BOARD OF COUNTY COMMISSIONERS LAND USE MEETING/PUBLIC HEARING

TUESDAY, OCTOBER 14, 2025

AGENDA

Tuesday, October 14, 2025 **2:30 PM** **Hearing Room**

2:30 PM

1. Call to Order

a. Pledge of Allegiance

b. Attorney Certification of Agenda

c. Commissioners Disclosure for Items on This Agenda

2. Land Use Meeting Agenda Items

No Items Submitted

3. Public Hearing Agenda Items

a. Wildcat Regional Park - Land Disposal Request - Project File: MI2025-015.
Mike Pesicka, AICP, Principal Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - MI2025-015

b. Parks, Trails, Historic Resources and Opens Space Funding Agreement Between Douglas County and the Highlands Ranch Community Association for the Construction of Wildcat Regional Park and the Adjoining Trail Network in the Amount of $3,500,000.00
Dan Dertz, Director of Open Space and Natural Resources — *Open Space*

Attachments: Cover Page
BOCC Wildcat Funding Packet 10.14.2025

c. Compark Business Campus Metropolitan District - Service Plan 1st Amendment - Project File: SV2025-006.
DJ Beckwith, Principal Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - SV2025-006

d. Antelope Crossing - Rezoning - Project File: ZR2024-015.
Carolyn Washee-Freeland, AICP, Senior Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - ZR2024-015

e. Antelope Crossing - Minor Development Plat - Project File: SB2024-066.
Carolyn Washee-Freeland, AICP, Senior Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - SB2024-066

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, October 28, 2025 @ 2:30 p.m.

MEETING DATE: October 14, 2025

STAFF PERSON RESPONSIBLE: Mike Pesicka, AICP, Principal Planner

DESCRIPTION: Wildcat Regional Park - Land Disposal Request - Project File: MI2025-015.

SUMMARY: HRCA is requesting the Board of County Commissioners convey ownership of the 202-acre tract of land known as Wildcat Regional Park to HRCA. HRCA intends to develop the site as an open space property with a 5-kilometer trail system and connections to existing regional trails.

STAFF ASSESSMENT: Following its hearing on the land disposal request, the Board may consider a motion which includes a finding that approval of the quitclaim deed will further the original governmental purpose and use of the regional park parcel as established by the Highlands Ranch Planned Development.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	10/2/2025
Steven E Koster	Approve	10/2/2025
Jeff Garcia	Approve	10/6/2025
Christie Guthrie	Approve	10/7/2025
Doug DeBord	Approve	10/8/2025
Samantha Hutchison - FYI	Notified - FYI	10/8/2025

ATTACHMENTS:

Cover Page
Staff Report - MI2025-015

MEETING DATE: October 14, 2025

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Jeff Garcia	Approve	10/6/2025
Christie Guthrie	Approve	10/7/2025
Doug DeBord	Approve	10/8/2025

ATTACHMENTS:

Staff Report - MI2025-015

DOUGLAS COUNTY
COLORADO

Land Disposal Request Staff Report

Date:	October 2, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development TQ
CC:	Mike Pesicka, Principal Planner Jeanette Bare, AICP, Planning Manager Steven E. Koster, AICP, Assistant Director of Planning Services Dan Dertz, Director of Open Space and Natural Resources
Subject:	**Wildcat Regional Park Land Disposal Request**
Project File:	**MI2025-015**

Board of County Commissioners Hearing: **October 14, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The Highlands Ranch Community Association (HRCA) is requesting the disposal of a 202-acre tract of land (Wildcat Regional Park) within the Highlands Ranch Planned Development (PD) to maintain the site as an open space property and develop trails and other recreational amenities open to all County residents. The request was processed in accordance with the County Manager's Procedures for Disposal of County-Owned Land as well as C.R.S. Section 24-67-106(3)(b.5), regarding land within a Planned Unit Development that is owned by a governmental entity.

The quitclaim deed proposed to convey the property to HRCA includes requirements that the property be used for park and recreational purposes and be developed for public use within three years of the property's transfer.

II. APPLICATION INFORMATION

A. Applicant
Highlands Ranch Community Association
9568 S. University Blvd.
Highlands Ranch, CO 80126

B. Applicant's Representative
Mike Bailey, General Manager
Highlands Ranch Community Association
9568 University Blvd.
Highlands Ranch, CO 80126

C. Request

HRCA is requesting the Board of County Commissioners convey ownership of the 202-acre tract of land known as Wildcat Regional Park to HRCA. HRCA intends to develop the site as an open space property with a 5-kilometer trail system and connections to existing regional trails.

E. Location

The property is located between Monarch Blvd and Grigs Road, approximately three-quarters of a mile southwest of the intersection of McArthur Ranch Road and Monarch Blvd. The attached vicinity map, zoning map, and aerial map highlight site location and existing conditions.

F. Project Description

If the conveyance is approved, HRCA will develop the 202 acres as an open space property. A trail system is proposed as a passive recreational element to provide connections to existing regional trails in the area. The quitclaim deed proposed to convey the property to HRCA includes a provision to develop the property for open space and recreational uses, and further requires the property be developed for passive trail uses within three years of the property's transfer.

III. CONTEXT

A. Background

The subject property was dedicated to Douglas County as part of the parks land dedication process within the Highlands Ranch PD. Per the PD, the property can be used as a regional park or open space. The County has considered the development of this property as a park on multiple occasions, but neighbors have opposed the development of this property as an active park. HRCA indicates that it proposes to utilize the property for recreational uses that are more passive in nature along with open space uses.

B. Adjacent Land Uses and Zoning

Zoning and Land Use

	Zoning	Land Use
North	Highlands Ranch Planned Development	Open Space
South	Highlands Ranch Planned Development	Open Space
East	Highlands Ranch Planned Development	Open Space
West	Highlands Ranch Planned Development	Open Space and Utilities

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The site is not platted and there are no existing buildings or structures. There are no trails or recreational amenities on the property. The site contains rolling terrain covered primarily with grasses and shrubs. There is a small area of 100-year floodplain in the northern area of the site in a drainage that flows to the north into Highlands Ranch.

B. Access

The site is directly adjacent to Grigs Road on the west.

V. PUBLIC NOTICE AND INPUT

Written notice of the Board of County Commissioners' public land use meeting for the land disposal is provided per the County Manager's Procedure for Disposal of County-Owned Land. In addition, Colorado Revised Statutes (Sections 24-67-104, 24-67-166, and 30-28-116) require both written and published notice for disposal of land set aside for a governmental use or purpose within a Planned Development when the land is owned by a governmental entity. In accordance with these requirements, public notice of the public hearing was mailed to all adjacent property owners and published in the Douglas County News Press. As also required by CRS, the developer that conveyed the land to Douglas County was given notice of the pending disposal and had no objection.

VI. STAFF ASSESSMENT

Land disposal requests are processed in accordance with the County Manager's Procedure for Disposal of County-Owned Land (Procedures). In accordance with the Procedures, the request was referred to applicable County departments and elected officials for review and comment. The Assessor's Office, Building Division, Finance, Sheriff, Treasurer, and Park, Trails and Building Grounds responses stated that they have no comment or issues with the request.

Engineering Services requested that the HRCA commit to dedicating the necessary ROW and/or easements for the alignment of Griggs Road, future multi-use trails, storm drainage facilities, and any utility relocations that will be needed to support the trail and roadway improvements at no cost to the County. The HRCA is aware of this request and is currently working with the County to finalize the ROW dedication.

The Procedures anticipate conveyance of land to non-profit organizations that fulfill the public interest, such as a homeowner's association, when the organization agrees to accept the land for a designated public purpose. Except in the case of a trade, a deed restriction may be required indicating that the land shall revert to the County if the organization ceases to use the land for the agreed-upon public purpose. The quitclaim deed includes such provisions.

The Procedures establish the following criteria for considered by the Board when making a determination on land disposal requests:

The parcels are not being used by the County.
Staff Comment: The site was dedicated to the County as part of the parks and open space dedication requirements for the Highlands Ranch PD. While the PD permits the use of the property for parks and open space uses, the site has never been developed or used for such purposes.

The parcels are no longer suitable for which required, or the acquiring entity is better suited to put the land to such intended purpose.
Staff Comment: HRCA has stated that it wants to keep the site as open space and develop it with passive uses such as trails that will connect to existing trails in the area.

The parcels are currently held by the County in fee title free of liens or encumbrances.
Staff Comment: The property is owned, in fee title, by Douglas County. To the best of the County's knowledge, the land is free of liens and encumbrances. The successors to the original dedicator, Shea Properties, has been given notice of the pending transfer. The developer is in support of the transfer and does not wish to purchase the property.

The parcels are not deed restricted thereby precluding disposal.
Staff Comment: There are currently five deed restrictions on the land but they do not preclude the disposal of the property to HRCA. Shea Homes (successor to the original developer who dedicated the land) was provided with an opportunity to comment on the disposal of the property and stated that they have no concerns with the conveyance of the property to HRCA.

Disposal is consistent with statutory requirements.
Staff Comment: The disposal is consistent with all applicable regulations. The parcel was dedicated to the County as part of the Highlands Ranch PD park land dedication requirements. Per C.R.S 30-28-133, notice of the proposed land disposal was provided to Shea Homes and they did not object to the request. The parcel will continue to be used for park purposes following its disposal.

Per C.R.S. Section 24-67-106(3)(b.5), when land located within a PD is set aside for a governmental use or purpose, and the land is owned by a governmental entity, a public hearing by the Board is required prior to selling or otherwise disposing of all or any portion of the land. In the hearing, the Board must find that the land is not reasonably expected to be necessary for a governmental use or purpose or that the governmental use or purpose will be furthered by disposal of the land. As part of the noticed public land use meeting on the land disposal request, the Board will take public testimony, after which it will determine if the transfer to HRCA furthers the governmental use or purpose intended for this land.

Disposal will serve an important objective.
Staff Comment: HRCA will develop the land for park and trail amenities for use by Highlands Ranch residents and all other members of the public. Trails within the property will be designed to connect to existing trails in the area to provide enhanced recreational connectivity.

Disposal of the land would not adversely affect public safety.
Staff Comment: The disposal of this parcel would not adversely affect public safety. The use of the site is limited to open space and park uses. The HRCA intends to develop the property with passive uses such as trails and not as an active park.

VII. STAFF ANALYSIS AND RECOMMENDATION

Conveying the parcel to the HRCA would allow for the property to be developed and used for park, open space, and other recreational uses as permitted by the Highlands Ranch PD. Such uses are consistent with the intent of the original land dedication. The quitclaim deed contains a restriction that the property is solely to be used for a regional park to be used by and open to the general public. Uses allowed on the site include but are not limited to irrigated playing fields, picnic units, playgrounds, restroom facilities, drinking fountains, non-motorized multipurpose trails, group picnic pavilions and for such other similar purposes A further restriction requires that the parcel be developed for such uses within 3 years of the date of the transfer. If these restrictions are not met, the property would revert to Douglas County.

HRCA has committed to work with the County to provide necessary ROW and/or easements for the alignment of Grigs Road, future multi-use trails, storm drainage facilities, and any utility relocations that will be needed to support the trail and roadway improvements at no cost to the County.

Following its hearing on the land disposal request, the Board should consider a motion which includes a finding that approval of the quitclaim deed will further the original governmental purpose and use of the regional park parcel as established by the Highlands Ranch PD.

ATTACHMENTS **PAGE**

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Zoning Map 8
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Referral Agency Response Letters 10
Correspondence with Shea Homes 12
Quitclaim Deed 14

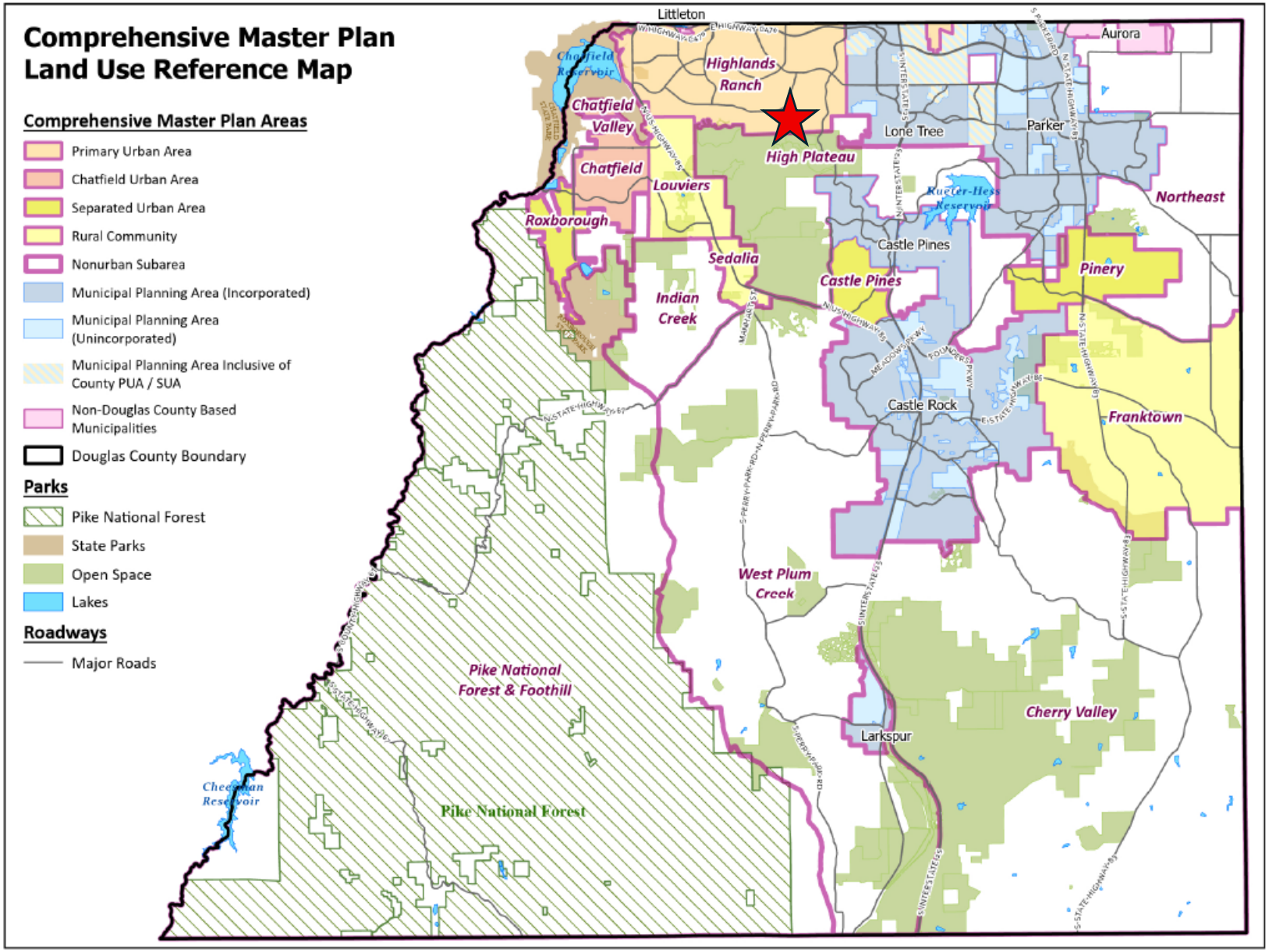
From: Dan Dertz
To: Jeanette Bare
Subject: Land Disposal Request: Wildcat Regional Park
Date: Thursday, June 26, 2025 12:52:31 PM

Jeanette,

On June 9, 2025, the Board of County Commissioners (Board) directed staff to move forward with a request from the Highlands Ranch Community Association (HRCA) to take ownership of the 202-acre regional park known as Wildcat. Per the Board's direction, HRCA will be required to develop a passive regional park, open to all Douglas County residents, within three years from taking ownership of this property. I am formally requesting that planning staff process the transfer in accordance with the County's land disposal policy. Please let me know if I can provide any further information to initiate this request.

Respectfully,

Dan Dertz | Director
Douglas County Open Space and Natural Resources
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303.814.4399 **Main** | 303.660.7495
Email | ddertz@douglas.co.us

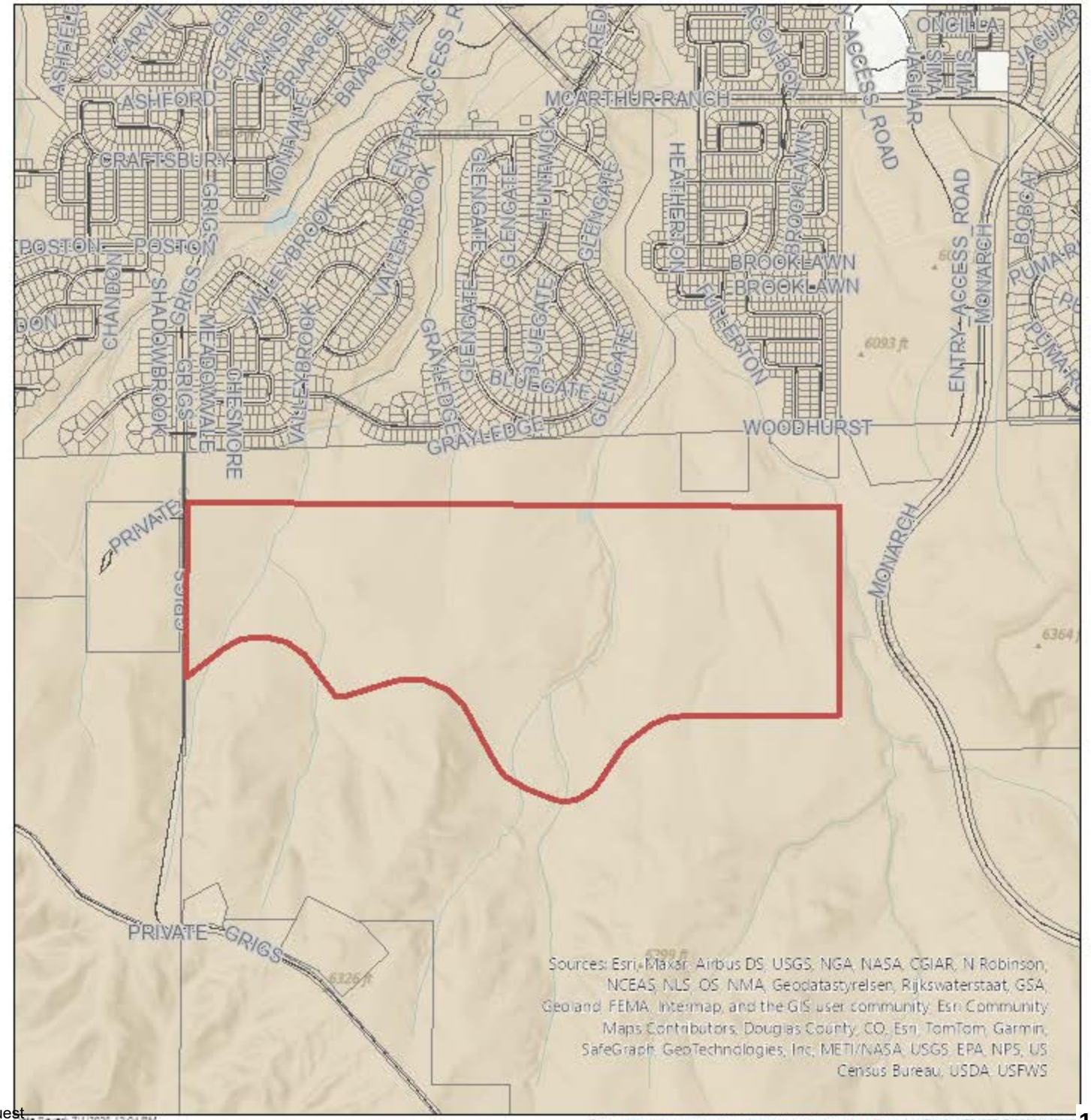

Comprehensive Master Plan
Land Use Reference Map
Comprehensive Master Plan Areas
Primary Urban Area
Chatfield Urban Area
Separated Urban Area
Rural Community
Nonurban Subarea
Municipal Planning Area (Incorporated)
Municipal Planning Area (Unincorporated)
Municipal Planning Area Inclusive of County PUA / SUA
Non-Douglas County Based Municipalities
Douglas County Boundary
Parks
Pike National Forest
State Parks
Open Space
Lakes
Roadways
Major Roads
Littleton
Aurora
Highlands Ranch
Chatfield Reservoir
Chatfield Valley
Chatfield
Louviers
Roxborough
Sedalia
Indian Creek
High Plateau
Lone Tree
Parker
Kueter-Hess Reservoir
Northeast
Castle Pines
Castle Pines
Pinery
Castle Rock
Franktown
West Plum Creek
Pike National Forest & Foothill
Cherry Valley
Larkspur
Cheesman Reservoir
Pike National Forest

Wildcat Regional Park - Land Disposal Request

MI2025-015
Zoning Map

N

LEGEND
- Roads
- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- PD - PLANNED DEVELOPMENT

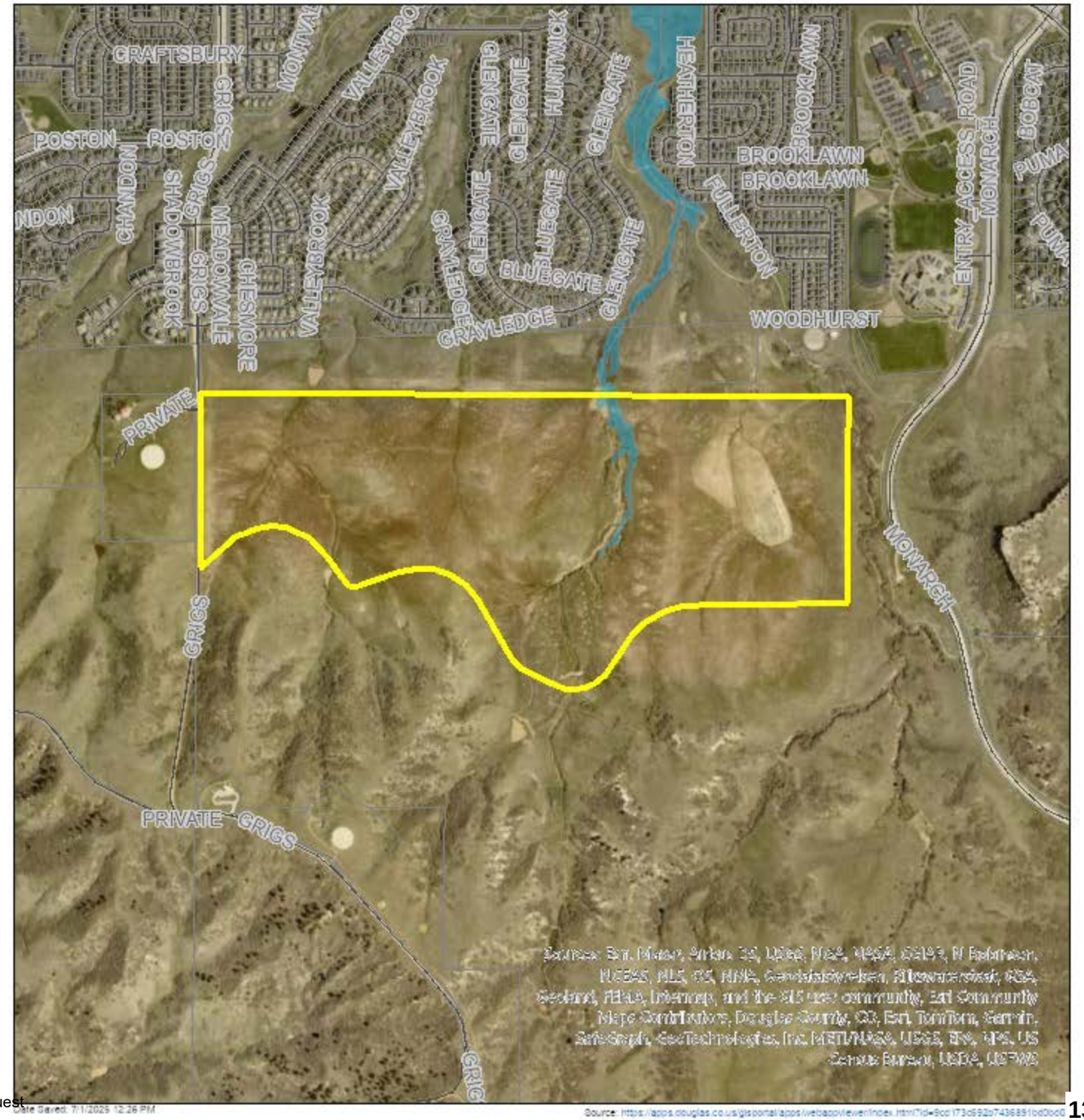


Wildcat Regional Park - Land Disposal Request

MI2025-015
Aerial Map

N

LEGEND
- Roads
- Major Roads
- 1% annual chance of flood (100 year flood).
- Parcels - PARCELS



From: Matthew Dziubanski
To: Michael Pesicka
Subject: RE: Land Disposal Request
Date: Monday, July 7, 2025 8:04:17 AM
Attachments: image001.png

Hi Mike,

The Douglas County Building Division has no comments.

Thank you,

Matthew Dziubanski | Chief Building Official
Department of Public Works, Building Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-660-7319
Email | mdziubanski@douglas.co.us

DOUGLAS COUNTY COLORADO

From: Michael Pesicka <mpesicka@douglas.co.us>
Sent: Tuesday, July 1, 2025 1:40 PM
To: Matthew Dziubanski <mdziubanski@douglas.co.us>; Steve Shoultz <sshoultz@douglas.co.us>; Dan Dertz <DDertz@douglas.co.us>; Andrew Copland <ACopland@douglas.co.us>; Toby Damisch <TDamisch@douglas.co.us>; Darren Weekly <DWeekly@dcsheriff.net>; Darrell Roberts <deroberts@douglas.co.us>; Janet Herman <JHerman@douglas.co.us>
Cc: Jeanette Bare <JBare@douglas.co.us>
Subject: Land Disposal Request

Good afternoon,

Please find a memo regarding Project No. MI2025-015 attached with this email.

This application is a request for consideration of disposal of a County-owned 202-acre tract that was dedicated to the County as part of the parks land dedication process for the Highlands Ranch Planned Development (HRPD). The tract is currently undeveloped. The Highlands Ranch Community Association (HRCA) has requested the Board of County Commissioners consider conveying the property to be used for passive park and open space uses. Please provide your comments regarding this request for disposal of County owned land by July 15, 2025. Thank you for your time and consideration.

Please let me know if you have any questions.

Mike Pesicka | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4367 **Main** | 303-660-7460

July 15, 2025

Mike Pesicka
Principal Planner
100 Third Street
Castle Rock, CO 80104

RE: Wildcat Regional Park Project Land Disposal - File No. MI2025-015

Dear Mike,

Engineering has been working on construction plans to re-align and pave Griggs Road adjacent to the western boundary of the Wildcat Regional Park. Currently Griggs Road is a gravel road requiring more than average maintenance due to the grade of the road and the surface type. The realignment of the road is an attempt to reduce the grades and slow traffic as it enters the Highlands Ranch neighborhood. Along with the realignment and paving, Engineering is planning to construct either an attached or a detached multi-use trail from the existing sidewalk in Highlands Ranch to the existing Trail Head on Griggs Road. The County is currently paving the east-west portion of Griggs Road from Daniels Park Rd to the Trail Head.

The County is entering into a contract with RS&H for the final design for Griggs Road from the Trail Head into Highlands Ranch. Engineering has had previous meetings with the Highlands Ranch Community Association (HRCA) regarding our plans. We will continue to work with the stakeholders including the Highlands Ranch Metro District and the HRCA on the final design.

Engineering would request that the HRCA commits to dedicating the necessary ROW and/or easements for the road realignment, the multi-use trail (either attached or detached), storm drainage facilities, and any utility relocations that will be needed to support the trail and roadway improvements at no cost to Douglas County.

Sincerely,

Janet Herman, P.E.
Public Works Director

C: Dan Roberts, P.E. Assistant Director Public Works Operations
Amy Strouthopoulos, P.E Pavement Manager Supervisor
Ben Pierce, P.E. CIP Supervisor
Brad Jackson, P.E. Development Review Supervisor

From: Dan Dertz
To: Jeanette Bare; Michael Pesicka; Christopher Pratt
Subject: FW: Notice of Transfer - Douglas County Wildcat Regional Park
Date: Tuesday, August 19, 2025 3:05:37 PM
Attachments: DS-9662350-1996-AGR.pdf
SWD-2011.pdf

From: Jeff Donelson <jeff.donelson@sheahomes.com>
Sent: Monday, July 7, 2025 3:38 PM
To: Dan Dertz <DDertz@douglas.co.us>; Chetter Latcham <chetter.latcham@sheahomes.com>
Cc: Arielle Denis <adenis@douglas.co.us>; Steve Shoultz <sshoultz@douglas.co.us>; Jeanette Bare <JBare@douglas.co.us>; Bailey, Mike <mike.bailey@hrcaonline.org>
Subject: RE: Notice of Transfer - Douglas County Wildcat Regional Park

Mr. Dertz,

This will acknowledge receipt of your message by Shea Homes Limited Partnership ("Shea Homes"). Shea Homes is the successor by merger to Mission Viejo Company ("Mission"), and thus the successor to Mission pursuant to the Wildcat Regional Park Agreement referenced in your message below, which was recorded on November 7, 1996 at Book 1384, Page 1988 in the Office of the Clerk and Recorder of Douglas County, Colorado (the "Agreement"). Shea Homes was also the grantor under the Special Warranty Deed conveying the Wildcat Regional Park Property to Douglas County in accordance with Resolution No. R-011-190 recorded on September 28, 2011 at Reception No. 2011058506 in the aforesaid records (the "Deed"). Copies of the recorded Agreement and Deed are attached for reference.

Pursuant to Section 3.4 of the Agreement and Section II.3 of the Deed, Shea Homes has reviewed the proposed conveyance of the Wildcat Regional Park Property by the County to HRCA. Shea Homes has no comment on the proposed conveyance, and supports such conveyance, subject to the deed restriction described in your message below limiting use of such property to regional park purposes.

Please let me know if you have any questions regarding the foregoing.

Jeffrey H. Donelson
Regional Counsel
J.F. Shea Co., Inc.
9380 Station Street, Suite 600
Lone Tree, CO 80124
(720) 348-3009 Direct
jeff.donelson@sheahomes.com

From: Dan Dertz <DDertz@douglas.co.us>

Sent: Thursday, June 26, 2025 9:58 AM
To: Chetter Latcham <chetter.latcham@sheahomes.com>
Cc: Jeff Donelson <jeff.donelson@sheahomes.com>; Arielle Denis <adenis@douglas.co.us>; Steve Shoultz <sshoultz@douglas.co.us>; Jeanette Bare <JBare@douglas.co.us>; Bailey, Mike <mike.bailey@hrcaonline.org>
Subject: Notice of Transfer - Douglas County Wildcat Regional Park

> You don't often get email from ddertz@douglas.co.us. Learn why this is important

J.F. Shea Construction, Inc.
9380 Station St. Ste. 600
Lone Tree, Colorado 80124
Via Email: chetter.latcham@sheahomes.com

Re: Notice of Transfer – Wildcat Regional Park

Dear Mr. Latcham:

Pursuant to Section III, Provision 3.4 of the Wildcat Regional Park Agreement ("Agreement") between the Board of County Commissioners of the County of Douglas, State of Colorado ("County"), Highlands Ranch Community Association, Inc. ("HRCA"), and J.F. Shea Construction, Inc. Group, LLC ("Shea Homes"), dated November 6, 1996, this email serves as formal written notice that the County is considering transferring its interest in Wildcat Regional Park to HRCA. This transfer will have a deed restriction to ensure the property is solely used for a regional park. Subject to Provision 3.4 of the Agreement, Shea Homes has a right to review and comment before the County transfers all or any portion of the Property.

We are processing the transfer through the County's land disposal process, which will require a public land use meeting. There has not been a date for the public meeting scheduled at this time. Should you have any questions regarding this notice, please contact me.

Respectfully,

Dan Dertz | Director
Douglas County Open Space and Natural Resources
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303.814.4399 **Main** | 303.660.7495
Email | ddertz@douglas.co.us

QUITCLAIM DEED

THIS QUITCLAIM DEED, made as of the 14th day of October, 2025, between **THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, COLORADO**, Grantor, and Highlands Ranch Community Association**,** whose address is 9568 S. University Boulevard, Highlands Ranch, CO 80126, Grantee.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Douglas, State of Colorado, described as follows:

Wildcat Regional Park, County of Douglas, State of Colorado
State Parcel Number 223119400005
As described in the Exhibits A and B to the deed recorded as #2011058506 on 9/28/2011, with the Douglas County Clerk and Recorder

With the restriction that the property is solely to be used for a regional park to be used by and open to the general public. Uses allowed on the site include but are not limited to irrigated playing fields, picnic units, playgrounds, restroom facilities, drinking fountains, non-motorized multipurpose trails, group picnic pavilions and for such other similar purposes.

In the event that the Grantee, its successors or assigns, fails to use the real property described herein for a regional park, within three (3) years of the date of this deed or ceases to use it as such for the next fifty (50) years thereafter, then, and in such event, title to the rights conveyed herein shall automatically and immediately revert to the Grantor, and the Grantee, its successors and assigns, shall immediately and simultaneously cease to be vested with title in same.

TOGETHER with all and singular the hereditament and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditament and appurtenances, except for easements and encroachments of record.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has caused its entity name to be hereunder subscribed by its authorized representative the day and year first above written.

Board of County Commissioners of the County
of Douglas, State of Colorado

By:_____
Abe Laydon, Chair

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this ___ day of _____, 2025, by _____, Chair, Board of County Commissioners of the County of Douglas, State of Colorado.

Witness my hand and official seal.

_____
Notary Public

My commission expires:_____

MEETING DATE: October 14, 2025

STAFF PERSON RESPONSIBLE: Dan Dertz, Director of Open Space and Natural Resources

DESCRIPTION: Parks, Trails, Historic Resources and Opens Space Funding Agreement Between Douglas County and the Highlands Ranch Community Association for the Construction of Wildcat Regional Park and the Adjoining Trail Network in the Amount of $3,500,000.00

SUMMARY: The Highlands Ranch Community Association (HRCA) is requesting funding from the Parks, Trails, Historic Resources and Open Space (PTHROS) sales tax in the amount of $3,500,000to construct a passive trail network with a trailhead on approximately 350 acres in an area known as Wildcat Regional Park and the Highlands Ranch Open Space Conservation Area (OSCA). The trail network will consist of approximately 10 miles of new trails that will connect with the Douglas County East West trail. Funding will be allocated from Trails and Open Space Account of the PTHROS sales tax. The current account balance of the Trails and Open Space Account is approximately $24,300,000.

RECOMMENDED ACTION: Approve agreement.

REVIEW:

Dan Dertz	Approve	10/3/2025
Jeff Garcia	Approve	10/6/2025
Christie Guthrie	Approve	10/7/2025
Doug DeBord	Approve	10/8/2025
Scott McEldowney - FYI	Notified - FYI	10/8/2025

ATTACHMENTS:

Cover Page
BOCC Wildcat Funding Packet 10.14.2025

MEETING DATE: October 14, 2025

STAFF PERSON RESPONSIBLE: Dan Dertz, Director of Open Space and Natural Resources

DESCRIPTION: Parks, Trails, Historic Resources and Opens Space Funding Agreement Between Douglas County and the Highlands Ranch Community Association for the Construction of Wildcat Regional Park and the Adjoining Trail Network in the Amount of $3,500,000.00

SUMMARY: The Highlands Ranch Community Association (HRCA) is requesting funding from the Parks, Trails, Historic Resources and Open Space (PTHROS) sales tax in the amount of $3,500,000to construct a passive trail network with a trailhead on approximately 350 acres in an area known as Wildcat Regional Park and the Highlands Ranch Open Space Conservation Area (OSCA). The trail network will consist of approximately 10 miles of new trails that will connect with the Douglas County East West trail. Funding will be allocated from Trails and Open Space Account of the PTHROS sales tax. The current account balance of the Trails and Open Space Account is approximately $24,300,000.

RECOMMENDED ACTION: Approve agreement.

REVIEW:

Dan Dertz	Approve	10/3/2025
Jeff Garcia	Approve	10/6/2025
Christie Guthrie	Approve	10/7/2025
Doug DeBord	Approve	10/8/2025

ATTACHMENTS:

BOCC Wildcat Funding Packet 10.14.2025

DOUGLAS COUNTY
COLORADO

Parks, Trails, Historic Resources and Open Space Sales Tax Staff Report

Date: October 14, 2025

To: Douglas County Board of County Commissioners

Through: Douglas J. DeBord, County Manager

From: Dan Dertz, Director of Open Space and Natural Resources

CC: Martha Marshall, Director of Budget

Subject: Parks, Trails, Historic Resources and Open Space (PTHROS) Sales Tax Funding Request for Highlands Ranch Community Association (HRCA) in the amount of $3,500,000.00 for the construction of Wildcat Regional Park and the adjoining trail network

Board of County Commissioners Meeting: **October 14, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The Highlands Ranch Community Association (HRCA) is requesting funding from the Parks, Trails, Historic Resources and Open Space (PTHROS) sales tax in the amount of $3,500,000 to construct a passive trail network with a trailhead on approximately 350 acres in an area known as Wildcat Regional Park and the Highlands Ranch Open Space Conservation Area (OSCA). The trail network will consist of approximately 10 miles of new trails that will connect with the Douglas County East West trail. Funding will be allocated from Trails and Open Space Account of the PTHROS sales tax. The current account balance of the Trails and Open Space Account is approximately $24,300,000.

II. REQUEST

Approval of a PTHROS Funding Agreement between Douglas County and the HRCA in the amount of $3,500,000.

III. BACKGROUND

HRCA is a nonprofit homeowners association incorporated in 1981 to serve the planned community of Highlands Ranch. HRCA manages covenant enforcement, architectural review, and community services, while also operating four recreation centers, maintaining the 8,200-acre Backcountry Wilderness Area (AKA OSCA), and hosting a wide range of community events. Governed by an elected Board, district delegates, and volunteer committees, HRCA serves more than 30,000 households.

Wildcat Regional Park was dedicated to Douglas County as part of the parks land dedication process within the Highlands Ranch Planned Development (HRPD). Per the HRPD, the

property can be used as a regional park or open space. The County has considered the development of this property as a park on multiple occasions, but neighbors have opposed the development of this property as an active park. The HRCA Board of Directors have undergone a community input process and proposes utilizing the property for passive recreation and open space uses verses developing the property as an active park.

The Trails and Open Space Account of the PTHROS sales and use tax allows trails to be funded that are located on County open space, for regional trail systems, or trails that connect County open space properties. This request will connect the proposed trail network with the County's East West trail and will be open for all public use as a passive open space.

HRCA will seek all approvals necessary and will oversee the construction of the trail network. HRCA will work with County staff, as necessary, to ensure the project is completed within three (3) years from the date of approval. Once constructed, HRCA will maintain the property and all improvements within this area.

HRCA has presented the project to the County's Open Space Advisory Committee (COSAC) on several occasions. COSAC recommended funding the project on April 22, 2025, with the condition that County staff work with HRCA to reduce any unnecessary costs and to maximize the sales tax funding. HRCA staff worked with County staff on issues such as access, trailheads, trails, and amended the proposal based on that work. HRCA presented the plan that is attached to this funding request to COSAC on September 7, 2025. COSAC members updated scorecards for the Board's review at the October 2, 2025 meeting.

IV. ADVISORY BOARD RECOMMENDATIONS

COSAC unanimously recommends funding the $3,500,000 project from the Trails and Open Space Account. COSAC requests that HRCA place a conservation easement on the property to ensure that the property is only used for passive uses in perpetuity. COSAC also suggests that the project includes signage that identifies that the trail network is open to all members of the public and funded by Douglas County.

V. STAFF ASSESSMENT

The Board of County Commissioners may approve the PTHROS Funding Memorandum of Understanding (MOU) with HRCA in the amount of $3,500,000.

ATTACHMENTS **PAGE**

HRCA Funding Request 3
COSAC Scorecards 8
PTHROS Funding Memorandum of Understanding with HRCA 15

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

Wednesday - October 01, 2025

Sent Via: Email to: ddertz@douglas.co.us

Mr. Dan Dertz, Director
Douglas County
Open Space & Natural Resources
100 Third Street
Castle Rock, CO 80104-2425

RE: **Wildcat Regional Park**
Highlands Ranch, CO

PROJECT SUMMARY AND REQUEST FOR FUNDING

Greetings, Mr. Dertz, DougCo COSAC, and the DougCo Board of County Commissioners:

The Highlands Ranch Community Association ("HRCA") is pleased to present our funding request proposal for the Wildcat Regional Park.

As you know, the Wildcat Regional Park property is a valuable natural asset located in southeastern Highlands Ranch. Our proposal is to develop the Wildcat Regional Park property with an emphasis on passive recreation, conservation, and wildlife preservation in this beautiful open space and wilderness area, which will benefit the community and preserve the environment.

Our proposal includes the construction of five miles of pedestrian trails that will accommodate all, with benches to relax and enjoy the surrounding open space. Also included is a family picnic area and shade structure. This five-mile trail will provide additional connectivity of the existing Douglas County east/west trail network to neighboring communities like Lone Tree, Castle Pines North, South Suburban, Parker, and Sterling Ranch/Chatfield, making it a true regional treasure.

Also included is the construction of five miles of directional single-track mountain bike trails and a bike skills area on property currently owned by HRCA.

The mountain bike trails will be located on the east and west side of Grigs Road, each approximately two-and-a-half to three miles in length and will include natural features like berms, humps, rock/wood features (no large arial jumps are planned). These trails will have direct access to the Douglas County East-West Trail and both the proposed Wildcat Regional Park parking area as well as the Grigs Road Pavilion parking area.

The bike skills area, located on the east side of Grigs Road and occupying approximately three to four-acres, will include a playground for riders of all ages and skill levels. The amenities will include pump tracks, flow lines, skinnies, logs, berms, and more.

All these amenities, including those on property currently owned by the HRCA, will be open to all Douglas County residents.

As you can see from our current conceptual plan (reference Exhibit B, attached), our proposal is centered on preserving the natural beauty of the Wildcat property and protecting wildlife habitats. By dedicating the park to wildlife preservation, passive recreation opportunities are realized. Our proposal emphasizes conservation, safeguarding the existing ecosystems, including the significant elk population in the area. This approach aligns with community values about the importance of maintaining open spaces while introducing a passive recreational system that future generations can enjoy.

We are respectfully requesting funding from the Parks, Trails, Historic Resources, and Open Space (PTHROS) Sales and Use Tax in the amount of $3,500,000.00 to construct Wildcat Regional Park's amenities, as described above (reference Exhibit A, attached).

Our intention is to internally fund all future maintenance requirements once the trail network is complete.

We greatly appreciate your consideration of this request. HRCA looks forward to working with Douglas County to ensure that Wildcat Regional Park becomes a lasting community resource—enhancing recreation, conservation, and connectivity for all residents.

Please let us know if additional information or clarification would be helpful as you review this proposal.

Thank you.

My best,

Mike Bailey
CEO/General Manager

Attachments: As noted, if applicable.

Cc:

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

OPINION OF PROBABLE CONSTRUCTION COSTS

Project: **HRCA IMPROVEMENTS FOR WILDCAT REGIONAL PARK**
Between Monarch Bouelvard & Daniel's Park Road (Highlands Ranch, CO)

Reference: Wildcat Regional Park Improvements

Job No.: HRCA
Date: 10/01/2025
By: WAB
Chk'd:

QTY	UNIT	*RSMEANS® LINE NUMBER REFERENCE*	DESCRIPTION		UNIT PRICE			TOTAL UNIT	TOTAL SECTION
			OVERHEAD ACTIVITIES						$ 391,609
1	LS	01 11 31.10 0020	Construction Management Fees	@	4.00%	/	LS	$ 100,411.00	
1	LS	01 11 31.30 0800	Engineering Fees: Design	@	6.50%	/	LS	$ 163,167.88	
1	LS	01 31 13.30 0200	Insurance: All Risk, Average	@	4.40%	/	LS	$ 110,452.10	
1	LS	01 31 13.80 0150	Contractor OH&P: Average	@	10.00%	/	LS	$ 251,027.50	
			CONSTRUCTION ACTIVITIES						$ 2,510,275
			Parking Area (Drive, Parking, Picnic Shelter, PortaPotties)						$ 673,300
1	LS		Construction Erosion Control	@	$ 20,000.00	/	LS	$ 20,000.00	
4	DAY	01 71 23 1100	Construction Layout: Survey, 2 Man Crew	@	$ 2,500.00	/	DAY	$ 10,000.00	
1	EA		Stormwater Management Pond (6,000cf) w/OCS	@	$ 15,000.00	/	EA	$ 15,000.00	
71.2	KCY	G1030 115 1300	Site Earthwork, Cut & Fill	@	$ 2,000.00	/	KCY	$ 142,400.00	
200	LF	G2010 230 1050	Bitum Roadway, 2 lanes, 3.5" Pvmt, 6" Grav Base, 24' W	@	$ 275.00	/	LF	$ 55,000.00	
120	SP	G2020 210 2200	Parking Lot, 45° angle, 3" Pvmt, 6" Grav Base	@	$ 2,250.00	/	SP	$ 270,000.00	
925	LF	G2030 120 1620	Conc Sidewalk, 4" th, 4" Grav Base, 5' W, Reinforced	@	$ 90.00	/	LF	$ 83,250.00	
325	SF	G2030 120 1620	Conc Sidewalk, 4" th, 4" Grav Base, Reinforced (Area)	@	$ 162.00	/	SF	$ 52,650.00	
1	EA		Picnic Shelter, Open, Wood	@	$ 20,000.00	/	EA	$ 20,000.00	
1	EA		Portapotty Shelter, Wood	@	$ 5,000.00	/	EA	$ 5,000.00	
		Trails							$ 1,836,975
1	EA		Initial Wildlife Management	@	$ 50,000.00	/	EA	$ 50,000.00	
20.3	KLF		8' wide Crusher Fine Pedestrial Trail, 5 miles	@	$ 48,250.00	/	KLF	$ 979,475.00	
30.0	LF		Concrete Waterway Crossing, 10' wide	@	$ 750.00	/	LF	$ 22,500.00	
1	EA		Single-Track Bike Course, 5 miles	@	$ 750,000.00	/	EA	$ 750,000.00	
1	EA		Bike Skills/Terrain Area	@	$ 85,000.00	/	EA	$ 85,000.00	

SUBTOTAL: $ 2,901,884

± 20 % Contingency: $ 580,377

TOTAL: **$ 3,482,260**

"SAY:" $ *3,500,000*

Cost Estimates for Proposed Construction: In providing opinions of probable construction costs, it is understood that HRCA has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that HRCA's opinions of probable construction costs are made on the basis of HRCA's professional judgment and experience. HRCA makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from HRCA's opinion of probable construction cost.

Wildcat Regional Park Conceptual Plan

2024 - OSNR Funding Requests - External Criteria and Scoring COSAC Member: Patti Hostetler			Project Name: HRCA Wildcat Funding Request Project Origin: BOCC, COSAC, Public, Other Municipalities Requested Amount: $3,500,000
Total Points	**Criteria**	**Score**	**Comments**
10	Property Conservation, Attributes, and Condition (Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)	6	Provides additional public access while protecting wildlife Habitat Conservation Easement Highly recommended
10	Partnerships (Consider funding partnerships, supporters, and interest groups)	0	Signeage to acknowledge Dougles County's financial Partnership
10	Public Safety (Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)	10	will offer much needed trails/connections and additional trail
10	Public Accessibility and Population Use (Consider driving distance from population centers and if there is proper public access)	10	Provides additional public recreation opportunities
6	Cost of Funding (Consider if it is a one-time cost or ongoing)	4	upfront costs are higher than originally presented
6	Historic and Cultural Resources (Consider structures and other significant cultural attributes of the property)	0	
6	Management and Maintenance Costs (Consider ongoing maintenance cost, staff, vendor costs, and equipment costs)	6	No ongoing management mainetenance costs to Douglas county
4	Network of Preserved Open Spaces (Consider trail connections, and wildlife corridors)	4	
4	Wildlife Values and Critical Habitat (Consider the comprehensive plan section 9 wildlife resources, connection to other properties and important habitat)	3	Provides protection of ELK Habitat
4	Scenic Views from the Roadway (Consider geological, topographic and vegetation features)	4	
4	Educational Research (Consider property data, geological, topographic and vegetation features)	0	

2024 - OSNR Funding Requests External Criteria and Scoring COSAC Member: Patti Hostetler	Project Name: HRCA Wildcat Funding Request Project Origin: BOCC, COSAC, Public, Other Municipalities Requested Amount: $3,500,000 page 2
Individual Project Score	Comments
47	

2024 - OSNR Funding Requests - External Criteria and Scoring COSAC Member: Kathie Shandro			Project Name: HRCA Wildcat Funding Request Project Origin: BOCC, COSAC, Public, Other Municipalities Requested Amount: $3,500,000
Total Points	**Criteria**	**Score**	**Comments**
10	Property Conservation, Attributes, and Condition (Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)	10	a conservation easement is absolutely necessary for permanent preservation.
10	Partnerships (Consider funding partnerships, supporters, and interest groups)	~~0~~	BOCC will hopefully support this project without funding partners.
10	Public Safety (Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)	5	
10	Public Accessibility and Population Use (Consider driving distance from population centers and if there is proper public access)	10	
6	Cost of Funding (Consider if it is a one-time cost or ongoing)	3	
6	Historic and Cultural Resources (Consider structures and other significant cultural attributes of the property)	~~0~~	
6	Management and Maintenance Costs (Consider ongoing maintenance cost, staff, vendor costs, and equipment costs)	6	HRCA pays! (for maintenance)
4	Network of Preserved Open Spaces (Consider trail connections, and wildlife corridors)	4	
4	Wildlife Values and Critical Habitat (Consider the comprehensive plan section 9 wildlife resources, connection to other properties and important habitat)	4	I'd like to give 10 pts for wildlife values!
4	Scenic Views from the Roadway (Consider geological, topographic and vegetation features)	4	
4	Educational Research (Consider property data, geological, topographic and vegetation features)	~~0~~	

2024 - OSNR Funding Requests External Criteria and Scoring COSAC Member: Kathie Shandro	Project Name: HRCA Wildcat Funding Request Project Origin: BOCC, COSAC, Public, Other Municipalities Requested Amount: $3,500,000 page 2
Individual Project Score	Comments

2024 - OSNR Funding Requests - External Criteria and Scoring COSAC Member: Brian O'Malley			Project Name: HRCA Wildcat Funding Request Project Origin: BOCC, COSAC, Public, Other Municipalities Requested Amount: $3,500,000
Total Points	**Criteria**	**Score**	**Comments**
10	Property Conservation, Attributes, and Condition (Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)	10	maintains conservation as opposed to ~~a~~ play fields Conservation easement is highly desirable.
10	Partnerships (Consider funding partnerships, supporters, and interest groups)	Ø	No funding partner has been fund.
10	Public Safety (Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)	10	as opposed to
10	Public Accessibility and Population Use (Consider driving distance from population centers and if there is proper public access)	10	full public access
6	Cost of Funding (Consider if it is a one-time cost or ongoing)	3	one time build ~~up~~ out costs, $3.5 million is a lot of bucks for the bang.
6	Historic and Cultural Resources (Consider structures and other significant cultural attributes of the property)	Ø	None found
6	Management and Maintenance Costs (Consider ongoing maintenance cost, staff, vendor costs, and equipment costs)	6	- HRCA will assume costs
4	Network of Preserved Open Spaces (Consider trail connections, and wildlife corridors)	4	Connects to the Back cou
4	Wildlife Values and Critical Habitat (Consider the comprehensive plan section 9 wildlife resources, connection to other properties and important habitat)	4	connects to major wildlife areas - the Backcountry
4	Scenic Views from the Roadway (Consider geological, topographic and vegetation features)	4	Great view fm Greg Roads
4	Educational Research (Consider property data, geological, topographic and vegetation features)	Ø	None planned

2024 - OSNR Funding Requests External Criteria and Scoring COSAC Member: Brian O'Malley	Project Name: HRCA Wildcat Funding Request Project Origin: BOCC, COSAC, Public, Other Municipalities Requested Amount: $3,500,000 page 2
Individual Project Score	Comments
51	

2024 - OSNR Funding Requests - External Criteria and Scoring	Project Name: HRCA Wildcat Funding Request
COSAC Member: Jim Guerra	Project Origin: BOCC, COSAC, Public, Other Municipalities Requested Amount: $3,500,000

Total Points	Criteria	Score	Comments
10	Property Conservation, Attributes, and Condition (Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)	6	Need to have conservation easement to protect long-term from development or re-purposing
10	Partnerships (Consider funding partnerships, supporters, and interest groups)	0	no other partners identified, other than HRCA
10	Public Safety (Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)	10	High public visitation, trails, trailhead amenities
10	Public Accessibility and Population Use (Consider driving distance from population centers and if there is proper public access)	10	This is convenient to a large population (HR, Lone Tree, Castle Pines) ☆Available to all residents, not just HRCA!
6	Cost of Funding (Consider if it is a one-time cost or ongoing)	4	Cost of funding is high, but ~~the~~ Wildcat Regional Park will be used by a lot of people, shift load from Bluffs Reg Pk
6	Historic and Cultural Resources (Consider structures and other significant cultural attributes of the property)	2	Not much historical or cultural resources
6	Management and Maintenance Costs (Consider ongoing maintenance cost, staff, vendor costs, and equipment costs)	6	HRCA will ~~also~~ manage & maintain Wildcat Reg Park - DCOSONR has limited ~~in future~~ O+M $
4	Network of Preserved Open Spaces (Consider trail connections, and wildlife corridors)	4	High interconnectivity with existing HRCA & County ~~Parks~~ trails.
4	Wildlife Values and Critical Habitat (Consider the comprehensive plan section 9 wildlife resources, connection to other properties and important habitat)	3	will have negative impact on wildlife during the day, but even today you don't see much wildlife where trails will be!
4	Scenic Views from the Roadway (Consider geological, topographic and vegetation features)	4	~~Ad~~ Highly ~~due to being~~ visible from Monarch & Grigs Road
4	Educational Research (Consider property data, geological, topographic and vegetation features)	1	Unclear there's any educational research value.

2024 - OSNR Funding Requests External Criteria and Scoring COSAC Member: Jim Guerra	Project Name: HRCA Wildcat Funding Request Project Origin: BOCC, COSAC, Public, Other Municipalities Requested Amount: $3,500,000 page 2
Individual Project Score	Comments

Jay S.

2024 - OSNR Funding Requests - External Criteria and Scoring COSAC Member: Jay Sage	Project Name: HRCA Wildcat Funding Request Project Origin: BOCC, COSAC, Public, Other Municipalities Requested Amount: $3,500,000

Total Points	Criteria	Score	Comments
10	Property Conservation, Attributes, and Condition (Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)	6	what about having A CONSERVATION EASEMENT
10	Partnerships (Consider funding partnerships, supporters, and interest groups)	0	O.S. money contribution needs to BE considered By ~~SAC~~ SIGNAGE ON
10	Public Safety (Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)	10	call the property AN open SPACE park
10	Public Accessibility and Population Use (Consider driving distance from population centers and if there is proper public access)	10	Does a construction Agent monitor ~~$~~ cost of construction
6	Cost of Funding (Consider if it is a one-time cost or ongoing)	3	
6	Historic and Cultural Resources (Consider structures and other significant cultural attributes of the property)	2	
6	Management and Maintenance Costs (Consider ongoing maintenance cost, staff, vendor costs, and equipment costs)	6	
4	Network of Preserved Open Spaces (Consider trail connections, and wildlife corridors)	4	
4	Wildlife Values and Critical Habitat (Consider the comprehensive plan section 9 wildlife resources, connection to other properties and important habitat)	~~4~~ 3	
4	Scenic Views from the Roadway (Consider geological, topographic and vegetation features)	3	
4	Educational Research (Consider property data, geological, topographic and vegetation features)	0	

2024 - OSNR Funding Requests External Criteria and Scoring COSAC Member: Jay Sage	Project Name: HRCA Wildcat Funding Request Project Origin: BOCC, COSAC, Public, Other Municipalities Requested Amount: $3,500,000 page 2
Individual Project Score	Comments

2024 - OSNR Funding Requests - External Criteria and Scoring COSAC Member: Tom Rundell			Project Name: HRCA Wildcat Funding Request Project Origin: BOCC, COSAC, Public, Other Municipalities Requested Amount: $3,500,000
Total Points	**Criteria**	**Score**	**Comments**
10	Property Conservation, Attributes, and Condition (Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)		Preserves important land which may otherwise become developed
10	Partnerships (Consider funding partnerships, supporters, and interest groups)		Appreciate HRCA managing this
10	Public Safety (Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)		opens greater ranger ops w cars + HRCA
10	Public Accessibility and Population Use (Consider driving distance from population centers and if there is proper public access)		Close to major pop centers
6	Cost of Funding (Consider if it is a one-time cost or ongoing)		One time, substential Conservation easement - insurance
6	Historic and Cultural Resources (Consider structures and other significant cultural attributes of the property)		N/A, Hold best
6	Management and Maintenance Costs (Consider ongoing maintenance cost, staff, vendor costs, and equipment costs)		Limited
4	Network of Preserved Open Spaces (Consider trail connections, and wildlife corridors)		Concerning, connects to trails closed to public
4	Wildlife Values and Critical Habitat (Consider the comprehensive plan section 9 wildlife resources, connection to other properties and important habitat)		opens up opportunity for buffalo, saves land for elk + eagles
4	Scenic Views from the Roadway (Consider geological, topographic and vegetation features)		Fairly substantial considering the urban setting
4	Educational Research (Consider property data, geological, topographic and vegetation features)		Close to a school and pop center. As this develops could offer ops for education, ecology + VOLs

2024 - OSNR Funding Requests External Criteria and Scoring COSAC Member: Tom Rundell	Project Name: HRCA Wildcat Funding Request Project Origin: BOCC, COSAC, Public, Other Municipalities Requested Amount: $3,500,000 page 2
Individual Project Score	Comments
	Largest concern is proximity to trails & spaces closed to "the public" non-HRCA members would like more opportunities for "the public". Concerned that HRCA Rangers have fined/ticketed residents of Lone Tree.

2024 - OSNR Funding Requests - External Criteria and Scoring	Project Name: HRCA Wildcat Funding Request
COSAC Member: Elizabeth Snow	Project Origin: BOCC, COSAC, Public, Other Municipalities Requested Amount: $3,500,000

Total Points	Criteria	Score	Comments
10	Property Conservation, Attributes, and Condition (Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)	10	This is an amazing property to conserve, adjacent not only to Backcountry but also Cherokee Ranch land. COSAC has already emphasized how critical it is to protect w/ conservation easement, not just zoning
10	Partnerships (Consider funding partnerships, supporters, and interest groups)		Good partnership w/ HRCA. I'm not entirely sure why the land needs to change ownership for this partnership. We want to ensure all county residents can and know they can enjoy this area.
10	Public Safety (Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)		Ensure signage acknowledges open space. Nothing notable
10	Public Accessibility and Population Use (Consider driving distance from population centers and if there is proper public access)	10	Located in northern DC near heavy populated area.
6	Cost of Funding (Consider if it is a one-time cost or ongoing)	9	one-time trail and parking construction
6	Historic and Cultural Resources (Consider structures and other significant cultural attributes of the property)	0	not a focus
6	Management and Maintenance Costs (Consider ongoing maintenance cost, staff, vendor costs, and equipment costs)		No ongoing maintenance in this request
4	Network of Preserved Open Spaces (Consider trail connections, and wildlife corridors)	10	Wild life corridors – adjacent to Backcountry & Cherokee Ranch for great wildlife protections. connectivity – great East/West trail connection
4	Wildlife Values and Critical Habitat (Consider the comprehensive plan section 9 wildlife resources, connection to other properties and important habitat)	10	great to protect the area for the resident elk. See above comments for wildlife corridors w/ Backcountry + Cherokee Ranch
4	Scenic Views from the Roadway (Consider geological, topographic and vegetation features)	8	great views to the west, visible from Monarch, Daniel's Park Rd, + Grig's Rd.
4	Educational Research (Consider property data, geological, topographic and vegetation features)		Good proximity for Backcountry events + schools not sure of exact plans.

MEMORANDUM OF UNDERSTANDING BETWEEN
DOUGLAS COUNTY AND HIGHLANDS RANCH COMMUNITY ASSOCIATION

THIS MEMORANDUM OF UNDERSTANDING (the "Agreement") is made and entered into this ___ day of _____, 2025, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the "BOCC"), and **HIGHLANDS RANCH COMMUNITY ASSOCIATION, INC.**, authorized to do business in Colorado ("HRCA"). The BOCC and the HRCA are hereinafter collectively referred to as the "Parties" and individually as a "Party".

RECITALS

WHEREAS, in 2022, the Douglas County voters approved a referred tax measure allocating funding for local parks, trails, historic resources, and open space with the discretion to make some of that funding available to local partners to fund partnership projects as recommended by citizen advisory committees ("Sales and Use Tax"); and

WHEREAS, on September 7, 2025, the County Open Space Advisory Council (COSAC) heard HRCA's plans to construct a passive trail network on a 202-acre property known as Wildcat Regional Park that will link the Highlands Ranch Community to the Douglas County East West Regional Trail and be available to the general public (the "Project"); and

WHEREAS, HRCA has requested funding from the Parks, Trails, Historic Resources, and Open Space (PTHROS) Sales and Use Tax in the amount of $3,500,000.00 to construct approximately ten (10) miles of trails, a trailhead, and accessory structures; and

WHEREAS, HRCA has proposed to fund all future maintenance requirements once the trail network is complete; and

WHEREAS, on October 2, 2025, COSAC provided a recommendation to the BOCC to fund the Wildcat Regional Park with funds from the PTHROS Sales and Use Tax, Trails and Open Space Account; and

NOW, THEREFORE, in consideration of the Parties' mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Amount of Funding. The BOCC hereby awards to HRCA a sum not to exceed **THREE MILLION FIVE HUNDRED THOUSAND DOLLARS AND ZERO CENTS ($3,500,000.00)** (the "Funding Award") for use by the HRCA solely to complete the Project, in substantial conformity with Exhibit A. Subject to the BOCC's determination in its sole discretion that the HRCA is in compliance with this Agreement, the BOCC shall disburse the Funding Award in one payment and in accordance with the terms outlined in this Agreement.

In no event shall the BOCC be liable for payment under this Agreement for any amount in excess of **three million five-hundred hundred thousand dollars and zero cents ($3,500,000.00)**. The BOCC is not under obligation to make any future apportionment or allocation to this Agreement nor is anything set forth herein a limitation of liability for HRCA potential expenditure for this Agreement outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

2. Use of Funds. The Funding Award shall be used for eligible expenses of the HRCA as descried in Exhibit A and three years from the date of executing this Agreement or October 14, 2028, whichever is later.

3. Distribution of Funds. The full amount of the Funding Award ($3,500,000.00) will be disbursed to HRCA in a one-time lump sum payment upon execution of this Agreement.

4. Term. It is mutually agreed by the Parties that the term of this Agreement shall commence upon execution by the Parties until terminated.

5. Project Scope. HRCA shall not materially modify the Project without the prior written approval of the BOCC. Any material modification to the Project undertaken without the BOCC's prior written consent may be deemed a breach of this Agreement, entitling the BOCC to all remedies available under this Agreement.

6. Authorized Representative. Dan Dertz, Director of Open Space & Natural Resources is designated as Authorized Representative of the BOCC regarding Open Space funds (the "Authorized Representative") for the purpose of administering, coordinating, and approving the work performed by HRCA under this Agreement.

7. Compliance with All Laws and Regulations. HRCA hereby assumes responsibility for compliance with all regulatory requirements in all applicable areas, including, but not limited to, nondiscrimination, worker safety, local labor preferences, preferred vendor programs, equal employment opportunity, use of competitive bidding, and other similar requirements. In addition, HRCA applicable ordinances, regulations, and resolutions of Douglas County and all necessary licensing and permitting requirements imposed by an agency of a local, state or federal government.

8. Indemnification. The BOCC cannot and by this Agreement does not agree to indemnify, hold harmless, exonerate or assume the defense of HRCA or any other person or entity whatsoever, for any purpose whatsoever. The HRCA shall, to the extent permitted by law, defend, indemnify and hold harmless the BOCC, its commissioners, officials, officers, directors, agents, and employees from any and all claims, demands, suits, actions or proceedings of any kind or nature whatsoever, including workers' compensation claims, in any way resulting from or arising from this Agreement; provided, however, that HRCA need not indemnify or save harmless the BOCC, its officers, agents and employees from damages resulting from the sole negligence of the BOCC commissioners, officials, officers, directors, agents and employees.

9. Independent Contractor. HRCA is an independent contractor. Notwithstanding any provision of this Agreement, all personnel and volunteers of the HRCA shall be and remain at all times, employees or volunteers of the HRCA for all purposes. It is not intended nor shall it be construed that the HRCA, its employees or volunteers are agents, employees or officers of Douglas County for any purpose whatsoever.

10. Audits and Accounting. HRCA shall maintain standard financial accounts, documents, and records relating to the use, management, and the operation of the Project. HRCA shall maintain standard financial accounts, documents, and records relating to the use, management, and operation of the Project. The BOCC shall have the right, upon reasonable notice to HRCA, to audit the books and records of HRCA which pertain to the Project and to the use and disposition of the BOCC funds. The BOCC shall retain the authority to audit for two years after Project completion.

11. Inspection. The BOCC shall have the right to inspect the Project area to ascertain compliance with this Agreement during business hours at any time during the Project and up to six months after termination or completion of the Project.

12. Termination for Convenience. The BOCC may terminate this Agreement at any time and for any reason at its sole discretion by providing HRCA written notice of such termination at least thirty (30) calendar days prior to the effective date of such termination. Upon such termination, HRCA shall be entitled to compensation for activities performed in accordance with this Agreement which were incurred prior to the effective date of the termination, but not exceeding the available budget balance at the time of the effective date of the termination.

13. Effect of Project Completion or Termination. HRCA agrees that Project completion or termination of this Agreement does not invalidate continuing obligations imposed on HRCA by this Agreement. Project completion or termination of this Agreement does not alter the BOCC's authority to disallow costs and recover funds based on a later audit or other review and does not alter the HRCA's obligation to return any funds due to the BOCC as a result of later refunds, corrections, or other transactions.

14. Notices. Notices concerning termination, alleged or actual violations of the terms or provisions of this Agreement, and all other notices shall be made as follows:

by HRCA to:	Douglas County Open Space & Natural Resources Attn: Dan Dertz 100 3rd Street Castle Rock, CO 80104 Ph: (303) 660-7495 E-mail: ddertz@douglas.co.us
with a copy to:	Douglas County Attorney's Office 100 Third Street Castle Rock, CO 80104 Ph: (303) 660-7414 E-mail: attorney@douglas.co.us
and by the BOCC to:	Highlands Ranch Community Association

Attn: Mike Bailey, CEO/General Manager
9568 S. University Blvd
Highlands Ranch, CO 80126
Ph: (303) 791-2500
E-mail: mike.bailey@hrcaonline.org

15. Assignment. HRCA covenants and agrees that it will not assign or transfer its rights hereunder, or subcontract any work hereunder, either in whole or in part without the prior written approval of the Authorized Representative. Any attempt by the HRCA to assign or transfer its rights hereunder shall, at the option of the Authorized Representative, void the assignment or automatically terminate this Contract and all rights of the HRCA hereunder.

16. Applicable Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado and venue for any dispute hereunder shall lie exclusively in the County of Douglas, State of Colorado.

17. Incorporation of Recitals and Exhibits. The recitals set forth above and Exhibit A attached hereto are hereby incorporated by reference.

18. Severability. If any provision of this Agreement, or the application thereof, is found to be invalid, the remainder of the provisions of this Agreement, or the application of such provision other than those as to which it is found to be invalid, shall remain in full force and effect.

19. Third-Party Beneficiary. The Parties hereby acknowledge and agree that this Agreement is intended only to cover the relative rights and obligations between the Parties, and that no third-party beneficiaries are intended.

20. No Waiver of Governmental Immunity Act. The Parties agree that their commissioners, officials, officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provisions of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., or any other immunities or defenses from liability otherwise available to the Parties.

21. Entire Agreement. This Agreement constitutes the entire understanding and agreement of the Parties and supersedes all prior negotiations, representations, or agreements, either written or oral related to the subject matter of this Agreement.

(Remainder of Page Intentionally Blank)

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the above date.

HIGHLANDS RANCH COMMUNITY ASSOCIATION, INC. (HRCA)

BY:_____ **ATTEST: (if a corporation)**

Printed Name_____ _____

Title:_____ **Title:**_____

DATE:_____

Signature of Notary Public Required:

STATE OF _____ **)**
) **ss.**
COUNTY OF _____ **)**

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____.

Witness my hand and official seal

_____
Notary Public

My commission expires: _____

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS

BY:_____

DATE:_____ **DATE:** _____

APPROVED AS TO FISCAL CONTENT: **APPROVED AS TO LEGAL FORM:**

_____ _____

Director of Finance **Arielle J. Denis**
Assistant County Attorney

DATE:_____ **DATE:**_____

EXHIBIT A

October 14, 2025, Agenda Item

MEETING DATE: October 14, 2025

STAFF PERSON RESPONSIBLE: DJ Beckwith, Principal Planner

DESCRIPTION: Compark Business Campus Metropolitan District - Service Plan 1st Amendment - Project File: SV2025-006.

SUMMARY: The request is for approval of a First Amendment for the Compark Business Campus Metropolitan District Service Plan.

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	9/11/2025
Kati Carter	Approve	9/11/2025
Jeff Garcia	Approve	9/18/2025
Christie Guthrie	Escalated	9/18/2025
Jill Janz	Approve	9/19/2025
Doug DeBord	Approve	9/19/2025
Samantha Hutchison - FYI	Notified - FYI	9/19/2025
Terence T Quinn - FYI	Notified - FYI	10/2/2025
Kati Carter	Approve	10/2/2025
Jeff Garcia	Approve	10/6/2025
Christie Guthrie	Approve	10/7/2025
Doug DeBord	Approve	10/8/2025
Samantha Hutchison - FYI	Notified - FYI	10/8/2025

ATTACHMENTS:

Cover Page
Staff Report - SV2025-006

MEETING DATE: October 14, 2025

STAFF PERSON RESPONSIBLE: DJ Beckwith, Principal Planner

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Jeff Garcia	Approve	9/18/2025
Christie Guthrie	Escalated	9/18/2025
Jill Janz	Approve	9/19/2025
Doug DeBord	Approve	9/19/2025
Kati Carter	Approve	10/2/2025
Jeff Garcia	Approve	10/6/2025
Christie Guthrie	Approve	10/7/2025
Doug DeBord	Approve	10/8/2025

ATTACHMENTS:

Staff Report - SV2025-006

DOUGLAS COUNTY
COLORADO

Service Plan Staff Report

Date:	October 2, 2025
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:	**Compark Business Campus Metropolitan District – Service Plan 1st Amendment**
Project File:	**SV2025-006**

Board of County Commissioners Meeting:	**September 23, 2025 @ 1:30 p.m.**
Board of County Commissioners Hearing:	**October 14, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The request is for approval of a First Amendment (Amendment) for the Compark Business Campus Metropolitan District (District) Service Plan.

The purpose of the Amendment is to increase the District debt limit and decrease the proposed maximum interest rate on any debt in the event of a default. The Amendment also includes language changes identifying the District's authority to create subdistricts as permitted in Colorado Revised Statutes (C.R.S.) Section 32.

II. APPLICATION INFORMATION

A. Applicant

Compark Business Campus Metropolitan District
c/o Public Alliance LLC
405 Urban St.
Lakewood, CO 80227

B. Applicant's Representative

Kristin J. Bowers, Esq.
WBA Local Government Law
2154 E. Commons Ave, Suite 2000
Centennial, CO 80122

C. Request

Approval of a Service Plan Amendment. The District intends to organize a subdistrict within its boundaries to finance public improvements through the issuance of subordinate bonds to fund roadway, drainage, grading, landscaping, parks, open space, and streetscape improvements. The subdistrict will not include residential property.

D. Process

Service plans and service plan amendments are processed in compliance with C.R.S. Section 32-1-201 through 209 (the Control Act) and the County's Procedures. The Control Act provides that the Board review the service plan to determine its compliance with specific criteria; see the discussion in Section VIII – Staff Analysis.

The Control Act also provides that service plan amendments that materially modify the original service plan are to be processed in substantially the same manner as a new service plan, but County procedures limit the PC review specifically to non-financial criteria. The applicant has thus requested that the Amendment be reviewed solely by the Board due to the Amendment being wholly financial in nature. The Board has granted similar such expedited process requests in the past.

E. Location

The District is generally located east of Chambers Road and north of E-470. The District is within the Parker Municipal Planning Area of the CMP.

III. CONTEXT

A. Background

The service plan for the District was originally approved in 1998 under the name of E-470 Business Metropolitan District. The District provides service to approximately 334 acres. The District is largely comprised of commercial property with some residential.

Portions of the District are zoned Planned Development (PD), while other areas have been incorporated into the Town of Parker (Parker).

B. Adjacent Land Uses and Zoning

North of the District is Arapahoe County. East of the District is Parker and privately owned land in unincorporated Douglas County zoned PD. West of the District is privately owned land in unincorporated Douglas County zoned PD. South of the District is Parker.

IV. DISTRICT FINANCIAL INFORMATION

A. Estimated Infrastructure Costs

The Amendment does not propose changes to infrastructure costs.

B. Operations Costs

The Amendment does not include any additional costs regarding operations.

C. Organizational Costs

The Amendment does not include any additional organizational costs.

D. Developer Advances

The 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 Amendment does not propose any changes to the District's revenues.

F. Mill Levies

The District was approved with a mill levy at an unlimited rate and amount assessed on all taxable property in the District. The original service plan allows for the District's Board to establish mill levies for debt service and operations and maintenance (O&M) based on the annual budgeting process. The original service plan references statutory and constitutional limits on the District's ability to increase its mill levy for O&M without an election.

G. Authorized Debt

The Amendment proposes increases to the total debt limit for the District from $50,000,000 to $68,500,000.

The Amendment also includes changes to the proposed maximum interest rate on debt in the event of default and maximum underwriting discount. The maximum interest rate is reduced from 15% to 12% and the maximum underwriting discount is reduced from 5% to 4%.

V. SERVICES

A. Water & Sanitation

The District receives water and sanitation services from the Stonegate Village Metropolitan District.

VI. REFERRALS

Referrals for the proposed service plan were sent to the following agencies, and a majority of the agencies either did not respond to or responded with no comment; all responses received are included in the attachments.

- Airport Vista Metropolitan Districts
- Arapahoe County Engineering Services Division

- Arapahoe County Public Airport Authority-Centennial
- Arapahoe County PWD/Planning
- AT&T Long Distance - ROW
- Belford North Metro District
- Belford South Metro District
- Black Hills Energy
- Canyon Creek Condominium HOA
- Carousel Farms Metro District
- CenturyLink
- Chambers Highpoint Metro District 1 & 2
- Cherry Creek Basin Water Quality Authority
- City of Aurora
- City of Centennial
- City of Lone Tree
- Colorado Department of Transportation CDOT-Region # 1
- Colorado Division of Water Resources
- Colorado Geological Survey
- Comcast
- Concord Metropolitan District
- CORE Electric Cooperative
- Cottonwood Commercial Area URP
- Cottonwood Highlands Metro District 1 & 2
- Cottonwood Metropolitan District
- Cottonwood Water & Sanitation District
- Douglas County Assessor
- Douglas County Building Services
- Douglas County Conservation District
- Douglas County Engineering Services
- Douglas County Health Department
- Douglas County Office of Emergency Management
- Douglas County School District RE 1
- Douglas County Sheriff's Office
- Dove Meadows HOA
- Dove Ridge HOA
- E-470 Potomac Metro District
- E-470 Public Highway Authority
- Grandview Estates Rural Water Conservation District
- Heritage Hills Metro District
- Highfield Metro District
- Inverness Metro Improvement District
- Inverness Water & Sanitation District
- Kings Point South Metro District 1-3
- Lincoln Creek Metro District
- Lincoln Meadows Metro District

- Lincoln Station Metro District
- Lone Tree Business Improvement District
- Lone Tree Entertainment District
- Meridian DCC, Meridian Village Metro District, Meridian Metro Districts
- Meridian Village Metro Districts 1-4
- Mile High Flood District
- Newlin Crossing Metro District
- North Meridian Metro District
- Olde Town Metro District
- Omnipark Metropolitan District
- Overlook at Kings Point South Metro District
- Overlook Metro District
- Park Meadows Business Improvement District
- Park Meadows Metropolitan District
- Parker Automotive Metro District
- Parker Road Area URP
- Parker Water & Sanitation District
- Rampart Range Metro Districts #1-9
- Regency Metro District
- RTD - Planning & Development Dept.
- Rural Water Authority of Douglas County
- Sierra Ridge Metro Districts #1 & 2
- South Meridian Metro District
- South Metro Fire Rescue
- South Suburban Park & Recreation District
- Southeast Public Improv Metro District
- Southgate Water and Sanitation Districts
- Stonegate North Villages Metro District
- Stonegate Village Metro District
- The Villas Metro District
- The Yard Metro District
- Town of Parker Development Review
- Town of Parker Public Works
- Westcreek Metro District 1 & 2
- Xcel Energy-Right of Way & Permits

Douglas County staff requested additional information regarding the overall need for the Amendment. The applicant responded that the Amendment identifies the District's ability to organize subdistricts within its boundaries. The District intends to issue subordinate bonds to fund public improvements in the subdistrict in an amount not to exceed $18.5M in accordance with the increased debt limit also included in the request

Douglas County Engineering Services (Engineering) reviewed the proposed service plan

and commented that the engineering review fee of $300 would need to be paid prior to their approval of the Amendment. The applicants have paid the fee, and Engineering had no additional comments.

The Amendment was also sent to the County's financial consultant, Hilltop Securities, Inc. (Hilltop), for review. Hilltop reviewed the initial information submitted with the Amendment and commented that since the applicant did not provide any supporting materials or financial plan, Hilltop could not comment on the ability for the District to extinguish bonds. Hilltop requested that a detailed financial plan and calculation of existing debt limit remaining be provided. The applicants provided the requested information. Hilltop reviewed the new materials and provided an updated review letter concluding that based on the submitted information it is reasonable that the District will be capable of extinguishing all bonds within the parameters of the service plan.

VII. PUBLIC NOTICE AND INPUT

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

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 was established to provide infrastructure related to sanitary sewer services, water services, traffic and safety controls, street improvements, public transportation, television relay and translation, mosquito control, and park and recreation facilities. The District continues to provide services to the area encompassed in its boundaries. The Amendment makes no changes to these proposed services.

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

Staff Comment: At the time the original Service Plan was approved, services for the proposed development were inadequate. The area is currently served by the District, and no changes are proposed for the existing services.

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

   Staff Comment: Based upon comments from the County's financial consultant, the service plan demonstrates the District can provide these services economically.

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: Based upon comments from the County's financial consultant, the District's revenues as projected in the financial plan would be sufficient to discharge the proposed indebtedness.

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: At the time the original service was approved, Parker, Stonegate Village Metro, and Douglas County were unable to provide all necessary services. The District and these entities will continue to provide services for the area encompassed by the District.

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: At the time the original service plan was approved, the District was found to be in substantial compliance with the Douglas County Comprehensive Master Plan (CMP). The proposed Amendment does not make any changes to the land use.

Goal 5-3 of the 2040 Comprehensive Master Plan promotes the sustainability of special districts, including ensuring that special districts are financially sound through the independent evaluation of all financing plans. The County works closely with a third-party consultant to evaluate the financial feasibility of all new special districts and special district amendments.

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: The proposed Amendment does not include changes that impact Colorado's Water Quality Management 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. The District will continue to provide services to the area encompassed in the District boundaries.

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.

ATTACHMENTS **PAGE**

Resolution of Approval 9
Vicinity Map 13
Zoning Map 14
Service Plan Amendment Application 15
Service Plan Amendment 23
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Hilltop Securities Review Letters 90
Staff Correspondence 95
Applicant Correspondence 99
Supplementary Financial Information 105
Public Comment 122

RESOLUTION NO. R-025-_____

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

A RESOLUTION APPROVING THE FIRST AMENDMENT TO SERVICE PLAN OF COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT

WHEREAS, on June 25, 2025 a First Amendment to Service Plan for Compark Business Campus Metropolitan District ("First Amendment") was filed with the Douglas County Clerk and Recorder ("Clerk"), and the Clerk, on behalf of the Board of County Commissioners ("Board"), mailed a Notice of Filing of Special District Service Plan to the Division of Local Government in the Department of Local Affairs on September 18, 2025; and

WHEREAS, on September 23, 2025, the Board set a public hearing on the First Amendment for October 14, 2025 at 1:30 p.m. ("Public Hearing"), and (1) ratified 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 September 18, 2025; and (2) caused notice of the date, time and location of the Public Hearing to be mailed on September 18, 2025, 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 proposed boundaries of Compark Business Campus Metropolitan District ("District") and, on September 18, 2025, to the petitioners and to the property owners, pursuant to the provisions of § 32-1-204(l.5), C.R.S.; and

WHEREAS, on October 14, 2025, a Public Hearing on the First Amendment was opened at which time all interested parties, as defined in § 32-1-204, C.R.S., were afforded an opportunity to be heard, and all testimony and evidence relevant to the First 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 all procedural requirements of §§ 32-1-201, *et seq.*, C.R.S., relating to the First Amendment have been fulfilled and that the Board has jurisdiction in the matter.

Section 2. The Board does hereby find:

(a) that continues to be sufficient existing and projected need for organized service in the area to be serviced by District; and

(b) that the existing service in the area to be served by the District continues to be inadequate for present and projected needs; and

(c) that the District is capable of providing economical and sufficient service to the area within the proposed boundaries; and

(d) that the area to be included in the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis; and

(e) that adequate service is not, or will not be, available to the area through Douglas County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis; and

(f) that the facility and service standards of the District are compatible with the facility and service standards of Douglas County and each municipality which is an interested party under § 32-1-204, C.R.S.; and

(g) that the First Amendment in substantial compliance with the Douglas County Comprehensive Master Plan; and

(h) that the First Amendment is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area; and

(i) that the approval of the First Amendment will be in the best interests of the area proposed to be served; and

(j) that the First Amendment, based upon the statements set forth in the First Amendment and upon all evidence presented at the Public Hearing on the First Amendment, meets all conditions and requirements of §§ 32-1-201, *et seq.*, C.R.S.

Section 3. The Board hereby approves the First Amendment without conditions; provided, however, that such action shall not imply the approval of any land development activity within the District or its service area, or of any specific number of buildable units identified in the First Amendment, unless the Board has approved such development activity as part of a separate development review process.

Section 4. The map of the District shall be as provided in **Exhibit A**, attached hereto and incorporated herein by reference.

Section 5. A certified copy of this resolution shall be filed in the records of Douglas County.

PASSED AND ADOPTED this ___ day of _____, 2025, in Castle Rock, Douglas County, Colorado.

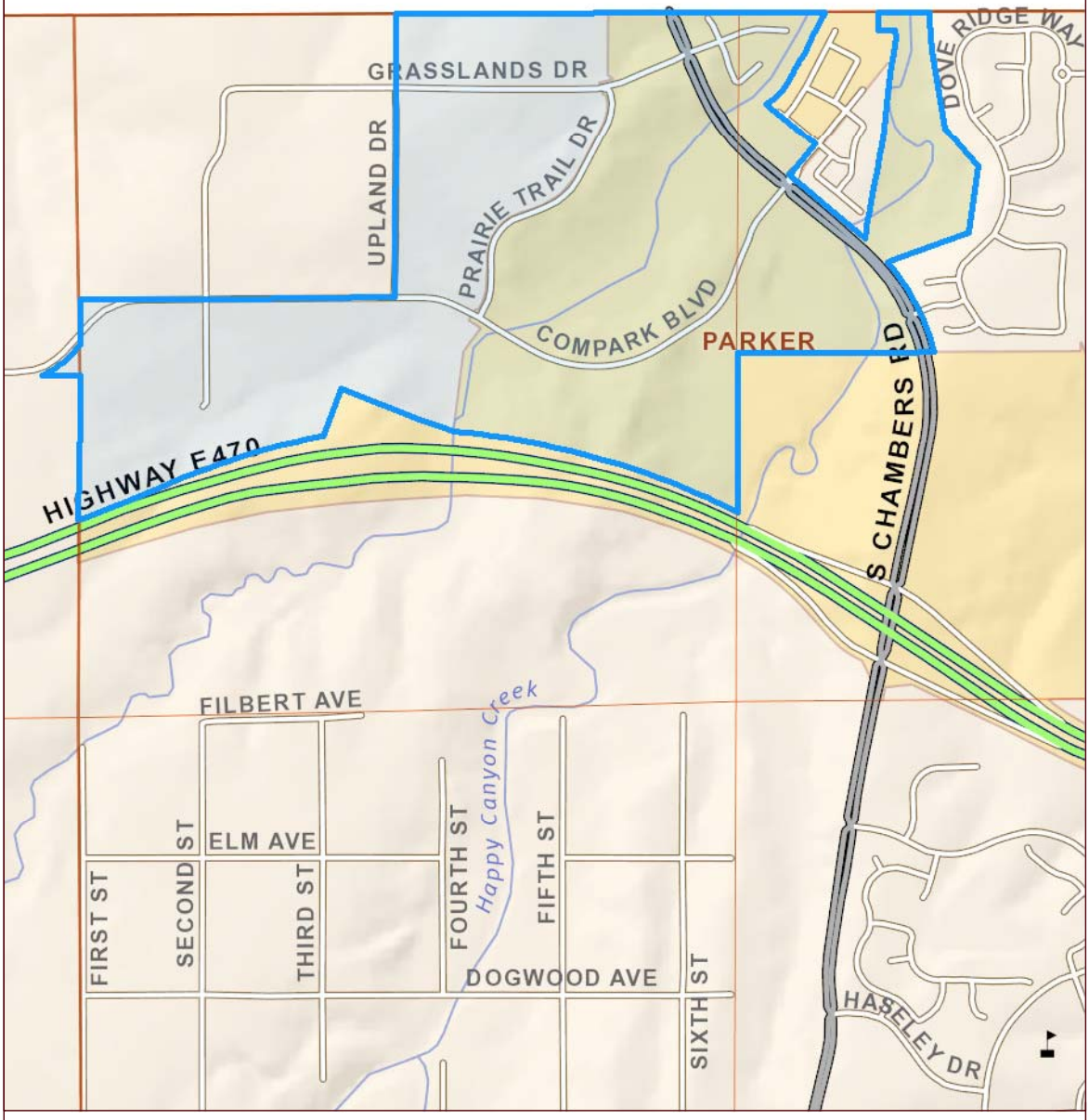
THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

BY: _____
Abe Laydon, Chair

ATTEST:

_____
Haley Hall, Clerk to the Board

Compark Business Campus Metro District



Real Property

- Parcel

Public Land Survey System

- Township
- Section

General Features

- School
- Private Road
- Railroad

0 0.15 0.3

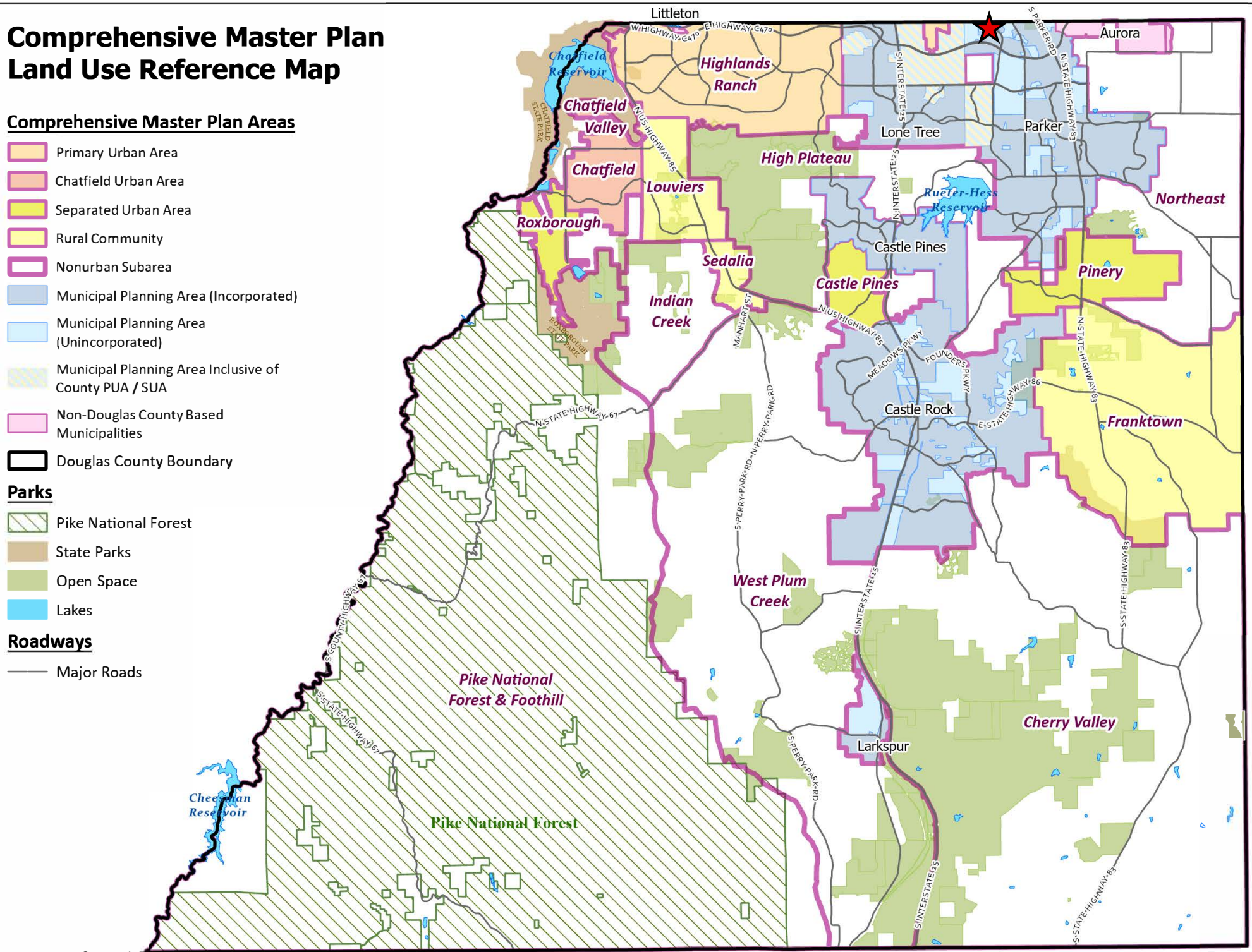
Miles

DISCLAIMER:

All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time of printing, Douglas County does not warrant that such Products are error free. Douglas County provides these Products on an "as is" basis without warranties of any kind, either express or implied, including, but not limited to, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Douglas County shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such Products, or the inability to use such Products or out of any breach of any warranty. The user acknowledges and agrees that the use of such Products is at the sole risk of the user. General questions about this or any other Douglas County GIS products, including errors, omissions, corrections and/or updates should be directed to the Douglas County GIS Division at (303) 660-7416.

Douglas County GIS Division
Philip S. Miller Bldg. 1st Floor
Castle Rock, Colorado 80104

Comprehensive Master Plan Land Use Reference Map



Comprehensive Master Plan Areas

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

Parks

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

Roadways

- Major Roads

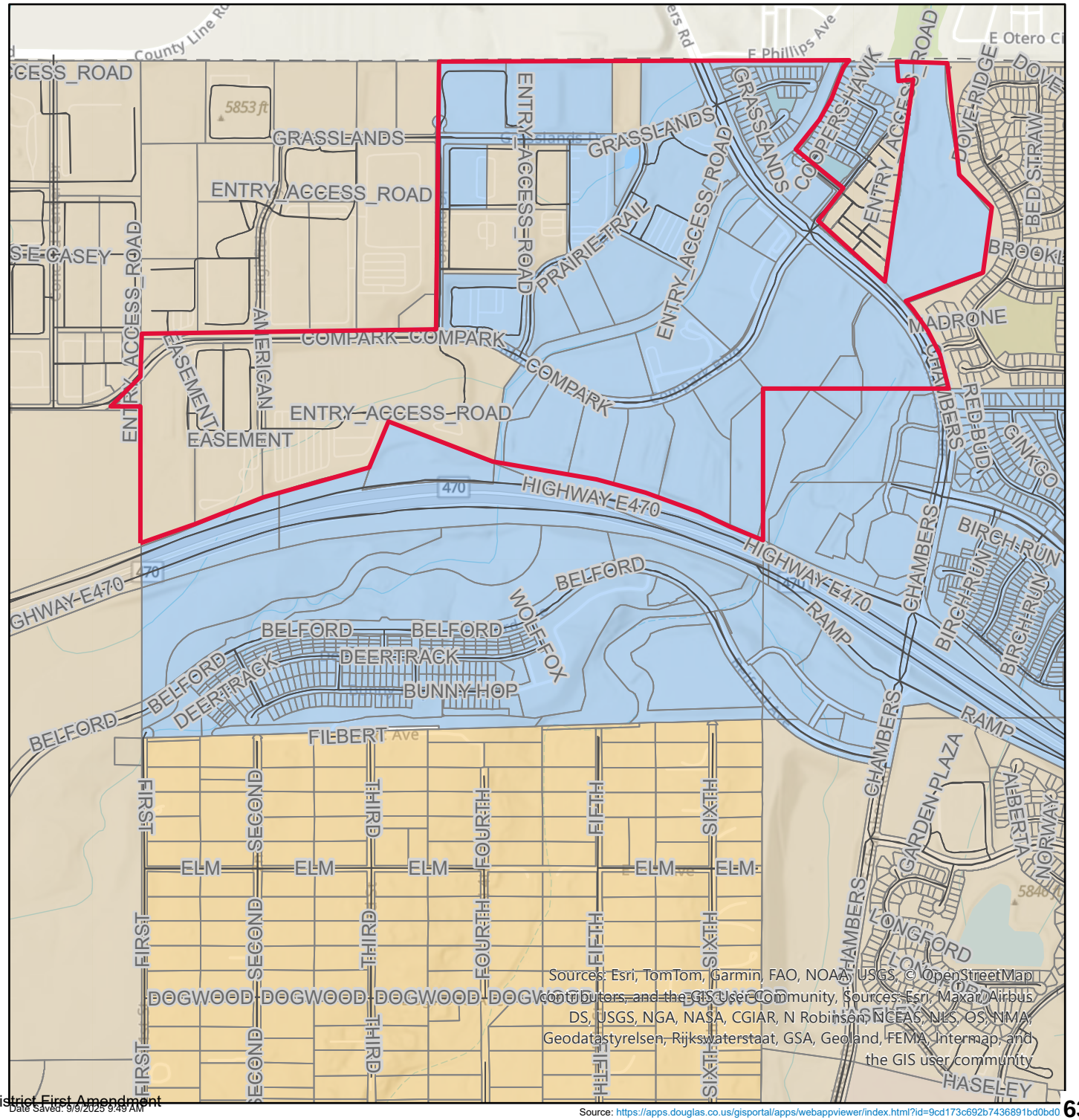
Compark Business Campus Metropolitan District, 1st Amendment

SV2025-006
Zoning Map

N

LEGEND

- Roads
- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- ER - ESTATE RESIDENTIAL
- CTY
- PD - PLANNED DEVELOPMENT



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Date Saved: 9/9/2025 9:49 AM

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: Compark Business Campus Metro District

LOCATION: E470 and S. Chambers Road

LEGAL DESCRIPTION: (attach))

PLANNED DEVELOPMENT SUBDIVISIONNAME(S): Compark, Compark Commerce Center Condos, Compark Village

FILING#: Various

SECTION#: 6 and 5

TOWNSHIP: 6 South

RANGE: 66 West of the 6th PM

PROPERTY TAX PARCEL #(s): See attached

PRESENT ZONING:

GROSS ACREAGE:

PLANNING OFFICE USE ONLY

☐ NEW DISTRICT/PRESUBMITTAL ☑ MAJOR MODIFICATION

☐ NEW DISTRICT ☐ CONSOLIDATION

DATE COMPLETE APPLICATION SUBMITTED

COMPLETE

This service plan has been reviewed by the Douglas County Community Development Department and is considered complete for purposes of submittal 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.

PLANNER SIGNATURE — DATE

Signed September 8, 2025

FEE (if required) — PROJECT NO. SV2025-006

Date — FEE # 250.00

APPLICANT (Petitioner not Consultant)

NAME: Compark Business Campus Metro District

ADDRESS: c/o Public Alliance LLC

405 Urban St, Lakewood, CO 80228

PHONE: (720) 213-6621 FAX:

AUTHORIZED REPRESENTATIVE

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PHONE: (720) 213-6621 FAX:

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FINANCIAL CONSULTANT

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PHONE: (303) 689-0833 FAX:

ENGINEERING CONSULTANT

NAME: Timothy McCarthy

ADDRESS: Schedio Group, LLC

808 9th St Ste A, Greeley, CO 80631

PHONE: (303) 968-7677 FAX:

PROPERTY OWNER (Provide separate list if more than one owner)

NAME: See attached list.

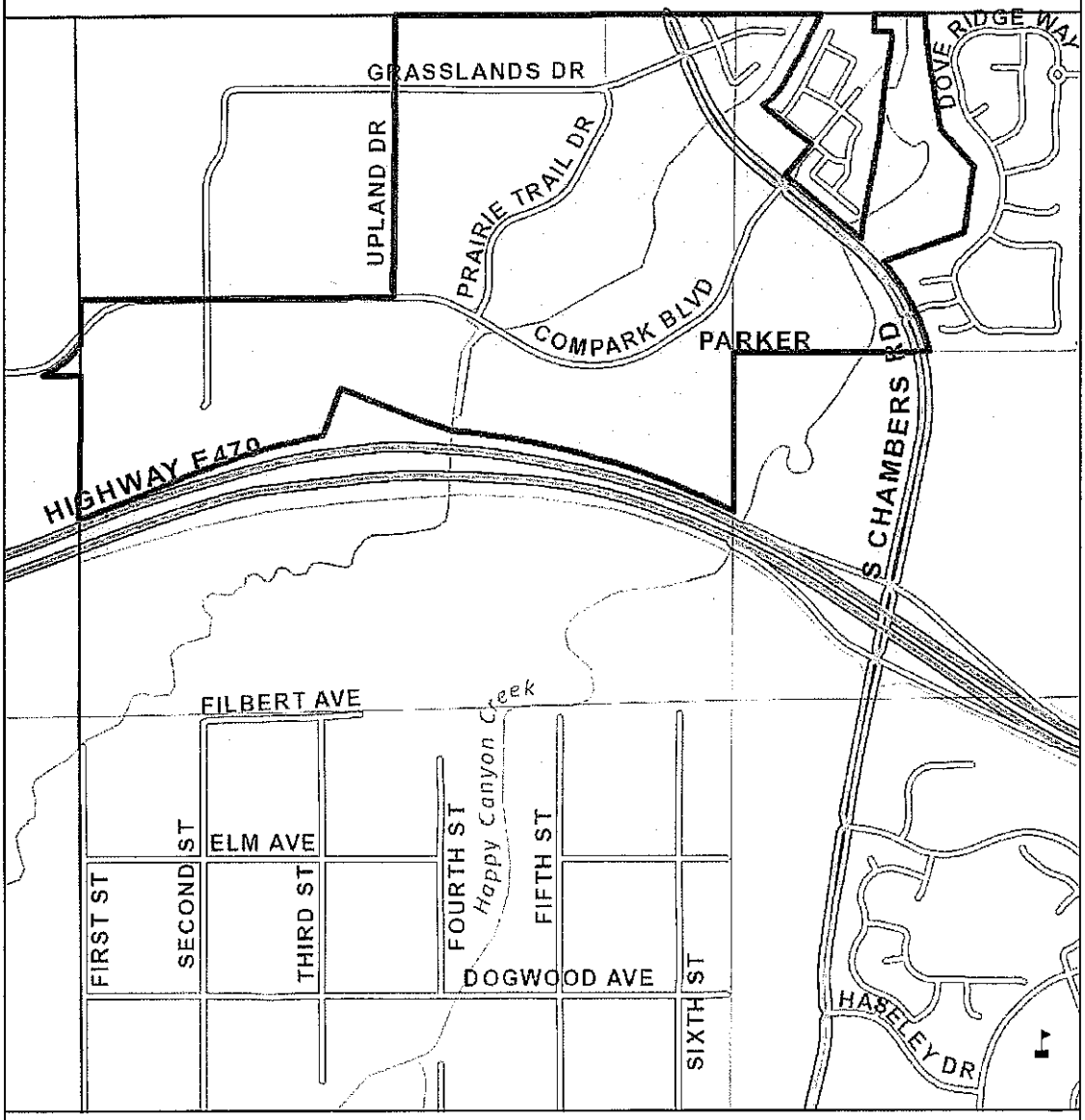
ADDRESS:

PHONE: FAX:

To the best of my knowledge, the information contained on this application is true and accurate.

