APPROPRIATE PLAN FOR THE PRESERVATION OF THE HOMESTEAD BARN AND SILO LOCATED ADJACENT TO WATERTON ROAD AT THE TIME OF SKETCH PLAN. THE HOMESTEAD SHALL BE OWNED AND MAINTAINED BY A SPECIAL DISTRICT IN CONJUNCTION WITH THE 2.2 ACRE PARK (PA8).

G. DRAINAGE STRUCTURES

RIP-RAP USED IN ANY DRAINAGE STRUCTURES WITHIN THE PD SHALL COMPLY WITH WILDLIFE-FRIENDLY CRITERIA TO BE CONTAINED IN THE DESIGN GUIDELINES.

H. WATER STORAGE IN PA-4

AT THE TIME OF SITE IMPROVEMENT PLAN OR SUBDIVISION REVIEW THE OWNERS OR THEIR SUCCESSORS SHALL PROVIDE TO THE SATISFACTION OF THE COLORADO DIVISION OF WILDLIFE AN APPROPRIATE PLACEMENT OF WATER STORAGE WITHIN PA4 SO AS TO MAINTAIN AN ADEQUATE WILDLIFE MOVEMENT CORRIDOR.

I. PUBLIC ACCESS TO PIKE NATIONAL FOREST

AT THE TIME OF SITE IMPROVEMENT PLAN OR SUBDIVISION REVIEW THE OWNERS OR THEIR SUCCESSORS SHALL PROVIDE TO THE SATISFACTION OF THE COLORADO DIVISION OF WILDLIFE A POINT OF PUBLIC ACCESS WITH ADEQUATE PARKING TO PIKE NATIONAL FOREST. THIS COMMITMENT MAY INVOLVE COOPERATION AND ASSISTANCE FROM THE DENVER WATER BOARD, AN ADJACENT LANDOWNER.

J. ARCHEOLOGICAL RESOURCES

PRIOR TO SKETCH PLAN APPROVAL, OWNER, ITS SUCCESSORS, OR ASSIGNS SHALL COMMIT AN AMOUNT NOT TO EXCEED \$5,000 TO FUND A CLASS II CULTURAL SURVEY ON ALL PORTIONS OF THE RIVER CANYON PLANNED DEVELOPMENT THAT WOULD BE DISTURBED BY DEVELOPMENT, INCLUDING THE RESIDENTIAL PLANNING AREAS, GOLF COURSE AREAS, AND RIGHTS-OF-WAY AND UTILITY EASEMENTS, AS DEPICTED ON THE APPROVED DEVELOPMENT PLAN OR SKETCH PLAN. SHOULD A SIGNIFICANT ARCHEOLOGICAL OR PALEONTOLOGICAL RESOURCE BE FOUND, SUCH AS BUT NOT LIMITED TO, A MAMMOTH SITE, PREHISTORIC VILLAGE, OR ROCK SHELTER, THE OWNER, ITS SUCCESSORS, OR ASSIGNS SHALL ELECT ONE OR BOTH OF THE FOLLOWING TWO OPTIONS:

1. AT ITS COST, CONDUCT A MORE DETAILED ARCHAEOLOGICAL OR PALEONTOLOGICAL EVALUATION IN CONSULTATION WITH THE COLORADO OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION.
2. UTILIZE THE ADMINISTRATIVE AMENDMENT PROCEDURE IN THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED, TO AMEND PLANNING AREA BOUNDARIES SO THAT AREAS CONTAINING SIGNIFICANT ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES CAN BE FURTHER EVALUATED.

THE OWNER, ITS SUCCESSORS, OR ASSIGNS SHALL ALSO COMMIT AN AMOUNT NOT TO EXCEED \$5,000 TO RETAIN AN ARCHEOLOGIST DURING THE DEVELOPMENT PROCESS, SHOULD THE COUNTY REQUEST FURTHER ON-SITE EVALUATIONS. THIS AMOUNT MAY ALSO BE APPLIED TO ITEM 1, ABOVE. AN ARCHEOLOGIST SO RETAINED SHALL BE A PROFESSIONAL ARCHAEOLOGIST, CERTIFIED IN COLORADO, AND SHALL BE MUTUALLY AGREEABLE TO THE DEVELOPER AND THE COUNTY.

THE DEVELOPER SHALL NOT BE REQUIRED TO SPEND MORE THAN \$10,000 FOR BOTH THE CLASS II CULTURAL SURVEY AND THE MORE DETAILED ARCHAEOLOGICAL OR PALEONTOLOGICAL EVALUATIONS. ALL OPEN SPACE AREAS THAT WILL BE SUBJECT TO A CONSERVATION EASEMENT SHALL BE AVAILABLE TO THE COUNTY FOR ARCHAEOLOGICAL SURVEYS.

3. WHENEVER ANY EXCAVATION WITHIN THE RIVER CANYON PLANNED DEVELOPMENT UNCOVERS ANY MATERIAL THAT MAY BE OF ARCHEOLOGICAL OR PALEONTOLOGICAL SIGNIFICANCE, THE EXCAVATION SHALL CEASE, AND THE PARTY CONDUCTING THE EXCAVATION SHALL CONDUCT AN ARCHEOLOGICAL OR PALEONTOLOGICAL EVALUATION IN CONSULTATION WITH THE COLORADO OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION.

K. OVERLOT GRADING

1. NO OVERLOT GRADING SHALL OCCUR ANYWHERE ON THE PROPERTY EXCEPT FOR PLANNING AREAS AC-1 AND AC- 2, AND EXCEPT FOR THE INSTALLATION OF PUBLIC INFRASTRUCTURE, TO THE SATISFACTION OF DOUGLAS COUNTY. ANY GRADING IN THESE TWO PLANNING AREAS SHALL BE ACCOMPLISHED WITHOUT SIGNIFICANT ALTERATION OF THE TOPOGRAPHY, AND NO ROCK OUTCROPPINGS SHALL BE DISTURBED.

2. GOLF COURSE CONSTRUCTION TYPICALLY REQUIRES MASS GRADING OF THE ENTIRE COURSE AREA AND ANTICIPATES BALANCING EARTHWORK THROUGHOUT THE ENTIRE GOLF COURSE AREA. BEST EFFORTS SHALL BE USED TO MINIMIZE THE MASS TRANSPORTATION OF DIRT, AND TO BALANCE DIRT ON A HOLE-BY-HOLE BASIS TO MINIMIZE DISRUPTION OF THE SITE.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, SAGE DESIGN GROUP APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION

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DRAWN BY: KF
CHECKED BY: PS

RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT
OWNERSHIP CERTIFICATION AND GENERAL PROVISIONS

DATE: 5.23.24

SHEET TITLE:

SHEET NO. :

2 OF 6

RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT

A MAJOR AMENDMENT TO A PORTION OF PLANNING AREAS OS-1, OS-6, OS-18, AND GC-5 & ALL OF PLANNING AREA OS-12. A PORTION OF SECTION 34, TOWNSHIP 6 SOUTH AND PORTIONS OF SECTIONS 2 & 3, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO 648 ACRES - 250 DWELLING UNITS, ZR2024-009

DEVELOPMENT STANDARDS:

I. PLANNING AREA BOUNDARIES & STREET/ROAD ALIGNMENTS

THE DEVELOPMENT PLAN IS INTENDED TO DEPICT GENERAL LOCATION OF STREETS, ROADS AND PLANNING AREAS. PLANNING AREA BOUNDARIES ARE DELINEATED ON THE DEVELOPMENT PLAN. WHERE A PLANNING AREA IS ADJACENT TO A STREET, THE BOUNDARY SHALL BE THE ABUTTING RIGHT-OF-WAY. WHERE A PLANNING AREA IS ADJACENT TO ANOTHER PLANNING AREA, OPEN SPACE AREA, PARK, OR SCHOOL SITE, THE BOUNDARY SHALL GENERALLY BE AS SHOWN ON THE DEVELOPMENT PLAN. CHANGES IN THE BOUNDARIES AND ACREAGE OF PLANNING AREAS ARE PERMITTED IN ACCORDANCE WITH SECTION 1515 OF THE DOUGLAS COUNTY ZONING RESOLUTION AS AMENDED.

II. TRANSFER OF DWELLING UNITS

SO LONG AS THE MAXIMUM NUMBER OF 250 DWELLING UNITS FOR THE ENTIRE DEVELOPMENT PLAN IS NOT EXCEEDED, THE TOTAL NUMBER OF DWELLING UNITS PERMITTED WITHIN ANY INDIVIDUAL RESIDENTIAL PLANNING AREA MAY BE INCREASED BY THE TRANSFER OF DWELLING UNITS, UP TO A MAXIMUM OF 1.2 TIMES THE TOTAL NUMBER OF DWELLING UNITS SPECIFIED ON THE DEVELOPMENT PLAN FOR THAT PLANNING AREA. THE SUMMARY OF DEVELOPMENT TO BE PROVIDED TO THE PLANNING DIVISION AT FINAL PLAT SUBMITTAL PURSUANT TO THE GENERAL PROVISIONS ABOVE, SHALL SPECIFY THE NUMBER OF UNITS DEVELOPED TO DATE IN EACH OF THE PLANNING AREAS.