APPLICANT SIGNATURE — DATE 6/24/25

Compark Business Campus Metro District



Real Property

Parcel

Public Land Survey System

Township

Section

General Features

School

Private Road

Railroad

DISCLAIMER:

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Douglas County GIS Division
Philip S. Miller Bldg., 100 Third St.
Castle Rock, Colorado 80104

0 0.15 0.3

Miles

Legal Description

Compark Business Campus Metropolitan District contains the following parcels located in Douglas County, Colorado:

ACCOUNT NO.	PARCEL NO.	LEGAL
P0501528	223306005001	BUSINESS PERSONAL PROPERTY: 45291
P0505630	223306102008	BUSINESS PERSONAL PROPERTY: 32191
P0507354	223306102004	BUSINESS PERSONAL PROPERTY: 23899
P0507672	223306102009	BUSINESS PERSONAL PROPERTY: 62151
P0507674	223306102009	BUSINESS PERSONAL PROPERTY: 62151
P0508015	223306103030	BUSINESS PERSONAL PROPERTY: 61169
P0508557		BUSINESS PERSONAL PROPERTY: 62151
P0509733	223306102009	BUSINESS PERSONAL PROPERTY: 27359
P0509794	223306102009	BUSINESS PERSONAL PROPERTY: 33999
P0510170	223306202003	BUSINESS PERSONAL PROPERTY: 53131
P0510171	223306202003	BUSINESS PERSONAL PROPERTY: 54138
P0510721	223306202003	
P0511349	223306102007	
P0512120	223306202004	
P0512539	223306301003	
P0513450	223306001023	
P0513760	223306102008	
P0514666	223306102006	
P0514734		
P0514791	223305214001	
P0514792	223305214001	
P0514953	223306401015	
P0514990	223306102003	
P0515014	223306401014	
P0515225	223306201006	
P0515228	223305210037	
P0515229	223306401018	
P0515230	223306401018	
P0515526	223306202003	
P0515534	223306101003	

R0423528	223101003001	TRACT A DOUGLAS COUNTY INDUSTRIAL PARK #1 0.630 AM/L
R0424843	223306102004	LOT 1 COMPARK # 2 7.915 AM/L
R0424843	223306102004	LOT 1 COMPARK # 2 7.915 AM/L
R0424843	223306102004	LOT 1 COMPARK # 2 7.915 AM/L
R0424844	223306102003	LOT 2 COMPARK #2 8.354 AM/L
R0424851	223306001014	LOT 7 COMPARK #2 5.093 AM/L
R0424854	223306103026	TRACT A COMPARK 2 5.782 AM/L ALL ACRES SUBJECT TO CONSERVATION EASEMENT 2007018431
R0424856	223306001015	TRACT B COMPARK #2 3.114 AM/L
R0424857	223306102001	TRACT C COMPARK #2 1.709 AM/L
R0428338	223305299003	TR IN NW1/2 5-6-66 & IN NE1/4 6-6-66 10.84 AM/L AKA CHAMBERS RD
R0428754	223306299001	PUBLIC ROW AMERICAN WAY WITHIN COMPARK 3 1.1 AM/L
R0428755	223306005001	LOT 1 COMPARK 3 42.82 AM/L
R0430381	223306001022	PT LOT 5 COMPARK FILING 0.141 AM/L
R0431357	223306001023	LOT 5A COMPARK FILING 2 AMENDMENT 1 7.206 AM/L
R0437167	223306102005	LOT 4A1 COMPARK FILING 2 AMENDMENT 5 3.17 AM/L
R0440570	223305201103	TRACT A COMPARK FILING 4 24.13 AM/L ALL ACRES SUBJECT TO CONSERVATION EASEMENT 2007018431
R0440573	223305201106	TRACT G COMPARK FILING 4 .48 AM/L
R0440585	223305207004	TRACT D COMPARK FILING 4 7.10 AM/L ALL ACRES SUBJECT TO CONSERVATION EASEMENT 2007018431
R0440820	223306104001	TRACT A COMPARK FLG 5 1.80 AM/L ALL ACRES SUBJECT TO CONSERVATION EASEMENT 2007018431

R0451152	223305201118	TRACT B1 COMPARK 4 1ST AMD 2.63 AM/L ALL ACRES SUBJECT TO CONSERVATION EASEMENT 2007018431
R0459188	223306102006	LOT 4B-1A COMPARK FILING 2 6TH AMD 3.82 AM/L
R0459189	223306102007	LOT 4B-1B COMPARK FILING 2 6TH AMD 6.97 AM/L
R0459190	223306103011	LOT 8A-1 COMPARK FILING 2 6TH AMD 3.49 AM/L
R0459191	223306103012	LOT 8A-2 COMPARK FILING 2 6TH AMD 4.00 AM/L
R0460277	223306102008	LOT 3A COMPARK FLG 2 7TH AMD 4.29 AM/L
R0460278	223306102009	LOT 3B COMPARK FLG 2 7TH AMD 4.15 AM/L
R0473797	223306202003	UNIT 155 BLDG A COMPARK COMMERCE CENTER CONDOS
R0473798	223306202003	UNIT 125 BLDG A COMPARK COMMERCE CENTER CONDOS
R0473799	223306202003	UNIT 135 BLDG A COMPARK COMMERCE CENTER CONDOS
R0473800	223306202003	UNIT 160 BLDG A COMPARK COMMERCE CENTER CONDOS
R0473801	223306202003	UNIT 150 BLDG A COMPARK COMMERCE CENTER CONDOS
R0473802	223306202003	UNIT 140 BLDG A COMPARK COMMERCE CENTER CONDOS
R0473803	223306202003	UNIT 115 BLDG A COMPARK COMMERCE CENTER CONDOS
R0473804	223306202003	UNIT 120 BLDG A COMPARK COMMERCE CENTER CONDOS
R0473806	223306202003	UNIT 130 BLDG A COMPARK COMMERCE CENTER CONDOS
R0473807	223306202003	UNIT 165 BLDG A COMPARK COMMERCE CENTER CONDOS
R0473808	223306202003	UNIT 110 BLDG A COMPARK COMMERCE CENTER CONDOS
R0473809	223306202003	UNIT 145 BLDG A COMPARK COMMERCE CENTER CONDOS
R0474346	223306103027	TRACT A COMPARK VILLAGE 1 1.00 AM/L
R0477470	223306199004	ROW WITHIN COMPARK 2 AKA PRAIRIE TRAIL DR 4.795 AM/L MTD 0477469
R0477471	223306199005	ROW FOR COMPARK BLVD IN W1/2 6-6-66 & W1/2NW1/4 5-6-66 6.966 AM/L
R0479863	223306202004	LOT 2-A-2 COMPARK 3 2ND AMD 5.375 AM/L
R0480245	223306103030	LOT 1 BLOCK 1 COMPARK VILLAGE 1 1ST AMD 15.052 AM/L
R0480246	223306103031	TRACT B COMPARK VILLAGE 1 1ST AMD 8.312 AM/L
R0483674	223306204008	PART LOT 14A HIGHFIELD BUSINESS PARK 2ND AMD 0.541 AM/L MTD R0483673
R0485023	223305210031	PART TRACT E COMPARK VILLAGE 5 0.228 AM/L MTD 0485022 0485024 & 0485025
R0485047	223305299004	ROW WITHIN COMPARK VILLAGE 5 0.411 AM/L
R0485623	223305213001	LOT 9 BLOCK 1 COMPARK VILLAGE 6 0.155 AM/L
R0485624	223305213002	LOT 10 BLOCK 1 COMPARK VILLAGE 6 0.134 AM/L
R0485625	223305213003	LOT 11 BLOCK 1 COMPARK VILLAGE 6 0.123 AM/L

R0485626	223305213004	LOT 12 BLOCK 1 COMPARK VILLAGE 6 0.115 AM/L
R0485627	223305213005	LOT 13 BLOCK 1 COMPARK VILLAGE 6 0.115 AM/L
R0485628	223305213006	LOT 14 BLOCK 1 COMPARK VILLAGE 6 0.115 AM/L
R0485629	223305213007	LOT 15 BLOCK 1 COMPARK VILLAGE 6 0.115 AM/L
R0485630	223305213008	LOT 16 BLOCK 1 COMPARK VILLAGE 6 0.117 AM/L
R0485631	223305213009	LOT 17 BLOCK 1 COMPARK VILLAGE 6 0.138 AM/L
R0485632	223305213010	LOT 1 BLOCK 2 COMPARK VILLAGE 6 0.155 AM/L
R0485633	223305213011	LOT 2 BLOCK 2 COMPARK VILLAGE 6 0.115 AM/L
R0485634	223305213012	LOT 3 BLOCK 2 COMPARK VILLAGE 6 0.115 AM/L
R0485635	223305213013	LOT 4 BLOCK 2 COMPARK VILLAGE 6 0.134 AM/L
R0485636	223305213014	LOT 5 BLOCK 3 COMPARK VILLAGE 6 0.114 AM/L
R0485637	223305213015	TRACT B COMPARK VILLAGE 6 0.746 AM/L
R0485638	223305213016	TRACT A COMPARK VILLAGE 6 0.693 AM/L
R0485639	223305213017	LOT 1 BLOCK 4 COMPARK VILLAGE 6 0.148 AM/L
R0485640	223305213018	LOT 2 BLOCK 4 COMPARK VILLAGE 6 0.149 AM/L
R0485641	223305213019	TRACT C COMPARK VILLAGE 6 0.081 AM/L
R0485642	223305213020	LOT 3 BLOCK 4 COMPARK VILLAGE 6 0.139 AM/L
R0485643	223305213021	LOT 4 BLOCK 4 COMPARK VILLAGE 6 0.135 AM/L
R0485644	223305213022	LOT 5 BLOCK 4 COMPARK VILLAGE 6 0.16 AM/L
R0485645	223306105001	LOT 1 BLOCK 1 COMPARK VILLAGE 6 0.145 AM/L
R0485646	223306105002	LOT 2 BLOCK 1 COMPARK VILLAGE 6 0.139 AM/L
R0485647	223306105003	LOT 3 BLOCK 1 COMPARK VILLAGE 6 0.111 AM/L
R0485648	223306105004	LOT 4 BLOCK 1 COMPARK VILLAGE 6 0.188 AM/L
R0485649	223306105005	LOT 5 BLOCK 1 COMPARK VILLAGE 6 0.124 AM/L
R0485650	223306105006	LOT 6 BLOCK 1 COMPARK VILLAGE 6 0.115 AM/L
R0485651	223306105007	LOT 7 BLOCK 1 COMPARK VILLAGE 6 0.135 AM/L
R0485652	223306105008	LOT 8 BLOCK 1 COMPARK VILLAGE 6 0.171 AM/L
R0485653	223306105009	TRACT E COMPARK VILLAGE 6 0.203 AM/L
R0485654	223306105010	TRACT F COMPARK VILLAGE 6 0.097 AM/L
R0485655	223306105011	TRACT G COMPARK VILLAGE 6 1.003 AM/L

R0485656	223306106001	LOT 6 BLOCK 4 COMPARK VILLAGE 6 0.266 AM/L
R0485657	223306106002	LOT 7 BLOCK 4 COMPARK VILLAGE 6 0.195 AM/L
R0485658	223306106003	LOT 8 BLOCK 4 COMPARK VILLAGE 6 0.143 AM/L
R0485659	223306106004	LOT 9 BLOCK 4 COMPARK VILLAGE 6 0.152 AM/L
R0485660	223306106005	LOT 10 BLOCK 4 COMPARK VILLAGE 6 0.147 AM/L
R0485661	223306106006	LOT 11 BLOCK 4 COMPARK VILLAGE 6 0.154 AM/L
R0485662	223306106007	LOT 12 BLOCK 4 COMPARK VILLAGE 6 0.16 AM/L
R0485663	223306106008	LOT 13 BLOCK 4 COMPARK VILLAGE 6 0.145 AM/L
R0485664	223306106009	TRACT D COMPARK VILLAGE 6 0.397 AM/L
R0485665	223306107001	LOT 1 BLOCK 3 COMPARK VILLAGE 6 0.115 AM/L
R0485666	223306107002	LOT 2 BLOCK 3 COMPARK VILLAGE 6 0.116 AM/L
R0485667	223306107003	LOT 3 BLOCK 3 COMPARK VILLAGE 6 0.121 AM/L
R0485668	223306107004	LOT 4 BLOCK 3 COMPARK VILLAGE 6 0.154 AM/L
R0485669	223306199006	PUBLIC ROWS WITHIN COMPARK VILLAGE 6 2.373 AM/L
R0485670		ALL MIN INT IN PART NW1/4 5-6-66 & PART NE1/4 6-6-66 AKA MOST COMPARK VILLAGE 6 MIN INT = 7.011 AM/L
R0489763	223306301003	LOT 2-D COMPARK FILING 3 3RD AMD 7.329 AM/L
R0490734	223306401012	PART TRACT A COMPARK VILLAGE 9 6.300 AM/L MTD 0490732
R0490946	223305207005	TRACT A COMPARK VILLAGE 8 17.019 AM/L
R0490947	223305207006	TRACT B COMPARK VILLAGE 8 1.586 AM/L
R0492931	223306103032	LOT 9A-1-A COMPARK VILLAGE 10 6.865 AM/L
R0492932	223306103033	LOT 9B-1-A COMPARK VILLAGE 10 7.212 AM/L
R0492934	223306199007	PUBLIC ROW WITHIN COMPARK VILLAGE 10 0.123 AM/L
R0492935		ALL MIN INT IN LOT 9B-1-A COMPARK VILLAGE 10 MIN INT = 7.212 AM/L
R0600055	223305214001	LOT 1 COMPARK VILLAGE 11 1.644 AM/L
R0600056	223306103035	TRACT A COMPARK VILLAGE 11 1.323 AM/L
R0600057	223306103036	TRACT B COMPARK VILLAGE 11 1.833 AM/L
R0600058	223306103037	TRACT C COMPARK VILLAGE 11 9.353 AM/L
R0605840	223306401013	TRACT A COMPARK VILLAGE 4 AMD 1 1.301 AM/L

R0605841	223306401014	LOT 1 COMPARK VILLAGE 4 AMD 1 7.248 AM/L
R0605842	223306401015	LOT 2 COMPARK VILLAGE 4 AMD 1 5.191 AM/L
R0606953	223306199008	PART ROW WITHIN COMPARK 2 AKA GRASSLANDS DRIVE & UPLAND DR 4.074 AM/L
R0606954	223306299004	PART ROW WITHIN COMPARK 2 AKA GRASSLANDS DRIVE & COMPARK BLVD INTERSECTION 0.020 AM/L
R0607045	223306401017	LOT 3 COMPARK VILLAGE 4 AMD 2 5.837 AM/L
R0607046	223306401018	LOT 4 COMPARK VILLAGE 4 AMD 2 9.866 AM/L
R0609413		ALL MIN INT IN TRACTS A-D COMPARK VILLAGE 4 AKA PART N1/2SE1/4 & PART SW1/4NE1/4 6-6-66 MIN INT = 29.443 AM/L
R0611303	223306199009	ROW FOR COMPARK BLVD IN S1/2N1/2 6-6-66 1.336 AM/L
R0611304	223306299009	ROW FOR COMPARK BLVD IN S1/2NW1/4 6-6-66 2.668 AM/L
R0611314		ALL MIN INT IN TRACT A COMPARK VILLAGE 5 MIN INT = 3.28 AM/L
R0614235	223306201006	LOT 2C-1 COMPARK FILING 3 4TH AMD 13.254 AM/L
R0615657	223305210037	LOT 1 COMPARK VILLAGE 12 1.360 AM/L
R0615658	223305210038	LOT 2 COMPARK VILLAGE 12 1.920 AM/L
R0618828	223306101003	LOT 1 BLOCK 1 COMPARK 2 8TH AMD 11.524 AM/L
R0620764	223306202003	UNIT 100 BLDG A COMPARK COMMERCE CENTER CONDOS PER STIPULATION AND CROSS CONVEYANCE DEED 2023017718 & 2023046501 AKA UNIT 100-A
R0620765	223306202003	UNIT 105 BLDG A COMPARK COMMERCE CENTER CONDOS PER STIPULATION AND CROSS CONVEYANCE DEED 2023017718 & 2023046501 AKA UNIT 105-A
R0622958	223306412001	LOT 1 COMPARK VILLAGE 4 AMD 3 4.037 AM/L

FIRST AMENDMENT TO

SERVICE PLAN

FOR

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT

DOUGLAS COUNTY, COLORADO

Prepared by:

2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

Approval Date: _____, 2025

I. INTRODUCTION

The Service Plan for Compark Business Campus Metropolitan District (the "**District**") was approved by the Douglas County Board of County Commissioners on February 24, 1998 (the "**Service Plan**"). The Order and Decree organizing the District was recorded with the Douglas County Clerk and Recorder on June 18, 1998, at Book 1562 Page 1744.

The Board of Directors of the District is requesting that the County approve this First Amendment to the Service Plan (the "**First Amendment**") to increase the debt limit and provide express authority to create a subdistrict.

II. AMENDMENTS

A. The second paragraph of Section VII, General Discussion shall be replaced in its entirety with the following:

> Maximum Voted Interest Rate and Maximum Underwriting Discount. The interest rate on any Debt is limited to the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt shall not exceed twelve percent (12%). The proposed maximum underwriting discount will be four percent (4%). Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

B. The text of the Debt Limitation paragraph within Section VII shall be amended and restated in its entirety as follows:

> Debt Limitation: The total debt limit for the District is Sixty-Eight Million Five Hundred Thousand Dollars ($68,500,000), inclusive of costs of issuance, inflation, and other similar costs provided that the foregoing shall not include the principal amount of Debt which has been refunded by the issuance of refunding Debt.

C. An additional paragraph titled Authority to Create Subdistricts shall be added within Section V shall be included as follows:

> Authority to Create Subdistricts: The District may create one or more subdistricts pursuant to C.R.S. § 32-1-1101(f), for the purpose of providing services, financing improvements, or imposing taxes, fees, or charges within the District's Service Area. Each subdistrict shall be established by separate action by the Board of Directors and shall only possess powers expressly delegated to it by the District. The creation of any subdistrict shall not affect the existing powers or obligations of the District as a whole, and all actions taken by any

subdistrict shall be consistent with the purposes and limitations set forth in the Service Plan.

III. EFFECT OF FIRST AMENDMENT; EFFECTIVE DATE

Except as specifically amended as set forth above, all other provisions of the Service Plan shall remain in full force and effect. Unless otherwise defined herein, capitalized terms shall have the meanings set forth in the Service Plan as applicable. To the extent there are any inconsistencies between this First Amendment and the Service Plan, this First Amendment shall control. This First Amendment shall be effective on the date of the effective date of the Douglas County Board of County Commissioners Resolution approving this First Amendment.

SERVICE PLAN

E-470 BUSINESS METROPOLITAN DISTRICT

Prepared for 470 Compark, LLC

By

R.S. Wells Corporation
District Organization & Management Consultants

Grimshaw & Harring, P.C.
Legal Council

Carroll & Lange, Inc.
Consulting Engineers

Hanifen, Imhoff Inc.
Financing Consultants

Approved by Douglas County Commissioners
February 24, 1998

APPROVED BOCC 2/24/98

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APPROVED BOCC 2/24/98

E-470 BUSINESS METROPOLITAN DISTRICT
in Douglas County, Colorado

SERVICE PLAN

I. INTRODUCTION

This service plan is for a new special district in Douglas County to be named the E-470 BUSINESS METROPOLITAN DISTRICT ("District"). The District will finance public improvements for the 470 Compark office, retail, and light manufacturing development in unincorporated Douglas County. This 334 acre non-residential area is planned to include retail, hotel, business. office light industrial and recreational uses together with associated park and natural open spaces.

The purpose of this Service Plan is to establish a public entity that can provide financing and operation for the essential public facilities and services that will serve the 470 Compark development. Without the District, the financing would be more expensive than necessary and ongoing operation and maintenance would be less certain.

The Development and Preparation of the Plan

The area within the District is being developed by 470 Compark, LLC (the "Developer"). This plan has been prepared for the Developer by a number of consultants, including R.S. Wells Corporation, 6040 Greenwood Plaza Blvd., Suite 120, Greenwood Village, CO. (Attention: Wayne Monson 779-4525); Grimshaw and Harring, P.C., 1700 Lincoln, Suite 3800, Denver, CO. 80203 (Attention: Norman F. Kron, 839-3704); Carroll & Lange, 165 South Union Blvd., Suite 156, Lakewood CO. 80228; and Hanifen, Imhoff Inc., 1125 17th. Street, Suite 1600, Denver, CO. 80202.

II. GENERAL DESCRIPTION OF SERVICES TO BE PROVIDED

The purpose of the District is to finance public improvements, participate with other special districts and government entities in Intergovernmental Agreements, provide for ongoing maintenance and operations of facilities and provide operational and management services for the use and benefit of the District inhabitants and taxpayers. Such improvements may include:

The acquisition, construction, relocation, completion, installation and/or operation and maintenance of a complete local **sanitary sewage collection and transmission system** which may include, but shall not be limited to, collection mains and laterals, transmission lines, and/or storm sewer, flood and surface drainage facilities and systems, including detention/ retention ponds and associated irrigation facilities, and all

necessary, incidental, and appurtenant facilities, land and easements, together with extensions of and improvements to said system within and without the boundaries of the District. The District anticipates that it will enter into appropriate Intergovernmental Agreements with an existing sanitary sewer service provider in the Cherry Creek basin to provide for sewage treatment and disposal without the need for the District to construct and operate it own sewer treatment facility.

The acquisition, construction, relocation, completion, installation and/or operation and maintenance of a complete **potable and non-potable local water supply**, storage, transmission, and distribution system, which may include, but shall not be limited to, wells, transmission lines, distribution mains and laterals, irrigation facilities, storage facilities, land and easements, and all necessary, incidental, and appurtenant facilities, together with extensions of and improvements to said system within and without the boundaries of the District. The District may enter into appropriate Intergovernmental Agreements with an existing water service provider in the Cherry Creek basin to provide for efficiencies in water treatment, storage and delivery without the need for the District to construct and operate some of the elements of a potable water system.

The acquisition, construction, relocation, completion, installation and/or operation and maintenance of facilities and/or services for a system of **traffic and safety controls** and devices on streets and highways and at railroad crossings, including signalization, together with all necessary, incidental, and appurtenant facilities, land and easements, together with extensions of and improvements to said facilities within and without the boundaries of the District.

The acquisition, construction, relocation, completion, installation and/or operation and maintenance of **street improvements**, including curbs, gutters, culverts, and other drainage facilities, sidewalks, bridges, overpasses, bike paths and pedestrian ways, interchanges, median islands, paving, lighting, grading, landscaping, irrigation, parking lots and structures; and street-related electric, telephone, gas, steam, heating, and cooling facilities and lines; together with all necessary, incidental, and appurtenant facilities, land and easements together with extensions of and improvements to said facilities within and without the boundaries of the District. Operation and maintenance includes snow removal. The District anticipates constructing or participating in the construction of arterial and collector roadways and associated facilities serving the District whether within or without the boundaries of the District. Local roadways and associated facilities are expected to be constructed or financed by the entities developing the

properties within the District. All roadways will be constructed to Douglas County standards and will be dedicated to the County for perpetual ownership and maintenance.

The design, acquisition, installation, construction, operation, and maintenance of **public transportation** system improvements, including transportation equipment, bus systems, park and ride facilities and parking lots, structures, roofs, covers, and facilities, together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extension of and improvements to said facilities or systems within and without the boundaries of the District.

The design, acquisition, installation, construction, operation, and maintenance of **television relay and translation** system improvements, including equipment, cable, facilities and structures, together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extension of and improvements to said facilities or systems within and without the boundaries of the District.

The design, acquisition, installation, construction, operation, and maintenance of a system for the control and **elimination of mosquitoes**, including all necessary, incidental and appurtenant facilities, land and easements, and all necessary extension of and improvements to said facilities or systems within and without the boundaries of the District.

The acquisition, construction, relocation, completion, installation and/or operation and maintenance of **parks and recreational facilities** including, but not limited to, parks, bike paths and pedestrian ways, open space, landscaping, cultural activities, community recreational centers, water bodies, irrigation facilities, and other active and passive recreational facilities and programs, and all necessary, incidental and appurtenant facilities, land and easements, together with extensions of and improvements to said facilities within and without the boundaries of the District.

The financing of telephone line extension charges as allowed by Section 32-1-1004(1), C.R.S. in a district without residential property.

The establishment of the District to finance, acquire, construct, and operate the public facilities described in this Service Plan, whether within or without the District, to serve the District will assure that the construction of major public facilities throughout the community will be primarily administered by a locally-controlled elected board and will not become a burden on the County. Use of the district will insure that the local Board will ultimately control the pace, timing, design, and cost of the necessary public facilities during the course of construction

of the entire development. As presently planned, 470 Compark is expected to proceed in several phases, each of which will require certain extensions and improvements of public facilities. Use of the District will enable the included properties to maintain control of development through the duration of the construction phase and will provide for a well-planned, well-financed and well-coordinated extension of public improvements. Long-term or phased facilities will be installed in a cost effective and efficient manner with a single entity responsible.

III. PURPOSE OF THE DISTRICT

It is intended that the District, as a Title 32 District, will provide certain essential public-purpose facilities for the use and benefit of its anticipated inhabitants and taxpayers. These persons include residents and owners of real property located within the boundaries of the District as currently contemplated and as the same may be changed through the inclusion of additional territory and exclusion of territory.

It is not feasible or practical for the County itself to provide the area with the extensive public improvements and facilities needed to serve the 470 Compark residents and landowners at this time. The District is therefore necessary to provide the desired urban facilities and services.

The District is expected initially to finance and perform the construction of improvements both within and without the boundaries of the District. Notably, certain improvements of area-wide benefit, such as the extension or upgrade of the street system, are specifically contemplated for the immediate future.

The District acknowledges the need and its intent to cooperate with the County to promote the health, safety, prosperity, security and general welfare of its inhabitants.

IV. BOUNDARIES

Initial and Potential Service Areas

The initial service area of the District is generally described as the non-residential area within the 470 Compark development owned or controlled by the Developer. A legal description of the boundaries is attached as Exhibit A. Attached as Exhibit B is a map showing boundary lines of the District and Potential Service Areas that might be considered for inclusion. The District will include approximately 334 acres (more or less) in its initial stage. The entire District is within the boundaries of Douglas County.

Changes in Boundaries

It is intended that additional property may be included within the District if it is located within the Potential Service Area depicted on Exhibit B and will be developed with similar uses. These additional properties may be under the ownership or control of the same Developer or other development interests. Areas outside of the Potential Service Area shall not be included into the District without the prior consent of the Douglas County Commissioners. Changes in boundaries shall be made only as permitted under the Special District Act.

V. RELATIONSHIP WITH OTHER DISTRICTS

The E-470 Business Metropolitan District will serve primarily the non-residential portion of the 470-Compark development. The balance of this development will be served by the E-470/Potomac Metropolitan District. The E-470 Business Metropolitan District will provide construction management and financing for all District provided facilities for both districts in the 470 Compark development. The E-470/Potomac Metropolitan District will participate on an equitable basis in the cost of facilities and the retirement of the E-470 Business Metropolitan District debt as provided by Intergovernmental Agreements between the District's. The Districts may also share in administrative and management activities and costs.

The E-470 Business Metropolitan District may share in the cost of facilities with other area Districts, Authorities and Associations such as the Lincoln Park Metropolitan District, the Stonegate Village Metropolitan District, the Cottonwood Water and Sanitation District, the Parker Water and Sanitation District, the Cherry Creek Basin Water Quality Authority and/or the Joint Southeast Public Improvement Authority. Such cooperative funding relationships will be described in Intergovernmental Agreements between the participating districts.

VI. FACILITIES TO BE CONSTRUCTED

Type of Improvements

Upon its formation, the District plans to provide for the long term financing and acquisition, construction, installation and operation of the water system, sanitation, street improvement, safety improvement, transportation, television relay and translation facilities, and park and recreation facilities, both within and without the boundaries of the District.

The following is a representative list of the facilities to be provided: (All dollar amounts include a contingency to cover design, engineering, construction management, allocable costs of district

organization, overhead and unforeseen expenses. Bond issuance expenses and capitalized interest are not included.)

Sanitation;	$5,994,740
Major Drainage;	$3,283,000
Street Improvement;	$10,411,400
Safety;	$1,000,000
Water;	$4,214,220
Parks and Recreation;	$1,981,200
Television Relay and Translation;	$1,000,000
Transportation;	$5,000,000
Organizational Costs;	$100,000
Total	$32,084,560

To the extent allowed by law and the debt authorization approved by the eligible electors of the District, the Board of Directors of the District shall have the authority to shift funds from one category of improvements to another so long as the debt limit approved by the electors is not exceeded. Notwithstanding anything to the contrary contained herein, the total cost of the improvements to be financed by long term debt by the District shall not exceed the amount authorized by the electors.

Water Supply

It is anticipated that water service will be provided through an existing provider(s) by way of appropriate Intergovernmental Agreements. The District may, however, provide water service directly if a mutually beneficial agreement cannot be established with an existing provider. The District will acquire, develop and/or participate in the development of facilities to provide adequate water supply to service development within the District. Properties within the District will be required to dedicate water rights in deep aquifers underlying the property to the District at no cost to the extent that such water rights are needed to serve development on the property. The District may purchase other water rights, either directly or through reimbursement, or may construct or participate in facilities to develop renewable or non-renewable water supply.

County Construction Standards

All proposed improvements will be designed and constructed in accordance with the standards and specifications set forth by Douglas County, appropriate utility providers or other regulatory entities. Roadway and drainage facilities will generally be dedicated to Douglas County for perpetual ownership and maintenance. Utility facilities will

either be dedicated to appropriate utility providers or retained by the District as agreed in Intergovernmental Agreements. Other facilities provided by the District will be dedicated to responsible entities as appropriate. Certain facilities may remain the property of, and be maintained by the District.

VII. FINANCIAL PLAN

The Financial Plan depicted in Exhibit D describes how the proposed facilities and/or services are to be financed, including the estimated costs of organization, engineering services, legal services, administration services, proposed indebtedness and estimated proposed maximum interest rates and discounts, and other major expenses related to the organization and operation of the proposed District. The Financial Plan demonstrates the issuance of the debt and the anticipated repayment based on the projected development in the District's boundaries. Development Fees shown in the Financing Plan include tap fees. The Financial Plan demonstrates that, at various projected levels of development, the proposed District has the ability to finance the facilities identified herein, and will be capable of discharging the proposed indebtedness on a reasonable basis.

General Discussion

The provision of facilities by the District will be primarily financed by the issuance of several series of general obligation bonds, secured by the ad valorem taxing authority of the proposed District. The Financial Plan demonstrates the issuance of the debt and the anticipated repayment based on the projected development in the District boundaries. It is anticipated that the first bond issue will occur in 1998. Prior to that time, the construction costs for necessary improvements will be advanced by the developer(s) within the District, subject to subsequent acquisition by the District of the completed improvements and reimbursement to the developer(s) of such advanced construction costs. Any obligations issued or otherwise contracted for to reimburse the developer(s) for advanced construction costs are included within the debt limits described below.

Pursuant to Section 32-1-1101, C.R.S., new money general obligation bonds would mature not more than twenty (20) years from the date of issuance, with the first maturity being not later than three (3) years from the date of their issuance. The proposed maximum voted interest rate is fifteen percent (15%) and the maximum underwriter's discount is five percent (5%). The exact interest rates and discounts will be determined at the time the bonds are sold by the District and will reflect market conditions at the time of sale. The District may also issue notes, certificates, debentures, or other multiple fiscal year obligations, which issuances shall be subject to the limitations set forth in this Service Plan, including the debt limits described below.

It is proposed that a total maximum principal amount of Fifty Million Dollars ($50,000,000) in 1997 dollars of bonds that are secured by ad valorem property taxes (including general obligation and any bonds issued, the repayment of which is from the pledge of revenue from a debt service mill levy) for various purposes be submitted to the electors of

the proposed District for their approval at an election. In no event shall the principal amount of the bonds which are secured by ad valorem property taxes and are outstanding at any one time exceed the amount authorized by District electors. Such limitation shall not be applicable to refunding of the bonds authorized to be issued hereunder, including obligations issued to repay the account party on any Letter of Credit issued to secure such Bonds. The bonds will contain adequate call provisions to allow for the prior redemption or refinancing of bonds sold by the proposed District.

The District will have a mill levy in an unlimited rate and amount assessed on all taxable property in the proposed District as a primary source of revenue for repayment of debt service. The proponents of the organization of the District are comfortable with the reasonableness of the overlapping mill levies and the anticipated mill levy for the proposed District (as illustrated in Exhibit D) when compared with competing projects. Although the mill levy may vary depending upon the elected Board's decision to fund the projects contemplated in this Service Plan, it is estimated that an initial mill levy of twenty-five (25) mills will produce revenue sufficient to support the debt retirement throughout the bond repayment period, however, there will be no limit on the mill levy that may be certified by the District.

In addition, the District may capitalize interest to permit payment of interest during the time lapse between development of taxable properties and the collection of tax levies therefrom. Interest income through the reinvestment of construction funds, capitalized interest and annual tax receipts will provide additional funds. These revenue sources together with the possible imposition of rates, tolls, fees and charges should be sufficient to retire the proposed indebtedness if growth occurs as projected. Increases in the mill levy and/or the imposition of additional rates, tolls, fees and charges may be necessary.

Debt Limitation

The total general obligation debt limit for the District shall be as authorized by the electors of the District. The initial authorization is expected to be Fifty Million Dollars, ($50,000,000)

The general obligation debt limit can be raised only with the voted authorization of the District's electors.

Bond Limitations

The bonds may be issued to the general public or to certain investors of the bonds and comply with the applicable limitations found in Section 32-1-1101(6)(a)(I), (II), (III), or (IV) C.R.S. or Section 32-1-1101(6)(b), C.R.S., as the same may be amended from time to time.

Revenue Bonds

The District shall have authority to issue revenue bonds as allowed by Colorado law. Revenue Bonds shall not be limited by the voted general obligation debt limit.

Facilities Fee

The District may assess a "Facilities Fee" against property within the District. The obligation of the landowner to pay the Facilities Fee shall create a perpetual statutory lien on the property. The District may assess fees for the usage of facilities within the District.

Availability of Service Fees

The District may assess reasonable fees against undeveloped properties and/or properties that are otherwise tax exempt where District provided facilities and/or services are available to the properties. These fees are intended to compensate the District for the cost of providing the facilities and/or services where development has not occurred and/or ad valorem tax revenue is not sufficient that the properties are paying an equitable share.

Debt Summary

The Financial Plan reflects the amount of bonds anticipated to be sold to finance the completion, construction, acquisition and/or installation of the proposed facilities, including all costs and expenses related to the anticipated bond issuances. The amount of bonds sold will be based upon the final engineering estimates and/or actual construction contracts. Organizational costs, including legal fees, and capitalized engineering costs may be paid from the proceeds of bond issues. The interest rates as set forth in the Financial Plan are based upon the advice of potential underwriters for the District.

The Financial Plan projects the anticipated flow of funds and is based upon estimates of construction and projected needs for bond proceeds to finance the District's improvements. The District's engineer has evaluated the timing and cost estimate of the proposed District's improvements which are necessary to support the proposed absorptions of development as projected in the Financial Plan and has concurred with the assumptions. The Financial Plan sets forth a reasonable estimate of growth within the proposed District and allows the Board of Directors a measure of flexibility such that the proposed District need not incur debt in excess of what it needs to meet a growing population's demands for facilities and services. The District may accelerate or defer the issuance of bonds or the construction of facilities as necessary to meet the needs of development within the 470 Compark development.

Operations

The District will require operating funds to plan and cause the public improvement plan to be constructed. Additional costs to the capital costs indicated herein are expected to include: the described operation and maintenance of the improvements by the District, operation and maintenance of improvements, if any, which the County chooses not to accept, and expenses related to the formation and operation of the District (such as reimbursement of organizational costs, legal,

engineering, accounting and issuance costs of indebtedness, preparation of budgets, audits, elections, informational filings, and the like).

Annual administrative, operational and maintenance expenses will be established by the District in their annual budgeting process. Any expenses associated with these items are expected to be fulfilled by an operational mill levy which shall be established from time to time by the Board of Directors, together with appropriate rates, tolls, fees and charges. The mill levies projected in Exhibit D include such operational mill levy. If necessary, however, the proposed District reserves the right to supplement these revenues with additional revenue sources as permitted by the Special District Act. The District may use all or any portion of the operational mill levy for payment of debt.

Limits on Mill Levy Increases

There are statutory and constitutional limits on the District's ability, without an election, to increase its mill levy for provision of operation and maintenance services.

Economic Viability.

The Financial Plan (Exhibit D) illustrates the estimated income and expenses for the District presuming issuance of multiple series of bonds to correlate with phased construction of facilities by the District. The Financial Plan contained in this Service Plan demonstrates the economic viability of the District.

Enterprises.

In the discretion of the Board of Directors using the procedures and criteria provided by Amendment 1 (Const. Colo. Art. X, Sec. 20) and Colorado law, the District may establish enterprises to manage, fund, and operate such facilities, services, and programs as may qualify for enterprise status. To the extent allowed by law, any enterprise created by the District will remain under the control of the Board of Directors of the District.

Security for Debt

The District will not pledge any County funds or assets for security for the indebtedness set forth in the financial plan of the District. Security for indebtedness of the District may be provided in any legally permissible manner and may include security provided by development entities or others.

Description of Existing Conditions

The current assessed value of the land proposed to be within the District is less than $100,000. Projected values are described in the attached Exhibit D. The current population of the District is zero, the projected resident population of the District is zero.

Anticipated Development

The future development projections within the boundaries of the District is shown on Exhibit D.

Public Improvement Schedule

The landowners anticipate that initial construction of facilities will occur in 1998. Additional water, sewer , roads, storm drainage and other improvements are expected to take place as development progresses within the District.

VIII. MODIFICATION OF SERVICE PLAN

Material modifications to this Service Plan shall be first approved by Douglas County. Material modifications shall include modifications of a basic or essential nature including any additions to the types of services initially provided by the District. The County's approval shall not be required for modifications to this Service Plan necessary for the execution of the original financing plan, for modifications to the financing plan as provided herein, for inclusions within the Potential Service Area shown on Exhibit B, or for modifications required to implement changes in the enabling legislation. Areas outside of the Potential Service Area shall not be included into the District without the prior consent of the Douglas County

IX. DISCLOSURE

The District will take steps to insure that the developers of property located within the District provide adequate notice at the time of closing to purchasers of land within the District regarding the existence of the District, its services, mill levies and fees.

X. DISSOLUTION

The District agrees to file a petition in Douglas County, subject to completion of all required statutory procedures, for dissolution at the request of Douglas County if provision for payment of the financial obligations of the District has been made, all improvements contemplated by the District have been completed and the ongoing operations and maintenance obligations of the District are assumed, to the satisfaction of the District, by other responsible entities.

XI. CONSOLIDATION

The District shall not file a request with the Douglas County District Court to consolidate with another District without prior consent of the Douglas County Commissioners.

XII. FAILURE TO COMPLY WITH SERVICE PLAN

In the event that the District takes any action which constitutes a material modification from the Service Plan without approval from the County, the County may utilize the remedies set forth in applicable law to seek to enjoin the actions of the District.

XIII. INTERGOVERNMENTAL AGREEMENTS

The District may participate in joint financing and service agreements with other governmental units. By example and not by way of limitation, the District anticipates that it will enter into Intergovernmental Agreements with existing utility providers for the treatment and delivery of water and the treatment and disposal of sewage effluent. The District may enter into intergovernmental agreements with County, Cousenergy Construction of roads and with the E-470 Authority concerning construction of highway improvements and traffic signals.

XIV. STATUTORY REQUIREMENTS

It is submitted that this Service Plan for the E-470 BUSINESS METROPOLITAN DISTRICT meets the requirements of the Special District Control Act, meets applicable requirements of the Colorado Constitution, and those of the County. It is further submitted that:

A. There is sufficient existing and projected need for organized service in the area to be serviced by the District;

(a) The existing service in the area to be served by the District is inadequate for projected needs;

(b) The District is capable of providing economical and sufficient service to the area within its boundaries;

(c) The area within the District does have, and will have, the financial ability to discharge the existing and proposed indebtedness on a reasonable basis;

(d) Adequate service is not, and will not be, available to the area through the County, or other existing municipal or quasi-municipal corporations, including existing special Districts (other than the District), within a reasonable time and on a comparable basis;

(e) The facility and service standards of the District are compatible with the facility and service standards of the county within which the District is located and each municipality which is an interested party under Section 32-1-204(1), Colorado Revised Statutes;

(f) The Service Plan is in substantial compliance with a master plan adopted pursuant to Section 30-28-106, Colorado Revised Statutes;

(g) The Service Plan is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area; and

(h) The Service Plan will be in the best interests of the area served by the District.

EXHIBIT A

E-470 BUSINESS METROPOLITAN DISTRICT

LEGAL DESCRIPTION
VICKERS PARCEL 1

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 6, AND CONSIDERING THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 6 TO BEAR NORTH 89°40'04" EAST , WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°40'04" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 6 A DISTANCE OF 2589.52 FEET TO THE NORTHEAST CORNER OF SAID SECTION 6;
THENCE NORTH 89°39'33"EAST A DISTANCE OF 250.80 FEET TO THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE NORTH 89°38'38" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 5 A DISTANCE OF 1315.17 FEET;
THENCE SOUTH 00°21'37" EAST A DISTANCE OF 235.05 FEET;
THENCE SOUTH 10°26'25" EAST A DISTANCE OF 643.80 FEET;
THENCE SOUTH 44°47'20" EAST A DISTANCE OF 305.02 FEET;
THENCE SOUTH 10°43'26' WEST A DISTANCE OF 654.11 FEET;
THENCE SOUTH 69°04'32" WEST A DISTANCE OF 658.29 FEET TO A POINT OF CURVATURE;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°53'53", A RADIUS OF 1670.00 FEET AND AN ARC LENGTH OF 784.00 FEET, THE CHORD OF WHICH BEARS SOUTH 27°53'50" EAST, TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 5;
THENCE SOUTH 89°24'59" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1090.22 FEET;
THENCE NORTH 69°42'09" WEST A DISTANCE OF 454.47 FEET;
THENCE NORTH 00°14'36" WEST A DISTANCE OF 511.23 FEET;
THENCE SOUTH 87°34'11" WEST A DISTANCE OF 521.73 FEET;
THENCE NORTH 20°31'00" EAST A DISTANCE OF 1252.43 FEET;
THENCE NORTH 78°01'31" WEST A DISTANCE OF 842.79 FEET;
THENCE NORTH 69°28'32" WEST A DISTANCE OF 1804.58 FEET TO THE WEST LINE OF SAID NORTHEAST OF SECTION 6;
THENCE NORTH 00°27'21" EAST ALONG SAID WEST LINE A DISTANCE OF 8.11 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 132.97 ACRES, MORE OR LESS.

EXHIBIT A

E-470 BUSINESS METROPOLITAN DISTRICT

LEGAL DESCRIPTION
VICKERS PARCEL 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 6, AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6 TO BEAR NORTH 00°30'43" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 00°30'43" WEST ALONG SAID WEST LINE A DISTANCE OF 1551.22 FEET TO THE NORTHERLY RIGHT OF WAY OF HIGHWAY E-470 AS DESCRIBED IN BOOK 902 AT PAGE 573 AND AT PAGE 576 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;
THENCE NORTH 00°30'43" WEST CONTINUING ALONG SAID WEST LINE 6 A DISTANCE OF 1106.64 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 6;
THENCE NORTH 00°24'49" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 6 A DISTANCE OF 585.83 FEET;
THENCE NORTH 89°15'54" EAST A DISTANCE OF 2425.62 FEET;
THENCE SOUTH 00°11'31" EAST A DISTANCE OF 449.91 FEET;
THENCE SOUTH 89°16'34" WEST A DISTANCE OF 1279.81 FEET;
THENCE SOUTH 00°43'17" WEST A DISTANCE OF 103.64 FEET;
THENCE NORTH 87°37'40" EAST A DISTANCE OF 472.06 FEET;
THENCE SOUTH 69°31'58" EAST A DISTANCE OF 420.59 FEET;
THENCE SOUTH 20°41'39" WEST A DISTANCE OF 402.37 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF HIGHWAY E-470;
THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°11'41", A RADIUS OF 5948.00 FEET AND AN ARC LENGTH OF 1265.96 FEET, THE CHORD OF WHICH BEARS SOUTH 72°22'42" WEST;
2.THENCE SOUTH 66°17'19" WEST A DISTANCE 437.66 FEET;
3. THENCE SOUTH 69°56'56" WEST A DISTANCE OF 266.46 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 62.24 ACRES, MORE OR LESS.

EXHIBIT A

E-470 BUSINESS METROPOLITAN DISTRICT

LEGAL DESCRIPTION
HOPE TRACT 2

A TRACT OF LAND BEING PORTIONS OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, THE NORTH ONE-QUARTER CORNER BEING MONUMENTED BY A SURVEY MONUMENT AND A SURVEY CAP LS NO. 10377 AND THE CENTER ONE-QUARTER BEING MONUMENTED BY A SURVEY MONUMENT AND A SURVEY CAP LS NO. 10377 AND LINE BETWEEN THEM ASSUMED TO BEAR SOUTH 00°36'09" WEST.

COMMENCING AT THE CENTER CORNER OF SAID SECTION 6;
THENCE NORTH 00°36'09" EAST AND ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6, A DISTANCE OF 673.39 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 87°56'04" WEST, A DISTANCE OF 42.92 FEET TO A POINT OF INTERSECTION WITH THE EXISTING FENCE LINE;
THENCE NORTHERLY ALONG THE CENTERLINE OF SAID EXISTING FENCE LINE THE FOLLOWING FOUR (4) COURSES;

1. NORTH 00°11'05" EAST, A DISTANCE OF 322.99 FEET;
2. NORTH 00°08'50" WEST, A DISTANCE OF 160.49 FEET;
3. NORTH 00°11'47" EAST, A DISTANCE OF 502.54 FEET;
4. NORTH 00°16'27" EAST, A DISTANCE OF 1091.16 FEET TO A POINT ON THE NORTHLINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6;

THENCE NORTH 89°59'57" EAST AND ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6, A DISTANCE OF 57.14 FEET TO THE NORTH ONE-QUARTER CORNER OF SAID SECTION 6;
THENCE SOUTH 00°36'09" WEST AND ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6, A DISTANCE OF 2075.73 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

E-470 BUSINESS METROPOLITAN DISTRICT

LEGAL DESCRIPTION
HOPE TRACT 3

A TRACT OF LAND BEING PORTIONS OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, THE NORTH ONE-QUARTER CORNER BEING MONUMENTED BY A SURVEY MONUMENT AND A SURVEY CAP LS NO. 10377 AND THE CENTER ONE-QUARTER BEING MONUMENTED BY A SURVEY MONUMENT AND A SURVEY CAP LS NO. 10377 AND LINE BETWEEN THEM ASSUMED TO BEAR SOUTH 00o36'09" WEST.

COMMENCING AT THE CENTER CORNER OF SAID SECTION 6;
THENCE NORTH 00°36'09" EAST AND ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 6, A DISTANCE OF 673.39 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°36'09" EAST ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 6, A DISTANCE OF 2067.53 FEET;
THENCE SOUTH 69°09'08" EAST, A DISTANCE OF 1804.72 FEET;
THENCE SOUTH 77°40'59" EAST, A DISTANCE OF 842.675 FEET;
THENCE SOUTH 20°50'52" WEST, A DISTANCE OF 1252.13 FEET;
THENCE SOUTH 87°56'04" WEST, A DISTANCE OF 2087.30 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

E-470 BUSINESS METROPOLITAN DISTRICT

LEGAL DESCRIPTION
HOPE TRACT 5

A TRACT OF LAND BEING A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, THE NORTH ONE-QUARTER CORNER BEING MONUMENTED BY A SURVEY MONUMENT AND A SURVEY CAP LS NO. 10377 AND THE CENTER ONE-QUARTER BEING MONUMENTED BY A SURVEY MONUMENT AND A SURVEY CAP LS NO. 10377 AND LINE BETWEEN THEM ASSUMED TO BEAR SOUTH 00o36'09" WEST.

COMMENCING AT THE CENTER CORNER OF SAID SECTION 6 SAID POINT BEING THE POINT OF BEGINNING;
THENCE NORTH 87°56'04" EAST AND ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 6, A DISTANCE OF 2614.88 FEET TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 6;
THENCE SOUTH 00°11'40" WEST ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 6, A DISTANCE OF 1228.08 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF E-470;
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. NORTH 64°25'19" WEST, A DISTANCE OF 144.09 FEET TO A POINT OF CURVE;
2. ALONG A CURVE TO THE LEFT HAVING A DELTA OF 20°42'03", A RADIUS OF 5948.00 FEET, A DISTANCE OF 2149.00 FEET AS MEASURED ALONG THE ARC TO A POINT ON CURVE;

THENCE NORTH 69°09'11" WEST A DISTANCE OF 449.87 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 6;
THENCE NORTH 69°09'11" WEST, A DISTANCE OF 898.68 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 6;
THENCE NORTH 87°56'04" EAST AND ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 6, A DISTANCE OF 844.08 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

E-470 BUSINESS METROPOLITAN DISTRICT

LEGAL DESCRIPTION
HOPE TRACT 6

A TRACT OF LAND BEING A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, THE NORTH ONE-QUARTER CORNER BEING MONUMENTED BY A SURVEY MONUMENT AND A SURVEY CAP LS NO. 10377 AND THE CENTER ONE-QUARTER BEING MONUMENTED BY A SURVEY MONUMENT AND A SURVEY CAP LS NO. 10377 AND LINE BETWEEN THEM ASSUMED TO BEAR SOUTH 00o36'09" WEST.

COMMENCING AT THE CENTER CORNER OF SAID SECTION 6;
THENCE SOUTH 87°56'04" WEST AND ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6, A DISTANCE OF 31.00 FEET TO THE POINT ON THE EXISTING FENCE LINE EXTENDED SOUTHERLY SAID POINT BEING THE POINT OF BEGINNING;
THENCE SOUTH 87°56'04" WEST AND ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6, A DISTANCE OF 1286.33 FEET TO THE SOUTHWEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6 SAID POINT ALSO BEING ON THE EASTERLY LINE OF LOT 18, AS PLATTED IN GREEN ACRES SUBDIVISION AS RECORDED UNDER RECEPTION NO. 105760 OF THE DOUGLAS COUNTY RECORDS;
THENCE NORTH 01°02'01" EAST AND ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6 ALSO BEING THE EASTERLY LINE OF LOT 18 AS PLATTED IN SAID GREEN ACRES SUBDIVISION, A DISTANCE OF 103.30 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 14 AS PLATTED IN SAID GREEN ACRES;
THENCE NORTH 89°35'00" EAST AND ALONG THE SOUTHERLY LINE OF LOT 13 AND LOT 14 AS PLATTED IN SAID GREEN ACRES, A DISTANCE OF 1280.41 FEET TO A POINT OF INTERSECTION WITH THE EXISTING FENCE LINE;
THENCE SOUTH 02°49'00" EAST AND ALONG THE SAID EXISTING FENCE LINE AND ITS EXTENSION SOUTHERLY, A DISTANCE OF 66.31 FEET TO THE POINT OF BEGINNING.

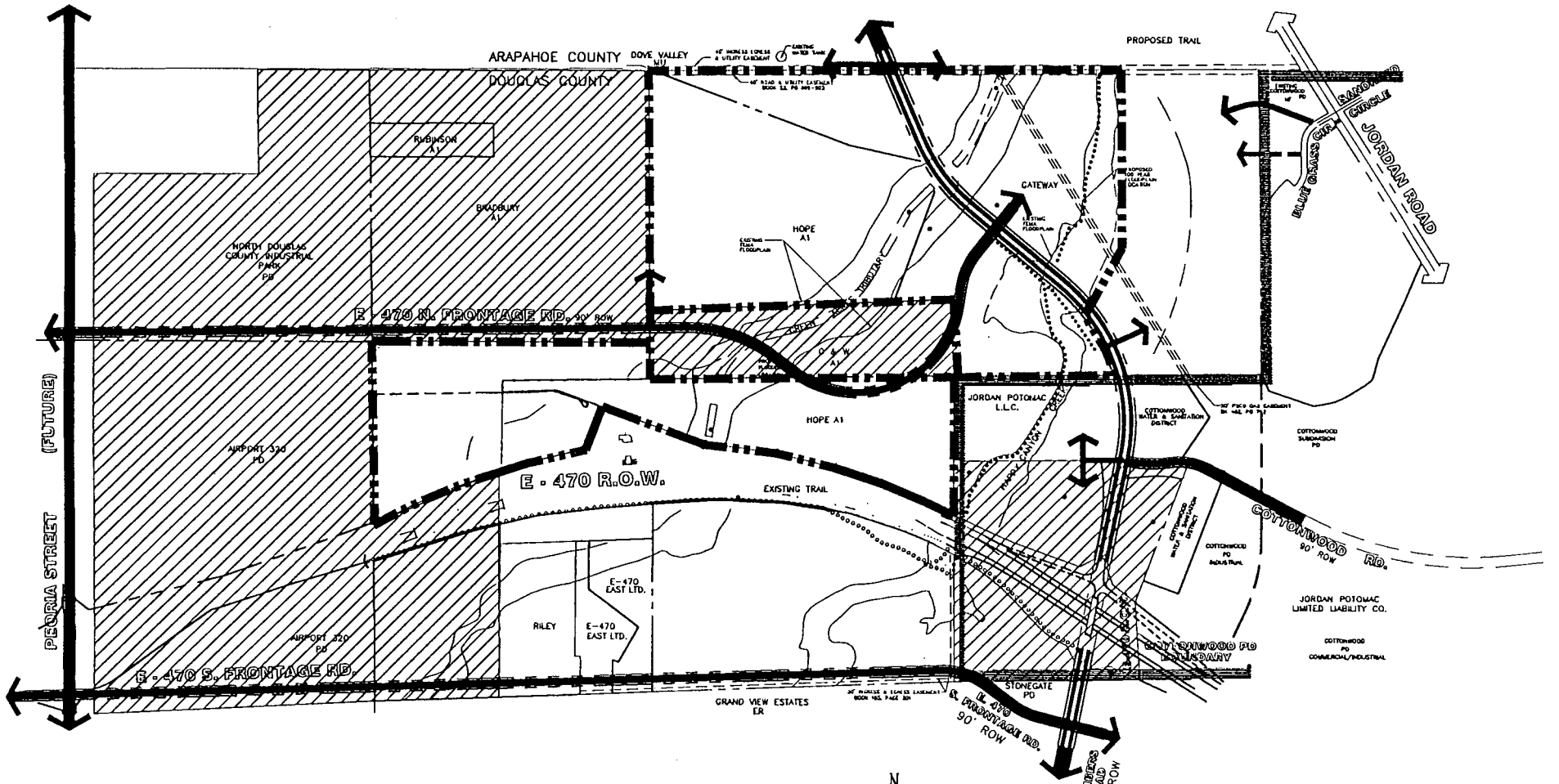
EXHIBIT A

E-470 BUSINESS METROPOLITAN DISTRICT

LEGAL DESCRIPTION
HOPE TRACT 7

A TRACT OF LAND BEING THAT CERTAIN TRIANGULAR TRACT OF LAND WITH A BASE OF 425.70; AND A HEIGHT OF 164.02' AND A HYPOTENUSE OF 455.22' WHICH IS THE SOUTH WEST CORNER OF THE NORTH WEST CORNER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

EXHIBIT B



REPRESENTATIVE/APPLICANT
PLAN WEST INC., BILL HOBBS
8000 E. Prentice Ave., Suite C-1
Englewood, Colorado 80111

ENGINEER
CARROLL & LANGE, INC.
165 S. Union Blvd. Suite 104
Lakewood, Colorado 80228

EXHIBIT B
PAGE 21
APPROVED BOCC 2/24/98

EXHIBIT C

E-470 BUSINESS METROPOLITAN DISTRICT

Compark Metro District Service Plan Cost Estimates

	Total
Roadway	
Four Lane Arterial	$1,958,800
Collector - Onsite	$3,509,800
Collector - Offsite	$1,094,800
Total	**$6,563,400**
Interchange with E470	
Ramp Completion	$455,000
Traffic Control Signals	$292,500
Total	**$747,500**
Bridge	
Four Lane Arterial Across Happy Canyon Creek	$780,000
Collector Across Happy Canyon Creek	$624,000
Four Lane Arterial Across Green acres Tributary	$442,000
Collector Across Green Acres Tributary	$357,500
Total	**$2,203,500**
Major Intersections	
Turn Lanes and Widening	$312,000
Traffic Control Signals	$585,000
Total	**$897,000**
Major Drainage	
Happy Canyon Creek	$1,975,000
Stonegate Tributary	$125,000
Green acres Tributary	$975,000
E 470 Tributary	$208,000
Total	**$3,283,000**
Water Distribution System	
Wells and Treatment	$1,050,000
Water Storage	$750,000
Water Rights Purchases	$400,000
Onsite Mains	$1,708,720
Offsite Mains	$305,500
Total	**$4,214,220**
Sanitary Sewer System	
Treatment Plant Expansion	$4,500,000
Onsite Mains	$623,740
Lift Station	$455,000
Force Main	$416,000
Total	**$5,994,740**
Parks, Open Space & Landscape	
Park/Open Space	$800,000
Arterial Islands	$957,600
Gateway	$78,000
Trail System	$145,600
Total	**$1,981,200**
Project Grand Total	**$25,884,560**

Notes:

* Design Services are estimated at 15% of construction cost and are included in each item.
* Contingency is estimated at 15% of construction cost and is included in each item.
* All costs are in 1997 dollars. The estimate has been prepared using the best available data known to the Engineer at the time the time the estimate was prepared. The estimate is not a guarantee of project costs.
* Roadway, bridge and major intersection costs are based on 1997 Douglas County Standard for design and construction.
* Roadway costs include allowances for street lighting, dry utility sleeves and storm sewer. Construction of gas, electric, telephone and cable TV to serve the development is not included.
* E 470 interchange estimate does not include construction of toll facilities.
* Trail system connections are in addition to any trails provided as part of drainage or roadway improvements.

E-470 Business Metropolitan District

		Total	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Beginning Cash Available			0	0	307,662	622,279	2,029,561	2,801,722	3,700,274	3,344,900	3,025,497	2,727,083
Revenues:												
	Property Taxes	23,454,211	0	7,500	7,500	7,500	7,500	7,500	7,500	101,319	239,645	568,876
6.00%	Specific Ownership Taxes	1,407,253	0	450	450	450	450	450	450	6,079	14,379	34,133
0	Transfer From E-470/Potomac Metro	4,131,799	0	2,831	2,831	18,510	117,765	179,850	224,450	236,464	242,193	248,037
1.884	Non-Residential Development Fees	7,460,640	0	0	0	0	0	288,252	425,784	1,083,300	970,260	763,020
DS	Bond Proceeds	25,884,400	0	5,723,100	2,499,100	0	3,335,400	3,189,900	3,267,400	0	0	7,869,500
8000	Residential Development Fees	6,664,000	0	392,000	800,000	2,000,000	1,600,000	1,472,000	400,000	0	0	0
0.00%	Sales/Use Tax Rebate	0	0	0	0	0	0	0	0	0	0	0
4.00%	Investment Income	1,451,021	0	0	12,306	24,891	81,182	112,069	148,011	133,796	121,020	109,083
	Total Annual Income	70,453,324	0	6,125,881	3,322,187	2,051,351	5,142,297	5,250,021	4,473,594	1,560,958	1,587,497	9,592,649
Expenditures:												
DS	Debt Service	42,380,367	0	0	413,350	593,950	984,617	1,111,450	1,511,450	1,828,750	1,832,100	1,837,300
CONST	Construction	25,884,400	0	5,723,100	2,499,100	0	3,335,400	3,189,900	3,267,400	0	0	7,869,500
1.50%	Tax Collection Fees	372,922	0	119	119	119	119	119	119	1,611	3,810	9,045
0.00%	Operating Expenses	1,190,000	0	95,000	95,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
	Total Annual Expenses	69,827,689	0	5,818,219	3,007,569	644,069	4,370,136	4,351,469	4,828,969	1,880,361	1,885,910	9,765,845
Ending Cash Available		625,635	0	307,662	622,279	2,029,561	2,801,722	3,700,274	3,344,900	3,025,497	2,727,083	2,553,887
Mill Levy			0	0	0	25	25	25	25	25	25	25
Assessed Valuation												
	Beginning				0	0	0	0	0	0	4,052,750	9,585,805
2.00%	Increase From Inflation				0	0	0	0	0	0	81,055	191,716
	Increase From Construction	91,654,500		0	0	0	0	0	0	4,052,750	5,452,000	12,977,500
	Cummulative	113,337,664		0	0	0	0	0	0	4,052,750	9,585,805	22,755,021
Absorbtion												
	Residential Units	0	0	0	0	0	0	0	0	0	0	0
	Square Feet of Commercial	3,960,000	0	0	0	0	0	0	153,000	226,000	575,000	515,000
29.00%	Commercial Value	316,050,000	0	0	0	0	0	0	13,975,000	18,800,000	44,750,000	40,750,000
10.00%	Residential Value	0	0	0	0	0	0	0	0	0	0	0
	Total Market Value	316,050,000	0	0	0	0	0	0	13,975,000	18,800,000	44,750,000	40,750,000
	Assessed Valuation	91,654,500	0	0	0	0	0	0	4,052,750	5,452,000	12,977,500	11,817,500

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		2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Beginning Cash Available		2,553,887	2,513,055	2,421,937	2,320,262	1,983,881	1,535,306	1,228,399	962,143	725,046	531,574
Revenues:											
	Property Taxes	875,691	920,463	1,263,093	1,574,875	1,825,902	1,973,345	2,012,812	2,053,068	2,094,130	2,136,012
6.00%	Specific Ownership Taxes	52,541	55,228	75,786	94,492	109,554	118,401	120,769	123,184	125,648	128,161
0	Transfer From E-470/Potomac Metro	253,998	198,062	203,024	208,084	213,246	218,511	223,881	229,359	234,946	240,645
1.884	Non-Residential Development Fees	1,335,756	1,296,192	926,928	371,148	0	0	0	0	0	0
DS	Bond Proceeds	0	0	0	0	0	0	0	0	0	0
8000	Residential Development Fees	0	0	0	0	0	0	0	0	0	0
0.00%	Sales/Use Tax Rebate	0	0	0	0	0	0	0	0	0	0
4.00%	Investment Income	102,155	100,522	96,877	92,810	79,355	61,412	49,136	38,486	29,002	21,263
	Total Annual Income	2,620,141	2,570,468	2,565,707	2,341,410	2,228,057	2,371,669	2,406,598	2,444,097	2,483,725	2,526,081
Expenditures:											
DS	Debt Service	2,597,050	2,596,950	2,597,300	2,602,750	2,597,600	2,597,200	2,590,850	2,598,550	2,593,900	2,597,250
CONST	Construction	0	0	0	0	0	0	0	0	0	0
1.50%	Tax Collection Fees	13,923	14,635	20,083	25,041	29,032	31,376	32,004	32,644	33,297	33,963
0.00%	Operating Expenses	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
	Total Annual Expenses	2,660,973	2,661,585	2,667,383	2,677,791	2,676,632	2,678,576	2,672,854	2,681,194	2,677,197	2,681,213
Ending Cash Available		2,513,055	2,421,937	2,320,262	1,983,881	1,535,306	1,228,399	962,143	725,046	531,574	376,442
Mill Levy		25	20	20	20	20	20	20	20	20	20
Assessed Valuation											
	Beginning	22,755,021	35,027,622	46,023,174	63,154,637	78,743,730	91,295,105	98,667,257	100,640,602	102,653,414	104,706,482
2.00%	Increase From Inflation	455,100	700,552	920,463	1,263,093	1,574,875	1,825,902	1,973,345	2,012,812	2,053,068	2,094,130
	Increase From Construction	11,817,500	10,295,000	16,211,000	14,326,000	10,976,500	5,546,250	0	0	0	0
	Cummulative	35,027,622	46,023,174	63,154,637	78,743,730	91,295,105	98,667,257	100,640,602	102,653,414	104,706,482	106,800,612
Absorbtion											
	Residential Units	0	0		0	0	0	0	0	0	0
	Square Feet of Commercial	405,000	709,000	688,000	492,000	197,000	0	0	0	0	0
29.00%	Commercial Value	35,500,000	55,900,000	49,400,000	37,850,000	19,125,000	0	0	0	0	0
10.00%	Residential Value	0	0	0	0	0	0	0	0	0	0
	Total Market Value	35,500,000	55,900,000	49,400,000	37,850,000	19,125,000	0	0	0	0	0
	Assessed Valuation	10,295,000	16,211,000	14,326,000	10,976,500	5,546,250	0	0	0	0	0

E-470 Business Metropolitan District

		2017	2018	2019
Beginning Cash Available		376,442	270,222	294,388
Revenues:				
	Property Taxes	2,178,732	1,777,846	1,813,403
6.00%	Specific Ownership Taxes	130,724	106,671	108,804
0	Transfer From E-470/Potomac Metro	246,458	191,909	196,748
1.884	Non-Residential Development Fees	0	0	0
DS	Bond Proceeds	0	0	0
8000	Residential Development Fees	0	0	0
0.00%	Sales/Use Tax Rebate	0	0	0
4.00%	Investment Income	15,058	10,809	11,776
	Total Annual Income	2,570,972	2,087,235	2,130,730
Expenditures:				
DS	Debt Service	2,592,550	1,984,800	1,720,650
CONST	Construction	0	0	0
1.50%	Tax Collection Fees	34,642	28,268	28,833
0.00%	Operating Expenses	50,000	50,000	50,000
	Total Annual Expenses	2,677,192	2,063,068	1,799,483
Ending Cash Available		270,222	294,388	625,635
Mill Levy		20	16	16
Assessed Valuation				
	Beginning	106,800,612	108,936,624	111,115,357
2.00%	Increase From Inflation	2,136,012	2,178,732	2,222,307
	Increase From Construction	0	0	0
	Cummulative	108,936,624	111,115,357	113,337,664
Absorbtion				
	Residential Units	0	0	0
	Square Feet of Commercial	0	0	0
29.00%	Commercial Value	0	0	0
10.00%	Residential Value	0	0	0
	Total Market Value	0	0	0
	Assessed Valuation	0	0	0

Compark Business Campus Metropolitan District First Amendment
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Project Name: Compark Business Campus Metro District, First Amendment
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Date Sent: 07/21/2025 **Date Due:** 08/04/2025

Agency	Date Received	Agency Response	Response Resolution
Airport Vista Metropolitan Districts	07/31/2025	See Letter: No comments.	No Response Required
Arapahoe County Engineering Services Division	08/05/2025	See Letter: No comments.	No Response Required.
Arapahoe County Public Airport Authority-Centennial	07/22/2025	See Letter: No objection.	No Response Required.
Arapahoe County PWD/ Planning		No Response Received.	No Response Required.
AT&T Long Distance - ROW		No Response Received.	No Response Required.
Belford North Metro District		No Response Received.	No Response Required.
Belford South Metro District		No Response Received.	No Response Required.
Black Hills Energy		No Response Received.	No Response Required.
Canyon Creek Condominium HOA		No Response Received.	No Response Required.
Carousel Farms Metro District		No Response Received.	No Response Required.
CenturyLink		No Response Received.	No Response Required.
Chambers Highpoint Metro District 1 & 2		No Response Received.	No Response Required.

Project Name: Compark Business Campus Metro District, First Amendment
Project File #: SV2025-006
Date Sent: 07/21/2025 **Date Due:** 08/04/2025

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	07/25/2025	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for SV2025-006, Compark Business Campus Metropolitan District, 1st Amendment have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted. (verbatim)	No Response Required.
City of Aurora	07/22/2025	See Letter: No comment.	No Response Required.
City of Centennial	07/22/2025	Received: No comment (verbatim).	No Response Required.
City of Lone Tree	07/31/2025	See Letter: No issues with proposal.	No Response Required.
Colorado Department of Transportation CDOT-Region # 1	07/22/2025	See Letter: No comment.	No Response Required.
Colorado Division of Water Resources	08/21/2025	See Letter: No objections.	No Response Required.
Colorado Geological Survey		No Response Received.	No Response Required.
Comcast		No Response Received.	No Response Required.
Concord Metropolitan District		No Response Received.	No Response Required.
CORE Electric Cooperative	07/22/2025	Received: No comment.	No Response Required.

Project Name: Compark Business Campus Metro District, First Amendment
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Date Sent: 07/21/2025 **Date Due:** 08/04/2025

Agency	Date Received	Agency Response	Response Resolution
Cottonwood Commercial Area URP		No Response Received.	No Response Required.
Cottonwood Highlands Metro District 1 & 2		No Response Received.	No Response Required.
Cottonwood Metropolitan District		No Response Received.	No Response Required.
Cottonwood Water & Sanitation District		No Response Received.	No Response Required.
Douglas County Assessor	07/29/2025	Received: None (verbatim)	No Response Required.
Douglas County Building Services	07/23/2025	Received: No comment (verbatim).	No Response Required.
Douglas County Conservation District		No Response Received.	No Response Required.
Douglas County Engineering Services	07/24/2025	See Letter: Engineer review fee required to be paid prior to approval.	This Comment has been addressed by the Applicants. Engineering had no additional comments.
Douglas County Health Department	07/31/2025	Received: No Comment (verbatim)	No Response Required.
Douglas County Office of Emergency Management	07/23/2025	Received: No comment (verbatim)	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.
Dove Meadows HOA		No Response Received.	No Response Required.
Dove Ridge HOA		No Response Received.	No Response Required.
E-470 Potomac Metro District		No Response Received.	No Response Required.
E-470 Public Highway Authority	09/10/2025	See Letter: No comment.	No Response Required.
Grandview Estates Rural Water Conservation District		No Response Received.	No Response Required.
Heritage Hills Metro District		No Response Received.	No Response Required.
Highfield Metro District		No Response Received.	No Response Required.
Inverness Metro Improvement District		No Response Received.	No Response Required.
Inverness Water & Sanitation District		No Response Received.	No Response Required.
Kings Point South Metro District 1-3		No Response Received.	No Response Required.
Lincoln Creek Metro District		No Response Received.	No Response Required.

Project Name: Compark Business Campus Metro District, First Amendment
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Agency	Date Received	Agency Response	Response Resolution
Lincoln Meadows Metro District		No Response Received.	No Response Required.
Lincoln Station Metro District		No Response Received.	No Response Required.
Lone Tree Business Improvement District		No Response Received.	No Response Required.
Lone Tree Entertainment District		No Response Received.	No Response Required.
Meridian DCC, Meridian Village Metro District, Meridian Metro Districts	07/30/2025	Received: No comment (verbatim)	No Response Required.
Meridian Village Metro Districts 1-2-3-4	07/30/2025	Received: No comment (verbatim)	No Response Required.
Mile High Flood District		No Response Received.	No Response Required.
Newlin Crossing Metro District		No Response Received.	No Response Required.
North Meridian Metro District		No Response Received.	No Response Required.
Olde Town Metro District		No Response Received.	No Response Required.
Omnipark Metropolitan District		No Response Received.	No Response Required.
Overlook at Kings Point South Metro District		No Response Received.	No Response Required.
Overlook Metro District		No Response Received.	No Response Required.
Park Meadows Business Improvement District		No Response Received.	No Response Required.
Park Meadows Metropolitan District		No Response Received.	No Response Required.
Parker Automotive Metro District		No Response Received.	No Response Required.
Parker Road Area URP		No Response Received.	No Response Required.
Parker Water & Sanitation District	07/22/2025	Received: No comment (verbatim)	No Response Required.
Rampart Range Metro Districts #1-9	07/24/2025	See Letter: No comment.	No Response Required.
Regency Metro District	07/22/2025	See Letter: No concern.	No Response Required.
RTD - Planning & Development Dept		No Response Received.	No Response Required.
Rural Water Authority of Douglas County		No Response Received.	No Response Required.
Sierra Ridge Metro Districts #1 & 2		No Response Received.	No Response Required.
South Meridian Metro District	07/24/2025	See Letter: No comments.	No Response Required.

Project Name: Compark Business Campus Metro District, First Amendment
Project File #: SV2025-006
Date Sent: 07/21/2025 **Date Due:** 08/04/2025

Agency	Date Received	Agency Response	Response Resolution
South Metro Fire Rescue	07/23/2025	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.
Southeast Public Improv Metro District		No Response Received.	No Response Required.
Southgate Water and Sanitation Districts		No Response Received.	No Response Required.
Stonegate North Villages Metro District		No Response Received.	No Response Required.
Stonegate Village Metro District		No Response Received.	No Response Required.
The Villas Metro District	07/31/2025	See Letter: No comments.	No Response Required.
The Yard Metro District		No Response Received.	No Response Required.
Town of Parker Development Review		No Response Received.	No Response Required.
Town of Parker Public Works		No Response Received.	No Response Required.
Westcreek Metro District 1 & 2		No Response Received.	No Response Required.
Xcel Energy-Right of Way & Permits	07/30/2025	See Letter: No apparent conflict.	No Response Required.

DJ Beckwith

From: Sarah Luetjen <sluetjen@cegrlaw.com>
Sent: Thursday, July 31, 2025 3:05 PM
To: DJ Beckwith
Cc: David Greher; Karen Brady - Cordillera
Subject: RE: Referral Response Request for Compark Business Campus Metro District 1st Amendment (SV2025-006)

Follow Up Flag: Follow up
Flag Status: Flagged

DJ,

I've spoken with the Board, and they have no comments or questions regarding the proposed amendment.

Thank you,

Sarah

Sarah H. Luetjen | Paralegal
Cockrel Ela Glesne Greher & Ruhland, P.C.
44 Cook Street, Suite 620
Denver, Colorado 80206
Main: 303.218.7200 | Direct: 303.218.7207
sluetjen@cegrlaw.com | **www.cegrlaw.com**

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From: Sarah Luetjen <sluetjen@cegrlaw.com>
Sent: Tuesday, July 22, 2025 12:49 PM
To: DJ Beckwith <dbeckwith@douglas.co.us>
Cc: David Greher <dgreher@cegrlaw.com>
Subject: RE: Referral Response Request for Compark Business Campus Metro District 1st Amendment (SV2025-006)

Thank you, DJ. I've asked the Board to review the proposed amendment, and we'll be sure to send you our comments on or before August 4th.

Sarah

Sarah H. Luetjen | Paralegal
Cockrel Ela Glesne Greher & Ruhland, P.C.
44 Cook Street, Suite 620
Denver, Colorado 80206
Main: 303.218.7200 | Direct: 303.218.7207
sluetjen@cegrlaw.com | **www.cegrlaw.com**

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ATTACHMENTS. Although this email and any attachments are believed to be free of any virus, the files should be virus scanned before opening them.

From: DJ Beckwith <dbeckwith@douglas.co.us>
Sent: Monday, July 21, 2025 4:15 PM
To: Sarah Luetjen <sluetjen@cegrlaw.com>
Subject: Referral Response Request for Compark Business Campus Metro District 1st Amendment (SV2025-006)

Greetings,

Please review the proposed amendment for the Compark Business Campus Metropolitan District and forward any comments on behalf of the Airport Vista Metro District 1 & 2 to me by Monday, August 4, 2025. I've attached the Referral Packet to this email that contains the service plan and application.

Please let me know if you have any questions.
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

ARAPAHOE COUNTY

PUBLIC WORKS & DEVELOPMENT
BRYAN D. WEIMER, PWLF Director
6924 South Lima Street
Centennial, CO 80112-3853
Phone: 720-874-6500
Relay Colorado: 711
www.arapahoegov.com

Engineering Services Division Referral Comments

August 5, 2025

Douglas County
Attn: DJ Beckwith

RE: DOUGLAS REF / SV2025-006 / COMPARK BUSINESS CAMPUS MD / SERVICE PLAN AMD
1. The Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project Staff has no comments regarding the referral at this time based on the information submitted.
Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

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

Thank you,

Joseph Boateng, PE
Arapahoe County Public Works & Development
Engineering Services Division

July 21, 2025

REFERRAL RESPONSE REQUEST

Comments Due By: August 4, 2025

File # / Name: SV2025-006 / Compark Business Campus Metropolitan District

Request: Metropolitan District – First Amendment

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:	
☑ See letter attached for detail.	
Agency: Arapahoe County Public Airport Authority	**Phone #:** 303-218-2919
Your Name: Zachary Gabehart *(please print)*	**Your Signature:** Zachary Gabehart **Date:** 07/22/2025

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,

DJ Beckwith
Principal Planner

Enclosure

CENTENNIAL AIRPORT
ARAPAHOE COUNTY AIRPORT AUTHORITY

7565 South Peoria Street, Unit D9
Englewood, Colorado 80112
main: 303-790-0598 | fax: 303-790-2129
www.centennialairport.com

July 22, 2025

DJ Beckwith
Douglas County Community Development Department
100 3rd St.
Castle Rock, CO 80104

Re: SV2025-006 – Compark Business Campus Metro District 1st Amend.

Dear Mr. Beckwith,

Thank you for the opportunity to review the plan amendment. The Arapahoe County Public Airport Authority has reviewed the documents and has no objection to the proposal. We have the following comments to make on the project:

Please feel free to call me if you have any questions.

Sincerely,

Zachary Gabehart
Planning Specialist - Noise & Environmental

July 21, 2025

REFERRAL RESPONSE REQUEST

Comments Due By: August 4, 2025

File # / Name: SV2025-006 / Compark Business Campus Metropolitan District

Request: Metropolitan District – First Amendment

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:	
☐ See letter attached for detail.	
Agency: City of Aurora	**Phone #:** 303.739.7310
Your Name: Brianna Medema *(please print)*	**Your Signature:** [signature] **Date:** 7/22/2025

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,

DJ Beckwith
Principal Planner

Enclosure

DJ Beckwith

From: Maureen Welsh <Maureen.Welsh@cityoflonetree.com>
Sent: Tuesday, July 22, 2025 7:40 AM
To: DJ Beckwith
Subject: RE: Douglas County eReferral Compark Business Campus MD (SV2025-006) Is Ready For Review
Attachments: Signed- COLT- Referral Packet for Compark Buisness Campus Metro District - 1st Amendment - SV2025-006.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning, DJ,

Please see the City of Lone Tree's attached referral response for project no. SV2025-006. The City has no issues with the proposal.

Thank you,

Maureen Welsh, AICP
Senior Planner
9220 Kimmer Drive
Lone Tree, CO 80124
720-509-1275

From: dbeckwith@douglas.co.us <dbeckwith@douglas.co.us>
Sent: Monday, July 21, 2025 3:23 PM
To: Maureen Welsh <Maureen.Welsh@cityoflonetree.com>
Subject: Douglas County eReferral Compark Business Campus MD (SV2025-006) Is Ready For Review

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

SV2025-006, Compark Business Campus Metropolitain District, First Amendment to service plan application.

This referral will close on Monday, August 4, 2025.

If you have any questions, please contact me.

Sincerely,

July 21, 2025

REFERRAL RESPONSE REQUEST

Comments Due By: August 4, 2025

File # / Name: SV2025-006 / Compark Business Campus Metropolitan District

Request: Metropolitan District – First Amendment

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:	
☐ See letter attached for detail.	
Agency: City of Lone Tree	**Phone #:** 720-509-1275
Your Name: Maureen Welsh *(please print)*	**Your Signature:** Maureen Welsh **Date:** 07-22-2025

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,

DJ Beckwith
Principal Planner

Enclosure

DJ Beckwith

From: Varner - CDOT, Jessica <jessica.varner@state.co.us>
Sent: Tuesday, July 22, 2025 2:40 PM
To: DJ Beckwith
Cc: Steven Loeffler - CDOT
Subject: SV2025-006 Compark Business Campus Metropolitan District

Follow Up Flag: Follow up
Flag Status: Flagged

Hi DJ,

I have reviewed the referral for Compark Business Campus Metropolitan District Service Plan Application and have no comment. This development is off the CDOT system.

Thank you for the opportunity to review this referral.

Thank you,

Jessica Varner
Permits Unit- Region 1

COLORADO
Department of Transportation

P 720.541.0441 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
Jessica.varner@state.co.us | www.codot.gov | www.cotrip.org

DJ Beckwith

From: Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>
Sent: Thursday, August 21, 2025 1:03 PM
To: DJ Beckwith
Subject: Re: Douglas County eReferral Compark Business Campus MD (SV2025-006) Is Ready For Review

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon,
We have reviewed the proposed amendments to the service plan for Compark Business Campus Metropolitan District. 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 will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

Our office has no objections to the proposed amendments, since no changes to Section 18A Water Supply – Overlay District were identified in this referral.
Best regards,

Ioana Comaniciu, P. E.

Water Resource Engineer

P 303-866-3581 x 8246

1313 Sherman St., Suite 821 Denver CO 80203

ioana.comaniciu@state.co.us | https://dwr.colorado.gov

On Mon, Jul 21, 2025 at 3:24 PM <dbeckwith@douglas.co.us> wrote:
> 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__;!!PUG2raq7Ki

July 21, 2025

REFERRAL RESPONSE REQUEST

Comments Due By: August 4, 2025

File # / Name: SV2025-006 / Compark Business Campus Metropolitan District

Request: Metropolitan District – First Amendment

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: The engineering review fee ($300.00) will need to be paid prior to our approval of this first amendment to the service plan
☐	See letter attached for detail.
Agency: DC Engineering	**Phone #:** 303-660-7490
Your Name: Chuck Smith *(please print)*	**Your Signature:** Chuck Smith **Date:** 7/24/2025

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,

DJ Beckwith
Principal Planner

Enclosure

DJ Beckwith

From: Chuck Smith
Sent: Thursday, September 25, 2025 3:42 PM
To: DJ Beckwith
Subject: RE: Douglas County eReferral Compark Business Campus MD (SV2025-006) Is Ready For Review

Hi DJ - thanks for checking, they have paid the fees

Chuck Smith, CFM | Engineer III – Douglas County Engineering Douglas County Department of Public Works Engineering Engineering Services Address | 100 Third St., Castle Rock, CO 80104 Main | 303-660-7490 Email | CSmith@douglas.co.us

-----Original Message-----
From: DJ Beckwith <dbeckwith@douglas.co.us>
Sent: Thursday, September 25, 2025 2:53 PM
To: Chuck Smith <CSmith@douglas.co.us>
Subject: RE: Douglas County eReferral Compark Business Campus MD (SV2025-006) Is Ready For Review

Hello Chuck,

Has Compark Business Campus MD settled their outstanding review fee with you?

Thank you!
DJ

-----Original Message-----
From: Chuck Smith <CSmith@douglas.co.us>
Sent: Thursday, July 24, 2025 11:09 AM
To: DJ Beckwith <dbeckwith@douglas.co.us>
Subject: FW: Douglas County eReferral Compark Business Campus MD (SV2025-006) Is Ready For Review

Good Morning DJ - attached is a copy of our engineering response to the proposed amendment to the service plan - thanks

Chuck Smith, CFM | Engineer III – Douglas County Engineering Douglas County Department of Public Works Engineering Engineering Services Address | 100 Third St., Castle Rock, CO 80104 Main | 303-660-7490 Email | CSmith@douglas.co.us

-----Original Message-----
From: Bradley Jackson <bjackson@douglas.co.us>
Sent: Wednesday, July 23, 2025 3:12 PM
To: Chuck Smith <CSmith@douglas.co.us>
Cc: Carol LeMaire <CLemaire@douglas.co.us>
Subject: FW: Douglas County eReferral Compark Business Campus MD (SV2025-006) Is Ready For Review

Chuck,

Can you review this service plan amendment? I don’t believe there will be much in the way of engineering.

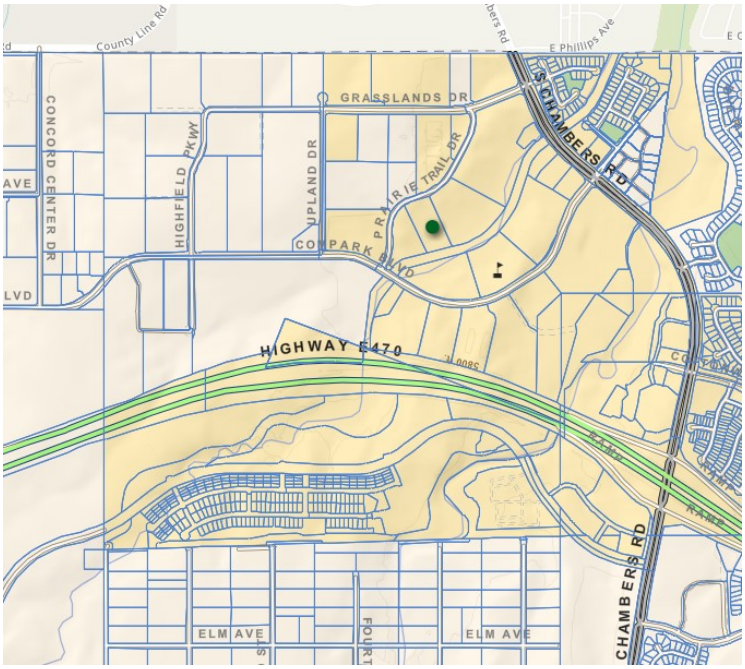
Thanks,

DJ Beckwith

From: Brandi Kemper <bkemper@e-470.com>
Sent: Wednesday, September 10, 2025 9:58 AM
To: DJ Beckwith
Cc: Chuck Weiss
Subject: Re: [EXTERNAL]:Douglas County eReferral Compark Business Campus MD (SV2025-006) Is Ready For Review

Follow Up Flag: Follow up
Flag Status: Flagged

Hello - thank you for sending us this development referral. This is too far away from the E-470 ROW to need comments from us.



Thank you,

Brandi Kemper
Permitting Supervisor
Engineering and Roadway Maintenance
E-470 Public Highway Authority
22470 E. Stephen D. Hogan Parkway, Suite 100
Aurora, CO 80018
Cell: 303.907.8272
http://www.e-470.com

From: dbeckwith@douglas.co.us <dbeckwith@douglas.co.us>
Sent: Monday, July 21, 2025 3:23 PM
To: Brandi Kemper <bkemper@e-470.com>
Subject: [EXTERNAL]:Douglas County eReferral Compark Business Campus MD (SV2025-006) 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

SV2025-006, Compark Business Campus Metropolitain District, First Amendment to service plan application.

This referral will close on Monday, August 4, 2025.

If you have any questions, please contact me.

Sincerely,

DJ Beckwith
Planning Resources
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)

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July 21, 2025

REFERRAL RESPONSE REQUEST

Comments Due By: August 4, 2025

File # / Name: SV2025-006 / Compark Business Campus Metropolitan District

Request: Metropolitan District – First Amendment

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:	
☐ See letter attached for detail.	
Agency: Rampart Range District Manager	**Phone #:** (303) 265-7910
Your Name: Denise Denslow *(please print)*	**Your Signature:** Denise Denslow **Date:** 7/24/2025

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,

DJ Beckwith
Principal Planner

Enclosure

DJ Beckwith

From: Jim Marshall <jim@mglinvestments.com>
Sent: Tuesday, July 22, 2025 4:28 PM
To: DJ Beckwith; Info
Subject: Re: Referral Response Request for Compark Business Campus Metro District 1st Amendment (SV2025-006)
Attachments: Referral Packet for Compark Buisness Campus Metro District - 1st Amendment - SV2025-006.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

No concern on my end

From: DJ Beckwith <dbeckwith@douglas.co.us>
Date: Monday, July 21, 2025 at 4:08 PM
To: Info <info@specialdistrictlaw.com>
Subject: Referral Response Request for Compark Business Campus Metro District 1st Amendment (SV2025-006)

Greetings Suzanne,
Please review the proposed amendment for the Compark Business Campus Metropolitan District and forward any comments on behalf of the Regency Metro District to me by Monday, August 4, 2025. I've attached the Referral Packet to this email that contains the service plan and application.
Please let me know if you have any questions.
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

DJ Beckwith

From: Gerald Barton <Gerald.barton@sheaproperties.com>
Sent: Thursday, July 24, 2025 3:56 PM
To: DJ Beckwith
Subject: RE: Referral Response Request for Compark Business Campus Metro District 1st Amendment (SV2025-006)

Follow Up Flag: Follow up
Flag Status: Completed

No comments from us.

Thanks, DJ!

Shea Properties
Gerald Barton
Director of Finance, Shea Properties – Denver | Finance & Administration
Assistant General Manager, Metro Districts
O: 303-346-4127 | F: 303-740-6954
8351 E Belleview Avenue | Denver, CO 80237

SheaProperties.com | Facebook | Linked In

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From: DJ Beckwith <dbeckwith@douglas.co.us>
Sent: Wednesday, July 23, 2025 4:19 PM
To: Gerald Barton <Gerald.barton@sheaproperties.com>
Subject: FW: Referral Response Request for Compark Business Campus Metro District 1st Amendment (SV2025-006)

> You don't often get email from dbeckwith@douglas.co.us. Learn why this is important

Greetings,

Please review the proposed amendment for the Compark Business Campus Metropolitan District and forward any comments on behalf of the South Meridian Metro District to me by Monday, August 4, 2025. I've attached the Referral Packet to this email that contains the service plan and application.

Please let me know if you have any questions.
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

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

DJ Beckwith, Principal Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name:	Compark Business Campus Metropolitan District
Project File #:	**SV2025-006**
S Metro Review #	REFPDP25-00141
Review date:	July 23, 2025
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	The Board of Directors of the District is requesting that the County approve this First Amendment to the Service Plan (the "First Amendment") to increase the debt limit and provide express authority to create a subdistrict.
Code Reference:	Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed service plan amendment.

DJ Beckwith

From: Heather L. Hartung <hhartung@wbapc.com>
Sent: Thursday, July 31, 2025 12:04 PM
To: DJ Beckwith
Cc: Blair M. Dickhoner
Subject: Referral Response Request for Compark Business Campus Metro District 1st Amendment (SV2025-006)
Attachments: Referral Packet for Compark Buisness Campus Metro District - 1st Amendment - SV2025-006.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon, DJ. The Villas Metropolitan District does not have any comments on the attached. Thanks

WBA
Local Government Law

Heather L. Hartung
Of Counsel
Phone: 303.858.1800
www.wbapc.com

CONFIDENTIALITY AND PRIVILEGE NOTICE: The information contained in this email message, and any files transmitted with it, may be privileged, confidential, and exempt from disclosure under applicable law. This email message is intended only for the use of the individual(s) or entity(ies) to whom it is addressed. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this email is strictly prohibited. If you have received this email in error, please notify us immediately by telephone or by reply email and delete the message and any copies from your computer.

Right of Way & Permits

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

July 30, 2025

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

Attn: DJ Beckwith

Re: Compark Business Campus Metropolitan District, First Amendment
Case # SV2025-006

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Compark Business Campus Metropolitan District, First Amendment** and currently has **no apparent conflict**. Please be aware PSCo owns and operates existing natural gas distribution facilities along and within the subject area.

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 Xcel Designer assigned to the project for approval of design details.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

HilltopSecurities
A Hilltop Holdings Company

8055 E. Tufts Avenue, Suite 350
Denver, CO 80237
(303) 248-2518 Direct

Memorandum

Mattie Prodanovic
Senior Vice President
Mattie.Prodanovic@hilltopsecurities.com

Date: July 31, 2025

To: Douglas County, Colorado

Subject: Review of First Amendment to the Service Plan for the Compark Business Campus Metropolitan District

Hilltop Securities Inc. ("Hilltop") has been engaged by Douglas County, Colorado (the "County") to review the proposed amendment to the original Service Plan for the Compark Business Campus Metropolitan District (the "District").

Hilltop's review is based on information provided by the District and other publicly available information. Our report should not be viewed as an independent economic forecast or as a confirmation of assumptions for the cost of public infrastructure, real estate market, development cycles, current or projected property values, or construction and absorption of homes within the development.

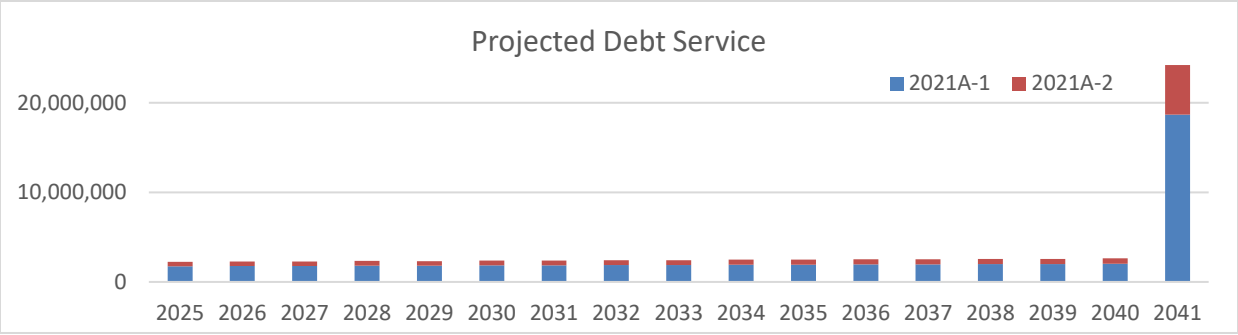
District Overview and Summary of the Service Plan

The original Service Plan for the District was approved by the County in February of 1998 and the proposed amendment would be the first such amendment to the Service Plan. The amendment proposes three primary changes to the original Service Plan:

1. Reduce the maximum interest rate on any debt of the District from 15% to 12% and lower the maximum underwriting discount from 5% to 4%.
2. Increase the debt limit of the District from $50 million to $68.5 million.
3. Include language that allows for the creation of subdistricts by the District.

The original Service Plan provides for an unlimited mill levy for debt service and notes that there will be an operations and maintenance mill levy to pay for costs of operating and maintaining the District but does not establish a maximum rate. The Service Plan also allows for revenues from the operations and maintenance levy to pay debt service on bonds of the District. The District's 2025 Adopted Budget notes an anticipated levy for operations and maintenance of 7.298 mills and a levy of 36.513 mills for debt service, for a total levy of 43.811 mills. The District's certified assessed value in 2024 (collections in 2025) was $90,867,030. There are two additional areas that the District levies a debt service mill levy in, but not an operations levy, which have a combined assessed value of $8,167,980.

The District previously issued debt for projects as permitted in the Service Plan as well as to refund prior obligations. The District currently has two loans outstanding – Series 2021A-1 and 2021A-2. As of the end of fiscal year 2024, the District's 2025 Adopted Budget indicates that there is approximately $45,470,000 of debt outstanding with annual payments scheduled through 2041. Based on the debt schedule shown in



the 2025 Budget and noted in the graph above, it is assumed that the District will need to refinance its outstanding obligations in 2041 to avoid paying a sizeable annual payment.

Based on information included in official statements from prior debt obligations of the District that are available, the District first issued debt in 1999. The District did not provide supporting materials to show how much of the debt limit established in the original Service Plan of $50 million has been used. However, given the amount of principal that is currently outstanding on the 2021A-1 and 2021A-2 obligations, it is assumed that the District has utilized almost all, if not all, of that debt limit.

The Service Plan does not establish a maximum term for debt issued by the District or a period beyond with debt of the District much be extinguished.

Proposed Financial Plan

The proposed amendment to the Service Plan and requested increase to the District's debt limit did not include a corresponding Financial Plan.

Conclusion

Given the lack of inclusion of a Financial Plan, Hilltop is not able to comment on the ability for the District to extinguish bonds within the parameters of the amended Service Plan. However, it is notable that the District is able to levy an unlimited mill levy for debt service and there is no maximum term for debt issued by the District. Under these parameters, it is conceivable that the District could issue debt and be able to meet repayment parameters given the amount of flexibility provided to it in the Service Plan as it has done to date.

In order for Hilltop to provide a complete review, we would need the following items:

- Detailed Financial Plan showing the anticipated issuance of debt and ability to make debt service payments based on projected assessed value and mill levy rates, inclusive of the District's outstanding obligations.
- Calculation of existing debt limit capacity remaining from the original Service Plan based on prior debt issuances and current obligations outstanding. This should include details of how much par from each prior issuance is allocated to new money or refunding proceeds.

HilltopSecurities
A Hilltop Holdings Company

8055 E. Tufts Avenue, Suite 350
Denver, CO 80237
(303) 248-2518 Direct

Memorandum

Mattie Prodanovic
Senior Vice President
Mattie.Prodanovic@hilltopsecurities.com

Date: August 29, 2025

To: Douglas County, Colorado

Subject: Review of First Amendment to the Service Plan for the Compark Business Campus Metropolitan District

Hilltop Securities Inc. ("Hilltop") has been engaged by Douglas County, Colorado (the "County") to review the proposed amendment to the original Service Plan for the Compark Business Campus Metropolitan District (the "District").

Hilltop's review is based on information provided by the District and other publicly available information. Our report should not be viewed as an independent economic forecast or as a confirmation of assumptions for the cost of public infrastructure, real estate market, development cycles, current or projected property values, or construction and absorption of homes within the development.

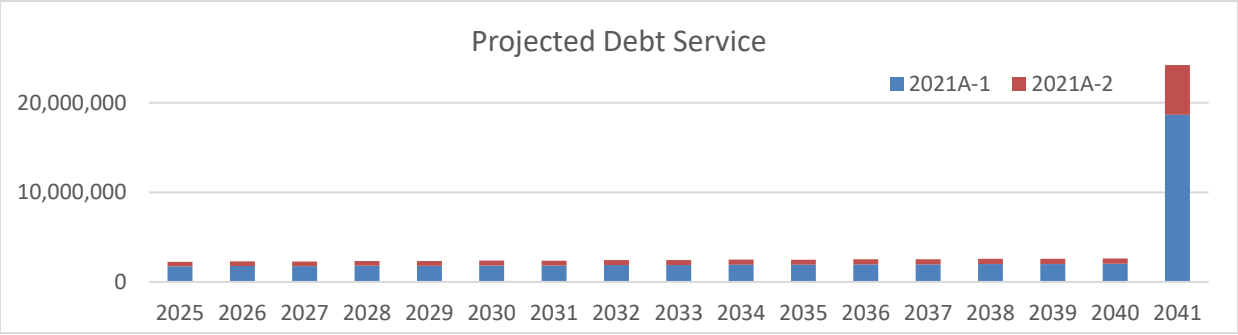
District Overview and Summary of the Service Plan

The original Service Plan for the District was approved by the County in February of 1998 and the proposed amendment would be the first such amendment to the Service Plan. The amendment proposes three primary changes to the original Service Plan:

1. Reduce the maximum interest rate on any debt of the District from 15% to 12% and lower the maximum underwriting discount from 5% to 4%.
2. Increase the debt limit of the District from $50 million to $68.5 million.
3. Include language that allows for the creation of subdistricts by the District.

The original Service Plan provides for an unlimited mill levy for debt service and notes that there will be an operations and maintenance mill levy to pay for costs of operating and maintaining the District but does not establish a maximum rate. The Service Plan also allows for revenues from the operations and maintenance levy to pay debt service on bonds of the District. The District's 2025 Adopted Budget notes an anticipated levy for operations and maintenance of 7.298 mills and a levy of 36.513 mills for debt service, for a total levy of 43.811 mills. The District's certified assessed value in 2024 (collections in 2025) was $90,867,030. There are two additional areas that the District levies a debt service mill levy in, but not an operations levy, which have a combined assessed value of $8,167,980.

The District previously issued debt for projects as permitted in the Service Plan as well as to refund prior obligations. The District currently has two loans outstanding – Series 2021A-1 and 2021A-2. As of the end of fiscal year 2024, the District's 2025 Adopted Budget indicates that there is approximately $45,470,000 of debt outstanding with annual payments scheduled through 2041. Based on the debt schedule shown in



the 2025 Budget and noted in the graph above, it is assumed that the District will need to refinance its outstanding obligations in 2041 to avoid paying a sizeable annual payment. However, as further discussed below, the Financial Plan provided by the District indicates the District plans to pay down these obligations ahead of schedule. Based on the projected payment schedules for the Series 2021A-1 and 2021A-2 Bonds provided in the Financial Plan, the District anticipates both obligations paid in full by 2032. Hilltop has not seen the loan documents for those obligations but based on this projection, it is assumed the financing documents allow for partial early prepayment if there are sufficient revenues.

Based on information included in official statements from prior debt obligations of the District that are available, the District first issued debt in 1999. Upon request, the District also provided a summary of prior bond issuances dating back to 1999 and the tracking of the portion that was allocated to new money and refunding purposes. Based on the summary information provided, the District has issued $35,710,009 of debt towards the debt limit, which means there is $14,289,991 of authorization remaining under the current limit or there will be $32,789,991 of capacity available if the amendment is approved.

The Service Plan does not establish a maximum term for debt issued by the District or a period beyond with debt of the District much be extinguished.

Proposed Financial Plan

The amended Service Plan does not include a proposed project or estimate of project costs. The Financial Plan that was provided by Piper Sandler upon request from Hilltop, shows the creation of a Subdistrict within the existing District's boundaries. Based on a comparison of assessed values provided in the Financial Plan, it appears the Subdistrict consists of all existing property of the District except for the residential property within the District.

The Financial Plan shows that the District anticipates implementing an additional debt service mill levy on the Subdistrict of 21.487 mills. Combined with the existing debt service mill levy levied by the District of 36.513 mills, this results in a total levy in the Subdistrict area of 58 mills. The additional revenue from the 21.487 mills levied by the Subdistrict will be utilized to pay down the District's Series 2021A-1 and 2021A-2 Bonds. The Financial Plan projects revenues will be sufficient to completely pay off these obligations by 2032. Once these obligations are paid in full, the Financial Plan projects that the debt service mill levied in the full District area will be reduced to 0 and the debt service mill levied in the Subdistrict will be increased to the full 58 mills.

The Financial Plan projects an issuance by the District of subordinate cash flow bonds in 2025 (the "Series 2025 Bonds") in the amount of $20 million, which are estimated to generate a project fund of approximately $19,250,000. The combined estimated of par amount from the Series 2025 Bonds combined with the allocated new money debt service from prior issuances as provided by the District result in a total debt of $55,710,009, which is within the requested debt limit of $68.5 million.

The Series 2025 Bonds accrue interest through 2032 when the Series 2021A-1 and 2021A-2 Bond are projected to mature, since all revenues generated from the debt service mills levied in the District and Subdistrict are used to pay debt service on the Series 2021A-1 and 2021A-2 Bonds mature. Once the Series 2025 Bonds are the only obligations of the District outstanding, all revenues from the debt service levy of 58 mills levied within the Subdistrict are used to pay debt service on the Series 2025 Bonds. The Financial Plan projects sufficient revenues to pay the Series 2025 Bonds in full by the end of 2037, although the Bonds are expected to have a structured final maturity of 2065 (40 years). Given the Series 2025 Bonds are cash flow bonds, the District will be able to repay the debt sooner than the stated maturity as long as revenues are sufficient to do so.

The Financial Plan makes certain assumptions regarding the structure and interest rates of the proposed debt issuance and the actual results will be different from the submitted Financial Plan based on what the market conditions are at the time of issuance. The table below summarizes these key assumptions.

Financial Plan Assumptions	
Interest Rate	6.00%
Debt Service Coverage	n/a
Final Maturity / Term	2065 (40 Years)
Structure	Cash Flow
Rating / Credit	Non-Rated
Biennial Reassessment	
Residential	2.00%
Commercial	2.00%

The interest rate assumption is low for a typical subordinate cash flow bond in the current market. However, given the level of development within the District and ability to increase the debt service mill levy, investors may be willing to lend funds at a lower-than-normal interest rate. However, even if the interest rate is higher on the Series 2025 Bonds, the District may just need a longer timeframe to pay off the debt while still within the 40-year maturity. Additionally, the District may increase its debt service mill levy if needed to repay the debt.

Conclusion

As is true with sample financial projections included in any Service Plan for metropolitan districts, these financial projections do not constitute a commitment to construct any residential or commercial development, nor do they obligate the developer to begin new construction on any specific timetable. The actual implementation of the debt program may vary significantly from the projections in the Financial Plan. The timing, amounts, and interest rates of the planned debt issuance will be subject to market conditions and to the credit analysis performed at the time of issuance by third-party investors.

Given the assumptions in the Financial Plan, it is reasonable that the District will be capable of extinguishing all bonds within the parameters established in the Service Plan. The actual amount the District will be able to borrow for the costs of the public improvements or to reimburse to the developer will be impacted by changes in these assumptions, market conditions, and investor demand between now and the time of issuance.

September 8, 2025

Kristin J Bowers, Esq.
WBA Local Government Law
2154 East Commons Avenue, Suite 2000
Centennial, CO 80122

Re: Compark Business Campus Metropolitan District – Service Plan Amendment [Project File No. SV2025-006]

Dear Ms. Bowers,

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

ACTION	DATE
Application stamped complete, Department of Community Development	**9/8/25**
BCC meeting to set hearing date	**9/23/25, 1:30 pm**
BCC hearing	**10/14/25, 2:30 pm**
BCC adopts resolution of approval or provides reason for denial	**10/14/24, 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 October 2, 2025 The final version of the Service Plan, as it is to be delivered to the Board, should be provided to our office by Monday, September 29th, 2025.

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, October 14, 2025 public notice to all property owners within the boundaries of the districts is required to be mailed between September 14 and September 24, 2025.

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 September 29, 2025, in time for the October 14, 2025, 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 October 14, 2025, 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,

DJ Beckwith
Principle Planner

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

August 7, 2025

Kristin J. Bowers
WBA Local Government Law
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122

Re: Compark Business Campus Metropolitan District Service Plan– 1st Amendment
Project File No. SV2025-006

Dear Ms. Bowers:

Thank you for the submittal of the Compark Business Campus Metropolitan District Service Plan, 1st 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.

Overall, County staff does not have any comments on the body of the Amendment document. Please provide additional information regarding the overall need for the Amendment to assist with staff's assessment and address comments from Douglas County Engineering regarding the outstanding review fee. Please also provide financial information based on the request of Hilltop Securities Inc.

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

Sincerely,

Lauren Pulver

Lauren Pulver, Planning Supervisor

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

DJ Beckwith

From: Kristin J. Bowers <kbowers@wbapc.com>
Sent: Thursday, September 4, 2025 4:13 PM
To: DJ Beckwith; Audrey G. Johnson
Cc: Lauren Pulver; Abby J. Franz; Christopher Pratt; Kati Carter
Subject: RE: Compark Business Campus Metro District - First Amendment to Service Plan
Attachments: FedEx Shipping Label - Dept. of Comm. Development DJ Beckwith.pdf

Hi DJ,

The amended service plan and completed application are being delivered via overnight FedEx to you with delivery by 10:30 a.m.

If the Doug Co attorney's office is good with forgoing PC, that is our preference. We will work on the notices and provide drafts to you ASAP before finalizing for publication and mailing.

Thank you!!

WBA
Local Government Law

Kristin J. Bowers
Shareholder
Phone: 303.858.1800
www.wbapc.com

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From: DJ Beckwith <dbeckwith@douglas.co.us>
Sent: Thursday, September 4, 2025 4:03 PM
To: Kristin J. Bowers <kbowers@wbapc.com>; Audrey G. Johnson <ajohnson@wbapc.com>
Cc: Lauren Pulver <lpulver@douglas.co.us>; Abby J. Franz <afranz@wbapc.com>; Christopher Pratt <cpratt@douglas.co.us>; Kati Carter <KCarter@douglas.co.us>
Subject: RE: Compark Business Campus Metro District - First Amendment to Service Plan

Greetings Kristen,

You can choose to forego the Planning Commission Hearing and go directly to the Board for approval, we have done this previously with amendments that are purely financial in nature. Our attorney's office has suggested that based on the CRS 32-1-207(2)(a) that all material modifications go through substantially the same process as a new service plan. Ultimately it is up to your discretion.

We will still need to file with the Clerk and Recorders office which requires your revised amended service plan and the completed application. Please mail or drop off a hard copy to:
Department of Community Development c/o DJ Beckwith.
100 Third Street
Castle Rock, CO 80104

If you chose to go directly to the Board hearing, we could set the hearing date at the 9/23 hearing and have the item scheduled to be heard at the 10/14 BCC hearing. In which case, published notice would need to be provided to the Douglas County News Press by Wednesday September 10 to be published in the Thursday, September 18 edition. Notice will need to be mailed to required property owners between 9/24 and 9/15.

Please let us know you would like to proceed.

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: Kristin J. Bowers <kbowers@wbapc.com>
Sent: Thursday, September 4, 2025 2:06 PM
To: DJ Beckwith <dbeckwith@douglas.co.us>; Audrey G. Johnson <ajohnson@wbapc.com>
Cc: Lauren Pulver <lpulver@douglas.co.us>; Abby J. Franz <afranz@wbapc.com>; Christopher Pratt <cpratt@douglas.co.us>; Kati Carter <KCarter@douglas.co.us>
Subject: RE: Compark Business Campus Metro District - First Amendment to Service Plan

Hi DJ,

Thanks for getting back to us.

We do have some concerns and issues with the timeline below. We were not aware that our submittal on June 25th, which included the application, wasn't a formal submission. I apologize if I misunderstood the process. Also, I believe on our initial call months ago we discussed potentially not needing to go through PC for this Amendment. Has that analysis changed?

The District is trying to hit an 11/4/25 election to authorize the subdistrict debt in order to close on bonds by end of 2025, which means we need approval of the amendment well in advance for the District to follow the statutory process to organize the subdistrict and adopt a resolution calling the election. We have to send notice to the County and the Town and both have 30 days to object and the District needs to hold a meeting after publication of the meeting.

I think we can start the 30-day process in advance of BOCC approval so we can run them contemporaneously, but is it possible to accelerate the timeline below to target 10/28 for BOCC approval?

Thanks in advance for your help.

Kristin J. Bowers
Shareholder
Phone: 303.858.1800
www.wbapc.com

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From: DJ Beckwith <dbeckwith@douglas.co.us>
Sent: Thursday, September 4, 2025 1:34 PM
To: Audrey G. Johnson <ajohnson@wbapc.com>
Cc: Kristin J. Bowers <kbowers@wbapc.com>; Lauren Pulver <lpulver@douglas.co.us>; Abby J. Franz <afranz@wbapc.com>
Subject: RE: Compark Business Campus Metro District - First Amendment to Service Plan

Greetings Audrey,

Please find attached an updated financial review memo from our financial consultants.

Next steps are submitting your formal application. Please mail us your formal application form with a hard copy of your amended service plan. We already have your check.

Please mail your formal application or drop it off at:
Department of Community Development c/o DJ Beckwith.
100 Third Street
Castle Rock, CO 80104

Once we have that we will submit it to the Clerk and Recorders office and will finalize a hearing schedule.

At this time, assuming we get the application in next week, the next available dates will be as follows:

PC meeting	**10/6/25, 6:00 pm**
BCC meeting to set hearing date	**10/28/25, 1:30 pm**

BCC hearing	**11/3/25, 2:30 pm**
BCC adopts resolution of approval or provides reason for denial	**11/3/25, 2:30 pm**

Let me know if you have any questions or concerns.

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: Audrey G. Johnson <ajohnson@wbapc.com>
Sent: Wednesday, September 3, 2025 1:14 PM
To: DJ Beckwith <dbeckwith@douglas.co.us>
Cc: Kristin J. Bowers <kbowers@wbapc.com>; Lauren Pulver <lpulver@douglas.co.us>; Abby J. Franz <afranz@wbapc.com>
Subject: RE: Compark Business Campus Metro District - First Amendment to Service Plan

Hi DJ,

I hope you enjoyed the holiday weekend! We wanted to check in on the review of the First Amendment for Compark Business Campus. Is there anything else we can provide to move this forward? Please let us know. Thanks so much!

Sincerely,

WBA Local Government Law

Audrey G. Johnson
Attorney
Phone: 303.858.1800
www.wbapc.com

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From: DJ Beckwith <dbeckwith@douglas.co.us>
Sent: Tuesday, August 26, 2025 1:52 PM

To: Audrey G. Johnson <ajohnson@wbapc.com>
Cc: Kristin J. Bowers <kbowers@wbapc.com>; Lauren Pulver <lpulver@douglas.co.us>
Subject: RE: Compark Business Campus Metro District - First Amendment to Service Plan

Thank you Audrey,

Appreciate the additional information.

We will send the financial information to our consultant for review and follow up once they have completed their review.

Let us know if you have any questions.

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: Audrey G. Johnson <ajohnson@wbapc.com>
Sent: Monday, August 25, 2025 6:52 PM
To: Lauren Pulver <lpulver@douglas.co.us>
Cc: Kristin J. Bowers <kbowers@wbapc.com>; DJ Beckwith <dbeckwith@douglas.co.us>
Subject: RE: Compark Business Campus Metro District - First Amendment to Service Plan

Hi Lauren,

Thank you for your patience as we worked on responses to your letter and referral agency comments from August 7, 2025. Below and attached are responses to specific comments and questions.

1. Request: Provide additional information regarding the overall need for the Amendment to assist with staff's assessment...:

    a. The District's primary purpose for seeking an approval of the First Amendment is to allow the District to organize a subdistrict within its boundaries, as authorized by Sections 32-1-1101(1)(f) and 32-1-1101(1.5), C.R.S., in order to finance public improvements within the District through the issuance of subordinate bonds not to exceed $18,500,000. The subdistrict would not include any residential property, and no residential property would be subject to the subordinate bonds. The public improvements to be funded by the subordinate bonds include, but are not limited to roadway, drainage, grading, landscaping, parks, open space, and streetscape improvements.

2. Request: Address comments from Douglas County Engineering regarding the outstanding review fee:

a. A receipt acknowledging that the $300 was paid for the engineering review fee is attached.

3. Request: Provide financial information based on the request from Hilltop Securities:
    a. "Detailed Financing Plan showing the anticipated issuance of debt and ability to make debt service payments based on projected assessed value and mill levy rates, inclusive of the District's outstanding obligations":
        i. Financing Plan attached.
        ii. Financing Plan shows projected assessed value, mill levy & debt service payments sufficient to meet the current obligations and contemplated obligations.
        iii. The 2021A-1 and 2021A-2 Loans are prepayable anytime.
        iv. Under the assumed financial plan, the loans are prepaid prior to the stated final maturity of 2041.
    b. "Calculation of existing debt limit capacity remaining from the original Service Plan based on prior debt issuances and current obligations outstanding. This should include details of how much par from each prior issuance is allocated to new money or refunding proceeds":
        i. Summary of Historical Bond Issuances attached. Please note the summary was prepared by Piper Sandler on behalf of the District based on historical documents available.
        ii. The intended use of each issuance is outlined at the top (i.e., New Money, Refunding Only, New Money + Refunding).
        iii. Each issuance is assigned a % New Allocation and a % Refunding Allocation calculated using the following method:
            1. % New Allocation = (project fund)/ (project fund + refunding escrow).
            2. % Refunding Allocation then takes the balance.
        iv. The % New Money Allocation is applied to the par amount of the issuance.
            1. This amount is counted as part of the debt authorization.
        v. Per the definition outlined in the Service Plan, refundings do not count against the debt limit.

Please let us know what else you need in order to schedule a hearing with the BOCC.

Thanks so much!

Sincerely,

WBA
Local Government Law

Audrey G. Johnson
Attorney
Phone: 303.858.1800
www.wbapc.com

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Compark Business Campus Metropolitan District
Douglas County, Colorado
~~~
General Obligation Tax-Exempt Loan, Series 2021A-1
General Obligation Taxable (Converted to Tax-Exempt) Loan, Series 2021A-2
Subordinate Cash Flow Bonds, Series 2025B
~~~
Service Plan

Bond Assumptions	Series 2021A-1	Series 2021A-2	Series 2025B	Total
Closing Date	12/22/2021	12/22/2021	12/1/2025	
Final Maturity	12/1/2041	12/1/2041	12/15/2065	
Amortization Date	12/1/2032	12/1/2028	12/15/2037	
Sources of Funds				
Par Amount	37,170,000	10,875,000	20,000,000	68,045,000
Total	37,170,000	10,875,000	20,000,000	68,045,000
Debt Features				
Projected Coverage at Mill Levy Cap	1.00x	1.00x	1.00x	
Tax Status	Tax-Exempt	Converting	Tax-Exempt	
Interest Payment Type	Current	Current	Cash Flow	
Coupon (Interest Rate)	2.860%	3.750%	6.000%	
Annual Trustee Fee	$3,000	$3,000	$3,000	
Biennial Reassessment				
Residential	2.00%	2.00%	2.00%	
Commercial	2.00%	2.00%	2.00%	

Tax Authority Assumptions	
Metropolitan District Revenue	
Debt Service Mills	
Metropolitan District	50.000
Specific Ownership Tax	6.00%
County Treasurer Fee	1.50%

Compark Business Campus Metropolitan District
Development Summary

Statutory Actual Value (2025)	Commercial							Total
	Data Center	-	-	-	-	-	-	-	
	$573	-	-	-	-	-	-	-	
2021	-	-	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-
2026	249,000	-	-	-	-	-	-	-	249,000
2027	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-	-
2061	-	-	-	-	-	-	-	-	-
2062	-	-	-	-	-	-	-	-	-
2063	-	-	-	-	-	-	-	-	-
2064	-	-	-	-	-	-	-	-	-
2065	-	-	-	-	-	-	-	-	-
Total Units	249,000	-	-	-	-	-	-	-	249,000
Total Statutory Actual Value	$142,677,000	-	-	-	-	-	-	-	$142,677,000

Compark Business Campus Metropolitan District
Assessed Value

	Vacant and Improved Land[1]		Residential							
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag	Residential Units Delivered	Biennial Reassessment 2.00%	Actual Value	Reduction per Unit (70,000) Inflated at 2.86%	Total Reduction	Statutory Value	Assessment Rate	Assessed Value in Collection Year 2 Year Lag
2021	11,110,828	1,671,540	-		19,081,727		0	19,081,727	7.150%	1,337,950
2022	9,023,871	2,043,900	39		28,699,328	(55,000)	(2,145,000)	26,554,328	7.150%	1,364,410
2023	7,805,090	3,222,140	-		28,699,328	(55,000)	(2,145,000)	26,554,328	6.950%	1,326,180
2024	7,805,090	2,517,660	-		28,699,328		0	28,699,328	6.700%	1,779,140
2025	22,072,790	2,177,620	-	-	28,699,328	(70,000)	(2,730,000)	25,969,328	6.700%	1,779,140
2026	0	2,107,374	-	573,987	29,273,315	(72,002)	(2,808,078)	26,465,237	6.250%	1,793,708
2027	0	5,518,197	-	-	29,273,315	(74,061)	(2,888,389)	26,384,926	6.800%	1,765,914
2028	0	0	-	585,466	29,858,781	(76,179)	(2,970,997)	26,887,784	6.800%	1,799,636
2029	0	0	-	-	29,858,781	(78,358)	(2,985,878)	26,872,903	6.800%	1,794,175
2030	0	0	-	597,176	30,455,957	(80,599)	(3,045,596)	27,410,361	6.800%	1,828,369
2031	0	0	-	-	30,455,957	(82,904)	(3,045,596)	27,410,361	6.800%	1,827,357
2032	0	0	-	609,119	31,065,076	(85,275)	(3,106,508)	27,958,568	6.800%	1,863,905
2033	0	0	-	-	31,065,076	(87,714)	(3,106,508)	27,958,568	6.800%	1,863,905
2034	0	0	-	621,302	31,686,378	(90,223)	(3,168,638)	28,517,740	6.800%	1,901,183
2035	0	0	-	-	31,686,378	(92,803)	(3,168,638)	28,517,740	6.800%	1,901,183
2036	0	0	-	633,728	32,320,105	(95,457)	(3,232,011)	29,088,095	6.800%	1,939,206
2037	0	0	-	-	32,320,105	(98,188)	(3,232,011)	29,088,095	6.800%	1,939,206
2038	0	0	-	646,402	32,966,507	(100,996)	(3,296,651)	29,669,856	6.800%	1,977,990
2039	0	0	-	-	32,966,507	(103,884)	(3,296,651)	29,669,856	6.800%	1,977,990
2040	0	0	-	659,330	33,625,837	(106,855)	(3,362,584)	30,263,254	6.800%	2,017,550
2041	0	0	-	-	33,625,837	(109,911)	(3,362,584)	30,263,254	6.800%	2,017,550
2042	0	0	-	672,517	34,298,354	(113,055)	(3,429,835)	30,868,519	6.800%	2,057,901
2043	0	0	-	-	34,298,354	(116,288)	(3,429,835)	30,868,519	6.800%	2,057,901
2044	0	0	-	685,967	34,984,321	(119,614)	(3,498,432)	31,485,889	6.800%	2,099,059
2045	0	0	-	-	34,984,321	(123,035)	(3,498,432)	31,485,889	6.800%	2,099,059
2046	0	0	-	699,686	35,684,008	(126,554)	(3,568,401)	32,115,607	6.800%	2,141,040
2047	0	0	-	-	35,684,008	(130,173)	(3,568,401)	32,115,607	6.800%	2,141,040
2048	0	0	-	713,680	36,397,688	(133,896)	(3,639,769)	32,757,919	6.800%	2,183,861
2049	0	0	-	-	36,397,688	(137,726)	(3,639,769)	32,757,919	6.800%	2,183,861
2050	0	0	-	727,954	37,125,641	(141,665)	(3,712,564)	33,413,077	6.800%	2,227,538
2051	0	0	-	-	37,125,641	(145,716)	(3,712,564)	33,413,077	6.800%	2,227,538
2052	0	0	-	742,513	37,868,154	(149,884)	(3,786,815)	34,081,339	6.800%	2,272,089
2053	0	0	-	-	37,868,154	(154,170)	(3,786,815)	34,081,339	6.800%	2,272,089
2054	0	0	-	757,363	38,625,517	(158,580)	(3,862,552)	34,762,966	6.800%	2,317,531
2055	0	0	-	-	38,625,517	(163,115)	(3,862,552)	34,762,966	6.800%	2,317,531
2056	0	0	-	772,510	39,398,028	(167,780)	(3,939,803)	35,458,225	6.800%	2,363,882
2057	0	0	-	-	39,398,028	(172,578)	(3,939,803)	35,458,225	6.800%	2,363,882
2058	0	0	-	787,961	40,185,988	(177,514)	(4,018,599)	36,167,389	6.800%	2,411,159
2059	0	0	-	-	40,185,988	(182,591)	(4,018,599)	36,167,389	6.800%	2,411,159
2060	0	0	-	803,720	40,989,708	(187,813)	(4,098,971)	36,890,737	6.800%	2,459,382
2061	0	0	-	-	40,989,708	(193,185)	(4,098,971)	36,890,737	6.800%	2,459,382
2062	0	0	-	819,794	41,809,502	(198,710)	(4,180,950)	37,628,552	6.800%	2,508,570
2063	0	0	-	-	41,809,502	(204,393)	(4,180,950)	37,628,552	6.800%	2,508,570
2064	0	0	-	836,190	42,645,692	(210,239)	(4,264,569)	38,381,123	6.800%	2,558,742
2065	0	0	-	-	42,645,692	(216,251)	(4,264,569)	38,381,123	6.800%	2,558,742
Total			39	13,946,364						

1. Vacant land value calculated in year prior to construction as 10% build-out market value

Compark Business Campus Metropolitan District
Assessed Value

	Commercial					State Assessed		Total
	Commercial SF Delivered	Biennial Reassessment 2.00%	Statutory Value	Assessment Rate	Assessed Value in Collection Year 2 Year Lag	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag	Assessed Value in Collection Year 2 Year Lag
2021	-		201,515,103	29.000%	49,072,580	1,229,172	109,260	52,191,330
2022	-		293,456,667	29.000%	57,934,890	123,154	106,360	61,449,560
2023	-		311,322,258	29.000%	58,439,380	184,086	356,460	63,344,160
2024	-		311,322,258	27.900%	81,874,410	184,086	34,360	86,205,570
2025	-	-	311,322,258	27.900%	86,858,910	184,086	51,360	90,867,030
2026	249,000	6,226,445	463,079,243	27.000%	84,057,010	184,086	49,703	88,007,795
2027	-	-	463,079,243	25.000%	77,830,565	184,086	46,022	85,160,698
2028	-	9,261,585	472,340,828	25.000%	115,769,811	184,086	46,022	117,615,468
2029	-	-	472,340,828	25.000%	115,769,811	184,086	46,022	117,610,007
2030	-	9,446,817	481,787,645	25.000%	118,085,207	184,086	46,022	119,959,598
2031	-	-	481,787,645	25.000%	118,085,207	184,086	46,022	119,958,586
2032	-	9,635,753	491,423,398	25.000%	120,446,911	184,086	46,022	122,356,837
2033	-	-	491,423,398	25.000%	120,446,911	184,086	46,022	122,356,837
2034	-	9,828,468	501,251,865	25.000%	122,855,849	184,086	46,022	124,803,054
2035	-	-	501,251,865	25.000%	122,855,849	184,086	46,022	124,803,054
2036	-	10,025,037	511,276,903	25.000%	125,312,966	184,086	46,022	127,298,194
2037	-	-	511,276,903	25.000%	125,312,966	184,086	46,022	127,298,194
2038	-	10,225,538	521,502,441	25.000%	127,819,226	184,086	46,022	129,843,238
2039	-	-	521,502,441	25.000%	127,819,226	184,086	46,022	129,843,238
2040	-	10,430,049	531,932,490	25.000%	130,375,610	184,086	46,022	132,439,182
2041	-	-	531,932,490	25.000%	130,375,610	184,086	46,022	132,439,182
2042	-	10,638,650	542,571,139	25.000%	132,983,122	184,086	46,022	135,087,045
2043	-	-	542,571,139	25.000%	132,983,122	184,086	46,022	135,087,045
2044	-	10,851,423	553,422,562	25.000%	135,642,785	184,086	46,022	137,787,866
2045	-	-	553,422,562	25.000%	135,642,785	184,086	46,022	137,787,866
2046	-	11,068,451	564,491,014	25.000%	138,355,641	184,086	46,022	140,542,703
2047	-	-	564,491,014	25.000%	138,355,641	184,086	46,022	140,542,703
2048	-	11,289,820	575,780,834	25.000%	141,122,753	184,086	46,022	143,352,636
2049	-	-	575,780,834	25.000%	141,122,753	184,086	46,022	143,352,636
2050	-	11,515,617	587,296,450	25.000%	143,945,208	184,086	46,022	146,218,768
2051	-	-	587,296,450	25.000%	143,945,208	184,086	46,022	146,218,768
2052	-	11,745,929	599,042,379	25.000%	146,824,113	184,086	46,022	149,142,223
2053	-	-	599,042,379	25.000%	146,824,113	184,086	46,022	149,142,223
2054	-	11,980,848	611,023,227	25.000%	149,760,595	184,086	46,022	152,124,147
2055	-	-	611,023,227	25.000%	149,760,595	184,086	46,022	152,124,147
2056	-	12,220,465	623,243,692	25.000%	152,755,807	184,086	46,022	155,165,710
2057	-	-	623,243,692	25.000%	152,755,807	184,086	46,022	155,165,710
2058	-	12,464,874	635,708,565	25.000%	155,810,923	184,086	46,022	158,268,104
2059	-	-	635,708,565	25.000%	155,810,923	184,086	46,022	158,268,104
2060	-	12,714,171	648,422,737	25.000%	158,927,141	184,086	46,022	161,432,545
2061	-	-	648,422,737	25.000%	158,927,141	184,086	46,022	161,432,545
2062	-	12,968,455	661,391,191	25.000%	162,105,684	184,086	46,022	164,660,276
2063	-	-	661,391,191	25.000%	162,105,684	184,086	46,022	164,660,276
2064	-	13,227,824	674,619,015	25.000%	165,347,798	184,086	46,022	167,952,561
2065	-	-	674,619,015	25.000%	165,347,798	184,086	46,022	167,952,561
Total	249,000	217,766,217						

Compark Business Campus Metropolitan District

Revenue

	Total	District Mill Levy Revenue			Expense		Total
	Assessed Value in Collection Year	Debt Mill Levy[1]	Debt Mill Levy Collections	Specific Ownership Taxes	County Treasurer Fee	Annual Trustee Fee	Revenue Available for Debt Service
		36.513 Cap	99.50%	6.00%	1.50%		
2021	52,191,330	35.102	1,822,860	109,372	(27,343)	0	1,904,889
2022	61,449,560	35.088	2,145,361	128,722	(32,180)	(6,000)	2,235,903
2023	63,344,160	35.130	2,214,154	132,849	(33,212)	(6,000)	2,307,791
2024	86,205,570	36.513	3,131,886	187,913	(46,978)	(6,000)	3,266,821
2025	90,867,030	36.513	3,301,239	198,074	(49,519)	(6,000)	3,443,794
2026	88,007,795	36.513	3,197,361	191,842	(47,960)	(9,000)	3,332,243
2027	85,160,698	36.513	3,093,925	185,636	(46,409)	(9,000)	3,224,152
2028	117,615,468	36.513	4,273,021	256,381	(64,095)	(9,000)	4,456,307
2029	117,610,007	36.513	4,272,823	256,369	(64,092)	(9,000)	4,456,100
2030	119,959,598	36.513	4,358,184	261,491	(65,373)	(9,000)	4,545,303
2031	119,958,586	36.513	4,358,148	261,489	(65,372)	(9,000)	4,545,264
2032	122,356,837	36.513	4,445,277	266,717	(66,679)	(9,000)	4,636,315
2033	122,356,837	0.000	0	0	0		0
2034	124,803,054	0.000	0	0	0		0
2035	124,803,054	0.000	0	0	0		0
2036	127,298,194	0.000	0	0	0		0
2037	127,298,194	0.000	0	0	0		0
2038	129,843,238	0.000	0	0	0		0
2039	129,843,238	0.000	0	0	0		0
2040	132,439,182	0.000	0	0	0		0
2041	132,439,182	0.000	0	0	0		0
2042	135,087,045	0.000	0	0	0		0
2043	135,087,045	0.000	0	0	0		0
2044	137,787,866	0.000	0	0	0		0
2045	137,787,866	0.000	0	0	0		0
2046	140,542,703	0.000	0	0	0		0
2047	140,542,703	0.000	0	0	0		0
2048	143,352,636	0.000	0	0	0		0
2049	143,352,636	0.000	0	0	0		0
2050	146,218,768	0.000	0	0	0		0
2051	146,218,768	0.000	0	0	0		0
2052	149,142,223	0.000	0	0	0		0
2053	149,142,223	0.000	0	0	0		0
2054	152,124,147	0.000	0	0	0		0
2055	152,124,147	0.000	0	0	0		0
2056	155,165,710	0.000	0	0	0		0
2057	155,165,710	0.000	0	0	0		0
2058	158,268,104	0.000	0	0	0		0
2059	158,268,104	0.000	0	0	0		0
2060	161,432,545	0.000	0	0	0		0
2061	161,432,545	0.000	0	0	0		0
2062	164,660,276	0.000	0	0	0		0
2063	164,660,276	0.000	0	0	0		0
2064	167,952,561	0.000	0	0	0		0
2065	167,952,561	0.000	0	0	0		0
Total			40,614,240	2,436,854	(609,214)	(87,000)	42,354,880

Compark Business Campus Metropolitan District - Subdistrict

Assessed Value

	Vacant and Improved Land[1]		Commercial					State Assessed		Total
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag	Commercial SF Delivered	Biennial Reassessment 2.00%	Statutory Value	Assessment Rate	Assessed Value in Collection Year 2 Year Lag	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag	Assessed Value in Collection Year 2 Year Lag
2021	11,110,828	1,671,540	-		201,515,103	29.000%	49,072,580	1,229,172	109,260	50,853,380
2022	9,023,871	2,043,900	-		293,456,667	29.000%	57,934,890	123,154	106,360	60,085,150
2023	7,805,090	3,222,140	-		311,322,258	29.000%	58,439,380	184,086	356,460	62,017,980
2024	7,805,090	2,517,660	-		311,322,258	27.900%	81,874,410	184,086	34,360	84,426,430
2025	22,072,790	2,177,620	-	-	311,322,258	27.900%	86,858,910	184,086	51,360	89,087,890
2026	0	2,107,374	249,000	6,226,445	463,079,243	27.000%	84,057,010	184,086	49,703	86,214,087
2027	0	5,518,197	-	-	463,079,243	25.000%	77,830,565	184,086	46,022	83,394,783
2028	0	0	-	9,261,585	472,340,828	25.000%	115,769,811	184,086	46,022	115,815,832
2029	0	0	-	-	472,340,828	25.000%	115,769,811	184,086	46,022	115,815,832
2030	0	0	-	9,446,817	481,787,645	25.000%	118,085,207	184,086	46,022	118,131,229
2031	0	0	-	-	481,787,645	25.000%	118,085,207	184,086	46,022	118,131,229
2032	0	0	-	9,635,753	491,423,398	25.000%	120,446,911	184,086	46,022	120,492,933
2033	0	0	-	-	491,423,398	25.000%	120,446,911	184,086	46,022	120,492,933
2034	0	0	-	9,828,468	501,251,865	25.000%	122,855,849	184,086	46,022	122,901,871
2035	0	0	-	-	501,251,865	25.000%	122,855,849	184,086	46,022	122,901,871
2036	0	0	-	10,025,037	511,276,903	25.000%	125,312,966	184,086	46,022	125,358,988
2037	0	0	-	-	511,276,903	25.000%	125,312,966	184,086	46,022	125,358,988
2038	0	0	-	10,225,538	521,502,441	25.000%	127,819,226	184,086	46,022	127,865,247
2039	0	0	-	-	521,502,441	25.000%	127,819,226	184,086	46,022	127,865,247
2040	0	0	-	10,430,049	531,932,490	25.000%	130,375,610	184,086	46,022	130,421,632
2041	0	0	-	-	531,932,490	25.000%	130,375,610	184,086	46,022	130,421,632
2042	0	0	-	10,638,650	542,571,139	25.000%	132,983,122	184,086	46,022	133,029,144
2043	0	0	-	-	542,571,139	25.000%	132,983,122	184,086	46,022	133,029,144
2044	0	0	-	10,851,423	553,422,562	25.000%	135,642,785	184,086	46,022	135,688,806
2045	0	0	-	-	553,422,562	25.000%	135,642,785	184,086	46,022	135,688,806
2046	0	0	-	11,068,451	564,491,014	25.000%	138,355,641	184,086	46,022	138,401,662
2047	0	0	-	-	564,491,014	25.000%	138,355,641	184,086	46,022	138,401,662
2048	0	0	-	11,289,820	575,780,834	25.000%	141,122,753	184,086	46,022	141,168,775
2049	0	0	-	-	575,780,834	25.000%	141,122,753	184,086	46,022	141,168,775
2050	0	0	-	11,515,617	587,296,450	25.000%	143,945,208	184,086	46,022	143,991,230
2051	0	0	-	-	587,296,450	25.000%	143,945,208	184,086	46,022	143,991,230
2052	0	0	-	11,745,929	599,042,379	25.000%	146,824,113	184,086	46,022	146,870,134
2053	0	0	-	-	599,042,379	25.000%	146,824,113	184,086	46,022	146,870,134
2054	0	0	-	11,980,848	611,023,227	25.000%	149,760,595	184,086	46,022	149,806,616
2055	0	0	-	-	611,023,227	25.000%	149,760,595	184,086	46,022	149,806,616
2056	0	0	-	12,220,465	623,243,692	25.000%	152,755,807	184,086	46,022	152,801,828
2057	0	0	-	-	623,243,692	25.000%	152,755,807	184,086	46,022	152,801,828
2058	0	0	-	12,464,874	635,708,565	25.000%	155,810,923	184,086	46,022	155,856,944
2059	0	0	-	-	635,708,565	25.000%	155,810,923	184,086	46,022	155,856,944
2060	0	0	-	12,714,171	648,422,737	25.000%	158,927,141	184,086	46,022	158,973,163
2061	0	0	-	-	648,422,737	25.000%	158,927,141	184,086	46,022	158,973,163
2062	0	0	-	12,968,455	661,391,191	25.000%	162,105,684	184,086	46,022	162,151,706
2063	0	0	-	-	661,391,191	25.000%	162,105,684	184,086	46,022	162,151,706
2064	0	0	-	13,227,824	674,619,015	25.000%	165,347,798	184,086	46,022	165,393,819
2065	0	0	-	-	674,619,015	25.000%	165,347,798	184,086	46,022	165,393,819
Total			249,000	217,766,217						

1. Vacant land value calculated in year prior to construction as 10% build-out market value

Compark Business Campus Metropolitan District - Subdistrict
Revenue

	Total	District Mill Levy Revenue			Expense		Total
	Assessed Value in Collection Year	Debt Mill Levy[1]	Debt Mill Levy Collections	Specific Ownership Taxes	County Treasurer Fee	Annual Trustee Fee	Revenue Available for Debt Service
		50.000 Cap	99.50%	6.00%	1.50%		
2021							
2022							
2023							
2024							
2025							
2026	86,214,087	17.191	1,474,670	88,480	(22,120)		1,541,031
2027	83,394,783	21.487	1,782,944	106,977	(26,744)		1,863,177
2028	115,815,832	21.487	2,476,092	148,566	(37,141)		2,587,516
2029	115,815,832	21.487	2,476,092	148,566	(37,141)		2,587,516
2030	118,131,229	21.487	2,525,594	151,536	(37,884)		2,639,246
2031	118,131,229	21.487	2,525,594	151,536	(37,884)		2,639,246
2032	120,492,933	21.487	2,576,086	154,565	(38,641)		2,692,010
2033	120,492,933	58.000	6,953,647	417,219	(104,305)	(3,000)	7,263,561
2034	122,901,871	58.000	7,092,667	425,560	(106,390)	(3,000)	7,408,837
2035	122,901,871	58.000	7,092,667	425,560	(106,390)	(3,000)	7,408,837
2036	125,358,988	58.000	7,234,467	434,068	(108,517)	(3,000)	7,557,018
2037	125,358,988	58.000	7,234,467	434,068	(108,517)	(3,000)	7,557,018
2038	127,865,247	58.000	7,379,103	442,746	(110,687)	(3,000)	7,708,163
2039	127,865,247	58.000	7,379,103	442,746	(110,687)	(3,000)	7,708,163
2040	130,421,632	58.000	7,526,632	451,598	(112,899)	(3,000)	7,862,331
2041	130,421,632	58.000	7,526,632	451,598	(112,899)	(3,000)	7,862,331
2042	133,029,144	58.000	7,677,112	460,627	(115,157)	(3,000)	8,019,582
2043	133,029,144	58.000	7,677,112	460,627	(115,157)	(3,000)	8,019,582
2044	135,688,806	58.000	7,830,601	469,836	(117,459)	(3,000)	8,179,978
2045	135,688,806	58.000	7,830,601	469,836	(117,459)	(3,000)	8,179,978
2046	138,401,662	58.000	7,987,160	479,230	(119,807)	(3,000)	8,343,582
2047	138,401,662	58.000	7,987,160	479,230	(119,807)	(3,000)	8,343,582
2048	141,168,775	58.000	8,146,850	488,811	(122,203)	(3,000)	8,510,458
2049	141,168,775	58.000	8,146,850	488,811	(122,203)	(3,000)	8,510,458
2050	143,991,230	58.000	8,309,734	498,584	(124,646)	(3,000)	8,680,672
2051	143,991,230	58.000	8,309,734	498,584	(124,646)	(3,000)	8,680,672
2052	146,870,134	58.000	8,475,875	508,553	(127,138)	(3,000)	8,854,290
2053	146,870,134	58.000	8,475,875	508,553	(127,138)	(3,000)	8,854,290
2054	149,806,616	58.000	8,645,340	518,720	(129,680)	(3,000)	9,031,380
2055	149,806,616	58.000	8,645,340	518,720	(129,680)	(3,000)	9,031,380
2056	152,801,828	58.000	8,818,194	529,092	(132,273)	(3,000)	9,212,012
2057	152,801,828	58.000	8,818,194	529,092	(132,273)	(3,000)	9,212,012
2058	155,856,944	58.000	8,994,504	539,670	(134,918)	(3,000)	9,396,257
2059	155,856,944	58.000	8,994,504	539,670	(134,918)	(3,000)	9,396,257
2060	158,973,163	58.000	9,174,341	550,460	(137,615)	(3,000)	9,584,187
2061	158,973,163	58.000	9,174,341	550,460	(137,615)	(3,000)	9,584,187
2062	162,151,706	58.000	9,357,775	561,466	(140,367)	(3,000)	9,775,875
2063	162,151,706	58.000	9,357,775	561,466	(140,367)	(3,000)	9,775,875
2064	165,393,819	58.000	9,544,877	572,693	(143,173)	(3,000)	9,971,397
2065	165,393,819	58.000	9,544,877	572,693	(143,173)	(3,000)	9,971,397
Total			287,181,187	17,230,871	(4,307,718)	(99,000)	300,005,341

Compark Business Campus Metropolitan District
Debt Service

	Total	Net Debt Service		Total	Reserve / Surplus Fund			Ratio Analysis	
		Series 2021A-1	Series 2021A-2						
	Revenue Available for Debt Service	Dated: 12/22/2021 Par: $37,170,000 Proj: $37,170,000	Dated: 12/22/2021 Par: $10,875,000 Proj: $10,875,000		Annual Surplus	Cumulative Balance	Released Revenue	Debt Service Coverage	Senior Debt to Assessed Value
2021	2,038,914	0	0	0	n/a			n/a	0%
2022	2,374,566	1,705,815	519,393	2,225,208	n/a	460,059	0	107%	69%
2023	2,446,914	1,707,819	501,140	2,208,959	n/a	827,340	0	111%	50%
2024	3,449,065	1,736,817	511,468	2,248,285	n/a	2,162,913	0	153%	47%
2025	3,626,122	1,738,817	4,049,686	5,788,504	(2,162,381)	532	0	63%	43%
2026	5,059,248	1,772,939	3,285,947	5,058,886	362	893	0	100%	41%
2027	5,273,303	1,765,467	3,506,200	5,271,667	1,636	2,530	0	100%	27%
2028	7,233,517	7,145,169	87,472	7,232,640	877	3,407	0	100%	21%
2029	7,233,310	7,233,066	0	7,233,066	244	3,651	0	100%	16%
2030	7,378,037	7,375,744	0	7,375,744	2,293	5,944	0	100%	11%
2031	7,377,998	7,373,853	0	7,373,853	4,145	10,089	0	100%	5%
2032	7,525,683	6,611,818	0	6,611,818	913,865	0	923,954	114%	0%
2033	7,263,561	0	0	0	7,263,561	0	7,263,561	n/a	0%
2034	7,408,837	0	0	0	7,408,837	0	7,408,837	n/a	0%
2035	7,408,837	0	0	0	7,408,837	0	7,408,837	n/a	0%
2036	7,557,018	0	0	0	7,557,018	0	7,557,018	n/a	0%
2037	7,557,018	0	0	0	7,557,018	0	7,557,018	n/a	0%
2038	7,708,163	0	0	0	7,708,163	0	7,708,163	n/a	0%
2039	7,708,163	0	0	0	7,708,163	0	7,708,163	n/a	0%
2040	7,862,331	0	0	0	7,862,331	0	7,862,331	n/a	0%
2041	7,862,331	0	0	0	7,862,331	0	7,862,331	n/a	0%
2042	8,019,582	0	0	0	8,019,582	0	8,019,582	n/a	0%
2043	8,019,582	0	0	0	8,019,582	0	8,019,582	n/a	0%
2044	8,179,978	0	0	0	8,179,978	0	8,179,978	n/a	0%
2045	8,179,978	0	0	0	8,179,978	0	8,179,978	n/a	0%
2046	8,343,582	0	0	0	8,343,582	0	8,343,582	n/a	0%
2047	8,343,582	0	0	0	8,343,582	0	8,343,582	n/a	0%
2048	8,510,458	0	0	0	8,510,458	0	8,510,458	n/a	0%
2049	8,510,458	0	0	0	8,510,458	0	8,510,458	n/a	0%
2050	8,680,672	0	0	0	8,680,672	0	8,680,672	n/a	0%
2051	8,680,672	0	0	0	8,680,672	0	8,680,672	n/a	0%
2052	8,854,290	0	0	0	8,854,290	0	8,854,290	n/a	0%
2053	8,854,290	0	0	0	8,854,290	0	8,854,290	n/a	0%
2054	9,031,380	0	0	0	9,031,380	0	9,031,380	n/a	0%
2055	9,031,380	0	0	0	9,031,380	0	9,031,380	n/a	0%
2056	9,212,012	0	0	0	9,212,012	0	9,212,012	n/a	0%
2057	9,212,012	0	0	0	9,212,012	0	9,212,012	n/a	0%
2058	9,396,257	0	0	0	9,396,257	0	9,396,257	n/a	0%
2059	9,396,257	0	0	0	9,396,257	0	9,396,257	n/a	0%
2060	9,584,187	0	0	0	9,584,187	0	9,584,187	n/a	0%
2061	9,584,187	0	0	0	9,584,187	0	9,584,187	n/a	0%
2062	9,775,875	0	0	0	9,775,875	0	9,775,875	n/a	0%
2063	9,775,875	0	0	0	9,775,875	0	9,775,875	n/a	0%
2064	9,971,397	0	0	0	9,971,397	0	9,971,397	n/a	0%
2065	9,971,397	0	0	0	9,971,397	0	9,971,397	n/a	0%
Total	344,472,276	46,167,322	12,461,306	58,628,629	282,216,640		284,379,553		

Compark Business Campus Metropolitan District
Subordinate Debt Service

	Revenue Available for Debt Service	Interest Payment 6.000%	Balance of Accrued Interest	Principal Payment	Principal Balance	Debt Service Series 2025B Dated: 12/1/2025 Par: $20,000,000 Proj: $19,250,000	Released Revenue
12/1/2025	-	-	-	-	20,000,000	-	-
12/15/2026	-	-	1,246,667	-	20,000,000	-	-
12/15/2027	-	-	2,521,467	-	20,000,000	-	-
12/15/2028	-	-	3,872,755	-	20,000,000	-	-
12/15/2029	-	-	5,305,120	-	20,000,000	-	-
12/15/2030	-	-	6,823,427	-	20,000,000	-	-
12/15/2031	-	-	8,432,833	-	20,000,000	-	-
12/15/2032	923,954	923,954	9,214,849	-	20,000,000	923,954	-
12/15/2033	7,263,561	7,263,561	3,704,178	-	20,000,000	7,263,561	-
12/15/2034	7,408,837	5,126,429	-	2,282,000	17,718,000	7,408,429	-
12/15/2035	7,408,837	1,063,080	-	6,346,000	11,372,000	7,409,080	-
12/15/2036	7,557,018	682,320	-	6,874,000	4,498,000	7,556,320	-
12/15/2037	7,557,018	269,880	-	4,498,000	-	4,767,880	2,790,001
12/15/2038	7,708,163	-	-	-	-	-	7,708,163
12/15/2039	7,708,163	-	-	-	-	-	7,708,163
12/15/2040	7,862,331	-	-	-	-	-	7,862,331
12/15/2041	7,862,331	-	-	-	-	-	7,862,331
12/15/2042	8,019,582	-	-	-	-	-	8,019,582
12/15/2043	8,019,582	-	-	-	-	-	8,019,582
12/15/2044	8,179,978	-	-	-	-	-	8,179,978
12/15/2045	8,179,978	-	-	-	-	-	8,179,978
12/15/2046	8,343,582	-	-	-	-	-	8,343,582
12/15/2047	8,343,582	-	-	-	-	-	8,343,582
12/15/2048	8,510,458	-	-	-	-	-	8,510,458
12/15/2049	8,510,458	-	-	-	-	-	8,510,458
12/15/2050	8,680,672	-	-	-	-	-	8,680,672
12/15/2051	8,680,672	-	-	-	-	-	8,680,672
12/15/2052	8,854,290	-	-	-	-	-	8,854,290
12/15/2053	8,854,290	-	-	-	-	-	8,854,290
12/15/2054	9,031,380	-	-	-	-	-	9,031,380
12/15/2055	9,031,380	-	-	-	-	-	9,031,380
12/15/2056	9,212,012	-	-	-	-	-	9,212,012
12/15/2057	9,212,012	-	-	-	-	-	9,212,012
12/15/2058	9,396,257	-	-	-	-	-	9,396,257
12/15/2059	9,396,257	-	-	-	-	-	9,396,257
12/15/2060	9,584,187	-	-	-	-	-	9,584,187
12/15/2061	9,584,187	-	-	-	-	-	9,584,187
12/15/2062	9,775,875	-	-	-	-	-	9,775,875
12/15/2063	9,775,875	-	-	-	-	-	9,775,875
12/15/2064	9,971,397	-	-	-	-	-	9,971,397
12/15/2065	9,971,397	-	-	-	-	-	9,971,397
	284,379,553	15,329,224		20,000,000		35,329,224	249,050,328

NET DEBT SERVICE

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
Douglas County, Colorado
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TAX-EXEMPT LOAN, SERIES 2021A-1

Period Ending	*Principal*	*Coupon*	*Interest*	*Total Debt Service*	*Net Debt Service*
12/01/2022	690,000	2.860%	1,015,814.80	1,705,814.80	1,705,814.80
12/01/2023	650,000	2.860%	1,057,818.67	1,707,818.67	1,707,818.67
12/01/2024	695,000	2.860%	1,041,816.96	1,736,816.96	1,736,816.96
12/01/2025	720,000	2.860%	1,018,817.40	1,738,817.40	1,738,817.40
12/01/2026	775,000	2.860%	997,939.40	1,772,939.40	1,772,939.40
12/01/2027	790,000	2.860%	975,466.55	1,765,466.55	1,765,466.55
12/01/2028	6,190,000	2.860%	955,168.50	7,145,168.50	7,145,168.50
12/01/2029	6,460,000	2.860%	773,065.95	7,233,065.95	7,233,065.95
12/01/2030	6,790,000	2.860%	585,743.89	7,375,743.89	7,375,743.89
12/01/2031	6,985,000	2.860%	388,852.75	7,373,852.75	7,373,852.75
12/01/2032	6,425,000	2.860%	186,817.58	6,611,817.58	6,611,817.58
	37,170,000		8,997,322.45	46,167,322.45	46,167,322.45

BOND DEBT SERVICE

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
Douglas County, Colorado

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TAX-EXEMPT LOAN, SERIES 2021A-1

Period Ending	*Principal*	*Coupon*	*Interest*	*Debt Service*	*Annual Debt Service*
06/01/2022			475,424.95	475,424.95	
12/01/2022	690,000	2.860%	540,389.85	1,230,389.85	1,705,814.80
06/01/2023			527,460.27	527,460.27	
12/01/2023	650,000	2.860%	530,358.40	1,180,358.40	1,707,818.67
06/01/2024			520,908.48	520,908.48	
12/01/2024	695,000	2.860%	520,908.48	1,215,908.48	1,736,816.96
06/01/2025			508,013.06	508,013.06	
12/01/2025	720,000	2.860%	510,804.34	1,230,804.34	1,738,817.40
06/01/2026			497,602.66	497,602.66	
12/01/2026	775,000	2.860%	500,336.74	1,275,336.74	1,772,939.40
06/01/2027			486,397.02	486,397.02	
12/01/2027	790,000	2.860%	489,069.53	1,279,069.53	1,765,466.55
06/01/2028			477,584.25	477,584.25	
12/01/2028	6,190,000	2.860%	477,584.25	6,667,584.25	7,145,168.50
06/01/2029			385,473.98	385,473.98	
12/01/2029	6,460,000	2.860%	387,591.97	6,847,591.97	7,233,065.95
06/01/2030			292,069.56	292,069.56	
12/01/2030	6,790,000	2.860%	293,674.33	7,083,674.33	7,375,743.89
06/01/2031			193,893.70	193,893.70	
12/01/2031	6,985,000	2.860%	194,959.05	7,179,959.05	7,373,852.75
06/01/2032			93,408.79	93,408.79	
12/01/2032	6,425,000	2.860%	93,408.79	6,518,408.79	6,611,817.58
	37,170,000		8,997,322.45	46,167,322.45	46,167,322.45
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NET DEBT SERVICE

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
Douglas County, Colorado

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TAXABLE LOAN, SERIES 2021A-2

Period Ending	*Principal*	*Coupon*	*Interest*	*Total Debt Service*	*Net Debt Service*
12/01/2022	145,000	3.570%	374,393.02	519,393.02	519,393.02
12/01/2023	190,000	3.570%	311,140.20	501,140.20	501,140.20
12/01/2024	205,000	3.570%	306,468.06	511,468.06	511,468.06
12/01/2025	3,750,000	3.570%	299,686.30	4,049,686.30	4,049,686.30
12/01/2026	3,095,000	3.570%	190,946.71	3,285,946.71	3,285,946.71
12/01/2027	3,405,000	3.570%	101,200.30	3,506,200.30	3,506,200.30
12/01/2028	85,000	3.570%	2,471.52	87,471.52	87,471.52
	10,875,000		1,586,306.11	12,461,306.11	12,461,306.11
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BOND DEBT SERVICE

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
Douglas County, Colorado

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TAXABLE LOAN, SERIES 2021A-2

Period Ending	*Principal*	*Coupon*	*Interest*	*Debt Service*	*Annual Debt Service*
06/01/2022			188,219.06	188,219.06	
12/01/2022	145,000	3.570%	186,173.96	331,173.96	519,393.02
06/01/2023			155,143.88	155,143.88	
12/01/2023	190,000	3.570%	155,996.32	345,996.32	501,140.20
06/01/2024			153,234.03	153,234.03	
12/01/2024	205,000	3.570%	153,234.03	358,234.03	511,468.06
06/01/2025			149,432.62	149,432.62	
12/01/2025	3,750,000	3.570%	150,253.68	3,900,253.68	4,049,686.30
06/01/2026			95,211.78	95,211.78	
12/01/2026	3,095,000	3.570%	95,734.93	3,190,734.93	3,285,946.71
06/01/2027			50,461.52	50,461.52	
12/01/2027	3,405,000	3.570%	50,738.78	3,455,738.78	3,506,200.30
06/01/2028			1,235.76	1,235.76	
12/01/2028	85,000	3.570%	1,235.76	86,235.76	87,471.52
	10,875,000		1,586,306.11	12,461,306.11	12,461,306.11
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SOURCES AND USES OF FUNDS

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
Douglas County, Colorado
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SUBORDINATE CASH FLOW BONDS, SERIES 2025B

Dated Date	12/01/2025
Delivery Date	12/01/2025

Sources:	
Bond Proceeds:	
Par Amount	20,000,000.00
	20,000,000.00

Uses:	
Project Fund Deposits:	
Project Fund	19,250,000.00
Cost of Issuance:	
Cost of Issuance	150,000.00
Delivery Date Expenses:	
Underwriter's Discount	600,000.00
	20,000,000.00

BOND PRICING

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
Douglas County, Colorado
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SUBORDINATE CASH FLOW BONDS, SERIES 2025B

Bond Component	*Maturity Date*	*Amount*	*Rate*	*Yield*	*Price*
Term Bond Due 2065:					
	12/15/2065	20,000,000	6.000%	6.000%	100.000
		20,000,000			

Dated Date	12/01/2025	
Delivery Date	12/01/2025	
First Coupon	12/15/2026	
Par Amount	20,000,000.00	
Original Issue Discount		
Production	20,000,000.00	100.000000%
Underwriter's Discount	(600,000.00)	(3.000000%)
Purchase Price	19,400,000.00	97.000000%
Accrued Interest		
Net Proceeds	19,400,000.00	

CALL PROVISIONS

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
Douglas County, Colorado
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SUBORDINATE CASH FLOW BONDS, SERIES 2025B

Call Table: CALL

Call Date	*Call Price*
12/01/2030	103.00
12/01/2031	102.00
12/01/2032	101.00
12/01/2033	100.00

Compark Metropolitan District

Summary of Historical Debt Issuances

Debt Allocation

Bond Issuance	**1999**	**2001**	**2004**	**2007A**	**2007B**	**2012A**	**2012B**	**2017**	**2019**	**2021A-1**	**2021A-2**	**TOTAL**
Use	New Money	New Money	Refunding & New Money	Refunding & New Money	Refunding Only*	Refunding Only	Refunding Only	Refunding Only	Refunding & New Money	Refunding Only	Refunding Only	
Par Amount	$ 15,300,000	$ 3,234,000	$ 6,287,147	$ 40,125,000	$ 1,080,000	$ 9,915,000	$ 5,045,000	$ 33,512,000	$ 17,387,000	$ 37,170,000	$ 10,875,000	
Project Fund	$ 11,965,535	$ 3,208,300	$ 2,146,600	$ 11,506,938	$ -	$ -	$ -	$ -	$ 500,000	$ -	$ -	
Refunding Escrow	$ -	$ -	$ 4,140,547	$ 21,179,040	$ 1,080,000	$ 8,621,573	$ 4,387,796	$ 31,275,981	$ 16,109,933	$ 36,302,541	$ 10,618,172	
% New Allocation	100%	100%	34%	35%	35%	0%	0%	0%	3%	0%	0%	
% Refunding Allocation	0%	0%	66%	65%	65%	100%	100%	100%	97%	100%	100%	
Allocation of Par to Debt Cap	$15,300,000	$3,234,000	$2,146,600	$14,125,809	$380,209	$0	$0	$0	$523,392	$0	$0	**$35,710,009**
Allocation of Par to Refunding	$ -	$ -	$ 4,140,547	$ 25,999,191	$ 699,791	$ 9,915,000	$ 5,045,000	$ 33,512,000	$ 16,863,608	$ 37,170,000	$ 10,875,000	$144,220,138
Total Par	**$15,300,000**	**$3,234,000**	**$6,287,147**	**$40,125,000**	**$1,080,000**	**$9,915,000**	**$5,045,000**	**$33,512,000**	**$17,387,000**	**$37,170,000**	**$10,875,000**	**$179,930,147**

**2007B Bonds used to fund Debt Service Reserve Fund; allocation amount is based on 2007A Series.*

DJ Beckwith

From: Terri Baker-Maulik <bakedfish@hotmail.com>
Sent: Wednesday, September 17, 2025 12:54 PM
To: DJ Beckwith
Cc: Lauren Pulver
Subject: Re: Amendment to the District's Service Plan - Questions and Clarifications Please

Thanks DJ. I appreciate this very much.

From: DJ Beckwith <dbeckwith@douglas.co.us>
Sent: Wednesday, September 17, 2025 11:59 AM
To: Terri Baker-Maulik <bakedfish@hotmail.com>
Cc: Lauren Pulver <lpulver@douglas.co.us>
Subject: RE: Amendment to the District's Service Plan - Questions and Clarifications Please

Greetings Terri,

We have received a response to your question from the applicant.

The applicant responded that, "An election will be held to authorize tax and debt in accordance with Tabor. All eligible electors within the subdistrict will receive ballots and are eligible to vote. However, the property within the subdistrict will not contain any residential property, so homeowners will not receive a ballot and will not be subject to any taxes or debt of the subdistrict."

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: DJ Beckwith
Sent: Tuesday, September 9, 2025 10:15 AM
To: Terri Baker-Maulik <bakedfish@hotmail.com>
Cc: Lauren Pulver <lpulver@douglas.co.us>
Subject: RE: Amendment to the District's Service Plan - Questions and Clarifications Please

Greetings Terri,

We have not received a response to that question yet.

They have filed their formal application as of yesterday. They are not going to Planning Commission. The date to set the hearing will be on September 23rd with the Board Hearing scheduled for October 14th @ 2:30 pm.

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: Terri Baker-Maulik <bakedfish@hotmail.com>
Sent: Monday, September 8, 2025 1:29 PM
To: DJ Beckwith <dbeckwith@douglas.co.us>
Cc: Lauren Pulver <lpulver@douglas.co.us>
Subject: Re: Amendment to the District's Service Plan - Questions and Clarifications Please

Thank you, DJ, for getting back to me with all this detail. I would like to think the district cannot make such financial impact changes without a vote. I hope the BOCC makes them hold to that promise stated in the original service plan.

I'll be keeping an eye out for a public notice, should these folks submit a formal land use application. I also haven't heard back from them on the email I sent, but I'll be watching for whatever response they send you to be forwarded onto me.

Terri Maulik
15314 Grasslands Dr

From: DJ Beckwith <dbeckwith@douglas.co.us>
Sent: Friday, August 29, 2025 3:12 PM
To: Terri Baker-Maulik <bakedfish@hotmail.com>
Cc: Lauren Pulver <lpulver@douglas.co.us>
Subject: RE: Amendment to the District's Service Plan - Questions and Clarifications Please

Hello Terri,

I apologize for the delayed response. I have been out of the office and am still catching up.

Let me try to address your questions:

1. The district is required to provided notice to all who live in the metro district.
2. The district's name change took place previously. The originally approved service plan was under the old name of E-470 Business Metro District. They are currently operating under the name Compark Business Campus Metro District. There is no name change associated with this proposed amendment.
3. You are correct that the amendments will replace both sections A & B of the original service plan.

4. We will forward your question on section C to the applicant and forward you the response we receive.
5. Currently the applicant has not submitted a formal application. Which means no hearings have been scheduled. Assuming they proceed, it will be heard by the Board of County Commissioners. Those dates will be shared, and the Board Hearing requires public notice. The county has not yet determined if this amendment would be required to go before the Planning Commission.
6. You are welcome to email me with any comments you may have on the amendment. All public comments will be shared with the Board of County Commissioners as long as they are received prior to the hearing . Public comment will also be taken in person and online during the hearing.

Let me know if you have any other questions or concerns.

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: Terri Baker-Maulik <bakedfish@hotmail.com>
Sent: Friday, August 29, 2025 10:23 AM
To: Lauren Pulver <lpulver@douglas.co.us>; DJ Beckwith <dbeckwith@douglas.co.us>
Subject: Fw: Amendment to the District's Service Plan - Questions and Clarifications Please

Lauren,
I've tried emailing DJ a few times but am not getting an answer. Can you please help me with my inquiry regarding the Compark Business Campus Metro District 1st Service Plan Amendment, per my correspondence below? I sent this directly to the district and to DJ, but nobody is responding and I would like to make sure my concerns are heard and addressed before this is approved.

"Hello,

I have some questions about the proposed service plan amendment for Compark Business Campus Metro District 1st Service Plan Amendment. Your website titles the service plan as E-470 Business Metropolitan District but your application to Douglas County is calling this district by another name. Are there plans to rename the metro district?

Is it the below paragraph in the original service plan that is to be replaced in its entirety by the Maximum Voted Interest Rate Maximum Underwriting Discount?

Pursuant to Section 32-1-1101, C.R.S., new money general obligation bonds would mature not more than twenty (20) years from the date of issuance, with the first maturity being not later than three (3) years from the date of their issuance. The proposed maximum voted interest rate is fifteen percent (15%) and the maximum underwriter's discount is five percent (5%). The exact interest rates and discounts will be determined at the time the bonds are sold by the District and will reflect market conditions at the time of sale. The District may also issue notes, certificates, debentures, or other multiple fiscal year obligations, which issuances shall be subject to the limitations set forth in this Service Plan, including the debt limits described below.

Is it the below paragraph in the original service plan that is to be replaced in its entirety by the Debt Limitation? I see the debt limit is being increased and the permission to increase that limit by vote of the electors is being removed as a condition of this action. Is my understanding correct?

The total general obligation debt limit for the District shall be as authorized by the electors of the District. The initial authorization is expected to be Fifty Million Dollars, ($50,000,000)

The general obligation debt limit can be raised only with the voted authorization of the District's electors.

As regards C. Authority to Create Subdistricts. While the district will have the authority to create subdistricts, one of their powers would be to impose taxes. Will a tax increase go before the electorate with this change to the service plan?

II. AMENDMENTS

A. The second paragraph of Section VII, General Discussion shall be replaced in its entirety with the following:

> Maximum Voted Interest Rate and Maximum Underwriting Discount. The interest rate on any Debt is limited to the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt shall not exceed twelve percent (12%). The proposed maximum underwriting discount will be four percent (4%). Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

B. The text of the Debt Limitation paragraph within Section VII shall be amended and restated in its entirety as follows:

> Debt Limitation: The total debt limit for the District is Sixty-Eight Million Five Hundred Thousand Dollars ($68,500,000), inclusive of costs of issuance, inflation, and other similar costs provided that the foregoing shall not include the principal amount of Debt which has been refunded by the issuance of refunding Debt.

C. An additional paragraph titled Authority to Create Subdistricts shall be added within Section V shall be included as follows:

> Authority to Create Subdistricts: The District may create one or more subdistricts pursuant to C.R.S. § 32-1-1101(f), for the purpose of providing services, financing improvements, or imposing taxes, fees, or charges within the District's Service Area. Each subdistrict shall be established by separate action by the Board of Directors and shall only possess powers expressly delegated to it by the District. The creation of any subdistrict shall not affect the existing powers or obligations of the District as a whole, and all actions taken by any subdistrict shall be consistent with the purposes and limitations set forth in the Service Plan.

Finally, will the impacted property owners receive notification of this proposed service plan amendment? Do you know what boards will hear your proposed amendment and what timeline? How do the property owners submit comments/concerns about this proposed amendment before the Planning Commission or BOCC hears the case?

MEETING DATE: October 14, 2025

STAFF PERSON RESPONSIBLE: Carolyn Washee-Freeland, AICP, Senior Planner

DESCRIPTION: Antelope Crossing - Rezoning - Project File: ZR2024-015.

SUMMARY: The request is for a rezoning of a 42.61-acre parcel from Agricultural One to Large Rural Residential.

STAFF ASSESSMENT: Staff evaluated the rezoning request in accordance with the Douglas County Comprehensive Master Plan policies with Section 25 of the Zoning Resolution. Should the Board find that all approval standards have been met, it may approve the rezoning request and sign the resolution.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	10/2/2025
Steven E Koster	Approve	10/2/2025
Jeff Garcia	Approve	10/9/2025
Christie Guthrie	Approve	10/9/2025
Doug DeBord	Approve	10/9/2025
Samantha Hutchison - FYI	Notified - FYI	10/9/2025

ATTACHMENTS:

Cover Page
Staff Report - ZR2024-015

MEETING DATE: October 14, 2025

STAFF PERSON RESPONSIBLE: Carolyn Washee-Freeland, AICP, Senior Planner

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REVIEW:

Steven E Koster	Approve	10/2/2025
Jeff Garcia	Approve	10/9/2025
Christie Guthrie	Approve	10/9/2025
Doug DeBord	Approve	10/9/2025

ATTACHMENTS:

Staff Report - ZR2024-015

DOUGLAS COUNTY
COLORADO

Rezoning Staff Report

Date:	September 29, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. Debord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development
CC:	Carolyn Washee-Freeland, AICP, Senior Planner Curtis J. Weitkunat, AICP, Planning Manager Steven E. Koster, AICP, Assistant Director of Planning Services
Subject:	**Antelope Crossing – A Rezoning from Agricultural One to Large Rural Residential**
Project File:	**ZR2024-015**

Planning Commission Hearing:	**September 22, 2025 @ 6:00 p.m.**
Planning Commission Hearing Continued:	**October 6, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**October 14, 2025 @ 2:30 p.m.**

I. Executive Summary

The applicant requests a rezoning of a 42.61-acre parcel from Agricultural One (A-1) to Large Rural Residential (LRR) to allow for future development of four single-family lots. A Minor Development Final Plat (MDP) request to subdivide the property is being heard concurrently with this rezoning request. This rezoning request must be approved prior to the determination of the MDP subdivision application.

The parcel is located on the west side of Delbert Road, approximately one and one-half miles south of E. Parker Road. The project site directly abuts Elbert County. The subject property is located within the Northeast Subarea as identified in the Douglas County 2040 Comprehensive Master Plan (CMP).

The property is currently undeveloped land. The rezoning to LRR would allow for development of up to four single-family lots at a density of 1 dwelling unit per 10.65 acres. The Planning Commission will hear the request at its October 6, 2025, public hearing. Staff will provide an update to the Board at its October 14, 2025, Board hearing.

II. Application Information

A. Applicant

DCLA-3 LLC

14205 E. Davies Avenue
Centennial, CO 80112

B. Applicant's Representative

CJ Kirst, Tahoe Consulting LLC
9457 S. University Boulevard, Unit 101
Highlands Ranch, CO 80126

C. Request

The applicant requests to rezone a 42.61-acre parcel from A-1 to LRR.

D. Process

A rezoning application is processed pursuant to Section 2504 of the Douglas County Zoning Resolution (DCZR).

Per Section 2504.09, "The Board shall evaluate the rezoning request, staff report, referral agency comments, applicant responses, the Planning Commission recommendation, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, remand to the Planning Commission, or deny the rezoning request. The Board's action shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines."

E. Location

The site is located on the west side of Delbert Road, approximately one and one-half miles south of its intersection with E. Parker Road. The project vicinity, zoning, and aerial maps are provided in the attachments to this staff report.

F. Location

The applicant is requesting approval of a rezoning from A-1 to LRR on a 42.61-acre parcel.

III. PLANNING COMMISSION

The Planning Commission will hear the rezoning request at its October 6, 2025, public hearing. Staff will provide an update to the Board at its October 14, 2025, Board hearing.

IV. CONTEXT

A. Background

The subject parcel was zoned A-1 with the inception of zoning into the County in 1955. The unplatted property is approximately 42.61-acres in size and is undeveloped. The proposed gross density will not exceed 1 dwelling unit (DU) per 10.65-acres, for future development of four 10-acre lots. The lots will be served by individual well and septic systems. The site is bound by single-family residential development in Elbert County

to the east; undeveloped land zoned A-1 to the north, single family lots zoned A-1 to the west; and A-1 single-family parcels, as well as a LRR zoned parcel, to the south.

B. Adjacent Land Uses and Zoning

The project site is zoned A-1. The following table reflects the zone districts and land uses surrounding the project area.

Zoning and Land Use

Direction	Zoning	Land Use
North	Agricultural One	Vacant Land
South	Agricultural One and Large Rural Residential	Single-Family Residential
East	Elbert County - Residential	Single-Family Residential
West	Agricultural One	Single-Family Residential

V. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The topography of the site is composed of rolling hills ranging from 6,260 feet to 6,300 feet in elevation, and steep slopes greater than 20-percent along the drainageway areas. The property contains a tributary of Coal Creek that runs throughout the site. The parcel is vegetated with grasses and groves of evergreen trees located to the south of the tributary.

B. Access

A 60-foot access roadway is proposed for access to the site. The proposed roadway will take access directly from Delbert Road and will run from east to west on the north side of the project site to provide access to each of the proposed lots. Delbert Road is currently a two-lane collector roadway. The Douglas County Transportation Plan indicates that Delbert Road is prioritized as a long-term improvement and will be widened in the future from two lanes to four lanes.

The applicant contracted with 2N Civil to complete a traffic letter for the project. The traffic letter evaluated the future roadway conditions adjacent to and near the project site. Douglas County Engineering reviewed the traffic letter and concurred with the findings which state that the rezoning will have minimal impacts on the area roadways and no additional analysis is needed.

A review of access and roadway improvements was also completed with the concurrent Minor Development Final Plat request.

C. Hazards

The Colorado Geological Survey (CGS) did not provide referral comments on the proposed rezoning. Further site investigation and engineering will occur during the subdivision and building permit phases.

D. Drainage and Floodplain

A Phase III drainage report was submitted with the rezoning request. The existing topography of the site contains elevations that slope southward towards an existing drainageway. The drainageway flows west to east, and crosses under Delbert Road, to the main channel of Coal Creek located two miles downstream, in Elbert County.

FEMA maps dated September 30, 2005 indicate that unregulated floodplain exists on the site. Further review of the unmapped floodplain areas will be accomplished at the time of subdivision.

VI. PROVISION OF SERVICES

A. Schools

The County's *Subdivision Resolution* standards require school land dedications. During referral agency review, the Douglas County School District (DCSD) requested cash-in-lieu fees due to the size of the subject property. The applicant has agreed to pay cash-in-lieu fees which will be assessed at the time of subdivision.

B. Fire Protection

South Metro Fire Rescue (SMFR) provides fire protection services to the site and has no objection to the proposed rezoning. The applicant has indicated that they have coordinated with the Rattlesnake Fire Protection District (RFPD) to obtain a will serve letter to allow SMFR to use an existing RFPD water cistern located east of the site in the Meadows Station subdivision. The Meadows Station subdivision is located in Elbert County and is situated on the east side of Delbert Road. Fire suppression and access will be addressed further at the time of the subdivision and the building permit process.

C. Sheriff Services

The Douglas County Sheriff's Office (DSCO) provides police protection services to the site. No referral comments were received from DCSO or DCSO 911.

D. Water and Sanitation

The proposed water supply for the future subdivision will come from individual wells constructed in the nontributary Lower Dawson aquifer, a bedrock aquifer in the Denver Basin, as per water decree 97CW095. The Colorado Division of Water Resources (CDWR) reviewed the rezoning request and commented on the potential for the subdivision of the property in the future. CDWR found that there is an existing well (well permit no. 53878) on the property and determined that the applicant must either re-permit the well pursuant to a water court approved plan for augmentation or plug and abandon the well prior to approval of a final plat. The applicant's water attorney has noted that the owner of the property has not located the well on the site and may consider well permit no. 53878 as abandoned. CDWR provided a second review of the request and determined that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. The CDWR,

clarified the abandonment requirement for well permit no. 53878. CDWR noted that they will not require the well permit to be abandoned, as the well was not found on the property.

The County's Water Consultant, Lytle Water Solutions (LWS), reviewed the applicant's water supply for compliance with the Douglas County Zoning Resolution, Section 18A Water Supply. LWS indicated that there is sufficient water in the Lower Dawson aquifer to support the proposed rezoning and future subdivision. LWS recommended that all the Denver Basin aquifer water underlying the property be reserved in perpetuity through a Declaration of Restrictive Covenants.

The Douglas County Water Commission also reviewed the rezoning request at its March 2025 meeting and provided a "no comment" on the project.

The applicant has indicated that the future lots will contain individual Onsite Wastewater Treatment Systems (OWTS), and each OWTS will be designed by a licensed Geotechnical Engineer. The Douglas County Health Department (DCHD) provided a referral comment on the rezoning request. DCHD provided a favorable recommendation regarding the proposed method of sewage disposal. DCHD also provided suggestions for the future subdivision regarding home design for radon resistance and suggested that future lot owners should have individual water wells analyzed for contaminants as a baseline for water quality. The applicant has acknowledged DCHD comments and will take their suggestions into consideration during the subdivision process.

F. Utilities

Utility Service providers are AT&T, Black Hills Energy, CenturyLink, CORE Electric Cooperative, and Xcel Energy. AT&T, CORE Electric Cooperative, and CenturyLink had no objections to the rezoning. Black Hills Energy did not respond to the request.

Xcel Energy had no objections to the rezoning request contingent upon Xcel's ability to maintain all existing rights for future expansion, which includes all present and future accommodations for natural gas transmission and electric transmission-related facilities. Further, Xcel Energy stated that additional easements may be required for new facilities. Any additional easements will be reviewed during the subdivision process.

VII. PUBLIC NOTICE AND INPUT

DCZR Section 2508 requires mailed, published, and posted notice of the public hearing.

Notifications of an application in process were sent to all abutting landowners. Staff received three comments from neighboring property owners regarding the proposed rezoning. Neighbors were concerned that the proposed rezoning would allow access

from Cooper Creek Court, which is a private access drive owned and maintained by the Cooper Creek HOA, located directly south of the project site. The applicant contacted these neighbors and explained that access to the future subdivision will be taken directly from Delbert Road. The applicant does not intend to provide access from the property to the adjacent Cooper Creek Court.

Other concerns related to the proposed density for future subdivision, and whether future development would remain in character of the existing neighborhood.

All referral agency comments outlined in the Referral Agency Response Report are attached to the staff report. The applicant has provided responses to referral comments.

Referrals were sent to the Parker View Estates HOA and the Spirit Ridge HOA. There were no responses received.

In response to written public comments from abutting landowners, the applicant provided a written response to each comment in the attachments to the staff report. The applicant acknowledged the community comments and will consider these issues during the design of the future subdivision.

VIII. STAFF ANALYSIS

The following criteria shall be considered by the Board of County Commissioners in the review of all rezoning applications:

2502.01: Whether the application is in compliance with the requirements of this Resolution and the Douglas County Comprehensive Master Plan.
Staff Comment: The proposed rezoning complies with the provisions of the Douglas County Zoning Resolution. The future subdivision will be served by individual water well and OWTS septic systems as required by the LRR zone district. Fire protection and police services are provided to the site and provision for access and utilities have been verified. The application is generally consistent with the CMP policies in Objective 3-3E for the Northeast Subarea.

Policy 3-3E.1 – A maximum gross density of one dwelling unit per 2.5 acres is supported in the Northeast Subarea where it is logical infill, where approximately 50 percent of the property boundary is adjacent to zoned lands or parcel sizes consistent with the proposed development, and where site characteristics can generally support it.
Staff Comment: Approximately 50 percent of the 42.61-acre project site is adjacent to existing A-1 and LRR zoned single-family residential lots that are five and ten acres in size. The remaining acreage located north of the subject property is a single 91.25-acre parcel which is zoned A-1, and is currently undeveloped, and a single-family

residential development with lot sizes of five acres, which is located in Elbert County directly to the east.

The applicant notes that the proposed zoning would allow for a similar density to what is already found in the Northeast subarea. The site characteristics of the Antelope Crossing property are rural in nature, and adjacent to similarly sized parcels with similar site characteristics that are consistent and complementary with the proposed LRR zoning.

Policy 3-3E.2 – A maximum gross density of one dwelling unit per 2.5 acres is supported in the Northeast Subarea where there is adequate public infrastructure to support the proposed development and where the other goals, objectives, and policies of the Plan have been met.
Staff Comment: The applicant proposes to rezone a 42.61-acre parcel from A-1 to LRR zoning, at a gross density of 1 dwelling unit per 10.65 acres. Information provided with the application indicates that public infrastructure will be adequate to support the proposed development.

Policy 3-3E.3 – Encourage connections to central water and sewer district systems, when possible.
Staff Comment: The applicant indicated that existing water and sewer service providers are not in reasonable proximity to the site. The nearest water provider is Parker Water & Sanitation District (PWSD). The Antelope Crossing property is located approximately two and one-half miles east of the PWSD service area.

Policy 3-3E.4 – New development within the Northeast Subarea should take measures to protect the existing alluvial wells used as water supply in this area.
Staff Comment: Future development on the site will not utilize any existing alluvial wells for water supply. The property will be developed with four residential lots with each lot to be served by an individual water well. The future lots will be served by the Lower Dawson aquifer as decreed in Case No. 97CW095.

Policy 3-3E.5 – New development within the Northeast Subarea should be designed to minimize the removal of vegetation and to use trees and landforms to screen development, where possible. Additional trees and vegetation should be planted, where necessary and appropriate, to screen development.
Staff Comment: The rezoning request should not adversely impact existing vegetation, and trees present on the site. The site contains grasses and evergreen trees located south of the existing Tributary. The applicant indicated that the trees will be preserved to the extent possible and serve to screen future development on the site from adjacent properties.

Policy 3-3E.6 – Maintain natural drainages for wildlife movement, where possible, and provide open space linkages within and between large-lot developments.

Staff Comment: The applicant states that future development will not modify the existing Tributary and wildlife movement will not be impacted in the natural drainageway. The applicant will utilize no-build zones in lot design to protect the drainageway and wildlife movement within and between the large-lot developments.

Policy 3-3E.7 – Development along existing roads in the Northeast Subarea should be carefully sited and designed to minimize visual impacts, particularly of distant Front Range mountain views and open meadows.
Staff Comment: Information provided with the application indicates that the on-site natural drainageway will be preserved within the new development. The site slopes from west to east, and the Front Range mountains are not viewable from the site. The applicant will utilize no-build zones to protect views of open meadows from the site.

2502.02 Whether the application is in compliance with all applicable statutory provisions.
Staff Comment: The application complies with applicable provisions of the Colorado Revised Statutes.

2502.03 Whether there has been a substantial change in the character of the neighborhood since the land was last zoned.
Staff Comment: The subject property has been zoned A-1 since the inception of zoning in Douglas County in 1955. The parcel has not been subdivided and lies adjacent to existing single-family residential developments to the east, west, and south. A large agricultural parcel is located to the north. The surrounding Lincoln Property Subdivision consists of single-family lots, approximately 9 to 10-acres in size, and was subdivided in 1984.

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.
Staff Comment: Public facilities and services will be available to serve the proposed development. Utility infrastructure will be provided to the site by CORE, Xcel Energy, and CenturyLink. Fire protection and emergency services will be provided by SMFR and the Douglas County Sheriff's Office. The Douglas County School District will provide access to public schools. All entities can provide service and will assess potential impacts during any future phases of residential development.

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.
Staff Comment: Douglas County Engineering noted that Delbert Road will have the capacity necessary to maintain the adopted level-of-service with a maximum of four future residential lots. The site will take access from Delbert Road through a new driveway.

2502.06 Whether the application is in conformance with Section 18A, Water Supply Overlay District, herein.

Staff Comment: The application conforms with the requirements of Section 18A for a rezoning. CDWR provided a referral comment letter dated December 24, 2024, stating that the proposed water supply is adequate and can be provided without causing injury to decreed water rights in case no. 97CW095.

The County's water consultant provided a water supply review of the rezoning request and concluded that there is sufficient water in the Lower Dawson aquifer to support the proposed rezoning and future subdivision. The water consultant recommended that the Denver Basin aquifer water underlying the property be reserved in perpetuity through a Declaration of Restrictive Covenants. The applicant provided a Declaration of Restrictive Covenants prior to the Board of County Commissioners hearing.

Below are the water supply approval standards used for evaluating land use applications.

1803A.01 The applicant has demonstrated that the water rights can be used for the proposed use(s).
Staff Comment: The applicant submitted adjudicated water decree 97CW095 which states that the water can be used for domestic, agricultural and fire protection purposes. The four lots will be served by Lower Dawson aquifer wells. CDWR provided a referral comment letter dated December 24, 2024, stating that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

1803A.02 The reliability of a renewable water right has been analyzed and is deemed sufficient by the County based on its priority date within the Colorado System of Water Rights Administration.
Staff Comment: Per the water documentation, no renewable water rights are proposed for development with this application.

1803A.03 The Water Plan is deemed adequate and feasible by the County to ensure that water supply shortages will not occur due to variations in the hydrologic cycle.
Staff Comment: The applicant provided a letter from their water attorney dated May 12, 2025, which states that the water source for individual wells for the four lots will be from the Lower Dawson aquifer groundwater underlying the subject property.

1803A.04 The Water Plan is sufficient to meet the demand applicable to the project based on the minimum water demand standards in Section1805A herein.
Staff Comment: The water demand standards for the LRR Zone District are 1 acre-feet/year/residence. The applicant's water attorney letter states that future development of four residential lots with individual water wells will each withdraw up to 2 acre-feet per year for 100-years. The total demand for four wells will be 8 acre-feet per year.

2502.07 Whether the proposed rezoning is compatible with the surrounding land uses.
Staff Comment: The proposed rezoning is compatible with the surrounding land uses. The subject property has been zoned A-1 since the inception of zoning in Douglas County in

1955. The parcel has not been subdivided and lies adjacent to existing single-family residential developments to the east, west, and south. A 91.25-acre agricultural parcel is located to the north. The neighboring Lincoln Property Subdivision located to the south of the subject property, consists of single-family residential development, 9 to 10-acres in size, and was subdivided in 1984.

2502.08 Whether the subject land is suitable for the intended use.
Staff Comment: Other large lot residential developments are in nearby, the subject parcel may be suitable for the intended residential use.

IX. STAFF ASSESSMENT

Staff evaluated the rezoning request in accordance with the Douglas County Comprehensive Master Plan policies with Section 25 of the Zoning Resolution. The applicant submitted a Declaration of Restrictive Covenants to reserve the water supply in perpetuity for the benefit of future property owners.

Should the Board find that all approval standards have been met, it may approve the rezoning request and sign the resolution.

ATTACHMENTS **PAGE**

Douglas County Land Use Application 11
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CMP, Zoning, and Aerial Maps 22
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Rezoning Resolution 121

DOUGLAS COUNTY
COLORADO

Department of Community Development
Planning Services

www.douglas.co.us

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: Antelope Crossing Rezoning

PROJECT FILE #: ZR2021-015

PROJECT TYPE: Rezoning

MARKETING NAME: Antelope Crossing Filing 1

SITE ADDRESS: No Site Address Currently

OWNER(S):

Name(s): DCLA-3, LLC

Address: 14205 E. Davies Avenue, Centennial, CO 80112

Phone: (303) 437-9707

Email: fgay59@gmail.com

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

Name: CJ Kirst (Tahoe Consulting LLC)

Address: 9457 S. University Boulevard, Unit 101, Highlands Ranch, CO 80126

Phone: (303) 330-8947

Email: cjkirst@tahoelandservices.net

PLANNING FEES: $5,056.00

ENGINEERING FEES:

TOTAL FEES:

RELATED PROJECTS: PS2023-232, SB2024-066

LEGAL DESCRIPTION:

Subdivision Name: N/A

Filing #: ____ Lot #: ____ Block #: ____ Section #: 28 Township: 6S Range: 65W

STATE PARCEL NUMBER(S): 2235-284-00-001

ZONING:

Present Zoning: A-1 Proposed Zoning: LRR Gross Acreage: 42

Gross Site Density (DU per AC): 1 du/10Ac # of Lots or Units Proposed: 4

SERVICE PROVIDERS:

Fire District: South Metro Metro District: N/A Gas: Xcel

Water: Well Sewer: Septic Electric: CORE

Roads: ☐ Public ☒ Private (please explain): Internal access road coming off of Delbert Rd. providing access to future 10-ac lots will be private locate road.

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

Applicant Signature

4/24/24
Date

ANTELOPE CROSSING FILING 1

PROJECT SUMMARY
REZONING FROM A-1 TO LRR
April 26, 2024, Rev. July 2, 2024, Rev. 10/28/24, Rev. 7/25/25

Section 2506.01
General Project Concept: To re-zone 42.61 acres of Agricultural One land to Large Rural Residential. The current use of the land is agricultural. The property does not have any improvements on it.

The proposed gross density on the property will not exceed 1du/10ac and will likely include four (4) 10+ acre lots. The lots will be served by individual well and septic systems.

Access to the property will come from Delbert Road via a new private all weather local road that will run up through the property to the northwest and will provide access to the new four (lots). The estimated trips generated by this development are 38 two-way trips out of which 3 two-way trips occur in the AM peak hour and 4 two-way trips occur in the PM peak hour.

The property generally flows from west to east down the middle of the property in a minor drainage way, Upper Reach Cool Creek Left Tributary. It is not anticipated that the project will alter the Tributary alignment as the site has been designed around this alignment.

Location: A tract of land situated in the east-half of Section 28, Township 6 South, Range 65 West of the 6th Principal Meridian, Douglas County, Colorado. The property is also described as being located immediately west of the Delbert Road and Meadow Station Road intersection.

Condition: Currently the subject property has rolling native grasses without structures. The property has a portion of the unmapped Upper Reach Cool Creek Left Tributary running through it.

Section 2506.02

Land Minerals & Water Owner:	DCLA-3 LLC 14205 E. Davies Avenue Centennial, CO 80112
Authorized Representative:	CJ Kirst, Tahoe Consulting LLC 9457 S. University Boulevard, Unit 101 Highlands Ranch, CO 80126
Surveyor:	Encompass Surveying 2750 S. Wadsworth Blvd., Ste. C202 Denver, CO 80227

PROJECT SUMMARY
REZONING
FOR
ANTELOPE CROSSING FILING 1 FROM A-1 TO LRR

Section 2506.03
Purpose of this request: To re-zone 42.61 acres of Agricultural One land to Large Rural Residential.

Section 2506.04
Proposed development staging and time frame: A minor plat has been submitted as well for the subdivision of four (4) 10+ acre lots. Subsequent to a minor plat recordation the Owner expects to start development in the summer of 2025 with the first home building permits being issued later that year.

Section 2506.05
How it relates to the existing land uses and abutting land uses:

Site Zoning: Current Site Zoning – Agricultural One (A-1)
Proposed Zoning – Large Rural Residential (LRR)

Adjacent Properties Zoning –

CONTIGUOUS

Boundary Segment	Adjacent Acreage	Length (ft)	Percentage of Adjacency	Zone District	Max. Gross Density Allowed
East (Elbert County RA-1 Zoning)	6.00	642.22	7.7%	RA-1*	1 du / 5 ac
East (A-1 Zoning)	5	388.43	4.7%	A-1	1 du / 35 ac
South (A-1 Zoning)	5	560.87	6.8%	A-1	1 du / 35 ac
South (A-1 Zoning)	10	903.99	10.9%	A-1	1 du / 35 ac
East (A-1 Zoning)	10	330.00	4.0%	A-1	1 du / 35 ac
South (LRR Zoning)	10.035	1322.37	15.9%	LRR	1 du / 10 ac
Totals	46.04	4,147.88	50.02%		

* = Elbert County (Meadows Station)

Section 2506.06
Description of the availability and adequacy of public services and facilities.

Fire Protection:
We have been working with South Metro Fire Protection District (SMFD) to meet the Water Supply for Rural Fire Fighting requirements. We have also coordinated with Rattlesnake Fire Protection District to obtain a well serve letter (enclosed with the other submittal items) for SMFD to use their cistern located immediately west in the Meadows Station subdivision. This cistern's capacity allows SMFD to have the required volume necessary to meet the criteria i.e. 250 gallons per minute for 2 hours. In addition, the cistern is located less than 2 miles of travel distance from Antelope Crossings furthest limits. SMFD has accepted this will serve letter. A knock box will be added at the cistern for SMFD.

Water:	Wells – All water rights will be reserved in perpetuity for the proposed development pursuant to a Declaration of Restrictive Covenants.
Sanitary:	Onsite Wastewater Treatment System (OWTS) – each OWTS will be designed and permitted by a licensed geotech/engineer who evaluates current soil characteristics.
Electric:	CORE Electric Cooperative
Gas:	Propane
School District:	Douglas County – Applicant acknowledges the fee-in-lieu of land will be $500 for each now residential lot and will make this payment at the time of platting.

Section 2506.07
An analysis of the site characteristics related to the proposal, including any environmentally hazardous, sensitive or natural resource areas. Describe any man-made hazards.

Currently the site is non-habited. The terrain is mostly rolling plains with unmapped Upper Reach Cool Creek Left Tributary ("Tributary") running through the property. The Ph. 1 drainage study and the floodplain letter (both prepared by 2NCivil) with this application outlines detailed information about the Tributary. A CLOMR/LOMR is not anticipated since the annual floodplain boundary change is minimal (1%). There are no mitigation improvements required. Evergreen trees are located to the south of the Tributary. There are no known environmentally hazardous, sensitive or natural resource areas on the property.

Section 2506.08
Impacts on existing flora and fauna.

The development activity that will occur will involve grading in the access road from Delbert Road. No overlot activity will occur. Lots will be sold and custom home construction will take place on each lot. The lot construction by the home builder will mostly include a driveway, home, domestic well, OWTS (septic system) and possibly an accessory building. The disturbance areas impacted by any new development will be reseeded with native seed mix in accordance with Doug. Co. standards. Furthermore, proper erosion control measures will be installed to prevent erosion. The Comprehensive Master Plan Wildlife Map designates this area as a Moderate Habitat Value area. The habitat observed in and around the property are antelope, deer and rabbits.

Due to the minimal disturbance, we do not expect any impact to native wildlife.

Section 2506.09
Denver Regional Council of Government's Metro Vision Plan –The site is located just at the edge or immediately outside of the Urban Growth Boundary. The Metro Vision Plan identifies the area as Semi-Urban Residential as it is located in groupings of 10 or more residential parcels

with an average residential lot size greater than or equal to 1 acre and less than 10 acres. This application will comply with this as each lot will be greater than 2 acres and less than 10 acres.

1041 regulations don't apply to rural communities.

Antelope Crossing is within the Non-Urban Northeast Sub Area of the Douglas County Comprehensive Plan ("DCCP"). Antelope Crossing will meet the policies and guidelines of this Sub Area with the following:

- *Objective 3-3E Ensure development in the Northeast Subarea is consistent with this plan.*

  - *POLICY 3-3E.1 A maximum gross density of one dwelling unit per 2.5 acres is supported in the Northeast Subarea where it is logical infill, where approximately 50 percent of the property boundary is adjacent to zoned lands or parcel sizes consistent with the proposed development, and where site characteristics can generally support it.*

    With the rezoning to LRR the gross density of one dwelling unit per 10-Ac is well above the 1du/2.5ac. density. The site adjacency to zoned lands or parcel sizes = 50.02%. The site's entire southerly and easterly property lines (4,147.88') have this adjacency. The adjacent land to the north and west is owned by the same owner as this property and it is their intent to subsequently rezone and subdivide these two properties to LRR and create 10-ac lots through subdivision.

    Since the properties to the south and east (with 5, 6 & 10-ac lot sizes) are consistent with the proposed LRR (10-Ac min.) lot size transition requirements should not be necessary. Similarly infill transition to the north and west does not seem necessary since the owner of this land is the same as this project and the intents with these two properties is identical to this project.

    The adjacent lots to the east are located within Elbert County, more specifically within the Meadows Station subdivision. These lots are zoned RA-1 allowing lot sizes no less than 5.0-acres.

  - *POLICY 3-3E.2 A maximum gross density of one dwelling unit per 2.5 acres is supported in the Northeast Subarea where there is adequate public infrastructure to support the proposed development and where the other goals, objectives, and policies of the Plan have been met.*

LRR zoning of this property will yield four (4) 10-acre lots. The lots will be served individually for water and sewer via wells and OWTS septic systems, respectively. The traffic letter included with this application indicates that the estimated trips generated from these four lots has minimal impact on Delbert Road. The Douglas County Transportation Master Plan designates Delbert Road as a collector status. The average daily traffic for Delbert Road is less than 20,000 vpd. The 38 two-way trips that this project creates is minimal in comparison to the 20,000 vpd that Delbert carries.

In addition, the Ph. 1 drainage report indicates that the existing 72" CMP pipe under Delbert Road is more than adequate to accommodate the site's flows. The 72" CMP is currently maintained by Douglas County as it lies under Delbert Rd. It is assumed that Douglas County will continue to maintain the pipe. No floodplain mitigation is proposed as discussed previously in this narrative.

- *POLICY 3-3E.3 Encourage connections to central water and sewer district systems, when possible.*

  Existing water and sewer service providers are not in reasonably close proximity of the site.

- *POLICY 3-3E.4 New development within the Northeast Subarea should take measures to protect the existing alluvial wells used as water supply in this area.*

  Each of the 4 lots on the property will be served by an individual well into the NT Lower Dawson Aquifer. Each well will withdraw up to 2 acre-feet per year for 100-years allowing each lot to have residential use in up to 2 houses. The total demand for all 4 wells will be 8 acre-feet per year. The Lower Dawson Aquifer groundwater is nontributary, therefore an augmentation is not required for its withdrawal and use. The water supply is estimated to last at least 100 years based on calculations from the Colorado Division of Water Resources. There is also additional groundwater quantified in the 97CW095 Decree in other aquifers that could be used as the supply for the Subject Property should the Lower Dawson become unusable.

- *POLICY 3-3E.5 New development within the Northeast Subarea should be designed to minimize the removal of vegetation and to use trees and landforms to screen development, where possible. Additional trees and*

vegetation should be planted, where necessary and appropriate, to screen development.

The only vegetation on the property are native grasses and evergreen trees. The evergreen trees are located south of the existing Tributary. Wetlands are not present in the Tributary. A slope analysis of the property will be conducted at the time of subdivision. The new private local road coming off of Delbert Rd. that provides access to the site is north of the Tributary. Therefore, we do not expect any existing trees will be removed. These trees remaining will provide screening as-is. The Floodplain report included with this application describes the requirement for foundations to be no less than 2' higher than the 100-year floodplain, and therefore this will be considered a no-build requirement.

- *POLICY 3-3E.6 Maintain natural drainages for wildlife movement, where possible, and provide open space linkages within and between large-lot developments.*

  As stated above, the new private local road coming off of Delbert Rd. that provides access to the site is north of the Tributary. Therefore, we do not expect any existing trees will be removed. We are not proposing to modify the existing Tributary and therefore wildlife movement will not be impacted in this natural drainage.

- *POLICY 3-3E.7 Development along existing roads in the Northeast Subarea should be carefully sited and designed to minimize visual impacts, particularly of distant Front Range mountain views and open meadows.*

  The site slopes west to east and does not currently have a view of the Front Range mountains, however the site's topography in conjunction with the Tributary and existing evergreen trees create a unique environment for each lot and home. Since the property will not be mass graded the views to the "east" will not be obstructed. The Floodplain report included with this application describes the requirement for foundations to be no less than 2' higher than the 100-year floodplain, and therefore this will be considered a no-build requirement.

Section 2506.10

Phase I Drainage and Water Quality Study – The subject property generally flows from west to east down the middle of the property in a minor drainage way, Upper Reach Cool Creek Left Tributary. It is not anticipated that the project will alter the Tributary alignment as the site has been designed around this alignment. The Tributary onsite is not part of a designated floodplain. The private local road providing access to the future LRR lots gains access off of Delbert Rd. The private local road will have a roadside ditch that will convey flows back to the Tributary. The Tributary flows are conveyed under Delbert Road through an existing 72" CMP pipe.

Section 2506.11
Description of recreation facilities, including existing and proposed park sites, open space and accessibility to parks and open space areas – the subject property will not be constructing parks and therefore the applicant will pay the required cash-in-lieu fees. The closest Douglas County local park is Pinery Park (which is approximately 5-miles away as the crow flies). And the closest local Town/Metropolitan District parks are Tallman and O'Brien Parks (which are approximately 4 and 6-miles away respectively as the crow flies).

Section 2506.12
Changes in the character of the neighborhood, since the land was last zoned, to substantiate a rezoning – the majority of the land in and around the subject property has been zoned agricultural and large rural residential for quite some time, including the 5-ac lots to the east in Elbert County known as Meadows Station. The adjacency to the A-1 and LRR (both 10-acre) lots to the south and the 5 & 6-acre Meadow Station lots to the east are used similar to the uses proposed herein. It appears that Meadows Station was platted in Elbert County in the 1980's.

Rezoning – Section 2502

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

Antelope Crossing is within the Non-Urban Northeast Sub Area of the Douglas County Comprehensive Plan ("DCCP") and meets the policies and guidelines of this Sub Area as evidenced earlier in this narrative by complying with Policies 3-3E.1 – E.7.

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

The proposed application complies with the applicable statutory provisions of the Colorado Revised Statutes C.R.S. § 31-23-303(1): "… in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, floodwaters, and other dangers; to promote health and general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to promote energy conservation; and to facilitate the adequate provision of transportation, water, sewerage,

schools, parks, and other public requirements. Such regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality."

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

The property is located adjacent to existing LRR, RR and A-1 zoned land. The greater Northeast Subarea has continued to develop into semi-rural residential uses.

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

This rezoning will not adversely impact the provision of public facilities and services; utility infrastructure will be provided to the site. It is served by South Metro Fire Protection District, the Douglas County Sheriff's Office and the Douglas County School District. We expect all entities will be capable of providing service, as this will be determined during the referral review process.

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;

This rezoning will not adversely impact the roadway capacity. The site's traffic was analyzed by 2NCivil in their 4/5/24 traffic letter. The site will gain access off of Delbert Road at a new driveway location. The location is at the bottom of a vertical sag and therefore the site distance is well more than is required. The site will generate 38 trips per day in and out of Delbert Road which is classified as a 2-lane collector. As stated previously the 4/5/24 2NCivil traffic letter indicates that the estimated trips generated from these four lots has minimal impact on Delbert Road.

2502.06 Whether the application is in conformance with Section 18A, Water Supply - Overlay District, herein

The subject land contains a water supply that is adequate for the intended use. Please see the attached 5/29/24 opinion letter prepared by Eric Trout (McGeady Becher P.C.) stating the water's sufficiency which includes the decree evidencing the allowed uses for the water.

2502.07 Whether the proposed rezoning is compatible with the surrounding land Uses

The property is located adjacent to existing LRR, RR and A-1 zoned land. Since the properties to the south and east (with 5, 6 & 10-ac lot sizes) are consistent with the proposed LRR (10-Ac min.) lot size transition requirements should not be necessary. Similarly infill transition to the north and west does not seem necessary since the owner of this land is the same as this project and the intents with these two properties is identical to this project.

2502.08 Whether the subject land is suitable for the intended use

The proposed rezone of the subject land is similar in nature to other parcels that are in close proximity and therefore is suitable for the proposed intended use.

Water Supply 18A

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

The Applicant has the legal right to withdraw and use the Lower Dawson groundwater pursuant to the 97CW095 Decree and the Quit Claim Deed filed on March 26, 2024, at Reception No. 2024011362 in the records of the Douglas County Clerk & Recorder. The Decree states that this water can be used for domestic, agricultural and fire protection purposes at a minimum.

1803A.02 The reliability of a renewable water right has been analyzed and is deemed sufficient by the County based on its priority date within the Colorado System of Water Rights Administration.

Please see the attached and revised 9/16/24 opinion letter prepared by Eric Trout (McGeady Becher P.C.) stating the water's sufficiency.

1803A.03 The Water Plan is deemed adequate and feasible by the County to ensure that water supply shortages will not occur due to variations in the hydrologic cycle.

Please see the attached and revised 9/16/24 opinion letter prepared by Eric Trout (McGeady Becher P.C.) stating the water's sufficiency.

1803A.04 The Water Plan is sufficient to meet the demand applicable to the project based on the minimum water demand standards in Section1805A herein.

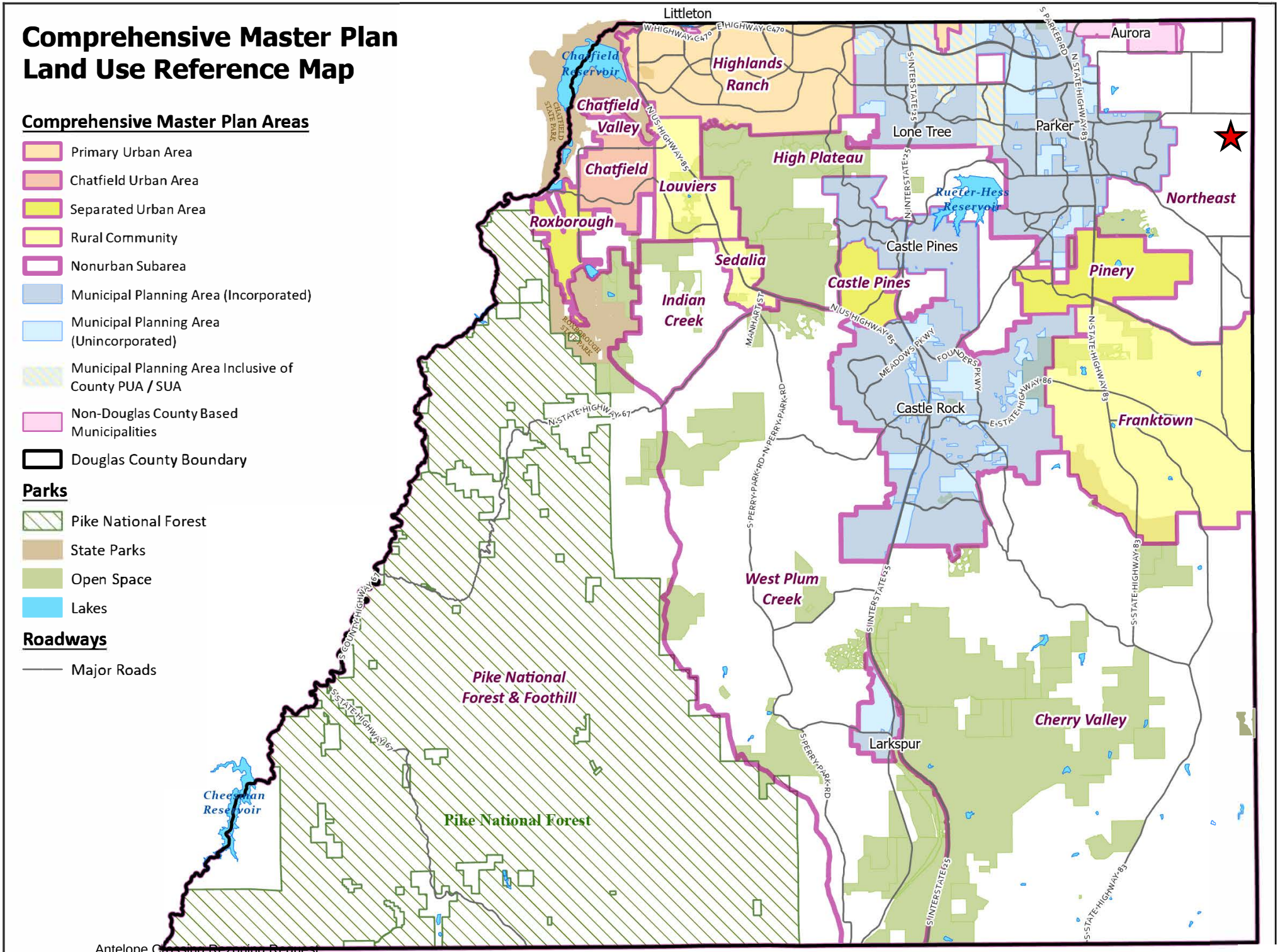
Please see the attached 9/16/24 opinion letter prepared by Eric Trout (McGeady Becher P.C.) stating the water's sufficiency.