III. BUILDING ENVELOPES

A. LOTS EXCEEDING .75 ACRES

ON ALL LARGER LOTS—THOSE LOTS OVER 0.75 ACRES, BUILDING ENVELOPES (AS PROVIDED BELOW) SHALL BE ESTABLISHED AT THE TIME OF PLATTING TO ENSURE THAT A PORTION OF EACH SUCH LOT IS PRESERVED AS OPEN SPACE, IN ORDER TO:

1. PROTECT THE VISUAL CHARACTER OF THE SITE;
2. PROVIDE OPEN SPACE;
3. MAINTAIN WILDLIFE CORRIDORS;
4. PRESERVE STEEP SLOPES, ROCK OUTCROPPINGS, DRAINAGE WAYS AND OTHER SENSITIVE AREAS; AND
5. CONTROL PRIVATE LOT FENCING.

B. MINIMIZING IMPACTS OUTSIDE OF THE BUILDING ENVELOPE

A NOTE ON THE PLAT SHALL CONTAIN A RESTRICTION THAT THE AREA WITHIN SUCH LOTS THAT IS LOCATED OUTSIDE OF THE BUILDING ENVELOPES SHALL BE LEFT IN ITS NATURAL STATE. NO STRUCTURES (OTHER THAN DRIVEWAYS, SIDEWALKS, PEDESTRIAN, BIKE AND EQUESTRIAN TRAILS, MAILBOXES, WATER FACILITIES, WASTEWATER FACILITIES, UTILITY SERVICE FACILITIES, DRAINAGE FACILITIES, ETC.) SHALL OCCUR OUTSIDE OF THE BUILDING ENVELOPES.

C. LOTS LESS THAN .75 ACRES

ON EACH OF THE SMALLER LOTS—THOSE LESS THAN .75 ACRES, A BUILDING CENTER WILL BE ESTABLISHED DURING SKETCH PLAN AND RECORDED ON EACH LOT AT THE TIME OF PLATTING. THIS IS INTENDED TO DEFINE THE APPROXIMATE CENTER OF THE PRIMARY STRUCTURE ON EACH HOMESITE.

IV. FENCING

EXCEPT FOR OPEN RAIL FENCING ALONG THE PUBLIC RIGHT-OF-WAY, FENCING OUTSIDE THE BUILDING ENVELOPE SHALL BE PROHIBITED. FENCING SHALL BE ALLOWED ONLY AROUND THE IRRIGATED TURF PORTION OF THE HOMESITE AND CANNOT EXCEED 5,000 SQUARE FEET. FENCING WILL BE OPEN IN CHARACTER (I.E. SPLIT RAIL, POST, AND RAIL, ETC. IN ACCORDANCE WITH THE DESIGN GUIDELINES) AND SHALL COMPLY WITH CRITERIA FOR WILDLIFE-FRIENDLY FENCING TO BE CONTAINED IN THE DESIGN GUIDELINES. SOLID FENCING IS ONLY ALLOWED IN SMALL QUANTITIES AND CANNOT BE USED TO FENCE AN AREA LARGER THAN 2,000 SQUARE FEET. ADDITIONAL FENCING MAY BE ALLOWED, AS DETERMINED BY DOUGLAS COUNTY, IN ACCORDANCE WITH AN APPROVED SITE IMPROVEMENT PLAN.

V. UNDERGROUND UTILITY REQUIREMENTS

ALL ELECTRICAL, GAS, WATER, AND COMMUNICATIONS DISTRIBUTION LINES HEREAFTER INSTALLED TO SERVE THE PROPERTY SHALL BE PLACED UNDERGROUND.

VI. SIP FOR GOLF COURSES & NON-RESIDENTIAL STRUCTURES

THE GOLF COURSES AND NON-RESIDENTIAL STRUCTURES WITHIN THE PD WILL BE SUBJECT TO SITE IMPROVEMENT PLAN REVIEW PURSUANT TO SECTION 27 OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.

VII. SOUTH PLATTE WILDLIFE MOVEMENT CORRIDOR

TO BETTER ACCOMMODATE WILDLIFE MOVEMENT, A SOUTH PLATTE HABITAT CONSERVATION ZONE (SPHCZ) WILL BE ESTABLISHED IN PLANNING AREAS 3, 4, AND 8. THE FINAL LOCATION OF THE SPHCZ WILL BE DETERMINED AT THE TIME OF FINAL PLAT, AND WILL BE BASED ON PRESERVING A BUFFER, AS OUTLINED BELOW TO THE SOUTH PLATTE RIVER. THE DIVISION OF WILDLIFE WILL BE THE AGENCIES WITH THE FINAL LOCATION OF THE SPHCZ, AND WILL BE A REFERRAL AGENCY FOR ALL THE SITE IMPROVEMENT PLANS. NO DISTURBANCE OR STRUCTURES SHALL BE ALLOWED IN THE SPHCZ EXCEPT FOR REMOVAL AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, WEED CONTROL, MAINTENANCE OF VEGETATION, NATIVE LANDSCAPE PLANTING, PEDESTRIAN TRAILS, AND WELLHEADS WITH APPURTENANT UNDERGROUND UTILITY CONNECTIONS AND STRUCTURES NOT TO EXCEED 150 SQUARE FEET, AND 12' IN HEIGHT.

A. PLANNING AREA 3:

THE SPHCZ SHALL BE LOCATED 100 FEET FROM THE EDGE OF THE SOUTH PLATTE RIVER, OR AT THE EDGE OF SUBSTANTIAL VEGETATION, WHICHEVER IS GREATER.

B. PLANNING AREA 3:

THE SPHCZ SHALL BE LOCATED 100 FEET FROM THE EDGE OF THE SOUTH PLATTE RIVER. ALL GOLF COURSE STRUCTURES, EXCEPT THE PROPOSED FISHING HUT, SHALL BE SETBACK AN ADDITIONAL 100' FROM THE SPHCZ.

C. PLANNING AREA 8:

THE SPHCZ SHALL BE LOCATED 150 FEET FROM THE EDGE OF THE SOUTH PLATTE RIVER.

VIII. RIVER CANYON PD 11TH AMENDMENT INTENT

THIS MAJOR AMENDMENT OF THE RIVER CANYON PLANNED DEVELOPMENT PLAN AMENDING A PORTION OF PLANNING AREAS OS-1, OS-6, AND GC-5 TO ALLOW ROOM FOR 4 ESTATE SINGLE FAMILY HOMES, AND AMEND A PORTION OF OS-1 AND OS-18 & AMEND ALL OF OS-12 TO INCLUDE A NEW SHORT COURSE GOLF COURSE.

A. SINGLE FAMILY & ATTACHED RESIDENTIAL

ALL USES REFERENCED BELOW SHALL APPLY TO EVERY RESIDENTIAL PARCEL DENOTED ON THE RIVER CANYON PLANNED DEVELOPMENT GUIDE.

1. PRINCIPAL USES THROUGHOUT RESIDENTIAL PLANNING AREA:

THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT THROUGHOUT RESIDENTIAL PLANNING AREAS:

- RESIDENTIAL USES:
 1. SINGLE FAMILY RESIDENTIAL UNIT
 2. A SECONDARY RESIDENCE IF INCLUDED WITHIN A SEPARATE GARAGE/COACH HOUSE OR INTEGRATED INTO THE MAIN STRUCTURE, IN EITHER CASE THE SECONDARY RESIDENCE SHALL NOT EXCEED 1,000 SQUARE FEET IN SIZE.
- COMMUNITY USES:
 1. OPEN SPACE/TRAILS
 2. PARKS AND RECREATION FACILITIES
- WATER FACILITIES, WASTEWATER FACILITIES, UTILITIES SERVICE FACILITIES, DRAINAGE FACILITIES
- ARTIFICIAL WATERWAYS AND PONDS.
- GUARDBOUSES AND/OR GATES AT ENTRIES, EXITS, INGRESS/EGRESS POINTS.
- GOLF COURSES AND RELATED FACILITIES
- TEMPORARY SALES OR CONSTRUCTION OFFICES—REFER TO SECTION 22 OF DOUGLAS COUNTY ZONING RESOLUTION AS AMENDED.
- WIND ENERGY CONVERSION SYSTEMS TO A MAXIMUM OF 35'.
- OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR.

2. USES PERMITTED BY SPECIAL REVIEW THROUGHOUT PD RESIDENTIAL

THE FOLLOWING USES ARE PERMITTED THROUGHOUT PD RESIDENTIAL, UPON APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS IN ACCORDANCE WITH THE USE BY SPECIAL REVIEW SECTIONS OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.

- SOLAR COLLECTORS WHICH ARE NOT A PART OF THE PRIMARY STRUCTURE.
- WIND ENERGY CONVERSION SYSTEMS OVER 35' IN HEIGHT.
- UTILITY-MAJOR FACILITY
- OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR.

B. SINGLE FAMILY-DETACHED (UP TO A MAXIMUM OF 3.2 UNITS PER ACRE)

PLANNING AREAS ESF-1, ESF-2, ESF-6, ESF-7, ESF-8, SF-1 (SF-1A), (SF-1B), SF-2, SF-3, SF-4

1. PRINCIPAL USES

- THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT:
- RESIDENCE PRINCIPAL—1 SINGLE-FAMILY DWELLING PER LOT (EXCLUDING MOBILE HOME) TEMPORARY—REFER TO SECTION 22 OF DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED
 - OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR.

2. ACCESSORY USES

THE FOLLOWING SHALL BE ALLOWED ONLY WHEN A PRINCIPAL USE HAS BEEN ESTABLISHED ON THE LOT.

- A SECONDARY RESIDENCE IF INCLUDED WITHIN A SEPARATE GARAGE/COACH HOUSE OR INTEGRATED INTO THE MAIN STRUCTURE. IN EITHER CASE THE SECONDARY RESIDENCE SHALL NOT EXCEED 1,000 SQUARE FEET IN SIZE.
- DETACHED GARAGES—PRIVATE, LIMITED TO A MAXIMUM SIZE OF 2,000 SQUARE FEET
- HOME OCCUPATIONS—SUBJECT TO REQUIREMENTS OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.
- HOUSEHOLD PETS (REFER TO SECTION 24 OF DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED).
- STORM SHELTERS.
- SATELLITE RECEIVING DISHES (AS DEFINED IN THE DESIGN GUIDELINES), EXCLUSIVE OF TOWERS.
- STORAGE—SMALL STRUCTURES (300 SQUARE FEET MAXIMUM).
- SWIMMING POOLS, TENNIS/PADDLE COURTS, BARBECUE PITS, WATER FEATURES AND FOUNTAINS.
- WALLS AND/OR FENCING
- GARDENS.
- PLAY STRUCTURES.
- SECONDARY STRUCTURES NOT EXCEEDING 200 SQUARE FEET—I.E. GAZEBO, SMALL SHEDS, ETC.
- OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR.

3. MINIMUM SETBACKS

SINGLE FAMILY LOTS:

STREETS	FEET (MINIMUM)
SIDE SETBACKS	20*
SIDE SETBACKS	10
SIDE SETBACKS	6 FOR PLANNING AREA SF-1B
REAR SETBACKS	5 FOR PLANNING AREA SF-1A
REAR SETBACKS	15

PLANNING AREA SF-1 ONLY—ALTERNATIVE DEVELOPMENT STANDARDS – IN ORDER TO PROVIDE RIVER CANYON WITH A MORE VARIED, INTERESTING AND FLEXIBLE RESIDENTIAL DEVELOPMENT PATTERN, AND TO ENCOURAGE THE ASSEMBLAGE OF OPEN SPACE FOR MORE SCENIC, PASSIVE AND ACTIVE RECREATIONAL USES TO PRESERVE NATIVE VEGETATION, ALTERNATIVE DEVELOPMENT STANDARDS HAVE BEEN FORMULATED AND ARE SET FORTH BELOW. (DEVELOPMENT SHALL BE IN ACCORDANCE WITH AN APPROVED SITE IMPROVEMENT PLAN PER SECTION 27 OF THE ZONING RESOLUTION, AS AMENDED)

- MINIMUM SETBACKS
 - SETBACK FROM PLANNING AREA BOUNDARY: 15 FEET
 - STREET: 20 FEET*
 - SIDE SETBACK: 0 FEET
 - REAR SETBACK: 15 FEET
- MINIMUM COMMUNITY OPEN SPACE: 20% OF GROSS LAND AREA.

ENCROACHMENTS – REFER TO DOUGLAS COUNTY ZONING RESOLUTION PER SECTION 611, AS AMENDED, EXCEPT AS FOLLOWS. ARCHITECTURAL PROJECTION MAY EXTEND INTO STREET AND REAR SETBACKS UP TO THREE FEET AND MAY INCLUDE STRUCTURES NECESSARY TO SUPPORT SUCH PROJECTIONS. ARCHITECTURAL PROJECTIONS MAY EXTEND TWO FEET INTO SIDE SETBACKS, DECKS, TRELLISES, AND PORCHES MAY EXTEND UP TO FIVE FEET INTO SETBACKS; HOWEVER, THESE STRUCTURES MAY NOT EXTEND INTO SIDE SETBACKS.

*15 FEET MINIMUM STREET SETBACK FOR RESIDENCES WITH SIDE ENTRY GARAGES. FRONT ENTRY GARAGES THAT DIRECTLY FACE THE STREET MUST NOT PROTRUDE IN FRONT OF THE MAIN STRUCTURE AND SHOULD BE VARIED IN SETBACK TO AVOID CREATING A MONOTONOUS STREETSCAPE.

4. BUILDING HEIGHT

35 FEET MAXIMUM—REFER TO DOUGLAS COUNTY ZONING RESOLUTION – SECTION 612, AS AMENDED, WHERE BUILDINGS ARE PLACED IN HIGH VISIBILITY AREAS AS DETERMINED DURING SKETCH PLAN REVIEW, SPECIFIC AREAS FOR BERMING AND/OR SCREENING SHALL BE IDENTIFIED TO MINIMIZE BUILDING VISIBILITY AS NECESSARY.

C. ATTACHED/ CLUSTER HOUSING (UP TO A MAXIMUM OF 5 UNITS PER ACRE)

PLANNING AREAS AC-1 AND AC-2 AND AC-3

1. PERMITTED USES

THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT:

- SINGLE FAMILY RESIDENCE , SINGLE FAMILY ATTACHED
- OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR

2. ACCESSORY USES

THE FOLLOWING SHALL BE ALLOWED ONLY WHEN A PRINCIPAL USE HAS BEEN ESTABLISHED ON THE LOT:

- A SECONDARY RESIDENCE IF INCLUDED WITHIN A SEPARATE GARAGE/COACH HOUSE OR INTEGRATED INTO THE MAIN STRUCTURE. IN EITHER CASE THE SECONDARY RESIDENCE SHALL NOT EXCEED 1,000 SQUARE FEET IN SIZE
- DETACHED GARAGES—PRIVATE.
- HOME OCCUPATIONS—SUBJECT TO REQUIREMENTS OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS A MENED.
- HOUSEHOLD PETS (REFER TO SECTION 24 OF DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED).
- SATELLITE RECEIVING DISHES AS DEFINED IN THE DESIGN GUIDELINES.
- SWIMMING POOLS, TENNIS/PADDLE COURTS, WATER FEATURES AND FOUNTAINS.
- WALLS AND/OR FENCING.
- PLAY STRUCTURES.
- OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR

3. MINIMUM SETBACKS

FROM BACK OF WALL, OR BACK OF CURB WHICHEVER IS MORE RESTRICTIVE SIDES (AC-3 ONLY) REAR (AC-3 ONLY) PLANNING AREA BOUNDARY FEMA 100 YEAR FLOODPLAIN	FEET (MINIMUM)
	15*
	15* FOR LIVING SPACE OR SIDE LOADED GARAGES
	20 FOR GARAGES FACING STREET
	5 FEET
	15 FEET
	15 FEET
	20 FEET

ENCROACHMENTS— REFER TO DOUGLAS COUNTY ZONING RESOLUTION PER SECTION 814, AS AMENDED, EXCEPT AS FOLLOWS. ARCHITECTURAL PROJECTIONS MAY EXTEND INTO STREET AND REAR SETBACKS UP TO THREE FEET AND MAY INCLUDE STRUCTURES NECESSARY TO SUPPORT SUCH PROJECTIONS. ARCHITECTURAL PROJECTIONS MAY PROJECT OVER FRONT AND REAR YARD SETBACKS UP TO THREE FEET AND MAY INCLUDE STRUCTURES NECESSARY TO SUPPORTS SUCH GROUP PROJECTIONS. ARCHITECTURAL PROJECTIONS MAY EXTEND UP TO FIVE FEET INTO STREET SETBACKS; HOWEVER, THESE STRUCTURES MAY NOT EXTEND INTO SIDE SETBACKS.

*5 FEET MINIMUM FROM ALLEY OR COURT; 10 FEET MINIMUM STREET SETBACK FOR RESIDENCES WITH SIDE ENTRY GARAGES. FRONT ENTRY GARAGES THAT DIRECTLY FACE THE STREET MUST NOT PROTRUDE IN FROM THE MAIN STRUCTURE AND SHOULD BE VARIED IN SETBACK TO AVOID CREATING A MONOTONOUS STREETSCAPE.

4. BUILDING HEIGHT

PRINCIPAL BUILDING – 35 FEET MAXIMUM

5. MINIMUM LOT AREA : NONE

6. MINIMUM COMMUNITY OPEN SPACE: 20% OF GROSS LAND AREAS.

D. RECREATION CENTER

ALL USES REFERENCED BELOW SHALL APPLY TO R-1 DENOTED ON THE RIVER CANYON PLANNED DEVELOPMENT PLAN.

1. PRINCIPAL USES

THE FOLLOWING USES SHALL BE ALLOWED UPON THE APPROVAL OF, AND IN ACCORDANCE WITH IMPROVEMENT PLAN, IN ACCORDANCE WITH SECTION 27 OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.

- CULTURAL FACILITIES SUCH AS BOTANICAL GARDENS, OUTDOOR AMPHITHEATER OR OTHER SIMILAR FACILITY
- GOLF COURSE AND RELATED FACILITIES
- COMMUNITY USES:
 - OPEN SPACE/TRAILS
 - PARKS AND RECREATION AREAS AND FACILITIES—INDOOR, OUTDOOR, COMMUNITY AND NEIGHBORHOOD
 - LIBRARY
 - DAY CARE CENTERS
 - COMMUNITY CENTER
 - GAZEBO
 - COMMUNITY EVENTS
- WATER FACILITIES, WASTEWATER FACILITIES, UTILITY SERVICE FACILITIES, DRAINAGE FACILITIES
- TEMPORARY SALES OR CONSTRUCTION OFFICES—REFER TO SECTION 22 OF DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.
- HOMEOWNERS ASSOCIATION OR SPECIAL DISTRICT OFFICE
- OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR.

2. ACCESSORY USES

THE FOLLOWING SHALL BE ALLOWED ONLY WHEN A PRINCIPAL USE HAS BEEN ESTABLISHED ON THE LOT.

- PARKING LOTS.
- SATELLITE RECEIVING DISHES (AS DEFINED IN THE DESIGN GUIDELINES), EXCLUSIVE OF TOWERS.
- STORAGE STRUCTURES.
- OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR.