In summary we are proposing to rezone the 42.61-ac property known as Antelope Crossing Filing 1 from A-1 to LRR. This rezoning proposal meets the Northeast Sub-Area criteria for "no

more than one dwelling unit per 2.5-ac so long as 50 percent of the property boundary is adjacent to zoned lands or parcel sizes consistent with the proposed development, and where site characteristics can generally support it." Furthermore, the rezoning of this property is logical for the surrounding area considering similar lot sizes to the south and east.

Note: A community meeting has not been conducted as it is voluntary. Furthermore, a meeting with Elbert County has not been conducted as the property is not in Elbert County.

Comprehensive Master Plan Land Use Reference Map



Comprehensive Master Plan Areas

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

Parks

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

Roadways

- Major Roads

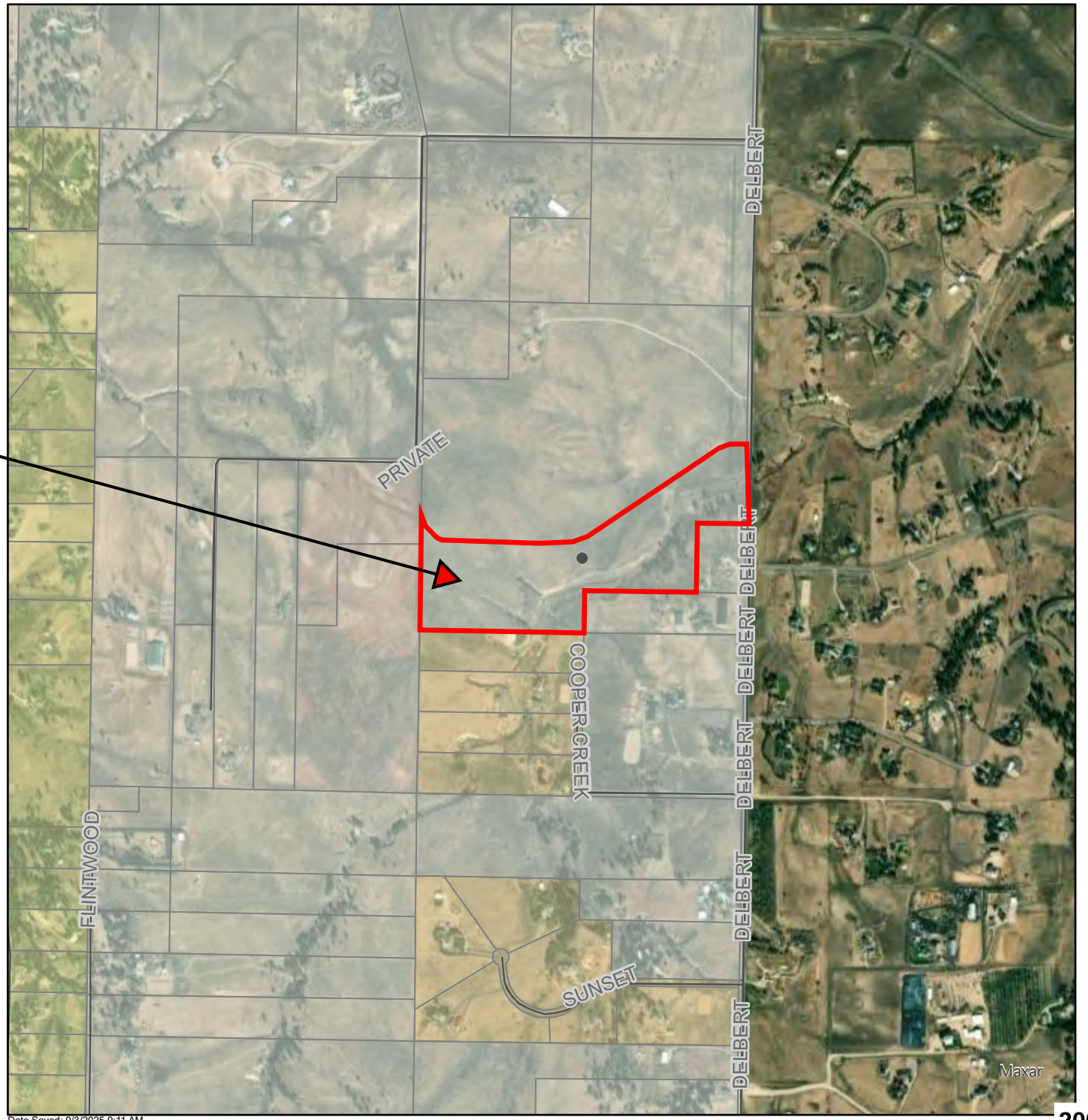
REZONING

ANTELOPE CROSSING

ZR2024-015
ZONING

LEGEND

- Roads
- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL



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REZONING

ANTELOPE CROSSING
ZR2024-015
AERIAL

N

LEGEND
- Roads
- Major Roads
- Parcels - PARCELS

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Project Name: Antelope Crossing
Project File #: ZR2024-015
Date Sent: 07/11/2024 **Date Due:** 08/01/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/11/2024	No Comment	No further action necessary
Assessor	07/30/2024	Received: No	No further action necessary
AT&T Long Distance - ROW	07/17/2024	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near N Delbert Rd Parker, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area. Ann Barnowski Clearwater Consulting Group Inc 120 9th Avenue South Suite 140 Nampa, ID 83651 Annb@cwc64.com	No further action necessary
Black Hills Energy		No Response Received	No further action necessary
Building Services	07/16/2024	No Comment	No further action necessary
CenturyLink	07/23/2024	Received: CenturyLink of Colorado, Inc. d/b/a CENTURYLINK (“CenturyLink”) has reviewed the request for the subject rezone and has determined that it has no objections with respect to the areas proposed for rezone as shown and/or described on Exhibit “A”, said Exhibit “A” attached hereto and incorporated by this reference. It is the intent and understanding of CenturyLink that this rezone shall not reduce our rights to any other existing easement or rights we have on this site or in the area. This rezone response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the rezoned area as described, the Applicant will bear the cost of relocation and repair of said facilities.	Applicant has acknowledged the referral comment

		If you have any questions please contact Phil Hackler at (432) 288-8418 or Phil.Hackler@lumen.com . CenturyLink Right of Way Team	
Cherry Creek Basin Water Quality Authority	07/16/2024	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for ZR2024-015, Antelope Crossing - Rezoning Request have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org . The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.	Applicant has acknowledged the referral comment and will coordinate with Douglas County Engineering at subdivision.
Colorado Division of Water Resources	07/18/2024	Summary of Comments: The proposed water supply is individual on lot wells constructed in the nontributary Lower Dawson aquifer operating pursuant to the decree granted by the Division 1 Water Court in case no. 97CW95. The proposed water demand is 2 acre-feet/year/lot for residential purposes in up to two homes on each lot, or 8 acre-feet/year total. The proposed water supply is individual on lot wells constructed in the nontributary Lower Dawson	Applicant has acknowledged CDWR comment letter. The applicant's water attorney issued a letter dated May 15, 2025 stating that the subject well permit 53878 cannot be located and therefore should be considered abandoned. The applicant will address referral comments pertaining to subdivision during the minor development plat process.

		aquifer operating pursuant to case no. 97CW95. The allowed average annual amount of withdrawal decreed in case no. 97CW95 from the Lower Dawson aquifer is 38 acre-feet. The proposed uses are allowed by the decree. The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. A review of our records shows well permit no. 53878 may be located on the subject property. The well under permit no. 53878 was constructed on May 23, 1972 and is permitted to be used for domestic purposes. The well is constructed in the not-nontributary Upper Dawson aquifer. Section 37-92-602(3)(b)(III), C.R.S. requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. As such, an augmentation plan is required to offset depletions caused by the pumping of the well or the well must be plugged and abandoned upon subdivision approval. State Engineer's Office Opinion Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S., this office has not received sufficient information to render an opinion regarding whether the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Prior to further review, the Applicant must clarify if well no. 53878 is located on the subject property, and if so, identify the augmentation plan under which the well will operate or plug and abandon the well upon subdivision approval. Please contact Wenli Dickinson at Wenli.Dickinson@state.co.us or 303-607-8206 with any questions.	

		Sincerely, Ioana Comaniciu, P.E. Water Resource Engineer	
Colorado Geological Survey	07/29/2024	No Comment	No further action necessary
Colorado Parks and Wildlife (East DC - Dist 549)	07/31/2024	Received: Colorado Parks and Wildlife (CPW) has no objections to the application moving forward as planned. Thank you, Katie Doyle District Wildlife Manager Parker/Castle Rock East- Area 5 P 303.291.7139 | C 720.930.8039 6060 Broadway, Denver, CO 80216 katie.doyle@state.co.us | cpw.state.co.us	No further action necessary
Comcast		No Response Received	No further action necessary
CORE Electric Cooperative	07/31/2024	No Comment	No further action necessary
Douglas County Conservation District	07/31/2024	Summary of Comment Letter: Letter addresses limitations on buildings, roads, excavations, and floodplain.	Applicant has acknowledged referral comments and has provided the suggested weed management plan. The applicant will address referral comments pertaining to subdivision during the minor development plat process.
Douglas County Health Department	08/01/2024	Received: Thank you for the opportunity to review and comment on the A-1 to a large rural development. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comment. On-Site Wastewater Treatment System (OWTS) – New or Expanded (Rezoning) Proper wastewater	Applicant has acknowledged DCHD referral comments and will consider DCHD recommendations during the subdivision process.

		management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. DCHD has no objection to the subject property being served by OWTS given the proposed use provided that the system is permitted, inspected and operated in accordance with DCHD's current OWTS Regulation. More information is available at https://www.douglas.co.us/health-department/environmentalhealth/. Radon is a naturally occurring radioactive gas that is present at high levels in all parts of Colorado due to the presence of uranium in the soil. Radon can enter homes and long-term exposure causes lung cancer. In order to prevent radon from infiltrating the home, DCHD recommends designing new homes so that they are radon resistant. This includes laying a barrier beneath the flooring system, installing a gas-tight venting pipe from the gravel level through the roof and sealing and caulking the foundation thoroughly. More information regarding radon and radon-resistant construction techniques can be found here: https://www.epa.gov/radon/building-new-home-have-you-considered-radon . Domestic Well The applicant may want to consider having the well water analyzed for a number of contaminants as a baseline of the water quality. A baseline water quality analysis is valuable for future reference in the case of possible contamination. Certain parameters	

		such as coliform bacteria and nitrate, pH and Total Dissolved Solids (TDS) are recommended to be analyzed annually as these can indicate possible breaches in the well. The Colorado Department of Public Health and Environment (CDPHE), Laboratory Services Division can assist you with water analyses. The CDPHE offers individual water tests as well as testing packages to choose from depending on your needs. The CDPHE laboratory web site is located at: https://cdphe.colorado.gov/laboratory-services/water-testing . Please feel free to contact me at 720-907-4897 or smccain@douglas.co.us if you have any questions about our comments. Sincerely, Shania McCain Environmental Health Specialist I	
Douglas County Historic Preservation	08/01/2024	Received: The letter provides comments regarding the request for approval to rezone a 42.24-acre parcel from Agricultural-One (A-1) to Large Rural Residential (LRR), to allow for future development of single-family residential lots. The subject property is located immediately west of the Delbert Road and Meadow Station Road intersection. Upon researching the cultural resources on the property and the surrounding area, it has been determined that the property has not been surveyed for cultural resources. There is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. As a result, more specific analysis to address these	The applicant has acknowledged the DC Historic Preservation Office comments. During the subdivision process, the applicant will notify the Historic Preservation Office if any cultural resources are found on the site.

		resources will be necessary at future phases of development, including a Class II cultural resource survey of the property, will need to be addressed if development occurs in the future. Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources. Thank you in advance for your attention to the preservation and protection of Douglas County's cultural resources for future generations. Sincerely, Brittany Cassell, Curator	
Douglas County Parks and Trails	07/31/2024	Received: Applicant will be responsible for meeting park land dedication standard as outlined in article 10 of the Douglas County Subdivision Resolution.	The applicant has acknowledged the referral comment and will address required parks dedication requirements at subdivision.
Douglas County School District RE 1	07/12/2024	Received: Summary (see comment letter): Should the future subdivision of the property be deemed and processed by Douglas County as a minor development plat, DCSD requests a cash-in-lieu of land dedication in accordance with Section 1004.05.04 of the Douglas County Subdivision Resolution. This section states, "For residential minor development final plat or replats creating 10 or fewer residential lots, the minimum cash-in-	The applicant has acknowledged the referral comment and will address required DCSD cash-in-lieu of land fee requirements at subdivision.

		lieu fee shall be $500 per each new residential lot." Assuming the applicant and Douglas County agree with the updated calculation and payment of these fee requirements at the time of final plat, DCSD has no objection to approval of this application. Thank you for your support of our mutual constituents Sincerely, Shavon Caldwell Planning Manager, DCSD Planning & Construction scaldwell2@dcsdk12.org office: 303.387.0417	
DRCOG		No Response Received	No further action necessary
Elbert County Community & Development Services	07/30/2024	Received: Seems like some of the property owners within a small radius on the Elbert County side might have been left out of the mailing notice list. I do not see Meadow Station Homeowners who are directly across the street. Other than noticing, consider contacting Elbert County R&B concerning the proximity of access points. Danny Klibaner 303-621-3135 Danny.Klibaner@elbertcounty-co.gov	The applicant has acknowledged Elbert County comments and address future access to the subdivision during the minor development final plat process.
Engineering Services	07/24/2024	Received: Flood District criteria requires a CUHP analysis with a 2-year storm duration rather than the Streamstats analysis (streamstats uses a 6-hour storm duration and typically relatively low flow rates). Comment #2-Our traffic engineers have reviewed the trip generation analysis and concur with the findings that the project will have minimal impacts on the area roadways and no additional analysis is needed. Comment #3-Please keep in mind if this rezoning is approved, the County's	The applicant has acknowledged referral comments and has coordinated with engineering to resolve the floodplain analysis issues.

		criteria for a single point of access to the subdivision cannot exceed 1200-ft. without a second point of access. If you have any questions, please give me a call. Chuck Smith Development Review Engineer	
Mile High Flood District	08/01/2024	Received: This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case: - Coal Creek In general, we do not object to the proposed rezoning, but we have the following comments to offer on the drainage report and floodplain letter for clarification: 1) Drainage report (Page 8) – Maintenance aspects of the design – Who will have the ultimate maintenance responsibility over the existing Coal Creek channel? 2) Drainage report – There are both CUHP and SWMM runoff analysis provided within the drainage report that seem to be in conflict. The CUHP output in the 100-year storm event for basin PR-1 shows a peak flow rate of 1000.72 cfs, while the SWMM model only shows a peak flow of 290.63 cfs. It should be noted that the MHFD Manual states that CUHP should be used for runoff evaluation while SWMM is only utilized for proposed routing of several CUHP basins. Since there is only one CUHP basin, the SWMM analysis is not needed. Please provide all the CUHP inputs and outputs as part of the drainage report. 3) Floodplain Letter – Please help us understand why Streamstats flow rates are being used for this analysis when there are more detailed CUHP	The applicant has acknowledged MHFD referral comments and has coordinated with Douglas County Engineering to resolve issues raised regarding the Phase III Drainage Report.

		analysis being done as part of this report? Also, please note that the proposed development's basin was included as part of the hydrologic analysis done for the Coal Creek (Yale to County Line) FHAD of 2014. While the FHAD did not include delineation of floodplains south of County Line, it did establish peak flow rates for these reaches. Please review and reference as necessary. MHFD requires responses to the review comments, please include these responses with any future submittal. We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns. Sincerely, Derek Clark, PE Project Manager Mile High Flood District	
Office of Emergency Management	07/12/2024	Received: OEM has no issues with this project	No further action necessary
Open Space and Natural Resources	07/31/2024	Received: Open Space has no concerns.	No further action necessary
Parker View Estates HOA		No Response Received	No further action necessary
Rural Water Authority of Douglas County		No Response Received	No further action necessary
Sheriff's Office		No Response Received	No further action necessary
Sheriff's Office E911		No Response Received	No further action necessary
South Metro Fire Rescue	07/17/2024	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed rezoning. Applicants are encouraged to reach out to SMFR to discuss applicable requirements for access and fire protection water supplies prior to design for further development.	Applicant has acknowledged SMFR referral comments and will coordinate with the agency during subdivision.
Spirit Ridge HOA		No Response Received	No further action necessary
Town of Parker Development Review	07/24/2024	No Comment	No further action necessary
Town of Parker Public Works	07/11/2024	No Comment	No further action necessary
Wildfire Mitigation		No Response Received	No further action necessary

Xcel Energy-Right of Way & Permits	07/30/2024	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. The property owner/developer/contractor must complete the application process for any new natural gas service 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. 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	Applicant has acknowledged Xcel Energy referral comments and will coordinate with the agency during subdivision.

Carolyn Freeland

From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, July 17, 2024 12:55 PM
To: Carolyn Freeland
Cc: Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com
Subject: N Delbert Rd Parker, Colorado Douglas County eReferral #ZR2024-015
Attachments: N Delbert Rd Parker, Colorado.jpg

Hi Carolyn,

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

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

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

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

-----Original Message-----
From: cfreeland@douglas.co.us <cfreeland@douglas.co.us>
Sent: Thursday, July 11, 2024 2:16 PM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (ZR2024-015) Is Ready For Review

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

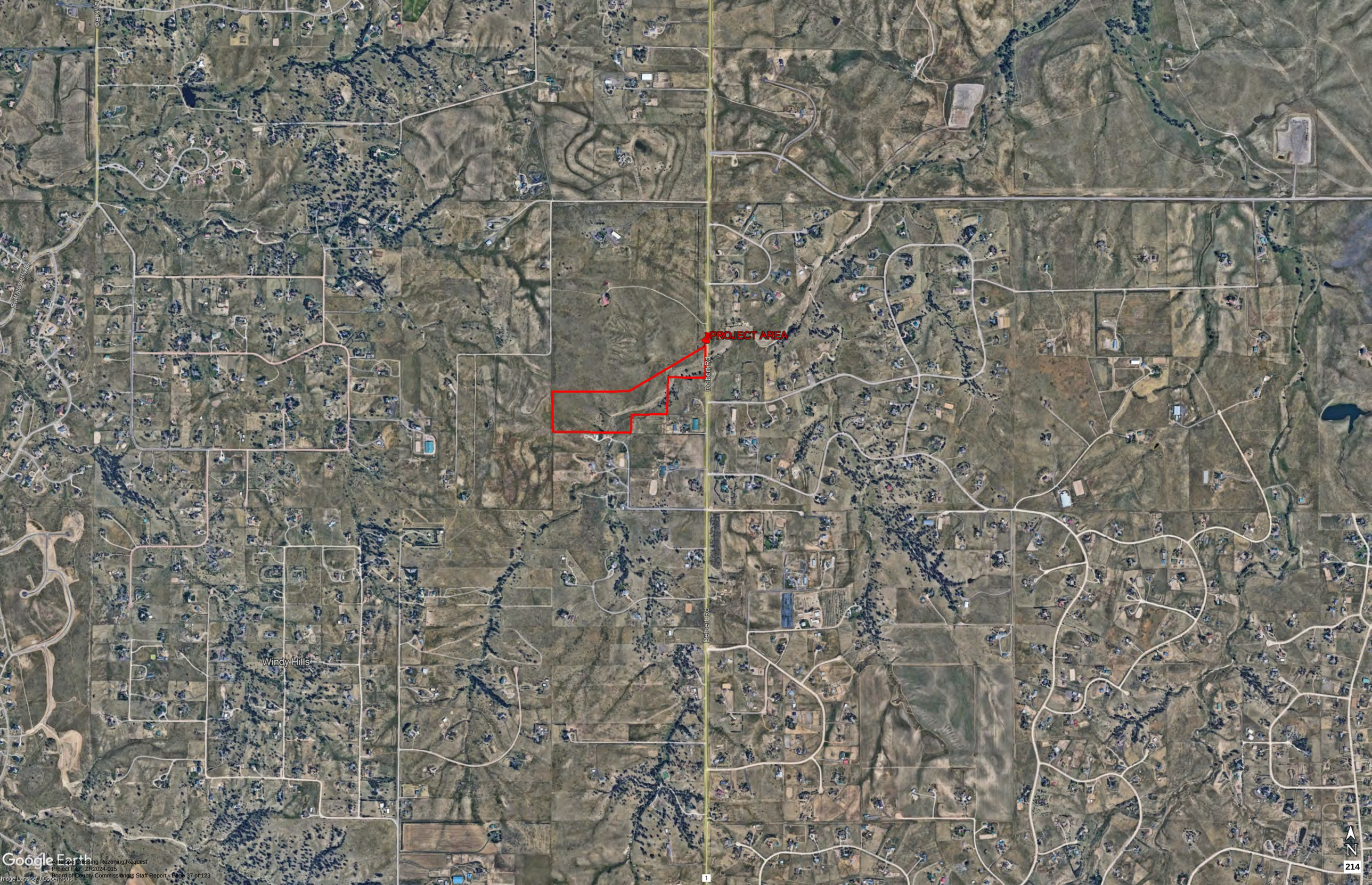
ZR2024-015, Antelope Crossing - Rezoning Request

The applicant requests approval to rezone a 42.24-acre parcel from Agricultural-One (A-1) to Large Rural Residential (LRR), to allow for future development of single-family residential lots. The subject property is located immediately west of the Delbert Road and Meadow Station Road intersection, SPN: 2235-284-00-001.

This referral will close on August 1, 2024.

If you have any questions, please contact me.

Sincerely,


PROJECT AREA
Delbert Rd
Windy Hills
Google Earth
Image Landsat / Copernicus
N
214

July 17, 2024

Carolyn Washee-Freeland, AICP, Senior Planner
Douglas County Department of Community Development
Transmitted via email: cfreeland@douglas.co.us

Re: Antelope Crossing Rezoning
Case No. ZR2024-015
Part of N ½ SE ¼ and part of the SE ¼ NE ¼ of Sec. 28, Twp. 6 South, Rng. 65 West, 6th P.M.
Water Division 1, Water Districts 2 & 8
CDWR Assigned Subdivision No. 32410

Dear Carolyn Washee-Freeland:

We have reviewed the referral request to rezone approximately 42.24-acres to large rural residential to allow the future subdivision of four (4) lots. The proposed water supply is individual on lot wells constructed in the nontributary Lower Dawson aquifer operating pursuant to the decree granted by the Division 1 Water Court in case no. 97CW95.

Water Supply Demand

The proposed water demand is 2 acre-feet/year/lot for residential purposes in up to two homes on each lot, or 8 acre-feet/year total.

Source of Water Supply

The proposed water supply is individual on lot wells constructed in the nontributary Lower Dawson aquifer operating pursuant to case no. 97CW95. The allowed average annual amount of withdrawal decreed in case no. 97CW95 from the Lower Dawson aquifer is 38 acre-feet. The proposed uses are allowed by the decree. A quit claim deed dated March 25, 2024 (reception no. 2024011362) transferring all water rights adjudicated in case no. 97CW95 to DCLA-3, LLC (Applicant) was provided with the referral.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to section 37-90-137(4)(b)(I), C.R.S., **"Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years."** Based on this allocation approach, the annual amounts of water decreed in 97CW95 are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn at a rate of 38 acre-feet/year for a maximum of 100 years, which exceeds the annual demand of 8 acre-feet/year for the subdivision.

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

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

A review of our records shows well permit no. 53878 may be located on the subject property. The well under permit no. 53878 was constructed on May 23, 1972 and is permitted to be used for domestic purposes. The well is constructed in the not-nontributary Upper Dawson aquifer. Section 37-92-602(3)(b)(III), C.R.S. requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. As such, an augmentation plan is required to offset depletions caused by the pumping of the well or the well must be plugged and abandoned upon subdivision approval.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S., this office has not received sufficient information to render an opinion regarding whether the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Prior to further review, the Applicant must clarify if well no. 53878 is located on the subject property, and if so, identify the augmentation plan under which the well will operate or plug and abandon the well upon subdivision approval.

Please contact Wenli Dickinson at Wenli.Dickinson@state.co.us or 303-607-8206 with any questions.

Sincerely,

Ioana Comaniciu, P.E.
Water Resource Engineer

Ec: File for water well permit no. 53878

WRJ-26-72

THIS FORM MUST BE SUBMITTED WITHIN 60 DAYS OF COMPLETION OF THE WORK DESCRIBED HEREON. TYPE OR PRINT IN BLACK INK.

COLORADO DIVISION OF WATER RESOURCES

101 Columbine Bldg., 1845 Sherman St.
Denver, Colorado 80203

WELL COMPLETION AND PUMP INSTALLATION REPORT

PERMIT NUMBER 53878

RECEIVED
JUN 27 '72
WATER RESOURCES
STATE ENGINEER
COLO.

WELL OWNER DAVID A. LINCOLN

ADDRESS 741 KEARNEY ST. DENVER COLO.

DATE COMPLETED MAY 23, 19 72

NE ¼ of the SE ¼ of Sec. 28,

T. 6 S, R. 65 W, 6 P.M.

WELL LOG

From	To	Type and Color of Material	Water Loc.
0	12	clay	
12	97	sand and clay	
97	107	clay	
107	172	shale	
172	306	sand and clay streakes	X
306			

TOTAL DEPTH 306

Use additional pages necessary to complete log.

HOLE DIAMETER

6 in. from 0 to 306 ft.

____ in. from ____ to ____ ft.

____ in. from ____ to ____ ft.

CASING RECORD:

Plain Casing

Size 5 9/16 & kind steel from 0 to 12 ft.

Size 4½ & kind steel from 12 to 222 ft.

Size ____ & kind ____ from ____ to ____ ft.

Perforated Casing

Size 4½ & kind steel from 222 to 306 ft.

Size ____ & kind ____ from ____ to ____ ft.

Size ____ & kind ____ from ____ to ____ ft.

GROUTING RECORD

Material cement

Intervals constant

Placement Method pumped

GRAVEL PACK: Size ____

Interval ____

TEST DATA

Date Tested MAY 23, 19 72

Static Water Level Prior to Test 174 ft.

Type of Test Pump bailed

Length of Test 2hrs.

Sustained Yield (Metered) 15 GPM

Final Pumping Water Level ____

PUMP INSTALLATION REPORT

Pump Make _____

Type _____

Powered by _____ HP _____

Pump Serial No. _____

Motor Serial No. _____

Date Installed _____

Pump Intake Depth _____

Remarks _____

_____

WELL TEST DATA WITH PERMANENT PUMP

Date Tested _____

Static Water Level Prior to Test _____

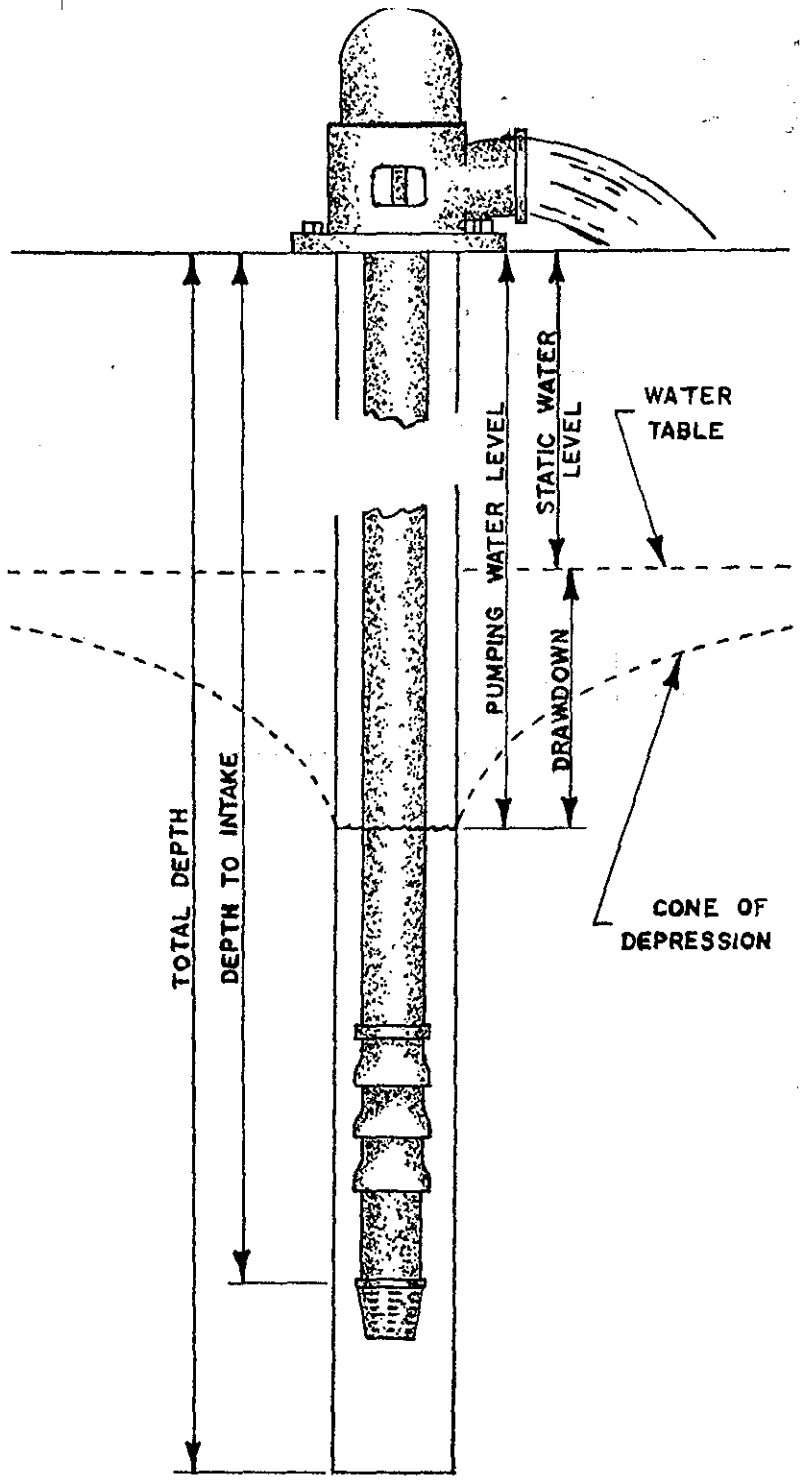
Length of Test _____ Hours

Sustained yield (Metered) _____ GPM

Pumping Water Level _____

Remarks _____

_____



CONTRACTORS STATEMENT

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or pump installation described hereon; that he has read the statement made hereon; knows the content thereof, and that the same is true of his own knowledge.

Signature Roger Schocke License No. 403

State of Colorado, County of Adams SS

Subscribed and sworn to before me this 26 day of June, 1972.

My Commission expires: My Commission expires May 21, 1975, 19__.

Notary Public Violet M. Schocke

FORM TO BE MADE OUT IN QUADRUPLICATE: WHITE FORM must be an original copy on both sides and signed. WHITE AND GREEN copies must be filed with the State Engineer. PINK COPY is for the Owner and YELLOW COPY is for the Driller.

WRJ-5-71

COLORADO DIVISION OF WATER RESOURCES
101 Columbine Bldg., 1845 Sherman Street, Denver, Colorado 80203

RECEIVED
MAR 13 '72
STATE ENGINEER

TYPE OR PRINT IN BLACK INK. APPLICATION MUST BE COMPLETED BEFORE ACCEPTANCE.

APPLICATION FOR:
- ____ A PERMIT TO USE GROUND WATER
- ✓ A PERMIT TO CONSTRUCT A WELL
- ____ REPLACEMENT FOR NO. ____
- ____ A PERMIT TO INSTALL A PUMP
- ____ OTHER ____

APPLICANT David A. Lincoln

Street Address 741 Kearney St.

City & State Denver Colo.

Telephone No. 377-0113

NAME OF AQUIFER GROUND WATER IS TO BE OBTAINED FROM: ____

PROPOSED TOTAL DEPTH OF WELL 200 Ft.

ESTIMATED MAXIMUM PUMPING RATE 15 GPM

AVERAGE ANNUAL AMOUNT OF GROUND WATER TO BE APPROPRIATED ____ Acre-feet

ANTICIPATED GROUT PROGRAM

Material ____

Intervals ____

Placement Method ____

PROPOSED CASING:

Plain 6 in. from 0 ft. to 40 ft.
____ in. from ____ ft. to ____ ft.
Perf. 4 in. from 40 ft. to 200 ft.
____ in. from ____ ft. to ____ ft.

Driller Roger Schocke No. 403

Address 6500 E. 88th Ave

GROUND WATER TO BE USED FOR:
- ✓ DOMESTIC (1)
- ____ LIVESTOCK (2)
- ____ MUNICIPAL (8)
- ____ OTHER ____
- ____ COMMERCIAL (4)
- ____ INDUSTRIAL (5)
- ____ IRRIGATION (6)

WELL LOCATION
COUNTY Douglas

NE ¼ of the SE ¼ of Section 28

T. 6 So., R. 65 W., 6 P.M.

IN ADDITION TO THE ABOVE, THE WELL MUST BE LOCATED WITH REFERENCE TO GOVERNMENT SURVEY CORNERS, MONUMENTS OR SECTION LINES BY DISTANCE AND BEARING (DOMESTIC WELLS MAY BE LOCATED BY LOT, BLOCK, & SUBDIVISION.)

____ ft. from ____ (North or South) section line

____ ft. from ____ (East or West) section line

LOT ____ BLOCK ____ FILING # ____

SUBDIVISION ____

Ground Water Basin ____

Water Mgmnt. Dist. ____

Anticipated drilling date Mar. 1972

Owner of land on which well is located: David A Lincoln

Other water rights on this land ____

David A. Lincoln
Signature of Applicant

IF WELL IS USED FOR IRRIGATION, BACK SIDE OF THIS APPLICATION MUST BE COMPLETED. 22277

FOR OFFICE USE ONLY

CONDITIONS OF APPROVAL

APPLICATION APPROVED: VALID FOR ONE (1) YEAR AFTER DATE ISSUED UNLESS EXTENDED FOR GOOD CAUSE SHOWN TO THE ISSUING AGENCY.

PERMIT NO. 53878

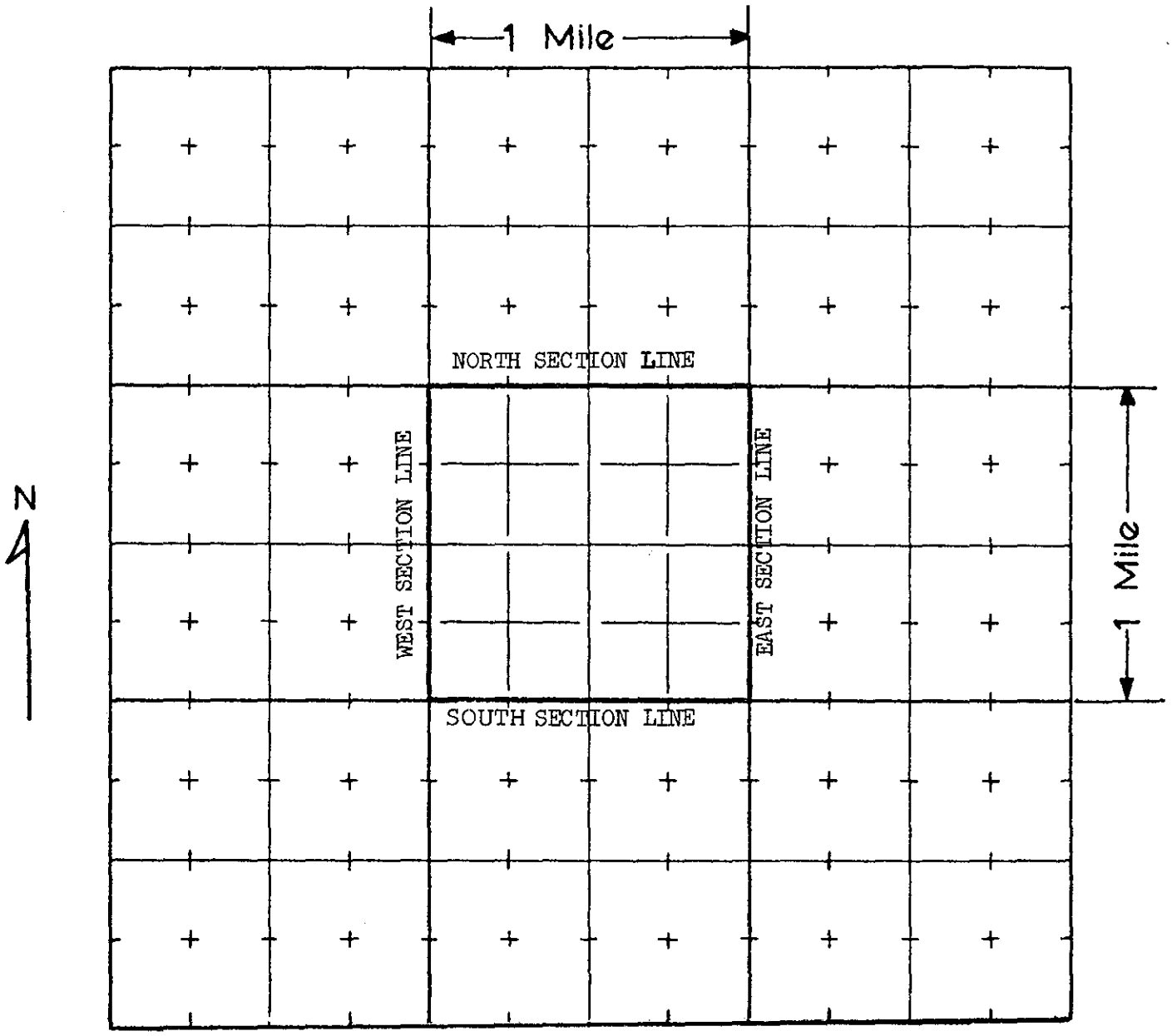
DATE ISSUED MAR 23 1972

E. J. Hansler
STATE ENGINEER

BY Dolan W. Erker

THE LOCATION OF THE PROPOSED WELL MUST BE SHOWN AND THE AREA TO BE IRRIGATED MUST BE SHADED OR CROSS-HATCHED ON THE DIAGRAM BELOW

This diagram represents nine (9) sections. Use the CENTER SQUARE (one section) to indicate the location of the well, if possible.



THE SCALE OF THE DIAGRAM IS TWO INCHES EQUALS ONE-MILE

Owner of irrigated land _____ Number of acres to be irrigated _____

Legal description of irrigated land _____

WATER EQUIVALENTS TABLE (Rounded Figures)

An acre-foot covers 1 acre of land 1 foot deep.
1 cubic foot per second (cfs) .... 449 gallons per minute
1 acre-foot .... 43,560 cubic feet .... 325,900 gallons.
1,000 gpm pumped continuously for one day produces 4.42 acre-feet.
100 gpm pumped continuously for one year produces 160 acre-feet.

December 24, 2024

Carolyn Washee-Freeland, AICP, Senior Planner
Douglas County Department of Community Development
Transmitted via email: cfreeland@douglas.co.us

Re: Antelope Crossing Rezoning
Case No. ZR2024-015
Part of N ½ SE ¼ and part of the SE ¼ NE ¼ of Sec. 28, Twp. 6 South, Rng. 65 West, 6th P.M.
Water Division 1, Water Districts 2 & 8
CDWR Assigned Subdivision No. 32410 - 2nd Letter

Dear Carolyn Washee-Freeland:

We have reviewed the re-referral request to rezone approximately 42.24-acres to large rural residential to allow the future subdivision to create four (4) lots. The proposed water supply is individual on lot wells constructed in the nontributary Lower Dawson aquifer operating pursuant to the decree granted by the Division 1 Water Court in case no. 97CW95.

Water Supply Demand

The proposed water demand is 2 acre-feet/year/lot for residential purposes in up to two homes on each lot, or 8 acre-feet/year total.

Source of Water Supply

The proposed water supply is individual on lot wells constructed in the nontributary Lower Dawson aquifer operating pursuant to case no. 97CW95. The allowed average annual amount of withdrawal decreed in case no. 97CW95 from the Lower Dawson aquifer is 38 acre-feet. The proposed uses are allowed by the decree. A quit claim deed dated March 25, 2024 (reception no. 2024011362) transferring all water rights adjudicated in case no. 97CW95 to

DCLA-3, LLC (Applicant) was provided with the referral.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to section 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this allocation approach, the annual amounts of water decreed in case no. 97CW95 are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn at a rate of 38 acre-feet/year for a maximum of 100 years, which exceeds the annual demand of 8 acre-feet/year for the subdivision.

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

A review of our records shows well permit no. 53878 may be located on the subject property. The letter dated September 16, 2024 from Eric K. Trout indicates that a search of the property does not indicate the well is located on the property.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

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

Our opinion that the water supply can be provided without causing injury is based on our

determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

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

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

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

Sincerely,

Ioana Comaniciu, P.E.
Water Resource Engineer

Ec: File for water well permit no. 53878

8/6/2024

Carolyn Washee-Freeland
100 Third Street
Castle Rock, CO, 80104

P862659
No Reservations/No Objection

SUBJECT: Request for approval to rezone a 42.24-acre parcel from Agricultural-One (A-1) to Large Rural Residential (LRR) at Sec. 28, T6S, R65W, Parker, CO.

To Whom It May Concern:

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

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

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

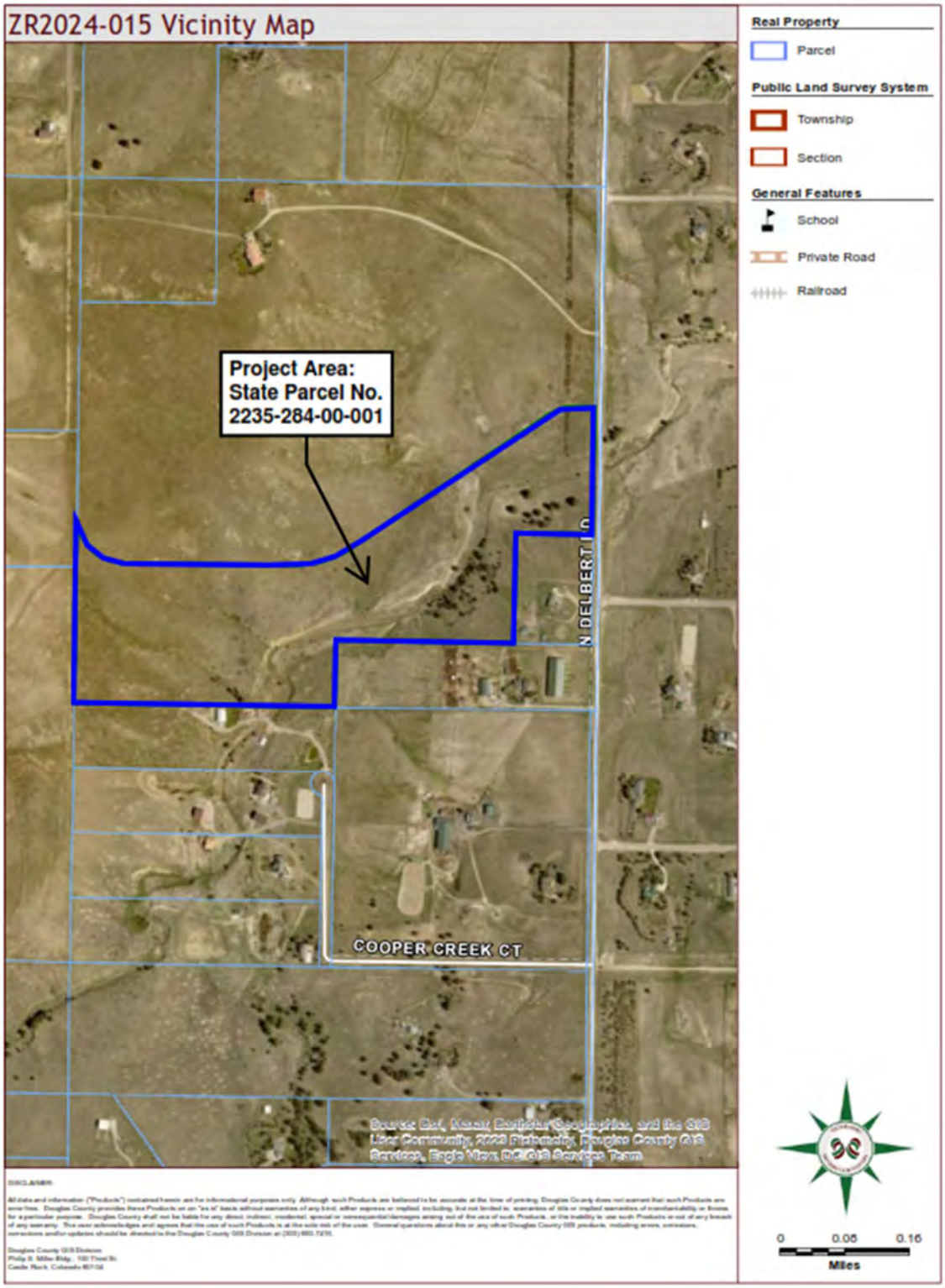
If you have any questions please contact Phil Hackler at (432) 288-8418 or Phil.Hackler@lumen.com.

Sincerely yours,

/s/

CenturyLink Right of Way Team

EXHIBIT A


ZR2024-015 Vicinity Map
Project Area:
State Parcel No.
2235-284-00-001
N DELBERT LN
COOPER CREEK CT
Real Property
Parcel
Public Land Survey System
Township
Section
General Features
School
Private Road
Railroad
0
0.05
0.10
Miles

July 24, 2024

CJ Kirst
Authorized Representative
Tahoe Consulting, LLC
9457 South University Blvd., Unit 101
Highlands Ranch, CO 80126

DV 2024-228

Subject: Antelope Crossing - Rezoning

Dear CJ,

Plan Review Summary:

Submitted to Engineering	-	7/11/24
Comments Sent Out	-	7/24/24

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

Rezoning Comments

Comment #1-Regarding the Floodplain Analysis, Douglas County and Mile High Flood District criteria requires a CUHP analysis with a 2-year storm duration rather than the Streamstats analysis (streamstats uses a 6-hour storm duration and typically relatively low flow rates).

Comment #2-Our traffic engineers have reviewed the trip generation analysis and concur with the findings that the project will have minimal impacts on the area roadways and no additional analysis is needed.

Comment #3-Please keep in mind if this rezoning is approved, the County's criteria for a single point of access to the subdivision cannot exceed 1200-ft. without a second point of access.

If you have any questions, please give me a call.

Sincerely,

Chuck Smith
Development Review Engineer

cc: Carolyn Washee-Freeland, AICP, Senior Planner

DV24228

August 1, 2024

Carolyn Washee-Freeland, Senior Planner
100 Third Street
Castle Rock, CO 80104

Re: ZR2024-015, Antelope Crossing- Rezoning Request

Dear Mrs. Washee-Freeland:

The letter provides comments regarding the request for approval to rezone a 42.24-acre parcel from Agricultural-One (A-1) to Large Rural Residential (LRR), to allow for future development of single-family residential lots. The subject property is located immediately west of the Delbert Road and Meadow Station Road intersection.

Upon researching the cultural resources on the property and the surrounding area, it has been determined that the property has not been surveyed for cultural resources. There is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. As a result, more specific analysis to address these resources will be necessary at future phases of development, including a Class II cultural resource survey of the property, will need to be addressed if development occurs in the future.

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

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

Sincerely,

Brittany Cassell

Brittany Cassell, Curator

Docusign Envelope ID: 7A152075-E81E-4266-969B-A8A3BF6C5534

REFERRAL RESPONSE REQUEST

Date sent July 11, 2024 Comments due by **August 1, 2024**

Project Name:	Antelope Crossing - Rezoning
Project File #:	ZR2024-015
Project Summary:	The applicant requests approval to rezone a 42.24-acre parcel from Agricultural-One (A-1) to Large Rural Residential (LRR), to allow for future development of single-family residential lots. The subject property is located immediately west of the Delbert Road and Meadow Station Road intersection, SPN: 2235-284-00-001.

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:

☒ See letter attached for detail.

Agency: Douglas County Conservation District	**Phone #:** 303 218 2622
Your Name: David Shohet, President	**Your Signature:** Signed by: David.Shohet 6E6057CEE3D2404...
(please print)	**Date:** 7/31/2024

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

Sincerely,

Carolyn Washee-Freeland

Carolyn Washee-Freeland, AICP
Senior Planner, Planning Services
303-660-7460
cfreeland@douglas.co.us

Docusign Envelope ID: 7A152075-E81E-4266-969B-A8A3BF6C5534

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

July 31, 2024

RE: ZR2024-015 Antelope Crossing

According to the Natural Resources Conservation Service (NRCS) soils survey, the Kutch, Bresser-Truckton, and Newlin-Satanta complex, is “somewhat limited” for dwellings with and without basements, and small commercial buildings due to shrink-swell and depth to soft bedrock. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil will be required in your engineering design or construction techniques.

According to the NRCS the Loamy Alluvial land along the riparian zone is ‘Very Limited’ for building and roads.

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 30th. 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 mulched or revegetated within 45 days of disturbance.

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 42.24 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.

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

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.

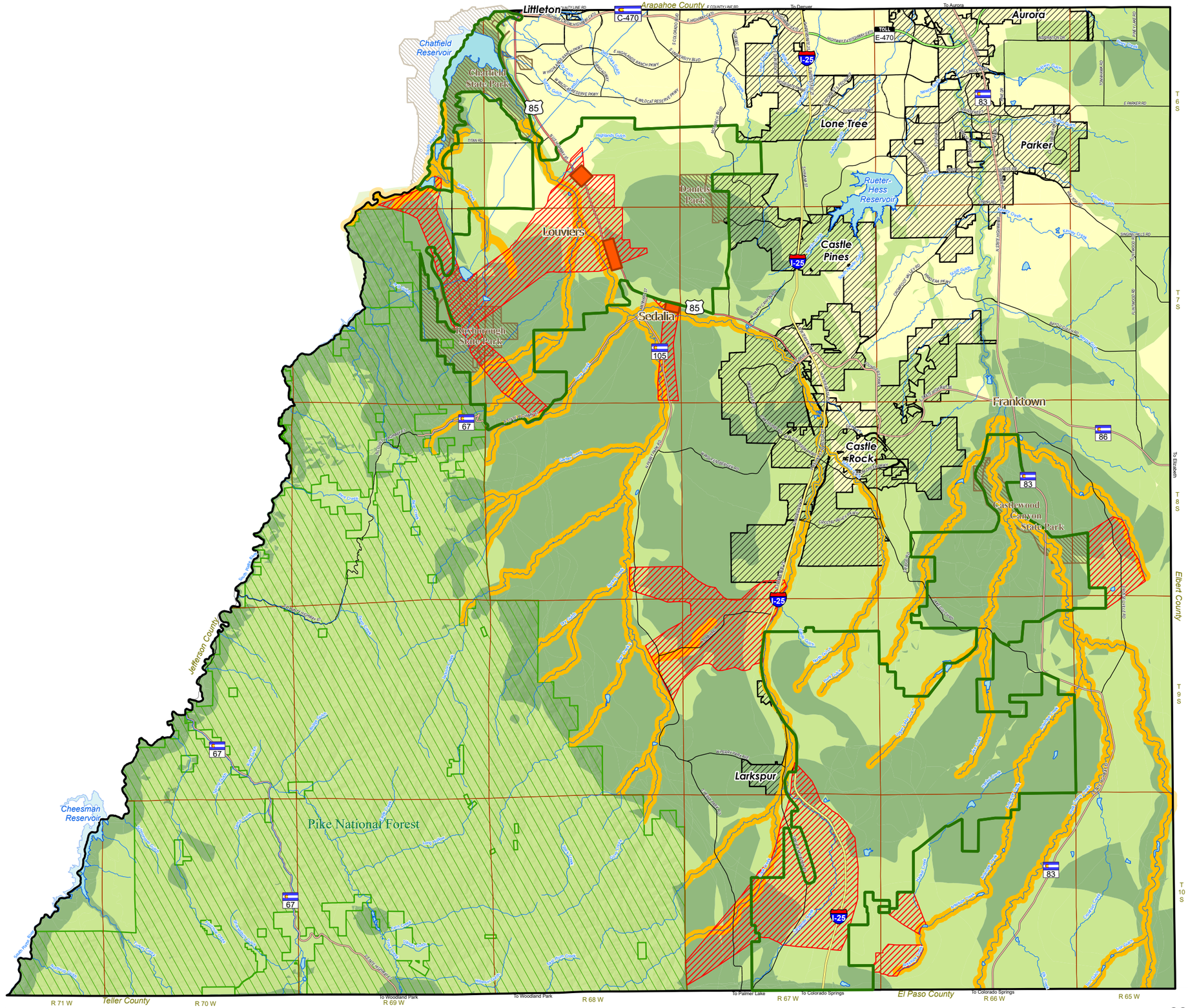
The Douglas County Conservation District strongly recommends that Low Impact Development (LID) techniques be implemented for economic and conservation benefits.

With respect to the Comprehensive Master Plan Wildlife Map designates this area as a Moderate Habitat Value area.

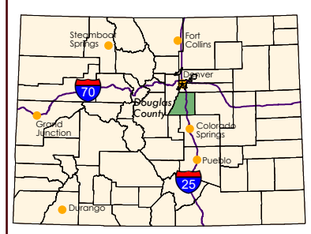
Thank you for the opportunity to respond.

Map 9.1 Wildlife Resources
Comprehensive Master Plan 2040

- Wildlife Habitat Conservation Area
- Overland Connection
- Wildlife Movement Corridor
- Low Habitat Value
- Moderate Habitat Value
- High habitat Value
- Wildlife Crossing Area
- Parks
- Pike National Forest
- Municipalities
- Townships
- Douglas County Boundary
- Streams
- Interstate
- US Highway
- State Highway
- Toll Highway
- Major Road



Vicinity Map
State of Colorado



0 0.25 0.5
Miles

Note:
For information pertaining to our Douglas County GIS data use disclaimer, see Land Use map 1.1, for more information.

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United States Department of Agriculture

NRCS

Natural Resources Conservation Service

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

Custom Soil Resource Report for Castle Rock Area, Colorado

Docusign Envelope ID: 7A152075-E81E-4266-969B-A8A3BF6C5534

Preface

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

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

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

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

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

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

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

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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

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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

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

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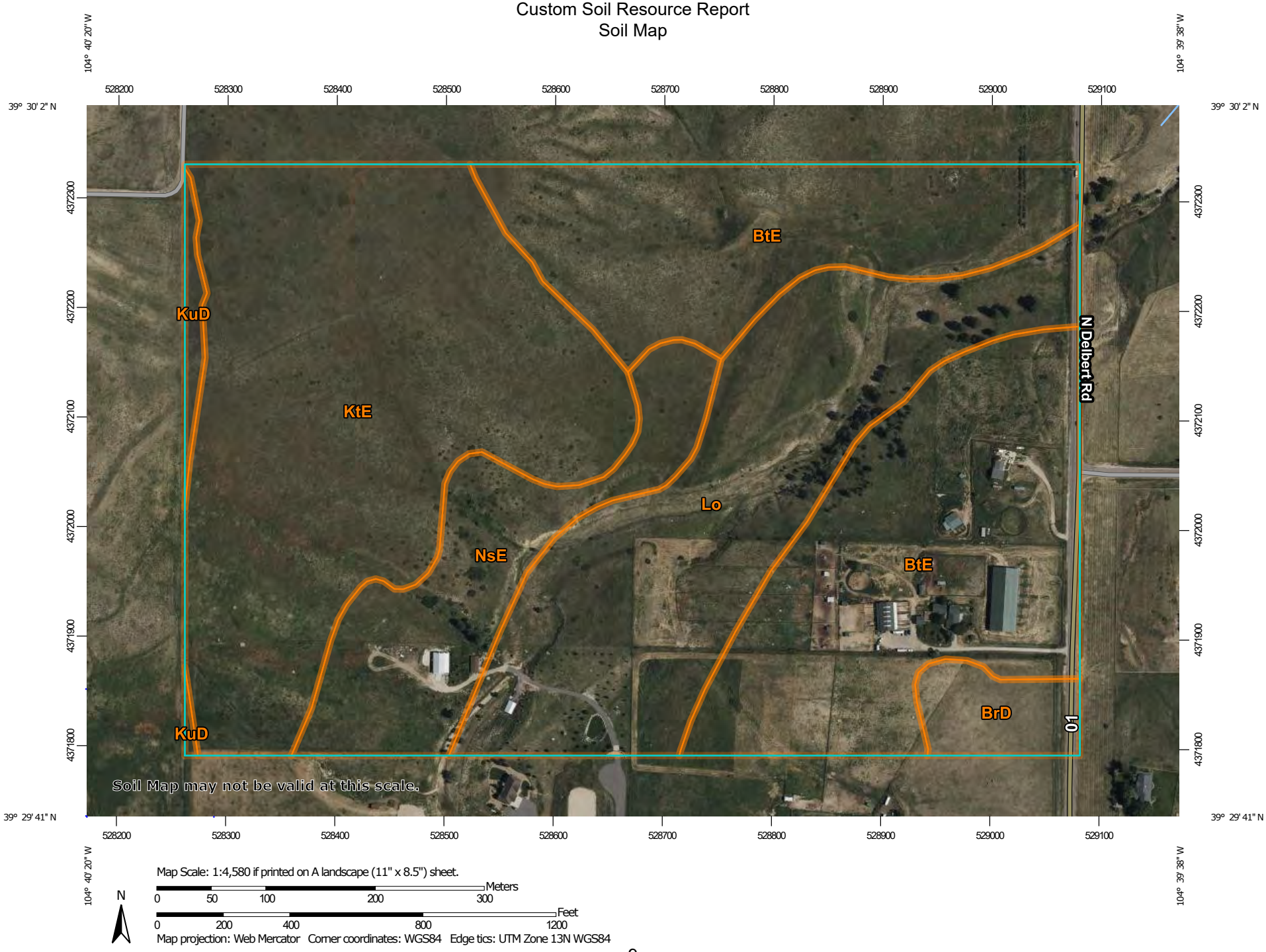
Soil Map

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: 1:4,580 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

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

Docusign Envelope ID: 7A152075-E81E-4266-969B-A8A3BF6C5534

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrD	Bresser sandy loam, cool, 5 to 9 percent slopes	2.8	2.5%
BtE	Bresser-Truckton sandy loams, 5 to 25 percent slopes	37.5	34.1%
KtE	Kutch sandy loam, 5 to 20 percent slopes	34.4	31.4%
KuD	Kutch clay loam, 4 to 8 percent slopes	1.0	0.9%
Lo	Loamy alluvial land	23.2	21.1%
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	11.0	10.0%
Totals for Area of Interest		**109.8**	**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

Docusign Envelope ID: 7A152075-E81E-4266-969B-A8A3BF6C5534

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.

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Castle Rock Area, Colorado

BrD—Bresser sandy loam, cool, 5 to 9 percent slopes

Map Unit Setting

National map unit symbol: 2tlpk
Elevation: 5,500 to 6,960 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 100 to 130 days
Farmland classification: Not prime farmland

Map Unit Composition

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

Description of Bresser, Cool

Setting

Landform: Interfluves
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Tertiary aged alluvium derived from arkose

Typical profile

Ap - 0 to 5 inches: sandy loam
Bt1 - 5 to 8 inches: sandy loam
Bt2 - 8 to 27 inches: sandy clay loam
Bt3 - 27 to 36 inches: sandy loam
C - 36 to 80 inches: loamy coarse sand

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 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

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

Docusign Envelope ID: 7A152075-E81E-4266-969B-A8A3BF6C5534

Minor Components

Ascalon

Percent of map unit: 10 percent
Landform: Interfluves
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Truckton

Percent of map unit: 5 percent
Landform: Interfluves
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

BtE—Bresser-Truckton sandy loams, 5 to 25 percent slopes

Map Unit Setting

National map unit symbol: jqy9
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 52 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

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

Description of Bresser

Setting

Landform: Terraces
Landform position (three-dimensional): Riser, tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy eolian deposits

Typical profile

H1 - 0 to 8 inches: sandy loam
H2 - 8 to 30 inches: sandy clay loam

Docusign Envelope ID: 7A152075-E81E-4266-969B-A8A3BF6C5534

H3 - 30 to 60 inches: loamy sand

Properties and qualities

Slope: 5 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

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

Description of Truckton

Setting

Landform: Terraces
Landform position (three-dimensional): Riser, tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from arkosic sedimentary rock

Typical profile

H1 - 0 to 4 inches: sandy loam
H2 - 4 to 19 inches: sandy loam
H3 - 19 to 60 inches: sandy loam

Properties and qualities

Slope: 10 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): 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 6.0 inches)

Interpretive groups

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

Minor Components

Newlin

Percent of map unit: 5 percent

Docusign Envelope ID: 7A152075-E81E-4266-969B-A8A3BF6C5534

Hydric soil rating: No

Blakeland

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

Stapleton

Percent of map unit: 4 percent
Hydric soil rating: No

Aquic haplustolls

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

KtE—Kutch sandy loam, 5 to 20 percent slopes

Map Unit Setting

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

Map Unit Composition

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

Description of Kutch

Setting

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

Typical profile

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

Properties and qualities

Slope: 5 to 20 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches

Docusign Envelope ID: 7A152075-E81E-4266-969B-A8A3BF6C5534

Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Gypsum, maximum content: 2 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.6 inches)

Interpretive groups

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

Minor Components

Bresser

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

Newlin

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

Aquic haplustolls

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

KuD—Kutch clay loam, 4 to 8 percent slopes

Map Unit Setting

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

Map Unit Composition

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

Description of Kutch

Setting

Landform: Hills, mesas, erosion remnants
Landform position (three-dimensional): Crest
Down-slope shape: Linear
Across-slope shape: Linear

Docusign Envelope ID: 7A152075-E81E-4266-969B-A8A3BF6C5534

Parent material: Calcareous fine-loamy clayey shale

Typical profile

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

Properties and qualities

Slope: 4 to 8 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Gypsum, maximum content: 2 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.1 inches)

Interpretive groups

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

Minor Components

Fondis

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

Loamy alluvial land

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

Aquic haplustolls

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

Lo—Loamy alluvial land

Map Unit Setting

National map unit symbol: jqzb
Elevation: 7,000 to 8,000 feet
Mean annual precipitation: 17 to 19 inches
Mean annual air temperature: 44 to 46 degrees F
Frost-free period: 115 to 120 days

Docusign Envelope ID: 7A152075-E81E-4266-969B-A8A3BF6C5534

Farmland classification: Not prime farmland

Map Unit Composition

Loamy alluvial land: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Loamy Alluvial Land

Setting

Landform: Flood plains, swales
Down-slope shape: Linear
Across-slope shape: Linear

Typical profile

H1 - 0 to 20 inches: sandy loam
H2 - 20 to 40 inches: stratified loamy sand to clay loam
H3 - 40 to 60 inches: sand and gravel

Properties and qualities

Slope: 1 to 5 percent
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 6.00 in/hr)
Depth to water table: About 48 to 72 inches
Frequency of flooding: Frequent
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C
Ecological site: R049XY036CO - Overflow
Hydric soil rating: No

Minor Components

Sampson

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

Bresser

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

Sandy alluvial land

Percent of map unit: 5 percent

Fluvaquentic haplustolls

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

Docusign Envelope ID: 7A152075-E81E-4266-969B-A8A3BF6C5534

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

Docusign Envelope ID: 7A152075-E81E-4266-969B-A8A3BF6C5534

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
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

Docusign Envelope ID: 7A152075-E81E-4266-969B-A8A3BF6C5534

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 (ZR2024-015)

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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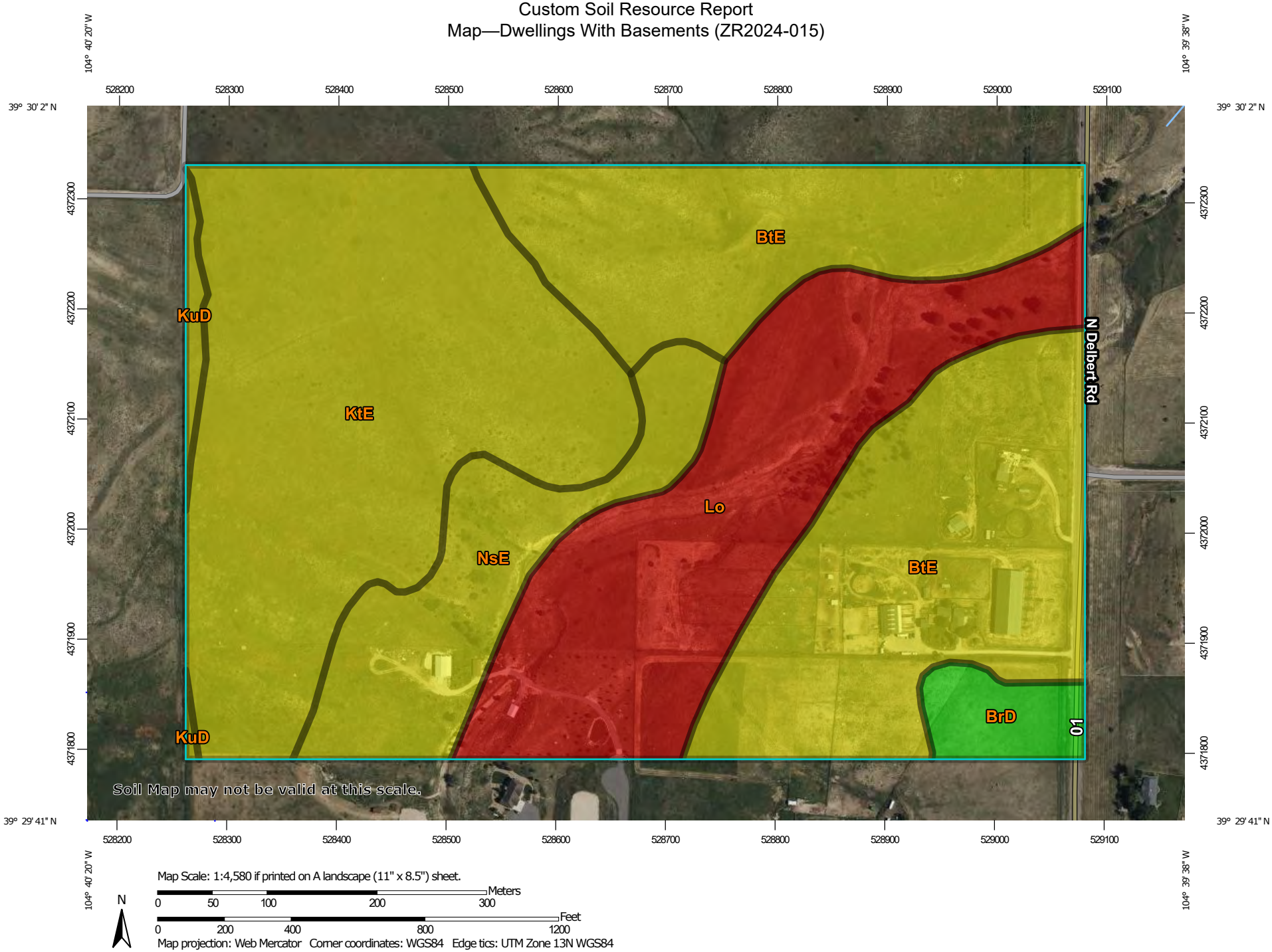
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance 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 (ZR2024-015)



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MAP LEGEND

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

Soils

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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Tables—Dwellings With Basements (ZR2024-015)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
BrD	Bresser sandy loam, cool, 5 to 9 percent slopes	Not limited	Bresser, cool (85%)		2.8	2.5%
			Ascalon (10%)			
			Truckton (5%)			
BtE	Bresser-Truckton sandy loams, 5 to 25 percent slopes	Somewhat limited	Bresser (50%)	Slope (0.16)	37.5	34.1%
KtE	Kutch sandy loam, 5 to 20 percent slopes	Somewhat limited	Kutch (85%)	Slope (0.84)	34.4	31.4%
				Shrink-swell (0.50)		
				Depth to soft bedrock (0.29)		
KuD	Kutch clay loam, 4 to 8 percent slopes	Somewhat limited	Kutch (85%)	Shrink-swell (0.50)	1.0	0.9%
				Depth to soft bedrock (0.29)		
Lo	Loamy alluvial land	Very limited	Loamy alluvial land (80%)	Flooding (1.00)	23.2	21.1%
				Depth to saturated zone (0.15)		
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	Somewhat limited	Newlin (50%)	Slope (0.84)	11.0	10.0%
Totals for Area of Interest					**109.8**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Somewhat limited	83.9	76.4%
Very limited	23.2	21.1%
Not limited	2.8	2.5%
Totals for Area of Interest	**109.8**	**100.0%**

Rating Options—Dwellings With Basements (ZR2024-015)

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute

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being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

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DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

August 1, 2024

Carolyn Washee-Freeland
100 Third St.
Castle Rock, CO 80104

RE: ZR2024-015

Dear Carolyn Washee-Freeland,

Thank you for the opportunity to review and comment on the A-1 to a large rural development. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comment.

On-Site Wastewater Treatment System (OWTS) – New or Expanded (Rezoning)
Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. DCHD has no objection to the subject property being served by OWTS given the proposed use provided that the system is permitted, inspected and operated in accordance with DCHD's current OWTS Regulation. More information is available at https://www.douglas.co.us/health-department/environmental-health/.

Radon
Radon is a naturally occurring radioactive gas that is present at high levels in all parts of Colorado due to the presence of uranium in the soil. Radon can enter homes and long-term exposure causes lung cancer. In order to prevent radon from infiltrating the home, DCHD recommends designing new homes so that they are radon resistant. This includes laying a barrier beneath the flooring system, installing a gas-tight venting pipe from the gravel level through the roof, and sealing and caulking the foundation thoroughly. More information regarding radon and radon-resistant construction techniques can be found here: https://www.epa.gov/radon/building-new-home-have-you-considered-radon.

Domestic Well
The applicant may want to consider having the well water analyzed for a number of contaminants as a baseline of the water quality. A baseline water quality analysis is valuable for future reference in the case of possible contamination. Certain parameters such as coliform bacteria and nitrate, pH and Total Dissolved Solids (TDS) are recommended to be analyzed annually as these can indicate possible breaches in the well. The Colorado Department of Public Health and Environment (CDPHE), Laboratory Services Division can assist you with water analyses. The CDPHE offers individual water tests as well as testing packages to choose from

depending on your needs. The CDPHE laboratory web site is located at: https://cdphe.colorado.gov/laboratory-services/water-testing.

Please feel free to contact me at 720-907-4897 or smccain@douglas.co.us if you have any questions about our comments.

Sincerely,

Shania McCain
Environmental Health Specialist I
Douglas County Health Department

620 Wilcox Street
Castle Rock, Colorado 80104

July 12th, 2024

Carolyn Washee-Freeland, AICP
Senior Planner, Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

RE: Antelope Crossing Rezone (ZR2024-015)

Dear Ms. Washee-Freeland,

Thank you for the opportunity to respond to the above referenced application. It is our understanding that the applicant is seeking approval to rezone a parcel of approximately 42 acres from A1 to LRR (Large Rural Residential) for future subdivision and residential development. The property is generally located ½ mile north of the intersection of Delbert Road and Copper Creek Court and is located within the Mountain View and Northeast Elementary School attendance area.

It is our understanding that per Douglas County zoning regulations, LRR zoning allows for a maximum residential density of 1 dwelling unit for every 10-acres. Based on this residential density, DCSD anticipates that 5 students will be generated from this development requiring a total land dedication of 0.108 acres. Since this amount of land dedication is smaller than DCSD's minimum site requirements DCSD requests a cash-in-lieu of land dedication. Please be aware that DCSD standard student generation ratios (and pursuant land dedication estimates) are based on residential density and will be updated at the time of final plat to reflect final, proposed residential densities.

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

Should the future subdivision of the property be deemed and processed by Douglas County as a minor development plat, DCSD requests a cash-in-lieu of land dedication in accordance with Section 1004.05.04 of the Douglas County Subdivision Resolution. This section states, "For residential minor development final plat or replats creating 10 or fewer residential lots, the minimum cash-in-lieu fee shall be $500 per each new residential lot."

Assuming the applicant and Douglas County agree with the updated calculation and payment of these fee requirements at the time of final plat, DCSD has no objection to approval of this application. Thank you for your support of our mutual constituents

Sincerely,

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

DCSD Estimated Student Generation and Land Dedication

CASH-IN-LIEU CALCULATION
STUDENT GENERATION

PROJECT NAME: ANTELOPE CROSSING REZONE (ZR2024-015)					
DU/	ACRES		DENSITY		
4	42		0.10		
			Generation	Number	
STUDENT GENERATION RATES	No. of DU's		Rate	of Students	
ELEMENTARY	4	X	0.5	2	
MIDDLE SCHOOL	4	X	0.2	1	
HIGH SCHOOL	4	X	0.4	2	
				Required	
			School	Land	
	Number		Acreage	Dedication	
SCHOOL LAND DEDICATION	of Students		Per Student	Acreage	
ELEMENTARY	2	X	0.018	0.036	
MIDDLE SCHOOL	1	X	0.030	0.024	
HIGH SCHOOL	2	X	0.030	0.048	
			TOTAL	0.108	

REFERRAL RESPONSE REQUEST

Date sent July 11, 2024 Comments due by **August 1, 2024**

Project Name:	Antelope Crossing - Rezoning
Project File #:	ZR2024-015
Project Summary:	The applicant requests approval to rezone a 42.24-acre parcel from Agricultural-One (A-1) to Large Rural Residential (LRR), to allow for future development of single-family residential lots. The subject property is located immediately west of the Delbert Road and Meadow Station Road intersection, SPN: 2235-284-00-001.

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:

Seems like some of the property owners within a small radius on the Elbert County side might have been left out of the mailing notice list. I do not see Meadow Station ~~Homeowners who are directly across the street. Other than noticing, consider~~ contacting Elbert County R&B conceringing the proximity of access points.

☐ See letter attached for detail.

Agency: Elbert County Planning	**Phone #:** 303-621-3135
Your Name: Danny Klibaner	**Your Signature:** DJK
(please print)	**Date:** July 30, 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, will result in written comments being accepted for informational purposes only.

Sincerely,

Carolyn Washee-Freeland

Carolyn Washee-Freeland, AICP
Senior Planner, Planning Services
303-660-7460
cfreeland@douglas.co.us

REFERRAL RESPONSE REQUEST

Date sent July 11, 2024 Comments due by **August 1, 2024**

Project Name:	Antelope Crossing - Rezoning
Project File #:	ZR2024-015
Project Summary:	The applicant requests approval to rezone a 42.24-acre parcel from Agricultural-One (A-1) to Large Rural Residential (LRR), to allow for future development of single-family residential lots. The subject property is located immediately west of the Delbert Road and Meadow Station Road intersection, SPN: 2235-284-00-001.

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:

☒ See letter attached for detail.

Agency: Mile High Flood District	**Phone #:** 720-642-7332
Your Name: Derek Clark, PE	**Your Signature:**
(please print)	**Date:** August 1, 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, will result in written comments being accepted for informational purposes only.

Sincerely,

Carolyn Washee-Freeland

Carolyn Washee-Freeland, AICP
Senior Planner, Planning Services
303-660-7460
cfreeland@douglas.co.us

MILE HIGH FLOOD DISTRICT
2480 W. 26th Ave Suite 156-B | Denver, CO 80211
TEL 303 455 6277 | FAX 303 455 7880
www.mhfd.org

MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	106664
Submittal ID:	10012866
Partner ID:	ZR2024-015
MEP Phase:	Referral

Date: August 1, 2024

To: **Carolyn Washee-Freeland, AICP**
Via Douglas County Website

RE: MHFD Referral Review Comments

Project Name:	Antelope Crossing – Rezoning
Location:	Doulgas County
Drainageway:	Coal Creek

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Coal Creek

In general, we do not object to the proposed rezoning, but we have the following comments to offer on the drainage report and floodplain letter for clarification:

1) Drainage report (Page 8) – Maintenance aspects of the design – Who will have the ultimate maintenance responsibility over the existing Coal Creek channel?
2) Drainage report – There are both CUHP and SWMM runoff analysis provided within the drainage report that seem to be in conflict. The CUHP output in the 100-year storm event for basin PR-1 shows a peak flow rate of 1000.72 cfs, while the SWMM model only shows a peak flow of 290.63 cfs. It should be noted that the MHFD Manual states that CUHP should be used for runoff evaluation while SWMM is only utilized for proposed routing of several CUHP basins. Since there is only one CUHP basin, the SWMM analysis is not needed. Please provide all the CUHP inputs and outputs as part of the drainage report.
3) Floodplain Letter – Please help us understand why Streamstats flow rates are being used for this analysis when there are more detailed CUHP analysis being done as part of this report? Also, please note that the proposed development's basin was included as part of the hydrologic analysis done for the Coal Creek (Yale to County Line) FHAD of 2014. While the FHAD did not include delineation of floodplains south of County Line, it did establish peak flow rates for these reaches. Please review and reference as necessary.

MHFD requires responses to the review comments, please include these responses with any future submittal.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,

Derek Clark, PE
Project Manager
Mile High Flood District

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Carolyn Washee-Freeland, AICP, Senior Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name:	Antelope Crossing
Project File #:	**ZR2024-015**
S Metro Review #	REFXRP24-00123
Review date:	July 17, 2024
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	The applicant requests approval to rezone a 42.24-acre parcel from Agricultural-One (A-1) to Large Rural Residential (LRR), to allow for future development of single-family residential lots. The subject property is located immediately west of the Delbert Road and Meadow Station Road intersection, SPN: 2235-284-00-001.
Code Reference:	Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

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

Applicants are encouraged to reach out to SMFR to discuss applicable requirements for access and fire protection water supplies prior to design for further development.

Right of Way & Permits

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

July 30, 2024

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

Attn: Carolyn Washee-Freeland

Re: Antelope Crossing, Case # ZR2024-015

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Antelope Crossing Rezone**.

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.

The property owner/developer/contractor must complete the application process for any new natural gas service 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.

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

November 6, 2024

Ms. Carolyn Washee-Freeland
Community and Development Services
100 Third Street
Castle Rock, Colorado 80104

Re: Referral Agency, Response Letter
Antelope Crossing Rezoning Request, Post Referral Review Letter
Project Numbers: ZR2024-015, DV2024-228

Dear Carolyn,
We are submitting this letter to respond to the Referral Agency and County's comments on the Rezoning submittal for the project referenced above. Referral Agency comments are included and our response thereafter.

CENTURYLINK (Referral Comment 7/23/24)

CenturyLink of Colorado, Inc. d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for thE subject rezone and has determined that it has no objections with respect to the areas proposed for rezone as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference. It is the intent and understanding of CenturyLink that this rezone shall not reduce our rights to any other existing easement or rights we have on this site or in the area. This rezone response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the rezoned area as described, the Applicant will bear the cost of relocation and repair of said facilities.

Response: Applicant will comply this condition.

CHERRY CREEK BASIN WATER QUALITY AUTHORITY (Letter 7/16/24)

The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for ZR2024-015, Antelope Crossing – Rezoning Request have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org . The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.

Response: Per our correspondence with Chuck Smith with DC Engineering, we will work with Engineering on meeting compliance with Reg 72.

COLORADO DIVISION OF WATER RESOURCES (Letter 7/17/24)

Summary of Comment Letter: A review of our records shows well permit no. 53878 may be located on the subject property. The well under permit no. 53878 was constructed on May 23, 1972 and is permitted to be used for domestic purposes. The well is constructed in the not-nontributary Upper Dawson aquifer. Section 37-92-602(3)(b)(III), C.R.S. requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. As such, an augmentation plan is required to offset depletions caused by the pumping of the well or the well must be plugged and abandoned upon subdivision approval.

Response: Please see the attached updated 9/16/24 Water Supply Letter & Water Plan (prepared by Eric Trout, McGeady Becher Cortese & Williams P.C.). Mr. Trout states "after thorough inspection of the property the Owner has not located Well 53878. The well permit file for Well 53878 provides only a generic location for the well somewhere in the 40 acres in the NE1/4 of the SE1/4 of Section 28, Township 6 South, Range 65 West of the6th P.M. There are no distances from the Section lines indicated in the file which would provide a more precise location. Therefore, based on the extensive physical search of the Subject Property, and the vagueness of the permitted location, the Owner does not believe that Well 53878 is located on the Subject Property." Mr. Trout then states that "the Division of Water Resources may consider Well 53878 abandoned, if applicable…"

DOUGLAS COUNTY CONSERVATION DISTRICT (Letter 7/31/24)

Summary of Comment Letter: Letter addresses limitations on buildings, roads, excavations, floodplain & weed mitigation plan.

Response: The Applicant acknowledges these comments. One specific comment stated that *"according to the NRCS the Loamy Alluvial land along the riparian zone is 'Very Limited' for building and roads."* Only a limited portion of the roadway will be built above the Type Lo soil. The road in this area will be built 5' +/- above existing grade. The fill soils will be tested during construction to ensure compliance with the recommendations provided in the geotechnical report for suitable soils, compaction, and subgrade preparation. An exhibit has been provided with this resubmittal showing the area of concern. Weed mitigation plan is included with this resubmittal.

DOUGLAS COUNTY HEALTH DEPARTMENT (Letter 8/1/24)

Summary of Comment Letter:

On-Site Wastewater Treatment System (OWTS) – New or Expanded (Rezoning) - DCHD has no objection to the subject property being served by OWTS given the proposed use provided that the system is permitted, inspected and operated in accordance with DCHD's current OWTS Regulation.

Response: All OWTS (new or expanded) will be permitted, inspected and operated in accordance with DCHD's current OWTS Regulation.

Radon - In order to prevent radon from infiltrating the home, DCHD recommends designing new homes so that they are radon resistant.

Response: This will be communicated to the homebuilders for each lot.

Domestic Well - The applicant may want to consider having the well water analyzed for a number of contaminants as a baseline of the water quality.

Response: This will be communicated to the future lot owners that will hire the well driller for their lot.

DOUGLAS COUNTY HISTORIC PRESERVATION (Letter 8/1/24)

Upon researching the cultural resources on the property and the surrounding area, it has been determined that the property has not been surveyed for cultural resources. There is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. As a result, more specific analysis to address these resources will be necessary at future phases of development, including a Class II cultural resource survey of the property, will need to be addressed if development occurs in the future.

Response: Please see the attached 9/13/24 Cultural Resource Study prepared by Kelsey Bibo, Ayuda Companies, Inc. Ayuda conducted a records search, a literature review, and a Class III pedestrian survey of the Property. A Colorado Office of Archaeology and Historic Preservation (OAHP) Compass database search on August 21, 2024 revealed that two surveys have been conducted within a 2.5 mile radius of the Project area, but no surveys have been conducted in the immediate vicinity of the 42-acre parcel. A review of county assessor records indicates that the 42-acre does not contain buildings meeting the 50-year threshold for historic preservation. On August 26, 2024, Ayuda conducted a Class III pedestrian survey of the APE (42acres). Archaeologists walked linear transects spaced 30 meters (m) apart along a north-south orientation. Ayuda determined there are no historic properties within the APE that are listed in or considered eligible for listing in the NRHP.

DOUGLAS COUNTY PARKS & TRAILS (Referral Comment 7/31/24)

Applicant will be responsible for meeting park land dedication standard as outlined in article 10 of the Douglas County Subdivision Resolution.

Response: Applicant acknowledges that they are responsible for meeting park land dedication as stated in article 10 of the County's Subdivision Reg's.

DOUGLAS COUNTY SCHOOL DISTRICT (Letter 7/12/24)

Summary of Comment Letter: Should the future subdivision of the property be deemed and processed by Douglas County as a minor development plat, DCSD requests a cash-in-lieu of land dedication in accordance with Section 1004.05.04 of the Douglas County Subdivision Resolution. This section states, "For residential minor development final plat or replats creating 10 or fewer residential lots, the minimum cash-in-lieu fee shall be $500 per each new residential lot."

Response: Applicant acknowledges the fee-in-lieu of land will be $500 for each now residential lot and will make this payment at the time of platting.

ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES (Comment Response 7/1/24)

Comment: Seems like some of the property owners within a small radius on the Elbert County side might have been left out of the mailing notice list. I do not see Meadow Station Homeowners who are directly across the street. Other than noticing, consider contacting Elbert County R&B concerning the proximity of access points.

Response: The Applicant did not prepare notification to property owners, this was completed by Douglas County. Per 2NCivil's correspondence with Dale Guillen, P.E., County Engineer, the spacing does meet Elbert Counties road spacing requirements.

DOUGLAS COUNTY ENGINEERING SERVICES (Letter 7/24/24)

Comment #1*-Regarding the Floodplain Analysis, Douglas County and Mile High Flood District criteria requires a CUHP analysis with a 2-year storm duration rather than the Streamstats analysis (streamstats uses a 6-hour storm duration and typically relatively low flow rates).*

Response: The Streamstats analysis has been removed from the Phase I drainage report. MHFD's comments indicate that this development's basin was analyzed as part of the FHAD completed by Matrix Design for Coal Creek dated August 2014. The Floodplain Letter for this project has been revised to utilize the 100-year flow published in the FHAD. The CUHP analysis completed for this project will remain a part of the Phase I report, indicating general consistency with flows provided in the FHAD study.

Comment #2*-Our traffic engineers have reviewed the trip generation analysis and concur with the findings that the project will have minimal impacts on the area roadways and no additional analysis is needed.*

No response required.

Comment #3*-Please keep in mind if this rezoning is approved, the County's criteria for a single point of access to the subdivision cannot exceed 1200-ft. without a second point of access.*

Response: The road design for the subdivision provides a 1,040 foot long public road and cul-de-sac for access to lots 1 and 2. Lots 3 and 4 are served from a private driveway that connects to the cul-de-sac. The

County's regulations for Typical Residential Driveway Construction allow for up to 3 lots or parcels to be shared by a driveway with a minimum 16-foot-wide all-weather driving surface. In response to this proposed layout, Chuck Smith with DC Engineering responded 8/15-16, "*you are correct – the length cannot exceed 1200-ft., however you can access up to 3-lots on a driveway – thanks.*"

MILE HIGH FLOOD DISTRICT (Letter 8/01/24)

1) Drainage report (Page 8) – Maintenance aspects of the design – Who will have the ultimate maintenance responsibility over the existing Coal Creek channel?
Response: Maintenance within the individual lots will be the responsibility of the property owner and will include weed removal, mowing of grasses, debris and litter removal, growing medium replacement, and sediment removal and/or erosion repair. The natural drainageway conveys flow from a large upstream basin with several developed properties. The proposed developed consists of 4 single family homes on 10 acre lots, thus the impact on the channel from this development can be considered negligible. Drainage easements will be granted to the County for access to the drainageway for inspection and maintenance purposes.

2) Drainage report – There are both CUHP and SWMM runoff analysis provided within the drainage report that seem to be in conflict. The CUHP output in the 100-year storm event for basin PR-1 shows a peak flow rate of 1000.72 cfs, while the SWMM model only shows a peak flow of 290.63 cfs. It should be noted that the MHFD Manual states that CUHP should be used for runoff evaluation while SWMM is only utilized for proposed routing of several CUHP basins. Since there is only one CUHP basin, the SWMM analysis is not needed. Please provide all the CUHP inputs and outputs as part of the drainage report.

Response: The SWMM analysis has been removed from the Phase I report. The CUHP analysis completed for this project will remain a part of the Phase I report, indicating general consistency with flows provided in the FHAD study, but will not be used in the design of any storm improvements. Additional input/output information from CUHP has been provided.

3) Floodplain Letter – Please help us understand why Streamstats flow rates are being used for this analysis when there are more detailed CUHP analysis being done as part of this report? Also, please note that the proposed development's basin was included as part of the hydrologic analysis done for the Coal Creek (Yale to County Line) FHAD of 2014. While the FHAD did not include delineation of floodplains south of County Line, it did establish peak flow rates for these reaches. Please review and reference as necessary.

Response: We were not aware that a FHAD was available for this reach, thus Streamstats flow rates were used for the initial study. The Floodplain Letter for this project has been revised to utilize the 100-year flow rate published in the FHAD.

SOUTH METRO FIRE DISTRICT (Letter 7/17/24)

Summary of Letter: Applicants are encouraged to reach out to SMFR to discuss applicable requirements for access and fire protection water supplies prior to design for further development.

Response: The Applicant has been in communication with Aaron Miller (SMFD) regarding access and fire protection water supplies and believes they are satisfied. The narrative has been updated to reflect how the project will meet the County's Water Supply for Rural Fire Fighting requirements.

XCEL ENERGY (Letter 7/30/24)

Summary of Letter: The property owner/developer/contractor must complete the application process for any new natural gas service 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.

Response: The Applicant/Owner/Developer acknowledges that an application for new natural gas is required and that it is their responsibility to contact the Xcel Designer for approval design standards. In addition, the Applicant/Owner/Developer acknowledges that additional easements may be needed for new facilities.

We appreciate your time in reviewing this information. Please feel free to contact us with any questions or concerns.

Sincerely,

CJ Kirst
Authorized Representative

February 10, 2025

Ms. Carolyn Washee-Freeland
Community and Development Services
100 Third Street
Castle Rock, Colorado 80104

Re: Referral Agency, Response Letter
Antelope Crossing Rezoning Request, 2nd Post Referral Review Letter
Project Numbers: ZR2024-015, DV2024-228

Dear Carolyn,
We are submitting this letter to respond to your 12/17/24 2nd Post Referral Review Letter and are providing the following responses to these below.

DECLARATION OF PROTECTIVE COVENANTS

The applicant is required to execute a Declaration of Restrictive Covenants for the rezoning request. This request is to rezone approximately 42 acres from Agricultural One (A-1) to Large Rural Residential (LRR). Confirm that the legal description as shown on the rezoning exhibit depicts the correct acreage for this request. The DORC will need to be executed for only the water under the 42.61-acre parcel.

Response: Applicant will comply this condition.

FIRE PROTECTION CAPACITY

The resubmittal materials and narrative indicated that the applicant intends to purchase and utilize additional water capacity/supply from the Rattlesnake Fire District's water cistern located near the Antelope Crossing property. Please provide documentation from South Metro Fire & Rescue (SMFR) stating that they will accept this water supply in the event of a fire within the proposed development. The SMFR letter should be depicted on SMFR letter head.

Response: Please see the attached 1/29/25 letter from South Metro Fire stating their acceptance of the suitability of use for the Rattlesnake Fire existing cistern location across the street from the project in the Meadows Station subdivision.

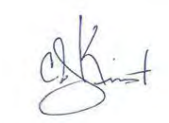
SECTION 18A WATER SUPPLY

Thank you for providing the revised water supply letter from your water attorney. In review of the letter, a copy of the 1997CW095 Adjudicated Water Decree was referenced, however it was not included with this resubmittal. Please send a copy of the water decree with the next resubmittal.

Response: The water decree is included with this resubmittal.

We appreciate your time in reviewing this information. Please feel free to contact us with any questions or concerns.

Sincerely,



CJ Kirst
Authorized Representative

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Carolyn Washee-Freeland, AICP, Senior Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: Antelope Crossing
Project File #: **ZR2024-015**

Date: January 29, 2025

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

Antelope Crossing under Douglas County Project ZR2024-015 has proposed utilizing the existing cistern located at 125 Meadow Station, Rattlesnake Fire Station 253 as the water supply meeting the Douglas County Standard for Water Supplies for Rural Fire Fighting.

Attached letter from Chief Kilduff of Rattle Snake Fire confirms they are accepting the use of their fire protection water supply and conditions applicable to the refill of such use.

SMFR has inspected this fill site and confirmed its suitability for use by SMFR as a usable water supply meeting the requirements. This water supply is located approximately 1.3 road miles from the access to the most remote proposed lot.

Prior to any construction or combustible materials brought onsite for Antelope Crossing, the applicant shall coordinate with Chief Kilduff to install a KnoxBox at the fill site at 125 Meadow Station which shall be dual keyed with SMFR and Rattlesnake Knox keys and contain a key for activating the pump at the fill site unless other approved arrangements are made.

Thank you,

Aaron Miller
Plan Reviewer

Mr. Aaron Miller
South Metropolitan Fire District ("SMFD")
9195 E. Mineral Avenue
Centennial, CO 80112

September 30, 2024

Re: Antelope Crossing, Douglas County, CO ("Property") – Meadows Station Cistern Will Serve

Dear Mr. Miller:

This letter is in response to the overall Antelope Crossing rezoning and subdivision that is being proposed by the property owner, DCLA-3 LLC in Douglas County. The Antelope Crossing project in total is 203 acres, will include (16) residential lots ranging from 10-20 acres and is located approximately 1.3 miles south of E. Parker Road on the west side of Delbert Rd. (more particularly located in the east half of Section 28, Township 6 South, Range 65 West of the 6th P.M.).

We have been in discussion with the Property Owner's representative CJ Kirst, Tahoe Consulting LLC, regarding the possibility of allowing SMFD use of our Meadows Station 30,000 gal. cistern located directly east of Antelope Crossing. We have determined that we can provide SMFD with the use of this cistern so long as the property owner agrees to pay for the water used at a rate of $20/1,000 gallons if the cistern is used to suppress a fire in Antelope Crossing.

Please let me know if you have any questions or need anything further from us at this time.

Sincerely,

Chief Cass Kilduff
Rattlesnake Fire Protection District

DCLA-3 LLC hereby agrees to reimburse Rattlesnake Fire Protection District at a rate of $20/1,000 gallons in the event that the Meadows Station cistern is utilized to suppress a fire in the Antelope Crossing subdivision at stated above.

DCLA-3 LLC 10-8-24 Date

Carolyn Freeland

From: Carolyn Freeland
Sent: Monday, July 22, 2024 3:19 PM
To: CJ Kirst; CJ Kirst
Cc: Curt Weitkunat
Subject: ZR2024-015 - Antelope Crossing Rezoning - Abutting Property Owner

Hi CJ,

An abutting property owner came in the Community Development office this afternoon and wanted more information on the Antelope Crossing rezoning project and the proposed access into the property. His contact information is as follows:

David Brooks
9015 Cooper Creek Ct
720-979-8141
jldbbrooks@msn.com

Please give him a call to discuss your proposed project. He was concerned about potential access into the property through Cooper Creek Ct, which is a private access drive.

Let me know the outcome of your discussion, so I can add to the public record for the project. Thank you.

Sincerely,

Carolyn Washee-Freeland, AICP | Senior Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4361
Email | cfreeland@douglas.co.us

Carolyn Freeland

From: Jonathan Horowitz <jjhorowitz@gmail.com>
Sent: Wednesday, July 31, 2024 11:27 AM
To: Carolyn Freeland
Subject: Antelope Crossing - Rezoning

Hi Carolyn,

I want to thank you for taking the time to talk with me on Monday about the Antelope Crossing - Rezoning (ZR2024-015). We live at 9255 N Delbert Rd, Parker, CO 80138 to the south and east of the project area. Given what you said about how the proposed plan is to subdivide the 42.24-acre parcel into up to four parcels with LRR zoning, that maintains the essence of what Delbert Rd represents in terms of the ability to have animals, agriculture, and rural residences. We believe it's a special setup that we affectionately refer to as "the edge of nowhere," meaning that it offers a lifestyle in the country with easy access to resources offered in Parker or other easily accessible areas in Denver metro. I'm not sure that quality would continue if the plan were to subdivide the parcel to build, for example, 50 single-family homes, but the subdivision into up to 4 single-family residential lots will maintain the character of what the area represents to us.

All the best,

Jonathan Horowitz
9255 N Delbert Rd, Parker, CO 80138
(949) 246-7075

Carolyn Freeland

From: Kelly and Stephan Rank <kelnstef@gmail.com>
Sent: Thursday, August 1, 2024 8:40 PM
To: Carolyn Freeland
Subject: Re: ZR2024-015

And one more thing...
I don't know if this is some sort of ploy to be able to build more higher density housing on the north side of the proposed parcel. I seem to recall something about lot size and the amount property line feet that is near other property determining the size of the lots. If there is something that says already what the size of the lots should be and its bigger than what is being proposed then I want the bigger lot size. And I do not want smaller lots built to the north of the proposed parcel...I smell something sneaky afoot.

Kelly

On Thu, Aug 1, 2024 at 7:47 PM Kelly and Stephan Rank <kelnstef@gmail.com> wrote:

> Hello Sirs and Madams,
>
> I may be a day late in submitting my comments, my apologies. My youngest daughter ended up in the hospital on Tuesday and my mind has been elsewhere.
>
> In regards the notice sent regarding rezoning, here are my comments/thoughts:
>
> 1) No
> 2) Realistically I get it. We moved out to the country and chose this area because it had some neighbors, not tons of neighbors. I would be happier with 3 lots, not 4.
> 3) Houses should be built away from the northern/western property lines on the western/northern property lines of the new parcel, no larger than 4,500 sq/ft.
> One barn, one shop to be built on the front 5 acres with the house, leaving pasture connecting the lots to still create that sense of country.
> 4) Our private road is not available for use. They will need to build their own road.
> 5) No interference with Coal Creek, except for improvements to drainage.
> 6) It has become clear over the last 10 years we have lived out here that Douglas County really doesn't care about the way of life we have carved out here. There continue to be large acreages bought, divided and gigantic houses built with no regard for the way of country life all up along this northern section, east to west of the county lines.
> 7) The light pollution allowed in this area is unreal. I do not want to see a ton of houses lit up with lights all over the place. We enjoy being in the dark at night and reveling in the stars. I have seen a new house that was allowed to be built over by E. Parker Rd near Rosie's Ranch and their lights are polluting the sky every night, dimming the beauty for those living around it.
> 8) And then there is Elbert County...don't even get me started about what they are allowing.
>
> I look forward to hearing more about this project.
> Thank you for your time.
>
> Kelly Hering-Rank
> 9085 Cooper Creek Ct. Parker

Carolyn Freeland

From: Kelly and Stephan Rank <kelnstef@gmail.com>
Sent: Saturday, March 29, 2025 9:43 PM
To: Carolyn Freeland
Subject: Sb2024-066

Sorry to be late. I just found the information I was looking for. There are current guidelines allow for you to split a property to no smaller than the size of at least 50% of the adjacent properties. They add up the borders and that's required to be 50% at least. I don't know what it adds up to. I make up it isn't enough to let them build 10 acre lots. So I say no. This seems to be an end around to build more.

Thanks,

Kelly Hering-Rank
9085 Cooper Creek Ct

Carolyn Freeland

From: CJ Kirst <cjkirst@tahoelandservices.net>
Sent: Friday, August 2, 2024 9:42 AM
To: Carolyn Freeland
Cc: Kelly and Stephan Rank; Curt Weitkunat
Subject: Re: ZR2024-015

Ms. Rank - thank you for your questions. I spoke with another property owner regarding use of Cooper Creek Ct., we are not using this for access. We are requesting rezoning to LRR which restricts us to no lot being less than 10-ac. The LRR zoning identifies many things that we are bound to like setbacks. We go through an extensive review process with the County and other referral agencies before we are allowed to proceed to hearings.

Thank you,
-CJ

On Fri, Aug 2, 2024 at 9:37 AM Carolyn Freeland <cfreeland@douglas.co.us> wrote:

> Hi Kelly,
>
> Thank you for your correspondence regarding ZR2024-015, Antelope Crossing Rezoning project. Your comments will be included in the public record and will be provided to the Planning Commission and the Board of County Commissioners as part of their consideration of the rezoning request. I have copied the applicant to address your concerns.
>
> Sincerely,
>
> **Carolyn Washee-Freeland, AICP |** Senior Planner
>
> **Douglas County Department of Community Development**
>
> **Address** | 100 Third St., Castle Rock, CO 80104
> **Direct** | 303-814-4361
>
> **Email** | cfreeland@douglas.co.us

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Sent: Thursday, August 1, 2024 8:40 PM
To: Carolyn Freeland <cfreeland@douglas.co.us>
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8) And then there is Elbert County...don't even get me started about what they are allowing.

I look forward to hearing more about this project.

Thank you for your time.