3. USES PERMITTED BY SPECIAL REVIEW

THE FOLLOWING USES ARE PERMITTED UPON APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS IN ACCORDANCE WITH THE USE BY SPECIAL REVIEW SECTIONS OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.

- UTILITY-MAJOR FACILITY
- OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIVISION.

4. MINIMUM SETBACKS

STREETS	FEET (MINIMUM)
SIDE YARD SETBACK	20
SIDE YARD SETBACK	20

ENCROACHMENTS—REFER TO DOUGLAS COUNTY ZONING RESOLUTION PER SECTION 1113, AS AMENDED, EXCEPTS AS FOLLOWS. ARCHITECTURAL PROJECTS MAY EXTEND INTO STREETS AND REAR SETBACKS UP TO THREE FEET AND MAY INCLUDE STRUCTURES NECESSARY TO SUPPORT SUCH PROJECTIONS. ARCHITECTURAL PROJECTIONS MAY EXTEND TWO FEET INTO SIDE SETBACKS, DECKS, TRELLISES, AND PORCHES MAY EXTEND UP TO FIVE FEET INTO STREET AND REAR SETBACKS; HOWEVER, THESE STRUCTURES MAY NOT EXTEND INTO SIDE SETBACKS.

5. BUILDING HEIGHT

PRINCIPAL BUILDING—35 FEET MAXIMUM. REFER TO DOUGLAS COUNTY ZONING RESOLUTION – SECTIONS 1114 AS A MENED FOR HEIGHT EXCLUSIONS AND MEASUREMENT OF HEIGHT.

ACCESSORY BUILDINGS—25 FEET MAXIMUM.

6. MINIMUM LOT AREA: NONE

7. PARKING: PER DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.

E. NATURAL OPEN SPACES

PLANNING AREAS OS-1, OS-2, OS-3, OS-4, OS-5, OS-6, OS-7, OS-9, OS-9, OS-10, OS-11, OS-13, OS-14, OS-15, OS-16, OS-17, OS-18, PA-3, PA-8

1. PRINCIPAL USES

THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT UPON THE APPROVAL OF, AND IN ACCORDANCE WITH, A SITE IMPROVEMENT PLAN, IN ACCORDANCE WITH SECTION 27 OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.

- OPEN SPACE AND OPEN SPACE EASEMENTS.
- GAZEBO, KIOSK, OR SIMILAR INFORMATION FACILITIES OR IMPROVEMENTS RELATING TO PEN SPACE USES.
- NATIVE LANDSCAPING.
- PEDESTRIAN, EQUESTRIAN, SKI TOURING, NON-MOTORIZED BICYCLE TRAILS, AND TRAILHEADS.
- GOLF COURSE CART PATHS
- PICNIC AREAS
- ARTIFICIAL WATERWAYS AND PONDS.
- H. VIEW OVERLOOKS.
- WATER FACILITIES, WASTEWATER FACILITIES, UTILITY SERVICE FACILITIES, DRAINAGE FACILITIES

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, SAGE DESIGN GROUP APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION

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			DATE	DESCRIPTION

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DRAWN BY: KF
CHECKED BY: PS

RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT
OWNERSHIP CERTIFICATION AND GENERAL PROVISIONS

DATE: 5.23.24

SHEET TITLE:

SHEET NO. :

3 OF 6

RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT

A MAJOR AMENDMENT TO A PORTION OF PLANNING AREAS OS-1, OS-6, OS-18, AND GC-5 & ALL OF PLANNING AREA OS-12. A PORTION OF SECTION 34, TOWNSHIP 6 SOUTH AND PORTIONS OF SECTIONS 2 & 3, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO 648 ACRES - 250 DWELLING UNITS, ZR2024-009

DEVELOPMENT STANDARDS (CONT.):

- J. OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR
 K. ARCHEOLOGICAL AND PALEONTOLOGICAL RESEARCH AND EXCAVATION

2. USES PERMITTED BY SPECIAL REVIEW

THE FOLLOWING USES ARE PERMITTED UPON APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS IN ACCORDANCE WITH THE USE BY SPECIAL REVIEW SECTIONS OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.

- A. UTILITY-MAJOR FACILITY
 B. GOLF COURSE
 C. OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR

MINIMUM SETBACKS	FEET (MINIMUM)
STREETS	20
SIDE YARD SETBACK	10
REAR	10

ENCROACHMENTS--REFER TO DOUGLAS COUNTY ZONING RESOLUTION PER SECTION 307, AS AMENDED.

4. BUILDING HEIGHT: 25FT

F. GOLF COURSE PLANNING AREAS GC-1, GC-2, GC-3, GC-4, GC-5, GC-6, GC-7, GC-8, GC-9, GC-10, PA-4, PA-6

1. PRINCIPAL USES

THE FOLLOWING USES SHALL BE ALLOWED UPON THE APPROVAL OF, AND IN ACCORDANCE WITH, A SITE IMPROVEMENT PLAN, IN ACCORDANCE WITH SECTION 27 OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.

- A. GOLF COURSES, DRIVING RANGES AND RELATED FACILITIES
 B. GOLF COURSE CLUBHOUSES AND CLUBHOUSE AND MAINTENANCE FACILITIES RELATED FACILITIES (INCLUDING, WITHOUT LIMITATION, PRO SHOPS AND RESTAURANTS LOCATED WITHIN THE CLUBHOUSE BUILDING, AND SEPARATE CONCESSION STANDS AND RESTROOM FACILITIES NOT EXCEEDING 800 SQUARE FEET IN SIZE).
 C. SIGNAGE RELATING TO GOLF COURSE USAGE.
 D. OUTDOOR SPORTS FACILITIES, INCLUDING TENNIS AND BASKETBALL.
 E. NATIVE AND ORNAMENTAL LANDSCAPING.
 F. OPEN SPACE AND OPEN SPACE EASEMENTS.
 G. PEDESTRIAN, EQUESTRIAN, SKI TOURING, BICYCLE TRAILS, AND TRAILHEADS.
 H. ARTIFICIAL WATERWAYS AND PONDS.
 I. WATER FACILITIES, WASTEWATER FACILITIES, UTILITY SERVICE FACILITIES, DRAINAGE FACILITIES.
 J. OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR.
 K. FISHING HUT. (IN PLANNING AREA 4 ONLY)

2. ACCESSORY USES

THE FOLLOWING SHALL BE ALLOWED ONLY WHEN A PRINCIPAL USE HAS BEEN ESTABLISHED ON THE LOT.

- A. PARKING LOTS.
 B. SATELLITE RECEIVING DISHES (AS DEFINED BY THE DESIGN GUIDELINES), EXCLUSIVE OF TOWERS.
 C. STORAGE STRUCTURES.
 D. OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR.

3. USES PERMITTED BY SPECIAL REVIEW

THE FOLLOWING USES ARE PERMITTED UPON APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS IN ACCORDANCE WITH THE USE BY SPECIAL REVIEW SECTIONS OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.

- A. UTILITY-MAJOR FACILITY
 B. OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR.

MINIMUM SETBACKS	FEET (MINIMUM)
STREET (PRINCIPAL USE)	30
STREET (ACCESSORY USE)	20
SIDE	20
REAR	20

*ENCROACHMENTS--REFER TO DOUGLAS COUNTY ZONING RESOLUTION SECTION 307, AS AMENDED. EXCEPT AS FOLLOWS. ARCHITECTURAL PROJECTIONS MAY EXTEND INTO STREET AND REAR SETBACKS UP TO THREE FEET AND MAY INCLUDE STRUCTURES NECESSARY TO SUPPORT SUCH PROJECTIONS. ARCHITECTURAL PROJECTIONS MAY EXTEND UP TO TWO FEET INTO SIDE SETBACKS. DECKS, TRELLISES, AND PORCHES MAY EXTEND UP TO FIVE FEET INTO STREET AND REAR SETBACKS; HOWEVER, THESE STRUCTURES MAY NOT EXTEND INTO SIDE SETBACKS.

5. BUILDING HEIGHT
 PRINCIPAL BUILDING - 35 FEET. REFER TO DOUGLAS COUNTY ZONING RESOLUTION - SECTIONS 308, AS AMENDED, FOR HEIGHT EXCLUSIONS AND MEASUREMENT OF HEIGHT. ACCESSORY BUILDING - 25.

G. PLANNING AREA 2: ROXBOROUGH PARK GENERAL INDUSTRIAL PLANNING AREA

PLANNING AREA 2 IS A MODIFIED GENERAL INDUSTRIAL ZONING, AND IS INTENDED TO INTERFACE WITH EXISTING GENERAL INDUSTRIAL ZONING LOCATED ALONG THE SOUTHERN BOUNDARY OF PLANNING AREA 2.

1. PRINCIPAL USES

THE FOLLOWING USES SHALL BE ALLOWED UPON THE APPROVAL OF, AND IN ACCORDANCE WITH, A SITE IMPROVEMENT PLAN IN ACCORDANCE WITH SECTION 27 OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED. DESIGN REVIEW WILL ADDRESS COMPATIBILITY AND AESTHETICS RELATIVE TO ADJACENT RESIDENTIAL AND RECREATIONAL USES.