Kelly Hering-Rank

9085 Cooper Creek Ct. Parker

--
Thanks,
CJ Kirst
(303) 330-8947
Tahoe Consulting
LAND & DEVELOPMENT

Carolyn Freeland

From: CJ Kirst <cjkirst@tahoelandservices.net>
Sent: Friday, June 6, 2025 3:42 PM
To: Carolyn Freeland
Cc: Kelly and Stephan Rank
Subject: Re: Sb2024-066
Attachments: Contiguous Exhibit.pdf

Mrs. Rank - we are complying with the County rezoning guidelines stating that you have to be adjacent to like zoning or similar lot sizes with at least 50% of your property proposed for rezone. The attached contiguity map illustrates this.
-CJ

On Mon, Mar 31, 2025 at 11:53 AM Carolyn Freeland <cfreeland@douglas.co.us> wrote:

> Thank you for your email. This correspondence will be placed in public record in the project file. I have also copied the applicant, CJ Kirst to address your concerns and answer any further questions you may have about this project.
>
> CJ, please contact Mr. and Mrs. Rank and address their concerns. Thank you.
>
> Sincerely,
>
> **Carolyn Washee-Freeland, AICP** | Senior Planner
>
> **Douglas County Department of Community Development**
>
> **Address** | 100 Third St., Castle Rock, CO 80104
> **Direct** | 303-814-4361
>
> **Email** | cfreeland@douglas.co.us

From: Kelly and Stephan Rank <kelnstef@gmail.com>
Sent: Saturday, March 29, 2025 9:43 PM
To: Carolyn Freeland <cfreeland@douglas.co.us>
Subject: Sb2024-066

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Thanks,

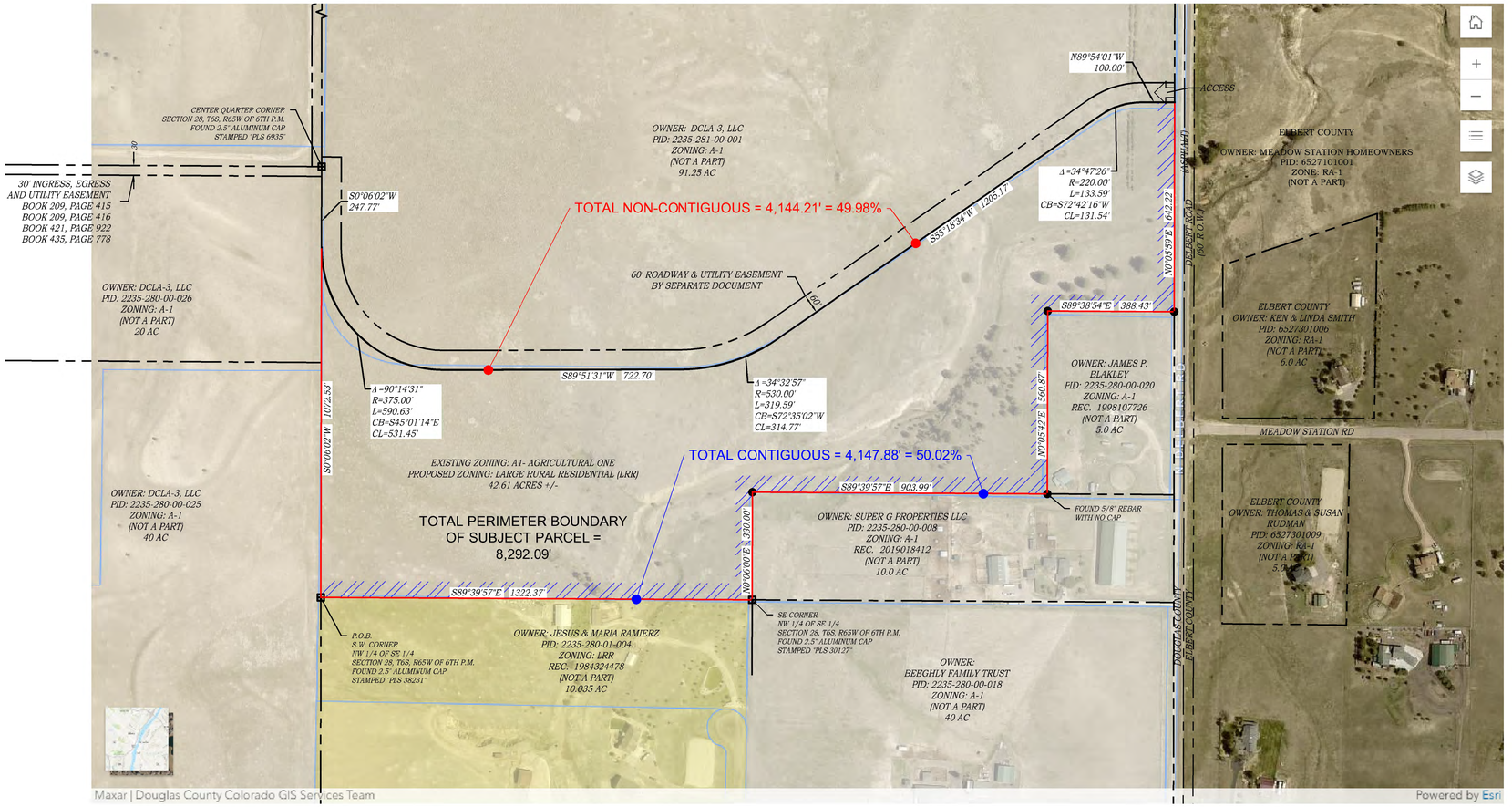
Kelly Hering-Rank

9085 Cooper Creek Ct

--
Thanks,
CJ Kirst
(303) 330-8947

ANTELOPE CROSSING FILING NO. 1

A PORTION OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
42.61 ACRES ±



Direction	Total Acreage	Percent of Adjacency	Zone District	Max. Gross Density Allowed
North	91.25	0	A-1	1 du / 35 ac
South (LRR Zoning)	10.035	15.9%	LRR	1 du / 10 ac
South (A-1 Zoning)	15.00	15.6%	A-1	1 du / 35 ac
East (Elbert County RA-1 Zoning)	6.00	7.7%	RA-1*	1 du / 5 ac
East (A-1 Zoning)	15.00	10.7%	A-1	1 du / 35 ac
West	60	0.0%	A-1	1 du / 35 ac
Total Adjacency		50.02%		

* = Elbert County (Meadows Station)

LEGEND

- SUBJECT PROPERTY LINE
- ADJACENCY
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE OF ROAD
- ROAD RIGHT OF WAY

NORTH

0 200 400 600
SCALE: 1" = 200'

J:\PROJECTS\24\24001\DWG\01 CONTIGUOUS EXHIBIT.DWG

April 5, 2024

Chris Martin
Douglas County Engineering
100 Third St.
Castle Rock, CO 80104

RE: Traffic Impact Letter
Antelope Crossing Subdivision
2N Civil Project No: 22005

This letter serves to outline the traffic impact of the proposed Antelope Crossing Subdivision located along the eastern boundary of Douglas County. The project is located on the west side of Delbert Road, approximately 1 ½ miles south of the intersection of Delbert Road and East Parker Road. The site lies in the East half of Section 28, Township 6 South, Range 65 West of the Sixth Principal Meridian, County of Douglas, State of Colorado.

Delbert Road

The existing public Delbert Road, which this project will gain roadway access from, is categorized as a Collector within the county's 2040 Transportation Master Plan (TMP). The roadway is currently a paved two-lane road with approximately 12-foot-wide travel lanes and 1-2' gravel shoulders. The current right-of-way varies.

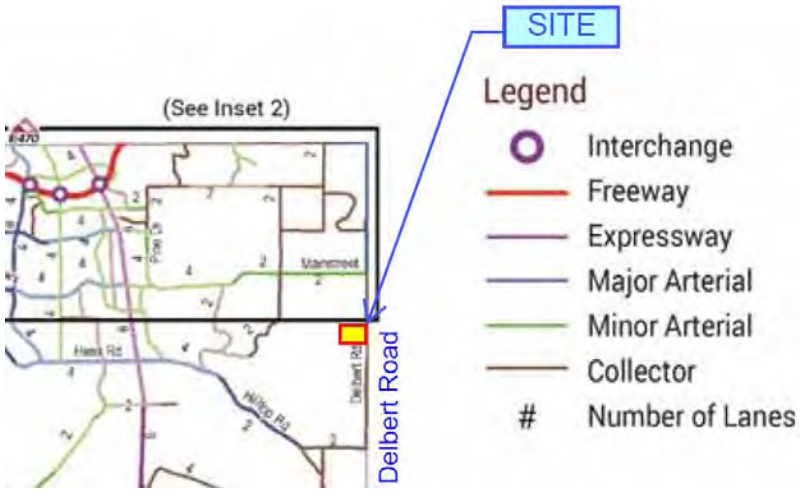


Figure 1: Existing Roadway Network - Douglas County Transportation Master Plan

Section V. Transportation Plan Implementation of the TMP indicates that Delbert Road is prioritized as a long-term improvement and is planned to be widened from two to four lanes and designated as a Major Arterial for the planning horizon of 2031 through 2040.

Driveway Geometry

The private driveway access has been located a minimum of 330 feet from the nearest existing curb opening, a private driveway to the north, in accordance with Section 13.2 Access Requirements and Criteria of the Douglas County Roadway Design and Construction Standards.

The vertical profile of Delbert Road in the vicinity of the private driveway intersection consists of an approximately 1,000 foot long vertical sag curve, with the driveway located near the low point of the curve. Using a design speed of 45 mph (Delbert Road is posted at 40 mph), AASHTO indicates the minimum intersection sight distance (ISD) for a Left Turn from Stop is 500 feet; the existing sag curve provides a sight distance of greater than 900 feet. The ISD for a Right Turn from Stop is 430 feet; the existing road geometry provides a sight distance greater than 1,000 feet.

Trip Generation

Figure 6 of the TMP indicates that the existing average daily traffic volumes for Delbert Road is less than 20,000 vpd.

Trip generation rates for this development were obtained from the ITE Trip Generation Manual, 7th Edition for Land Use 210 (Single-Family Detached Housing). Table 1 shows the Daily, AM peak, and PM peak hour trip generation estimates. The estimated trips generated by this development are 38 two-way trips out of which 3 two-way trips occur in the AM peak hour and 4 two-way trips occur in the PM peak hour. Please see the following table:

Time of Day	Description	ITE Land Use Category	Land Use Code	New Lots	Daily Trip Rate	Daily 2-Way Trips	Directional Distribution IN	Directional Distribution OUT	Daily Trips In (vpd)	Daily Trips Out (vpd)
Daily	SF Housing	SF Housing	210	4	9.57	38	50%	50%	19	19
AM Peak	SF Housing	SF Housing	210	4	0.77	3	26%	74%	1	2
PM Peak	SF Housing	SF Housing	210	4	1.02	4	64%	36%	3	1

Conclusion
The assumed proposed trips generated will have minimal impact on the traffic on Delbert Road.

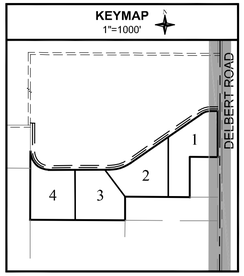
Respectfully submitted,

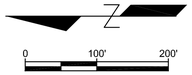
Todd West, P.E., LEED®AP
Project Manager

ACCESS GEOMETRY EXHIBIT FOR

ANTELOPE CROSSING

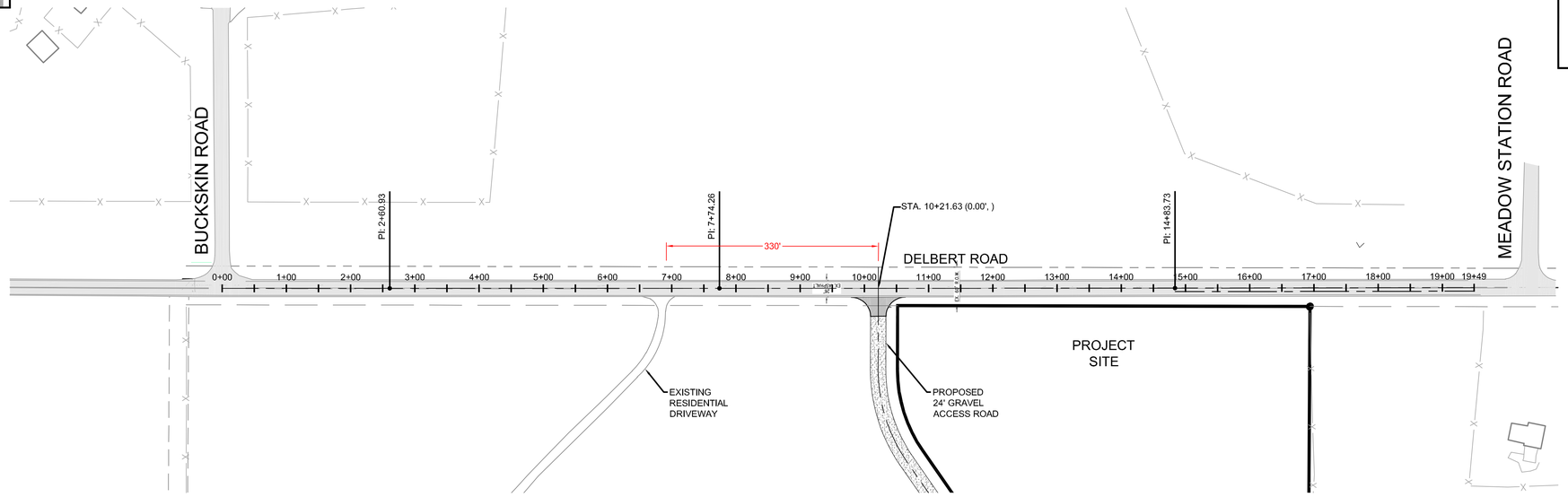
LOCATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

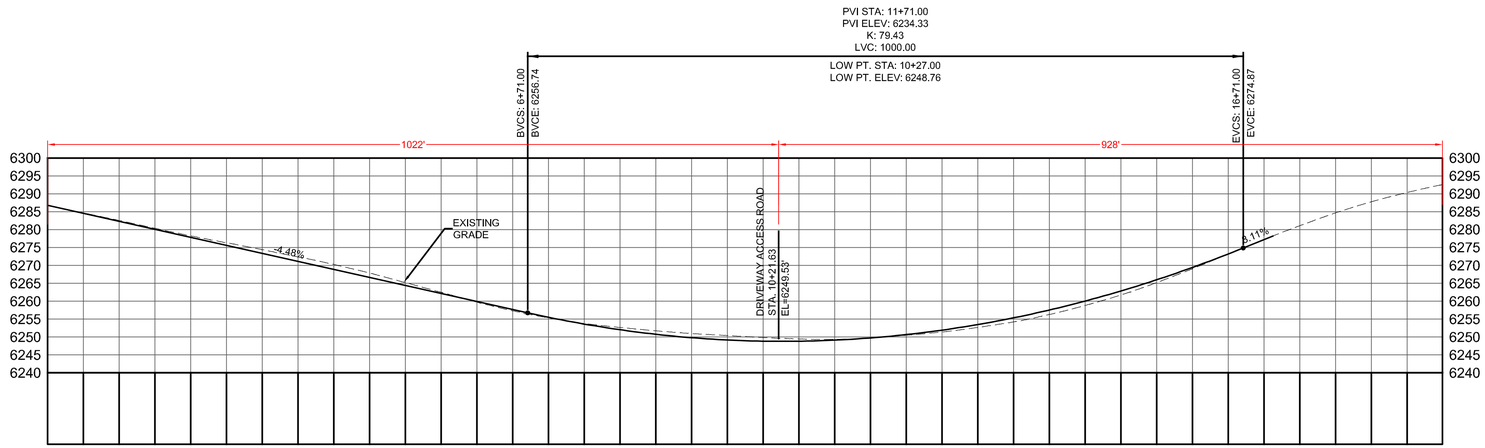




LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED GRAVEL
- EXISTING FENCE
- 5279 EXISTING MINOR CONTOUR
- 5280 EXISTING MAJOR CONTOUR
- 5279 PROPOSED MINOR CONTOUR
- 5280 PROPOSED MAJOR CONTOUR
- 1.2% DIRECTION OF FLOW & GRADIENT





Delbert Road PROFILE
SCALE: (H) 1" = 100' (V) 1" = 20'
START STA: 0+00.00, END STA: 19+49.34

2N CIVIL
303.925.0544
www.2ncivil.com

PREPARED FOR:
NEIGHBORHOOD CAR WASH
SMOKEY HILL LLC
14205 E DAVIES AVE
CENTENNIAL, CO 80112

Road Plan & Profile
CONSTRUCTION PLANS
ANTELOPE CROSSING
DOUGLAS COUNTY, COLORADO

REVISIONS: DATE: BY:
1.
2.
3.
4.

PROJECT NUMBER: 24001
ISSUED DATE: XX-XX-XXXX
DESIGNED BY: TEW
REVIEWED BY: EPT

Road Plan & Profile

1

ANTELOPE CROSSING FILING NO. 1

ZONING PLAN

A PORTION OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

42.61 ACRES ±

ZR2024-015

LEGAL DESCRIPTION

A PARCEL OF PROPERTY LOCATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, AND CONSIDERING THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28 TO BEAR N00°06'02"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S89°39'57"E ALONG SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 1322.37 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, AND THE SOUTHWEST CORNER OF A PARCEL OF PROPERTY AS DESCRIBED IN RECEPTION NO. 2019018412 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG SAID RECEPTION NO. 2019018412 THE FOLLOWING TWO (2) COURSES;

1. N00°06'00"E A DISTANCE OF 330.00 FEET;
2. S89°39'57"E A DISTANCE OF 903.99 FEET, TO THE SOUTHWEST CORNER OF A PARCEL OF PROPERTY AS DESCRIBED IN RECEPTION NO. 1998107726;

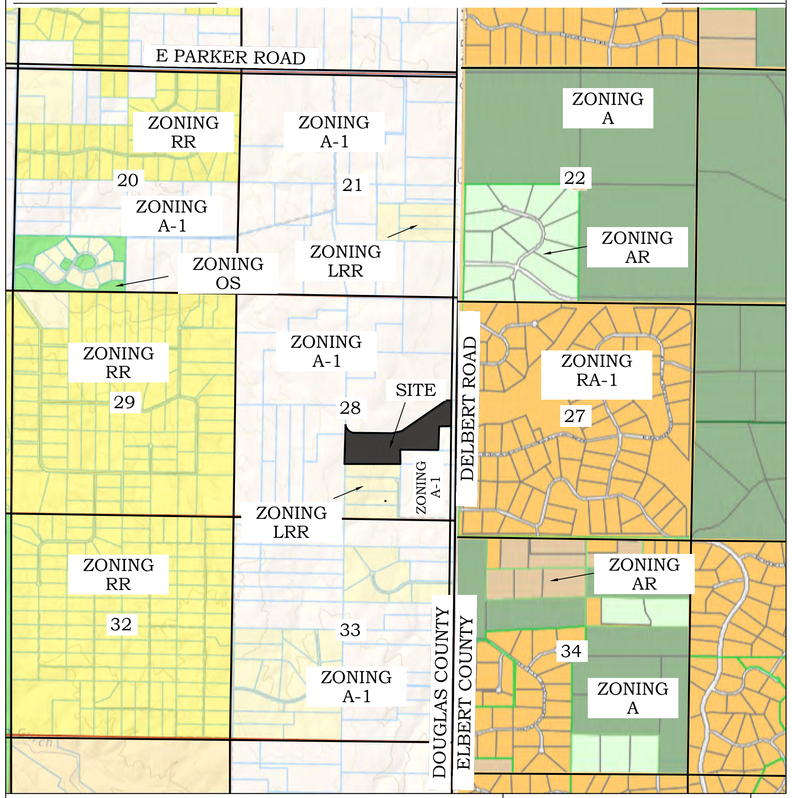
THENCE ALONG THE WEST AND NORTH LINE OF SAID RECEPTION NO. 1998107726 THE FOLLOWING TWO (2) COURSES;

1. N00°05'42"E A DISTANCE OF 560.87 FEET;
2. S89°38'54"E A DISTANCE OF 388.43 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF DELBERT ROAD AND A POINT 30.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE N00°05'59"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 642.22 FEET;

THENCE N89°54'01"W A DISTANCE OF 100.00 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 34°47'26", AND AN ARC LENGTH OF 133.59 FEET WHOSE CHORD BEARS S72°42'16" W A DISTANCE OF 131.54 FEET;
THENCE S55°18'34"W A DISTANCE OF 1205.17 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 34°32'57" AND AN ARC LENGTH OF 319.59 FEET WHOSE CHORD BEARS S72°35'02"W A DISTANCE OF 314.77 FEET;
THENCE S89°51'31"W A DISTANCE OF 722.70 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO RIGHT HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 90°14'31", AND AN ARC LENGTH OF 590.63 FEET, WHOSE CHORD BEARS N45°01'14"W A DISTANCE OF 531.45 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S00°06'02"W ALONG SAID WEST LINE A DISTANCE OF 1072.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.61 ACRES MORE OR LESS

VICINTY ZONING MAP **SCALE N.T.S.**

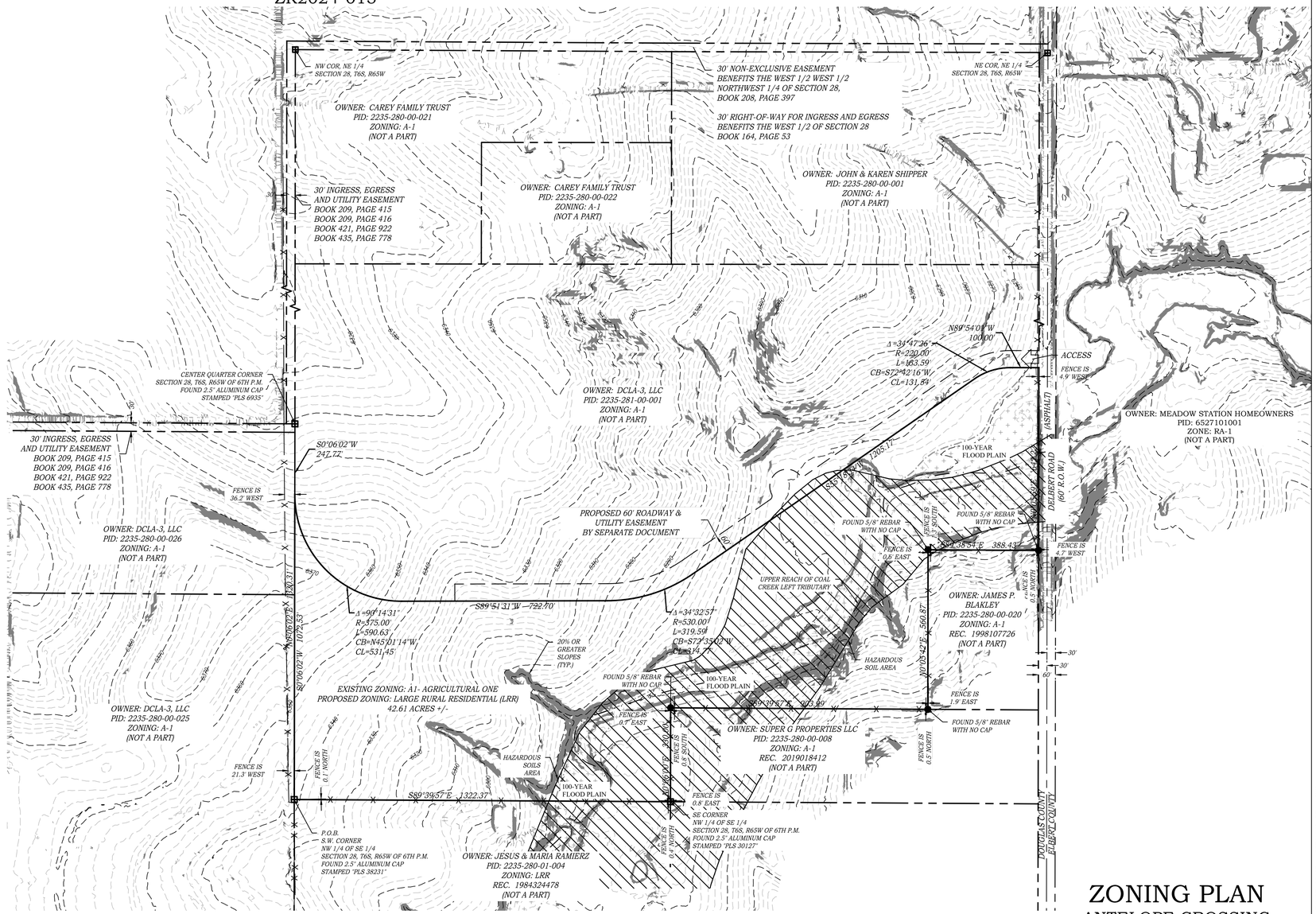


LEGEND:

- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE OF ROAD
- ROAD RIGHT OF WAY
- X X EXISTING FENCE
- WATER COURSE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- FOUND REBAR
- FOUND ALUMINUM CAP
- [P.O.B.] POINT OF BEGINNING
- 100 YR FLOODPLAIN
- HAZARDOUS SOILS AREA
- SLOPE GREATER THAN 20%

ZONING MAP LEGEND:

A-1	AGRICULTURAL ONE
LRR	LARGE RURAL RESIDENTIAL
RA-1	RESIDENTIAL AGRICULTURE-ONE
RR	RURAL RESIDENTIAL
OS	ZONED OPEN SPACE CONSERVATION
A	AGRICULTURE
AR	AGRICULTURE RESIDENTIAL



ZONING PLAN

ANTELOPE CROSSING

OWNER
DCLA-3, LLC
14205 E. DAVIES AVE.,
CENTENNIAL, CO 80112

DEVELOPER/APPLICANT
DCLA-3, LLC
FRANCIS GAY
14205 E. DAVIES AVE.,
CENTENNIAL, CO 80112

SURVEYOR
ELIJAH FRANE
ENCOMPASS SERVICES, LLC
2750 S. WADSWORTH BLVD, SUITE C-202
DENVER, CO 80227
TEL (303)-955-6080

ENGINEER
ERIC TUIN
2N CIVIL
6 INVERNESS CT E, STE 125
ENGLEWOOD, CO 80112

DOUGLAS COUNTY, COLORADO

JOB NO.	65467
DATE	2-13-24
REVISIONS	5-31-24
REVISIONS	10-31-24
REVISIONS	7-25-25

SHEET 1 OF 1

NORTH

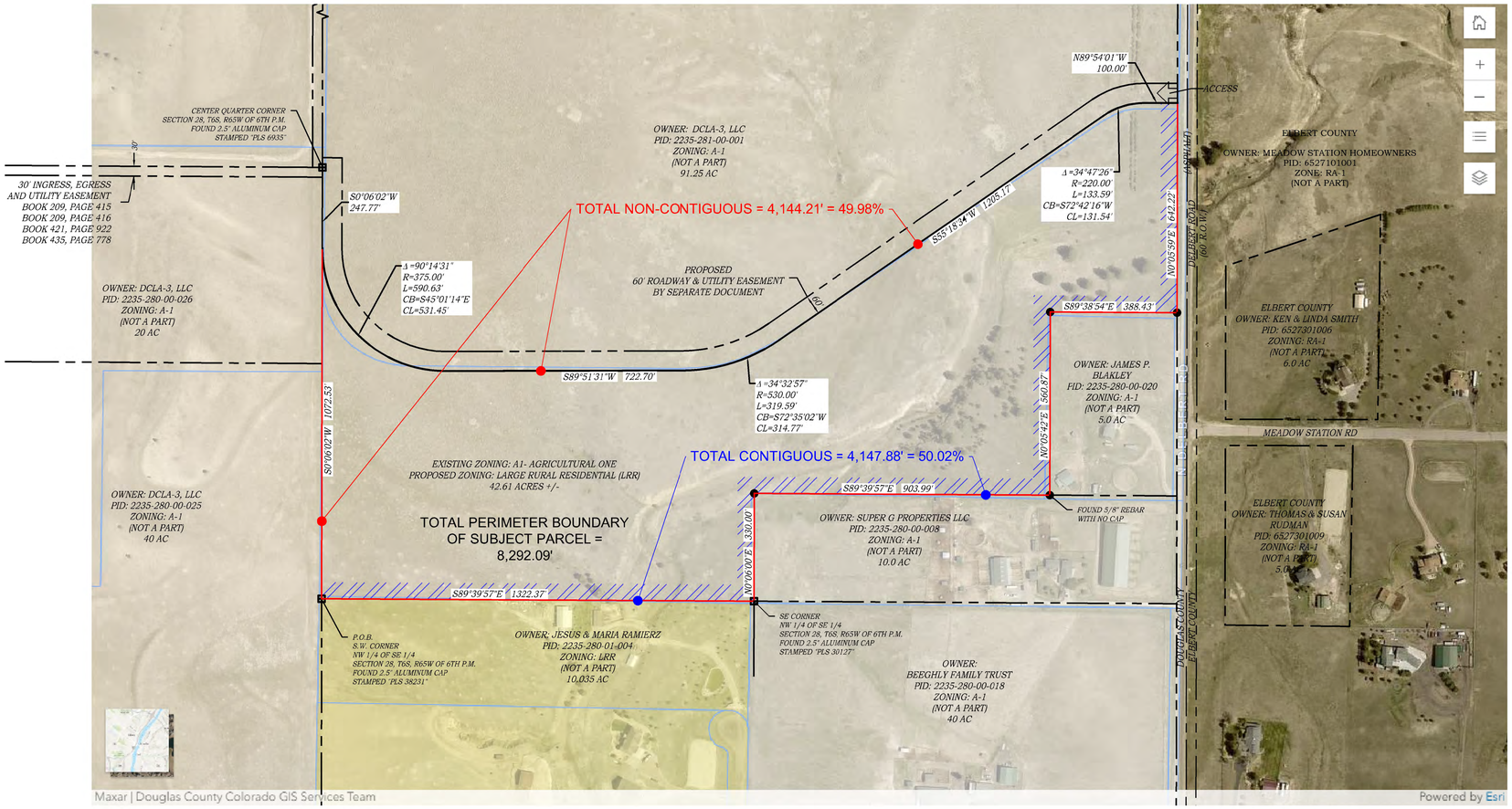
SCALE: 1" = 200'

encompass Providing Solutions
2750 S. WADSWORTH BLVD, SUITE C-202
DENVER, COLORADO 80227
303-955-6080
WWW.ENCOMPASSSERVICES.COM

J:\PROJECTS\24\24001\SRD PARTY\ENCOMPASS\REZONING AND CONTIGUOUS EXHIBIT\65467 - REZONING-REV 1.DWG

ANTELOPE CROSSING FILING NO. 1

A PORTION OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
42.61 ACRES ±



ADJACENCY EXHIBIT

CONTIGUOUS

Boundary Segment	Adjacent Acreage	Length (ft)	Percentage of Adjacency	Zone District	Max. Gross Density Allowed
East (Elbert County RA-1 Zoning)	6.00	642.22	7.7%	RA-1*	1 du / 5 ac
East (A-1 Zoning)	5	388.43	4.7%	A-1	1 du / 35 ac
South (A-1 Zoning)	5	560.87	6.8%	A-1	1 du / 35 ac
South (A-1 Zoning)	10	903.99	10.9%	A-1	1 du / 35 ac
East (A-1 Zoning)	10	330.00	4.0%	A-1	1 du / 35 ac
South (LRR Zoning)	10.035	1322.37	15.9%	LRR	1 du / 10 ac
Totals	46.04	4,147.88	50.02%		

* = Elbert County (Meadows Station)

Total Length of Perimeter
Boundary of Subject Parcel (ft) = 8,292.09

LEGEND

- SUBJECT PROPERTY LINE
- ADJACENCY
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE OF ROAD
- ROAD RIGHT OF WAY

NORTH

0 200 400 600
SCALE: 1" = 200'

J:\PROJECTS\24\24001\DWG\CD\CONTIGUOUS EXHIBIT.DWG REV 8/18/25

RESOLUTION NO. R-025-____

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

A RESOLUTION REZONING A PARCEL OF LAND, TOTALING 42.61 ACRES, LOCATED IN DOUGLAS COUNTY, COLORADO FROM AGRICULTURAL ONE TO LARGE RURAL RESIDENTIAL

WHEREAS, DCLA-3, LLC, as owner of the Antelope Crossing parcel, has requested rezoning of said parcel of land (Project File No. ZR2024-015) more particularly described in **Exhibit A,** which is attached hereto and incorporated herein, from Agricultural One to Large Rural Residential ("Rezoning"); and

WHEREAS, the Planning Commission reviewed and recommended _____ of the Rezoning at a public hearing on October 6, 2025; and

WHEREAS, the Board of County Commissioners reviewed the Rezoning at a properly noticed public hearing held on October 14, 2025, and determined that the Rezoning is in substantial compliance with the approval criteria contained in Section 25 of the *Douglas County Zoning Resolution*; now therefore,

BE IT RESOLVED, by the Board of County Commissioners of the County of Douglas, State of Colorado, that the parcel of land described in Exhibit A, is rezoned from Agricultural One to Large Rural Residential.

PASSED AND ADOPTED this 14th day of October, 2025, in Castle Rock, Douglas County, Colorado.

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

BY: _____

_____, Chair

ATTEST:

BY: _____
Hayley Hall, Clerk to the Board

Exhibit A

LEGAL DESCRIPTION:

A PARCEL OF PROPERTY LOCATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, AND CONSIDERING THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28 TO BEAR N00°06'02"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S89°39'57"E ALONG SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 1322.37 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, AND THE SOUTHWEST CORNER OF A PARCEL OF PROPERTY AS DESCRIBED IN RECEPTION NO. 2019018412 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG SAID RECEPTION NO. 2019018412 THE FOLLOWING TWO (2) COURSES;

1. N00°06'00"E A DISTANCE OF 330.00 FEET;
2. S89°39'57"E A DISTANCE OF 903.99 FEET, TO THE SOUTHWEST CORNER OF A PARCEL OF PROPERTY AS DESCRIBED IN RECEPTION NO. 1998107726;

THENCE ALONG THE WEST AND NORTH LINE OF SAID RECEPTION NO. 1998107726 THE FOLLOWING TWO (2) COURSES;

1. N00°05'42"E A DISTANCE OF 560.87 FEET;
2. S89°38'54"E A DISTANCE OF 388.43 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF DELBERT ROAD AND A POINT 30.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE N00°05'59"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 642.22 FEET;

THENCE N89°54'01"W A DISTANCE OF 100.00 FEET TO A POINT OF CURVE;

THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 34°47'26", AND AN ARC LENGTH OF 133.59 FEET WHOSE CHORD BEARS S72°42'16" W A DISTANCE OF 131.54 FEET;

THENCE S55°18'34"W A DISTANCE OF 1205.17 FEET TO A POINT OF CURVE;

THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 34°32'57" AND AN ARC LENGTH OF 319.59 FEET WHOSE CHORD BEARS S72°35'02"W A DISTANCE OF 314.77 FEET;

THENCE S89°51'31"W A DISTANCE OF 722.70 FEET TO A POINT OF CURVE;

THENCE ALONG SAID CURVE TO RIGHT HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 90°14’31”, AND AN ARC LENGTH OF 590.63 FEET, WHOSE CHORD BEARS N45°01’14”W A DISTANCE OF 531.45 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S00°06’02”W ALONG SAID WEST LINE A DISTANCE OF 1072.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.61 ACRES MORE OR LESS

MEETING DATE: October 14, 2025

STAFF PERSON RESPONSIBLE: Carolyn Washee-Freeland, AICP, Senior Planner

DESCRIPTION: Antelope Crossing - Minor Development Plat - Project File: SB2024-066.

SUMMARY: The request is for approval of a Minor Development Plat for a 42.61-acre, Large Rural Residential zoned parcel to establish 4 single-family residential lots.

STAFF ASSESSMENT: Staff has evaluated the minor development final plat request in accordance with Article 6 of the Douglas County Subdivision Resolution. The Minor Development Plat meets the gross density of 1 dwelling unit per 10.65-acres, per the Large Rural Residential zone district. Should the Board find that the approval standards are met, the following proposed conditions should be considered for inclusion into the motion:

1. Prior to Board final action on the minor development final plat, the request to rezone the property to Large Rural Residential shall be approved.
2. Prior to recordation of the minor development final plat, the applicant shall record the 60-foot off-site access, drainage, and utility easement by separate instrument.
3. Prior to recordation of the minor development final plat, the applicant shall pay $1,500 to the Douglas County School District for cash-in-lieu of school land dedication.
4. The applicant shall install a South Metro Fire & Rescue Knox Box at the cistern pump controls to be approved by both SMFR and the Rattlesnake Fire Department prior to building permit issuance.
5. Prior to recordation of the minor development final plat, the applicant shall pay $750 to Douglas County for cash-in-lieu of park land dedication.
6. Prior to recordation of the minor development final plat, the applicant shall record a Declaration of Restrictive Covenants reserving the water beneath the property for the benefit of future landowners within the subdivision.

7. Prior to recordation of the minor development final plat, technical corrections to the plat exhibit shall be made to the satisfaction of Douglas County.
8. 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	10/2/2025
Steven E Koster	Approve	10/2/2025
Jeff Garcia	Approve	10/9/2025
Christie Guthrie	Approve	10/9/2025
Doug DeBord	Approve	10/9/2025
Samantha Hutchison - FYI	Notified - FYI	10/9/2025

ATTACHMENTS:

Cover Page
Staff Report - SB2024-066

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1. Prior to Board final action on the minor development final plat, the request to rezone the property to Large Rural Residential shall be approved.
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8. 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.

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Steven E Koster	Approve	10/2/2025
Jeff Garcia	Approve	10/9/2025
Christie Guthrie	Approve	10/9/2025
Doug DeBord	Approve	10/9/2025

ATTACHMENTS:

Staff Report - SB2024-066

DOUGLAS COUNTY
COLORADO

Minor Development Final Plat Staff Report

Date:	September 29, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development TQ
CC:	Carolyn Washee-Freeland, AICP, Senior Planner Jeanette Bare, AICP, Planning Manager Steven E. Koster, AICP, Assistant Director of Planning Services
Subject:	**Antelope Crossing – Minor Development Final Plat**
Project File:	**SB2024-066**

Planning Commission Hearing:	**September 22, 2025 @ 6:00 p.m.**
Planning Commission Continuation:	**October 6, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**October 14, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The applicant requests a Minor Development Final Plat (MDP) to subdivide a 42.61-acre, Large Rural Residential (LRR) zoned parcel into 4 single-family residential lots. A rezoning request to establish the property's LRR zoning is being heard concurrently with the plat and must be approved prior to the determination on this subdivision application.

The property is located on the west side of Delbert Road, approximately one and one-half miles south of E. Parker Road in unincorporated Douglas County. The project site is adjacent to Elbert County. Lots will be served by individual well and septic systems and will take access from a shared private driveway. Each lot will be approximately 10-acres in size. Additional right-of-way for future County highway widening is provided via the plat. The subject property is located within the Northeast Subarea as identified in the Douglas County 2040 Comprehensive Master Plan (CMP).

The Planning Commission will hear the request at its October 6, 2025, public hearing. Staff will provide an update to the Board at its October 14, 2025, Board hearing.

II. APPLICATION INFORMATION

A. Applicant

DCLA-3 LLC
14205 E. Davies Avenue

Centennial, CO 80112

B. Applicant's Representative

CJ Kirst, Tahoe Consulting LLC
9457 S. University Boulevard, Unit 101
Highlands Ranch, CO 80126

C. Request

Approval of a MDP for a 42.61-acre, LRR zoned parcel to establish 4 single-family residential lots. This request is dependent upon approval of a concurrent rezoning application to rezone the parcel from Agricultural One (A-1) to LRR (condition of approval #1).

D. Process

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

1. Per Section 604.08 of the DCSR, "The Board shall evaluate the minor development final plat, staff report, referral agency comments, applicant responses, the Planning Commission recommendation, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, remand to the Planning Commission, or deny the minor development final plat. The Board's action shall be based on the evidence presented; compliance with adopted County standards, regulations, and policies; and other guidelines."

E. Location

The site is located on the west side of Delbert Road, approximately one and one-half miles south of its intersection with E. Parker Road, in the northeastern portion of the County adjacent to Elbert County. The project vicinity, zoning, and aerial maps are provided in the attachments to this staff report.

F. Project Description

The applicant is requesting a minor development final plat to subdivide a 42.61-acre parcel into 4 lots. If approved for LRR rezoning, the proposed single-family residential lots as shown on the minor development plat will be approximately 10-acres in size, with a gross density of 1 dwelling unit per 10.65 acres. A private off-site driveway connecting to Delbert Road will provide access to each lot within the proposed subdivision.

No-build zones are established over portions of the lots to preserve historic drainage patterns, steep slopes and floodplain areas. Delbert Road right-of-way will be dedicated to the County via the plat. A 60-foot off-site access and utility and drainage easement will be dedicated by separate instrument prior to recordation of the final

plat (condition of approval #2). General purpose utility easements will be dedicated by plat for each lot.

Project Details	
Zoning	Subject property is zoned Large Rural Residential (LRR)
Gross Site Acreage	42.61-acres
Residential Lots	The request will subdivide the parcel into 4 single-family residential lots: Lot 1 – 11.08 acres; Lot 2 – 10.29 acres; Lot 3 – 10.05 acres; and Lot 4 – 10.72 acres
Gross Density	1 Dwelling Unit per 10.65 acres

III. PLANNING COMMISSION

The Planning Commission will hear the minor development request at its October 6, 2025, public hearing. Staff will provide an update to the Board at its October 14, 2025, Board hearing.

IV. CONTEXT

A. Background

The subject property was zoned A-1 with the inception of zoning into Douglas County in 1955. Current land use of the property is agricultural with no improvements or developed access to the site. A concurrent rezoning request is being considered on the same hearing agenda as that of the minor development final plat. If the LRR zoning is approved, the proposed gross density as shown on the minor development plat will not exceed 1 dwelling unit (DU) per 10.65-acres as allowed by the LRR zone district standards.

B. Adjacent Land Uses and Zoning

The site is bound by single-family residential development in Elbert County to the east, a 91.25-acre A-1 zoned undeveloped parcel to the north, single family lots zoned A-1 to the west, single-family residential developments zoned A-1, and an LRR parcel to the south. The following table reflects the zone districts and land uses surrounding the project area.

Zoning and Land Use

Direction	Zoning	Land Use
North	Agricultural One	Vacant Land
South	Agricultural One and Large Rural Residential	Single-Family Residential
East	Elbert County Residential	Single-Family Residential
West	Agricultural One	Single-Family Residential

V. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

Site topography consists of rolling hills, an existing drainageway, and certain areas of steep slope. The drainageway forms the upper reach of Coal Creek Left Tributary. The parcel is vegetated with grasslands and groves of evergreen trees located to the south of the tributary. Contour elevations range between 6,260 to 6,300 feet.

Portions of the project site are located within a FEMA-mapped flood hazard area. In accordance with Douglas County Engineering's requirements, the floodplain limits were further refined through a specific floodplain study which was completed by the applicant's engineer.

B. Access

The main access to the property is from a new 24-foot off-site access drive connecting to Delbert Road, a portion of which falls outside of the bounds of the minor development plat. The private drive will be constructed to Douglas County roadway standards. The access drive will also contain utility and drainage easements to serve the subdivision. Each lot owner within the subdivision will own and maintain the driveway through a private maintenance agreement.

The applicant submitted a traffic letter that was reviewed and accepted by County Engineering.

The applicant will also dedicate additional Delbert Road right-of-way to the County for future widening of the roadway via the plat. Delbert Road is currently a two-lane collector roadway. The Douglas County Transportation Plan indicates that Delbert Road is prioritized as a long-term improvement and will be widened in the future from two lanes to four lanes. It will be designated as a Major Arterial Roadway by the year 2040.

C. Soils and Geology

The Class 3 Geologic Hazards map as described within the Douglas County 2040 Comprehensive Master Plan (CMP) indicates that there are no known Class 3 geologic hazards on the property.

D. Drainage and Erosion

A Phase III Drainage Report, a Grading Erosion Sediment Control (GESC) Plan, and construction plans were reviewed and accepted by Douglas County Engineering Services. No-build zones are located on all the proposed lots to preserve the 100-year floodplain, the drainageway, vegetation, and steep slopes. No structures will be permitted to be located within the no-build zones.

E. Floodplain

The 100-year floodplain is shown on the plat exhibit. The upper reach of Coal Creek Left Tributary drainageway traverses across the property. The site is located within a flood hazard area as shown on FEMA Panel Number 08035C0212F with an effective date of September 30, 2005.

Engineering required the applicant to further analyze the floodplain and refine its limits. The applicant provided a revised Phase III Drainage Report with the results of the analysis, and the revised 100-year floodplain has been shown on the plat. The floodplain and associated erosional setbacks are included within designated no-build zones on Lots 1, 2, and 3.

F. Geologic Hazards

The Colorado Geological Survey (CGS) provided a review and found no geologic hazards are known or suspected to be present that would preclude approval of the minor development as proposed. The no-build zones for Lots 1 through 3 will satisfactorily avoid the 100-year flood hazard limits and steep slopes greater than 20%.

G. Wildlife

The CMP Wildlife Resources Map shows the site as a low habitat value for wildlife. The site is not located within an overland connection, wildlife movement corridor, or wildlife crossing area. Colorado Parks and Wildlife provided a no objection to this subdivision request moving forward.

H. Historic Preservation

Douglas County Historic Preservation provided referral comments on the application. The County Curator reviewed the Class III Cultural Report for the project area and noted that the report stated that new sites were discovered but none are eligible to be listed on the national register. The County Curator had no recommendations and stated that the report satisfies the Curators request. If artifacts are discovered, the Curator recommended the completion of the appropriate Colorado Office of Archaeology and Historic Preservation Data Management and Historic and/or Prehistoric Component forms.

VI. PROVISION OF SERVICES

A. Schools

The Douglas County School District (DCSD) reviewed the request, and it was determined that the amount of land required for school land dedication is not enough to serve as a school site or other school purposes; and cash-in-lieu of land dedication is required. The cash-in-lieu amount for residential minor development is $500 per each additional residential lot created. As condition of approval #3, the applicant will be required to pay the fee prior to plat recordation.

B. Fire Protection

South Metro Fire Rescue (SMFR) provides fire protection services to the site and reviewed the request. The applicant has coordinated with SMFR and the Rattlesnake Fire Protection Department (RFPD) to utilize a RFPD fire cistern for future fire protection of the proposed subdivision. The fire cistern is located at the Meadow Station in Elbert County, approximately 2 miles from the project site. SMFR will require that the applicant to install a Knox Box at the cistern pump controls, that will contain a key for pump activation. SMFR further provided a "no objection" response to the future subdivision. The applicant has obtained a will serve letter to allow SMFR to use the RFPD cistern. As a condition of approval, the applicant will install the required Knox Box prior to building permit issuance (condition of approval #4).

C. Sheriff Services

The Douglas County Sheriff's Office (DSCO) provides police protection services to the site. No response was received from DCSO and DCSO 911.

D. Water and Sanitation

Each lot within the subdivision will be served by individual well and septic systems. The Denver Basin aquifer water beneath the property was decreed in Case No. 97CW095, with annual quantities of 79.2 acre-feet/year. The County's presumptive water demand for each lot zoned LRR is 1.0 acre-feet/year per lot, for a total water demand of 4.0 acre per feet for the subdivision. The individual wells for each lot in the subdivision will be constructed in the nontributary Lower Dawson aquifer.

The Colorado Division of Water Resources (CDWR) reviewed the rezoning and minor development plat request and found that there is an existing well (well permit no. 53878) on the property and determined that the applicant must either re-permit the well pursuant to a water court approved plan for augmentation or plug and abandon the well prior to approval of the plat.

The applicant's water attorney has noted that the owner of the property has not located the well on the site, and further states that the CDWR may consider Well 53878 as abandoned. CDWR reviewed the water attorney's letter and stated that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. In recent correspondence with the CDWR, clarification was provided regarding the abandonment requirement for well permit no. 53878. CDWR stated that they will not require the well permit to be abandoned, as the well was not found on the property.

The County's Water Consultant reviewed the applicant's water supply for compliance with the Douglas County Zoning Resolution Section 18A Water Supply and indicated that there is sufficient water in the Lower Dawson aquifer to support the future subdivision. The applicant has submitted a Declaration of Restrictive Covenants to reserve all water rights on the site for the benefit of the future landowners within the subdivision.

Each lot within the subdivision will be served by individual On-Site Wastewater Treatment Systems (OWTS). The Douglas County Health Department (DCHD) reviewed the application and supports the consideration of the OWTS as the proposed method of sewage disposal.

E. Utilities

Utility Service providers are AT&T, Black Hills Energy, CenturyLink, CORE, and Xcel Energy. Phone and data services are provided by CenturyLink and Comcast. AT&T and CenturyLink had no objections to the proposal; and Black Hills Energy did not respond to the request. CORE reviewed the proposal and requested changes to utility easement widths for the utility easement shown in the off-site access roadway. The applicant revised the plat exhibit to show the required 15-foot CORE utility easement widths.

Xcel Energy did not object to the proposal contingent upon Xcel's ability to maintain all existing rights for future expansion, which includes all present and future accommodations for natural gas transmission and electric transmission-related facilities.

F. Dedications

The applicant will dedicate Delbert Road right-of-way to Douglas County for future road widening. General purpose utility easements will be dedicated to the County for public utility purposes. The utility easements will consist of 10-foot non-exclusive utility easements located along exterior lot lines, and all interior lot lines will be platted with a 5-foot utility easement.

Additionally, a 60-foot off-site access, drainage and utility easement, and two private drainage easements related to the access roadway will be established by separate instrument prior to recordation of the final plat. The easement will be owned and maintained by the individual lot owners per the proposed maintenance agreement.

G. Parks and Trails

Per Article 10 of the DSSR, the applicant will pay $250 per new lot as a cash-in-lieu of land dedication for parks at the time of recordation and is noted as condition of approval #5.

H. Subdivision Improvements

Per the DCSR, specific engineering reports, studies, and construction plans are required to be submitted and accepted or approved by Public Works Engineering with a minor development final plat application. Cost estimates for private improvements related to the access roadway construction are generated from the approved construction plans and incorporated into the subdivision improvements agreement (SIA) for the plat. Per Section 604.07, the SIA must be approved by prior to the Board hearing on the minor development final plat. The applicant's SIA is currently under review and is anticipated to be finally approved prior to the Board hearing on the plat.

VII. PUBLIC NOTICE AND INPUT

Courtesy notices were mailed to abutting property owners. No comments were received regarding the MDP request. Referrals were sent to the Parker View Estates HOA and the Spirit Ridge HOA.

There were no responses received. All referral agency comments are outlined in the Referral Agency Response Report attached to the staff report. The applicant has provided responses to referral comments within a separate letter included in the staff report attachments.

VIII. STAFF ANALYSIS

Per Article 603 of the DCSR, a minor development final plat may be approved upon the finding by the Board that the minor development final plat:

603.01: Conforms with the goals, objectives, and policies of the Master Plan.
Staff Comment: The CMP establishes goals and objectives applicable to development in the County. The application is generally consistent with the CMP policies in Objective 3-3E for the Northeast Subarea. The subdivision will consist of four 10-acre lots and complies with the allowable minimum lot area for lots that will be served by an individual well and septic system in the LRR Zone District. Fire protection and police services are provided to the site and provision for access and utilities have been verified.

603.02: Addresses the design elements established in Section 404 – Preliminary Plan, herein.
Staff Comment: The minor development is in conformance with the design elements as established in the DCSR Section 404 Preliminary Plan. Each of the proposed lots will be accessible to the proposed off-site roadway and Delbert Road, providing opportunities for vehicular and pedestrian access. The proposed lots meet the minimum lot size and setbacks of the LRR zone district. Off-street parking requirements can be met. Geotechnical and individual building analysis will occur at building permit for proposed dwellings. The applicant will assure archaeological or historic resources are identified during construction. Drainage and grading plans are accepted by Douglas County Engineering. The applicant has provided no-build zones throughout the subdivision, of which preserve vegetation, floodplain, historic drainage patterns, and scenic viewsheds.

603.03: Conforms with Section 18A, Water Supply Overlay District, of the Zoning Resolution.
Staff Comment: DCZR Section 1803A establishes approval standards to be used in the evaluation of land use applications reviewed under Section 18A, Water Supply. The water underlying the property is adequate to serve the 4 lots and meets all other approval standards of Section 18A. In accordance with Section 18A, a Declaration of Restrictive Covenants will be recorded concurrent with the minor development final plat to reserve all water rights underlying the subdivision for future uses on the property. The CDWR and the

County's water consultant have reviewed the request and the required water documentation and have determined that the supply is adequate to serve the subdivision.

Below are the water supply approval standards used for evaluating land use applications.

1803A.01: The applicant has demonstrated that the water rights can be used for the proposed use(s).
Staff Comment: The CDWR and the County water consultant have reviewed the minor development final plat request and the required water documentation and have determined that the supply is adequate to serve the subdivision without injuring water rights. The Lower Dawson Aquifer will be used to serve residential uses on the lots.

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

1803A.03: The Water Plan is deemed adequate and feasible by the County to ensure that water supply shortages will not occur due to variations in the hydrologic cycle.
Staff Comment: The CDWR has determined that based on the water decree 97CW095, the Water Plan is adequate and feasible to ensure water supply shortages will not occur. Individual wells can be used to supply the lots.

1803A.04: The Water Plan is sufficient to meet the demand applicable to the project based on the minimum water demand standards in Section1805A herein.
Staff Comment: Each lot has access to a supply which meets and exceeds the minimum demand standard of 1-acre foot per lot per year as set forth in Section 18A. A Declaration of Restrictive Covenants will be recorded to reserve all Denver Basin groundwater rights for the property (condition of approval #6).

603.04 Provides for a public wastewater collection and treatment system, and, if other methods of wastewater collection and treatment are proposed, such systems shall comply with State and local laws and regulations.
Staff Comment: Sanitation is provided through OWTS. The DCHD provided a supportive recommendation regarding the proposed method of sewage disposal.

603.05: Identifies all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions and that the proposed uses of these areas are compatible with such conditions.
Staff Comment: Standard geotechnical exploration of individual building sites is required as part of the building permit process. CGS did not require a geotechnical study for the subject property. Future lot owners will need to obtain site specific geotechnical recommendations prior to building permit issuance, before construction on each proposed lot.

603.06: Provides adequate drainage improvements.
Staff Comment: A Phase III Drainage Report, a GESC plan and report, and construction plans have been accepted by Douglas County Engineering Services.

603.07: Provides adequate transportation improvements.
Staff Comment: The applicant's traffic analysis has been reviewed by Douglas County Engineering and found to be acceptable.

603.08: Protects significant cultural, archaeological, natural, and historical resources, and unique landforms.
Staff Comment: No unique site features or artifacts were identified within the applicant's cultural resource survey. During construction activity within the development, the applicant, its successors and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural history resources and shall immediately notify Douglas County in the event of such discovery.

603.09: Demonstrates the extraction of any known commercial mining deposit shall not be impeded.
Staff Comment: There are no known commercial mining deposits or significant mineral deposits on site per the Douglas County Mineral Extraction Plan.

603.10: Has available all necessary services, including fire and police protection, recreation facilities, utility service facilities, streets, and open space to serve the proposed subdivision.
Staff Comment: The subdivision will be served by SMFR, (through the use of a Rattlesnake Fire Department cistern located in Elbert County) the Douglas County Sheriff's Office, the Douglas County School District, Black Hills Energy, CORE Electric Cooperative, Comcast, CenturyLink, and Xcel Energy. Cash-in-lieu of required park and school land dedication shall be paid prior to plat recordation (conditions of approval #3 and #5).

IX. STAFF ASSESSMENT

Staff has evaluated the minor development final plat request in accordance with Article 6 of the DCSR. The MDP meets the gross density of 1 dwelling unit per 10.65-acres, per the LRR zone district. Should the Board find that the approval standards are met, the following proposed conditions should be considered for inclusion into the motion:

1. Prior to Board final action on the minor development final plat, the request to rezone the property to Large Rural Residential shall be approved.

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8. 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**

Douglas County Land Use Application 12
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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: Antelope Crossing Minor Development Final Plat

PROJECT FILE #: SB2024-066

PROJECT TYPE: **Minor Development**

MARKETING NAME: **Antelope Crossing Filing 1**

SITE ADDRESS: **No Site Address Currently**

OWNER(S):

Name(s): **DCLA-3, LLC**

Address: **14205 E. Davies Avenue, Centennial, CO 80112**

Phone: **(303) 437-9707**

Email: **fgay59@gmail.com**

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

Name: **CJ Kirst (Tahoe Consulting LLC)**

Address: **9457 S. University Boulevard, Unit 101, Highlands Ranch, CO 80126**

Phone: **(303) 330-8947**

Email: **cjkirst@tahoelandservices.net**

PLANNING FEES: $2,600.00

ENGINEERING FEES:

TOTAL FEES:

RELATED PROJECTS: PS2023-232, ZR2024-015

LEGAL DESCRIPTION:

Subdivision Name: **N/A**

Filing #: _____ Lot #: _____ Block #: _____ Section #: **28** Township: **6S** Range: **65W**

STATE PARCEL NUMBER(S): **2235-284-00-001**

ZONING:

Present Zoning: **A-1** Proposed Zoning: **LRR** Gross Acreage: **42**

Gross Site Density (DU per AC): **1 du/10Ac** # of Lots or Units Proposed: **4**

SERVICE PROVIDERS:

Fire District: **South Metro** Metro District: **N/A** Gas: **Xcel**

Water: **Well** Sewer: **Septic** Electric: **CORE**

Roads: ☐ Public ☒ Private (please explain): **Internal access road coming off of Delbert Rd. providing access to (4) 10-ac lots, will be private locate road.**

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

Applicant Signature

12/10/24
Date

ANTELOPE CROSSING FILING 1

PROJECT SUMMARY
MINOR DEVELOPMENT
December 10, 2024
Revised February 1, 2025
Revised July 14, 2025

General Project Concept: To subdivide the 42.61 acres of Large Rural Residential land into four (4) 10+-acre lots. The current use of the land is agricultural. The property does not have any improvements on it.

Parcel No.: 223528400001 (R061999)

Location: A tract of land situated in the east-half of Section 28, Township 6 South, Range 65 West of the 6th Principal Meridian, Douglas County, Colorado. The property is also described as being located immediately west of the Delbert Road and Meadow Station Road intersection.

Condition: Currently the subject property has rolling native grasses without structures. The property has a portion of the unmapped Upper Reach Cool Creek Left Tributary running through it.

Land Minerals & Water Owner:	DCLA-3 LLC 14205 E. Davies Avenue Centennial, CO 80112
Authorized Representative:	CJ Kirst, Tahoe Consulting LLC 9457 S. University Boulevard, Unit 101 Highlands Ranch, CO 80126
Engineer:	Eric Tuin, 2N Civil 6 Inverness Court East, Suite 125 Englewood, CO 80112
Surveyor:	Encompass Surveying 2750 S. Wadsworth Blvd., Ste. C202 Denver, CO 80227

Douglas County Subdivision Resolution Section 605.02:

605.02.1 The total land area to be subdivided: 42.61 acres

605.02.2 The total number of lots and proposed use: 4 lots

605.02.3 The residential density: 10.65 du/ac

605.02.4 The total land area to be preserved as open space: 0 acres
605.02.5 Roads, tracts, and easements, including ownership and maintenance responsibility. The proposed local road will be private. Each lot will contain a portion of the road. The road will be maintained by the homeowner's association ("HOA"). The road maintenance will include snow clearing and road base up keep. The HOA will also be responsible for ownership and maintenance of the storm sewer pipes, flared ends and associated rip-rap within drainage easements. There are 10' utility easements on the perimeter of each lot for the benefit of electric and communication utilities.

605.02.6 Land dedications for parks and schools: 0 acres dedicated, requirement to be met with cash-in-lieu.

605.02.7 Provision of water, sewer, and other utilities:

Water: Wells – All water rights will be reserved in perpetuity for the proposed development pursuant to a Declaration of Restrictive Covenants.

Sanitary: Onsite Wastewater Treatment System (OWTS) – each OWTS will be designed and permitted by a licensed geotech/engineer who evaluates current soil characteristics.

Electric: CORE Electric Cooperative

Gas: Propane

Douglas County Subdivision Resolution Section 603 Minor Development Final Plat Approval Standards:

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

Antelope Crossing is within the Non-Urban Northeast Sub Area of the Douglas County Comprehensive Plan ("DCCP") and meets the policies and guidelines of this Sub Area with the following:

- *Objective 3-2C Preserve the visual integrity of significant ridgelines, road viewsheds, horizon lines, views of the mountain backdrop, and other important natural features.*
  - *POLICY 3-2C.1 Locate houses, utilities, and other structures away from important ridgelines and horizon lines.*
    The four lots proposed sit below any ridgelines and horizon lines.

- *POLICY 3-2C.3 Encourage residential site design and locations that complement the nonurban landscape and minimize the impact of road noise.*
  The site design has been focused on very little change to the existing topography/ existing landscape; this will continue with home construction and therefore will lend to minimizing road noise.

- *POLICY 3-2C.4 Minimize the impacts of light pollution from commercial and residential uses through lighting standards that support dark-sky principles.*
  Street lights are not being proposed and home lighting will be minimal and downlit, all minimizing impacts to light pollution.

- *Objective 3-3E Ensure development in the Northeast Subarea is consistent with this plan.*

  - *POLICY 3-3E.1 A maximum gross density of one dwelling unit per 2.5 acres is supported in the Northeast Subarea where it is logical infill, where approximately 50 percent of the property boundary is adjacent to zoned lands or parcel sizes consistent with the proposed development, and where site characteristics can generally support it.*

    With the rezoning to LRR the gross density of one dwelling unit per 10-Ac is well above the 1du/2.5ac. density. The site adjacency to zoned lands or parcel sizes = 50.02%. The site's entire southerly and easterly property lines (4,147.88') have this adjacency.

    Since the properties to the south and east (with 5, 6 & 10-ac lot sizes) are consistent with the proposed LRR (10-Ac min.) lot size transition requirements should not be necessary. Similarly infill transition to the north and west does not seem necessary since the owner of this land is the same as this project and the intents with these two properties is identical to this project.

    The adjacent lots to the east are located within Elbert County, more specifically within the Meadows Station subdivision. These lots are zoned RA-1 allowing lot sizes no less than 5.0-acres.

- *POLICY 3-3E.2 A maximum gross density of one dwelling unit per 2.5 acres is supported in the Northeast Subarea where there is adequate public infrastructure to support the proposed development and where the other goals, objectives, and policies of the Plan have been met.*

  The proposed lots will be served individually for water and sewer via wells and OWTS septic systems, respectively. The traffic letter included with this application indicates that the estimated trips generated from these four lots has minimal impact on Delbert Road. The Douglas County Transportation Master Plan designates Delbert Road as a collector status. The average daily traffic for Delbert Road is less than 20,000 vpd. The 38 two-way trips that this project creates is minimal in comparison to the 20,000 vpd that Delbert carries.

  In addition, the Ph. 3 drainage report indicates that the existing 72" CMP pipe under Delbert Road is more than adequate to accommodate the site's flows. The 72" CMP is currently maintained by Douglas County as it lies under Delbert Rd. It is assumed that Douglas County will continue to maintain the pipe. No floodplain mitigation is proposed as discussed previously in this narrative.

- *POLICY 3-3E.3 Encourage connections to central water and sewer district systems, when possible.*

  Existing water and sewer service providers are not in reasonably close proximity of the site.

- *POLICY 3-3E.4 New development within the Northeast Subarea should take measures to protect the existing alluvial wells used as water supply in this area.*

  Each of the 4 lots on the property will be served by an individual well into the NT Lower Dawson Aquifer. Each well will withdraw up to 2 acre-feet per year for 100-years allowing each lot to have residential use in up to 2 houses. The total demand for all 4 wells will be 8 acre-feet per year. The Lower Dawson Aquifer groundwater is non-tributary, therefore an augmentation is not required for its withdrawal and use. The water supply is estimated to last at least 100 years based on calculations from the Colorado Division of Water Resources. There is also additional groundwater quantified in the

97CW095 Decree in other aquifers that could be used as the supply for the Subject Property should the Lower Dawson become unusable.

- *POLICY 3-3E.5 New development within the Northeast Subarea should be designed to minimize the removal of vegetation and to use trees and landforms to screen development, where possible. Additional trees and vegetation should be planted, where necessary and appropriate, to screen development.*

  The only vegetation on the property are native grasses and evergreen trees. The evergreen trees are located south of the existing Tributary. Wetlands are not present in the Tributary. The new private local road coming off of Delbert Rd. that provides access to the site is north of the Tributary. Therefore, we do not expect any existing trees will be removed. These trees remaining will provide screening as-is. The Floodplain report included with this application describes the requirement for foundations to be no less than 2' higher than the 100-year floodplain, and therefore this will be considered a no-build requirement.

- *POLICY 3-3E.6 Maintain natural drainages for wildlife movement, where possible, and provide open space linkages within and between large-lot developments.*

  As stated above, the new private local road coming off of Delbert Rd. that provides access to the site is north of the Tributary. Therefore, we do not expect any existing trees will be removed. We are not proposing to modify the existing Tributary and therefore wildlife movement will not be impacted in this natural drainage.

- *POLICY 3-3E.7 Development along existing roads in the Northeast Subarea should be carefully sited and designed to minimize visual impacts, particularly of distant Front Range mountain views and open meadows.*

  The site slopes west to east and does not currently have a view of the Front Range mountains, however the site's topography in conjunction with the Tributary and existing evergreen trees create a unique environment for each lot and home. Since the property will not be

mass graded the views to the "east" will not be obstructed. The site's non-build zones will be anything below the 2' higher than the 100-year floodplain elevation as well as a few areas along the 100-year floodplain for erosion purposes..

603.02 Addresses the design elements established in Section 404 – Preliminary Plan, herein.

404.01 Lots are of an appropriate size and configuration for the site's characteristics and intended uses, and otherwise capable of meeting minimum zone district standards such as lot size, setbacks, and off-street parking.

The (4) proposed lots range in size from 10.02 to 11.85 acres. The minimum lots sizes for LRR zoning is 10 acres; therefore the lots proposed are in line with the zoning. In addition the existing lot sizes to the south and east (5, 6 & 10-ac lot sizes) that have been subdivided are in conformance with the Antelope Crossing Filing 1 lot sizes. The Antelope Crossing Filing No. 1 lots will meet the minimum setbacks and off-street parking criteria for the LRR zone district.

404.02 Geologic hazards, floodplains, wildfire, or other hazardous conditions are mitigated or avoided.

There is no mapped FEMA floodplain on this site however the 100-year flood elevation is shown on the plat. Finished floor elevations of all structures built will need to be 2' higher than the 100-year flood elevation. In addition no-build easements have been created in specific areas along the 100-year floodline specifically to prevent construction in areas that may be prone to erosion on areas of Loamy Alluvial soils with steep slopes greater than 20%. There are no concerns for wildfireconditions.

404.03 Conflicts between proposed and surrounding land uses are minimized through lot and tract orientation, setbacks, landscaping, or other buffering techniques.

Lots 1-3 will have homes built to the north of Cool Creek drainageway, which will act as a buffer to existing properties to the south. The property to the west and north are owned by the applicant. Delbert Rd. is to the east and serves as a buffer from the four lots to the Elbert County Meadows Station subdivision to the east. Regardless the standard LRR setbacks will be met.

404.04 Streets and stormwater facilities are laid out with the ability to meet the Douglas County Roadway Design and Construction Standards, Storm Drainage Design and Technical Criteria Manual, and other applicable County regulations.

The private access road proposed within the site, coming from Delbert Rd. will be built to meet the County's Rural Local Type IV road section. This road will include a roadside swale on the north side. Due to the topography on the south side of the road sloping down and away, a ditch is not necessary. Road culverts are proposed at two spots under this road to convey water in the roadside ditch to the south side of the road and eventually into Cool Creek. The design of the drainage infrastructure proposed meets the County's standards and regulations.

404.05 Elements of the site's natural terrain, drainageways, riparian areas, and vegetation are preserved or integrated into the subdivision layout.

The only vegetation on the property are native grasses and evergreen trees. The evergreen trees are located south of the existing Tributary. Wetlands are not present in the Tributary. The new private local road coming off of Delbert Rd. that provides access to the site is north of the Tributary. Therefore, we do not expect any existing trees will be removed. These trees remaining will provide screening as-is.

404.06 Archeological and historical resources of special significance are protected.

A 9/13/24 Cultural Resource Study prepared by Kelsey Bibo, Ayuda Companies, Inc. Ayuda conducted a records search, a literature review, and a Class III pedestrian survey of the Property. Archaeologists walked linear transects spaced 30 meters (m) apart along a north-south orientation. Ayuda determined there are no historic properties within the APE that are listed in or considered eligible for listing in the NRHP.

404.07 Opportunities for safe and convenient vehicular, pedestrian, and other connections within the subdivision and adjacent neighborhoods, shopping, employment, and recreational areas are provided.

The local private road proposed for internal access to the four lots will be a dead-end road with turnarounds. Access will come from Delbert Rd. which will serve as the primary road to use for shopping, employment and recreational areas. There are no connections to adjacent neighborhoods.

404.08 Specific recommendations of other required development reports or technical studies are implemented.

An erosion analysis along the Cool Creek Left Tributary was conducted in conjunction with the Colorado Water Conservation Board's Fluvial Hazard Zone GIS mapping tool and a shear stress analysis using site-specific soil engineering properties, topography, slope gradients, and erosion characteristics of the channel material. The result of this indicated specific areas along the outside curves of the tributary that were designated as no-build zones. These no-build zones have been added to the plat.

603.03 Conforms with Section 18A, Water Supply - Overlay District, of the Zoning Resolution.

Water Supply 18A

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

The Applicant has the legal right to withdraw and use the Lower Dawson groundwater pursuant to the 97CW095 Decree and the Quit Claim Deed filed on March 26, 2024, at Reception No. 2024011362 in the records of the Douglas County Clerk & Recorder. The Decree states that this water can be used for domestic, agricultural and fire protection purposes at a minimum.

1803A.02 The reliability of a renewable water right has been analyzed and is deemed sufficient by the County based on its priority date within the Colorado System of Water Rights Administration.

Please see the attached and revised 9/16/24 opinion letter prepared by Eric Trout (McGeady Becher P.C.) stating the water's sufficiency.

1803A.03 The Water Plan is deemed adequate and feasible by the County to ensure that water supply shortages will not occur due to variations in the hydrologic cycle.

Please see the attached and revised 9/16/24 opinion letter prepared by Eric Trout (McGeady Becher P.C.) stating the water's sufficiency.

1803A.04 The Water Plan is sufficient to meet the demand applicable to the project based on the minimum water demand standards in Section1805A herein.

Please see the attached 9/16/24 opinion letter prepared by Eric Trout (McGeady Becher P.C.) stating the water's sufficiency.

603.04 Provides for a public wastewater collection and treatment system, and, if other methods of wastewater collection and treatment are proposed, such systems shall comply with State and local laws and regulations.

Each lot will be served by its own Onsite Wastewater Treatment System (OWTS) – each OWTS will be designed in accordance with State and local laws and regulations by a licensed geotech/engineer.

603.05 Identifies all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions and that the proposed uses of these areas are compatible with such conditions.

Only a limited portion of the main roadway built from Delbert Rd. into the site will be built above Type Lo soil. In this area the road will be built 5' +/- above existing grade. The fill soils will be tested during construction to ensure compliance with the recommendations provided in the geotechnical report for suitable soils, compaction and subgrade preparation.

603.06 Provides adequate drainage improvements.

The subject property generally flows from west to east down the middle of the property in a minor drainage way, Upper Reach Cool Creek Left Tributary. It is not anticipated that the project will alter the Tributary alignment as the site has been designed around this alignment. The Tributary onsite is not part of a designated floodplain. The private local road providing access to these four (4) lots gains access off of Delbert Rd. The private local road will have a roadside ditch that will convey flows back to the Tributary. The Tributary flows are conveyed under Delbert Road through an existing 72" CMP pipe.

603.07 Provides adequate transportation improvements.

The traffic letter included with this application indicates that the estimated trips generated from these four lots has minimal impact on Delbert Road. The Douglas County Transportation Master Plan designates Delbert Road as a collector status. The average daily traffic for Delbert Road is less than 20,000 vpd. The 38 two-way trips that this project creates is minimal in comparison to the 20,000 vpd that Delbert carries. Additional right of way along Delbert Road is being dedicated to the County for future widening if ever implemented.

603.08 Protects significant cultural, archaeological, natural, and historical resources, and unique landforms.

Ayuda Companies, Inc. ("Ayuda") prepared a 9/13/24 Cultural Resource Study of the site. Ayuda conducted a records search, a literature review, and a Class III pedestrian survey of the Property. A Colorado Office of Archaeology and Historic Preservation (OAHP) Compass database search on August 21, 2024 revealed that two surveys have been conducted within a 2.5 mile radius of the Project area, but no surveys have been conducted in the immediate vicinity of the 42-acre parcel. A review of county assessor records indicates that the 42-acre does not contain buildings meeting the 50-year threshold for historic preservation. On August 26, 2024, Ayuda conducted a Class III pedestrian survey of the APE (42acres). Archaeologists walked linear transects spaced 30 meters (m) apart along a north-south orientation. Ayuda determined there are no historic properties within the APE that are listed in or considered eligible for listing in the NRHP.

603.09 Demonstrates the extraction of any known commercial mining deposit shall not be impeded.

Land owner is also the mineral owner and does not plan to perform any extractions.

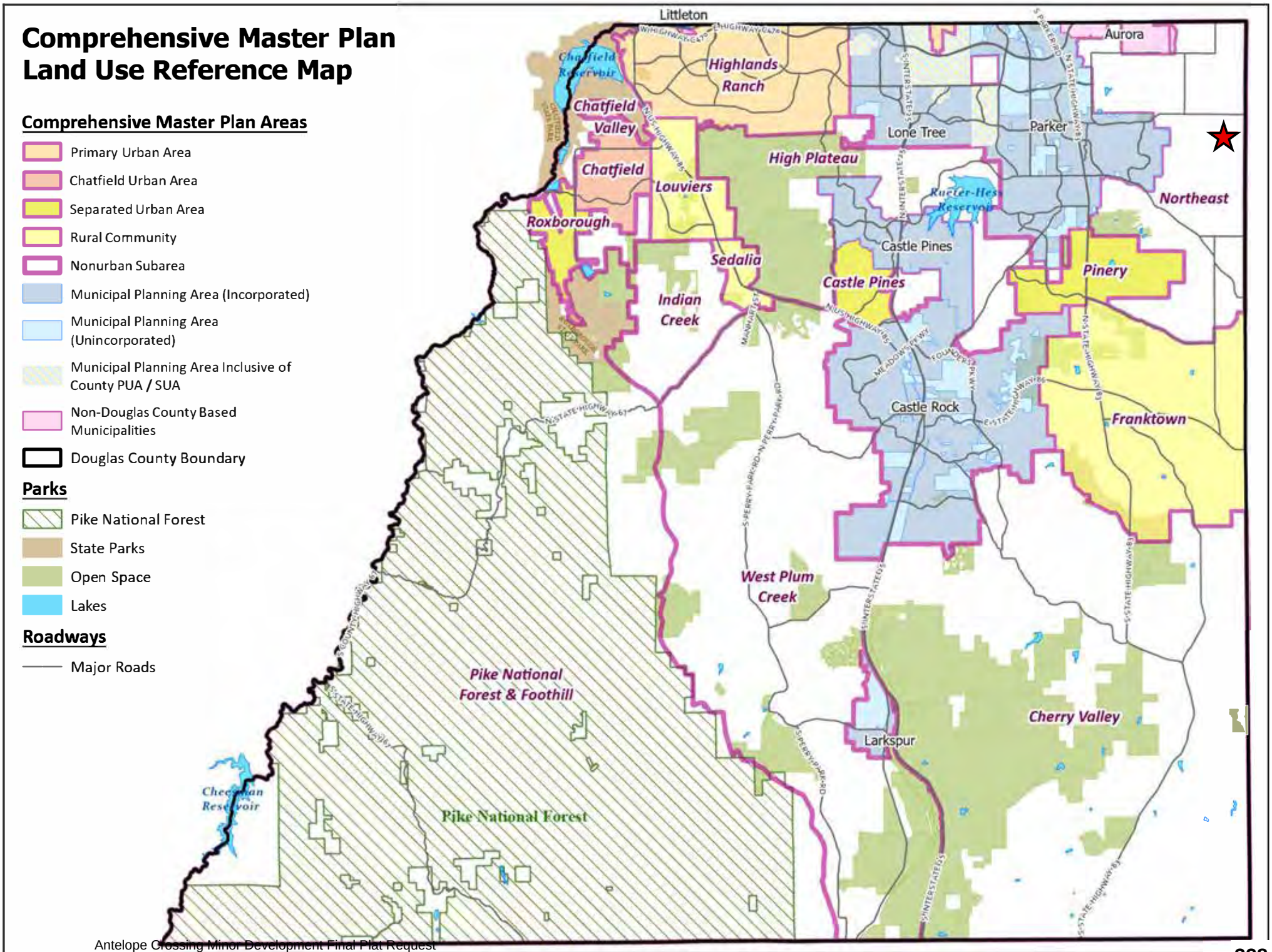
603.10 Has available all necessary services, including fire and police protection, recreation facilities, utility service facilities, streets, and open space to serve the proposed subdivision.

We have been working with South Metro Fire Protection District (SMFD) to meet the Water Supply for Rural Fire Fighting requirements. We have also coordinated with Rattlesnake Fire Protection District to obtain a well serve letter (enclosed with the other submittal items) for SMFD to use their cistern located immediately west in the Meadows Station subdivision. This cistern's capacity allows SMFD to have the required volume necessary to meet the criteria i.e. 250 gallons per minute for 2 hours. In addition, the cistern is located less than 2 miles of travel distance from Antelope Crossings furthest limits. SMFD has accepted this will serve letter. A knock box will be added at the cistern for SMFD.

In summary we are proposing to subdivide the 42.61-ac property known as Antelope Crossing Filing 1 into (4) 10+ acre lots with access coming from Delbert Rd. This subdivision proposal conforms with the Large Rural Residential zoning that is anticipated to be approved prior to the subdivision approval. In addition. each of the proposed four lots will be served by an individual Upper Dawson well as well as an OWTS. The homes in Lots 1-3 will likely be built to the north

of the Cool Creek drainageway. Exiting evergreen trees are located south of the Cool Creek drainageway and will act as a natural buffer to the existing properties to the south.

Comprehensive Master Plan Land Use Reference Map

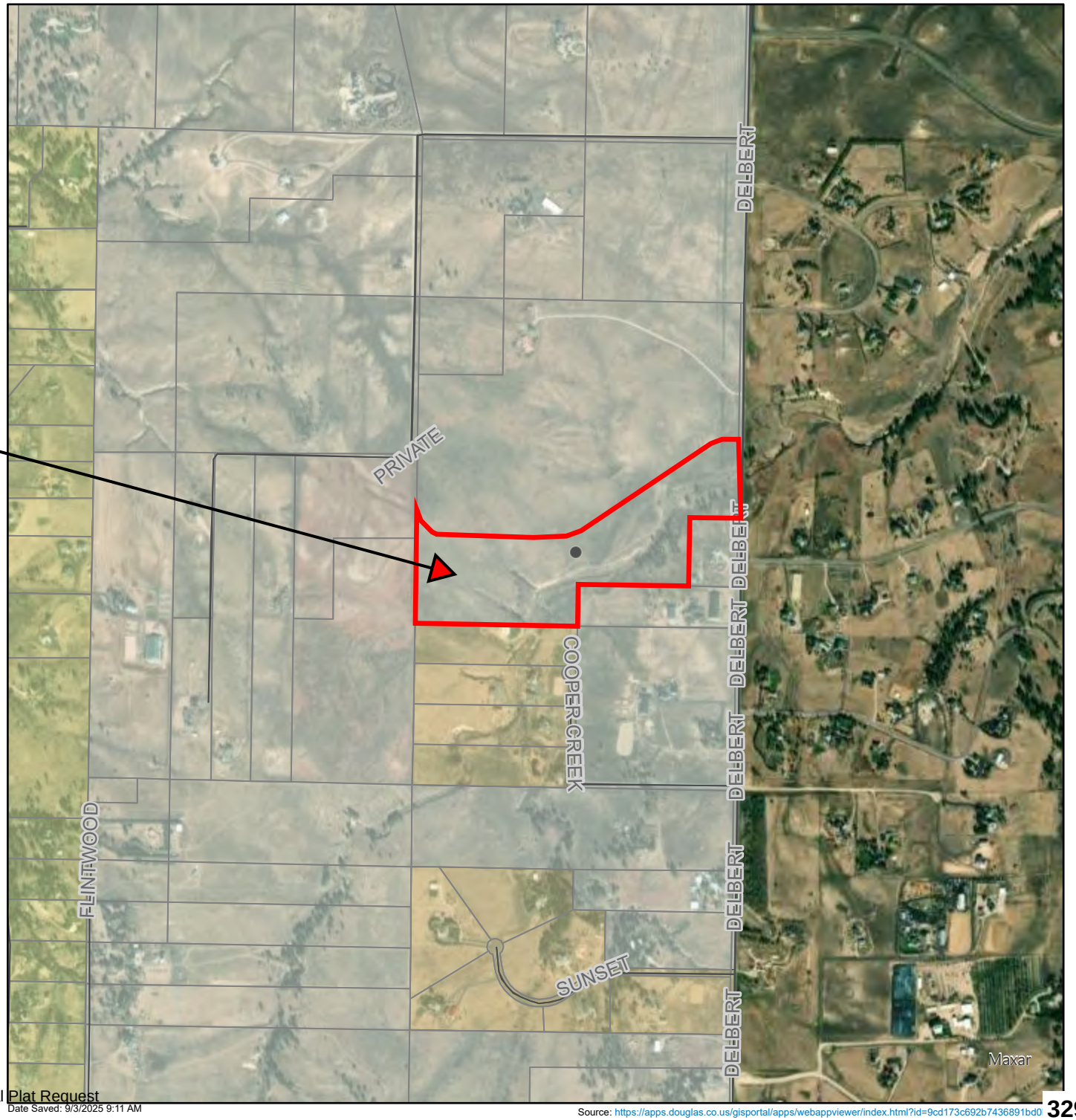


MINOR DEVELOPMENT FINAL PLAT

ANTELOPE CROSSING
SB2024-066
ZONING

LEGEND

- Roads
- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL



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MINOR DEVELOPMENT FINAL PLAT

ANTELOPE CROSSING

SB2024-066

AERIAL

N

LEGEND

- Roads
- Major Roads
- Parcels - PARCELS

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Project Name: Antelope Crossing
Project File #: SB2024-066
Date Sent: 02/27/2025 **Date Due:** 03/27/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	03/06/2025	No Comment	No further action necessary
Assessor	03/13/2025	Received: Title block on page 2 needs the same revisions as the title block on page 1. Please round lot acreages to the third decimal.	Applicant has acknowledged referral comments and has addressed all Assessor comments on the plat.
AT&T Long Distance - ROW	02/27/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near N Delbert Rd Parker, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area. Ann Barnowski, Clearwater Consulting Group Inc 120 9th Avenue South, Suite 140, Nampa, ID 83651 Annb@cwc64.com	No further action necessary
Black Hills Energy		No Response Received	No further action necessary
Building Services	03/03/2025	No Comment	No further action necessary

Project Name: Antelope Crossing
Project File #: SB2024-066
Date Sent: 02/27/2025 **Date Due:** 03/27/2025

Agency	Date Received	Agency Response	Response Resolution
CenturyLink	02/28/2025	Received: We have received your request for an encroachment and have set up a Lumen project accordingly. Your project number is P865078 and it should be referenced in all emails sent in for review. Your project owner is Tom Hoopes and they can be reached by email at Tom.Hoopes@lumen.com with any questions that you may have regarding this project. Cheyanne Hobbs, Project Coordinator, Faulk & Foster, 214 Expo Circle, Suite 7, West Monroe, LA 71291 Cheyanne.Hobbs@lumen.com	Applicant has acknowledged referral comments.

Project Name: Antelope Crossing
Project File #: SB2024-066
Date Sent: 02/27/2025 **Date Due:** 03/27/2025

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	02/27/2025	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for SB2024-066, Antelope Crossing Minor Development Plat have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org . The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.	Applicant has coordinated with DC Engineering. No further action necessary.

Project Name: Antelope Crossing
Project File #: SB2024-066
Date Sent: 02/27/2025 **Date Due:** 03/27/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Water Resources	03/03/2025	Received: DWR previously reviewed this development under ZR2024-015. Since the water supply information is the same, our attached comments still apply. Wenli Dickinson, P.E., Water Resource Engineer wenli.dickinson@state.co.us | (303) 866-3581 x8206, 1313 Sherman St, Suite 821, Denver, CO 80203 dwr.colorado.gov	Applicant has acknowledged CDWR comment letter. The applicant's water attorney issued a letter dated May 15, 2025 stating that the subject well permit 53878 cannot be located and therefore should be considered abandoned. CDWR reviewed the May 15th water attorney letter and stated that they will not require the well permit to be abandoned as the well was not found on the property.

Project Name: Antelope Crossing
Project File #: SB2024-066
Date Sent: 02/27/2025 **Date Due:** 03/27/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Geological Survey	03/27/2025	Received: A tributary of Coal Creek traverses the site, and steep-sided (>50%), incised drainages or eroded stream banks are present on all four proposed lots. The site is within FEMA Zone X, defined as having a 0.2% annual chance of flooding (equivalent to a 500-year flood hazard), or where the 1% annual chance, or 100-year flood, would have an average depth of less than one foot. Although flooding would likely be on the scale of nuisance rather than life-threatening or causing severe damage, CGS recommends against new construction in areas exposed to a flood hazard. The Floodplain Letter, Antelope Crossing (2N Civil Project No. 24001, August 19, 2024) states, "It should be noted that future buildings will require a minimum finished floor elevation to be 2 foot above the floodplain elevation throughout the site." I see no plat note regarding this restriction, so how will this restriction be communicated to lot purchasers and enforced? The Colorado Geological Survey strongly recommends that the 100-year floodplain limits as shown on the Supplemental Exhibit (2N Civil, February 6, 2025) plus an erosion setback be designated on the plat as non-buildable. Jill Carlson, Colorado Geological Survey, carlson@mines.edu	The applicant has acknowledged CGS referral comments. The applicant has delineated no-build zones based on erosional setbacks on the plat exhibit. No further action necessary.

Project Name: Antelope Crossing
Project File #: SB2024-066
Date Sent: 02/27/2025 **Date Due:** 03/27/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Parks and Wildlife (East DC - Dist 549)	04/03/2025	Received: Thank you for including Colorado Parks and Wildlife in the referral request process for the development proposal listed above. I have reviewed the documents and referral request, and I wanted to inform you that I have no concerns with this development as it pertains to any wildlife concerns. The developer looks to have already conducted a site assessment, and the riparian corridor bordering the property is slated for protection with no or minimal tree removal. If you have any further questions or need more information, do not hesitate to let me or Katie know. Thank you for your time. Justin Olson, District Wildlife Manager – Area 5 303-29-1731 justin,olson@state.co.us cpw.state.co.us	Applicant has acknowledged CPW referral comments. No further action necessary.
Comcast		No Response Received	No further action necessary
CORE Electric Cooperative	03/26/2025	Received: CORE will require changes to easement widths as shown in the attached markup.	Applicant has acknowledged CORE referral comments and made the necessary revisions to the easement widths at the satisfaction of CORE on the plat exhibit. No further action necessary.

Project Name: Antelope Crossing
Project File #: SB2024-066
Date Sent: 02/27/2025 **Date Due:** 03/27/2025

Agency	Date Received	Agency Response	Response Resolution
Douglas County Conservation District	03/26/2025	Summary: the DCCD provided comments regarding soils types, grading recommendations, recommendation for the applicant to complete a noxious weed control plan, and other recommendations related to vehicle tracking control stations, construction best management practices, and precautions regarding development located in or near drainages or development that disturbs wetlands.	Applicant has acknowledged referral comments and has completed a weed management plan, and has coordinated with Douglas County Engineering to address construction plan comments. No further action necessary.
Douglas County Health Department	02/28/2025	Summary: DCHD provided comments regarding fugitive dust control measures, Stormwater impacts, and domestic well water quality analysis. DCHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected and operated in accordance with DCHD's current OWTS Regulation. Based on the applicant's description, a permit for the installation and final approval of the OWTS is required.	The applicant has acknowledged DCHD referral comments. A geotechnical engineer will design the OWTS systems for future lot owners. No further action necessary.

Agency	Date Received	Agency Response	Response Resolution
Douglas County Historic Preservation	03/20/2025	Summary: The Curator has reviewed the completed Class III survey on the project site. New sites were discovered but none are eligible to be listed on the national register. The Class III survey satisfies the Curators request. Should buried artifacts and features be discovered in future phases, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.	The applicant has acknowledged the DC Historic Preservation Office comments. The applicant will notify the Historic Preservation Office if any cultural resources are found on the site.
Douglas County Parks and Trails	03/06/2025	Received: Per article 10 of the Douglas County Subdivision Resolution " the minimum cash-in-lieu fee for a minor development final plot or replats which create ten or fewer residential lots shall be $250 for each new residential lot."	Applicant acknowledged the cash-in-lieu fee requirement and will pay the required cash-in-lieu of land dedication fees.
Douglas County School District RE 1		No Response Received	Applicant acknowledged the cash-in-lieu fee requirement and will pay the required cash-in-lieu of land dedication fees.
DRCOG		No Response Received	No further action necessary
Elbert County Community & Development Services		No Response Received	No further action necessary

Project Name: Antelope Crossing
Project File #: SB2024-066
Date Sent: 02/27/2025 **Date Due:** 03/27/2025

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	03/03/2025	Received: Please see engineering redlines to the MDP exhibit and construction drawings.	Applicant addressed all referral comments to the satisfaction of DC Engineering Services. No further action necessary.
Mile High Flood District		No Response Received	No further action necessary
Office of Emergency Management	03/04/2025	Received: OEM has no issues with this project	No further action necessary
Open Space and Natural Resources	03/05/2025	No Comment	No further action necessary
Parker View Estates HOA		No Response Received	No further action necessary
Rural Water Authority of Douglas County		No Response Received	No further action necessary
Sheriff's Office		No Response Received	No further action necessary
Sheriff's Office E911		No Response Received	No further action necessary

Project Name: Antelope Crossing
Project File #: SB2024-066
Date Sent: 02/27/2025 **Date Due:** 03/27/2025

Agency	Date Received	Agency Response	Response Resolution
South Metro Fire Rescue	03/06/2025	Received: South Metro Fire Rescue (SMFR) has reviewed the provided referral packet documents in addition to Construction Plans dated February 6, 2025 provided by Douglas County Engineering. SMFR has no objection to the proposed Minor Development Plat. Per the water supply agreement to utilize the existing Rattlesnake Fire Cistern at Meadow Station to meet the Douglas County Standard for Water Supplies for Rural Firefighting; a SMFR Knox Box is to be installed at the cistern pump controls containing a key for pump activation. This shall be provided and installed by the applicant. Knox Box shall be in place and approved by SMFR and Rattlesnake Fire prior to release of any building construction permits.	Applicant has acknowledged SMFR referral comments. Applicant has agreed to install the SMFR Knox Box at the cistern pump controls.
Spirit Ridge HOA		No Response Received	No further action necessary
Town of Parker Development Review	03/26/2025	No Comment	No further action necessary
Town of Parker Public Works	03/18/2025	No Comment	No further action necessary
Wildfire Mitigation	03/24/2025	Received: Wildfire mitigation has reviewed the proposal. Defensible space requirements will be implemented at the time of building permit. Water storage is required, wildfire mitigation & Building have seen and accept the letter from SMFR indicating use of the Rattlesnake cistern to meet the requirements of this standard.	Applicant has acknowledged referral comments. No further action necessary

Xcel Energy-Right of Way & Permits	03/17/2025	Received: To ensure that adequate utility easements are available within this development, PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision: The utility easements are dedicated to the County of Douglas for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form. The property owner/developer/ contractor must complete the application process for any new natural gas service 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.	Applicant has acknowledged referral comments and made the necessary plat notes relative to utility easements. The applicant will coordinate with Xcel Energy should any new Xcel easements become necessary during construction. No further action necessary.

Project Name: Antelope Crossing
Project File #: SB2024-066
Date Sent: 02/27/2025 **Date Due:** 03/27/2025

Agency	Date Received	Agency Response	Response Resolution
		Additional easements may need to be acquired by separate document for new facilities. 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	

COLORADO
Division of Water Resources
Department of Natural Resources

December 24, 2024

Carolyn Washee-Freeland, AICP, Senior Planner
Douglas County Department of Community Development
Transmitted via email: cfreeland@douglas.co.us

Re: Antelope Crossing Rezoning
Case No. ZR2024-015
Part of N ½ SE ¼ and part of the SE ¼ NE ¼ of Sec. 28, Twp. 6 South, Rng. 65 West, 6th P.M.
Water Division 1, Water Districts 2 & 8
CDWR Assigned Subdivision No. 32410 - 2nd Letter

Dear Carolyn Washee-Freeland:

We have reviewed the re-referral request to rezone approximately 42.24-acres to large rural residential to allow the future subdivision to create four (4) lots. The proposed water supply is individual on lot wells constructed in the nontributary Lower Dawson aquifer operating pursuant to the decree granted by the Division 1 Water Court in case no. 97CW95.

Water Supply Demand

The proposed water demand is 2 acre-feet/year/lot for residential purposes in up to two homes on each lot, or 8 acre-feet/year total.

Source of Water Supply

The proposed water supply is individual on lot wells constructed in the nontributary Lower Dawson aquifer operating pursuant to case no. 97CW95. The allowed average annual amount of withdrawal decreed in case no. 97CW95 from the Lower Dawson aquifer is 38 acre-feet. The proposed uses are allowed by the decree. A quit claim deed dated March 25, 2024 (reception no. 2024011362) transferring all water rights adjudicated in case no. 97CW95 to

DCLA-3, LLC (Applicant) was provided with the referral.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to section 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this allocation approach, the annual amounts of water decreed in case no. 97CW95 are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn at a rate of 38 acre-feet/year for a maximum of 100 years, which exceeds the annual demand of 8 acre-feet/year for the subdivision.

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

A review of our records shows well permit no. 53878 may be located on the subject property. The letter dated September 16, 2024 from Eric K. Trout indicates that a search of the property does not indicate the well is located on the property.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

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

Our opinion that the water supply can be provided without causing injury is based on our

determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

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

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

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

Sincerely,

Ioana Comaniciu, P.E.
Water Resource Engineer

Ec: File for water well permit no. 53878

From: Wenli Dickinson <wenli.dickinson@state.co.us>
Sent: Wednesday, September 10, 2025 9:36 AM
To: Carolyn Freeland
Cc: Comaniciu - DNR, Ioana
Subject: Re: ZR2024-015 Antelope Crossing Rezoning request, and SB2024-066 Antelope Crossing Minor Development Plat

Hi Carolyn,

Unless they think the well was on the property (which didn't seem to be the case based on their response), they don't need to fill out an abandonment report.

Regards,

Wenli Dickinson, P.E.
Water Resource Engineer
Denver Office Team 456 Supervisor

1313 Sherman St, Suite 821, Denver, CO 80203 | dwr.colorado.gov
Note: I am out of the office every other Friday.
If you are a customer or DWR employee, please feel free to submit feedback for me here.

On Wed, Sep 10, 2025 at 7:59 AM Carolyn Freeland <cfreeland@douglas.co.us> wrote:

> Hi Wenli,
>
> Thank you for looking into this further. Will the applicant need to fill out the abandoned well forms for this well permit?
>
> Sincerely,
>
> **Carolyn Washee-Freeland, AICP** | Senior Planner
>
> **Douglas County Department of Community Development**
>
> **Address** | 100 Third St., Castle Rock, CO 80104
> **Direct** | 303-814-4361

Email | cfreeland@douglas.co.us

From: Wenli Dickinson <wenli.dickinson@state.co.us>
Sent: Tuesday, September 9, 2025 8:10 PM
To: Carolyn Freeland <cfreeland@douglas.co.us>
Cc: Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>
Subject: Re: ZR2024-015 Antelope Crossing Rezoning request, and SB2024-066 Antelope Crossing Minor Development Plat

Hi Carolyn,

Apologies for the late reply and thank you for following up. Since the applicant cannot find any evidence of well no. 53878 located on the property, but we are not sure if that well was located on the property at some point, we won't mark the well as abandoned. However, since the well doesn't appear to currently be located on the property, then it appears it's not relevant to our opinion on the subdivision water supply plan. Does that address your question?

Regards,

Wenli Dickinson, P.E.
Water Resource Engineer

Denver Office Team 456 Supervisor

1313 Sherman St, Suite 821, Denver, CO 80203 | dwr.colorado.gov

Note: I am out of the office every other Friday.

If you are a customer or DWR employee, please feel free to submit feedback for me here.

Douglas County Engineering Referral Comments

ANTELOPE CROSSING

A PORTION OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
42.61 ACRES 4 RESIDENTIAL LOTS SB 2024-066

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF ANTELOPE CROSSING. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, CO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES.

dedication statement & commissioners certification will need to be revised to include the dedication to the County for the Delbert Road ROW

OWNER CERTIFICATE

OWNER: DCLA-3, LLC

_____AS_____OF_____, A _____ LIMITED LIABILITY COMPANY
PRINT NAME (MANAGER/MEMBER) COMPANY STATE

STATE OF_____)
) SS
COUNTY OF_____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20___ BY _____ .
(NAME)

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

BENEFICIARY OF DEED OF TRUST

FIRST WESTERN TRUST BANK

BY: _____
TITLE: _____

STATE OF_____)
) SS
COUNTY OF_____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ , 20___ BY _____
AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

LEGAL DESCRIPTION

A PARCEL OF PROPERTY LOCATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, AND CONSIDERING THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28 TO BEAR N00°06'02"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S89°39'57"E ALONG SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 1322.37 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, AND THE SOUTHWEST CORNER OF A PARCEL OF PROPERTY AS DESCRIBED IN RECEPTION NO. 2019018412 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG SAID RECEPTION NO. 2019018412 THE FOLLOWING TWO (2) COURSES;

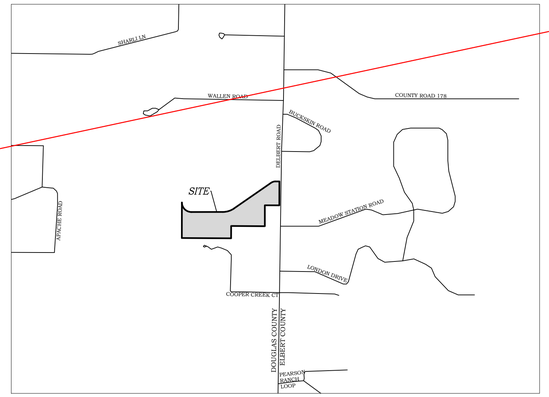
1. N00°06'00"E A DISTANCE OF 330.00 FEET;
2. S89°39'57"E A DISTANCE OF 903.99 FEET, TO THE SOUTHWEST CORNER OF A PARCEL OF PROPERTY AS DESCRIBED IN RECEPTION NO. 1998107726;

THENCE ALONG THE WEST AND NORTH LINE OF SAID RECEPTION NO. 1998107726 THE FOLLOWING TWO (2) COURSES;

1. N00°05'42"E A DISTANCE OF 560.87 FEET;
2. S89°38'54"E A DISTANCE OF 388.43 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF DELBERT ROAD AND A POINT 30.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE N00°05'59"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 642.22 FEET;

THENCE N89°54'01"W A DISTANCE OF 100.00 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 34°47'26", AND AN ARC LENGTH OF 133.59 FEET WHOSE CHORD BEARS S72°42'16" W A DISTANCE OF 131.54 FEET;
THENCE S55°18'34"W A DISTANCE OF 1205.17 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 34°32'57" AND AN ARC LENGTH OF 319.59 FEET WHOSE CHORD BEARS S72°35'02"W A DISTANCE OF 314.77 FEET;
THENCE S89°51'31"W A DISTANCE OF 722.70 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO RIGHT HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 90°14'31", AND AN ARC LENGTH OF 590.63 FEET, WHOSE CHORD BEARS N45°01'14"W A DISTANCE OF 531.45 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S00°06'02"W ALONG SAID WEST LINE A DISTANCE OF 1072.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.61 ACRES MORE OR LESS



VICINITY MAP
SCALE: 1" = 2000'

PLAT NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY, ACCESSORIES, OR LEGAL LAND-BOUND MONUMENT COMMITS O CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THE LINEAL UNITS USED IN THIS DRAWING ARE U.S. SURVEY FEET.
4. BASIS OF BEARING, CONSIDERING THE SOUTH LINE OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28 TO HAVE AN ASSUMED BEARING OF SOUTH 89°39'57" EAST AND MONUMENTED AS SHOWN HEREON.
5. THIS SURVEY WAS PERFORMED IN THE FIELD ON NOVEMBER 14, 2024.
6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ENCOMPASS SERVICES, LLC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, ENCOMPASS SERVICES, LLC RELIED UPON TITLE COMMITMENT NO. HS0831041, WITH AN EFFECTIVE DATE OF APRIL 16, 2024 AT 8:00 A.M. AS PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.
7. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP PANEL 080035C0210F WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1 % ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND ZONE "A" NO BASE FLOOD ELEVATIONS DETERMINED.
8. AS SHOWN HEREON, ALL EXTERIOR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY EASEMENT. ALL INTERIOR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY EASEMENT UNLESS OTHERWISE NOTED.
9. DURING CONSTRUCTION ACTIVITY WITHIN THE DEVELOPMENT, THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL TAKE ALL REASONABLE CARE TO WATCH FOR HISTORIC RESOURCES, PALEONTOLOGICAL RESOURCES, AND OTHER CULTURAL HISTORY RESOURCES AND SHALL IMMEDIATELY NOTIFY DOUGLAS COUNTY IN THE EVENT OF SUCH DISCOVERY.
10. UTILITY EASEMENTS AS SHOWN HEREON WILL NOT BE ALLOWED TO BE ENCROACHED UPON BY BUILDINGS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, ACCESSORY STRUCTURES, MONUMENTS, RETAINING WALLS AND THEIR COMPONENTS.
11. EACH LOT IS SUBJECT TO RESTRICTIONS, COVENANTS, AND MAINTENANCE AGREEMENT BY SEPARATE DOCUMENT - RECORDED BY SEPARATE INSTRUMENT.
12. EACH LOT WILL TAKE ACCESS FROM ANYWHERE ALONG THE LOT'S FRONTAGE TO THE 60' ACCESS AND UTILITY EASEMENT.
13. THE 60' ACCESS & UTILITY EASEMENT SHALL BE OWNED AND MAINTAINED BY THE ANTELOPE CROSSING HOA, IT SUCCESSORS AND ASSIGNS AS A PRIVATE EASEMENT FOR THE BENEFIT OF ANTELOPE CROSSING LOT OWNERS.