- A. COMMUNITY USES:
 i. CHURCH
 ii. FIRE STATION
 iii. HOSPITAL
 iv. LIBRARY
 v. OPEN SPACE/TRAILS
 vi. PARK/PLAYGROUND
 vii. RECREATION FACILITY INDOOR/OUTDOOR
 viii. SCHOOL
 ix. SHERIFF STATION
 B. MINI WAREHOUSE-- NO STORAGE OF DANGEROUS OR FLAMMABLE MATERIAL, A NO SALES OR SERVICES FROM ANY UNIT.
 C. GOLF COURSE & APPURTENANT FACILITIES
 D. OFFICE
 1. GENERAL, MEDICAL, DENTAL, PROFESSIONAL, OR GOVERNMENTAL
 2. TEMPORARY (REFER TO SECTION 22 OF THE DCZR)
 E. UTILITY-SERVICE FACILITY
 F. UTILITY-MAJOR FACILITY

2. ACCESSORY USES

- A. STORAGE STRUCTURE

3. MINIMUM SETBACKS

MINIMUM SETBACK FROM:	PA3	STREET	GI*	HIGH LINE CANAL
	10'	10'	10'	15'

*THIS PLANNING AREA IS TO BE CONSIDERED GI WHEN DETERMINING APPROPRIATE SETBACKS FOR ADJACENT GENERAL INDUSTRIAL ZONED LAND, PURSUANT TO SECTION 1412 OF THE DOUGLAS COUNTY ZONING RESOLUTION

4. BUILDING HEIGHT: 45'*

*A MAXIMUM HEIGHT OF 60' SUBJECT TO SECTION 26 VARIANCE AND APPEAL STANDARDS AND PROCEDURES OF THE DCZR

5. LANDSCAPE REQUIREMENTS: REFER TO SECTION 1411 OF THE DOUGLAS COUNTY ZONING RESOLUTION.

6. ENCROACHMENTS: REFER TO SECTION 1413 OF THE DOUGLAS COUNTY ZONING RESOLUTION.

7. FENCING:

- A. ALL PERIMETER FENCING SHALL BE WILDLIFE FRIENDLY EXCEPT WHERE NECESSARY TO MEET REGULATORY REQUIREMENTS ASSOCIATED WITH THE ROXBOROUGH PARK METROPOLITAN DISTRICT WASTEWATER TREATMENT FACILITIES, OR TO MEET OUTDOOR STORAGE SCREENING STANDARDS.
 B. REFER TO SECTION 1415 OF THE DOUGLAS COUNTY ZONING RESOLUTION FOR FENCING STANDARDS.

8. OUTDOOR STORAGE: REFER TO SECTION 1416 OF THE DOUGLAS COUNTY ZONING RESOLUTION.

H. ISOLATED SINGLE FAMILY

PLANNING AREA: PA-5

1. PRINCIPAL USES

- A. ONE SINGLE FAMILY RESIDENCE
 B. ONE TEMPORARY SINGLE FAMILY RESIDENCE (THIS RESIDENCE MUST BE REMOVED WITHIN 120 DAYS OF COMPLETION OF THE NEW RESIDENCE.
 C. KENNELS NOT TO EXCEED 10 ADULT DOGS AND 1000 SQUARE FEET OF ENCLOSED STRUCTURE, IN ACCORDANCE WITH, A SITE IMPROVEMENT PLAN, IN ACCORDANCE WITH SECTION 27 OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.
 D. CLASS 2 HOME OCCUPATION WITH THE FOLLOWING LIMITATIONS STRUCTURE LIMITED TO 3,500 SQ. FT. OUTSIDE STORAGE WILL BE LIMITED TO 300 SQ. FT. AND MUST BE SCREENED FROM ADJACENT USES. NO MORE THAN 3 NONRESIDENT EMPLOYEES
 E. AGRICULTURAL

2. ACCESSORY USES

THE FOLLOWING SHALL BE ALLOWED ONLY WHEN A PRINCIPAL USE HAS BEEN ESTABLISHED ON THE LOT.

- A. SATELLITE RECEIVING DISHES (AS DEFINED IN THE DESIGN GUIDELINES), EXCLUSIVE OF TOWERS.
 B. A SECONDARY RESIDENCE IF INCLUDED WITHIN A SEPARATE GARAGE/COACH HOUSE OR INTEGRATED INTO THE MAIN STRUCTURE. IN EITHER CASE THE SECONDARY RESIDENCE SHALL NOT EXCEED 1,000 SQUARE FEET IN SIZE
 C. OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR.
 D. STORAGE --- SMALL STRUCTURES (300 SQUARE FEET MAXIMUM).

3. MINIMUM SETBACKS FOR PRIMARY STRUCTURES

STREET	20
SIDE	15
REAR	*

*REAR SETBACKS

1. TO BETTER ACCOMMODATE WILDLIFE MOVEMENT AND PRESERVE THE RIPARIAN HABITAT ASSOCIATED WITH THE SOUTH PLATTE RIVER, A SOUTH PLATTE HABITAT CONSERVATION ZONE (SPHCZ) WILL BE ESTABLISHED IN PA 5. NO DISTURBANCE IS ALLOWED IN THE SPHCZ EXCEPT FOR THE REMOVAL AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, WEED CONTROL, MAINTENANCE OF VEGETATION, AND NATIVE LANDSCAPE PLANTINGS.

THIS CONSERVATION ZONE WILL HELP TO MITIGATE THE DAY/NIGHTTIME ACTIVITY ASSOCIATED WITH A PERMANENT RESIDENCE AND THE POTENTIAL PRESENCE OF DOG KENNELS. THE FINAL LOCATION OF THE CONSERVATION ZONE WILL BE DETERMINED AT THE TIME OF FINAL PLAT, AND SHALL BE BASED ON PRESERVING A 150 FOOT BUFFER FROM THE EDGE OF THE SOUTH PLATTE RIVER, OR 50 FEET FROM THE PROPERTY LINE, WHICHEVER IS GREATER, AS DETERMINED BY DOUGLAS COUNTY PLANNING STAFF.

2. ANY KENNEL, AS DEFINED BY SECTION 36 OF THE DOUGLAS COUNTY ZONING RESOLUTION, SHALL BE LOCATED AS CLOSE TO THE ROAD AS POSSIBLE, BUT NO LESS THAN 50 FEET FROM THE SPHCZ LINE. THE FOLLOWING SHALL BE CONSIDERED DURING APPROVAL OF ANY SITE IMPROVEMENT PLANS:

- A. VEGETATIVE SCREENING ALONG THE REAR OF ANY STRUCTURE ADJACENT TO THE CONSERVATION ZONE, INCLUDING THE USE OF DENSE SHRUBS AND TREES.
 B. KENNELS SHOULD BE ARRANGED WITH ANY OPEN AREA ORIENTED TOWARD THE ROAD, AWAY FROM THE RIPARIAN AREA.
 C. NOISE MITIGATION MAY BE REQUIRED AND MAY NECESSITATE MODIFICATION TO ANY PROPOSED STRUCTURES.

3. BUILDING HEIGHT: 35 FEET

I. PROJECT ENTRY

PLANNING AREA: PA-7

1. PRINCIPAL USES
 A. SIGNAGE
 B. GRADING
 C. DRAINAGE FACILITIES

2. SETBACKS: REFER TO SECTION 29 SIGN STANDARDS OF THE DOUGLAS COUNTY ZONING RESOLUTION

J. LANDSCAPE, SCREENING, & FENCING REQUIREMENTS - ALL LAND USE TYPES

1. SPECIFIC DETAILED REVEGETATION TECHNIQUES, PLANT LISTS, AND ADDITIONAL DESIGN CRITERIA WILL BE ADDRESSED WITHIN THE DESIGN GUIDELINES AND CC&RS FOR RIVER CANYON.

2. RETAINING WALLS MAY BE UTILIZED WHERE APPROPRIATE TO REDUCE SLOPE GRADES AS DEFINED IN THE DESIGN GUIDELINES.

3. THE DESIGN GUIDELINES SHALL APPLY TO ALL BUILDINGS WITHIN RIVER CANYON

IX. DEFINITIONS

ALL TERMS NOT DEFINED IN THIS DEVELOPMENT PLAN SHALL HAVE THE MEANINGS ASCRIBED TO THEM IN THE DOUGLAS COUNTY ZONING RESOLUTION. WHERE TERMS ARE DEFINED IN BOTH THIS DEVELOPMENT PLAN AND THE DOUGLAS COUNTY ZONING RESOLUTIONS, AS AMENDED, THE DEFINITIONS CONTAINED IN THIS DEVELOPMENT PLAN SHALL CONTROL.

1. DRAINAGE FACILITIES: DRAINAGEWAYS AND STORMWATER STRUCTURES, CONVEYANCES, RETENTION AND DETENTION AREAS AND FACILITIES, AND EASEMENTS FOR ANY OF THE FOREGOING.

2. OPEN SPACE: AS DEFINED BY THE DOUGLAS COUNTY ZONING RESOLUTION AND THE DOUGLAS COUNTY MASTER PLAN, BOTH AS AMENDED.

3. WASTEWATER FACILITIES PUMPS AND PUMP STATIONS, PIPES AND RELATED STRUCTURES, FACILITIES AND EQUIPMENT, AND EASEMENTS FOR ANY OF THE FOREGOING.

4. WATER FACILITIES WATER STORAGE FACILITIES (INCLUDING TANKS, PONDS AND RESERVOIRS), PIPES, AND RELATED STRUCTURES, FACILITIES AND EQUIPMENT, AND EASEMENTS FOR ANY OF THE FOREGOING.

5. UTILITY SERVICE FACILITIES: ANY ELECTRIC DISTRIBUTION LINE, NATURAL GAS DISTRIBUTION PIPELINE, TELEGRAPH/TELEPHONE LINE, CABLE TELEVISION LINE, NEIGHBORHOOD SUBSTATION, GAS REGULATOR/MOTOR STATION, CELL SITE, OR WATER STORAGE/TREATMENT, OR WASTEWATER TREATMENT FACILITY, AND ANY SIMILAR OR RELATED STRUCTURES, FACILITIES AND EQUIPMENT, AND EASEMENTS FOR ANY OF THE FOREGOING.