Include the standard note that the lowest finish floor elevation (including the basement) needs to be a minimum of 2-ft. above the 100-yr. floodplain

SHEET 1 - COVER SHEET

SHEET 2 - BOUNDARY

BOARD OF COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, CO, ON THE _____DAY OF _____, 20 ____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF UTILITY EASEMENTS ARE ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

_____
CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

SURVEYORS CERTIFICATE:

I, ELIJAH FRANE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 14, 2024, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2025.

_____
ELIJAH FRANE, COLORADO PLS 38376
FOR AND ON BEHALF OF
ENCOMPASS SERVICES, LLC

TITLE VERIFICATION

WE, _____ ,DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE IS TO SUCH LAND IS IN THE DEDICATOR(S), FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES:

BY: _____
NAME: DATE

TITLE: _____

STATE OF_____)
) SS
COUNTY OF_____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ , 20___ BY _____AS _____ .

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

PLANNING COMMISSION

THIS MINOR DEVELOPMENT FINAL PLAT (SB2024-066) WAS REVIEWED BY THE PLANNING COMMISSION ON _____.

_____ _____
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION DATE

CLERK AND RECORDER CERTIFICATE

STATE OF_____)
) SS
COUNTY OF_____)

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

_____
DOUGLAS COUNTY CLERK AND RECORDER

CLIENT:	DCLA-3, LLC FRANCIS GAY 14205 E. DAVIES AVE., CENTENNIAL, CO 80112	
ENGINEER:	2N CIVIL 6 INVERNESS CT. E SUITE 125 ENGLEWOOD, CO 80112	
REVISIONS:		
NO.	DATE	DESCRIPTION
1	01/29/25	1st COUNTY COMMENTS

encompass
Providing Solutions
2750 S. WADSWORTH BLVD, SUITE C-202
DENVER, COLORADO 80227
303-955-6080
WWW.ENCOMPASSSERVICES.COM

DRAWN BY: MBB	PROJECT NO. 65467	SCALE: 1" = 100'
CHECKED BY: ERF	PREPARATION DATE: 11/14/2024	
FIELD WORK COMPLETED: 2/21/2024	SHEET 1 OF 2	

ANTELOPE CROSSING FILING NO. 1

A PORTION OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
42.61 ACRES ± 4 RESIDENTIAL LOTS SB 2024-066

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°54'01"W	100.00'
L2	S55°18'34"W	311.47'
L3	S55°18'34"W	322.76'
L4	S55°18'34"W	387.18'
L5	S89°51'31"W	429.33'
L6	S89°51'31"W	113.26'
L7	S00°08'29"E	60.00'
L8	S89°51'31"W	662.18'
L9	S55°18'34"W	829.52'
L10	S55°18'34"W	311.47'
L11	N89°54'01"W	100.00'
L12	S00°05'59"W	60.00'

EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	194.45'	280.00'	039°47'26"	S70°12'16"W	190.57'
C2	41.02'	470.00'	005°00'00"	N52°48'34"E	41.00'
C3	198.51'	60.00'	189°33'37"	S55°18'34"W	119.58'
C4	301.50'	500.00'	034°32'57"	N72°35'02"E	296.95'
C5	198.51'	60.00'	189°33'37"	S89°51'31"W	119.58'
C6	337.68'	560.00'	034°32'57"	N72°35'02"E	332.59'
C7	46.25'	530.00'	005°00'00"	N52°48'34"E	46.24'
C8	152.78'	220.00'	039°47'26"	S70°12'16"W	149.73'

N

0 100 200 300

SCALE: 1" = 100'

CENTER QUARTER CORNER
SECTION 28, T6S, R65W OF 6TH P.M.
FOUND 2.5" ALUMINUM CAP
STAMPED "PLS 6935"

S0°06'02"W 247.77'

OWNER: DCLA-3, LLC
PID: 2235-280-00-026
ZONING: A-1
(NOT A PART)

L=590.63'
R=375.00'
Δ=090°14'31"

OWNER: DCLA-3, LLC
PID: 2235-281-00-001
ZONING: A-1
(NOT A PART)

60' ACCESS, DRAINAGE & UTILITY EASEMENT TO BE DEDICATED BY SEPARATE INSTRUMENT

10' DRAINAGE EASEMENT TO BE DEDICATED BY SEPARATE INSTRUMENT

30'X60' DRAINAGE EASEMENT TO BE DEDICATED BY SEPARATE INSTRUMENT

50'X60' DRAINAGE EASEMENT TO BE DEDICATED BY SEPARATE INSTRUMENT

clarify why this isn't dedicated with this plat??

60' ACCESS,DRAINAGE & UTILITY EASEMENT TO BE DEDICATED BY SEPARATE INSTRUMENT

N89°54'01"W 100.00'

L=133.59'
R=220.00'
Δ=034°47'26"

N55°18'34"E 1105.17'

N55°18'34"E 100.00'

L=319.59'
R=530.00'
Δ=034°32'57"

N89°51'31"E 60.00'

S74°02'52"E 774.17'

LOT 1
11.55 ACRES ±

OWNER: MEADOW STATION HOMEOWNERS
PID: 6527101001
ZONE: RA-1
(NOT A PART)

BUILDING SETBACKS (TYP)

N89°38'54"W 388.43'

FOUND 5/8" REBAR WITH NO CAP

S0°05'42"W 240.87'

S0°05'59"W 642.22'

The County's 2040 Transportation Plan specifies that Delbert Road will be a 4-lane collector street - based on that, this plat will need to dedicate 32.5-ft. of Right-of-Way for Delbert Road

DELBERT ROAD (60' R.O.W.)

DOUGLAS COUNTY
ELBERT COUNTY

OWNER: JAMES P. BLAKLEY
PID: 2235-280-00-020
ZONING: A-1
REC. 1998107726
(NOT A PART)

LOT 2
10.29 ACRES ±

show the calculated 100-yr. floodplain

S89°51'31"W 246.57'

S89°51'31"W 722.70'
416.14'

L=319.59'
R=530.00'
Δ=034°32'57"

N36°39'40"W 470.45'

S0°09'25"E 701.14'

S89°39'57"E 903.99'

S89°39'57"E 1322.37'

626.30'

696.07'

S0°06'02"W 1072.53'

N0°06'00"E 330.00'

S0°05'42"W 320.00'

LOT 4
10.72 ACRES ±

LOT 3
10.05 ACRES ±

OWNER: DCLA-3, LLC
PID: 2235-280-00-025
ZONING: A-1
(NOT A PART)

OWNER: SUPER G PROPERTIES LLC
PID: 2235-280-00-008
ZONING: A-1
REC. 2019018412
(NOT A PART)

OWNER: JESUS & MARIA RAMIERZ
PID: 2235-280-01-004
ZONING: LRR
REC. 1984324478
(NOT A PART)

FOUND 5/8" REBAR WITH NO CAP

P.O.B.
S.W. CORNER
NW 1/4 OF SE 1/4
SECTION 28, T6S, R65W OF 6TH P.M.
FOUND 2.5" ALUMINUM CAP
STAMPED "PLS 38231"

SE CORNER
NW 1/4 OF SE 1/4
SECTION 28, T6S, R65W OF 6TH P.M.
FOUND 2.5" ALUMINUM CAP
STAMPED "PLS 30127"

LEGEND:

PLAT BOUNDARY LINE	◉	FOUND REBAR
ADJOINER PROPERTY LINE	●	SET 5/8x18" REBAR WITH ORANGE PLASTIC CAP LS # 38376
EASEMENT LINE	⊞	SECTION CORNER
ROAD RIGHT OF WAY	U.E.	UTILITY EASEMENT
ROAD RIGHT OF WAY	P.O.B.	POINT OF BEGINNING

CLIENT:	DCLA-3, LLC FRANCIS GAY 14205 E. DAVIES AVE., CENTENNIAL, CO 80112
ENGINEER:	2N CIVIL 6 INVERNESS CT. E SUITE 125 ENGLEWOOD, CO 80112

REVISIONS:

NO.	DATE	DESCRIPTION
1	01/29/25	1st COUNTY COMMENTS

encompass Providing Solutions
2750 S. WADSWORTH BLVD, SUITE C-202
DENVER, COLORADO 80227
303-955-6080
WWW.ENCOMPASSSERVICES.COM

DRAWN BY: MBB	PROJECT NO. 65467
CHECKED BY: ERF	PREPARATION DATE: 11/19/2024
FIELD WORK COMPLETED: 2/21/2024	SHEET 2 OF 2

Douglas County Engineering Referral Comments

CONSTRUCTION PLANS FOR

ANTELOPE CROSSING FILING NO. 1

A PORTION OF THE EAST ONE HALF OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

DOUGLAS COUNTY PROJECT NO. SB2024-066

GENERAL NOTES:

1. THE DOUGLAS COUNTY ENGINEERING DIRECTOR SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE ENGINEERING DIVISION HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL CONFORMANCE WITH THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND THE DOUGLAS COUNTY SUBDIVISION RESOLUTION OR ACCEPTED VARIANCES TO THOSE REGULATIONS. THE DOUGLAS COUNTY ENGINEERING DIRECTOR, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY, OTHER THAN STATED ABOVE, FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS. THE OWNER AND ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF COLORADO WHOSE STAMP AND SIGNATURE IS AFFIXED TO THIS DOCUMENT.

2. ALL CONSTRUCTION SHALL CONFORM TO DOUGLAS COUNTY STANDARDS. ANY CONSTRUCTION NOT SPECIFICALLY ADDRESSED BY THESE PLANS AND SPECIFICATIONS WILL BE BUILT IN COMPLIANCE WITH THE LATEST EDITION OF THE MOST STRINGENT OF THE FOLLOWING:
   - THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
   - THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   - THE COLORADO DEPARTMENT OF TRANSPORTATION M STANDARDS

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DOUGLAS COUNTY ENGINEERING DIVISION AS APPLICABLE. THE COUNTY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.

4. THE CONTRACTOR SHALL NOTIFY THE DOUGLAS COUNTY ENGINEERING INSPECTION DIVISION, 303-660-7487, A MINIMUM OF 24-HOURS AND A MAXIMUM OF 72-HOURS PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL NOTIFY DOUGLAS COUNTY ENGINEERING INSPECTION WHEN WORKING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ON ANY FACILITY THAT WILL BE CONVEYED TO THE COUNTY, URBAN DRAINAGE & FLOOD CONTROL DISTRICT, OR OTHER SPECIAL DISTRICT FOR MAINTENANCE (STORM SEWER, ENERGY DISSIPATERS, DETENTION OUTLET STRUCTURES, OR OTHER DRAINAGE INFRASTRUCTURES). FAILURE TO NOTIFY THE ENGINEERING INSPECTION DIVISION TO ALLOW THEM TO INSPECT THE CONSTRUCTION MAY RESULT IN NON-ACCEPTANCE OF THE FACILITY/INFRASTRUCTURE BY THE COUNTY AND/OR URBAN DRAINAGE.

5. CONSTRUCTION WILL NOT BEGIN UNTIL ALL APPLICABLE PERMITS HAVE BEEN ISSUED. IF A DOUGLAS COUNTY ENGINEERING INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE INSPECTOR'S ABSENCE. HOWEVER, DOUGLAS COUNTY RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

6. THE LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: COLORADO 811, AT 1-800-922-1987 (WWW.COLORADO811.ORG).

7. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF THE PLANS SIGNED BY THE DOUGLAS COUNTY ENGINEERING DIRECTOR, ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS, AS AMENDED, AND ALL APPLICABLE PERMITS AT THE JOB SITE AT ALL TIMES.

8. ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:
   NONE

9. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO DOUGLAS COUNTY FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE AND CONSTRUCTION PERMIT APPLICATION. A RIGHT-OF-WAY USE AND CONSTRUCTION PERMIT WILL NOT BE ISSUED WITHOUT AN ACCEPTED TRAFFIC CONTROL PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION.

10. THE CONSTRUCTION PLANS SHALL BE CONSIDERED VALID FOR THREE (3) YEARS FROM THE DATE OF COUNTY ACCEPTANCE, AFTER WHICH TIME THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY DOUGLAS COUNTY.

11. DOUGLAS COUNTY STANDARD DETAILS SHALL NOT BE MODIFIED. ANY NON-STANDARD DETAILS WILL BE CLEARLY IDENTIFIED AS SUCH.

12. PAVING, INCLUDING CONSTRUCTION OF CURB AND GUTTER (WHEN USED), SHALL NOT START UNTIL A PAVEMENT DESIGN REPORT AND SUBGRADE COMPACTION TESTS ARE ACCEPTED BY THE ENGINEERING INSPECTION DIVISION FOR ALL PUBLIC AND PRIVATE ROADS.

13. STANDARD DOUGLAS COUNTY HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT MID-BLOCK LOCATIONS OPPOSITE OF ONE OF THE CURB RETURNS OF ALL "T" INTERSECTIONS AS IDENTIFIED ON THESE PLANS.

14. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.

15. ALL ELEVATIONS ARE ON UNITED STATES COAST AND GEODETIC SURVEY (USC&GS) (NAVD-88) DATUM WITH DATE. THE RANGE POINT OR MONUMENTS SHALL BE SHOWN ON CONSTRUCTION DRAWINGS.

16. ALL STORM SEWER IMPROVEMENTS (PUBLIC AND PRIVATE) INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES REQUIRE PERMITTING AND INSPECTIONS. PLEASE CONTACT THE DOUGLAS COUNTY ENGINEERING INSPECTIONS DIVISION AT 303- 660-7487 FOR PERMITTING REQUIREMENTS AND INSPECTIONS SCHEDULING.

17. TWO (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH.

18. EPOXY COATED REBAR IS REQUIRED ON ALL INLETS, MANHOLES AND DRAINAGE STRUCTURES AS PER CDOT'S M & S STANDARDS.

19. DOUGLAS COUNTY REQUIRES CLASS D CONCRETE FOR ALL DRAINAGE STRUCTURES.

20. ALL RCP STORM SEWERS MUST USE ASTM C443 WATERTIGHT GASKETS PER THE CURRENT DOUGLAS COUNTY AND URBAN DRAINAGE DESIGN CRITERIA.

21. ALL RCP SHALL BE CLASS III STORM SEWER PIPE UNLESS OTHERWISE SPECIFIED.

22. JOINT RESTRAINTS ARE REQUIRED FOR A MINIMUM OF THE LAST TWO PIPE JOINTS AND FLARED END SECTION OF AN RCP OUTFALL.

23. PRECAST INLETS AND MANHOLE BASES ARE NOT ALLOWED.

24. TOE WALLS ARE REQUIRED ON FLARED END SECTIONS AT THE OUTLET END OF CULVERTS AND STORM SEWER OUTFALLS.

25. FILTER FABRIC IS REQUIRED UNDER ALL RIPRAP PADS.

26. THE PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF COLORADO, SIGNING THESE PLANS IS RESPONSIBLE FOR ENSURING THAT THE DETAILS INCLUDED ARE COMPATIBLE WITH THE STANDARD DOUGLAS COUNTY DETAILS CONTAINED IN THE LATEST VERSIONS OF THE CRITERIA MANUALS. THIS INCLUDES, BUT IS NOT LIMITED TO:
   - DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
   - DOUGLAS COUNTY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA
   - DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL CRITERIA
   - CDOT M & S STANDARDS
   - MUTCD
   - URBAN STORM DRAINAGE CRITERIA MANUAL VOLUMES 1,2 & 3

27. A TEMPORARY CONSTRUCTION ACCESS PERMIT FROM DOUGLAS COUNTY MAY BE REQUIRED FOR ANY PROJECT.

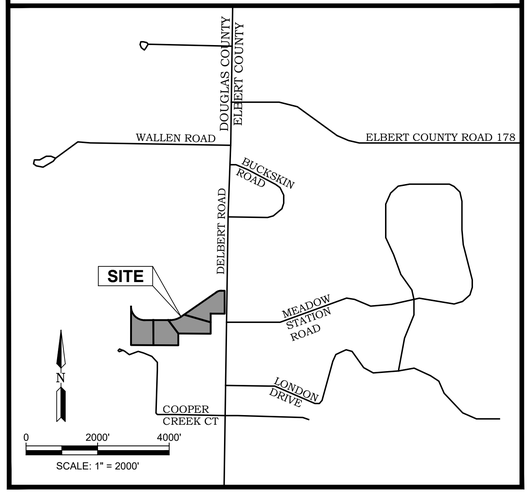
28. DOUGLAS COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE INFRASTRUCTURE, FOR THE FOLLOWING PRIVATE STREETS,

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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

VICINITY MAP



SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4-5	ROAD PLAN & PROFILE
6	CULVERT PLAN & PROFILES
7-8	EROSION CONTROL PLAN
9-10	EROSION CONTROL DETAILS
11-13	ROAD DETAILS
14	STORM DETAILS

CONTACT LIST

OWNER:

DCLA-3 LLC
14205 E DAVIES AVENUE
CENTENNIAL , CO 80112

APPLICANT:

TAHOE CONSULTING LLC
9457 S. UNIVERSITY BLVD, UNIT 101
HIGHLANDS RANCH, CO 80126
CONTACT: CJ KIRST
PH: (303) 330-8947
EMAIL: CJKIRST@TAHOELANDSERVICES.NET

ENGINEER:

2N CIVIL, LLC
6 INVERNESS COURT EAST
SUITE 125
ENGLEWOOD, CO 80112
PH: (303) 925-0544

CONTACT: TODD WEST, P.E.
PROJECT MANAGER
EMAIL: TODD@2NCIVIL.COM

PUBLIC WORKS ENGINEERING SERVICES

DOUGLAS COUNTY
100 THIRD STREET
CASTLE ROCK, CO 80104
PH: (303) 660-7490

SURVEYOR:

ENCOMPASS
10901 WEST 120TH AVENUE
SUITE 400
BROOMFIELD, CO 80021
PH: (303) 955-6080

CONTACT: ELIJAH FRANE
EMAIL: E.FRANE@ENCOMPASSSERVICES.COM

BENCHMARK

ELEVATIONS ARE BASED ON A PROCESSED OPUS SOLUTION AND REPRESENT NAVD88 ELEVATIONS. A SITE BENCHMARK WILL BE A 5/8" REBAR WITH PLASTIC CAP LS #38151 BEING AT THE NORTHWEST CORNER OF THE INTERSECTION OF DELBERT ROAD AND BUCKSKIN ROAD HAVING AN ELEVATION OF 6289.75'.

BASIS OF BEARINGS

CONSIDERING THE SOUTH LINE OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28 TO HAVE AN ASSUMED BEARING OF S89°39'57"E.

2N CIVIL GENERAL NOTES:

1. THE OWNER/DEVELOPER AND/OR THEIR ASSIGNS IS HEREBY NOTIFIED THAT IT IS TYPICAL AND LIKELY THAT SOME MOVEMENT OF THE SURFACE GRADES WILL OCCUR OVER TIME DUE TO VARIOUS FACTORS THAT ARE NOT IN CONTROL OF THE DESIGNERS. THUS, A ROUTINE AND DILIGENT MAINTENANCE PROGRAM IS REQUIRED TO MAINTAIN THE PROPER GRADING AND DRAINAGE THROUGHOUT THE PROJECT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS AS SHOWN HEREIN ARE DEFINED AS FINISHED ELEVATION AFTER PAVING, LANDSCAPING, ETC. CONTRACTOR SHALL COORDINATE WITH GEOTECH FOR PAVEMENT THICKNESS AND LANDSCAPE FOR THICKNESS OF TOPSOIL AND SOD.
3. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT FOR THIS PROJECT FOR PAVEMENT DESIGN AND RECOMMENDATIONS REGARDING EXCAVATION, COMPACTION, EMBANKMENT, AND TOPSOIL REMOVAL AND REPLACEMENT. FINAL PAVEMENT DESIGN TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER FOLLOWING PLACEMENT OF FILLS AND SUBGRADE. CONTRACTOR TO COORDINATE THIS WORK. THE CONSTRUCTION METHODS FOR EXCAVATION/EMBANKMENTS, COMPACTION, AND SUBGRADE PREPARATION SHALL BE IN STRICT CONFORMANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF DISCREPANCIES BETWEEN THE GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS OF THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
4. EXISTING GRADES AND SPOT ELEVATIONS SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM BEST AVAILABLE INFORMATION AND ARE SHOWN TO THE EXTENT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING GRADE CONDITIONS AT THE LIMITS OF CONSTRUCTION AND AT LOCATIONS THAT INTERFACE WITH EXISTING OR PROPOSED BUILDINGS AND NOTIFY THE CIVIL ENGINEER OF ANY DISCREPANCIES THAT CONTRADICT THE CIVIL ENGINEER'S INTENT FOR DRAINAGE PATTERNS, MAXIMUM AND MINIMUM SLOPES, AND PROPOSED ELEVATIONS AS SHOWN ON THE PLAN. THE ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
5. EARTHWORK QUANTITIES ARE RAW NUMBERS AND HAVE NOT BEEN ADJUSTED TO ACCOUNT FOR SHRINK, SWELL, COMPACTION, PAVING, UTILITY SPOILS, BUILDING FOUNDATION/BASEMENT ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EARTHWORK VALUES.
6. CONTRACTOR LAYDOWN / MATERIAL AREA, CONCRETE WASHOUT AREA AND STOCKPILE AREA ARE SHOWN FOR INFORMATION ONLY. FINAL LOCATIONS OF THESE AREAS SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND OWNER'S REPRESENTATIVE. STORM WATER MANAGEMENT IS STRICTLY THE CONTRACTOR'S RESPONSIBILITY AND THE CONTRACTOR MUST ADHERE TO LOCAL AND STATE JURISDICTIONAL CRITERIA.
7. SLOPE OF INLET FLOWLINE OR GRATE TO MATCH STREET GRADE UNLESS INLET IS AT A SUMP LOCATION. ALL DIMENSIONS, CURVE DATA AND LINE DATA ARE AT FLOWLINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO COORDINATE UTILITY SERVICE CONNECTIONS WITH PLUMBING PLANS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCY.
9. NOTICE TO BIDDERS - UNLESS APPROVAL BLOCKS ARE SIGNED AND THE PLANS ARE STAMPED BY A PROFESSIONAL ENGINEER., THESE DOCUMENTS ARE PENDING JURISDICTIONAL APPROVAL AND SUBJECT TO CHANGE.
10. SAW CUTTING OF EXISTING PAVEMENT AND CONCRETE, WHERE REQUIRED, SHALL BE DONE TO A NEAT WORK LINE WITH A CUTTING WHEEL ATTACHED TO A BLADE, OR OTHER METHOD AS APPROVED BY THE ENGINEER.
11. 2N CIVIL, LLC ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
12. THE UTILITIES SHOWN ON THESE PLANS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL CALL THE UTILITY NOTIFICATION CENTER OF COLORADO FOR UTILITY LOCATIONS 2 WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION.
13. EXISTING SITE FEATURES TO BE DEMOLISHED (INCLUDING BUT NOT LIMITED TO BUILDINGS, CONCRETE SLABS, FENCING, TREES) HAVE BEEN OMITTED FROM THIS CONSTRUCTION DRAWING SET FOR CLARITY.
14. ALL STORM SEWER PIPE SHALL BE CLASS 3 REINFORCED CONCRETE PIPE AND UTILIZING WATER TIGHT JOINTS UNLESS OTHERWISE NOTED.
15. ALL AREAS DISTURBED BEYOND CONSTRUCTION LIMITS SHALL BE RESEEDED/MULCHED AT THE CONTRACTOR'S EXPENSE.
16. IF CONSTRUCTING NEW CURB AND GUTTER ADJACENT TO EXISTING ASPHALT PAVEMENT, CONTRACTOR SHALL REVIEW EXISTING PAVEMENT ELEVATIONS AND PROPOSED GRADES FOR CURB AND GUTTER AND NOTIFY ENGINEER IF MAXIMUM OR MINIMUM CROSS SLOPES ON ASPHALT PATCH ARE NOT WITHIN THE LIMITS INDICATED ON THE PLANS.
17. DRY UTILITY DESIGN INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, AND COMMUNICATIONS LINES SHALL BE BY THEIR RESPECTIVE UTILITY PROVIDER AND ARE SHOWN HEREON FOR REFERENCE ONLY.
18. CLIENT AND CONTRACTOR AGREE THAT 2N CIVIL SHALL NOT PAY FOR ANY BACK-CHARGE FROM THE CLIENT, ITS CONTRACTOR, CONSULTANT OR ANY OTHER PERSON UNLESS BEFORE CONSTRUCTION OF THE BACK-CHARGED ITEMS IS STARTED 2N CIVIL (A) WAS PROMPTLY NOTIFIED OF THE POTENTIAL NEED FOR SUCH BACK-CHARGED WORK, (B) WAS INVOLVED IN DETERMINING THE NEED FOR AND SCOPE OF THE BACK-CHARGED WORK, (C) AGREED THE BACK-CHARGED WORK IS THE RESPONSIBILITY OF 2N CIVIL AND (D) AGREED TO THE FEES INVOLVED FOR THE BACK-CHARGED WORK. CLIENT SHALL INDEMNIFY 2N CIVIL FOR ANY BACK-CHARGES ASSESSED TO 2N CIVIL THAT DO NOT MEET THE CONDITIONS SET FORTH IN THIS NOTE.
19. THESE CONSTRUCTION PLANS FOR ANTELOPE CROSSING FILING NO. 1 SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND THE STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL OF THE DOUGLAS COUNTY.

EARTHWORK DISCLAIMER:

2N CIVIL HAS PERFORMED AN EARTHWORK ESTIMATE OF THE SITE UTILIZING AUTOCAD CIVIL 3D SOFTWARE TO ESTIMATE THE AMOUNT OF CUT AND FILL ASSOCIATED WITH THE PROJECT. THE ESTIMATE WAS CONDUCTED TO INFORM THE PROJECT OWNER OF THE PROJECT'S APPROXIMATE EARTHWORK QUANTITIES. ACTUAL EARTHWORK QUANTITIES ARE SUBJECT TO VARIABLES BEYOND 2N CIVIL'S CONTROL. IN ADDITION TO THE FOUNDATIONS, OVER EXCAVATION, THICKNESS OF SLABS OR ROADWAY GRAVEL AND/OR PAVEMENTS, THE AMOUNT/DEPTH OF TOPSOIL ON-SITE, THE IMPORT OF SELECT FILL, AND THE SHRINKAGE OR SWELL POTENTIAL OF THE MATERIAL, THE MEANS AND METHODS OF CONSTRUCTION BECOME SIGNIFICANT FACTORS AFFECTING THE TOTAL AMOUNT OF EARTHWORK NECESSARY FOR THE PROJECT. THIS EARTHWORK ESTIMATE WAS BASED ON THE EXISTING FIELD SURVEY CONTOURS SHOWN AND THE PROPOSED CONTOURS SHOWN ON THE ROAD PLAN AND PROFILES PREPARED BY 2N CIVIL.

2N CIVIL MAKES NO WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE EARTHWORK QUANTITIES SHOWN. AN EARTHWORK CONTRACTOR SHOULD WORK WITH THE OWNER AND GENERAL CONTRACTOR TO PERFORM A CONTRACTUAL EARTHWORK ANALYSIS AND BUDGET AFTER ALL DESIGN AND CONSTRUCTION ISSUES HAVE BEEN IDENTIFIED.

	CUT (CY)	FILL (CY)	DIFFERENCE (CY)
GROSS E.W. QUANTITIES*	10,622	10,834	212 (FILL)

*GROSS E.W. QUANTITIES INDICATES THE MASS VOLUME BETWEEN THE EXISTING AND FINAL GRADES/CONTOURS.

FOLLOWING IMPORT OF CLASS VI GRAVEL ROAD SURFACE MATERIAL, EARTHWORK IS EXPECTED TO BALANCE ON SITE.

TOTAL AREA OF DISTURBANCE = 5.6 ACRES ±

THESE CONSTRUCTION PLANS FOR ANTELOPE CROSSING FILING NO. 1 WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF DOUGLAS COUNTY'S ROADWAY DESIGN AND CONSTRUCTION STANDARDS, STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA, AND THE GRADING, EROSION AND SEDIMENT CONTROL MANUAL.

TODD WEST, P.E.
2N CIVIL, LLC

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THESE CONSTRUCTION DRAWINGS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR DRAINAGE, GRADING, EROSION AND SEDIMENT CONTROL IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

2N CIVIL
303.925.0544
www.2ncivil.com

PREPARED FOR:
DCLA-3, LLC
14205 E DAVIES AVE
CENTENNIAL, CO 80112

Cover Sheet
CONSTRUCTION PLANS
ANTELOPE CROSSING FILING NO. 1
DOUGLAS COUNTY, COLORADO

REVISIONS: BY: DATE:
1.
2.
3.
4.

PROJECT NUMBER: 24001
ISSUED DATE: 2-6-25
DESIGNED BY: TEW
REVIEWED BY: EPT

Cover Sheet

P:\Projects\24\24001\dwg\CD\Cover Sheet.dwg 2/6/2025

CONSTRUCTION PLANS FOR

ANTELOPE CROSSING FILING NO. 1

A PORTION OF THE EAST ONE HALF OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

DOUGLAS COUNTY PROJECT NO. SB2024-066

LEGEND

EXISTING
- SECTION LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY
- ASPHALT
- WIRE FENCE
- GRAVEL
- CULVERT
- 6290 MAJOR CONTOUR
- 6280 MINOR CONTOUR
- EX. SLOPES ≥ 25%
- OE OVERHEAD ELECTRIC
- POWER POLE

PROPOSED
- RIGHT OF WAY
- ROAD CENTERLINE
- EASEMENT
- ASPHALT
- GRAVEL
- FENCE
- CULVERT
- 6285 MAJOR CONTOUR
- 6284 MINOR CONTOUR
- ×62.98 SPOT ELEVATION
- 1.2% FLOW DIRECTION & SLOPE

N

0 100' 200'

SCALE: 1" = 100'

CENTER QUARTER CORNER
SECTION 28, T6S, R65W OF 6TH P.M.
FOUND 2.5" ALUMINUM CAP
STAMPED "PLS 6935"

OWNER: DCLA-3, LLC
PID: 2235-280-00-026
ZONING: A-1
(NOT A PART)

OWNER: DCLA-3, LLC
PID: 2235-281-00-001
ZONING: A-1
(NOT A PART)

OWNER: DCLA-3, LLC
PID: 2235-280-00-025
ZONING: A-1
(NOT A PART)

OWNER: JESUS & MARIA RAMIERZ
PID: 2235-280-01-004
ZONING: LRR
REC. 1984324478
(NOT A PART)

OWNER: JAMES P. BLAKLEY
PID: 2235-280-00-020
ZONING: A-1
REC. 1998107726
(NOT A PART)

OWNER: SUPER G PROPERTIES LLC
PID: 2235-280-00-008
ZONING: A-1
REC. 20190018412
(NOT A PART)

DELBERT ROAD (60' R.O.W.)

MEADOW STATION RD

Douglas County
Elbert County

△=90°14'31"
R=375.00'
L=590.63'
ChB=S45°01'14"E
ChL=531.45'

△=34°47'26"
R=220.00'
L=133.59'
ChB=S72°42'16"W
ChL=131.54'

△=34°32'57"
R=530.00'
L=319.59'
ChB=N72°35'02"E
ChL=314.77'

R=30.0'

DRAINAGE EASEMENT
(TO BE DEDICATED
BY SEPARATE
INSTRUMENT)

AASHTO
INTERSECTION
SIGHT DISTANCE
TRIANGLE
DESIGN SPEED
=45 MPH

24' WIDE GRAVEL ROAD
PER DOUGLAS COUNTY
RURAL LOCAL TYPE IV
TEMPLATE SP. 11

INSTALL 30"X30"
STOP SIGN R1-1
PER DOUGLAS COUNTY
DETAILS SS-4 & SS-8

60'
ACCESS, DRAINAGE
& UTILITY EASEMENT
(TO BE DEDICATED
BY SEPARATE INSTRUMENT)

TURNAROUND
PER ROADWAY DESIGN
& TECHNICAL CRITERIA
SECTION 4.3.1

DRIVEWAY
TURNAROUND
PER ROADWAY DESIGN
& TECHNICAL CRITERIA
SECTION 4.3.1

R=20.0'

DRIVEWAY
SERVING LOTS 2, 3 & 4

CUL-DE-SAC
(L=1,070' LF)

60'
ACCESS, DRAINAGE & UTILITY EASEMENT
(TO BE DEDICATED
BY SEPARATE INSTRUMENT)

S 55°16'34" W, 1295.17'

1408.17'

LOT 1
11.56 ac ±

LOT 2
10.29 ac ±

LOT 3
10.05 ac ±

LOT 4
10.72 ac ±

S 89°51'31" W, 722.70'

S 74°02'52" E, 774.17'

S 89°38'54" E, 388.43'

S 89°39'57" E, 903.99'

S 89°39'57" E, 1322.37'

BASIS OF BEARINGS

S 00°06'02" W, 1072.53'

S 00°09'25" E, 701.14'

N 36°53'40" W, 470.43'

N 00°05'59" E, 642.22'

N 00°10'54" E, 560.87'

N 00°06'00" E, 330.00'

246.57'

416.14'

626.30'

696.07'

240.87'

320.00'

100.00'

60.00'

24.0'

10' U.E.

5'

60' ROW

FOUND 5/8" REBAR
WITH NO CAP

P.O.B.
S.W. CORNER
NW 1/4 OF SE 1/4
SECTION 28, T6S, R65W OF 6TH P.M.
FOUND 2.5" ALUMINUM CAP
STAMPED "PLS 38231"

SE CORNER
NW 1/4 OF SE 1/4
SECTION 28, T6S, R65W OF 6TH P.M.
FOUND 2.5" ALUMINUM CAP
STAMPED "PLS 30127"

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DATE

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PREPARED FOR:
DCLA-3, LLC
14205 E DAVIES AVE
CENTENNIAL, CO 80112

Site Plan
CONSTRUCTION PLANS
ANTELOPE CROSSING FILING NO. 1
DOUGLAS COUNTY, COLORADO

BY: DATE:

REVISIONS:
1.
2.
3.
4.

PROJECT NUMBER: 24001
ISSUED DATE: 2-6-25
DESIGNED BY: TEW
REVIEWED BY: EPT

Site Plan

2

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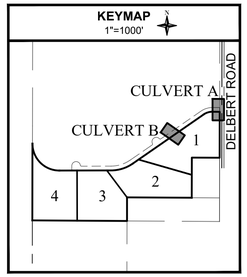
CONSTRUCTION PLANS FOR

ANTELOPE CROSSING FILING NO. 1

A PORTION OF THE EAST ONE HALF OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

DOUGLAS COUNTY PROJECT NO. SB2024-066

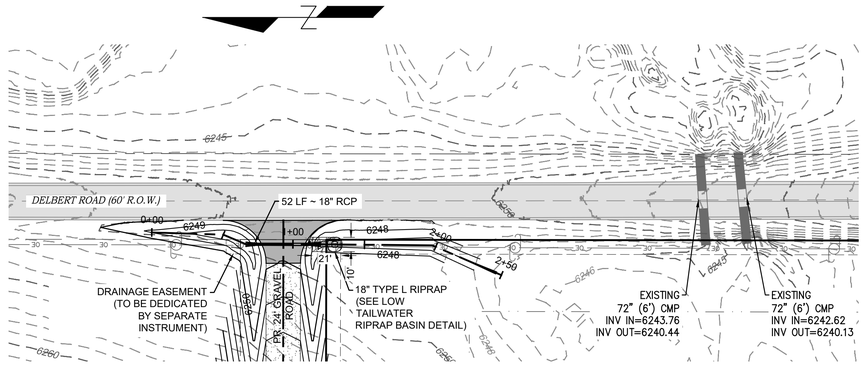


0 50' 100'
SCALE: 1" = 50'

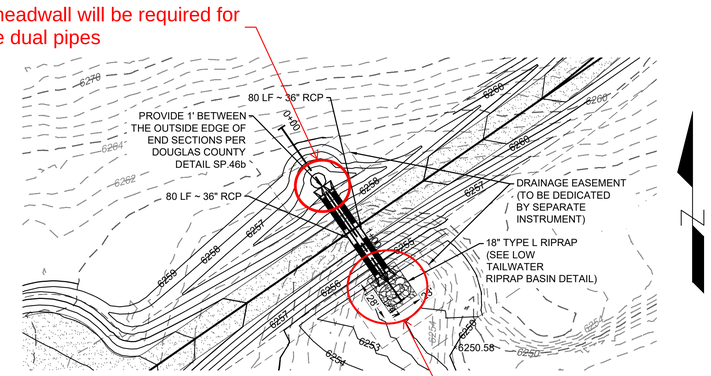
LEGEND

EXISTING
- SECTION LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY
- ASPHALT
- WIRE FENCE
- GRAVEL
- CULVERT
- 6280 MAJOR CONTOUR
- 6283 MINOR CONTOUR
- EX. SLOPES > 25%
- OE OVERHEAD ELECTRIC
- POWER POLE

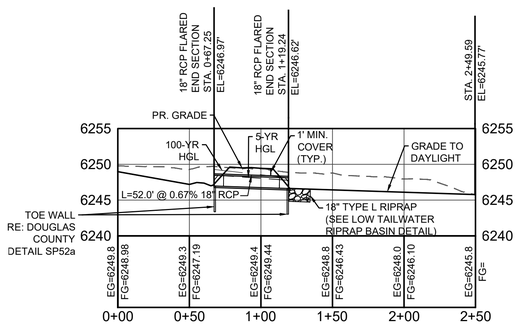
PROPOSED
- RIGHT OF WAY
- ROAD CENTERLINE
- EASEMENT
- ASPHALT
- GRAVEL
- FENCE
- CULVERT
- 6285 MAJOR CONTOUR
- 6284 MINOR CONTOUR
- 6282.98 SPOT ELEVATION
- 1.2% FLOW DIRECTION & SLOPE



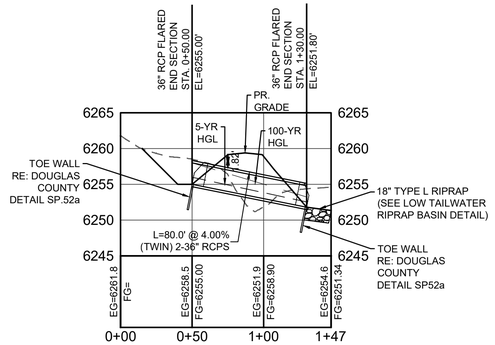
a headwall will be required for the dual pipes



the size of the low tailwater basin will need to be based on a 60-in. culvert



Culvert A PROFILE
SCALE: (H) 1" = 50' (V) 1" = 10'
START STA: 0+00.00, END STA: 2+49.92



Culvert B PROFILE
SCALE: (H) 1" = 50' (V) 1" = 10'
START STA: 0+00.00, END STA: 1+47.11

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PREPARED FOR:
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14205 E DAVIES AVE
CENTENNIAL, CO 80112

Culvert Plan & Profiles
CONSTRUCTION PLANS
ANTELOPE CROSSING FILING NO. 1
DOUGLAS COUNTY, COLORADO

BY: DATE:

REVISIONS:
1.
2.
3.
4.

PROJECT NUMBER: 24001
ISSUED DATE: 2-6-25
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REVIEWED BY: EPT

Culvert Plan & Profiles

6

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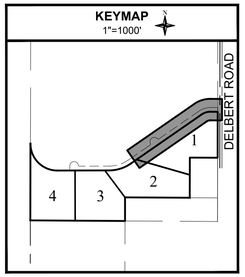
CONSTRUCTION PLANS FOR

ANTELOPE CROSSING FILING NO. 1

A PORTION OF THE EAST ONE HALF OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

DOUGLAS COUNTY PROJECT NO. SB2024-066



0 50' 100'
SCALE: 1" = 50'

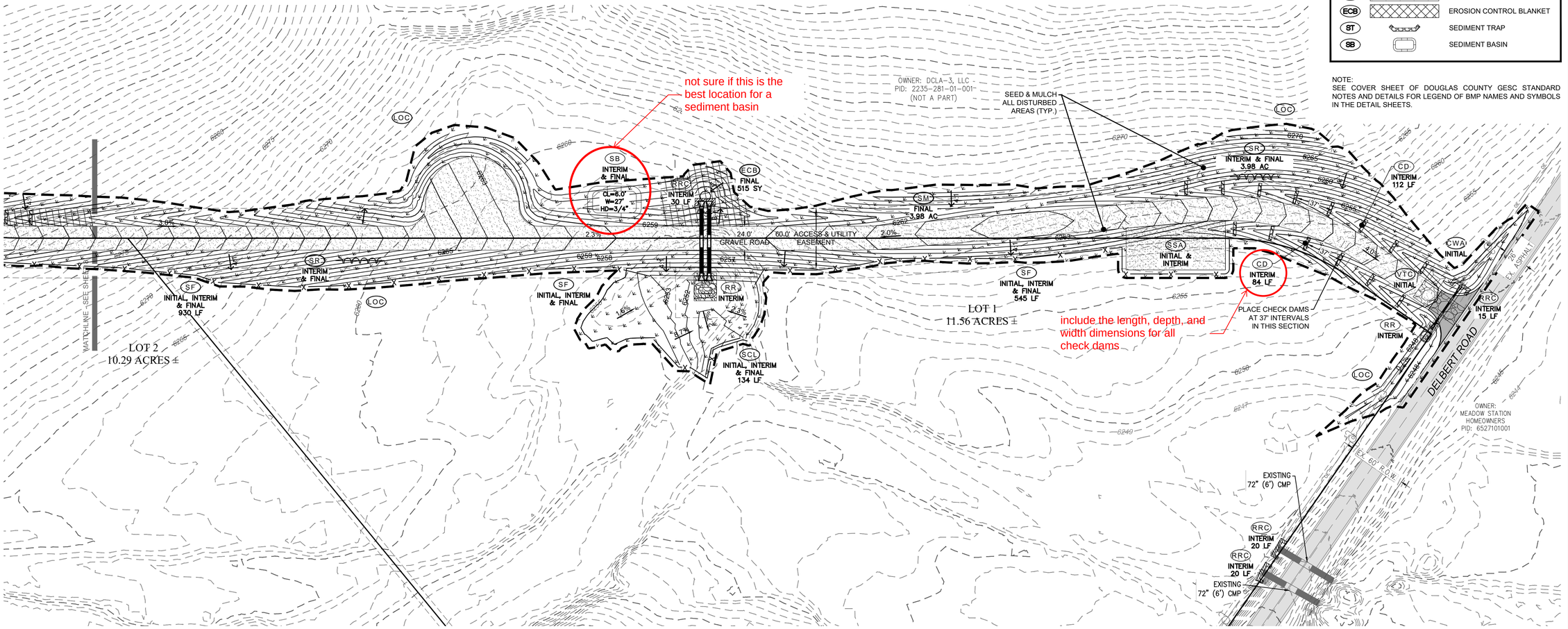
LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED GRAVEL
- EXISTING FENCE
- 5279 EXISTING MINOR CONTOUR
- 5280 EXISTING MAJOR CONTOUR
- 5279 PROPOSED MINOR CONTOUR
- 5280 PROPOSED MAJOR CONTOUR
- 1.2% DIRECTION OF FLOW & GRADIENT
- LOC LIMITS OF CONSTRUCTION
- SF / SCL SILT FENCE OR SEDIMENT CONTROL LOG
- DD DIVERSION DITCH
- VTC VEHICLE TRACKING CONTROL
- SSA STABILIZED STAGING AREA
- RR RIPRAP
- RRC REINFORCED ROCK BERM CULVERT PROTECTION
- SM SEEDING AND MULCHING
- ECB EROSION CONTROL BLANKET
- ST SEDIMENT TRAP
- SB SEDIMENT BASIN

EARTHWORK SUMMARY:
CUT: 10,622 CY
FILL: 10,834 CY
NET: 212 CY (FILL)

FOLLOWING IMPORT OF CLASS VI GRAVEL ROAD SURFACE MATERIAL, EARTHWORK IS EXPECTED TO BALANCE ON SITE.

NOTE:
SEE COVER SHEET OF DOUGLAS COUNTY GESC STANDARD NOTES AND DETAILS FOR LEGEND OF BMP NAMES AND SYMBOLS IN THE DETAIL SHEETS.



BENCHMARK

ELEVATIONS ARE BASED ON A PROCESSED OPUS SOLUTION AND REPRESENT NAVD88 ELEVATIONS. A SITE BENCHMARK WILL BE A 5/8" REBAR WITH PLASTIC CAP LS #38151 BEING AT THE NORTHWEST CORNER OF THE INTERSECTION OF DELBERT ROAD AND BUCKSKIN ROAD HAVING AN ELEVATION OF 6289.75'.

BASIS OF BEARINGS

CONSIDERING THE SOUTH LINE OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28 TO HAVE AN ASSUMED BEARING OF S89°39'57"E.

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PREPARED FOR:
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CENTENNIAL, CO 80112

Grading, Erosion, and Sediment Control Plan
CONSTRUCTION PLANS
ANTELOPE CROSSING FILING NO. 1
DOUGLAS COUNTY, COLORADO

REVISIONS: DATE: BY:
1.
2.
3.
4.

PROJECT NUMBER: 24001
ISSUED DATE: 2-6-25
DESIGNED BY: TEW
REVIEWED BY: EPT

Grading, Erosion, and Sediment Control Plan

7

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CONSTRUCTION PLANS FOR

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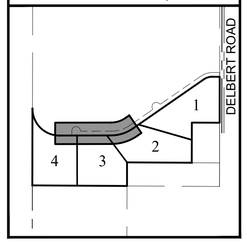
COUNTY OF DOUGLAS, STATE OF COLORADO

DOUGLAS COUNTY PROJECT NO. SB2024-066

KEYMAP
1"=1000'



N

0 50' 100'
SCALE: 1" = 50'

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED GRAVEL
- EXISTING FENCE
- 5279 EXISTING MINOR CONTOUR
- 5280 EXISTING MAJOR CONTOUR
- 5279 PROPOSED MINOR CONTOUR
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- 1.2% DIRECTION OF FLOW & GRADIENT
- LOC LIMITS OF CONSTRUCTION
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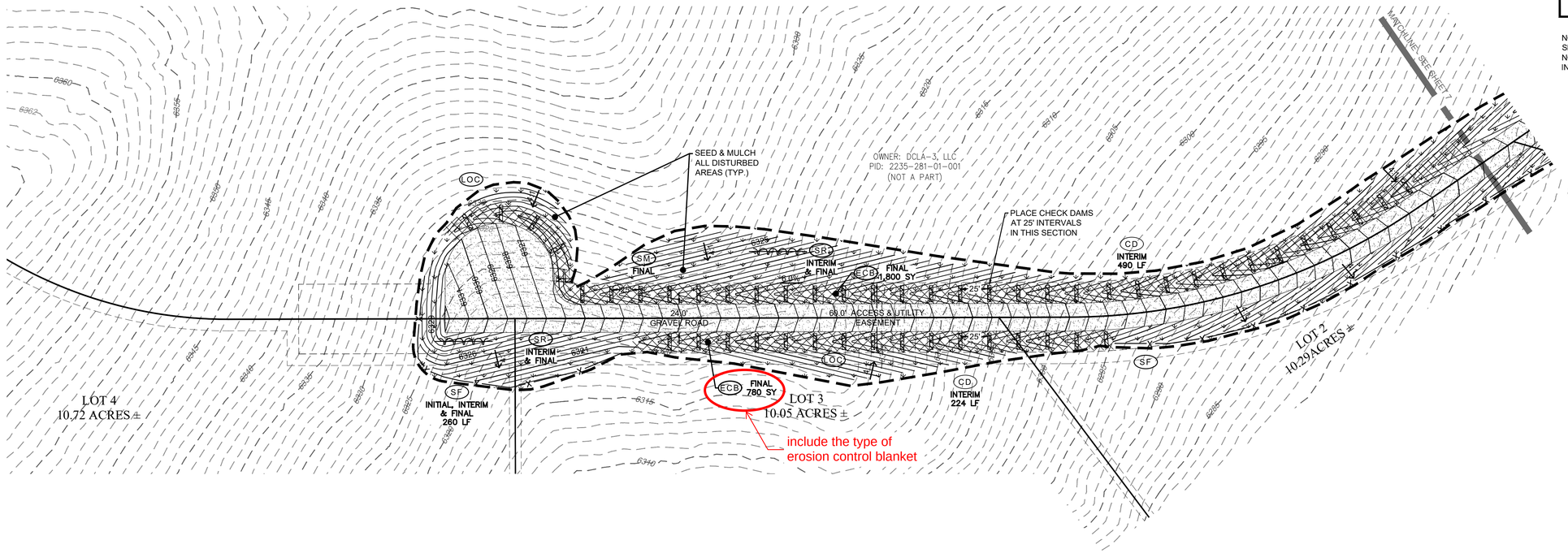

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Grading, Erosion, and Sediment Control Plan

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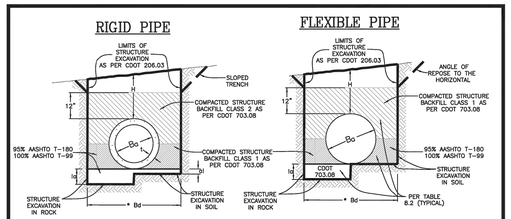


MAXIMUM HEIGHT OF FILL OVER TOP OF PIPE IN FEET

REINFORCED CONCRETE

Ba In.	Min Bd In.	.01 INCH CRACK 0-LOAD 1350	2000	3000
		PIPE CLASS ** II	V	V
18	35	19	28	43
24	42	18	28	42
30	50	18	28	42
36	59	18	27	41
42	68	18	27	41
48	76	18	27	41
54	89	17	26	40
60	96	17	26	40
66	108	17	26	40
72	117	17	26	40
78	125	17	26	40
84	135	17	26	40
90	154	17	26	40
96	163	17	26	40
108	173	17	26	40
120	191	17	26	40
132	208	17	26	40
144	224	17	26	40

** Based on Bd=1.33(Ba+2). Wall thickness can vary between manufacturers.

STEEL – 2 2/3" x 1/2" CORRUGATIONS

Ba In.	Bd Ft.	H ABOVE TOP OF PIPE IN FEET 1-15	16-20	21-25	26-30	31-35	36-40
		THICKNESS IN INCHES					
18-48	4-7	.064	.064	.064	.064	.064	.064
54	7.50	.079	.079	.079	.079	.079	.079
60	8.00	.079	.079	.079	.079	.109	.109
66	8.50	.079	.079	.109	.109	.138	.138
72	9.00	.079	.109	.109	.138	.168	.168
78	9.50	.109	.138	.138	.168		
84	10.00	.109	.138	.168			

LEGEND

H = Height of fill over top of pipe
Ba = Inside diameter (I.D.) of pipe
* Bd = Trench Width
t = Wall thickness of pipe
CLSM = Controlled Low Strength Material
c = Loose granular bedding, as follows:
c=4" for RCP Culvert in Soil.
c=2" for RCP Culvert in Soil.
c=12" for Culvert in Rock.
* TRENCH WIDTH
RCP: Bd = Min. of 1.33(Ba+2), or (Ba+2)+12" (Per AASHTO Section 17)
CSP: Bd = Min. of Ba+4 (Per AASHTO Section 12)
† Bedding material for SOIL shall be Structural Backfill Class 1 or 2.
‡ Bedding material for ROCK shall be Structural Backfill Class 1.

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS APPLICABLE TO THE PROJECT.
2. ALL TRENCH INSTALLATIONS SHALL BE IN ACCORDANCE WITH OSHA AND COLORADO DEPARTMENT OF TRANSPORTATION REGULATIONS.
3. THE USE OF NON-REINFORCED CONCRETE PIPE WILL NOT BE ALLOWED IN DOUGLAS COUNTY.

RCP DESIGN CRITERIA

Safety Factor = Per ASTM C76
Soil Weight = 120 lb. per cu. ft.
Bedding = Type 2

CSP DESIGN CRITERIA

(3"x1" CORRUGATIONS: 60 TO 84 Pipe shall be .064" thick (16 gauge) to H=40 ft.)

Soil Weight = 120 lb. per cu. ft.
Safety Factor for Seam Strength = 2.00
Buckling Stress Level = 1/2 Yield Strength
Load Factor (Backfill) = 95% Standard Density, AASHTO-T 99 (K=0.86)

ALL UTILITY REPAIRS MUST BE BACKFILLED WITH CLSM. SEE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS MANUAL FOR SPECIFIC DETAILS.

NOTE: All trenching shall comply with all State, Federal and O.S.H.A. safety requirements. It will be the responsibility of the Contractor to meet all safety requirements.

TO BE USED IN OPEN FIELDS OR PRIOR TO PAVING ROADS

APPROVED BY DOUGLAS COUNTY *Janet Herman* JANET HERMAN, P.E. DIRECTOR OF PUBLIC WORKS ENGINEERING DATE 06/18/2021	**PIPE INSTALLATION IN TRENCH** DOUGLAS COUNTY COLORADO	Issued: 05/2013 Revised: 05/2021 Drawing No. **SP.46a**

NOTES:

1. This trench backfill detail specifies requirements in addition to those specified in the latest edition of the Colorado Department of Transportation's Standard Specifications for Road and Bridge Construction.
2. A construction traffic control plan shall be submitted to and approved by Douglas County prior to issuance of construction permits in the County right-of-way.
3. Trench shall be braced or shored as necessary for the safety of the workers and protection of other utilities or structures in accordance with applicable local, state and federal safety regulations.
4. The trench width shall be confined to those minimum dimensions, which will permit proper installation and acceptable pipe loading, as established by current local, state and federal Safety regulations.
5. Backfill compaction requirements: Minimum density will be determined in accordance with AASHTO T 99 or T 180 as defined by CDOT Standard Specifications Section 203.07 and CDOT 703.03. Except for CLSM.
6. Pavement edges shall be saw-cut. Edges shall be tack coated prior to patching.
7. All storm sewers shall be constructed so that a minimum cover is maintained to withstand AASHTO HS-20 loading on the pipe. The minimum cover to withstand live loading depends upon the pipe size, type and class, and soil bedding condition, but shall be not less than 1-foot at any point along the pipe. Other factors that affect the depth of the pipe are hydraulic grade line elevations, inlet depths, adjacent utilities or utility crossings, including water and sewer services lines along residential streets, and connections to existing storm sewer systems. The roadway subgrade, which supports the pavement section is typically plowed to a certain depth, moisture treated and compacted prior to the placement of the sub-base, base course, and surfacing. There are also instances where the subgrade material must be excavated and replaced or treated to a certain depth to mitigate swelling soils. These efforts can impact the storm sewer system if it has not been designed with adequate depth. The design engineer shall use the best information available, including pavement design or soils reports (if available) to ensure that storm sewer pipes have adequate depth.
8. Changes in design criteria will require compensating change in pipe design.
9. When pipe sewer is to be extended or replaced with pipe of different material, the connections shall conform to the detail shown on plans or be approved through Douglas County Engineering.
10. When two or more conduits are laid side-by-side, they shall be placed so that they are ½ outside diameter, or ½ outside span, or 3' apart, whichever is less. However, if end sections are used, the minimum spacing shall be 1' between the outside edge of end sections.
11. TRENCH INSTALLATION (per OSHA Standards):
    a. Trenches over 5 feet in depth shall be either shored or the trench walls shall be sloped no steeper than 3:1 to the angle of repose. If sloped, the bottom of the slope shall be a minimum of 1 foot above the top of the pipe.
    b. Shoring will be required when the bottom of the slope is more than 3 feet above the bottom of the trench.
    c. All sheeting or shoring to be removed.
12. CLSM may be used in place of Structural Backfill.
13. CLSM shall not exceed a strength over 100 p.s.i.

REFERENCE: Douglas County Drainage Manual and Colorado Department of Transportation "M" Standards.

TO BE USED IN OPEN FIELDS OR PRIOR TO PAVING ROADS

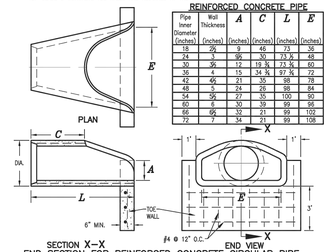
APPROVED BY DOUGLAS COUNTY *Janet Herman* JANET HERMAN, P.E. DIRECTOR OF PUBLIC WORKS ENGINEERING DATE 06/18/2021	**PIPE INSTALLATION IN TRENCH NOTES** DOUGLAS COUNTY COLORADO	Issued: 05/2013 Revised: 05/2021 Drawing No. **SP.46b**

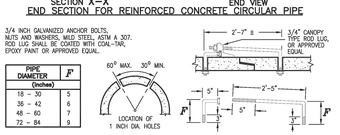
GENERAL NOTES

1. DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURER'S VARIATIONS.
2. CONCRETE END SECTIONS SHALL BE FURNISHED WITH TONGUE OR GROOVE AS REQUIRED.
3. DESIGN LENGTH OF CULVERT OR SIDE DRAIN IS BASED ON LENGTH OF END SECTION SHOWN IN TABLE. ANY ADDITIONAL PIPE REQUIRED TO PROVIDE THE DESIGN LENGTH SHALL BE FURNISHED BY AND AT THE EXPENSE OF THE CONTRACTOR.
4. INSIDE CONFIGURATION AND JOINT OF CONCRETE END SECTION END PIPE SHALL MATCH.
5. END SECTIONS FOR CMP ARCH CULVERT SHALL MATCH THE DIMENSIONS OF THE CULVERT SHOWN ON THE PLANS.
6. GALVANIZED TOE PLATE AS SHOWN, WILL BE REQUIRED ON END SECTIONS FOR CORRUGATED STEEL PIPE AND SHALL BE THE SAME THICKNESS AS END SECTIONS. TOE PLATE SHALL BE FIELD-BOLTED TO END SECTION WITH ⅜" GALVANIZED BOLTS, NUTS AND WASHERS.
7. GALVANIZED STEEL SHALL BE IN CONFORMANCE WITH AASHTO M 111, M 218 OR M 232.
8. FOR TYPE SD END SECTIONS, BARS SHALL BE FABRICATED FROM NPS-3 GALVANIZED STEEL SCHEDULE 40 PIPE WHICH SHALL BE IN CONFORMANCE WITH ASTM A 53.
9. FOR A TYPE SD END SECTION, THE INSTALLATION OF ALTERNATIVE 1 OR ALTERNATIVE 2 END SECTION SHALL BE THE CONTRACTOR'S OPTION.
10. CONCRETE PIPE JOINT FASTENERS SHALL BE INSTALLED AT THE FLARED END SECTION AND LAST TWO PIPE JOINTS OF ALL RCP OUTFALLS.
11. CONNECTIONS OF METAL END SECTIONS TO PLASTIC PIPE SHALL BE APPROVED BY THE ENGINEER.
12. CLASS D CONCRETE TOE WALLS ARE REQUIRED AT THE ENDS OF ALL FLARED END SECTIONS.

REINFORCED CONCRETE PIPE

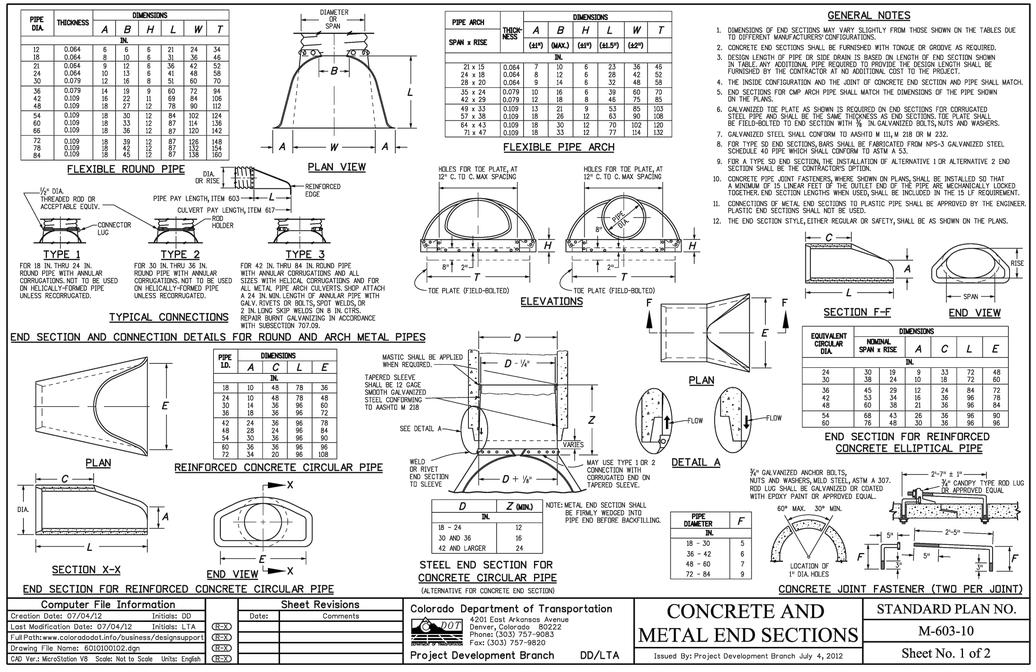
Pipe Diameter (Inches)	Wall Thickness (Inches)	A (Inches)	C (Inches)	L (Inches)	E (Inches)
18	2½	9	46	73	36
24	3	9½	30	73 ¾	48
30	3½	12	19 ¾	73 ¾	60
36	4	15	34 ¾	97 ¾	72
42	4½	21	35	98	78
48	5	24	26	98	84
54	5½	27	35	100	90
60	6	30	19	99	96
66	6½	32	21	99	102
72	7	34	21	99	108





CONCRETE JOINT FASTENER (TWO PER JOINT)

REFERENCE:		
CDOT M & S STANDARDS M-603-10	**CONCRETE OR METAL END SECTIONS** DOUGLAS COUNTY COLORADO	Issued: 05/2013 Revised: 09/2017 Drawing No. **SP.52a**

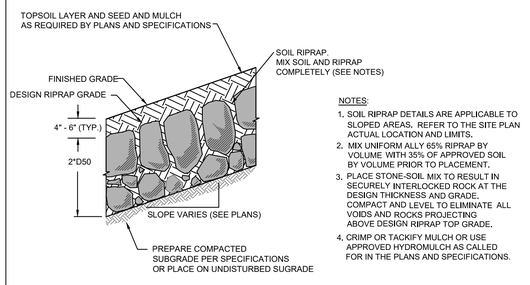


GENERAL NOTES

1. DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURERS' CONFIGURATIONS.
2. CONCRETE END SECTIONS SHALL BE FURNISHED WITH TONGUE OR GROOVE AS REQUIRED.
3. DESIGN LENGTH OF PIPE OR SIDE DRAIN IS BASED ON LENGTH OF END SECTION SHOWN IN TABLE. ANY ADDITIONAL PIPE REQUIRED TO PROVIDE THE DESIGN LENGTH SHALL BE FURNISHED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
4. THE INSIDE CONFIGURATION AND THE JOINT OF CONCRETE END SECTION AND PIPE SHALL MATCH.
5. END SECTIONS FOR CMP ARCH PIPE SHALL MATCH THE DIMENSIONS OF THE PIPE SHOWN ON THE PLANS.
6. GALVANIZED TOE PLATE AS SHOWN IS REQUIRED ON END SECTIONS FOR CORRUGATED STEEL PIPE AND SHALL BE THE SAME THICKNESS AS END SECTIONS. TOE PLATE SHALL BE FIELD-BOLTED TO END SECTION WITH ⅜" DIA. GALVANIZED BOLTS, NUTS AND WASHERS.
7. GALVANIZED STEEL SHALL CONFORM TO AASHTO M 111, M 218 OR M 232.
8. FOR TYPE SD END SECTIONS, BARS SHALL BE FABRICATED FROM NPS-3 GALVANIZED STEEL SCHEDULE 40 PIPE WHICH SHALL CONFORM TO ASTM A 53.
9. FOR A TYPE SD END SECTION, THE INSTALLATION OF ALTERNATIVE 1 OR ALTERNATIVE 2 END SECTION SHALL BE THE CONTRACTOR'S OPTION.
10. CONCRETE PIPE JOINT FASTENERS, WHERE SHOWN ON PLANS, SHALL BE INSTALLED SO THAT A MINIMUM OF 15 LINEAR FEET OF THE OUTLET END OF THE PIPE ARE MECHANICALLY LOCKED TOGETHER. END SECTION LENGTHS WHEN USED, SHALL BE INCLUDED IN THE 15 LF REQUIREMENT.
11. CONNECTIONS OF METAL END SECTIONS TO PLASTIC PIPE SHALL BE APPROVED BY THE ENGINEER. PLASTIC END SECTIONS SHALL NOT BE USED.
12. THE END SECTION STYLE, EITHER REGULAR OR SAFETY, SHALL BE AS SHOWN ON THE PLANS.

Computer File Information		Sheet Revisions	
Creation Date: 07/04/12 Initials: DD		Date:	Comments
Last Modification Date: 07/04/12 Initials: LTA			
Full Path: www.coloradodot.info/business/designsupport			
Drawing File Name: 6010100102.dgn			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			

Colorado Department of Transportation 4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820 Project Development Branch DD/LTA	CONCRETE AND METAL END SECTIONS Issued By: Project Development Branch July 4, 2012	STANDARD PLAN NO. M-603-10 Sheet No. 1 of 2



NOTES:

1. SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS. REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
2. MIX UNIFORM ALLY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
3. PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE.
4. CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.

TYPICAL SECTION - SOIL RIPRAP WITH MULCH

the construction plans will need to clarify that the twin 36-in. culverts will need to use the 60-in. table for the low tailwater design

2N CIVIL
303.925.0544
www.2ncivil.com

PREPARED FOR:
DCLA-3, LLC
14205 E DAVIES AVE
CENTENNIAL, CO 80112

Storm Details
CONSTRUCTION PLANS
ANTELOPE CROSSING FILING NO. 1
DOUGLAS COUNTY, COLORADO

PROJECT NUMBER:	24001	BY:	DATE:
ISSUED DATE:	2-6-25	REVISIONS:	
DESIGNED BY:	TEW	1.	
REVIEWED BY:	EPT	2.	
		3.	
		4.	

Storm Details

I:\Projects\24\24001\dwg\CD\Details.dwg 2/6/2025

CORE Electric Referral Comments

ANTELOPE CROSSING

A PORTION OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
42.61 ACRES 4 RESIDENTIAL LOTS SB 2024-066

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF ANTELOPE CROSSING. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, CO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES.

OWNER CERTIFICATE

OWNER: DCLA-3, LLC

_____AS_____OF_____, A _____ LIMITED LIABILITY COMPANY
PRINT NAME (MANAGER/MEMBER) COMPANY STATE

STATE OF_____)
) SS
COUNTY OF_____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20___ BY _____ .
(NAME)

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

BENEFICIARY OF DEED OF TRUST

FIRST WESTERN TRUST BANK

BY: _____
TITLE: _____

STATE OF_____)
) SS
COUNTY OF_____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ , 20___ BY _____
AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

LEGAL DESCRIPTION

A PARCEL OF PROPERTY LOCATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, AND CONSIDERING THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28 TO BEAR N00°06'02"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S89°39'57"E ALONG SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 1322.37 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, AND THE SOUTHWEST CORNER OF A PARCEL OF PROPERTY AS DESCRIBED IN RECEPTION NO. 2019018412 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG SAID RECEPTION NO. 2019018412 THE FOLLOWING TWO (2) COURSES;

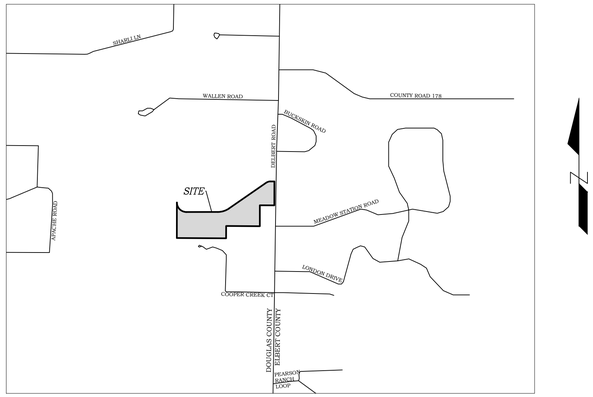
1. N00°06'00"E A DISTANCE OF 330.00 FEET;
2. S89°39'57"E A DISTANCE OF 903.99 FEET, TO THE SOUTHWEST CORNER OF A PARCEL OF PROPERTY AS DESCRIBED IN RECEPTION NO. 1998107726;

THENCE ALONG THE WEST AND NORTH LINE OF SAID RECEPTION NO. 1998107726 THE FOLLOWING TWO (2) COURSES;

1. N00°05'42"E A DISTANCE OF 560.87 FEET;
2. S89°38'54"E A DISTANCE OF 388.43 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF DELBERT ROAD AND A POINT 30.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE N00°05'59"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 642.22 FEET;

THENCE N89°54'01"W A DISTANCE OF 100.00 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 34°47'26", AND AN ARC LENGTH OF 133.59 FEET WHOSE CHORD BEARS S72°42'16" W A DISTANCE OF 131.54 FEET;
THENCE S55°18'34"W A DISTANCE OF 1205.17 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 34°32'57" AND AN ARC LENGTH OF 319.59 FEET WHOSE CHORD BEARS S72°35'02"W A DISTANCE OF 314.77 FEET;
THENCE S89°51'31"W A DISTANCE OF 722.70 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO RIGHT HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 90°14'31", AND AN ARC LENGTH OF 590.63 FEET, WHOSE CHORD BEARS N45°01'14"W A DISTANCE OF 531.45 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S00°06'02"W ALONG SAID WEST LINE A DISTANCE OF 1072.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.61 ACRES MORE OR LESS



VICINITY MAP
SCALE: 1" = 2000'

PLAT NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY, ACCESSORIES, OR LEGAL LAND-BOUND MONUMENT COMMITS O CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THE LINEAL UNITS USED IN THIS DRAWING ARE U.S. SURVEY FEET.
4. BASIS OF BEARING, CONSIDERING THE SOUTH LINE OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28 TO HAVE AN ASSUMED BEARING OF SOUTH 89°39'57" EAST AND MONUMENTED AS SHOWN HEREON.
5. THIS SURVEY WAS PERFORMED IN THE FIELD ON NOVEMBER 14, 2024.
6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ENCOMPASS SERVICES, LLC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, ENCOMPASS SERVICES, LLC RELIED UPON TITLE COMMITMENT NO. HS0831041, WITH AN EFFECTIVE DATE OF APRIL 16, 2024 AT 8:00 A.M. AS PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.
7. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP PANEL 080035C0210F WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1 % ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND ZONE "A" NO BASE FLOOD ELEVATIONS DETERMINED.
8. AS SHOWN HEREON, ALL EXTERIOR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY EASEMENT. ALL INTERIOR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY EASEMENT UNLESS OTHERWISE NOTED.
9. DURING CONSTRUCTION ACTIVITY WITHIN THE DEVELOPMENT, THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL TAKE ALL REASONABLE CARE TO WATCH FOR HISTORIC RESOURCES, PALEONTOLOGICAL RESOURCES, AND OTHER CULTURAL HISTORY RESOURCES AND SHALL IMMEDIATELY NOTIFY DOUGLAS COUNTY IN THE EVENT OF SUCH DISCOVERY.
10. UTILITY EASEMENTS AS SHOWN HEREON WILL NOT BE ALLOWED TO BE ENCROACHED UPON BY BUILDINGS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, ACCESSORY STRUCTURES, MONUMENTS, RETAINING WALLS AND THEIR COMPONENTS.
11. EACH LOT IS SUBJECT TO RESTRICTIONS, COVENANTS, AND MAINTENANCE AGREEMENT BY SEPARATE DOCUMENT - RECORDED BY SEPARATE INSTRUMENT.
12. EACH LOT WILL TAKE ACCESS FROM ANYWHERE ALONG THE LOT'S FRONTAGE TO THE 60' ACCESS AND UTILITY EASEMENT.
13. THE 60' ACCESS & UTILITY EASEMENT SHALL BE OWNED AND MAINTAINED BY THE ANTELOPE CROSSING HOA, IT SUCCESSORS AND ASSIGNS AS A PRIVATE EASEMENT FOR THE BENEFIT OF ANTELOPE CROSSING LOT OWNERS.

SHEET 1 - COVER SHEET

SHEET 2 - BOUNDARY

BOARD OF COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, CO, ON THE _____DAY OF _____, 20 ____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF UTILITY EASEMENTS ARE ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

_____
CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

SURVEYORS CERTIFICATE:

I, ELIJAH FRANE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 14, 2024, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2025.

_____
ELIJAH FRANE, COLORADO PLS 38376
FOR AND ON BEHALF OF
ENCOMPASS SERVICES, LLC

TITLE VERIFICATION

WE, _____ ,DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE IS TO SUCH LAND IS IN THE DEDICATOR(S), FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES:

BY: _____
NAME: DATE

TITLE: _____

STATE OF_____)
) SS
COUNTY OF_____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ , 20___ BY _____AS _____ .

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

PLANNING COMMISSION

THIS MINOR DEVELOPMENT FINAL PLAT (SB2024-066) WAS REVIEWED BY THE PLANNING COMMISSION ON _____.

_____ _____
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION DATE

CLERK AND RECORDER CERTIFICATE

STATE OF_____)
) SS
COUNTY OF_____)

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

_____
DOUGLAS COUNTY CLERK AND RECORDER

CLIENT:	DCLA-3, LLC FRANCIS GAY 14205 E. DAVIES AVE., CENTENNIAL, CO 80112	
ENGINEER:	2N CIVIL 6 INVERNESS CT. E SUITE 125 ENGLEWOOD, CO 80112	
REVISIONS:		
NO.	DATE	DESCRIPTION
1	01/29/25	1st COUNTY COMMENTS

encompass
Providing Solutions

2750 S. WADSWORTH BLVD, SUITE C-202
DENVER, COLORADO 80227
303-955-6080
WWW.ENCOMPASSSERVICES.COM

DRAWN BY: MBB	PROJECT NO. 65467	SCALE: 1" = 100'
CHECKED BY: ERF	PREPARATION DATE: 11/14/2024	
FIELD WORK COMPLETED: 2/21/2024	SHEET 1 OF 2	

ANTELOPE CROSSING FILING NO. 1

A PORTION OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
42.61 ACRES ± 4 RESIDENTIAL LOTS SB 2024-066

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°54'01"W	100.00'
L2	S55°18'34"W	311.47'
L3	S55°18'34"W	322.76'
L4	S55°18'34"W	387.18'
L5	S89°51'31"W	429.33'
L6	S89°51'31"W	113.26'
L7	S00°08'29"E	60.00'
L8	S89°51'31"W	662.18'
L9	S55°18'34"W	829.52'
L10	S55°18'34"W	311.47'
L11	N89°54'01"W	100.00'
L12	S00°05'59"W	60.00'

EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	194.45'	280.00'	039°47'26"	S70°12'16"W	190.57'
C2	41.02'	470.00'	005°00'00"	N52°48'34"E	41.00'
C3	198.51'	60.00'	189°33'37"	S55°18'34"W	119.58'
C4	301.50'	500.00'	034°32'57"	N72°35'02"E	296.95'
C5	198.51'	60.00'	189°33'37"	S89°51'31"W	119.58'
C6	337.68'	560.00'	034°32'57"	N72°35'02"E	332.59'
C7	46.25'	530.00'	005°00'00"	N52°48'34"E	46.24'
C8	152.78'	220.00'	039°47'26"	S70°12'16"W	149.73'

CHANGE FRONT LOT UE TO 15-FOOT WIDE

CHANGE TO 30-FOOT UE ALONG DELBERT ROAD

N

0 100 200 300
SCALE: 1" = 100'

CENTER QUARTER CORNER
SECTION 28, T6S, R65W OF 6TH P.M.
FOUND 2.5" ALUMINUM CAP
STAMPED "PLS 6935"

S0°06'02"W 247.77'

OWNER: DCLA-3, LLC
PID: 2235-280-00-026
ZONING: A-1
(NOT A PART)

L=590.63'
R=375.00'
Δ=090°14'31"

OWNER: DCLA-3, LLC
PID: 2235-281-00-001
ZONING: A-1
(NOT A PART)

60' ACCESS, DRAINAGE & UTILITY EASEMENT TO BE DEDICATED BY SEPARATE INSTRUMENT

10' DRAINAGE EASEMENT TO BE DEDICATED BY SEPARATE INSTRUMENT

L=133.59'
R=220.00'
Δ=034°47'26"

N89°54'01"W
100.00'

30'X60' DRAINAGE EASEMENT TO BE DEDICATED BY SEPARATE INSTRUMENT

N55°18'34"E 1105.17'

50'X60' DRAINAGE EASEMENT TO BE DEDICATED BY SEPARATE INSTRUMENT

60' ACCESS,DRAINAGE & UTILITY EASEMENT TO BE DEDICATED BY SEPARATE INSTRUMENT

N55°18'34"E
100.00'

L=319.59'
R=530.00'
Δ=034°32'57"

N89°51'31"E
60.00'

S74°02'52"E 774.17'

LOT 1
11.55 ACRES ±

BUILDING SETBACKS (TYP)

N89°38'54"W 388.43'

FOUND 5/8" REBAR WITH NO CAP

FOUND 5/8" REBAR WITH NO CAP

S0°05'42"W 240.87'

S0°05'59"W 642.22'

OWNER: MEADOW STATION HOMEOWNERS
PID: 6527101001
ZONE: RA-1
(NOT A PART)

OWNER: JAMES P. BLAKLEY
PID: 2235-280-00-020
ZONING: A-1
REC. 1998107726
(NOT A PART)

DELBERT ROAD
(60' R.O.W.)

DOUGLAS COUNTY
ELBERT COUNTY

OWNER: DCLA-3, LLC
PID: 2235-280-00-025
ZONING: A-1
(NOT A PART)

S0°06'02"W 1072.53'

LOT 4
10.72 ACRES ±

LOT 3
10.05 ACRES ±

LOT 2
10.29 ACRES ±

S0°09'25"E 701.14'

S89°51'31"W 246.57'

S89°51'31"W 722.70'
416.14'

N89°55'40"W 470.45'

S89°39'57"E 903.99'

S0°06'00"E 330.00'

S0°05'42"W 320.00'

626.30'

696.07'

S89°39'57"E 1322.37'

FOUND 5/8" REBAR WITH NO CAP

FOUND 5/8" REBAR WITH NO CAP

P.O.B.
S.W. CORNER
NW 1/4 OF SE 1/4
SECTION 28, T6S, R65W OF 6TH P.M.
FOUND 2.5" ALUMINUM CAP
STAMPED "PLS 38231"

OWNER: JESUS & MARIA RAMIERZ
PID: 2235-280-01-004
ZONING: LRR
REC. 1984324478
(NOT A PART)

SE CORNER
NW 1/4 OF SE 1/4
SECTION 28, T6S, R65W OF 6TH P.M.
FOUND 2.5" ALUMINUM CAP
STAMPED "PLS 30127"

OWNER: SUPER G PROPERTIES LLC
PID: 2235-280-00-008
ZONING: A-1
REC. 2019018412
(NOT A PART)

BUILDING SETBACKS (TYP)

10' U.E.

LEGEND:

PLAT BOUNDARY LINE	◉	FOUND REBAR
ADJOINER PROPERTY LINE	●	SET 5/8x18" REBAR WITH ORANGE PLASTIC CAP LS # 38376
EASEMENT LINE	⊞	SECTION CORNER
ROAD RIGHT OF WAY	U.E.	UTILITY EASEMENT
ROAD RIGHT OF WAY	P.O.B.	POINT OF BEGINNING

CLIENT: DCLA-3, LLC.
FRANCIS GAY
14205 E. DAVIES AVE.,
CENTENNIAL, CO 80112

ENGINEER: 2N CIVIL
6 INVERNESS CT, E SUITE 125
ENGLEWOOD, CO 80112

REVISIONS:

NO.	DATE	DESCRIPTION
1	01/29/25	1st COUNTY COMMENTS

encompass Providing Solutions
2750 S. WADSWORTH BLVD, SUITE C-202
DENVER, COLORADO 80227
303-955-6080
WWW.ENCOMPASSSERVICES.COM

DRAWN BY: MBB | PROJECT NO. 65467 | SCALE: 1" = 100'
CHECKED BY: ERF | PREPARATION DATE: 11/14/2024
FIELD WORK COMPLETED: 2/21/2024 | SHEET 2 OF 2

March 20, 2025

Carolyn Washee-Freeland, Senior Planner
100 Third Street
Castle Rock, CO 80104

Re: SB2024-066, Antelope Crossing Minor Development Plat

Dear Mrs. Washee-Freeland:

The letter provides comments regarding the request for approval of a Minor Development Plat (MDP) to subdivide a 42.61-acre parcel into 4 Single Family Residential Lots. The property is located immediately west of the Delbert Road and Meadow Station Road intersection. SPN: 2235-284-00-001. There is an active Rezoning application on file for the subject property: ZR2024-015, Antelope Crossing Rezoning to rezone the site from Agricultural One (A-1) to Large Rural Residential (LRR). The applicant previously submitted a cultural resource survey report. A Class III survey was completed upon a previous referral response from the County Curator.

The Curator has reviewed the completed Class III survey on the project site. New sites were discovered but none are eligible to be listed on the national register. The Class III survey satisfies the Curators request.

Should buried artifacts and features be discovered in future phases, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.

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

Sincerely,

Brittany Cassell

Brittany Cassell, Curator

Docusign Envelope ID: 28872DB1-FC18-4EC5-8576-5B83C61588A3

REFERRAL RESPONSE REQUEST

Date sent: February 27, 2025 **Comments due by: March 27, 2025**

Project Name:	**Antelope Crossing – Minor Development Plat**
Project File #:	**SB2024-066**
Project Summary:	The applicant requests approval of a Minor Development Plat (MDP) to subdivide a 42.61-acre parcel into 4 Single Family Residential Lots. The property is located immediately west of the Delbert Road and Meadow Station Road intersection. SPN: 2235-284-00-001. There is an active Rezoning application on file for the subject property: ZR2024-015, Antelope Crossing Rezoning to rezone the site from Agricultural One (A-1) to Large Rural Residential (LRR). The rezoning has not been approved yet.

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:	
☒	See letter attached for detail.	
Agency:	Douglas County Conservation District	**Phone #:** 303 218 2622
Your Name:	David Shohet	**Your Signature:** Signed by: David Shohet 6E6057CEE3D2404...
	(please print)	**Date:** 3/27/25

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

Sincerely,

Carolyn Washee-Freeland

Carolyn Washee-Freeland, AICP
Senior Planner, Planning Services
303-660-7460
cfreeland@douglas.co.us

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

DATE March 27, 2025

RE: SB2024-066 Antelope Crossing

According to U.S.D.A. Natural Resources Conservation Service (NRCS) soils survey, the major units in the area of interest are Lo – Loamy alluvial land and BtE - Bresser-Truckton sandy loams, 5 to 25 percent slopes are poor for dwellings with and without basements, and small commercial buildings due to flooding, shrink-swell soil properties, 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 will be required in your engineering design or construction techniques.

According to NRCS soils survey, the BtE - Bresser-Truckton sandy loams, 5 to 25 percent slopes are somewhat limited for streets, roads, and shallow excavations. The Lo - Loamy alluvial land is very limited for roads due to flooding and frost action. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil will be required in your engineering design or construction techniques.

Topsoil should be stripped to a depth of 6 inches and all stockpiles should have side slopes no steeper than 3:1 and seeded. All disturbed areas should be seeded and mulched with weed free hay mulch at 4,000 lbs. /acre. All disturbed areas should be reseeded between the planting dates of Nov. 1-April 30th. 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 mulched or revegetated within 45 days of disturbance.

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 42.61 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.

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

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.

Important note, 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 Heather Kelly, District Manager, at Heather@DouglasConserves.org or (303) 218 – 2622.

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United States Department of Agriculture

Natural Resources Conservation Service

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

Custom Soil Resource Report for Castle Rock Area, Colorado

SB2024-066 Antelope Crossing

Docusign Envelope ID: 28872DB1-FC18-4EC5-8576-5B83C61588A3

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

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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

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

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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: 1:3,600 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

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

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MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BtE	Bresser-Truckton sandy loams, 5 to 25 percent slopes	28.4	45.2%
KtE	Kutch sandy loam, 5 to 20 percent slopes	10.1	16.1%
Lo	Loamy alluvial land	17.9	28.5%
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	6.4	10.3%
Totals for Area of Interest		**62.9**	**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

Docusign Envelope ID: 28872DB1-FC18-4EC5-8576-5B83C61588A3

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.

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Castle Rock Area, Colorado

BtE—Bresser-Truckton sandy loams, 5 to 25 percent slopes

Map Unit Setting

National map unit symbol: jqy9
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 52 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

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

Description of Bresser

Setting

Landform: Terraces
Landform position (three-dimensional): Riser, tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy eolian deposits

Typical profile

H1 - 0 to 8 inches: sandy loam
H2 - 8 to 30 inches: sandy clay loam
H3 - 30 to 60 inches: loamy sand

Properties and qualities

Slope: 5 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

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

Description of Truckton

Setting

Landform: Terraces
Landform position (three-dimensional): Riser, tread

Docusign Envelope ID: 28872DB1-FC18-4EC5-8576-5B83C61588A3

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from arkosic sedimentary rock

Typical profile
H1 - 0 to 4 inches: sandy loam
H2 - 4 to 19 inches: sandy loam
H3 - 19 to 60 inches: sandy loam

Properties and qualities
Slope: 10 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): 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 6.0 inches)

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

Minor Components

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

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

Stapleton
Percent of map unit: 4 percent
Hydric soil rating: No

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

KtE—Kutch sandy loam, 5 to 20 percent slopes

Map Unit Setting
National map unit symbol: jqz5

Docusign Envelope ID: 28872DB1-FC18-4EC5-8576-5B83C61588A3

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

Map Unit Composition

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

Description of Kutch

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Bresser

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

Newlin

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

Aquic haplustolls

Percent of map unit: 1 percent

Docusign Envelope ID: 28872DB1-FC18-4EC5-8576-5B83C61588A3

Landform: Swales
Hydric soil rating: Yes

Lo—Loamy alluvial land

Map Unit Setting

National map unit symbol: jqzb
Elevation: 7,000 to 8,000 feet
Mean annual precipitation: 17 to 19 inches
Mean annual air temperature: 44 to 46 degrees F
Frost-free period: 115 to 120 days
Farmland classification: Not prime farmland

Map Unit Composition

Loamy alluvial land: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Loamy Alluvial Land

Setting

Landform: Swales, flood plains
Down-slope shape: Linear
Across-slope shape: Linear

Typical profile

H1 - 0 to 20 inches: sandy loam
H2 - 20 to 40 inches: stratified loamy sand to clay loam
H3 - 40 to 60 inches: sand and gravel

Properties and qualities

Slope: 1 to 5 percent
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 6.00 in/hr)
Depth to water table: About 48 to 72 inches
Frequency of flooding: Frequent
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C
Ecological site: R049XY036CO - Overflow
Hydric soil rating: No

Docusign Envelope ID: 28872DB1-FC18-4EC5-8576-5B83C61588A3

Minor Components

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

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

Sandy alluvial land
Percent of map unit: 5 percent

Fluvaquentic haplustolls
Percent of map unit: 1 percent
Landform: Terraces
Hydric soil rating: Yes

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: Knobs, drainageways
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

Docusign Envelope ID: 28872DB1-FC18-4EC5-8576-5B83C61588A3

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 Palmer Divide
Hydric soil rating: No

Description of Satanta

Setting
Landform: Knobs, drainageways
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
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

Docusign Envelope ID: 28872DB1-FC18-4EC5-8576-5B83C61588A3

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

Docusign Envelope ID: 28872DB1-FC18-4EC5-8576-5B83C61588A3

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 (SB2024-066 Antelope Crossing)

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.

Docusign Envelope ID: 28872DB1-FC18-4EC5-8576-5B83C61588A3

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.

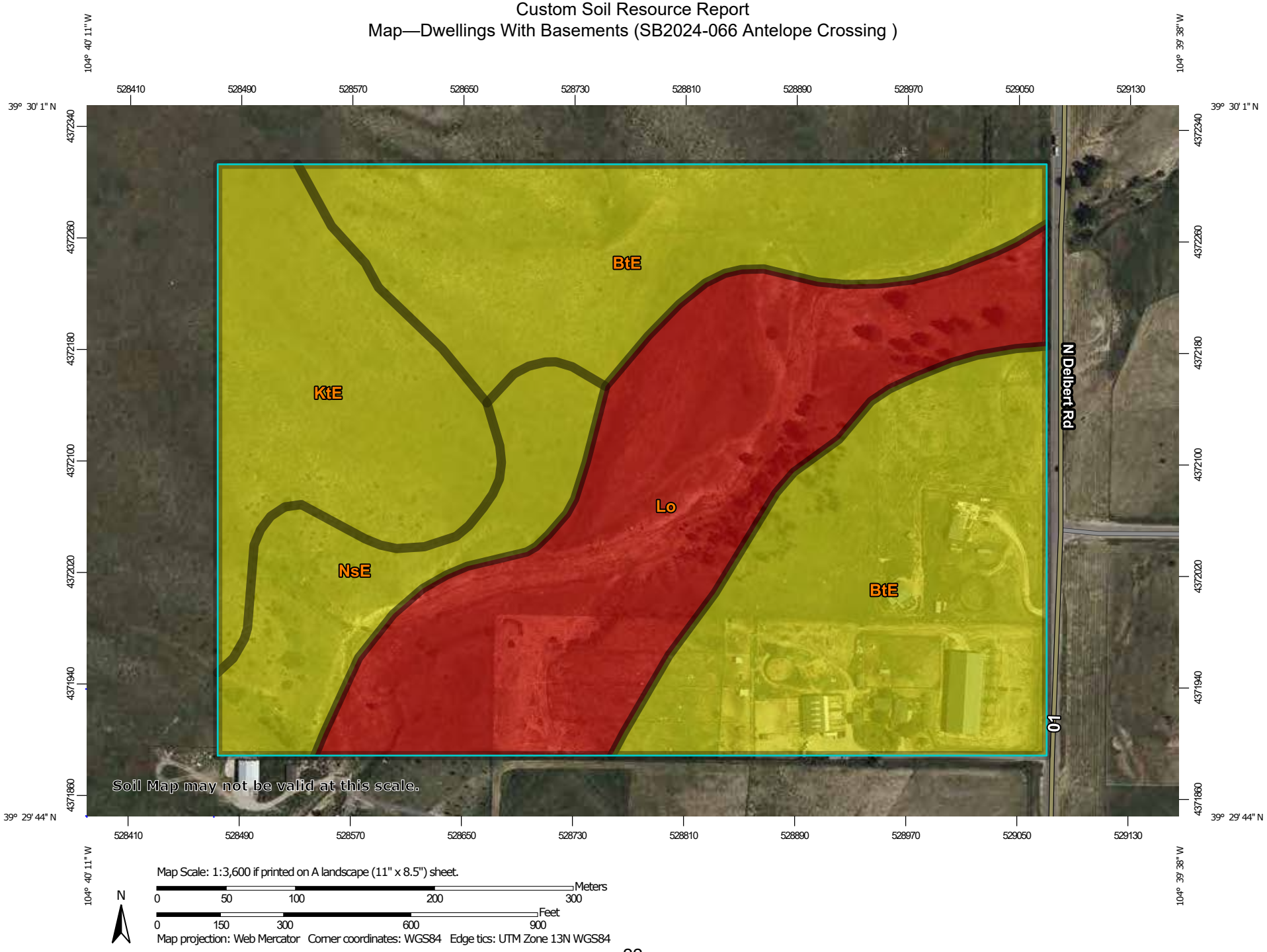
Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not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

Docusign Envelope ID: 28872DB1-FC18-4EC5-8576-5B83C61588A3

Custom Soil Resource Report
Map—Dwellings With Basements (SB2024-066 Antelope Crossing)



Docusign Envelope ID: 28872DB1-FC18-4EC5-8576-5B83C61588A3

MAP LEGEND

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

Soils

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Docusign Envelope ID: 28872DB1-FC18-4EC5-8576-5B83C61588A3

Tables—Dwellings With Basements (SB2024-066 Antelope Crossing)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
BtE	Bresser-Truckton sandy loams, 5 to 25 percent slopes	Somewhat limited	Bresser (50%)	Slope (0.16)	28.4	45.2%
KtE	Kutch sandy loam, 5 to 20 percent slopes	Somewhat limited	Kutch (85%)	Slope (0.84)	10.1	16.1%
				Shrink-swell (0.50)		
				Depth to soft bedrock (0.29)		
Lo	Loamy alluvial land	Very limited	Loamy alluvial land (80%)	Flooding (1.00)	17.9	28.5%
				Depth to saturated zone (0.15)		
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	Somewhat limited	Newlin (50%)	Slope (0.84)	6.4	10.3%
Totals for Area of Interest					**62.9**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Somewhat limited	45.0	71.5%
Very limited	17.9	28.5%
Totals for Area of Interest	**62.9**	**100.0%**

Rating Options—Dwellings With Basements (SB2024-066 Antelope Crossing)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Docusign Envelope ID: 28872DB1-FC18-4EC5-8576-5B83C61588A3

References

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DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

February 27th, 2025,

Carolyn Washee-Freeland
100 Third St.
Castle Rock, CO 80104

RE: SB2024-066

Dear Mrs. Washee-Freeland,

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

Fugitive Dust – Permanent uses
Exposure to air pollution is associated with several health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions, including fugitive dust. Control measures may be necessary to minimize the amount of fugitive emissions from site activities including haul roads, stockpiles, and erosion. The applicant shall contact the APCD, at (303) 692-3100 for more information. Additional information is available at https://cdphe.colorado.gov/air-emissions-from-business-and-industry.

On-Site Wastewater Treatment System (OWTS) – New or Expanded
Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. DCHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected and operated in accordance with DCHD's current OWTS Regulation. Based on the applicant's description, a permit for the installation and final approval of the OWTS is required. In order to start the process, the applicant may contact DCHD or the local health department with authority over the site at the time of develoment. More information is available at https://www.douglas.co.us/health-department/environmental-health/.

DCHD noted the OWTS comment on the narrative

Stormwater Impacts
Development of the subject parcel will potentially result in an increase of stormwater and snowmelt runoff that may contribute significant pollutant loadings. These pollutants include bacteria, nutrients, metals, and oxygen consuming contaminants.

Domestic Well

Drinking water contaminated with pathogens can cause a variety of illnesses in humans. It is important to protect source water from contamination, and to treat drinking water to eliminate pathogens before it is provided for human consumption. Individual well owners have primary responsibility for the safety of the water drawn from their own wells. Well owners with questions about wells or well water can call the Wellcare® Hotline operated by the Water Systems Council, a national organization focused on well systems not regulated under the Safe Drinking Water Act., at 888-395-1033 or online at www.wellcarehotline.org.

The applicant may want to consider having the well water analyzed for a number of contaminants as a baseline of the water quality. A baseline water quality analysis is valuable for future reference in the case of possible contamination. Certain parameters such as coliform bacteria and nitrate, pH and Total Dissolved Solids (TDS) are recommended to be analyzed annually as these can indicate possible breaches in the well. The Colorado Department of Public Health and Environment (CDPHE), Laboratory Services Division can assist you with water analyses. The CDPHE offers individual water tests as well as testing packages to choose from depending on your needs. The CDPHE laboratory web site is located at: https://cdphe.colorado.gov/laboratory-services/water-testing.

Sincerely,

Caden Thompson
Environmental Health Specialist I
Douglas County Health Department

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Carolyn Washee-Freeland, AICP, Senior Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name:	Antelope Crossing – Minor Development Plat
Project File #:	**SB2024-066**
S Metro Review #	REFRP25-00039
Review date:	March 5, 2025
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	The applicant requests approval of a Minor Development Plat (MDP) to subdivide a 42.61-acre parcel into 4 Single Family Residential Lots. The property is located immediately west of the Delbert Road and Meadow Station Road intersection. SPN: 2235-284-00-001. There is an active Rezoning application on file for the subject property: ZR2024-015, Antelope Crossing Rezoning to rezone the site from Agricultural One (A-1) to Large Rural Residential (LRR). The rezoning has not been approved yet.
Code Reference:	Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided referral packet documents in addition to Construction Plans dated February 6, 2025 provided by Douglas County Engineering. SMFR has no objection to the proposed Minor Development Plat.

Per the water supply agreement to utilize the existing Rattlesnake Fire Cistern at Meadow Station to meet the Douglas County Standard for Water Supplies for Rural Firefighting; a SMFR Knox Box is to be installed at the cistern pump controls containing a key for pump activation. This shall be provided and installed by the applicant. Knox Box shall be in place and approved by SMFR and Rattlesnake Fire prior to release of any building construction permits.

Right of Way & Permits

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

March 17, 2025

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

Attn: Carolyn Washee-Freeland

Re: Antelope Crossing Minor Development Plat, Case # SB2024-066

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Antelope Crossing Minor Development Plat**.

To ensure that adequate utility easements are available within this development, PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

> *The utility easements are dedicated to the County of Douglas for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

The property owner/developer/contractor must complete the application process for any new natural gas service 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.

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

Carolyn Freeland

From: annb cwc64.com <annb@cwc64.com>
Sent: Thursday, February 27, 2025 1:17 PM
To: Carolyn Freeland
Cc: Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com
Subject: N Delbert Rd Parker, Colorado Douglas County eReferral #SB2024-066
Attachments: N Delbert Rd 2 Parker, Colorado.jpg

Hi Carolyn,

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

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

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

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

-----Original Message-----
From: cfreeland@douglas.co.us <cfreeland@douglas.co.us>
Sent: Thursday, February 27, 2025 11:29 AM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (SB2024-066) Is Ready For Review

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

SB2024-066, Antelope Crossing Minor Development Plat

The applicant requests approval of a Minor Development Plat (MDP) to subdivide a 42.61-acre parcel into 4 Single Family Residential Lots. The property is located immediately west of the Delbert Road and Meadow Station Road intersection. SPN: 2235-284-00-001. There is an active Rezoning application on file for the subject property: ZR2024-015, Antelope Crossing Rezoning to rezone the site from Agricultural One (A-1) to Large Rural Residential (LRR). The rezoning has not been approved yet.

This referral will close on March 27, 2025.

If you have any questions, please contact me.

PROJECT AREA

Delbert Rd

Delbert Rd

Windy Hills

Google Earth

Image Landsat / Copernicus

N

Referral Agency Response Report

Project Name: Antelope Crossing
Project File #: SB2024-066
Date Sent: 02/27/2025 **Date Due:** 03/27/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	03/06/2025	No Comment	No action necessary
Assessor	03/13/2025	Received: Title block on page 2 needs the same revisions as the title block on page 1. Please round lot acreages to the third decimal.	Comments provided to applicant Area in title block has been rounded to 3rd decimal place.
AT&T Long Distance - ROW	02/27/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near N Delbert Rd Parker, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area. Ann Barnowski, Clearwater Consulting Group Inc 120 9th Avenue South, Suite 140, Nampa, ID 83651 Annb@cwc64.com	No action necessary
Black Hills Energy		No Response Received	No action necessary
Building Services	03/03/2025	No Comment	No action necessary

Project Name: Antelope Crossing
Project File #: SB2024-066
Date Sent: 02/27/2025 **Date Due:** 03/27/2025

Agency	Date Received	Agency Response	Response Resolution
CenturyLink	02/28/2025	Received: We have received your request for an encroachment and have set up a Lumen project accordingly. Your project number is P865078 and it should be referenced in all emails sent in for review. Your project owner is Tom Hoopes and they can be reached by email at Tom.Hoopes@lumen.com with any questions that you may have regarding this project. Cheyanne Hobbs, Project Coordinator, Faulk & Foster, 214 Expo Circle, Suite 7, West Monroe, LA 71291 Cheyanne.Hobbs@lumen.com	Comments forwarded to applicant. No action necessary. Noted.

Project Name: Antelope Crossing
Project File #: SB2024-066
Date Sent: 02/27/2025 **Date Due:** 03/27/2025

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	02/27/2025	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for SB2024-066, Antelope Crossing Minor Development Plat have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org . The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.	Comments forwarded to applicant. Noted.
Colorado Division of Water Resources	03/03/2025	Received: DWR previously reviewed this development under ZR2024-015. Since the water supply information is the same, our attached comments still apply. Wenli Dickinson, P.E., Water Resource Engineer wenli.dickinson@state.co.us | (303) 866-3581 x8206, 1313 Sherman St, Suite 821, Denver, CO 80203 dwr.colorado.gov	Comments forwarded to the applicant. DWR water comments have been addressed in previous responses.