GOLF COURSE MANAGEMENT PLAN

THE GOLF MANAGEMENT PLAN IS DIVIDED INTO FOUR PRIMARY SECTIONS. THE DOCUMENT IDENTIFIES A SERIES OF DESIGN PRACTICES AND PRINCIPLES AND PROVIDES A FRAMEWORK FOR DECISION MAKING AS IT RELATES TO THE KEY ASPECTS ASSOCIATED WITH DEVELOPING A GOLF COURSE, INCLUDING:

- SENSITIVE MASTER PLANNING
- APPROPRIATE GOLF COURSE DESIGN
- RESPONSIBLE CONSTRUCTION
- CAREFULLY MONITORED ONGOING MAINTENANCE

THIS DOCUMENT PROVIDES A FRAMEWORK FOR BEST MANAGEMENT PRACTICES AND A COMPREHENSIVE STRATEGY THAT IS APPLICABLE TO OUR PROJECTS. IT IS INTENDED TO ESTABLISH A HIGH LEVEL OF QUALITY AND ENVIRONMENTAL SENSITIVITY. THESE PRINCIPLES ARE INTENDED TO BE HONORED BY EACH CONSULTING TEAM MEMBER, INCLUDING THE PLANNING FIRM, GOLF COURSE ARCHITECTS, ENGINEERS AND CONTRACTORS. THIS INFORMATION WILL BE PROVIDED TO EACH CONSULTANT.

THE PLAN CONSISTS OF FOUR PRIMARY SUBSECTIONS, EACH FOCUSED ON A SPECIFIC ASPECT OF THE DEVELOPMENT OF THE GOLF COURSE. EACH SECTION IDENTIFIES A SERIES OF GENERAL GOALS AND A LIST OF PRINCIPLES AND/OR BEST MANAGEMENT PRACTICES INTENDED TO ACHIEVE THOSE GOALS.

A. MASTER PLANNING THE PROPERTY

MASTER PLANS FOR COMMUNITIES SHOULD BALANCE THE SITING OF HOMES, ROADWAYS AND THE GOLF COURSE WITH THE UNIQUE FEATURES OF THE SITE. OUR GOAL IS TO CREATE HARMONIOUS DEVELOPMENTS THAT ARE PHYSICALLY AND AESTHETICALLY INTEGRATED WITH THE NATURAL FEATURES OF THE SITE.

THE TEAM WILL REQUIRE HIGH QUALITY PHYSICAL AND ENVIRONMENTAL DATA PRIOR TO DEVELOPING THE MASTER PLAN. THIS USUALLY INCLUDES:

- AN ACCURATE SURVEY OF THE PROPERTY
- DIGITAL TOPOGRAPHY FOR THE PROPERTY
- A RECTIFIED ORTHOGRAPHIC PHOTO IN DIGITAL FORM

B. DESIGNING THE GOLF COURSE

THE FOLLOWING PRINCIPLES WILL BE PROVIDED TO THE MASTER PLANNING AND GOLF COURSE DESIGN AS A GUIDE FOR THE DESIGN OF OUR GOLF COURSES. THEY INCLUDE A SERIES OF GENERAL CONCEPTS AND A LIST OF SPECIFIC PRACTICES OR PRINCIPLES UTILIZED TO GUIDE THE DESIGN EFFORT. THE GOAL IS TO DEVELOP WORLD-CLASS GOLF FACILITIES THAT FIT THE LAND AND THE UNIQUE ENVIRONMENTAL FEATURES OF THE SITE.

C. ECOSYSTEM/ NATURAL SYSTEMS EVALUATION

PRIOR TO FINALIZING THE ROUTING PLAN, THE TEAM WILL CONDUCT A DETAILED ANALYSIS TO UNDERSTAND SITE-SPECIFIC ENVIRONMENTAL FEATURES AND RELATIONSHIPS TO OTHER CONNECTED SYSTEMS THAT MAY BE AFFECTED BY THE GOLF COURSE ROUTING.

- ANALYZE DRAINAGE PATTERNS AS THEY RELATE TO GOLF COURSE ROUTING.
- EVALUATE POTENTIAL WETLAND IMPACTS AND WETLAND ENHANCEMENT.
- UNDERSTAND SENSITIVE WILDLIFE HABITAT AND HABITAT ENHANCEMENT OPPORTUNITIES.
- EXPLORE THE POTENTIAL FOR THE GOLF COURSE TO BE UTILIZED AS A WILDLIFE MOVEMENT CORRIDOR.

D. ROUTING REFINEMENT

ONCE A GENERAL CORRIDOR HAS BEEN ESTABLISHED FOR THE GOLF COURSE, THE ROUTING PLAN WILL BE REFINED TO MORE FULLY DELINEATE THE GOLF COURSE STRATEGY AND INTEGRATE THE GOLF COURSE WITH THE SITE'S NATURAL FEATURES.

- MINIMIZE VEGETATION REMOVAL, WHILE ENSURING CORRIDORS WIDE ENOUGH TO ACHIEVE THE STRATEGY AND ENSURE SAFE PLAY.
- PROVIDE BUFFERS FROM SPECIAL HABITAT AREAS.
- MINIMIZE DISTURBANCE TO WETLAND AREAS AND EXPLORE WETLAND AND STREAM CORRIDOR ENHANCEMENTS.
- IDENTIFY PRELIMINARY LOCATIONS FOR RETENTION AND DETENTION PONDS.
- DESIGN RETENTION AND DETENTION FACILITIES TO REDUCE VELOCITIES AND ENHANCE TREATMENT OPPORTUNITIES FOR OFF-SITE RUN-OFF THAT PASSES THROUGH THE GOLF COURSE PROPERTY.
- IDENTIFY EFFECTIVE BUFFERS BETWEEN HABITAT AREAS, STREAMS AND WETLANDS, AND OTHER SENSITIVE AREAS.

E. PREPARATION OF GRADING PLANS

GRADING PLANS WILL BE PREPARED USING THE DIGITAL TOPOGRAPHY WITH TWO-FOOT CONTOUR INTERVALS AND A DIGITAL TOPOGRAPHY FOR REFERENCING VEGETATION OR OTHER SITE FEATURES. THE GRADING PLANS SHOULD BE AS ACCURATE AS POSSIBLE AND MINIMIZE CHANGES AND/OR ADDITIONAL DISRUPTION OF THE SITE DURING CONSTRUCTION.

- GRADING FOR INDIVIDUAL GOLF HOLES WILL FOCUS ON ENSURING THE DESIRED STRATEGY AND PLAYABILITY, WHILE MINIMIZING MASS EARTHWORK, BLASTING AND DISTURBANCE
- ATTEMPT TO BALANCE CUTS AND FILLS ON EACH HOLE TO MINIMIZE HAULING DURING GOLF COURSE CONSTRUCTION.
- WHERE POSSIBLE, MAINTAIN EXISTING DRAINAGE PATTERNS AND INCORPORATE THESE AS HAZARDS IN THE GOLF COURSE DESIGN.

F. VEGETATION REMOVAL & PLACEMENT

FOCUS ON MINIMIZING THE DISTURBANCE TO EXISTING VEGETATION AND ENSURING THAT NEW PLANTINGS ARE CONSISTENT WITH THE EXISTING VEGETATION ON THE PROPERTY

- MINIMIZE THE DISTURBANCE OF NATIVE AREAS.
- WHERE APPROPRIATE, PRESERVE OLDER TREES AND FALLEN TREES TO IMPROVE WILDLIFE HABITAT.
- REPLANT WITH VEGETATION THAT PROVIDES SIMILAR HABITAT AND FORAGE VALUE.
- SELECT GRASSES FOR NATIVE AREAS AND BUFFER STRIPS THAT TRANSITION TO EXISTING VEGETATION.
- SELECT GRASSES DESIGNED TO BLEND WITH THE NATURAL SURROUNDING FOR ROUGH AND TRANSITION AREAS.

G. DRAINAGE DESIGN

DESIGN DRAINAGE SYSTEMS TO MINIMIZE THE POTENTIAL FOR SATURATION OR PONDING ON THE GOLF COURSE ITSELF AND ENSURING THAT DESIGNS FOR OFF-SITE RUN-OFF ARE APPROPRIATELY SIZED THROUGH THE GOLF COURSE. IN ADDITION, UTILIZE NATURAL DRAINAGE FEATURES AS MUCH AS POSSIBLE WITHOUT NEGATIVELY IMPACTING GOLF COURSE STRATEGIES AND PLAYABILITY.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, SAGE DESIGN GROUP APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION

PREPARED FOR
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NO.	CHANGE	DATE	REVISION RECORD	
			DATE	DESCRIPTION

ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF SAGE DESIGN GROUP, LLC.

DRAWN BY: KF
 CHECKED BY: PS

RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT
 OWNERSHIP CERTIFICATION AND GENERAL PROVISIONS

DATE: 5.23.24

SHEET TITLE:

SHEET NO. :

4 OF 6

RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT

A MAJOR AMENDMENT TO A PORTION OF PLANNING AREAS OS-1, OS-6, OS-18, AND GC-5 & ALL OF PLANNING AREA OS-12. A PORTION OF SECTION 34, TOWNSHIP 6 SOUTH AND PORTIONS OF SECTIONS 2 & 3, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO 648 ACRES - 250 DWELLING UNITS, ZR2024-009

DEVELOPMENT STANDARDS (CONT.):

–PREPARE A MASTER DRAINAGE PLAN THAT IDENTIFIES SPECIFIC OFF–SITE DRAINAGE MOVING ONTO OR THROUGH THE GOLF COURSE.
 –USE NATURAL SWALES OR CHANNELS AND, WHERE POSSIBLE, INCORPORATE NATIVE GRASSES AND ROCK FEATURES TO DECREASE THE WATER'S VELOCITY.
 –MAXIMIZE FILTRATION OPPORTUNITIES WITHIN THE GOLF COURSE AND BUFFER AREAS BY PROVIDING LARGE PERVIOUS AREAS.
 –USE REVERSE GRADING AND SIMILAR TECHNIQUES TO MAINTAIN EFFECTIVE BUFFERS TO WETLAND AREAS AND RIPARIAN ZONES
 –PROMOTE WETLAND ENHANCEMENT AND CREATION WHERE APPROPRIATE

H. IRRIGATION DESIGN

DESIGN AND UTILIZE IRRIGATION SYSTEMS FOCUSED ON THE LATEST TECHNOLOGICAL AND FUNCTIONAL ADVANCES TO ENSURE MAXIMUM FLEXIBILITY AND EFFICIENCY IN OUR IRRIGATION SYSTEMS. IRRIGATION DESIGNERS SHOULD WORK DIRECTLY WITH WATER ENGINEERS, THE GOLF COURSE ARCHITECTS AND PROJECT PLANNERS TO ENSURE THE MOST APPROPRIATE DESIGN SOLUTION.
 –UTILIZE ADVANCED IRRIGATION DESIGN TECHNIQUES THAT INCLUDE COMPUTER CONTROLLED SYSTEMS TO ENSURE PRECISE WATER APPLICATION RATES CORRESPONDING TO THE SPECIFIC DEMANDS ASSOCIATED WITH DIFFERENT TURF CONDITIONS.
 –UTILIZE FERTIGATION SYSTEMS INTENDED TO MORE PRECISELY APPLY FERTILIZER AND PESTICIDE AND REDUCE THE TOTAL VOLUME OF APPLICATION AND MOVEMENT.
 –PROMOTE STORM WATER AND RETURN FLOW USE WHEN ENVIRONMENTALLY AND LEGALLY FEASIBLE.
 –PROVIDE SHORT–TERM IRRIGATION OF NATIVE AREAS TO ENSURE ESTABLISHMENT AND MINIMIZE EROSION DURING GROWING

I. DESIGN PRINCIPLES ORIENTED TOWARD LONG–TERM MAINTENANCE

PROPER DESIGN PRINCIPLES CAN HELP REDUCE LONG–TERM MAINTENANCE COSTS AND MINIMIZE ENVIRONMENTAL IMPACTS ASSOCIATED WITH EROSION AND RUN–OFF.
 –MINIMIZE STEEP SLOPES THAT REQUIRE SUBSTANTIAL HAND MOWING AND PROMOTE EROSION
 –INSTALL SUFFICIENT DRAINAGE ON THE COURSE TO MINIMIZE PONDING AND ENSURE THE MOVEMENT OF OFF–SITE FLOWS WITHOUT EROSION,
 –WHERE POSSIBLE, UTILIZE EXISTING DRAINAGE PATTERNS AND PROMOTE THE USE OF NATURAL SWALES.

J. CONSTRUCTION

THE GOAL FOR BUILDING A GOLF COURSE IS TO MAINTAIN AND ENHANCE THE UNIQUE CHARACTERISTICS OF THE SITE AND TO MINIMIZE DISTURBANCE. CREATE A GOLF COURSE THAT FITS INTO THE ENVIRONMENT AND APPEARS AS THOUGH IT HAS EXISTED THERE FOR MANY YEARS.

SENSITIVE CONSTRUCTION OF A GOLF COURSE INCLUDES THREE PRIMARY FACTORS:
 1. A PRE–PLANNING STRATEGY THAT MINIMIZES DISTURBANCE AND EXPOSURE OF OPEN SOIL
 2. A SOIL MANAGEMENT STRATEGY THAT MINIMIZES LOST TOPSOIL
 3. A PRESERVATION PLAN FOR NATIVE PLANT MATERIALS AND A REVEGETATION

K. PRE–CONSTRUCTION PLANNING & SITE PREPARATION

SUCCESSFUL CONSTRUCTION PROJECTS USUALLY INCLUDE A SUBSTANTIAL LEVEL OF PRE–CONSTRUCTION PLANNING THAT ADDRESS THE PROTECTION OF THE EXISTING FEATURES OF THE SITE AND STRATEGIES FOCUSED ON MINIMIZING SOIL EXPOSURE AND REDUCING THE OVERALL PERIOD OF CONSTRUCTION. FOCUS ON FOUR PRIMARY PRE–CONSTRUCTION AND SITE PROTECTION STRATEGIES THAT INCLUDE:

–PREPARATION OF DETAILED EROSION AND SEDIMENT CONTROL PLANS FOR THE GOLF COURSE, THESE PLANS ARE PREPARED ON A HOLE–BY–HOLE BASIS AND ARE INTENDED TO MINIMIZE EROSION AND CAPTURE SEDIMENT ON SITE . THEY INCLUDE:

- A. AN ANALYSIS OF EXISTING DRAINAGE PATTERNS AND CHANGES IN DRAINAGE THAT ARE LIKELY TO OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
- B. A MONITORING PLAN THAT ADDRESSES HYDROLOGIC ISSUES AND ENSURES THAT PHYSICAL EROSION AND SEDIMENT CONTROL IMPROVEMENTS ARE MONITORED THROUGHOUT THE CONSTRUCTION PROCESS, AND THE PREPARATION OF THE ENGINEERING PLANS THAT LOCATE PROPOSED BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ON THE SITE.

–SPECIFICALLY LOCATING THE SEDIMENT BASINS, DIKES OR AREAS OF SOIL ROUGHING THAT WOULD HELP TO CONTAIN RUN–OFF AND DECREASE VELOCITIES ENOUGH TO MAINTAIN SEDIMENT ON SITE.
 –LOCATING PHYSICAL BARRIERS SUCH AS SILT FENCES AND STRAW BALES TO DECREASE VELOCITIES AND TRAP SEDIMENTS.
 –SCHEDULING CONSTRUCTION AND GRADING ACTIVITIES TO MINIMIZE THE AMOUNT OF EXPOSED SOIL AT ANY ONE TIME, WHILE ALLOWING FOR EFFICIENT CONSTRUCTION PRACTICES.

L. SOIL MANAGEMENT STRATEGY PREPARATION

PREPARE A SOIL MANAGEMENT STRATEGY FOR THE PROJECT THAT IDENTIFIES THE APPROACH FOR STRIPPING EXISTING TOPSOIL, EXCAVATING ANY AREAS THAT INCLUDE ESPECIALLY DEEP TOPSOIL OR PLATING MATERIAL AND STRATEGIES DESIGNED TO MINIMIZE DISTURBANCE AND COST. RECOGNIZE THAT TOPSOIL IS A UNIQUE RESOURCE AND MUST BE MANAGED AS SUCH DURING THE CONSTRUCTION PROCESS. PRACTICES SHOULD INCLUDE:

–IDENTIFICATION OF PLATING MATERIAL SOURCES ARE INCLUDED AS PART OF THE SOIL MANAGEMENT PLAN AND ARE INTENDED TO MINIMIZE DISTURBANCE AND ENSURE THE TOPSOIL IS NOT USED FOR PRIMARY SHAPING AND/OR PLATING. THESE STRATEGIES ENSURE THAT TOPSOIL IS PLACED MORE EVENLY ON THE COURSE DURING THE REPLACEMENT PROCESS,
 –PREPARATION OF A DETAILED HAUL PLAN DESIGNED TO MINIMIZE THE DISTANCE THE TOPSOIL AND PLATING MATERIAL IS TRANSPORTED IN AN ATTEMPT TO MINIMIZE COSTS AND REDUCE COMPACTION AND DUST.

M. RESTORATION OF NATIVE AREAS

DURING THE CONSTRUCTION PROCESS, THERE ARE TWO PRIMARY GOALS RELATING TO ON–SITE VEGETATION. FIRST, DESIGNS AND CONSTRUCTION PROCEDURES SHOULD BE ORIENTED TOWARD MINIMIZING DISTURBANCE OF ON–SITE EXISTING PLANT MATERIAL. SECOND, REVEGETATION STRATEGIES SHOULD BE INTENDED TO ENHANCE NATIVE PLANTINGS AND RESTORE SUBSTANTIAL PORTIONS OF THE SITE TO MORE NATIVE CONDITIONS. PRACTICES SHOULD INCLUDE:

–PREPARING AND UTILIZING A DETAILED TREE SURVEY DURING THE CONSTRUCTION PROCESS THAT IDENTIFIES SPECIMEN PLANT MATERIAL WHICH WE INTEND TO MAINTAIN UNDISTURBED,
 –IMPLEMENTING PHYSICAL PROTECTION AND CONSTRUCTION PROCEDURES THAT MINIMIZE IMPACTS TO MATURE PLANT MATERIAL IDENTIFIED FOR PRESERVATION INCLUDING FENCING, TREE BARRIERS AND SETBACKS.
 –DETAILED CLEARING LIMITS THAT IMPLEMENT A THREE STAGE PROCESS THAT ALLOWS FOR INCREMENTAL CLEARING AND GRADING INTENDED TO PRESERVE THE MAXIMUM AMOUNT OF VEGETATION AND MINIMIZE EARTHWORK,
 –DETAILED GRASSING AND RE–VEGETATION PLANS THAT IDENTIFY A TRANSITION FROM MAINTAINED GOLF COURSE TURF TO NATIVE AREAS AND INCLUDE A VARIETY OF NATIVE SEED MIXES APPROPRIATE TO THE SITE,
 –UTILIZING TEMPORARY AND/OR SEMI–PERMANENT IRRIGATION SYSTEMS IN NATIVE AREAS INTENDED TO QUICKLY ESTABLISH NATIVE AREAS.