Project Name: Antelope Crossing
Project File #: SB2024-066
Date Sent: 02/27/2025 **Date Due:** 03/27/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Geological Survey	03/27/2025	Received: A tributary of Coal Creek traverses the site, and steep-sided (>50%), incised drainages or eroded stream banks are present on all four proposed lots. The site is within FEMA Zone X, defined as having a 0.2% annual chance of flooding (equivalent to a 500-year flood hazard), or where the 1% annual chance, or 100-year flood, would have an average depth of less than one foot. Although flooding would likely be on the scale of nuisance rather than life-threatening or causing severe damage, CGS recommends against new construction in areas exposed to a flood hazard. The Floodplain Letter, Antelope Crossing (2N Civil Project No. 24001, August 19, 2024) states, "It should be noted that future buildings will require a minimum finished floor elevation to be 2 foot above the floodplain elevation throughout the site." I see no plat note regarding this restriction, so how will this restriction be communicated to lot purchasers and enforced? The Colorado Geological Survey strongly recommends that the 100-year floodplain limits as shown on the Supplemental Exhibit (2N Civil, February 6, 2025) plus an erosion setback be designated on the plat as non-buildable. Jill Carlson, Colorado Geological Survey, carlson@mines.edu	Comments forwarded to applicant. An erosion setback designated as non-buildable has been added to the Supplemental Exhibit and Final Plat. A description of the methodology used to determine the setback was reviewed with Douglas County Engineering on 6-3-25 and has been provided in the Final Drainage Report.

Project Name: Antelope Crossing
Project File #: SB2024-066
Date Sent: 02/27/2025 **Date Due:** 03/27/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Parks and Wildlife (East DC - Dist 549)	04/03/2025	Received: Thank you for including Colorado Parks and Wildlife in the referral request process for the development proposal listed above. I have reviewed the documents and referral request, and I wanted to inform you that I have no concerns with this development as it pertains to any wildlife concerns. The developer looks to have already conducted a site assessment, and the riparian corridor bordering the property is slated for protection with no or minimal tree removal. If you have any further questions or need more information, do not hesitate to let me or Katie know. Thank you for your time. Justin Olson District Wildlife Manager – Area 5 303-29-1731 justin,olson@state.co.us cpw.state.co.us	Comments forwarded to the applicant. No action necessary Colorado Parks and Wildlife has no concerns with this development.
Comcast		No Response Received	No action necessary
CORE Electric Cooperative	03/26/2025	Received: CORE will require changes to easement widths as shown in the attached markup.	Comments forwarded to the applicant. CORE's redline requested have been addressed.

Project Name: Antelope Crossing
Project File #: SB2024-066
Date Sent: 02/27/2025 **Date Due:** 03/27/2025

Agency	Date Received	Agency Response	Response Resolution
Douglas County Conservation District	03/26/2025	Summary: the DCCD provided comments regarding soils types, grading recommendations, recommendation for the applicant to complete a noxious weed control plan, and other recommendations related to vehicle tracking control stations, construction best management practices, and precautions regarding development located in or near drainages or development that disturbs wetlands.	Comments forwarded to the applicant. A qualified and licensed geotechnical engineer will be hired at the time of construction to monitor and direct earthwork related to the road and advise on any soil mitigation requirements. The construction plans include an erosion control plan that calls for erosion control measures like vehicle tracking and other measures. A weed
Douglas County Health Department	02/28/2025	Summary: DCHD provided comments regarding fugitive dust control measures, Stormwater impacts, and domestic well water quality analysis. DCHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected and operated in accordance with DCHD's current OWTS Regulation. Based on the applicant's description, a permit for the installation and final approval of the OWTS is required.	Comments forwarded to the applicant. All OWTS's will be permitted, inspected and operated in accordance with DCHD OWTS regulations.

Project Name: Antelope Crossing
Project File #: SB2024-066
Date Sent: 02/27/2025 **Date Due:** 03/27/2025

Agency	Date Received	Agency Response	Response Resolution
Douglas County Historic Preservation	03/20/2025	Summary: The Curator has reviewed the completed Class III survey on the project site. New sites were discovered but none are eligible to be listed on the national register. The Class III survey satisfies the Curators request. Should buried artifacts and features be discovered in future phases, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.	Comments forwarded to applicant. Any artifacts and features that are discovered in the future will follow OAHP guidelines with accompanying maps and photographs.
Douglas County Parks and Trails	03/06/2025	Received: Per article 10 of the Douglas County Subdivision Resolution " the minimum cash-in-lieu fee for a minor development final plot or replats which create ten or fewer residential lots shall be $250 for each new residential lot."	Comments forwarded to the applicant. Understood, cash-in-lieu will be paid for each new residential lot.
Douglas County School District RE 1		No Response Received	Comments may be forthcoming
DRCOG		No Response Received	No action necessary
Elbert County Community & Development Services		No Response Received	No action necessary

Project Name: Antelope Crossing
Project File #: SB2024-066
Date Sent: 02/27/2025 **Date Due:** 03/27/2025

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	03/03/2025	Received: Please see engineering redlines to the MDP exhibit and construction drawings.	Comments forwarded to applicant. Please contact engineering for the complete set of redlined CDs. Engineering comment responses provided on separate set of plans
Mile High Flood District		No Response Received	No action necessary
Office of Emergency Management	03/04/2025	Received: OEM has no issues with this project	No action necessary
Open Space and Natural Resources	03/05/2025	No Comment	No action necessary
Parker View Estates HOA		No Response Received	No action necessary
Rural Water Authority of Douglas County		No Response Received	No action necessary
Sheriff's Office		No Response Received	No action necessary
Sheriff's Office E911		No Response Received	No action necessary

Project Name: Antelope Crossing
Project File #: SB2024-066
Date Sent: 02/27/2025 **Date Due:** 03/27/2025

Agency	Date Received	Agency Response	Response Resolution
South Metro Fire Rescue	03/06/2025	Received: South Metro Fire Rescue (SMFR) has reviewed the provided referral packet documents in addition to Construction Plans dated February 6, 2025 provided by Douglas County Engineering. SMFR has no objection to the proposed Minor Development Plat. Per the water supply agreement to utilize the existing Rattlesnake Fire Cistern at Meadow Station to meet the Douglas County Standard for Water Supplies for Rural Firefighting; a SMFR Knox Box is to be installed at the cistern pump controls containing a key for pump activation. This shall be provided and installed by the applicant. Knox Box shall be in place and approved by SMFR and Rattlesnake Fire prior to release of any building construction permits.	Comments forwarded to the applicant. A SMFR Knox Box will be installed at the cistern pump controls and will be approved by both SMFR and Rattlsnake Fire prior to release of any building construction permits.
Spirit Ridge HOA		No Response Received	No action necessary
Town of Parker Development Review	03/26/2025	No Comment	No action necessary
Town of Parker Public Works	03/18/2025	No Comment	No action necessary
Wildfire Mitigation	03/24/2025	Received: Wildfire mitigation has reviewed the proposal. Defensible space requirements will be implemented at the time of building permit. Water storage is required, wildfire mitigation & Building have seen and accept the letter from SMFR indicating use of the Rattlesnake cistern to meet the requirements of this standard.	No action necessary

Xcel Energy-Right of Way & Permits	03/17/2025	Received: To ensure that adequate utility easements are available within this development, PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision: The utility easements are dedicated to the County of Douglas for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form. The property owner/developer/ contractor must complete the application process for any new natural gas service 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.	Comments forwarded to applicant. The requested note has been added to the plat.

Project Name: Antelope Crossing
Project File #: SB2024-066
Date Sent: 02/27/2025 **Date Due:** 03/27/2025

Agency	Date Received	Agency Response	Response Resolution
		Additional easements may need to be acquired by separate document for new facilities. 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	Noted.

PHASE III DRAINAGE REPORT

ANTELOPE CROSSING FILING NO. 1
DOUGLAS COUNTY, COLORADO

Douglas County No.
ZR2024-015, DV2024-228
SB2024-066

2N Civil Project No. 24001
February 6, 2025
Revised April 15, 2025
Revised June 6, 2025

Owner:
DCLA-3 LLC
14205 E Davies Avenue
Centennial, CO 80112

Owner's Representative:
Tahoe Consulting LLC
9457 S. University Blvd, Unit 101
Highlands Ranch, CO 80126
Contact: CJ Kirst
Ph. 303.330.8947

Engineer:
2N Civil, LLC
6 Inverness Court East, Suite 125
Englewood, Colorado 80112
Contact: Todd West, PE
Ph. 303.925.0544

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Appendix B	Hydrologic Computations
Appendix C	Excerpts from FHAD study
Appendix D	Hydraulic Computations
Appendix E	Fluvial Hazard Buffer Analysis
Appendix F	Drainage Maps

i. CERTIFICATIONS

Engineer's Certification

This report and plan for the Phase III drainage design of **Antelope Crossing Filing No. 1** was prepared by me (or under my direct supervision) in accordance with the provisions of Douglas County Drainage Design and Technical Criteria for the owners thereof. I understand that Douglas County does not and will not assume liability for drainage facilities designed by others.

SIGNATURE: _____
Todd West, P.E.
Registered Professional Engineer
State of Colorado 37643
(Affix Seal)

DCLA-3, LLC hereby certifies that the drainage facilities for **Antelope Crossing Filing No. 1** shall be constructed according to the design presented in this report. I understand that Douglas County does not and will not assume liability for the drainage facilities designed and/or certified by my engineer and that Douglas County reviews drainage plans pursuant to Colorado Revised Statutes, Title 30, Article 28; but cannot, on behalf of **Antelope Crossing Filing No. 1**, guarantee that final drainage design review will absolve **DCLA-3, LLC** and/or their successors and/or assigns of future liability for improper design. I further understand that approval of the final plat does not imply approval of my engineer's drainage design.

DCLA-3 LLC
Name of Owner

_____
Authorized Signature
Francis Gay

II. GENERAL LOCATION AND DESCRIPTION

A. Site Location

1. Vicinity Map (refer to Appendix)

2. Township, Range, Section, and ¼ Section

The site is in the east half of Section 28, Township 6 South, Range 65 West of the 6th Principal Meridian, County of Douglas, State of Colorado.

3. Streets Adjacent to the Proposed Development

The site lies along Delbert Road approximately 1 ½ miles south of its intersection with East Parker Road.

4. Names of Surrounding Developments

The site is surrounded by existing large lot development and vacant land on all sides. Meadow Station Subdivision in Elbert County is located to the east of the site.

B. Description of Property

1. Area in Acres
The parcel is comprised of 42.61 acres.

2. Ground Cover, vegetation, site topography and slopes

The site is currently undeveloped land with natural grasses. The existing terrain slopes towards an existing drainageway that crosses the site at grades ranging from two to twelve percent. This drainageway forms the upper reach of Coal Creek Left Tributary. Refer to the Existing Basin Map included in the Appendix.

3. NRCS Soils Classification Map and Discussion

Onsite soils include Loamy Alluvial (Lo), classified as a Type C soil, across 36.3% of the site, Kutch (KtE and DuD), a type D soil, covering 34.5% of the site, and Newlin-Santana (NsE), a Type B soil, across the remaining 29.2% of the site. Based on this distribution, the soil classification has been assumed as Type C for the site in the analysis of this report. According to the NRCS, Type C soils have a slow infiltration rate when thoroughly wet. A detailed soil type map has been included in the Appendix.

4. Major and Minor Drainageways

The site is tributary to Coal Creek Left Tributary. The tributary flows west to east crossing Delbert Road and joins the main channel of Coal Creek approximately two miles downstream of the site.

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

Panel number 08035C0212F with an effective date of September 30, 2005, indicates that the drainageway that traverses the site is unregulated by FEMA. Coal Creek Left Tributary is mapped by FEMA downstream of the site as shown on Panel No. 08039C0020C with an effective date of March 17, 2011. These panels are included in the Appendix.

A Flood Hazard Area Delineation (FHAD) was completed for Coal Creek (E. Yale Avenue to E. County Line Road) by Matrix Design Group in August 2014. The proposed development is located within the basin analyzed in the study. Peak flow rates for the reaches near the project area were reviewed in preparation of this Phase 1 study and are generally consistent with the flows determined by the CUHP analysis provided in this report. Excerpts from the FHAD have been included in Appendix C.

A Floodplain Letter was prepared for this project to establish base flood elevations through the proposed development. The FHAD reports slightly higher flows than the CUHP analysis, and thus were used in the floodplain analysis to be conservative.

6. Existing irrigation canals or ditches

There are no known irrigation facilities or ditches on site.

7. Significant geologic features

Based on the United States Geological Survey (USGS) "Geologic Map of Colorado" by Ogden Tweto, 1979, the majority of the site is mapped as being underlain by the Upper Part of Dawson Arkose (Tdu) deposits that are described as including "arkosic sandstone, conglomerate, and shale." No significant geological features exist on the site.

8. Proposed land use

The site will be developed into a proposed four lot subdivision supporting approximately 10-acre residential lots. A 24 foot wide gravel roadway with a cul-de-sac will serve lot 1 with access from Delbert Road. West of the cul-de-sac, a 24 foot wide gravel driveway will be built to provide access to Lots 2 through 4. The disturbed area for construction of the gravel roadway is approximately 5.6 acres.

III. DRAINAGE BASINS AND SUB-BASINS

A. Major Basin Description

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

A single major basin, EX-1, has been defined for the drainageway that traverses the site. This basin is the upper reach of Coal Creek Left Tributary and extends south approximately two miles to Hilltop Road and encompasses 1,571 acres. The main channel of the basin meanders across large single family homesites and undeveloped land, falling at approximately 2%. Stands of evergreen trees are located sporadically within the depression of the main channel.

The drainage analysis was performed using the CUHP due to the size of basins EX-1 and PR-1. This method is consistent with Mile High Flood District criteria. The NOAA Atlas 14 was utilized to obtain the Point Precipitation Frequency Estimates for 1-,2-,3-, and 6-hour durations to determine the rainfall in this area.

Using the CUHP_201-Release Spreadsheet, the peak runoff was calculated for the 2-year (minor) and 100-year (major) storm events for existing and developed conditions. Calculation Results can be found in the basin descriptions above and in Appendix B.

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

The land use within the existing basin is composed of large lot single family homesites and agricultural land. The proposed land use on the subject property is for four single family homes. A public road will provide access through the site.

3. Reference all drainageway planning or floodplain delineation studies that affect the major drainageways, such as FHAD Studies and Master Planning Studies

No studies have been performed for this drainageway upstream of the site. A CLOMR for the Coal Creek Left Tributary was completed in 2019 by this office in association with the County Road 178 road improvements within Elbert County. The study area was located downstream of the site and thus has no impact on this site.

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

The site will be developed with a gravel access road to provide access to four single family homesites. The additional impervious surfaces resulting from the

development is minimal relative to the large lot size, and thus under developed conditions, no impacts to off-site flow patterns are anticipated.

B. Minor Drainage Basins

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

Existing Basins
Basin EX-1 is 1,571 acres and has a calculated impervious value of 7.94%. The basin is comprised of rural single family home development, agricultural use, and undeveloped land. Based on the area of this basin, the Colorado Urban Hydrograph Procedure (CUHP) was used to calculate existing and proposed flow values provided in the Appendix. The runoff generated for this basin was calculated to be 20.70 cfs during the 2-year minor storm, and 992.14 cfs during the 100-year major storm. Runoff leaves the site at Design Point 1, where a pair of existing 72" CMP culverts convey drainage past Delbert Road.

Proposed Basins
Basin PR-1 is 1,503 acres, closely following the basin delineation of EX-1 and has a calculated impervious value of 8.53%. Based on the area of this basin, the Colorado Urban Hydrograph Procedure (CUHP) was used to calculate existing and proposed flow values provided in the Appendix. The runoff generated for Basin PR-1 was calculated to be 23.13 cfs during the 2-year minor storm, and 1000.72 cfs during the 100-year major storm. The proposed road embankment creates two additional basins, PR-2 and PR-3, described below.

Basin PR-2 is located north of the proposed road. Runoff will follow historic drainage patterns until it is captured within roadside swale of the proposed road and conveyed west to a proposed culvert, designated Culvert A, at Design Point 2. This basin is comprised of Agricultural and Residential zoned property. A composite value of 15.48% was used for this basin. This value assumes that the proposed road as paved to account for future improvements, and the Agricultural lands transitioning to a Residential (2.5 acres or larger) to consider future land uses in this basin. According to the results from the Rational Method calculations, the runoff generated for this basin at Design Point 2 is 16.43 cfs during the 5-year minor storm, and 101.46 cfs during the 100-year major storm.

Basin PR-3 is also located north of the proposed road and is bound by Delbert Road on the east. Runoff will follow historic drainage patterns until it is captured within roadside swale of the proposed road and Delbert Road and conveyed south and west to a proposed culvert, designated Culvert A, at Design Point 3. This basin is comprised of Agricultural zoned property. A composite value of 14.98% was used for this basin. This value assumes that the proposed road as paved to account for future improvements, and the Agricultural lands transitioning to a Residential (2.5

acres or larger) to consider future land uses in this basin. According to the results from the Rational Method calculations, the runoff generated for this basin at Design Point 3 is 6.99 cfs during the 5-year minor storm, and 44.13 cfs during the 100-year major storm.

IV. EXISTING STORMWATER CONVEYANCE FACILITIES

A. Existing Stormwater Conveyance Facilities

1. Existing conveyance facilities that will be incorporated into the design

The existing natural channel conveys flow through the site to its outfall point at Delbert Road. Existing 72" CMP culverts convey stormwater under Delbert Road.

V. PROPOSED STORMWATER CONVEYANCE FACILITIES

A. Stormwater Conveyance Facilities

1. Discuss general conveyance concepts and proposed drainage paths and patterns

The general conveyance concept for the proposed drainage plan is to maintain historic drainage patterns and discharge rates from the site following development of the four single family lots.

2. Discuss storm sewer design

The proposed storm sewer design for the project will be limited to culverts conveying flow under the proposed roadway. Based on the minimal increase in impervious area and flow over the large 10 acre+ lots, and the implementation of proposed grass lined swales and ditches to provide a measure of water quality treatment, a detention facility is not anticipated to be required for this development.

Culvert A, an 18" reinforced concrete pipe, will convey flow from Basin PR-3. The culvert has been sized to convey the 5-year storm and outfall to the existing drainageway. Flow exceeding the capacity of the pipe will be conveyed in the street before spilling to the existing drainageway.

Culvert B, twin 36" reinforced concrete pipes, will convey flow from Basin PR-2. The culverts have been sized to convey the 5 and 100 year storms to the existing drainageway.

3. Discuss storm sewer outfall locations and design, including energy dissipation

The proposed culverts will outfall to existing drainageways or swales. Scour

resulting from turbulent, rapidly decelerating flow at the end of the culvert will be mitigated by the construction of a low tailwater riprap basin designed per MFHD standards. The riprap will be soil riprap or void filled riprap to help establish vegetation to further protect against erosion. Concrete cutoff walls will also be installed at the end of the culverts to further protect against erosion.

4. Discuss open channel and swale designs

Runoff generated from the new impervious area from the shared entrance road will be mitigated by grass lined roadside swales. Providing long, shallow swales that convey flow to a large overland flow condition will promote water quality treatment of the water before it leaves the site.

The capacity of the roadside ditch has also been analyzed in this report. The ditch has a 1-foot flat bottom and 4:1 side slopes, and a minimum depth of 2 feet per Douglas County Detail SP.48. The calculations provided in the Appendix indicate that the 5-year minor storm is fully contained within the roadside ditch with greater than 1 foot of freeboard.

5. Discuss maintenance aspects of the design

Maintenance within the individual lots will be the responsibility of the property owner and will include weed removal, mowing of grasses, debris and litter removal, growing medium replacement, and sediment removal and/or erosion repair. The natural drainageway conveys flow from a large upstream basin with several developed properties. The proposed developed consists of 4 single family homes on 10 acre lots, thus the impact on the channel from this development can be considered negligible. Drainage easements will be granted to the County for access to the drainageway for inspection and maintenance purposes.

VI. WATER QUALITY ENHANCEMENT BEST MANAGEMENT PRACTICES

A. Non-structural Best Management Practices

1. Discussion of non-structural Best Management Practices that will be part of the stormwater management plan

The individual homeowner will be encouraged to implement steps to help prevent erosion and water pollution. Limiting the use of impervious surfaces for walks/patios allows stormwater to soak into the ground instead of running downstream and causing erosion. Redirecting downspouts away from hard surfaces and onto grass or shallow depressed planting beds can help reduce the amount of runoff. Planting native vegetation and minimizing the use of fertilizers and pesticides will help reduce the impact of stormwater on the environment.

B. Structural Best Management Practices

1. Discuss Structural Best Management Practices that will be part of the stormwater management design

The flows generated from the impervious area added by the gravel road will be mitigated by grass lined roadside swales. Portions of the road swales with steeper slopes will be protected with riprap check dams and/or other features that will remain in place until vegetation is fully established. The downstream portions of the roadside swales are sloped at 1%. A sediment trap is proposed at the end of the swale until full vegetation can be established. Having long shallow swales that convey flow to a large overland flow condition will promote water quality treatment before leaving the site.

2. Discuss the operation, maintenance, and access aspects of the design

This drainage concept presented in this report has been prepared in accordance with Douglas County's Storm Drainage Design and Technical Criteria Manual and Criterial Manual referenced herein. The drainage design provides for collection and conveyance of locally generated storm water runoff.

Best Management Practices, detailed in the TESC Plans and Report associated with this project, will be implemented during construction to manage stormwater runoff and remain in effect until final stabilization is attained.

VII. FLOODPLAIN MODIFICATIONS

A. Major Drainageway – Undesignated Floodplain

1. Discuss potential modifications of existing major drainageway floodplains

The development of the four single family lots will introduce new impervious areas within the basin, contributing to a minor increase in flow. The extent of the floodplain limits have been analyzed in the Floodplain Letter for Antelope Crossing submitted as a part of this project.

B. Fluvial Hazard Buffer (FHB)

1. FHB Analysis

An analysis was performed to delineate a buffer adjacent to the upper reach of Coal Creek Tributary that traverses the site. The intent of this buffer is to prohibit building construction in areas beyond the Active Stream Corridor (ASC) that may be susceptible to erosion. The Colorado Water Conservation Board published the *Colorado Fluvial Hazard Zone Delineation Protocol V1.0 and Appendices*, dated

August 2020 (The Protocol) as guidance for mapping the Fluvial Hazard Zone. Section 5 of this Protocol, together with Appendix G: Fluvial Hazard Buffer (FHB) Analysis, was used to define the buffer zones for this project.

Table 5-1 *Recommendations for Fluvial Hazard Buffer Widths* of the Protocol identifies three types of FHB guidelines based on the context of the stream. Based on the criteria, the Type I guideline was selected for this project and is considered the standard approach for most streams in the state. The FHB Factor is based on the level of Valley Confinement, determined from the ratio of Channel Width (C/w) to Valley Width (V/w).

Using the reach-averaged values for C_w and V_w, the ratio was calculated as 13.17, categorized as an Unconfined Channel. Refer to Table FHB.1 below for a summary of C_w and V_w values for the reach analyzed for this project.

	C_w	V_w
STA. 18+00	12	480
STA. 19+00	26	443
STA. 21+00	34	374
STA. 22+00	29	346
STA. 24+00	38	579
STA. 26+00	51	449
STA. 30+00	33	504
STA. 31+00	75	395
STA. 33+00	63	284
STA. 34+00	48	399
STA. 35+00	39	415
STA. 36+00	41	575
STA. 37+00	25	524
STA. 38+00	15	632
STA. 39+00	21	625
STA. 41+00	30	617
Reach Averaged Value:	36	478
	$C_w / V_w =$	13.17

Table FHB.1 - Reach Averaged C_w / V_w Ratio

The Fluvial Hazard Buffer for an Unconfined Channel is defined as one stream width beyond the margin of the Active Stream Corridor. The Active Stream Corridor (ASC) was determined at each section using both existing site topography and historic aerial imagery from Google Earth. The stream width at each section, applied to the outside of the ASC, defined the limit of the FHB at sections along the reach such as the outer stream bank that are susceptible to erosion.

Appendix F includes channel cross sections and mapping identifying the FHB and

no-build zones. These no-build zones will be included on the Final Plat for this project to prevent construction in these areas.

VIII. POTENTIAL PERMITTING REQUIREMENTS

A. Identify other potential local, State and Federal permitting requirements

1. Construction sites that disturb one acre or greater are required to obtain a Construction Stormwater Discharge Permit issued by the Colorado Department of Public Health and Environment (CDPHE). Additional permit requirements such as a Grading Permit will be required by Douglas County.

VIII. REFERENCES

1. *Storm Drainage Design and Technical Criteria Manual*, Douglas County, Colorado, 2008.

2. *Drainage Criteria Manual, Volumes 1, 2, & 3, Mile High Flood District*, Volumes 1 & 2 - Updated August 2017/2018; Volume 3 - Updated November 2021.

3. *Flood Insurance Rate Map, Community Panel Number* 08035C0212F*, Douglas County, Colorado*. Federal Emergency Management Agency September 30, 2005.

4. *Web Soil Survey*. United States Department of Agriculture, Natural Resources Conservation Service, September 2022.

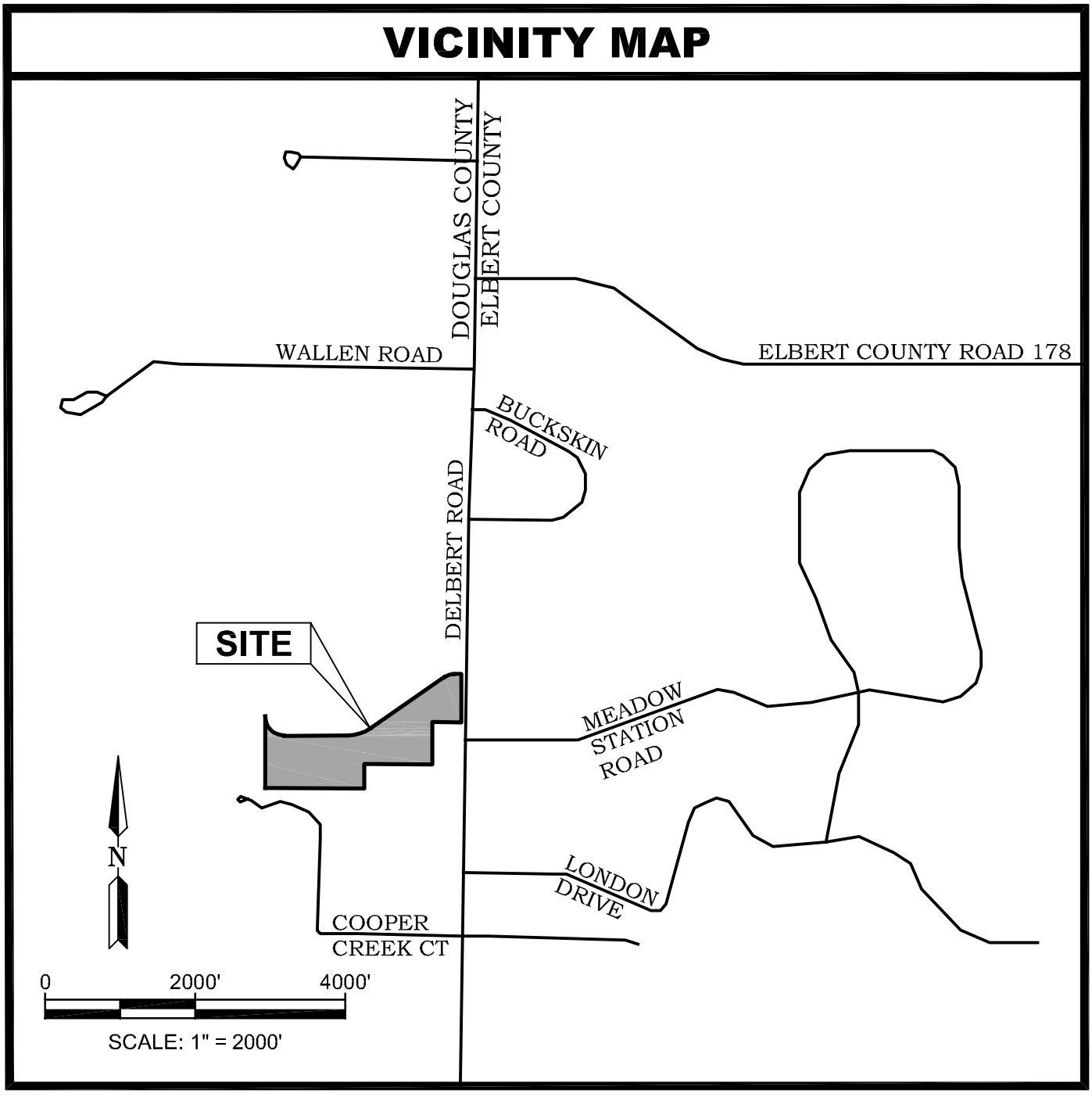
5. Coal Creek (E. Yale Avenue to E. County Line Road) Flood Hazard Area Delineation, Matrix Design Group, August 2014.

6. *Colorado Fluvial Hazard Zone Delineation Protocol Version 1.0* and *Appendices*, Colorado Water Conservation Board, dated August 2020.

APPENDIX A

VICINITY MAP, SOILS MAP, FEMA FIRM MAP

VICINITY MAP

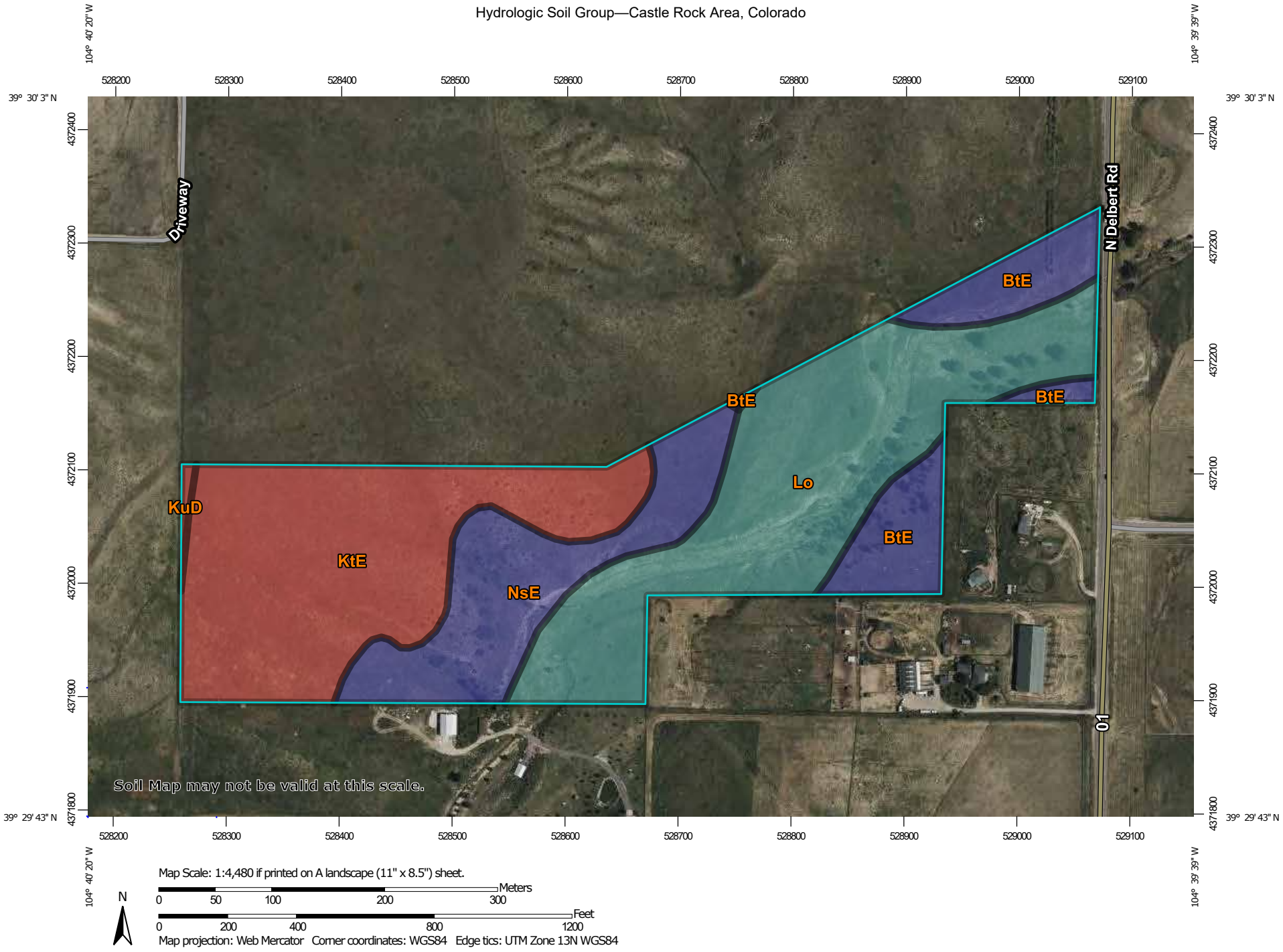


Project Number: 24001
J:\Projects\24\24001\dwg\Drainage\Vicinity Map.dwg

2N Civil, LLC
6 Inverness Ct. E., Suite 125
Englewood, CO 80112
Phone 303-925-0544 Fax 303-925-0547
www.2NCivil.com

VICINITY MAP
ANTELOPE CROSSING

Drawn By: TEW
Checked By: RCE



USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

2/12/2024
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Soil Rating Lines

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Soil Rating Points

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Water Features

Streams and Canals

Transportation

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

Background

Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BtE	Bresser-Truckton sandy loams, 5 to 25 percent slopes	B	4.6	11.8%
KtE	Kutch sandy loam, 5 to 20 percent slopes	D	13.3	34.1%
KuD	Kutch clay loam, 4 to 8 percent slopes	D	0.2	0.4%
Lo	Loamy alluvial land	C	14.2	36.3%
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	B	6.8	17.3%
Totals for Area of Interest			**39.1**	**100.0%**

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (**UTM**) Zone 13. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988 (NAVD 88). These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. An average **offset** between NAVD 88 and the National Geodetic Vertical Datum of 1929 (NGVD 29) has been computed for each Douglas County flooding source. This offset was then applied to the NGVD 29 flood elevations that were not revised during the creation of this countywide format FIRM. The offsets for each flooding source shown on this FIRM are shown in the Douglas County Vertical Datum Offset Table below. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3191

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301)** 713-3242, or visit its website at http://www.ngs.noaa.gov. For information about additional control points maintained by Douglas County, please visit http://www.publicstaging.douglas.co.us/website/control/viewer.htm.

Base map information shown on this FIRM was provided by the Douglas County GIS Department and the Town of Castle Rock GIS Department. Additional input was provided by the City of Lone Tree and Town of Parker. These data are current as of 2003.

This map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://www.msc.fema.gov.

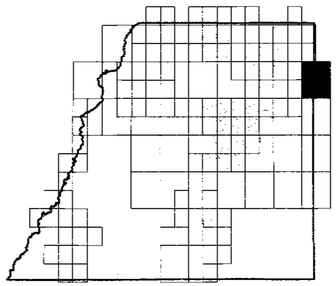
If you have **questions about** this map or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.

Douglas County Vertical Datum Offset Table

Flooding Source	Vertical Datum Offset (ft)	Flooding Source	Vertical Datum Offset (ft)
Baldwin Gulch	3.10	Newlin Gulch	3.14
Bayou Gulch	3.22	Plum Creek, Cross Section A to D	3.12
Big Dry Creek Tributary C	3.15	Section 34 Tributary	3.62
Carpenter Creek	3.93	Sellers Gulch	3.43
Cherry Creek, Cross Section BZ to CU	3.23	Sellers Gulch, Unnamed Tributary	3.39
East Plum Creek, Cross Section W to AY	3.26	Sulphur Gulch	3.13
East Plum Creek, Cross Section AZ to CZ	3.48	Tallman Gulch	3.15
East Plum Creek, Cross Section DA to EM	3.71	West Plum Creek, Cross Section W to AM	3.68
Glade Gulch	3.65		
Happy Canyon Creek	3.12		

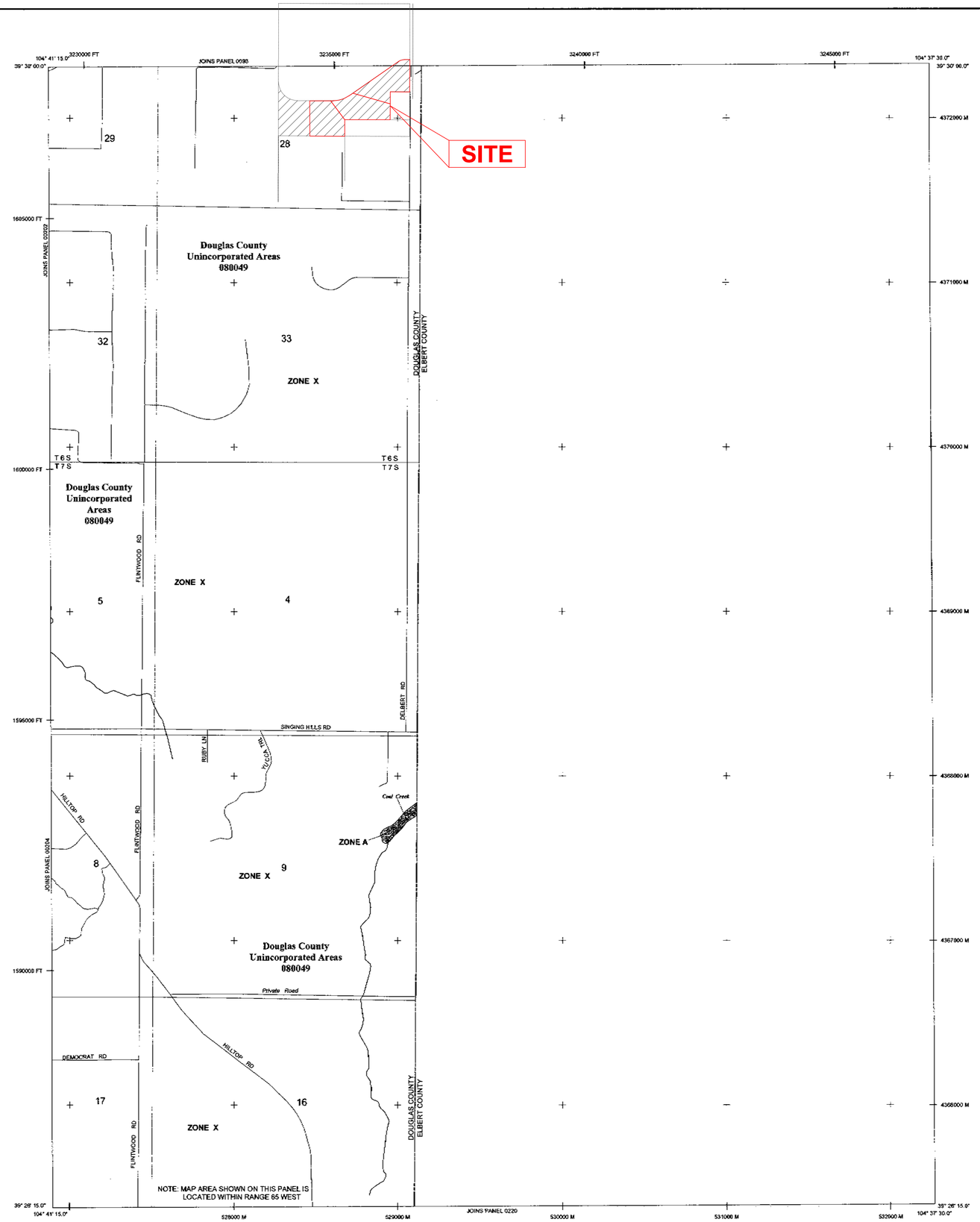
Example: To convert Baldwin Gulch elevations to NAVD 88, 3.10 feet were added to the NGVD 29 elevations.

Panel Location Map



This digital Flood Insurance Rate Map (FIRM) was produced through a cooperative partnership between the State of Colorado Water Conservation Board, the Urban Drainage and Flood Control District, and the Federal Emergency Management Agency (FEMA). The State of Colorado Water Conservation Board and the Urban Drainage and Flood Control District have implemented a long-term approach of floodplain management to reduce the costs associated with flooding. As part of this effort, both the State of Colorado and the Urban Drainage and Flood Control District have joined in Cooperating Technical Partner agreements with FEMA to produce this digital FIRM.

Additional flood hazard information and resources are available from local communities, the Colorado Water Conservation Board, and the Urban Drainage and Flood Control District.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- Boundary dividing Special Flood Hazard Area zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- (A)–(A) — Cross section line
- 104° 50' 37.5", 39° 30' 00" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 4276000 M — 1000-meter Universal Transverse Mercator grid ticks, zone 13
- 3180000 FT — 5000-foot ticks: Colorado State Plane coordinate system, central zone (FIPSZONE 502), Lambert Conformal Conic projection
- KK5400 — National Geodetic Survey bench mark (see explanation in Notes to Users section of this FIRM panel)

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
SEPTEMBER 30, 2005

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

300 0 300 600 METERS

NFIP

PANEL 0210F

FIRM

FLOOD INSURANCE RATE MAP

DOUGLAS COUNTY, COLORADO AND INCORPORATED AREAS

PANEL 210 OF 495

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
DOUGLAS COUNTY	080049	0210	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
08035C0210F

EFFECTIVE DATE:
SEPTEMBER 30, 2005

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

APPENDIX B

HYDROLOGIC COMPUTATIONS

Antelope Crossing - Stormwater Calculations

Composite % Impervious Value

Date: January 24, 2025

CUHP Input Values

Basin EX-1

Land Use	Area	% I
Residential 2.5 ac or larger	838.80	12%
Streets	9.60	100%
Undeveloped / Ag	722.50	2%
Sum Area =	1570.89	
Composite % =		**7.94%**

Basin PR-1

Land Use	Area	% I
Residential 2.5 ac or larger	949.11	12%
Streets	12.75	100%
Undeveloped / Ag	610.70	2%
Sum Area =	1572.56	
Composite % =		**8.83%**

Rational Method Input Values

Basin PR-2

Land Use	Area	% I
Residential 2.5 ac or larger	46.38	12%
Streets	1.91	100%
Undeveloped / Ag	0.00	2%
Sum Area =	48.29	
Composite % =		**15.48%**

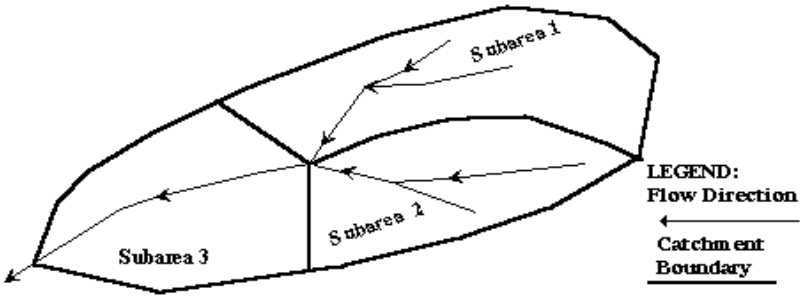
Basin PR-3

Land Use	Area	% I
Residential 2.5 ac or larger	20.637	12%
Streets	0.723	100%
Undeveloped / Ag	0.00	2%
Sum Area =	21.360	
Composite % =		**14.98%**

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: TEW
Company: 2N Civil, LLC
Date: 1/17/2025
Project: Antelope Crossing
Location: Delbert Rd, Douglas County, Colorado



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

Subcatchment Name
PR-2

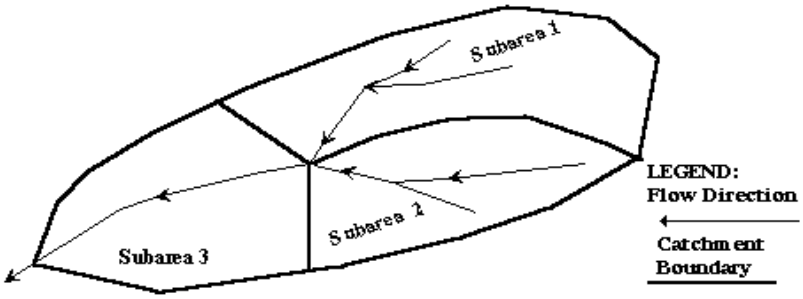
See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
Res 2.5+	46.38	C	12.0	0.08	0.13	0.22	0.39	0.45	0.53	0.63
Streets	1.91	C	100.0	0.83	0.85	0.87	0.88	0.89	0.89	0.90
Total Area (ac)	48.29		Area-Weighted C	0.11	0.16	0.25	0.41	0.47	0.55	0.64
			Area-Weighted Override C	0.11	0.16	0.25	0.41	0.47	0.55	0.64

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: TEW
Company: 2N Civil, LLC
Date: 1/17/2025
Project: Antelope Crossing
Location: Delbert Rd, Douglas County, Colorado



Subcatchment Name
PR-3

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

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
Res 2.5+	20.64	C	12.0	0.08	0.13	0.22	0.39	0.45	0.53	0.63
Streets	0.72	C	100.0	0.83	0.85	0.87	0.88	0.89	0.89	0.90
Total Area (ac)	21.36		Area-Weighted C	0.10	0.16	0.24	0.40	0.47	0.55	0.64
			Area-Weighted Override C	0.10	0.16	0.24	0.40	0.47	0.55	0.64

Calculation of Peak Runoff using Rational Method

Designer: TEW
Company: 2N Civil, LLC
Date: 1/17/2025
Project: Antelope Crossing
Location: Delbert Rd, Douglas County, Colorado

Version 2.00 released May 2017

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

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

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

Computed $t_c = t_i + t_t$

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

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

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

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

	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
1-hour rainfall depth, P1 (in) =	1.06	1.43	1.66		2.26	2.60	
	a	b	c				
Rainfall Intensity Equation Coefficients =	28.50	10.00	0.786				

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

$$Q(cfs) = CIA$$

Subcatchment Name	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C							Overland (Initial) Flow Time					Channelized (Travel) Flow Time							Time of Concentration			Rainfall Intensity, I (in/hr)							Peak Flow, Q (cfs)						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	Overland Flow Length L_i (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Overland Flow Slope S_i (ft/ft)	Overland Flow Time t_i (min)	Channelized Flow Length L_t (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Channelized Flow Slope S_t (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Velocity V_t (ft/sec)	Channelized Flow Time t_t (min)	Computed t_c (min)	Regional t_c (min)	Selected t_c (min)	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
PR-2	48.29	C	15.48	0.10	0.16	0.25	0.41	0.47	0.55	0.64	300.00	6387.39	6371.27	0.054	16.86	1692.72	6371.27	6259.84	0.066	5	1.28	21.99	38.85	33.22	33.22	1.57	2.11	2.45		3.34	3.84		7.77	16.43	29.09		75.65	101.46	
PR-3	21.36	C	14.98	0.10	0.16	0.24	0.40	0.47	0.55	0.64	300.00	6374.01	6349.43	0.082	14.73	1693.66	6349.43	6249.92	0.059	5	1.21	23.29	38.02	33.95	33.95	1.54	2.08	2.42		3.29	3.79		3.27	6.99	12.51		32.85	44.13	

Site-specific conditions may vary from the representative values presented in this chapter. The engineer is responsible for assuring that the selected imperviousness values represent the imperviousness of the catchment or the proposed development. During master planning or in early stages of design, select imperviousness values that are unlikely to be exceeded as final design plans are developed to avoid the need to increase the size of infrastructure during later design stages.

TABLE 6-2. RECOMMENDED IMPERVIOUSNESS BY LAND USE

LAND USE/DENSITY	IMPERVIOUSNESS
Residential	
Single-family Housing (SFH) – Rural (0 – 3 du/ac)	35%
SFH – Low & Medium-density (3 – 5 du/ac)	55%
SFH – High-density (5 - 20 du/ac)	65%
Manufactured Housing (>= 10 du/ac)	65%
Multi-family Housing (MFH) – Medium-density (5 – 20 du/ac)	65%
MFH – High-density MFH (>20 du/ac)	70%
Commercial	
Commercial – Low-density	65%
Commercial – Medium- to High-density	80%
Commercial – Urban Core	90%
Industrial/Institutional	
Schools	55%
Office/institutional	65%
Industrial Areas	75%
Solar Fields, Gravel Cover[1,2]	60%
Solar Fields, Grass Cover[1,2]	45%
Parks and Open Space	
Open Space, Undisturbed Native Grasses	5%
Community Parks	25%
Neighborhood Parks	15%
Golf Courses	30%
Cemeteries	25%

Note: Recommended imperviousness values shown in the table are the minimum imperviousness values for a specific land use. It is the engineer's responsibility to select imperviousness values that appropriately reflect the actual density of the proposed development.

[1] Use these values at the master planning scale or when the specific layout of panels is not known. Use values from the surface type (Table 6-3) at the site planning and design stage when panel width, panel spacing, and panel orientation relative to contours are known.

[2] Assumes 1:1 ratio of panels to aisles. See MHFD's technical memorandum regarding *Determination of Solar Panel Field Runoff Coefficients and Imperviousness Values* for additional information on procedures to reflect other impervious areas such as roads and pads that may be part of a solar field and layouts with wider inter-panel spacing.

Antelope Crossing Minor Development Final Plat Request
Project File: SB2024-066
Board of County Commissioners Staff Report - Page 127 of 209

TABLE 6-3. RECOMMENDED IMPERVIOUSNESS BY SURFACE TYPES

SURFACE TYPES		IMPERVIOUSNESS
Roadways and Paved Streets		95%
Concrete Driveways and Walks		95%
Roofs		95%
Gravel	No Traffic (Pedestrian Use)	40%
	Low-traffic Areas (Maintenance Paths and Substations)	60%
	High-traffic Areas (Roadways and Parking)	80%
Disturbed Soil (Including Lawns, Managed/Active Turf, Landscaped Areas with Water-Wise Vegetation, and Uncompacted Gravel/Mulch Planting Beds)		20%
Undisturbed or Decompacted Soil (Native Grasses and Open Space Areas)		5%
Artificial Turfs[1]	Landscape Applications (without Subgrade Drainage Layer)	25% – 45%
	Sport Fields (with Underdrain Pipe System)	60% – 80%
Water Surfaces (Lakes/Reservoirs/Irrigation Ponds)		100%
Solar Fields[2]	Grass Cover (Varies with Panel Orientation Relative to Ground Contours)	10% – 45%
	Gravel Cover (Varies with Panel Orientation Relative to Ground Contours)	50% – 75%
Historic Flow Analysis, Greenbelts, Agricultural		5%
Newly Graded Areas		65%
Stormwater Control Measures[3]	Retention Ponds & Constructed Wetland Ponds	100%
	Rooftop Systems – Blue Roofs	95%
	Rooftop Systems – Green Roofs (extensive)	65%
	Rooftop Systems – Green Roofs (intensive)	50%
	Permeable Pavement – CGP/PGP/RGP	55%
	Permeable Pavement – PICP	45%
	Extended Detention Basins	25%
	Receiving Pervious Areas (incl. Grass Buffers & Grass Swales)	20%
	Bioretention & Sand Filters	10%

[1] Consult with the manufacturer to get a recommended value.

[2] Assumes 1:1 ratio of panels to aisles. See MHFD's technical memorandum regarding *Determination of Solar Panel Field Runoff Coefficients and Imperviousness Values* for additional information on procedures for determining percent imperviousness based on panel width, panel spacing, and panel orientation relative to ground contours and how to reflect other impervious areas such as roads and pads that may be part of a solar field and layouts with wider inter-panel spacing.

[3] See MHFD's technical memorandum regarding *Evaluation of Percent Imperviousness for Stormwater Control Measures* for background information.

Chapter. Table 6-1 indicates the one-hour design point rainfall values for each zone.

Zone 1 includes the area from the Douglas/Elbert County line west to the base of the foothills. **Zone 2** includes the area from the base of the foothills west to the South Platte River drainage basin line. **Zone 3** includes the area from the South Platte River drainage basin line west to the Douglas/Jefferson County line.

TABLE 6-1
1-HOUR POINT RAINFALL VALUES FOR DOUGLAS COUNTY (INCHES)

	2- YR	5-YR	10-YR	50-YR	100-YR
ZONE 1	1.06	1.43	1.66	2.26	2.60
ZONE 2	0.98	1.32	1.53	2.07	2.34
ZONE 3	0.72	1.05	1.26	1.78	2.05

If the watershed(s) for a specific project site lies within multiple rainfall zones, runoff calculations shall be based upon the rainfall data from the zone with the greatest precipitation depth. If the watershed is divided into smaller sub-watersheds, the rainfall depth that shall be used is from the zone where the majority of the sub-watershed area is located.

6.1.2 Intensity-Duration Curves. Rainfall intensity based on storm duration for a variety of storm return periods and for the three rainfall zones are shown in Figures 6-2, 6-3, and 6-4, respectively. These curves were developed using distribution factors provided in the NOAA Atlas and also provided in Table RA-4 of the *UDFCD Manual*.

6.1.3 Six-hour Rainfall. In order to use the Colorado Urban Hydrograph Procedure (CUHP), 2-, 3- or 6-hour rainfall distributions are required, depending on watershed area. Table RA-1 in the *UDFCD Manual* summarizes storm durations, area adjustments, and incremental rainfall depths to be used in CUHP based on watershed area. The UD-Raincurve Spreadsheet included in the *UDFCD Manual* shall be used to generate the rainfall distribution curves necessary for a CUHP model. In order to generate these distribution curves, the 1-hour and 6-hour rainfall depths for the design return periods are necessary. Since not all of Douglas County is located within UDFCD boundaries, the rainfall depth-duration-frequency curves provided in the *UDFCD Manual* do not provide rainfall values for the entire County. Therefore these values are provided in these *Criteria*. The 1-hour point values can be found in Table 6-1 of this chapter. The 6-hour point values are as follows:

NOAA Atlas 14, Volume 8, Version 2
Location name: Parker, Colorado, USA*
Latitude: 39.4994°, Longitude: -104.6622°
Elevation: 6247 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

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

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

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

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.230** (0.191-0.280)	**0.291** (0.241-0.354)	**0.394** (0.325-0.481)	**0.484** (0.396-0.592)	**0.613** (0.486-0.775)	**0.717** (0.554-0.914)	**0.826** (0.615-1.07)	**0.940** (0.670-1.24)	**1.10** (0.750-1.48)	**1.22** (0.811-1.66)
10-min	**0.337** (0.279-0.410)	**0.426** (0.352-0.519)	**0.577** (0.476-0.704)	**0.708** (0.580-0.867)	**0.898** (0.712-1.14)	**1.05** (0.811-1.34)	**1.21** (0.901-1.57)	**1.38** (0.981-1.82)	**1.61** (1.10-2.17)	**1.79** (1.19-2.43)
15-min	**0.411** (0.341-0.500)	**0.520** (0.430-0.632)	**0.704** (0.580-0.858)	**0.864** (0.707-1.06)	**1.10** (0.868-1.38)	**1.28** (0.989-1.63)	**1.47** (1.10-1.91)	**1.68** (1.20-2.22)	**1.96** (1.34-2.64)	**2.18** (1.45-2.96)
30-min	**0.526** (0.436-0.640)	**0.666** (0.551-0.811)	**0.905** (0.746-1.10)	**1.11** (0.910-1.36)	**1.41** (1.12-1.78)	**1.65** (1.27-2.10)	**1.90** (1.41-2.46)	**2.16** (1.54-2.86)	**2.52** (1.72-3.40)	**2.80** (1.86-3.81)
60-min	**0.652** (0.540-0.793)	**0.817** (0.676-0.995)	**1.10** (0.909-1.35)	**1.36** (1.11-1.66)	**1.72** (1.37-2.19)	**2.02** (1.57-2.58)	**2.34** (1.74-3.04)	**2.68** (1.91-3.55)	**3.14** (2.15-4.25)	**3.51** (2.34-4.78)
2-hr	**0.778** (0.647-0.940)	**0.968** (0.805-1.17)	**1.30** (1.08-1.58)	**1.60** (1.32-1.94)	**2.04** (1.63-2.57)	**2.40** (1.87-3.05)	**2.78** (2.09-3.60)	**3.19** (2.30-4.21)	**3.77** (2.60-5.07)	**4.23** (2.83-5.72)
3-hr	**0.873** (0.728-1.05)	**1.08** (0.895-1.30)	**1.43** (1.19-1.73)	**1.76** (1.45-2.13)	**2.24** (1.80-2.82)	**2.64** (2.07-3.35)	**3.07** (2.32-3.96)	**3.54** (2.55-4.65)	**4.19** (2.90-5.62)	**4.72** (3.17-6.35)
6-hr	**1.07** (0.896-1.28)	**1.30** (1.09-1.55)	**1.71** (1.42-2.05)	**2.08** (1.72-2.50)	**2.64** (2.13-3.30)	**3.10** (2.44-3.91)	**3.60** (2.73-4.62)	**4.14** (3.01-5.41)	**4.90** (3.42-6.54)	**5.52** (3.73-7.39)
12-hr	**1.31** (1.11-1.56)	**1.58** (1.33-1.88)	**2.06** (1.73-2.45)	**2.48** (2.07-2.96)	**3.11** (2.52-3.85)	**3.62** (2.86-4.52)	**4.17** (3.18-5.30)	**4.75** (3.47-6.16)	**5.58** (3.91-7.37)	**6.23** (4.24-8.28)
24-hr	**1.59** (1.35-1.88)	**1.90** (1.61-2.25)	**2.44** (2.05-2.88)	**2.90** (2.43-3.44)	**3.58** (2.91-4.39)	**4.13** (3.27-5.10)	**4.70** (3.60-5.92)	**5.31** (3.90-6.82)	**6.15** (4.34-8.06)	**6.82** (4.67-9.01)
2-day	**1.88** (1.60-2.21)	**2.22** (1.89-2.61)	**2.79** (2.37-3.28)	**3.29** (2.77-3.88)	**4.00** (3.27-4.86)	**4.57** (3.64-5.61)	**5.17** (3.98-6.45)	**5.79** (4.27-7.37)	**6.65** (4.71-8.64)	**7.32** (5.05-9.60)
3-day	**2.05** (1.74-2.39)	**2.40** (2.05-2.81)	**3.01** (2.56-3.52)	**3.53** (2.98-4.15)	**4.27** (3.50-5.16)	**4.86** (3.88-5.93)	**5.47** (4.22-6.80)	**6.11** (4.52-7.74)	**6.98** (4.97-9.03)	**7.66** (5.30-10.0)
4-day	**2.17** (1.85-2.53)	**2.54** (2.17-2.96)	**3.17** (2.70-3.70)	**3.71** (3.14-4.35)	**4.48** (3.67-5.40)	**5.09** (4.07-6.19)	**5.72** (4.42-7.08)	**6.37** (4.73-8.05)	**7.26** (5.18-9.36)	**7.95** (5.52-10.4)

7-day	**2.48** (2.12-2.87)	**2.87** (2.46-3.33)	**3.55** (3.03-4.12)	**4.12** (3.50-4.80)	**4.95** (4.08-5.93)	**5.61** (4.51-6.78)	**6.28** (4.88-7.74)	**6.99** (5.22-8.78)	**7.96** (5.71-10.2)	**8.71** (6.09-11.3)
10-day	**2.75** (2.37-3.18)	**3.17** (2.72-3.66)	**3.87** (3.32-4.48)	**4.48** (3.81-5.20)	**5.35** (4.42-6.38)	**6.04** (4.87-7.28)	**6.76** (5.27-8.29)	**7.51** (5.62-9.40)	**8.54** (6.15-10.9)	**9.34** (6.55-12.1)
20-day	**3.58** (3.10-4.11)	**4.07** (3.52-4.67)	**4.89** (4.21-5.62)	**5.59** (4.78-6.44)	**6.58** (5.46-7.79)	**7.37** (5.98-8.81)	**8.18** (6.42-9.96)	**9.02** (6.80-11.2)	**10.2** (7.37-12.9)	**11.1** (7.80-14.2)
30-day	**4.33** (3.75-4.94)	**4.91** (4.26-5.61)	**5.88** (5.07-6.73)	**6.69** (5.74-7.68)	**7.81** (6.49-9.18)	**8.69** (7.06-10.3)	**9.57** (7.53-11.6)	**10.5** (7.91-12.9)	**11.7** (8.50-14.8)	**12.6** (8.94-16.1)
45-day	**5.32** (4.63-6.05)	**6.07** (5.27-6.90)	**7.27** (6.30-8.29)	**8.26** (7.11-9.44)	**9.59** (7.97-11.2)	**10.6** (8.62-12.5)	**11.6** (9.12-13.9)	**12.6** (9.51-15.4)	**13.9** (10.1-17.4)	**14.8** (10.5-18.8)
60-day	**6.21** (5.41-7.04)	**7.12** (6.20-8.08)	**8.57** (7.43-9.74)	**9.72** (8.39-11.1)	**11.3** (9.36-13.0)	**12.4** (10.1-14.5)	**13.5** (10.6-16.1)	**14.5** (11.0-17.7)	**15.9** (11.6-19.8)	**16.8** (12.0-21.3)

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

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

Please refer to NOAA Atlas 14 document for more information.

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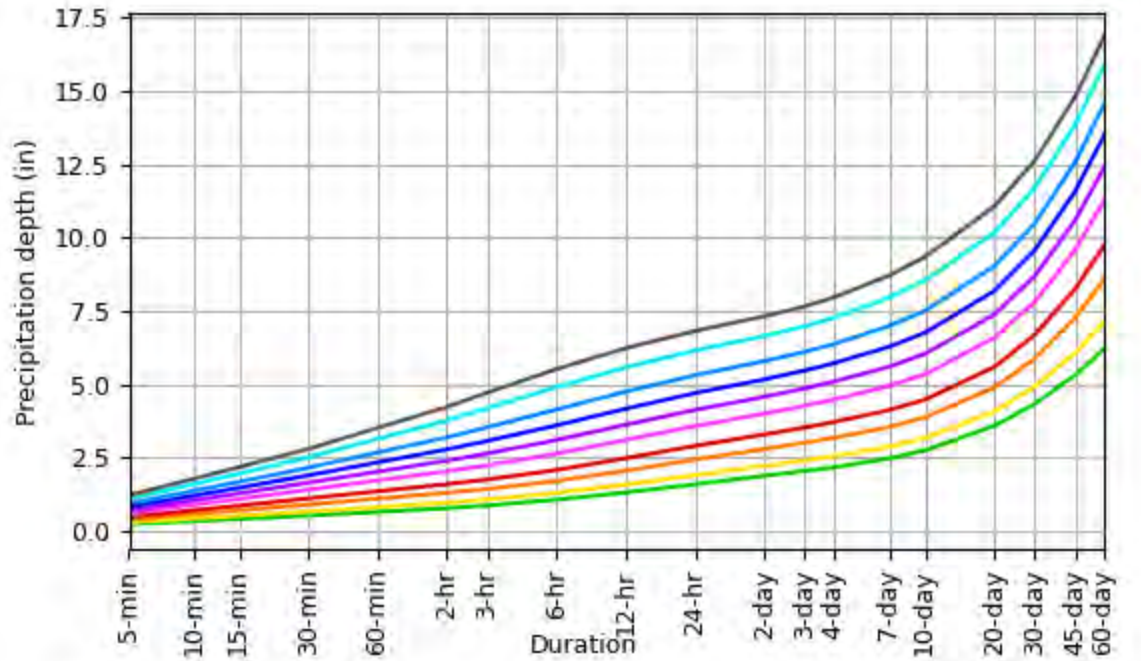
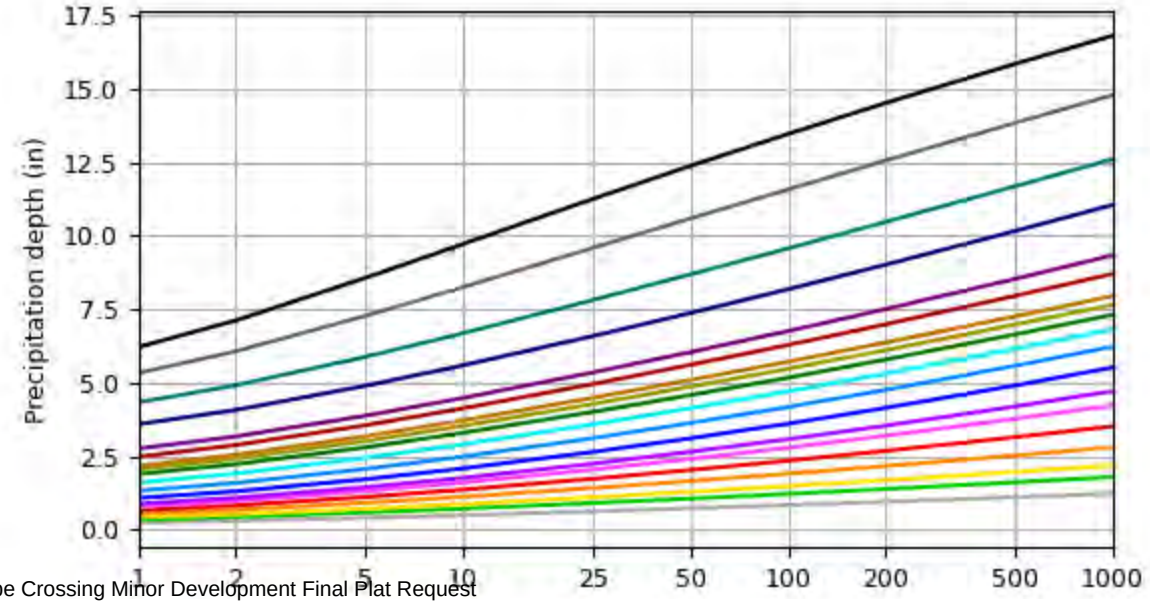
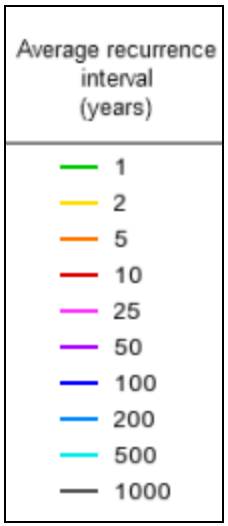
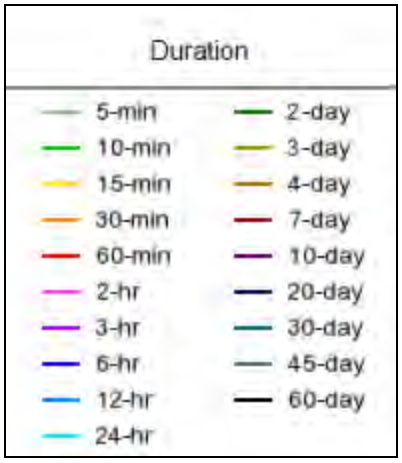
PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 39.4994°, Longitude: -104.6622°









Average recurrence interval (years)

NOAA Atlas 14, Volume 8, Version 2 Created (GMT): Fri Feb 9 16:59:55 2024

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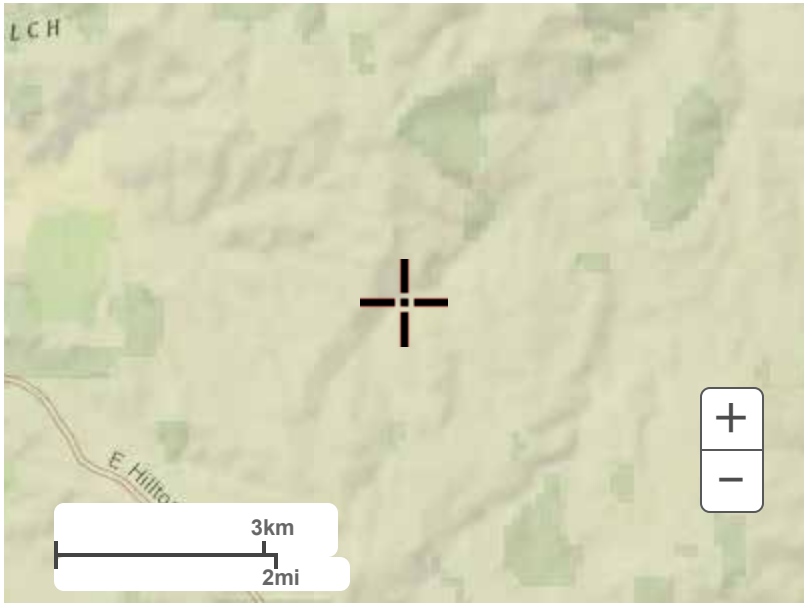
Maps & aerials

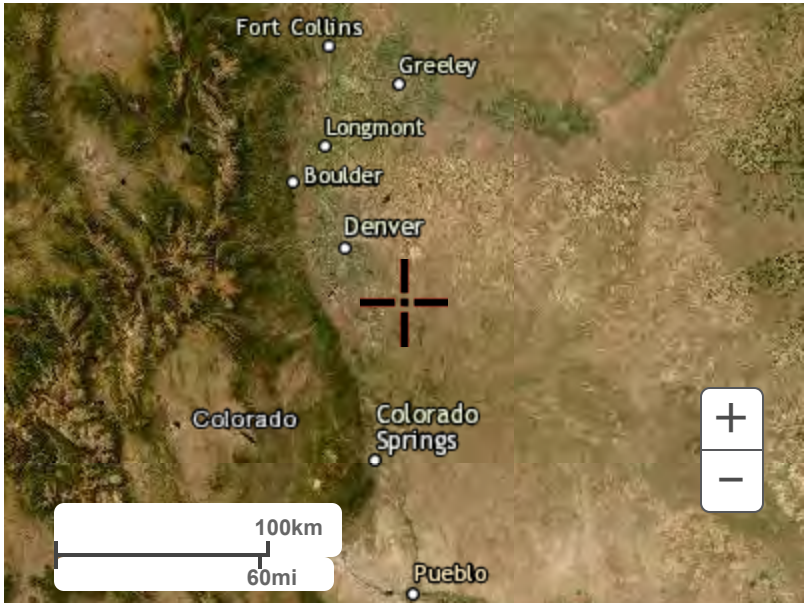
Small scale terrain



Large scale terrain

Large scale map

Large scale aerial



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

Disclaimer

Comment	2 Year NOAA Raingage				
1Hr Depth	0.817	inches	2hr Depth	0.98	inches
6Hr Depth	1.3	inches	3hr Depth	1.11	inches
Correction Area	2.4546875	Sq. Mi.			
Return Period	2	Years			

NOAA Atlas 14 Point Precipitation Frequency Estimates: CO (Note: Use 60-minute recurrence interval depth)

Time	Adjusted Depth	Unadjusted Depth
0:05	0.0163	0.0163
0:10	0.0327	0.0327
0:15	0.0683	0.0686
0:20	0.1279	0.1307
0:25	0.1999	0.2042
0:30	0.1120	0.1144
0:35	0.0512	0.0515
0:40	0.0407	0.0408
0:45	0.0245	0.0245
0:50	0.0245	0.0245
0:55	0.0245	0.0245
1:00	0.0245	0.0245
1:05	0.0245	0.0245
1:10	0.0163	0.0163
1:15	0.0163	0.0163
1:20	0.0163	0.0163
1:25	0.0163	0.0163
1:30	0.0163	0.0163
1:35	0.0163	0.0163
1:40	0.0163	0.0163
1:45	0.0163	0.0163
1:50	0.0163	0.0163
1:55	0.0082	0.0082
2:00	0.0082	0.0082
2:05	0.0000	0.0000
2:10	0.0000	0.0000
2:15	0.0000	0.0000
2:20	0.0000	0.0000
2:25	0.0000	0.0000
2:30	0.0000	0.0000
2:35	0.0000	0.0000
2:40	0.0000	0.0000
2:45	0.0000	0.0000
2:50	0.0000	0.0000
2:55	0.0000	0.0000
3:00	0.0000	0.0000
3:05	0.0000	0.0000
3:10	0.0000	0.0000
3:15	0.0000	0.0000
3:20	0.0000	0.0000
3:25	0.0000	0.0000
3:30	0.0000	0.0000
3:35	0.0000	0.0000
3:40	0.0000	0.0000
3:45	0.0000	0.0000
3:50	0.0000	0.0000
3:55	0.0000	0.0000
4:00	0.0000	0.0000
4:05	0.0000	0.0000
4:10	0.0000	0.0000
4:15	0.0000	0.0000
4:20	0.0000	0.0000
4:25	0.0000	0.0000
4:30	0.0000	0.0000
4:35	0.0000	0.0000
4:40	0.0000	0.0000
4:45	0.0000	0.0000
4:50	0.0000	0.0000
4:55	0.0000	0.0000
5:00	0.0000	0.0000
5:05	0.0000	0.0000
5:10	0.0000	0.0000
5:15	0.0000	0.0000
5:20	0.0000	0.0000
5:25	0.0000	0.0000
5:30	0.0000	0.0000
5:35	0.0000	0.0000
5:40	0.0000	0.0000
5:45	0.0000	0.0000
5:50	0.0000	0.0000
5:55	0.0000	0.0000
6:00	0.0000	0.0000
6:05	0.0000	0.0000

Printouts for Unit Hydrographs

Existing 2-yr Storm

flow in cfs

time in minutes	EX-1
5	53.48
10	157.10
15	289.58
20	429.66
25	556.08
30	647.91
35	746.66
40	813.38
45	851.07
50	862.78
55	851.50
60	820.27
65	772.10
70	710.02
75	642.55
80	607.84
85	573.13
90	538.42
95	503.70
100	468.99
105	434.28
110	414.95
115	397.02
120	379.09
125	361.16
130	343.23
135	325.30
140	307.37
145	289.44
150	271.51
155	253.58
160	235.65
165	217.71
170	199.78
175	181.85
180	169.68
185	163.70
190	157.72
195	151.75
200	145.77
205	139.79
210	133.82
215	127.84
220	121.86
225	115.89
230	109.91
235	103.93
240	97.96
245	91.98
250	86.00
255	80.03
260	74.05
265	68.07
270	62.09
275	56.12
280	50.14
285	44.16
290	38.19
295	32.21
300	26.23
305	20.26
310	14.28
315	8.30
320	2.33
325	0.00

Printouts for Storm Hydrographs

Existing 2-yr Storm

flow in cfs

time in minutes	EX-1
5	0.00
10	0.00
15	0.01
20	0.11
25	0.55
30	1.90
35	4.15
40	7.02
45	10.06
50	12.90
55	15.32
60	17.52
65	19.15
70	20.22
75	20.70
80	20.66
85	20.15
90	19.26
95	18.12
100	16.98
105	16.16
110	15.41
115	14.70
120	13.97
125	13.24
130	12.56
135	12.03
140	11.54
145	11.06
150	10.57
155	10.05
160	9.53
165	9.01
170	8.48
175	7.96
180	7.44
185	6.93
190	6.43
195	5.95
200	5.50
205	5.16
210	4.90
215	4.69
220	4.49
225	4.29
230	4.10
235	3.91
240	3.72
245	3.54
250	3.36
255	3.18
260	3.01
265	2.84
270	2.67
275	2.50
280	2.33
285	2.17
290	2.01
295	1.85
300	1.69
305	1.53
310	1.37
315	1.21
320	1.05
325	0.89
330	0.73
335	0.57
340	0.41
345	0.28
350	0.20
355	0.16
360	0.14
365	0.12
370	0.10
375	0.08
380	0.07
385	0.06
390	0.05
395	0.04
400	0.03
405	0.02
410	0.01
415	0.01
420	0.01
425	0.00
430	0.00
435	0.00
440	0.00
445	0.00
450	0.00

Summary of CUHP Input Parameters (Version 2.0.1)

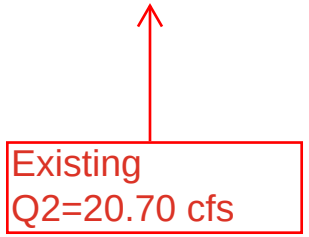
Existing 2-yr Storm

								Depression Storage		Horton's Infiltration Parameters			DCIA Level and Fractions			
Catchment Name/ID	SWMM Node/ID	Raingage Name/ID	Area (sq.mi.)	Dist. to Centroid (miles)	Length (miles)	Slope (ft./ft.)	Percent Imperv.	Pervious (inches)	Imperv. (inches)	Initial Rate (in./hr.)	Final Rate (in.hr.)	Decay Coeff. (1/sec.)	DCIA Level	Dir. Con'ct Imperv. Fraction	Receiv. Perv. Fraction	Percent Eff. Imperv.
EX-1	1	RAIN 2	2.455	1.537	3.229	0.020	7.9	0.40	0.10	4.50	0.60	0.0018	0.00	0.16	0.08	5.36

Summary of Unit Hydrograph Parameters Used By Program and Calculated Results (Version 2.0.1)

Existing 2-yr Storm

		Unit Hydrograph Parameters and Results									Excess Precip.		Storm Hydrograph			
Catchment Name/ID	User Comment for Catchment	CT	Cp	W50 (min.)	W50 Before Peak	W75 (min.)	W75 Before Peak	Time to Peak (min.)	Peak (cfs)	Volume (c.f)	Excess (inches)	Excess (c.f.)	Time to Peak (min.)	Peak Flow (cfs)	Total Volume (c.f.)	Runoff per Unit Area (cfs/acre)
EX-1		0.143	0.434	85.4	29.87	44.4	19.97	49.9	863	5,702,730	0.03	152,701	75.0	20.70	152,646	0.01



Printouts for Unit Hydrographs

Existing 100-yr Storm

flow in cfs

time in minutes	EX-1
5	56.41
10	166.47
15	307.55
20	456.99
25	592.16
30	699.86
35	782.52
40	836.06
45	862.85
50	865.29
55	845.76
60	806.67
65	750.39
70	679.31
75	628.95
80	595.41
85	561.87
90	528.34
95	494.80
100	461.26
105	430.42
110	412.41
115	394.40
120	376.39
125	358.38
130	340.37
135	322.37
140	304.36
145	286.35
150	268.34
155	250.33
160	232.32
165	214.32
170	196.31
175	178.30
180	169.04
185	163.04
190	157.04
195	151.03
200	145.03
205	139.03
210	133.02
215	127.02
220	121.02
225	115.02
230	109.01
235	103.01
240	97.01
245	91.01
250	85.00
255	79.00
260	73.00
265	66.99
270	60.99
275	54.99
280	48.99
285	42.98
290	36.98
295	30.98
300	24.97
305	18.97
310	12.97
315	6.97
320	0.96
325	0.00

Printouts for Storm Hydrographs

Existing 100-yr Storm

flow in cfs

time in minutes	EX-1
5	0.00
10	0.00
15	0.07
20	0.33
25	2.78
30	33.47
35	105.52
40	214.38
45	347.56
50	488.46
55	622.08
60	741.59
65	841.80
70	918.27
75	968.66
80	992.14
85	989.17
90	961.58
95	913.01
100	861.14
105	814.20
110	768.82
115	723.80
120	679.29
125	635.36
130	594.00
135	560.90
140	532.34
145	505.79
150	480.63
155	456.41
160	432.86
165	410.00
170	387.73
175	365.51
180	343.34
185	321.18
190	299.07
195	276.99
200	255.24
205	237.69
210	224.03
215	212.44
220	202.14
225	192.75
230	183.99
235	175.79
240	168.14
245	160.68
250	153.26
255	145.86
260	138.46
265	131.06
270	123.68
275	116.30
280	108.92
285	101.55
290	94.19
295	86.83
300	79.48
305	72.12
310	64.77
315	57.41
320	50.06
325	42.70
330	35.35
335	28.00
340	20.66
345	13.51
350	8.74
355	5.77
360	3.76
365	2.35
370	1.38
375	0.70
380	0.31
385	0.20
390	0.15
395	0.12
400	0.09
405	0.07
410	0.05
415	0.03
420	0.02
425	0.01
430	0.00
435	0.00
440	0.00
445	0.00
450	0.00

Summary of CUHP Input Parameters (Version 2.0.1)

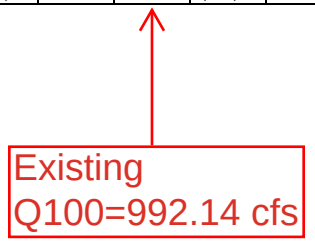
Proposed 100-Yr Storm

								Depression Storage		Horton's Infiltration Parameters			DCIA Level and Fractions			
Catchment Name/ID	SWMM Node/ID	Raingage Name/ID	Area (sq.mi.)	Dist. to Centroid (miles)	Length (miles)	Slope (ft./ft.)	Percent Imperv.	Pervious (inches)	Imperv. (inches)	Initial Rate (in./hr.)	Final Rate (in.hr.)	Decay Coeff. (1/sec.)	DCIA Level	Dir. Con'ct Imperv. Fraction	Receiv. Perv. Fraction	Percent Eff. Imperv.
PR-1	1	RAIN 100	2.455	1.537	3.229	0.020	8.8	0.40	0.10	4.50	0.60	0.0018	0.00	0.18	0.09	7.65

Summary of Unit Hydrograph Parameters Used By Program and Calculated Results (Version 2.0.1)

Existing 100-yr Storm

		Unit Hydrograph Parameters and Results									Excess Precip.		Storm Hydrograph			
Catchment Name/ID	User Comment for Catchment	CT	Cp	W50 (min.)	W50 Before Peak	W75 (min.)	W75 Before Peak	Time to Peak (min.)	Peak (cfs)	Volume (c.f)	Excess (inches)	Excess (c.f.)	Time to Peak (min.)	Peak Flow (cfs)	Total Volume (c.f.)	Runoff per Unit Area (cfs/acre)
EX-1		0.137	0.419	84.9	28.80	44.2	20.36	48.0	867	5,702,730	1.23	6,987,222	80.0	992.14	6,987,316	0.63



Printouts for Unit Hydrographs

Proposed 2-Yr Storm

flow in cfs

time in minutes	PR-1
5	54.31
10	159.87
15	295.79
20	441.21
25	575.25
30	682.54
35	767.18
40	824.47
45	856.16
50	863.99
55	849.71
60	815.06
65	761.80
70	691.65
75	632.46
80	598.95
85	565.44
90	531.93
95	498.42
100	464.91
105	431.74
110	413.80
115	395.86
120	377.91
125	359.97
130	342.03
135	324.09
140	306.15
145	288.21
150	270.27
155	252.33
160	234.38
165	216.44
170	198.50
175	180.56
180	169.44
185	163.46
190	157.48
195	151.50
200	145.52
205	139.54
210	133.56
215	127.58
220	121.60
225	115.62
230	109.64
235	103.66
240	97.68
245	91.70
250	85.72
255	79.74
260	73.76
265	67.78
270	61.80
275	55.81
280	49.83
285	43.85
290	37.87
295	31.89
300	25.91
305	19.93
310	13.95
315	7.97
320	1.99
325	0.00

Printouts for Storm Hydrographs

Proposed 2-Yr Storm

flow in cfs

time in minutes	PR-1
5	0.00
10	0.00
15	0.01
20	0.14
25	0.66
30	2.19
35	4.76
40	8.04
45	11.56
50	14.89
55	17.72
60	20.00
65	21.65
70	22.69
75	23.13
80	23.00
85	22.35
90	21.27
95	19.94
100	18.77
105	17.90
110	17.12
115	16.37
120	15.60
125	14.83
130	14.11
135	13.55
140	13.01
145	12.46
150	11.90
155	11.32
160	10.73
165	10.13
170	9.54
175	8.95
180	8.37
185	7.80
190	7.23
195	6.69
200	6.20
205	5.82
210	5.54
215	5.30
220	5.07
225	4.84
230	4.62
235	4.41
240	4.20
245	3.99
250	3.79
255	3.59
260	3.39
265	3.20
270	3.00
275	2.81
280	2.63
285	2.44
290	2.26
295	2.08
300	1.90
305	1.72
310	1.54
315	1.36
320	1.18
325	1.00
330	0.82
335	0.64
340	0.47
345	0.32
350	0.24
355	0.19
360	0.17
365	0.14
370	0.12
375	0.10
380	0.08
385	0.07
390	0.06
395	0.04
400	0.03
405	0.02
410	0.02
415	0.01
420	0.01
425	0.00
430	0.00
435	0.00
440	0.00
445	0.00
450	0.00

Summary of CUHP Input Parameters (Version 2.0.1)

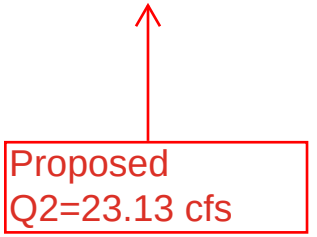
Proposed 2-Yr Storm

								Depression Storage		Horton's Infiltration Parameters			DCIA Level and Fractions			
Catchment Name/ID	SWMM Node/ID	Raingage Name/ID	Area (sq.mi.)	Dist. to Centroid (miles)	Length (miles)	Slope (ft./ft.)	Percent Imperv.	Pervious (inches)	Imperv. (inches)	Initial Rate (in./hr.)	Final Rate (in.hr.)	Decay Coeff. (1/sec.)	DCIA Level	Dir. Con'ct Imperv. Fraction	Receiv. Perv. Fraction	Percent Eff. Imperv.
PR-1	1	RAIN 2	2.455	1.537	3.229	0.020	8.8	0.40	0.10	4.50	0.60	0.0018	0.00	0.18	0.09	5.95

Summary of Unit Hydrograph Parameters Used By Program and Calculated Results (Version 2.0.1)

Proposed 2-Yr Storm

		Unit Hydrograph Parameters and Results									Excess Precip.		Storm Hydrograph			
Catchment Name/ID	User Comment for Catchment	CT	Cp	W50 (min.)	W50 Before Peak	W75 (min.)	W75 Before Peak	Time to Peak (min.)	Peak (cfs)	Volume (c.f)	Excess (inches)	Excess (c.f.)	Time to Peak (min.)	Peak Flow (cfs)	Total Volume (c.f.)	Runoff per Unit Area (cfs/acre)
PR-1		0.141	0.428	85.2	29.53	44.3	20.86	49.2	864	5,702,730	0.03	171,546	75.0	23.13	171,546	0.01



Printouts for Unit Hydrographs

Proposed 100-Yr Storm

flow in cfs

time in minutes	PR-1
5	58.07
10	171.70
15	316.80
20	469.28
25	605.05
30	713.09
35	793.91
40	844.36
45	867.31
50	865.64
55	842.25
60	800.02
65	741.82
70	670.54
75	626.44
80	592.86
85	559.28
90	525.70
95	492.12
100	458.53
105	429.46
110	411.40
115	393.33
120	375.26
125	357.19
130	339.12
135	321.06
140	302.99
145	284.92
150	266.85
155	248.78
160	230.72
165	212.65
170	194.58
175	176.51
180	168.74
185	162.72
190	156.69
195	150.67
200	144.65
205	138.63
210	132.60
215	126.58
220	120.56
225	114.54
230	108.51
235	102.49
240	96.47
245	90.45
250	84.42
255	78.40
260	72.38
265	66.35
270	60.33
275	54.31
280	48.29
285	42.26
290	36.24
295	30.22
300	24.20
305	18.17
310	12.15
315	6.13
320	0.11
325	0.00

Printouts for Storm Hydrographs

Proposed 100-Yr Storm

flow in cfs

time in minutes	PR-1
5	0.00
10	0.00
15	0.09
20	0.41
25	3.22
30	35.40
35	110.47
40	223.36
45	360.54
50	504.30
55	639.95
60	760.00
65	859.30
70	933.63
75	980.92
80	1000.72
85	994.00
90	963.15
95	912.58
100	862.09
105	815.67
110	770.21
115	725.07
120	680.44
125	636.46
130	595.96
135	563.37
140	534.80
145	508.18
150	482.86
155	458.45
160	434.71
165	411.67
170	389.15
175	366.67
180	344.25
185	321.85
190	299.49
195	277.18
200	255.29
205	238.27
210	224.88
215	213.36
220	203.08
225	193.68
230	184.88
235	176.64
240	168.97
245	161.42
250	153.92
255	146.43
260	138.94
265	131.46
270	123.99
275	116.53
280	109.07
285	101.62
290	94.18
295	86.74
300	79.31
305	71.87
310	64.44
315	57.00
320	49.57
325	42.13
330	34.70
335	27.27
340	19.86
345	12.68
350	8.27
355	5.51
360	3.58
365	2.23
370	1.30
375	0.66
380	0.29
385	0.21
390	0.16
395	0.13
400	0.10
405	0.07
410	0.05
415	0.04
420	0.02
425	0.01
430	0.00
435	0.00
440	0.00
445	0.00
450	0.00

Summary of CUHP Input Parameters (Version 2.0.1)

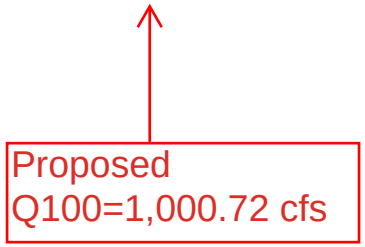
Proposed 100-Yr Storm

								Depression Storage		Horton's Infiltration Parameters			DCIA Level and Fractions			
Catchment Name/ID	SWMM Node/ID	Raingage Name/ID	Area (sq.mi.)	Dist. to Centroid (miles)	Length (miles)	Slope (ft./ft.)	Percent Imperv.	Pervious (inches)	Imperv. (inches)	Initial Rate (in./hr.)	Final Rate (in.hr.)	Decay Coeff. (1/sec.)	DCIA Level	Dir. Con'ct Imperv. Fraction	Receiv. Perv. Fraction	Percent Eff. Imperv.
PR-1	1	RAIN 100	2.455	1.537	3.229	0.020	8.8	0.40	0.10	4.50	0.60	0.0018	0.00	0.18	0.09	7.65

Summary of Unit Hydrograph Parameters Used By Program and Calculated Results (Version 2.0.1)

Proposed 100-Yr Storm

		Unit Hydrograph Parameters and Results									Excess Precip.		Storm Hydrograph			
Catchment Name/ID	User Comment for Catchment	CT	Cp	W50 (min.)	W50 Before Peak	W75 (min.)	W75 Before Peak	Time to Peak (min.)	Peak (cfs)	Volume (c.f)	Excess (inches)	Excess (c.f.)	Time to Peak (min.)	Peak Flow (cfs)	Total Volume (c.f.)	Runoff per Unit Area (cfs/acre)
PR-1		0.135	0.412	84.7	28.27	44.0	19.98	47.1	869	5,702,730	1.23	7,040,059	80.0	1,000.72	7,039,606	0.64



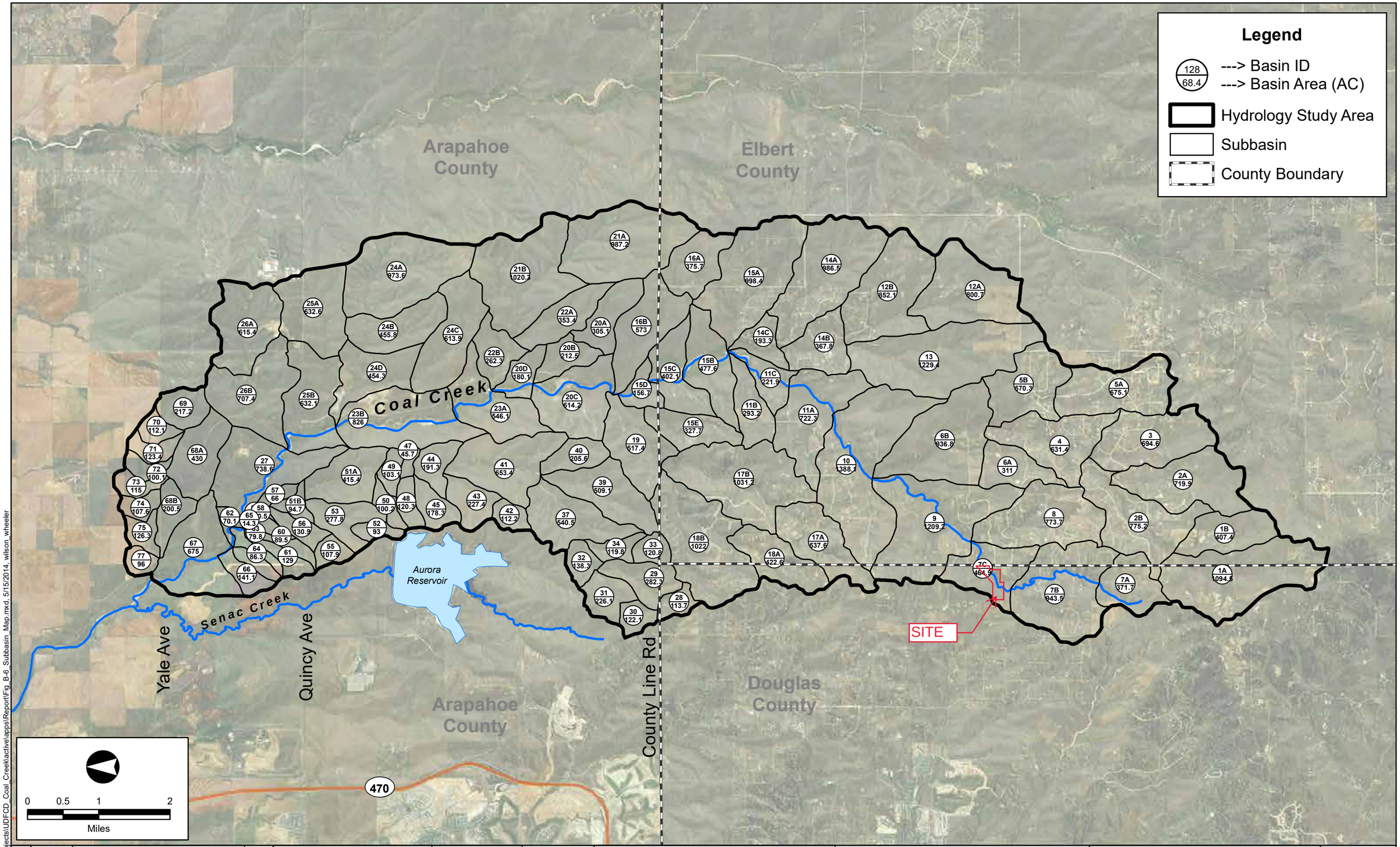
Comment	100 Year NOAA Raingage				
1Hr Depth	2.34	inches	2hr Depth	2.77	inches
6Hr Depth	3.6	inches	3hr Depth	3.09	inches
Correction Area	2.4546875	Sq. Mi.			
Return Period	100	Years			

NOAA Atlas 14 Point Precipitation Frequency Estimates: CO (Note: Use 60-minute recurrence interval depth)

Time	Adjusted Depth	Unadjusted Depth
0:05	0.0234	0.0234
0:10	0.0702	0.0702
0:15	0.1076	0.1076
0:20	0.1872	0.1872
0:25	0.3276	0.3276
0:30	0.5850	0.5850
0:35	0.3276	0.3276
0:40	0.1872	0.1872
0:45	0.1451	0.1451
0:50	0.1170	0.1170
0:55	0.0936	0.0936
1:00	0.0936	0.0936
1:05	0.0936	0.0936
1:10	0.0468	0.0468
1:15	0.0468	0.0468
1:20	0.0281	0.0281
1:25	0.0281	0.0281
1:30	0.0281	0.0281
1:35	0.0281	0.0281
1:40	0.0281	0.0281
1:45	0.0281	0.0281
1:50	0.0281	0.0281
1:55	0.0281	0.0281
2:00	0.0281	0.0281
2:05	0.0000	0.0000
2:10	0.0000	0.0000
2:15	0.0000	0.0000
2:20	0.0000	0.0000
2:25	0.0000	0.0000
2:30	0.0000	0.0000
2:35	0.0000	0.0000
2:40	0.0000	0.0000
2:45	0.0000	0.0000
2:50	0.0000	0.0000
2:55	0.0000	0.0000
3:00	0.0000	0.0000
3:05	0.0000	0.0000
3:10	0.0000	0.0000
3:15	0.0000	0.0000
3:20	0.0000	0.0000
3:25	0.0000	0.0000
3:30	0.0000	0.0000
3:35	0.0000	0.0000
3:40	0.0000	0.0000
3:45	0.0000	0.0000
3:50	0.0000	0.0000
3:55	0.0000	0.0000
4:00	0.0000	0.0000
4:05	0.0000	0.0000
4:10	0.0000	0.0000
4:15	0.0000	0.0000
4:20	0.0000	0.0000
4:25	0.0000	0.0000
4:30	0.0000	0.0000
4:35	0.0000	0.0000
4:40	0.0000	0.0000
4:45	0.0000	0.0000
4:50	0.0000	0.0000
4:55	0.0000	0.0000
5:00	0.0000	0.0000
5:05	0.0000	0.0000
5:10	0.0000	0.0000
5:15	0.0000	0.0000
5:20	0.0000	0.0000
5:25	0.0000	0.0000
5:30	0.0000	0.0000
5:35	0.0000	0.0000
5:40	0.0000	0.0000
5:45	0.0000	0.0000
5:50	0.0000	0.0000
5:55	0.0000	0.0000
6:00	0.0000	0.0000
6:05	0.0000	0.0000

APPENDIX C

Excerpts from FHAD



FILE: G:\gis_projects\UDFCD_Coal_Creek\activeapps\Report\Fig_B-6_Subbasin_Map.mxd, 5/15/2014, wilson_wheeler

No.	DATE	DESCRIPTION	BY	APP'D

Matrix DESIGN GROUP

designed by: _____
drawn by: WW
checked by: RK
project no.: 11.155.019
date: 4/7/2014

URBAN DRAINAGE AND FLOOD CONTROL DISTRICT AND ARAPAHOE COUNTY

FLOOD HAZARD AREA DELINEATION
COAL CREEK (YALE TO COUNTY LINE RD)

SUBWATERSHED MAP

FIGURE
B-6

MATCHLINE SEE SHEET B-9-B

SITE

Co Rd 166

Co Rd 166

N

1500 0 1500 3000

SCALE IN FEET
ORIGINAL SCALE

No.	DATE	DESCRIPTION	APPR.