N. ONGOING MAINTENANCE

THE GOAL IS TO HAVE THE COURSE STAFF TRAINED AT THE HIGHEST LEVEL, ENSURING NOT ONLY TOP QUALITY TURF AND CARE OF GOLF COURSE FEATURES, BUT ALSO A FOCUS ON MINIMIZING THE IMPACTS OF FERTILIZERS AND PESTICIDES ON AN ONGOING BASIS.

WORK WITH STAFF TO SET A HIGH STANDARD FOR THE QUALITY OF OUR ONGOING MAINTENANCE PROGRAMS. USE A MANAGEMENT UNIT APPROACH FOR MAINTAINING OUR GOLF COURSES WITH A FOCUS ON FIVE DIFFERENT AREAS, INCLUDING:

- WATER USAGE
- PLANT SELECTION
- FERTILIZATION
- PEST MANAGEMENT
- CHEMICAL AND NUTRIENT PRODUCT HANDLING

REALIZE THAT EACH FACILITY IS UNIQUE AND THAT OUR MANAGEMENT PRACTICES MUST BE ADJUSTED ON A CASE–BY–CASE BASIS. THIS ENSURES THAT THE PRACTICE UTILIZED ON EACH FACILITY RELATES TO THE ENVIRONMENTAL CONDITIONS, WATER SUPPLIES, AND LOCAL GOVERNMENT ENTITIES.

O. WATER USAGE & MANAGEMENT PRACTICES

IDENTIFY WATER SOURCES THAT PROVIDE A LONG–TERM, RELIABLE SUPPLY AND A STRATEGY THAT MINIMIZES OVERALL WATER USAGE. UNDERSTAND THE SEASONAL ISSUES ASSOCIATED WITH WATER SUPPLIES AND HAVE CORRELATED THOSE TO OUR DEMANDS AND APPLICATION RATES, AS A UNIQUE RESOURCE, WATER MUST BE CONSERVED IN ORDER TO ENSURE ITS AVAILABILITY ON A LONG–TERM BASIS. SPECIFIC PRACTICES SHOULD INCLUDE:

–COMPUTERIZED WATER SCHEDULES TIED TO ONSITE CONDITIONS AND MONITORING PLANS WITH A FOCUS ON REDUCING EVAPOTRANSPIRATION AND INCREASING THE EFFECTIVENESS OF FERTILIZERS OR PESTICIDES.
 –EFFECTIVELY UTILIZING THE IRRIGATION DESIGN IN ORDER TO CONTROL WATER FLOW ON A UNIT–BY–UNIT BASIS, MINIMIZING OVER–WATERING,
 –UTILIZING DROUGHT TOLERANT PLANT MATERIAL INCLUDING LARGE AREAS OF NATIVE TURF, NATIVE SHRUB AND INDIGENOUS TREE SPECIES.
 –EXPLORING MULTIPLE WATER SOURCES AND STORAGE STRATEGIES IN AN ATTEMPT TO REDUCE PEAK DEMANDS AND IMPACTS ON GROUND WATER OR SURFACE WATER FLOWS

P. PLANT SECTION

IN THE PLANNING, DESIGN AND ONGOING MAINTENANCE OF THE COURSE, USE A PLANT SELECTION STRATEGY THAT ENSURES PLANT HEALTH, MINIMIZES WATER USE, AND ENHANCES THE NATIVE PLANTINGS OF THE AREA. AS STATED PREVIOUSLY, THE GOAL SHOULD BE TO DEVELOP A GOLF COURSE THAT IS INTEGRATED WITH THE SURROUNDING ENVIRONMENT AND FEELS AS THOUGH IT HAS BEEN THERE FOR MANY YEARS. THE SPECIFIC SELECTION PRACTICES INCLUDE:

–UTILIZING DROUGHT–TOLERANT PLANT MATERIAL WHEN APPROPRIATE, INCLUDING TURF GRASS CULTIVARS,
 –SELECTING AND INTERCEDING WITH DROUGHT–TOLERANT AND PEST–RESISTANT TURF GRASS CULTIVARS.
 –WHEN APPROPRIATE, LEAVING FALLEN VEGETATION IN PLACE AS HABITAT UNLESS IT CREATES AND/OR EXACERBATES PEST MANAGEMENT PROBLEMS.

Q. FERTILIZATION

USE A SOPHISTICATED APPROACH TO MAINTAINING TURF HEALTH THAT INCLUDES A MANAGEMENT UNIT APPROACH TO FERTILIZER APPLICATION. IN ADDITION, HAVE AN ONGOING MONITORING PROGRAM INTENDED TO AVOID OVER–FERTILIZING. THESE TWO STRATEGIES, COMBINED WITH THE OVERALL GOAL OF MINIMIZING RUN–OFF, HELP TO ENSURE THE APPROPRIATE UTILIZATION OF FERTILIZERS ON AN ONGOING BASIS. SPECIFIC PRACTICES SHOULD INCLUDE:

–UTILIZING A MANAGEMENT APPROACH TO FERTILIZER APPLICATION THAT IS BASED ON SPECIFIC SOIL AND VEGETATION TYPES.
 –UTILIZING FERTIGATION SYSTEMS THAT ALLOW FOR MORE SPECIFIC APPLICATIONS AND CONTROLLED DURATIONS.
 –INSURING THAT APPLICATION RATES AND PROGRAMS ARE DESIGNED TO MEET, NOT EXCEED, THE NUTRIENT REQUIREMENTS OF TURF, GRASS, AND OTHER VEGETATION.
 –AN INCREASING FOCUS ON THE USE OF SLOW–RELEASE FERTILIZERS AND APPROPRIATE ORGANIC MATERIAL, IN CONJUNCTION WITH THE FERTIGATION SYSTEM.

R. PEST MANAGEMENT

APPROACHES TO PEST MANAGEMENT IN THE GOLF COURSE INDUSTRY HAVE BEEN RAPIDLY ADVANCING OVER THE PAST SEVERAL YEARS. WE CAN NOW DEVELOP ENVIRONMENTALLY SENSITIVE COMMUNITIES, INCLUDING GOLF COURSES, THAT RESPECT THE ENVIRONMENT AND MINIMIZE LONG–TERM IMPACTS. CREATE AN INTEGRATED PEST MANAGEMENT PROGRAM, COMBINED WITH ONGOING EMPLOYEE TRAINING, ENSURING THAT FACILITIES ARE MAINTAINED USING STATE OF THE ART BEST MANAGEMENT PRACTICES. SPECIFIC RECOMMENDATIONS INCLUDE:

–MAINTAINING THE FACILITY USING A MANAGEMENT UNIT (MU) APPROACH.
 –REGULAR MONITORING OF EACH MANAGEMENT UNIT TO IDENTIFY PROBLEMS, EVALUATE THE CONDITION THAT CAUSED THE PROBLEM AND DEVELOP A RESPONSE THAT INCLUDES DAMAGE LEVEL THRESHOLDS,

REGULARLY EVALUATING EXISTING CONDITIONS (TURF SELECTION, DRAINAGE, MAINTENANCE PRACTICES, ETC.) THAT CAN BE MODIFIED TO MINIMIZE IMPACTS OR ELEVATE THE CONDITIONS OF THE COURSE. EXPANDING NON–CHEMICAL RESPONSES TO PEST CONTROL INCLUDING:

- MODIFYING THE SITE FEATURES TO REDUCE THE SUSCEPTIBILITY TO PESTS
- INTRODUCING NATURAL PEST ENEMIES
- THE USE OF TRAPS AND ATTRACTANT
- MECHANICAL WEEDING AND SUPPORTING COMPETITIVE SPECIES

S. CHEMICAL & NUTRIENT PRODUCT HANDLING

CREATE SAFE ENVIRONMENTS FOR THE HANDLING OF CHEMICALS AND NUTRIENTS AT EACH FACILITY. ULTIMATELY, THIS INCLUDES A TRAINING PROGRAM, SPECIFIC STORAGE PRACTICES AND THE SELECTION OF CHEMICAL AND NUTRIENT PRODUCTS ORIENTED TOWARDS REDUCING HEALTH RISKS. SPECIFIC PRACTICES INCLUDE:

–MINIMIZING THE UNATTENDED RELEASE AND IMPROVING SAFETY CONDITIONS FOR STORAGE AND HANDLING OF ALL PRODUCTS.
 –MAINTAINING A HIGH QUALITY TRAINING PROGRAM FOR BOTH ENGLISH AND NON ENGLISH SPEAKING PERSONNEL.
 –A MANAGEMENT UNIT APPROACH THAT COMBINES TRAINING, SAFE–HANDLING DIRECTIONS AND AN INTENSIVE MONITORING PROGRAM.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, SAGE DESIGN GROUP APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION

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DRAWN BY: **KF**
 CHECKED BY: **PS**

RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT

OWNERSHIP CERTIFICATION AND GENERAL PROVISIONS

DATE: 5.23.24

SHEET TITLE:

SHEET NO. :

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