Matrix DESIGN GROUP

Designed by: HTH
Drawn by: HTH
Checked by: RK
Project no.: 11.155.019
Date: 5/12/2014

URBAN DRAINAGE AND FLOOD CONTROL DISTRICT, ARAPAHOE COUNTY

FLOOD HAZARD AREA DELINEATION
COAL CREEK (YALE TO COUNTY LINE RD)

BASIN DELINEATION AND CONVEYANCE ELEMENTS

FIGURE
B-9-C

C7B	CONDUIT	1217.12	0	01:30	4.01	0.01	0.06
C8	CONDUIT	2044.07	0	01:45	4.80	0.01	0.08
C9	CONDUIT	7376.35	0	02:05	6.82	0.08	0.31
C6A	CONDUIT	391.04	0	01:05	4.01	0.02	0.11
C6B	CONDUIT	4364.36	0	02:00	5.00	0.08	0.24
C12A	CONDUIT	758.87	0	01:20	4.30	0.03	0.14
C16A	CONDUIT	327.26	0	01:40	2.66	0.01	0.05
C18T	CONDUIT	2573.33	0	01:45	3.62	0.03	0.12
C15E	CONDUIT	398.47	0	01:05	1.92	0.00	0.02
C20A	CONDUIT	621.56	0	01:00	4.04	0.01	0.08
C21	DUMMY	2585.13	0	01:15			
C68A	CONDUIT	990.69	0	01:05	4.36	0.01	0.09

****
Conduit Surcharge Summary
****

Conduit	Hours Full: Both Ends	Hours Full: Upstream	Hours Full: Dnstream	Hours Above Full Normal Flow	Hours Capacity Limited
C21	0.01	0.01	0.01	96.08	0.01

Analysis begun on: Tue May 13 12:32:36 2014
Analysis ended on: Tue May 13 12:32:36 2014
Total elapsed time: < 1 sec

APPENDIX D

HYDRAULIC COMPUTATIONS

Culvert Report

Culvert A, Q5 [18in RCP]

Invert Elev Dn (ft)	=	6246.62
Pipe Length (ft)	=	52.00
Slope (%)	=	0.67
Invert Elev Up (ft)	=	6246.97
Rise (in)	=	18.0
Shape	=	Circular
Span (in)	=	18.0
No. Barrels	=	1
n-Value	=	0.013
Culvert Type	=	Circular Concrete
Culvert Entrance	=	Groove end projecting (C)
Coeff. K,M,c,Y,k	=	0.0045, 2, 0.0317, 0.69, 0.2

Embankment

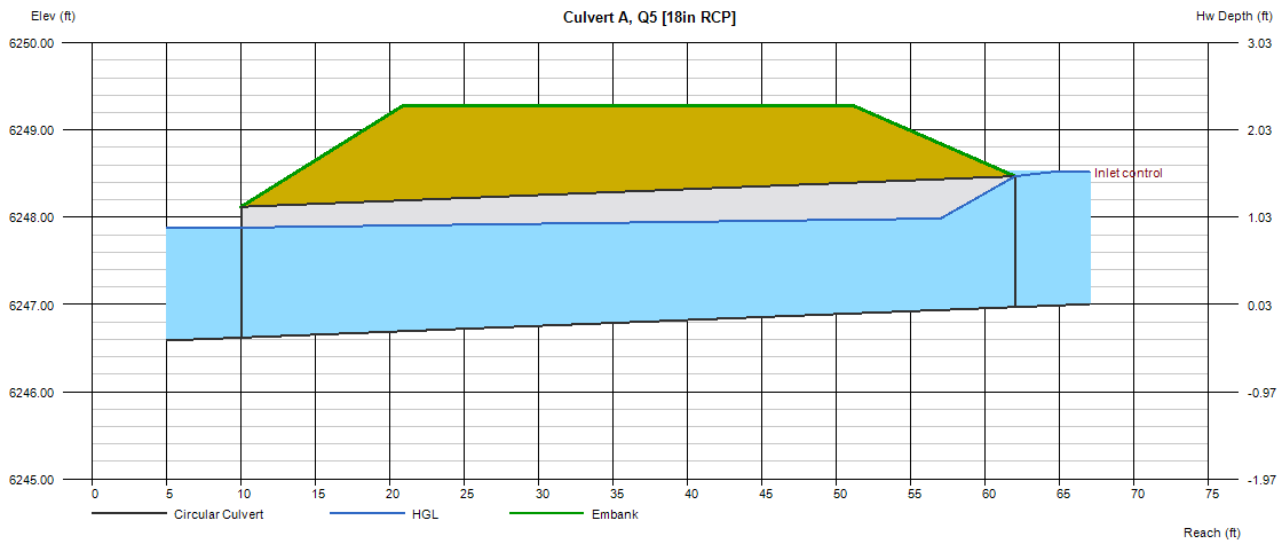
Top Elevation (ft)	=	6249.28
Top Width (ft)	=	30.24
Crest Width (ft)	=	16.00

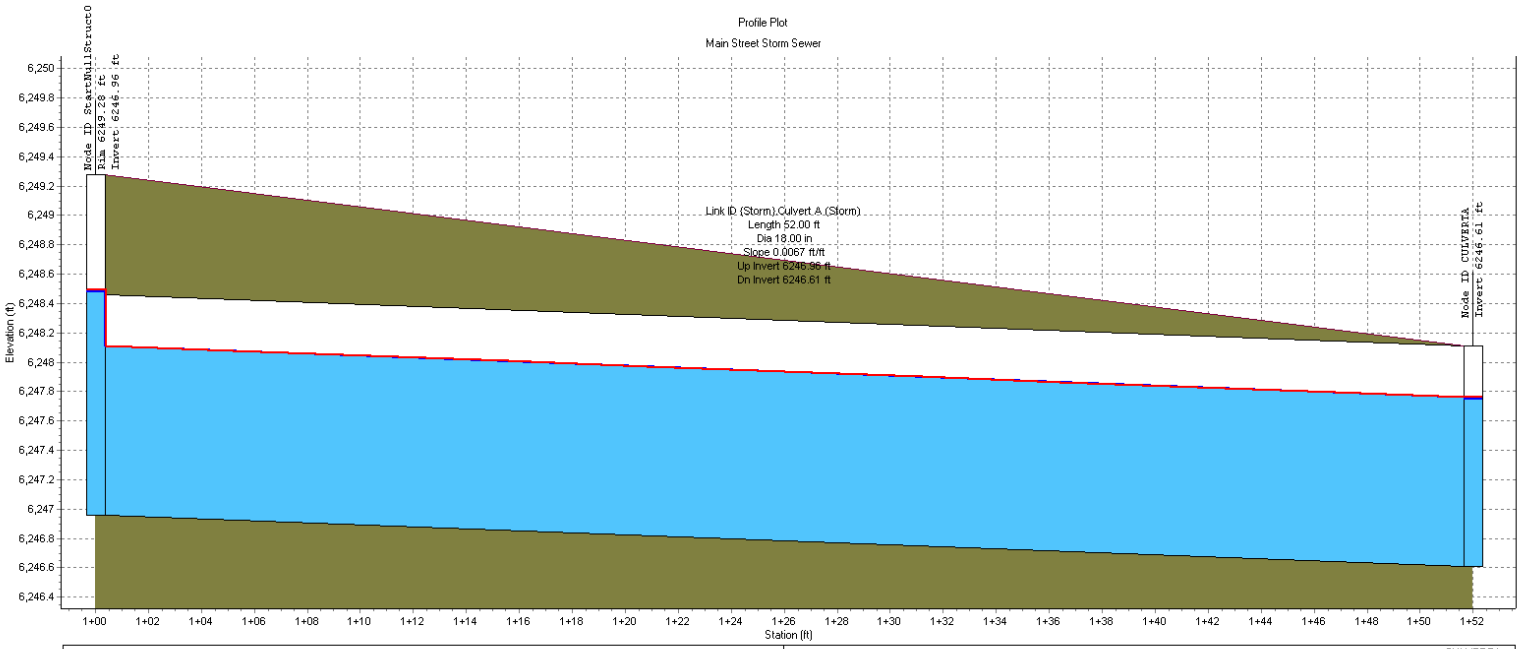
Calculations

Qmin (cfs)	=	6.99
Qmax (cfs)	=	6.99
Tailwater Elev (ft)	=	(dc+D)/2

Highlighted

Qtotal (cfs)	=	6.99
Qpipe (cfs)	=	6.99
Qovertop (cfs)	=	0.00
Veloc Dn (ft/s)	=	4.41
Veloc Up (ft/s)	=	5.43
HGL Dn (ft)	=	6247.88
HGL Up (ft)	=	6248.00
Hw Elev (ft)	=	6248.52
Hw/D (ft)	=	1.03
Flow Regime	=	Inlet Control





Node ID:		CULVERTA
Rim (ft):	6249.28	
Invert (ft):	6246.96	6246.61
Min Pipe Cover (ft):	0.82	
Max HGL (ft):	6248.51	6247.77

Link ID:	(Storm).Culvert A (Storm)
Length (ft):	52.00
Dia (in):	18.00
Slope (ft/ft):	0.0067
Up Invert (ft):	6246.96
Dn Invert (ft):	6246.61
Max Q (cfs):	7.06
Max Vel (ft/s):	4.26
Max Depth (ft):	1.33

Autodesk Storm and Sanitary Analysis

Culvert Report

Culvert A, Q100 [18in RCP]

Invert Elev Dn (ft)	=	6246.62
Pipe Length (ft)	=	52.00
Slope (%)	=	0.67
Invert Elev Up (ft)	=	6246.97
Rise (in)	=	18.0
Shape	=	Circular
Span (in)	=	18.0
No. Barrels	=	1
n-Value	=	0.013
Culvert Type	=	Circular Concrete
Culvert Entrance	=	Groove end projecting (C)
Coeff. K,M,c,Y,k	=	0.0045, 2, 0.0317, 0.69, 0.2

Embankment

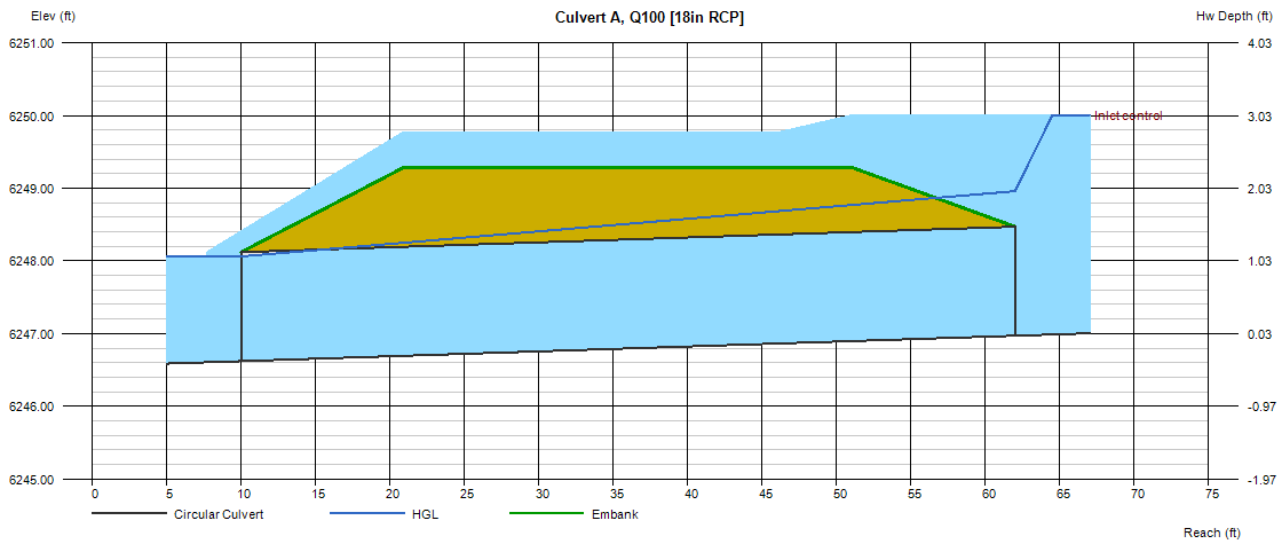
Top Elevation (ft)	=	6249.28
Top Width (ft)	=	30.24
Crest Width (ft)	=	16.00

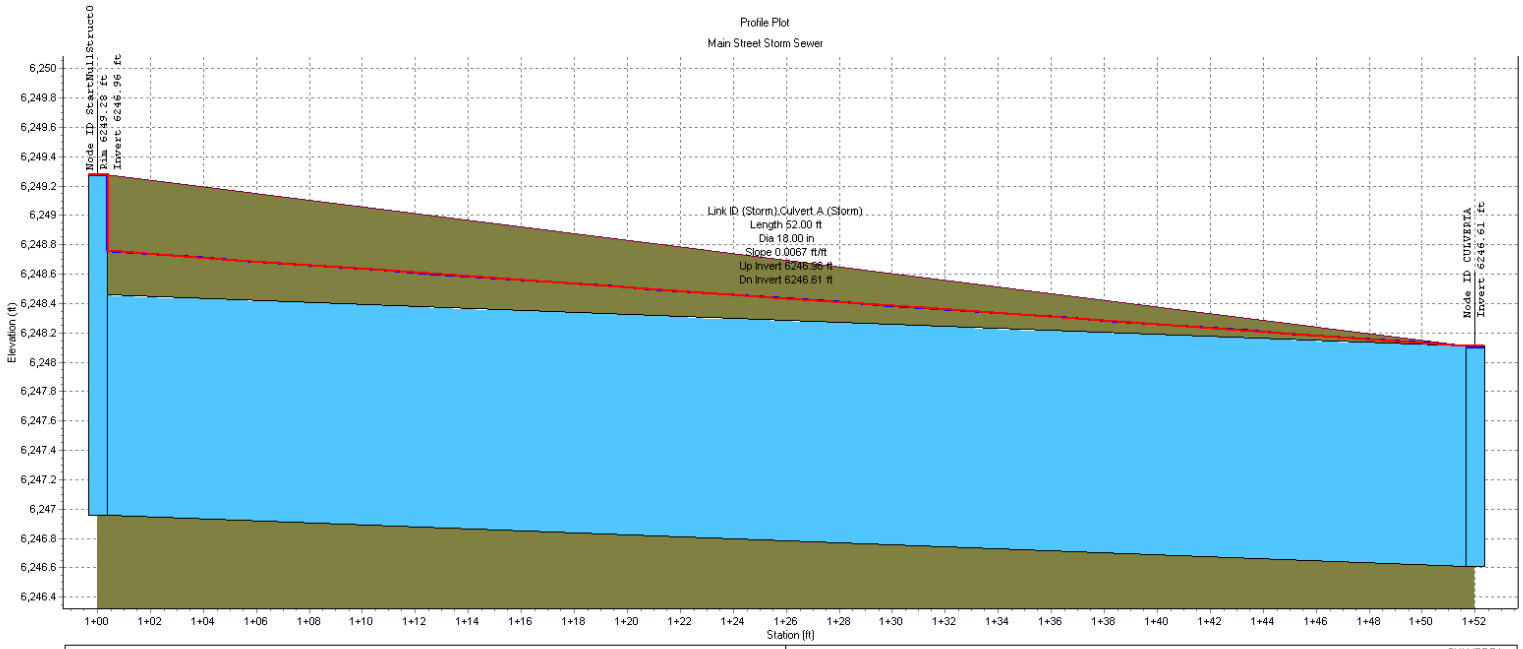
Calculations

Qmin (cfs)	=	44.13
Qmax (cfs)	=	44.13
Tailwater Elev (ft)	=	(dc+D)/2

Highlighted

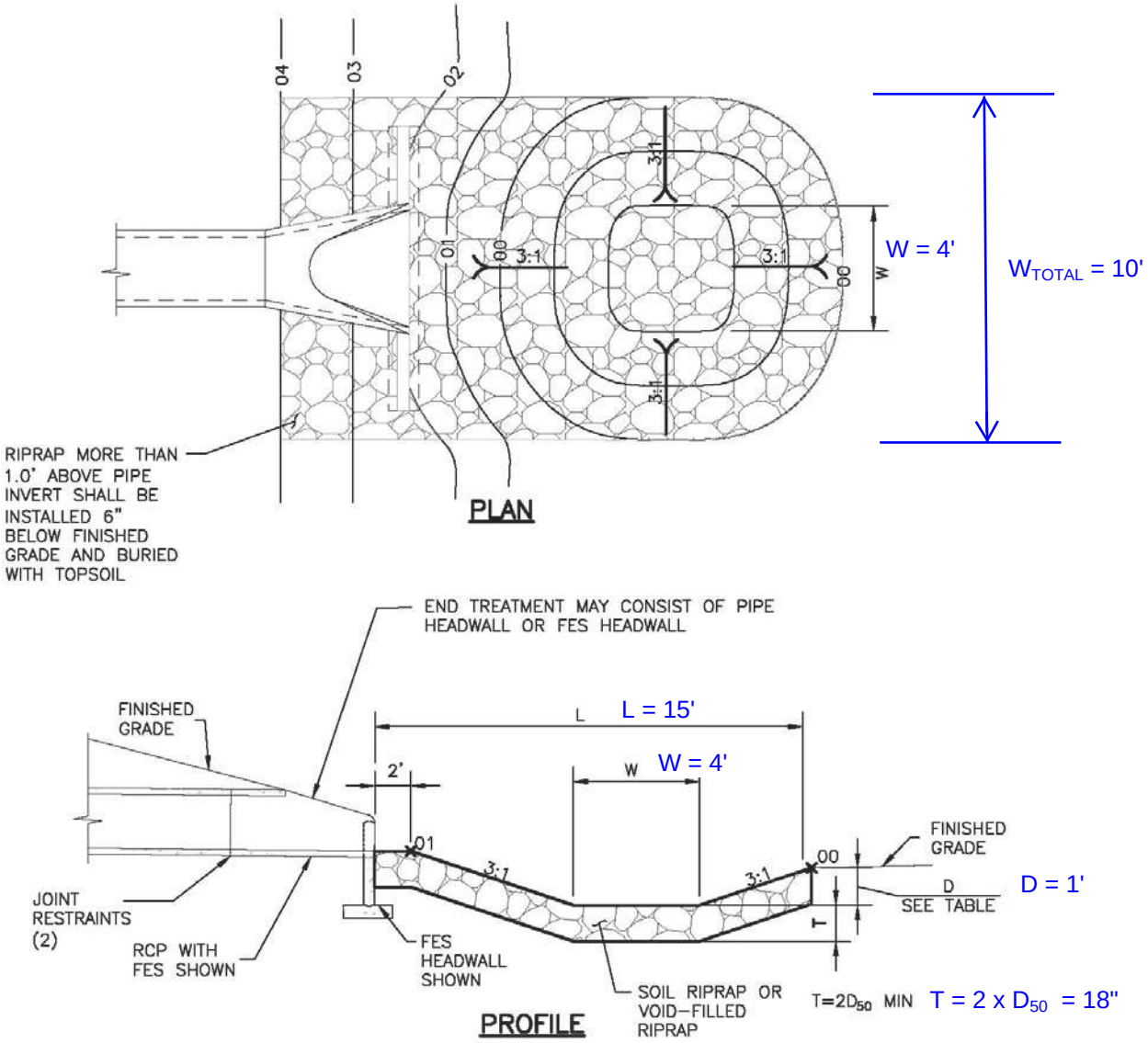
Qtotal (cfs)	=	44.13
Qpipe (cfs)	=	14.05
Qovertop (cfs)	=	30.08
Veloc Dn (ft/s)	=	8.06
Veloc Up (ft/s)	=	7.95
HGL Dn (ft)	=	6248.06
HGL Up (ft)	=	6248.96
Hw Elev (ft)	=	6250.00
Hw/D (ft)	=	2.02
Flow Regime	=	Inlet Control





Node ID:		CULVERTA
Rim (ft):	6249.28	
Invert (ft):	6246.96	6246.61
Min Pipe Cover (ft):	0.82	
Max HGL (ft):	6249.28	6248.11

Link ID:	(Storm).Culvert A (Storm)
Length (ft):	52.00
Dia (in):	18.00
Slope (ft/ft):	0.0067
Up Invert (ft):	6246.96
Dn Invert (ft):	6246.61
Max Q (cfs):	10.21
Max Vel (ft/s):	5.78
Max Depth (ft):	1.50



PIPE SIZE OR BOX HEIGHT	D	W*	L
18" – 24"	1'–0"	4'	15'
30" – 36"	1'–6"	6'	20'
42" – 48"	2'–0"	7'	24'
54" – 60"	2'–6"	8'	28'
66" – 72"	3'–0"	9'	32'

* IF OUTLET PIPE IS A BOX CULVERT WITH A WIDTH GREATER THAN W, THEN W = CULVERT WIDTH

Figure 9-37. Low tailwater riprap basin

$$H_a = \frac{(H + Y_n)}{2}$$ Equation 9-19

Where the maximum value of H_a shall not exceed H, and:

D_a = parameter to use in place of D in Figure 9-38 when flow is supercritical (ft)

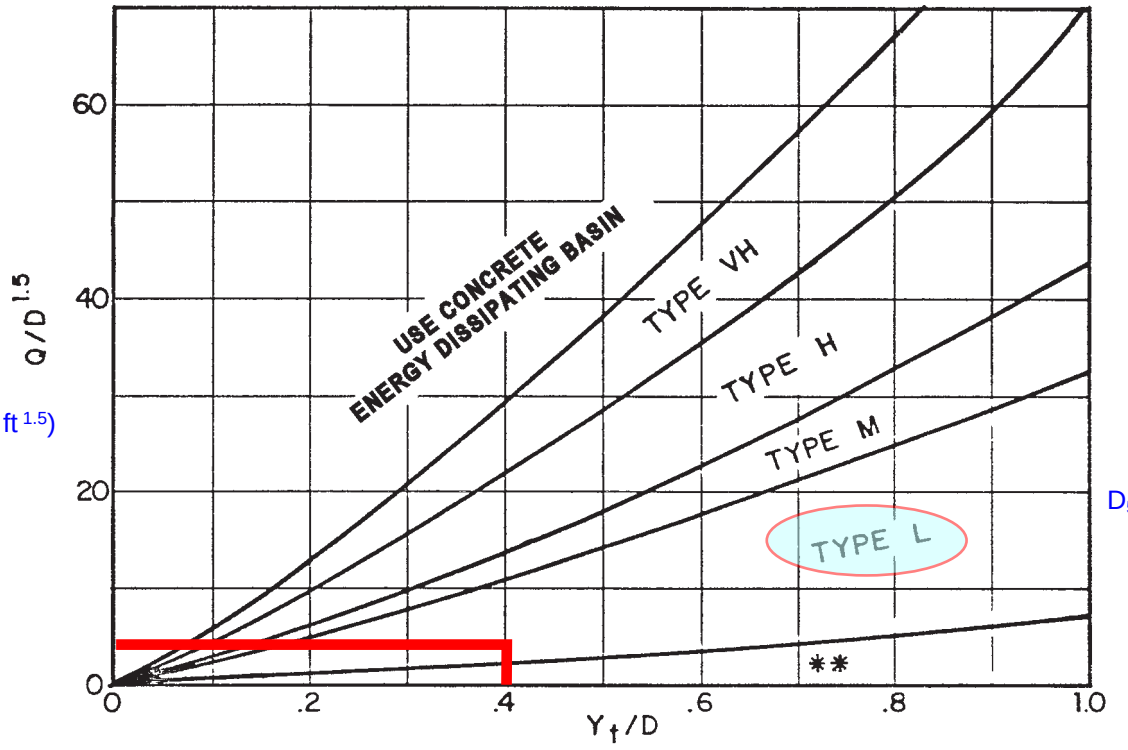
D_c = diameter of circular culvert (ft)

H_a = parameter to use in place of H in Figure 9-39 when flow is supercritical (ft)

H = height of rectangular culvert (ft)

Y_n = normal depth of supercritical flow in the culvert (ft)

Q_5 = 6.99 cfs
6.99 cfs / (1.5 ft $^{1.5}$)
= 3.11



D_{50} = 9"

Use D_a instead of D whenever flow is supercritical in the barrel.
** Use Type L for a distance of 3D downstream.

Figure 9-38. Riprap erosion protection at circular conduit outlet (valid for Q/D2.5 ≤ 6.0)

Culvert Report

Culvert B, Q5 [Twin 36in RCP]

Invert Elev Dn (ft)	=	6251.80
Pipe Length (ft)	=	63.70
Slope (%)	=	5.02
Invert Elev Up (ft)	=	6255.00
Rise (in)	=	36.0
Shape	=	Circular
Span (in)	=	36.0
No. Barrels	=	2
n-Value	=	0.013
Culvert Type	=	Circular Concrete
Culvert Entrance	=	Square edge w/headwall (C)
Coeff. K,M,c,Y,k	=	0.0098, 2, 0.0398, 0.67, 0.5

Embankment

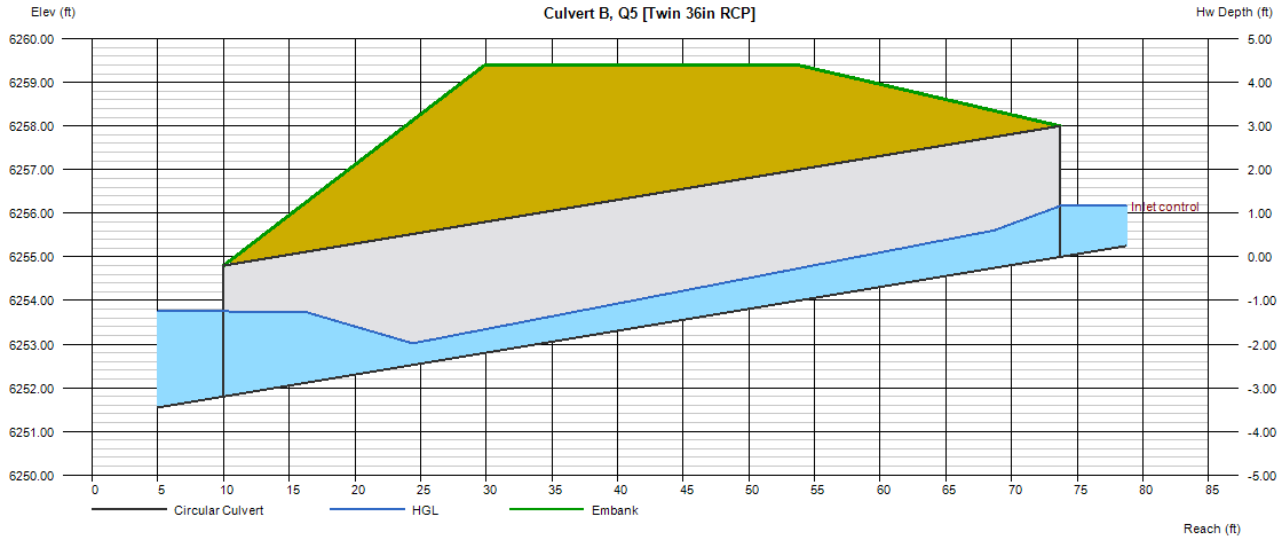
Top Elevation (ft)	=	6259.39
Top Width (ft)	=	24.00
Crest Width (ft)	=	50.00

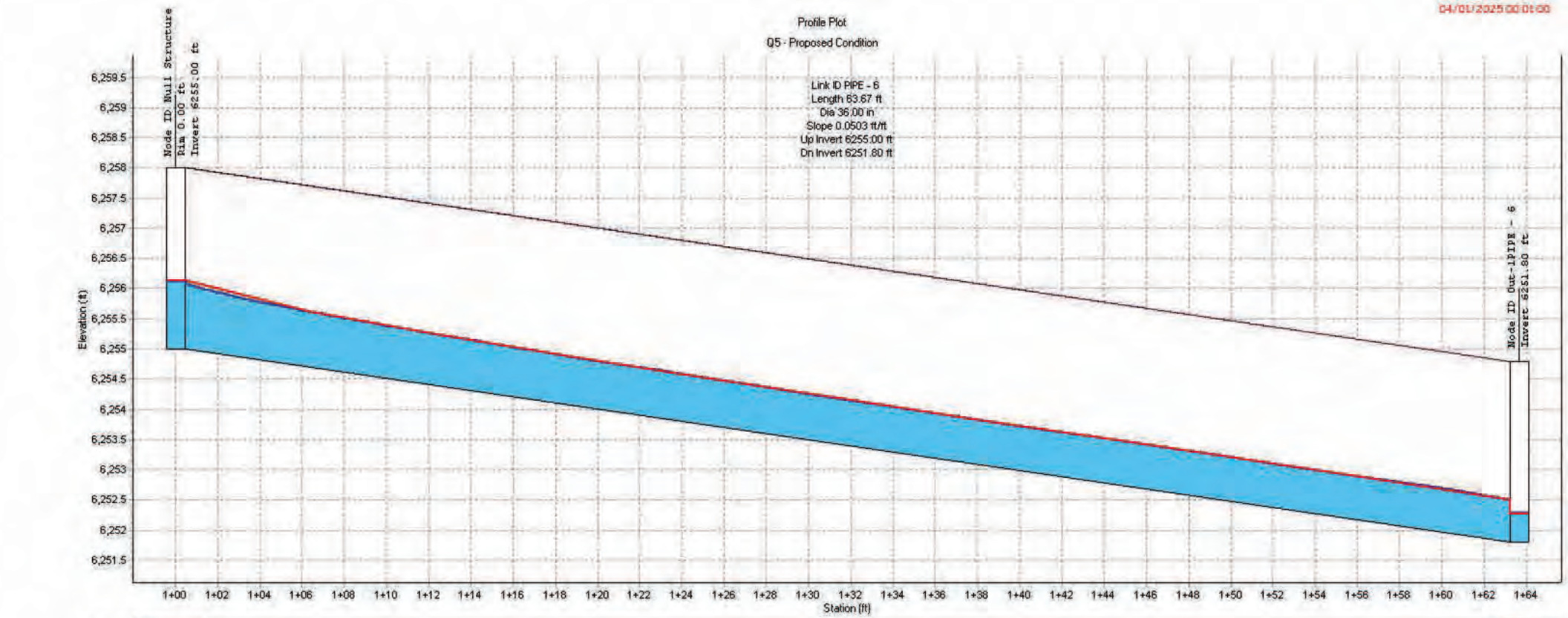
Calculations

Qmin (cfs)	=	16.43
Qmax (cfs)	=	16.43
Tailwater Elev (ft)	=	(dc+D)/2

Highlighted

Qtotal (cfs)	=	16.43
Qpipe (cfs)	=	16.43
Qovertop (cfs)	=	0.00
Veloc Dn (ft/s)	=	1.69
Veloc Up (ft/s)	=	4.58
HGL Dn (ft)	=	6253.75
HGL Up (ft)	=	6255.90
Hw Elev (ft)	=	6256.17
Hw/D (ft)	=	0.39
Flow Regime	=	Inlet Control





Node ID:	Null Structure		Out-1PIPE - 6
Rim (ft):	0.00		
Invert (ft):	6255.00		6251.80
Min Pipe Cover (ft):	0.00		
Max HGL (ft):	6256.14		6252.28
Link ID:		PIPE - 6	
Length (ft):		63.67	
Dia (in):		36.00	
Slope (ft/ft):		0.0503	
Up Invert (ft):		6255.00	
Dn Invert (ft):		6251.80	
Max Q (cfs):		16.51	
Max Vel (ft/s):		5.77	
Max Depth (ft):		0.81	

Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Mar 31 2025

Culvert B, Q100 [Twin 36in RCP]

Invert Elev Dn (ft)	=	6251.80
Pipe Length (ft)	=	63.70
Slope (%)	=	5.02
Invert Elev Up (ft)	=	6255.00
Rise (in)	=	36.0
Shape	=	Circular
Span (in)	=	36.0
No. Barrels	=	2
n-Value	=	0.013
Culvert Type	=	Circular Concrete
Culvert Entrance	=	Square edge w/headwall (C)
Coeff. K,M,c,Y,k	=	0.0098, 2, 0.0398, 0.67, 0.5

Embankment

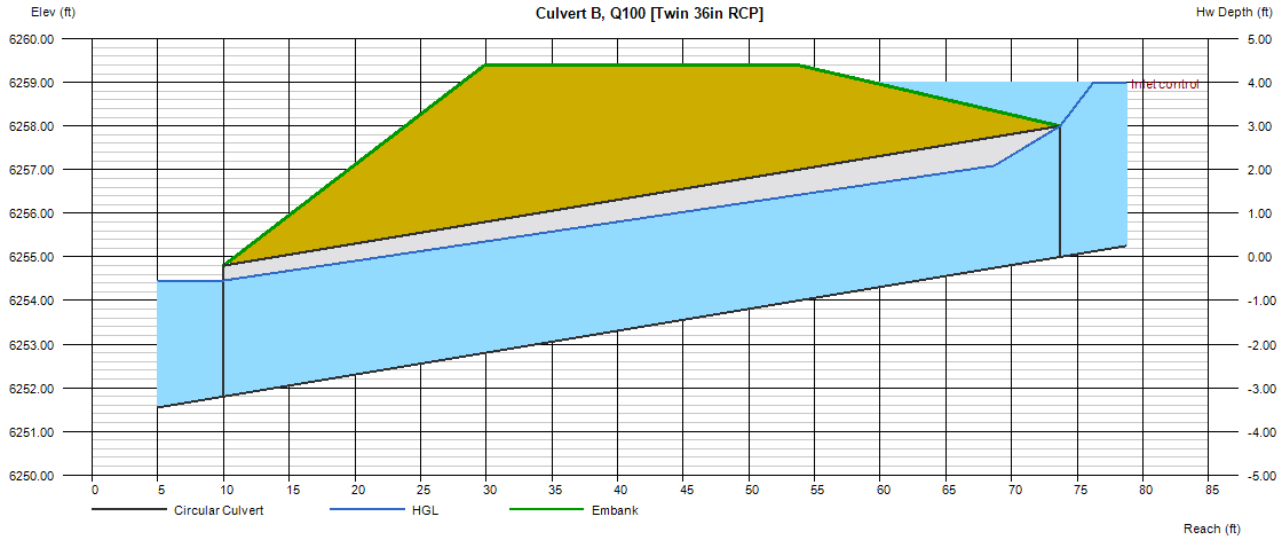
Top Elevation (ft)	=	6259.39
Top Width (ft)	=	24.00
Crest Width (ft)	=	50.00

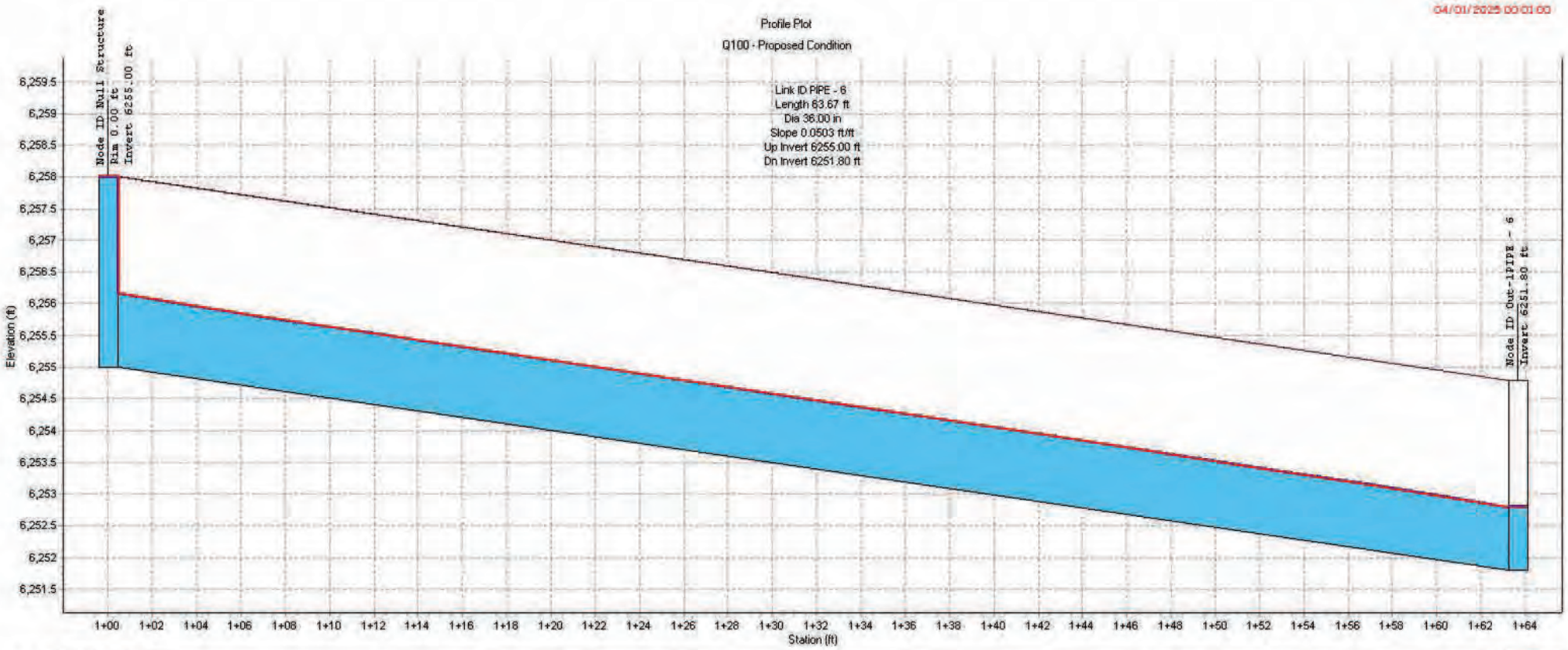
Calculations

Qmin (cfs)	=	101.46
Qmax (cfs)	=	101.46
Tailwater Elev (ft)	=	(dc+D)/2

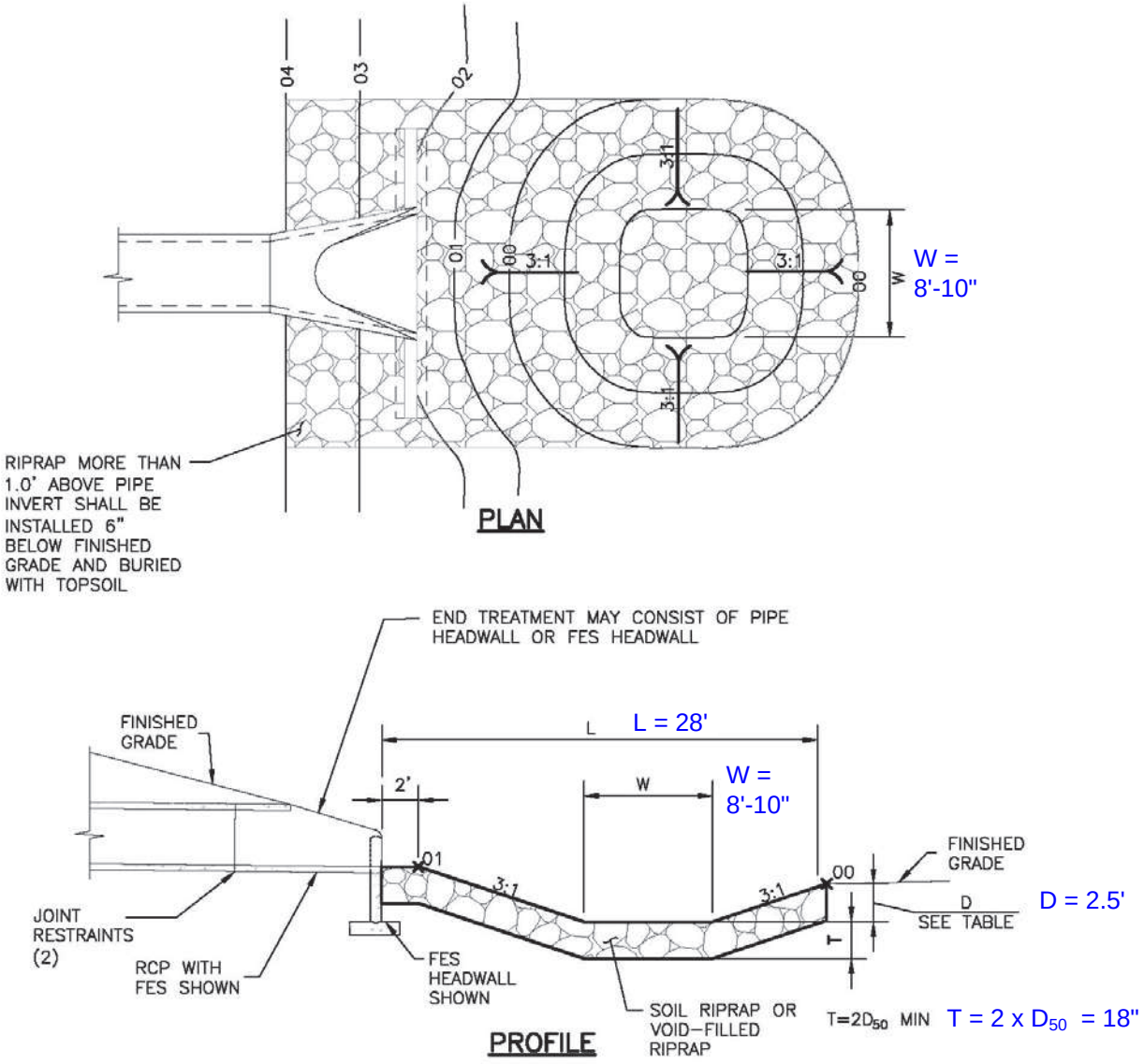
Highlighted

Qtotal (cfs)	=	101.46
Qpipe (cfs)	=	101.46
Qovertop (cfs)	=	0.00
Veloc Dn (ft/s)	=	7.66
Veloc Up (ft/s)	=	8.67
HGL Dn (ft)	=	6254.46
HGL Up (ft)	=	6257.32
Hw Elev (ft)	=	6258.98
Hw/D (ft)	=	1.33
Flow Regime	=	Inlet Control





Node ID:	Null Structure		Out-1PIPE - 6
Rim (ft):	0.00		
Invert (ft):	6255.00		6251.80
Min Pipe Cover (ft):	0.00		
Max HGL (ft):	6258.00		6252.80
Link ID:		PIPE - 6	
Length (ft):		63.67	
Dia (in):		36.00	
Slope (ft/ft):		0.0503	
Up Invert (ft):		6255.00	
Dn Invert (ft):		6251.80	
Max Q (cfs):		71.08	
Max Vel (ft/s):		7.11	
Max Depth (ft):		2.00	



PIPE SIZE OR BOX HEIGHT	D	W*	L
18" – 24"	1'–0"	4'	15'
30" – 36"	1'–6"	6'	20'
42" – 48"	2'–0"	7'	24'
54" – 60"	2'–6"	8'	28'
66" – 72"	3'–0"	9'	32'

* IF OUTLET PIPE IS A BOX CULVERT WITH A WIDTH GREATER THAN W, THEN W = CULVERT WIDTH

Figure 9-37. Low tailwater riprap basin

Antelope Crossing Minor Development Final Plat Request
Project File: SB2024-066
Board of County Commissioners Staff Report - Page 169 of 209

$$H_a = \frac{(H + Y_n)}{2}$$ Equation 9-19

Where the maximum value of H_a shall not exceed H, and:

D_a = parameter to use in place of D in Figure 9-38 when flow is supercritical (ft)

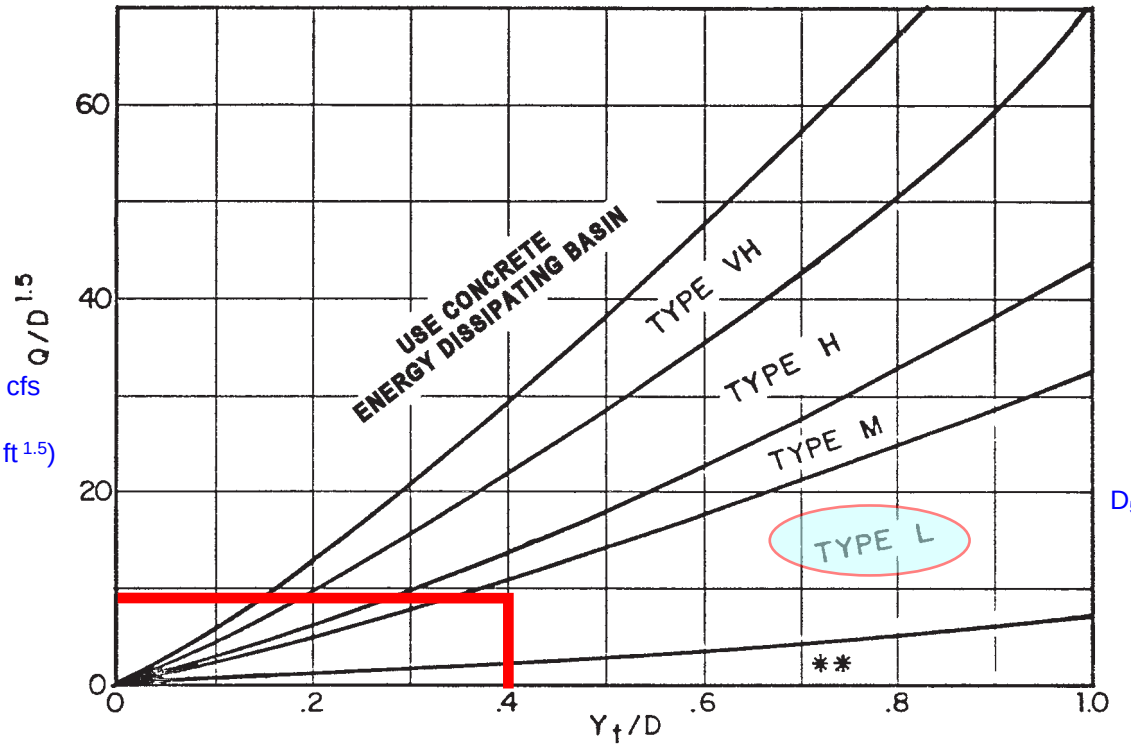
D_c = diameter of circular culvert (ft)

H_a = parameter to use in place of H in Figure 9-39 when flow is supercritical (ft)

H = height of rectangular culvert (ft)

Y_n = normal depth of supercritical flow in the culvert (ft)

Q_{100} = 101.46 cfs
50.73 cfs (2 barrels) / (3.0 ft $^{1.5}$) = 9.8



D_{50} = 9"

Use D_a instead of D whenever flow is supercritical in the barrel.
** Use Type L for a distance of 3D downstream.

Figure 9-38. Riprap erosion protection at circular conduit outlet (valid for Q/D2.5 ≤ 6.0)

Antelope Crossing Minor Development Final Plat Request
Project File: SB2024-066
Board of County Commissioners Staff Report - Page 170 of 209

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Jan 17 2025

Roadside Ditch Capacity - Basin PR-2, Q5

Trapezoidal

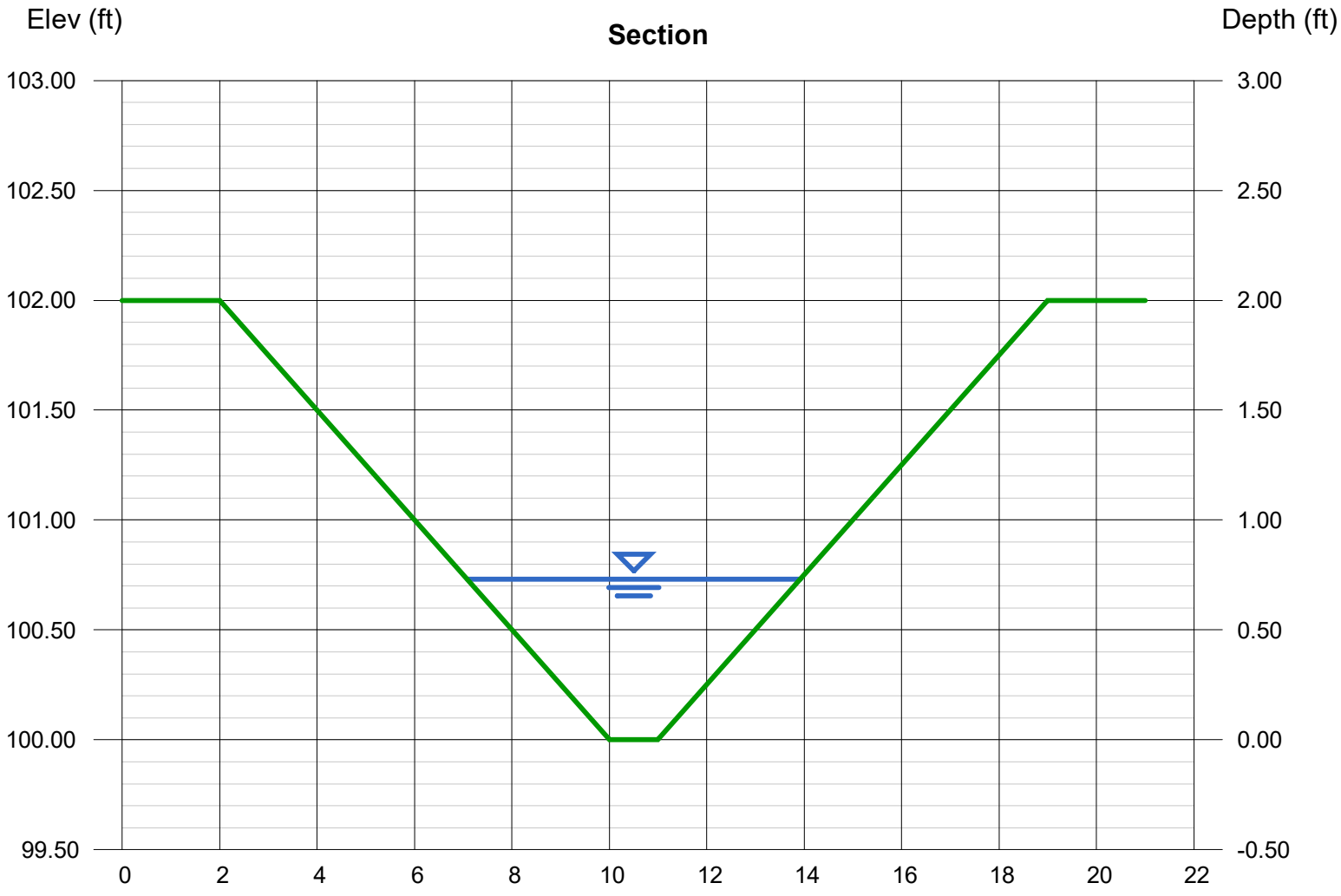
Bottom Width (ft)	= 1.00
Side Slopes (z:1)	= 4.00, 4.00
Total Depth (ft)	= 2.00
Invert Elev (ft)	= 100.00
Slope (%)	= 3.80
N-Value	= 0.027

Calculations

Compute by:	Known Q
Known Q (cfs)	= 16.43

Highlighted

Depth (ft)	= 0.73
Q (cfs)	= 16.43
Area (sqft)	= 2.86
Velocity (ft/s)	= 5.74
Wetted Perim (ft)	= 7.02
Crit Depth, Yc (ft)	= 0.90
Top Width (ft)	= 6.84
EGL (ft)	= 1.24



Channel Report

Roadside Ditch Capacity - Basin PR-2, Q100

Trapezoidal

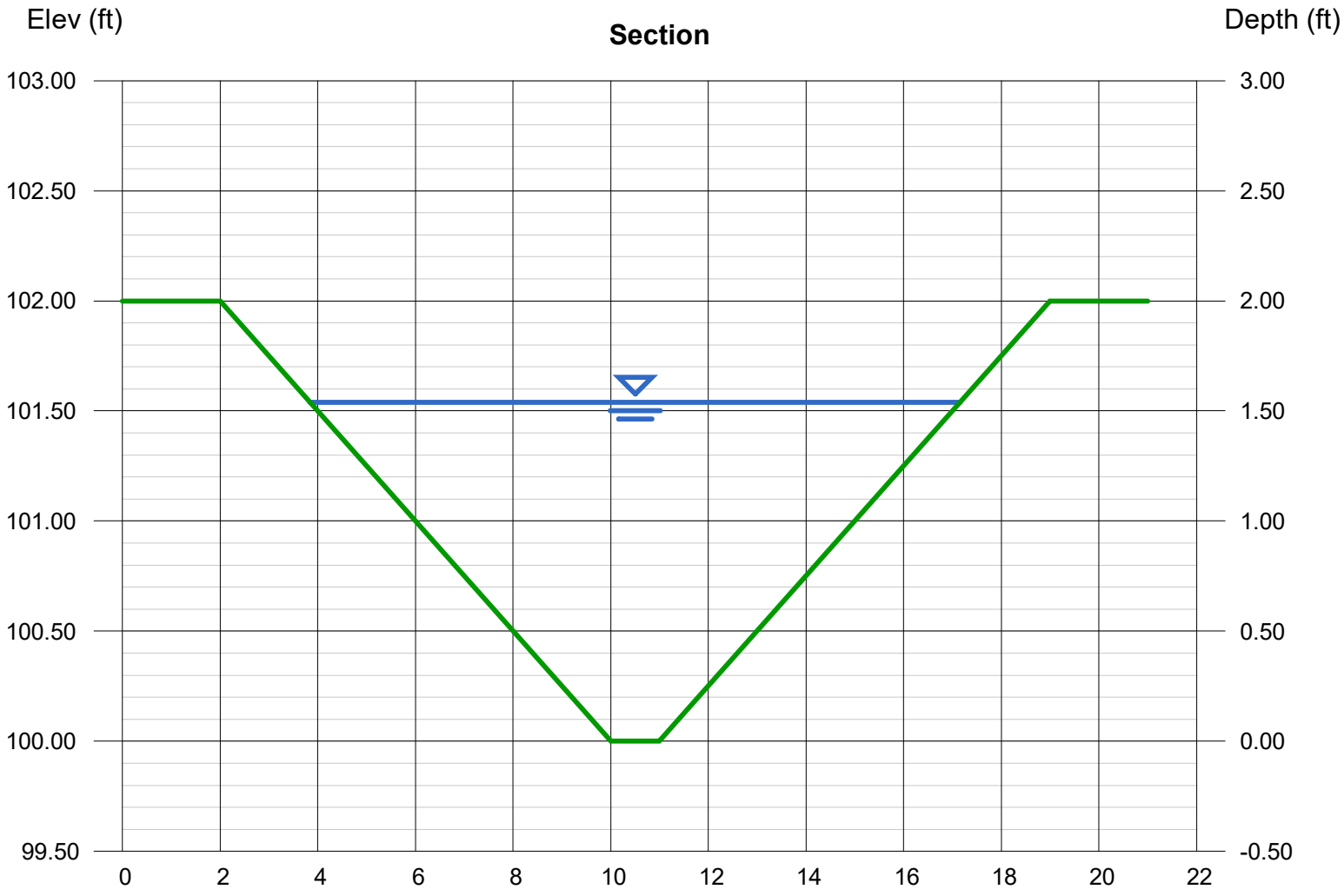
Bottom Width (ft)	= 1.00
Side Slopes (z:1)	= 4.00, 4.00
Total Depth (ft)	= 2.00
Invert Elev (ft)	= 100.00
Slope (%)	= 3.80
N-Value	= 0.027

Calculations

Compute by:	Known Q
Known Q (cfs)	= 101.46

Highlighted

Depth (ft)	= 1.54
Q (cfs)	= 101.46
Area (sqft)	= 11.03
Velocity (ft/s)	= 9.20
Wetted Perim (ft)	= 13.70
Crit Depth, Yc (ft)	= 1.98
Top Width (ft)	= 13.32
EGL (ft)	= 2.86



Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Nov 18 2024

Roadside Ditch Capacity - Basin PR-3, Q5

Trapezoidal

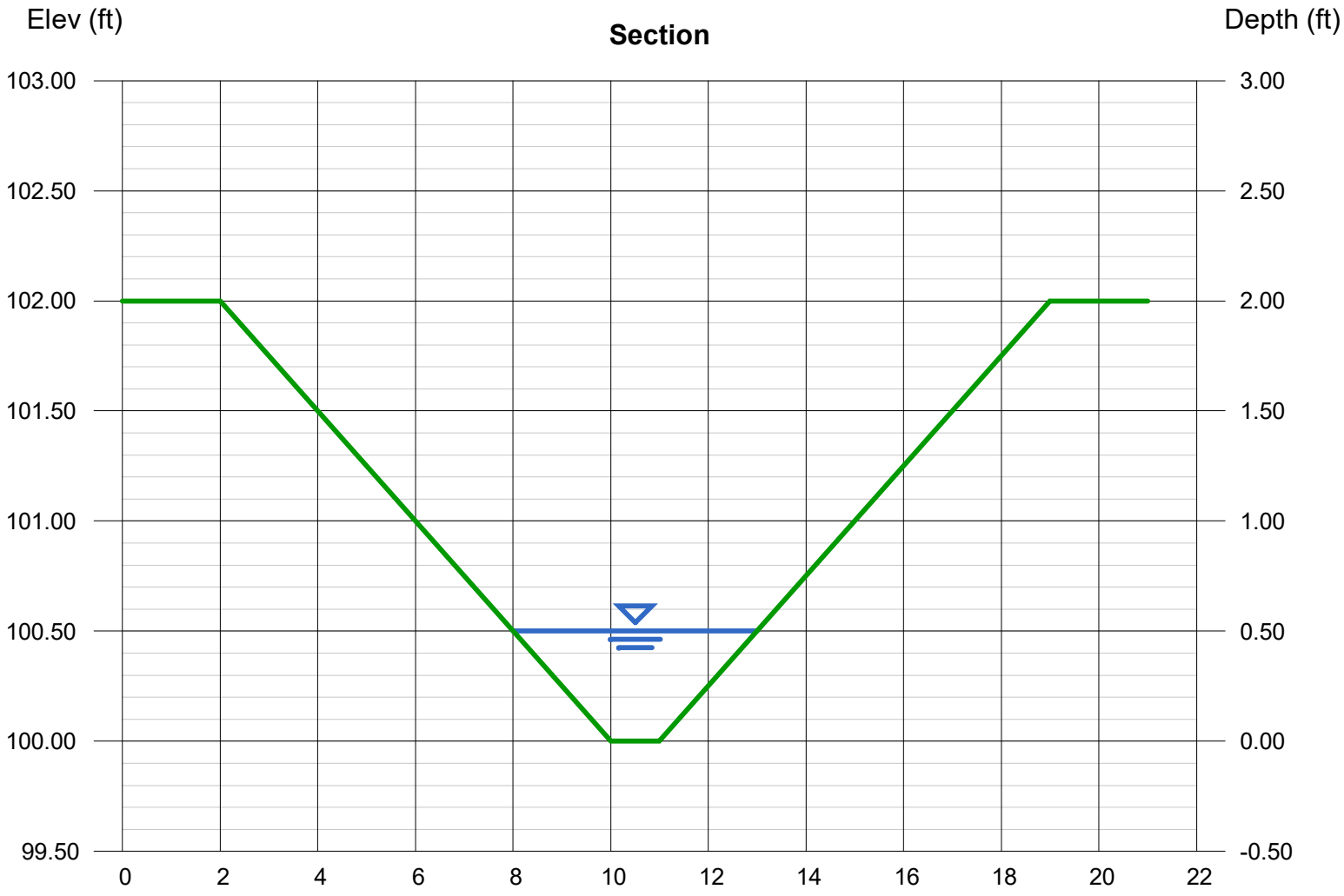
Bottom Width (ft)	= 1.00
Side Slopes (z:1)	= 4.00, 4.00
Total Depth (ft)	= 2.00
Invert Elev (ft)	= 100.00
Slope (%)	= 4.00
N-Value	= 0.027

Calculations

Compute by:	Known Q
Known Q (cfs)	= 6.99

Highlighted

Depth (ft)	= 0.50
Q (cfs)	= 6.990
Area (sqft)	= 1.50
Velocity (ft/s)	= 4.66
Wetted Perim (ft)	= 5.12
Crit Depth, Yc (ft)	= 0.61
Top Width (ft)	= 5.00
EGL (ft)	= 0.84



Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Jan 17 2025

Roadside Ditch Capacity - Basin PR-3, Q100

Trapezoidal

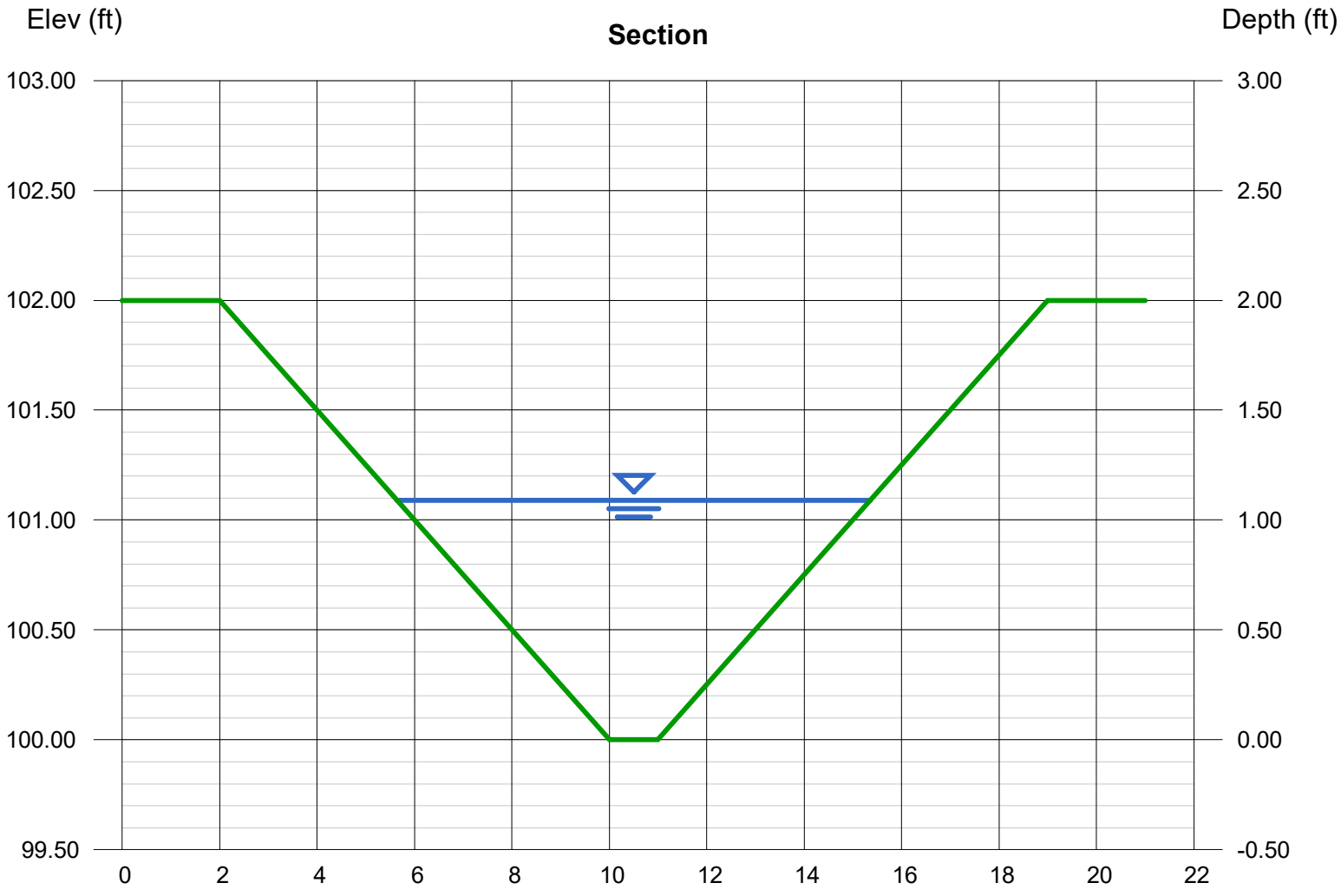
Bottom Width (ft)	= 1.00
Side Slopes (z:1)	= 4.00, 4.00
Total Depth (ft)	= 2.00
Invert Elev (ft)	= 100.00
Slope (%)	= 4.00
N-Value	= 0.027

Calculations

Compute by:	Known Q
Known Q (cfs)	= 44.13

Highlighted

Depth (ft)	= 1.09
Q (cfs)	= 44.13
Area (sqft)	= 5.84
Velocity (ft/s)	= 7.55
Wetted Perim (ft)	= 9.99
Crit Depth, Yc (ft)	= 1.39
Top Width (ft)	= 9.72
EGL (ft)	= 1.98



APPENDIX E

FLUVIAL HAZARD BUFFER ANALYSIS

FLUVIAL HAZARD BUFFER ANALYSIS FOR

ANTELOPE CROSSING FILING NO. 1

A PORTION OF THE EAST ONE HALF OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

DOUGLAS COUNTY PROJECT NO. SB2024-066

1936 - AERIAL IMAGE

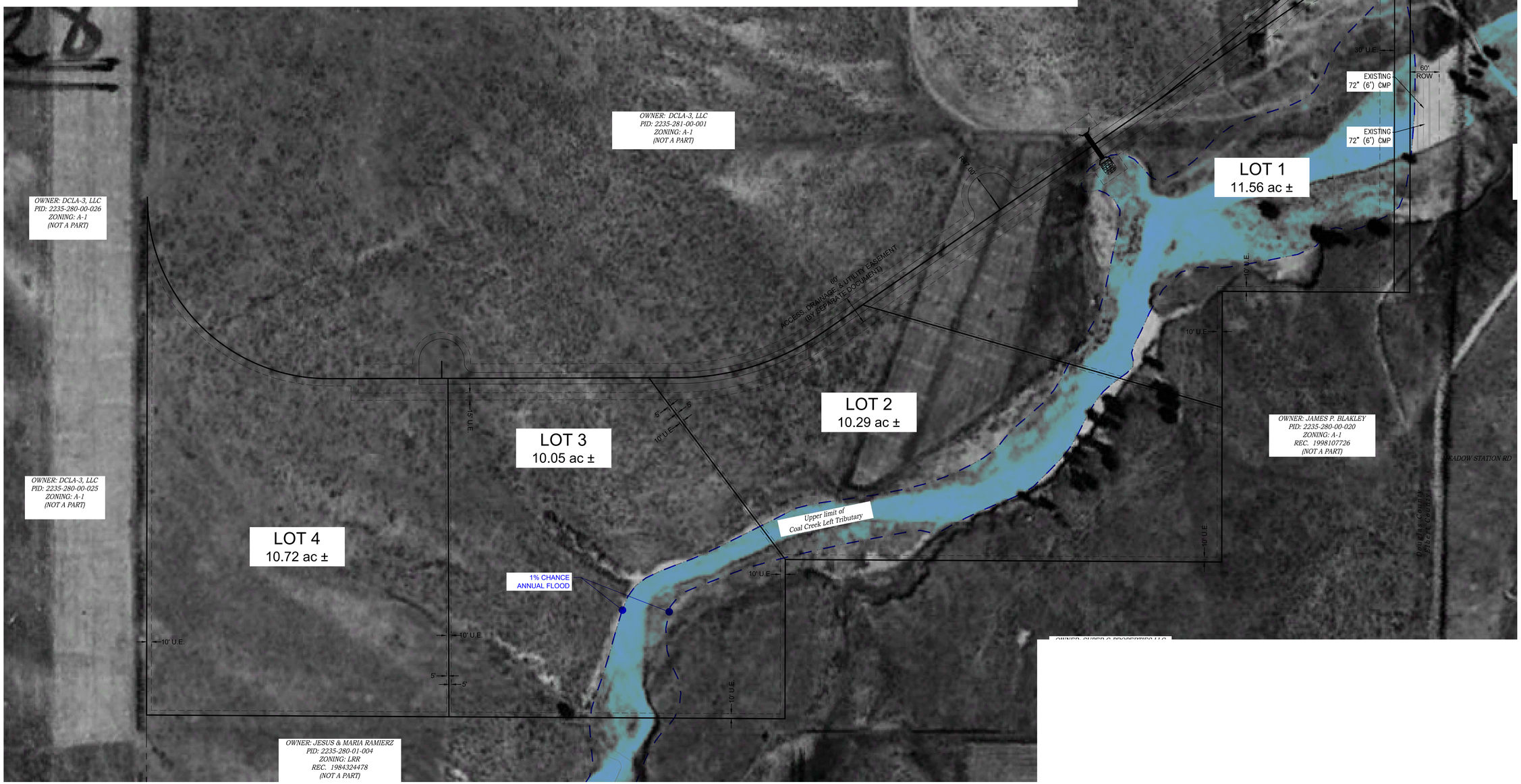
LEGEND

2N CIVIL MODELED 100-YEAR FLOODPLAIN

N

0 100' 200'

SCALE: 1" = 100'



2N CIVIL
303.925.0544
www.2ncivil.com

PREPARED FOR:
DCLA-3, LLC
14205 E DAVIES AVE
CENTENNIAL, CO 80112

FHB Analysis Historic Condition
CONSTRUCTION PLANS
ANTELOPE CROSSING FILING NO. 1
DOUGLAS COUNTY, COLORADO

REVISIONS:	BY:	DATE:
1. ADDRESS DOUGLAS COUNTY COMMENTS	TEW	4-18-25
2.		
3.		
4.		

PROJECT NUMBER:	24001
ISSUED DATE:	2-6-25
DESIGNED BY:	TEW
REVIEWED BY:	EPT

FHB Analysis Historic Condition

A

C:\Projects\24\24001\dwg\Drainage\Fluvial Hazard Buffer Analysis.dwg 6/4/2025

FLUVIAL HAZARD BUFFER ANALYSIS FOR

ANTELOPE CROSSING FILING NO. 1

A PORTION OF THE EAST ONE HALF OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

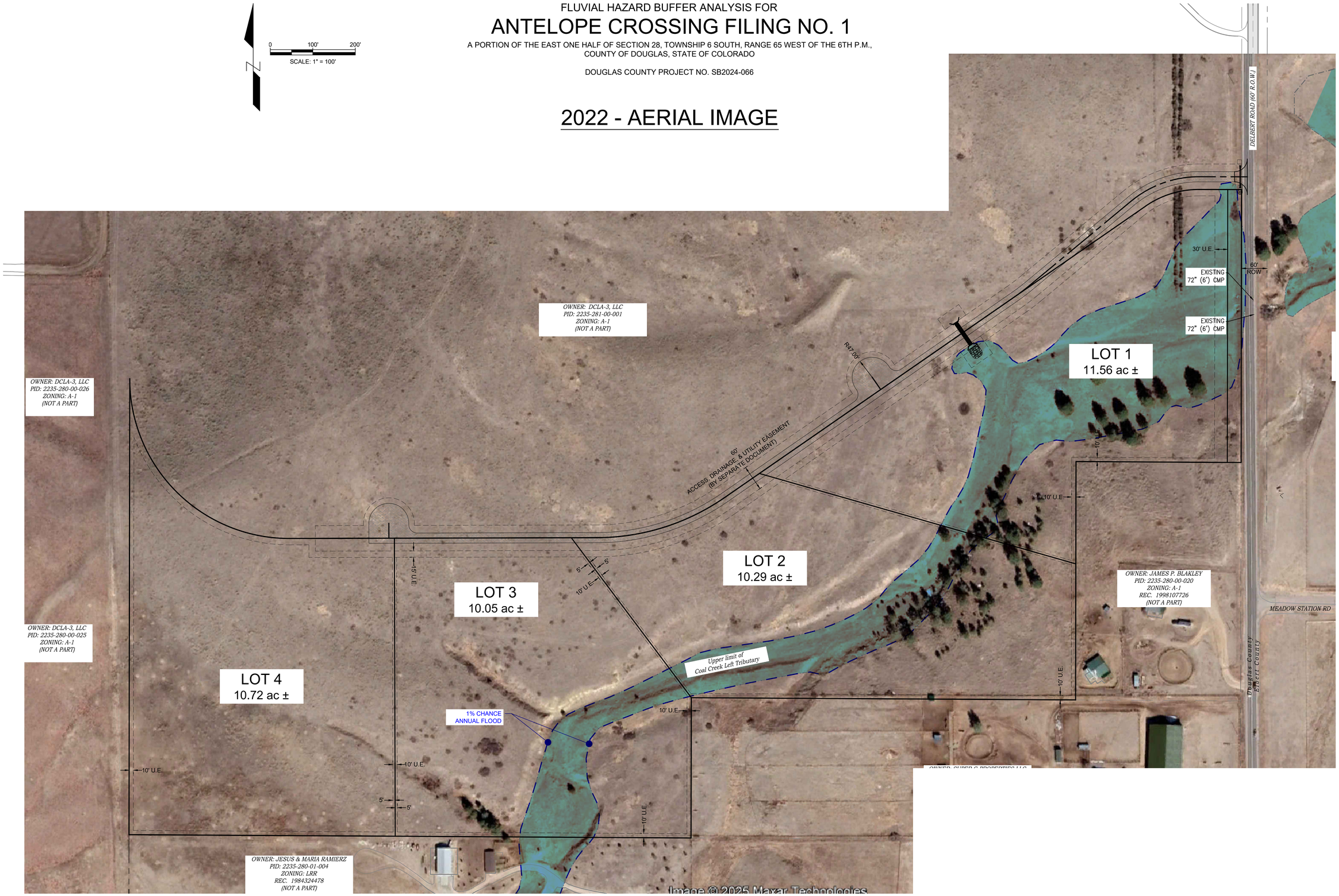
DOUGLAS COUNTY PROJECT NO. SB2024-066

2022 - AERIAL IMAGE

N

0 100' 200'

SCALE: 1" = 100'



2N CIVIL
303.925.0544
www.2ncivil.com

PREPARED FOR:
DCLA-3, LLC
14205 E DAVIES AVE
CENTENNIAL, CO 80112

FHB Analysis Existing Condition
CONSTRUCTION PLANS
ANTELOPE CROSSING FILING NO. 1
DOUGLAS COUNTY, COLORADO

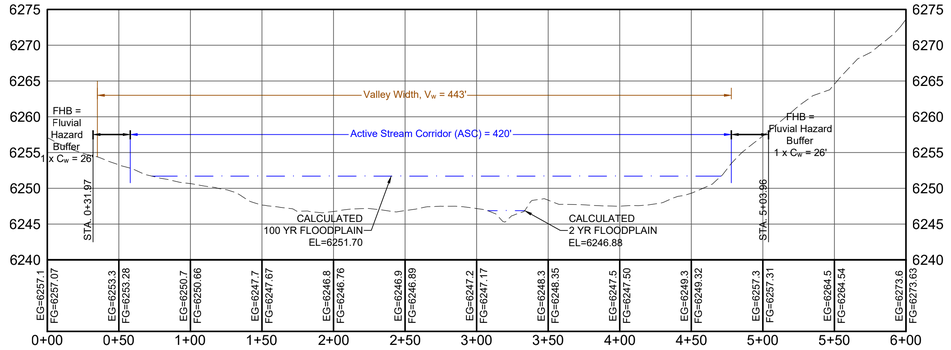
REVISIONS: BY: DATE:
1. ADDRESS DOUGLAS COUNTY COMMENTS TEW 4-18-25
2.
3.
4.

PROJECT NUMBER: 24001
ISSUED DATE: 2-6-25
DESIGNED BY: TEW
REVIEWED BY: EPT

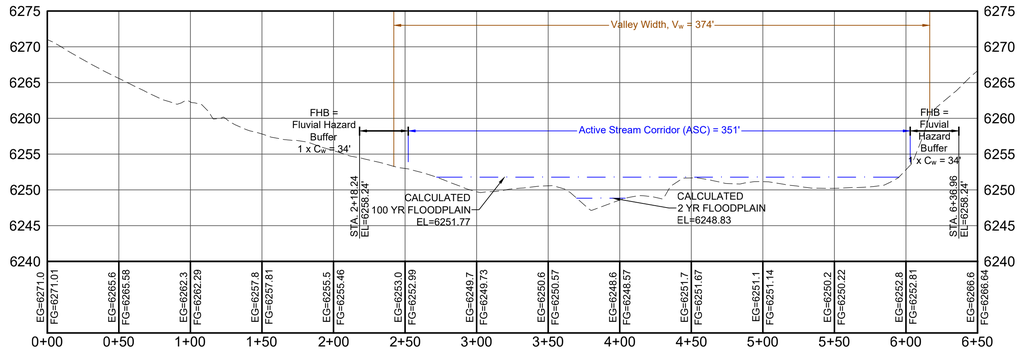
FHB Analysis Existing Condition

B

J:\Projects\24001\dwg\Drainage\Fluvial Hazard Buffer Analysis.dwg 6/4/2025



STA. 19+00 PROFILE
SCALE: (H) 1" = 50' (V) 1" = 10'
START STA: 0+00.00, END STA: 6+00.00



STA. 21+00 PROFILE
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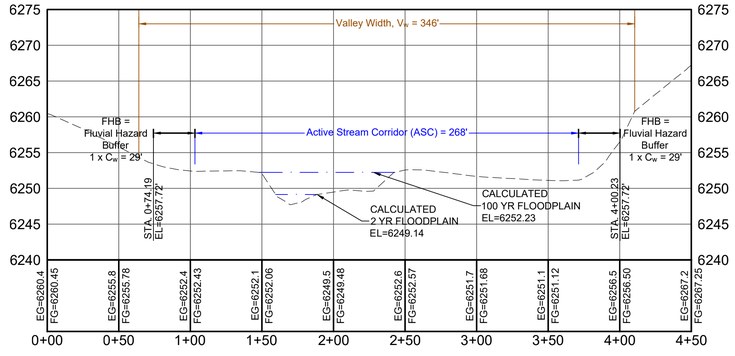

STA. 22+00 PROFILE
SCALE: (H) 1" = 50' (V) 1" = 10'
START STA: 0+00.00, END STA: 4+50.00

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www.2ncivil.com

PREPARED FOR:
DCLA-3, LLC
14205 E DAVIES AVE
CENTENNIAL, CO 80112

FHB Analysis Sections
CONSTRUCTION PLANS
ANTELOPE CROSSING FILING NO. 1
DOUGLAS COUNTY, COLORADO

REVISIONS:	BY:	DATE:
1. ADDRESS DOUGLAS COUNTY COMMENTS	TEW	4-18-25
2.		
3.		
4.		

PROJECT NUMBER:	24001		
ISSUED DATE:	2-6-25		
DESIGNED BY:	TEW	REVIEWED BY:	EPT

FHB Analysis Sections

2

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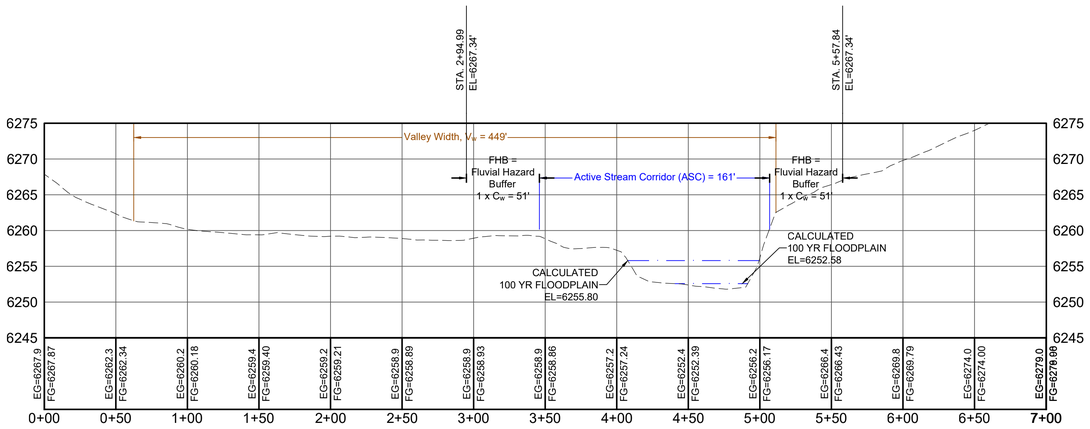

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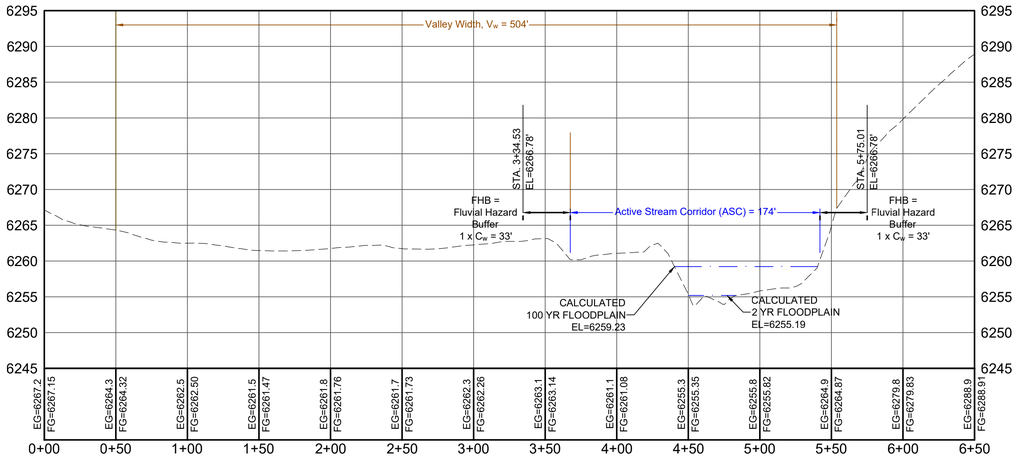

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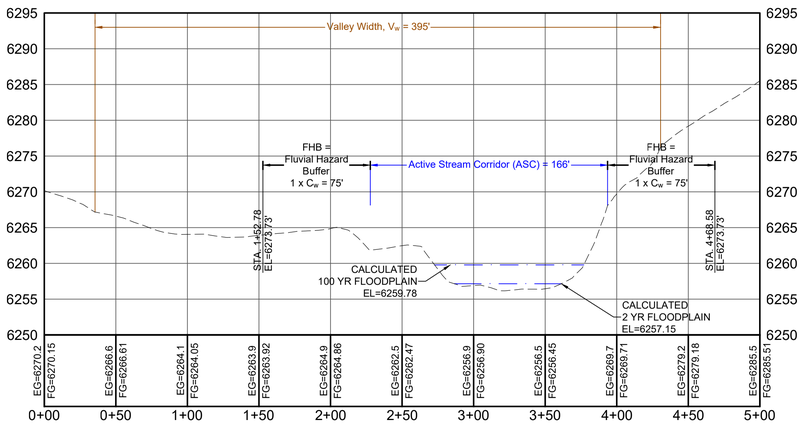

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PREPARED FOR:
DCLA-3, LLC
14205 E DAVIES AVE
CENTENNIAL, CO 80112

FHB Analysis Sections
CONSTRUCTION PLANS
ANTELOPE CROSSING FILING NO. 1
DOUGLAS COUNTY, COLORADO

REVISIONS:
1. ADDRESS DOUGLAS COUNTY COMMENTS BY: TEW DATE: 4-18-25
2.
3.
4.

PROJECT NUMBER: 24001
ISSUED DATE: 2-6-25
DESIGNED BY: TEW
REVIEWED BY: EPT

FHB Analysis Sections

3

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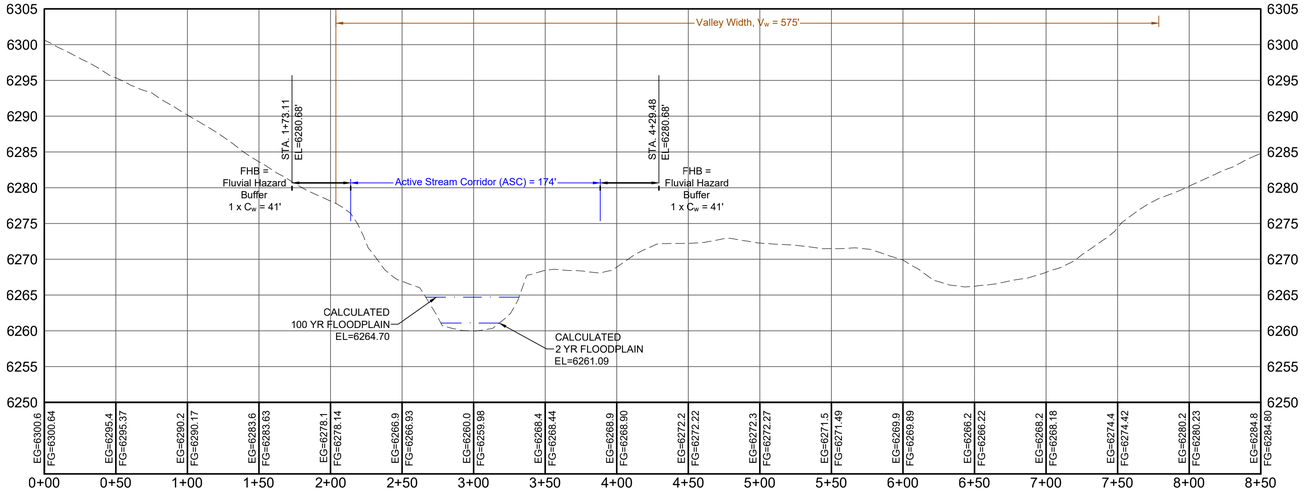

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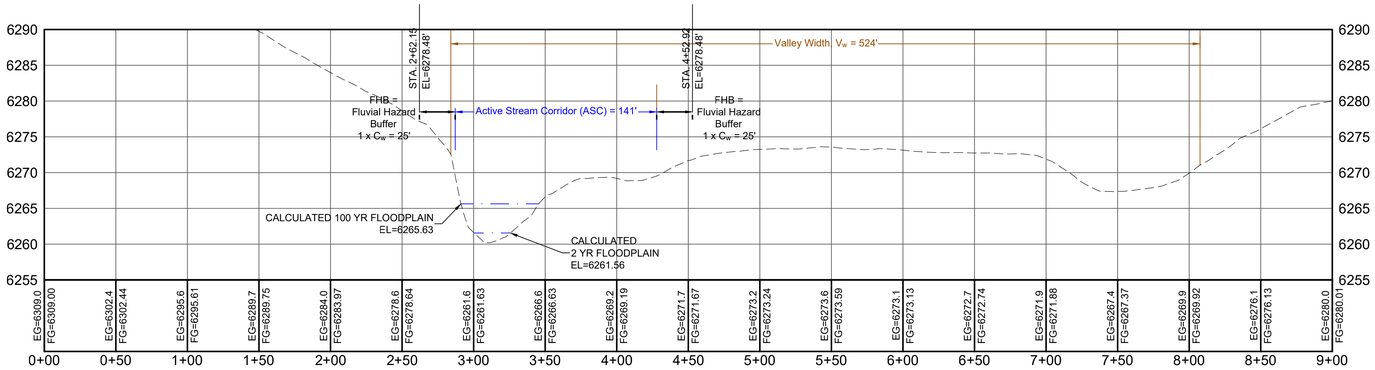

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FHB Analysis Sections
CONSTRUCTION PLANS
ANTELOPE CROSSING FILING NO. 1
DOUGLAS COUNTY, COLORADO

REVISIONS:		BY:	DATE:
1.	ADDRESS DOUGLAS COUNTY COMMENTS	TEW	4-18-25
2.			
3.			
4.			

PROJECT NUMBER:	24001		
ISSUED DATE:	2-6-25		
DESIGNED BY:	TEW	REVIEWED BY:	EPT

FHB Analysis Sections

4

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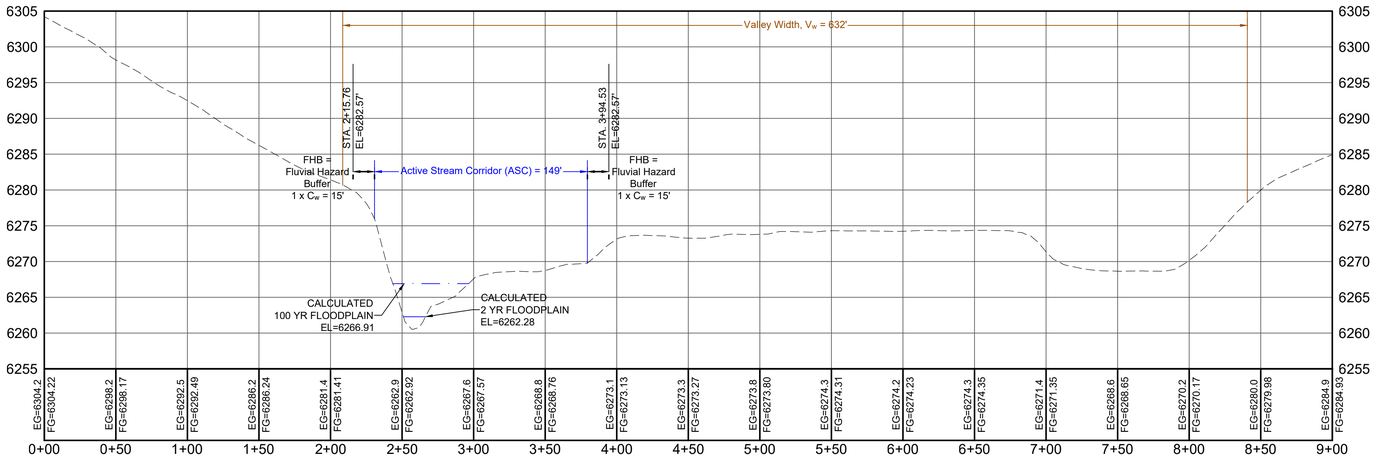

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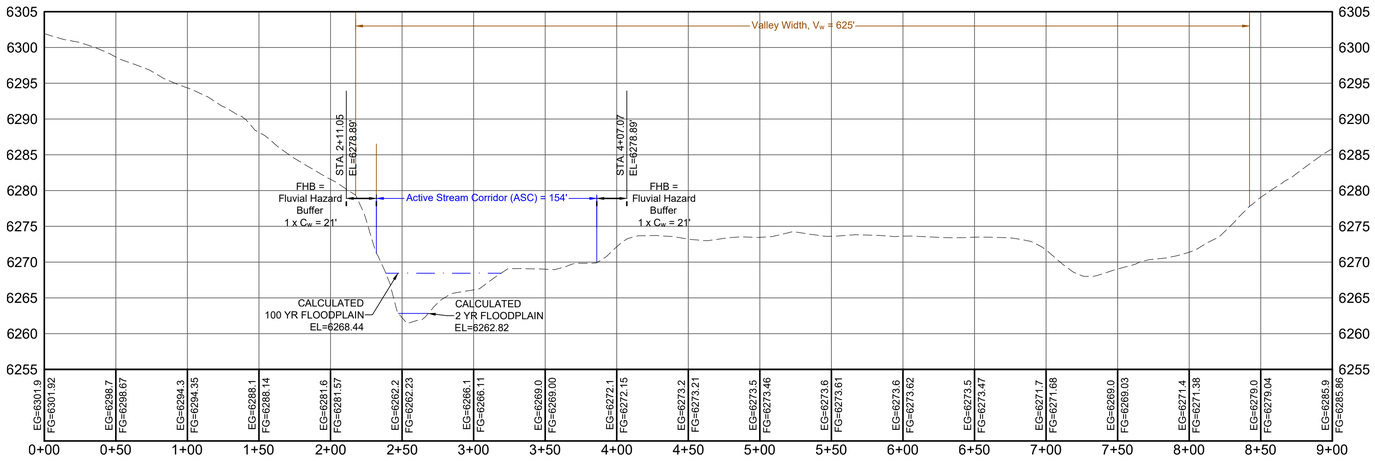

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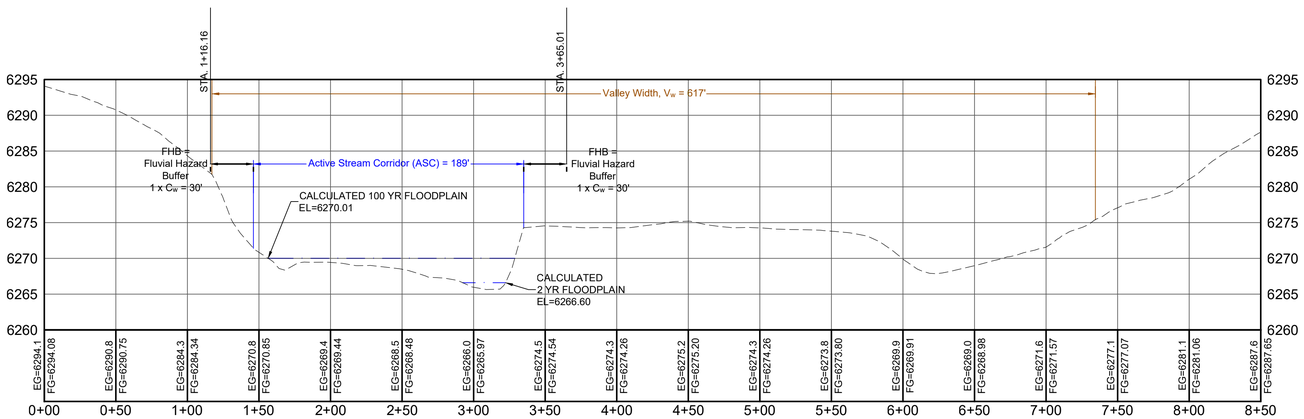

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START STA: 0+00.00, END STA: 8+50.00

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FHB Analysis Sections
CONSTRUCTION PLANS
ANTELOPE CROSSING FILING NO. 1
DOUGLAS COUNTY, COLORADO

REVISIONS:
1. ADDRESS DOUGLAS COUNTY COMMENTS
2.
3.
4.

BY: TEW DATE: 4-18-25

PROJECT NUMBER: 24001
ISSUED DATE: 2-6-25
DESIGNED BY: TEW
REVIEWED BY: EPT

FHB Analysis Sections

5

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APPENDIX F

DRAINAGE MAPS

EXISTING DRAINAGE PLAN FOR

ANTELOPE CROSSING

LOCATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

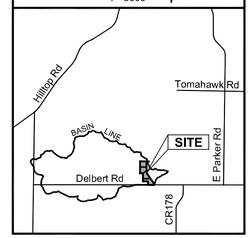
LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING FENCE
- EXISTING MAJOR CONTOUR (5280)
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR (5280)
- PROPOSED MINOR CONTOUR
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE

DRAINAGE LEGEND

- PR-1 — BASIN NAME
- 0.0 ac — BASIN AREA
- % I = 0.00 — IMPERVIOUS VALUE
- 1 — BASIN DESIGN POINT
- RUNOFF FLOW ARROW
- EXISTING BASIN LIMIT

KEYMAP 1"=8000'



0 500' 1000'
SCALE: 1" = 500'

Design Point	Area (ac)	Contributing Basins	Q_2 (cfs)	Q_{100} (cfs)
1	1,570.89	EX-1	20.70	992.14

EX-1
1,571 ac | % I = 7.94

UPPER REACH COAL CREEK LEFT TRIBUTARY

PROJECT BOUNDARY

DELBERT ROAD

SINGINING HILLS ROAD

PEARSON RANCH LOOP

MEADOW STATION ROAD

EX. 72" CMP

EX. 72" CMP

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PREPARED FOR:
DCLA-3 LLC
14205 E DAVIES AVE
CENTENNIAL, CO 80112

EXISTING BASIN PLAN

ANTELOPE CROSSING
DOUGLAS COUNTY, COLORADO

BY: TEW DATE: 06-23-24

REVISIONS:
1. DOUGLAS COUNTY COMMENTS
2.
3.
4.

PROJECT NUMBER: 24001
ISSUED DATE: 06-23-24
DESIGNED BY: TEW
REVIEWED BY: EPT

EXISTING BASIN PLAN

1

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PROPOSED DRAINAGE PLAN FOR

ANTELOPE CROSSING FILING NO. 1

LOCATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

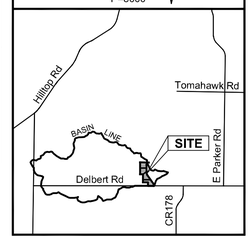
LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING FENCE
- 5280 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 5280 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE

DRAINAGE LEGEND

- PR-1 — BASIN NAME
- 0.0 ac — BASIN AREA
- % I = 0.00 — IMPERVIOUS VALUE
- 1 — BASIN DESIGN POINT
- RUNOFF FLOW ARROW
- PROPOSED BASIN LIMIT

KEYMAP
1"=8000'



0 500' 1000'
SCALE: 1" = 500'

Design Point	Area (ac)	Contributing Basins	Q_2 (cfs)	Q_{100} (cfs)
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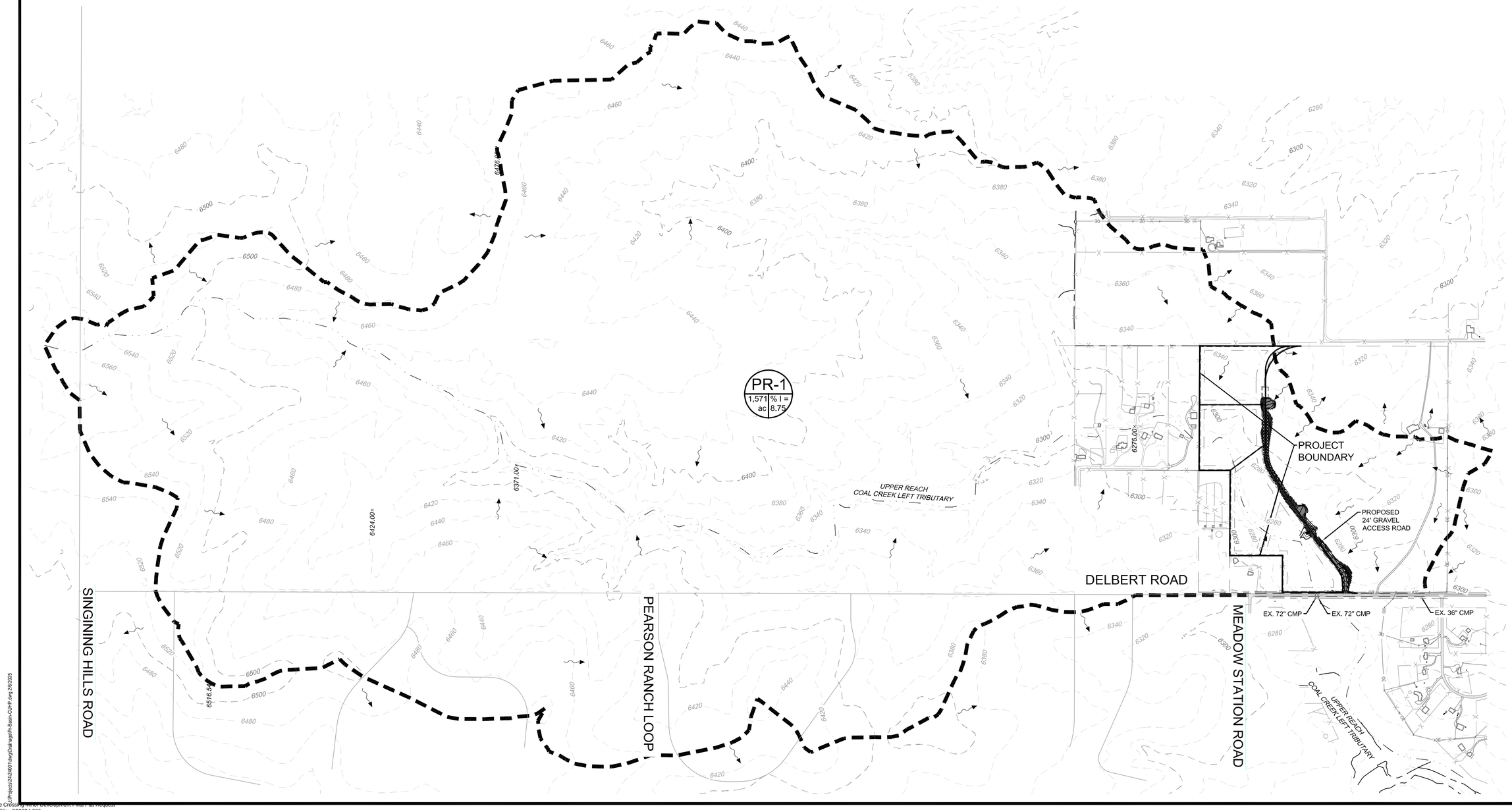

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PROPOSED BASIN PLAN OVERALL

ANTELOPE CROSSING FILING NO. 1
DOUGLAS COUNTY, COLORADO

REVISIONS:
1. DOUGLAS COUNTY COMMENTS
2.
3.
4.

BY: TEW DATE: 11-27-24

PROJECT NUMBER: 24001
ISSUED DATE: 08-23-24
DESIGNED BY: TEW
REVIEWED BY: EPT

PROPOSED BASIN PLAN OVERALL

2

PROPOSED DRAINAGE PLAN FOR

ANTELOPE CROSSING FILING NO. 1

LOCATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

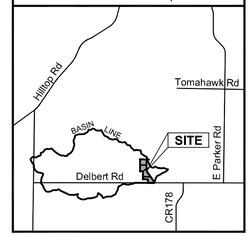
LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING FENCE
- 5280 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 5280 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE

DRAINAGE LEGEND

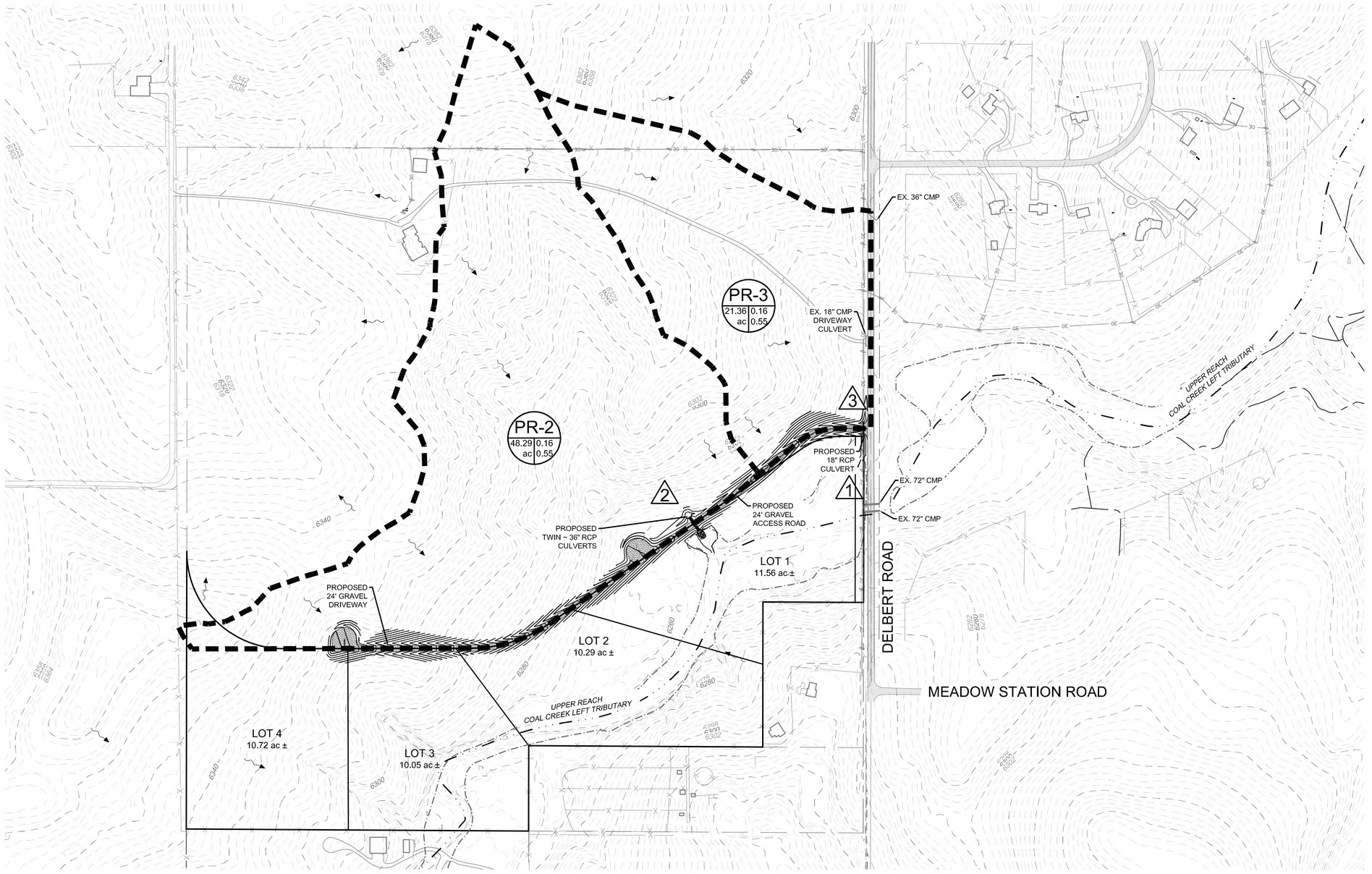
PR-1 | 0.0 ac | .00 | .00
BASIN NAME
2 YR RUNOFF COEFFICIENT
100 YR RUNOFF COEFFICIENT
BASIN AREA
1 BASIN DESIGN POINT
RUNOFF FLOW ARROW
EXISTING BASIN LIMIT

KEYMAP
1"=8000'



0 200' 400'
SCALE: 1" = 200'

Design Point	Area (ac)	Contributing Basins	Q_2 (cfs)	Q_5 (cfs)	Q_{100} (cfs)
1	1,572.56	PR-1	23.13		1,000.72
2	48.29	PR-2	7.77	16.43	101.46
3	21.36	PR-3	3.27	6.99	44.13



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PREPARED FOR:
DCLA-3 LLC
14205 E DAVIES AVE
CENTENNIAL, CO 80112

PROPOSED DRAINAGE BASIN PLAN DETAIL
ANTELOPE CROSSING FILING NO. 1
DOUGLAS COUNTY, COLORADO

BY: TEW DATE: 11-27-24

REVISIONS:
1. DOUGLAS COUNTY COMMENTS
2.
3.
4.

PROJECT NUMBER: 24001
ISSUED DATE: 08-23-24
DESIGNED BY: TEW
REVIEWED BY: EPT

PROPOSED DRAINAGE BASIN PLAN DETAIL

3

Weed Wranglers

7070 W 117th Ave, Suite D
Broomfield, CO 80020
(303) 798-4090

August 29, 2024

DCLA-3 LLC
14205 E DAVIES AVE
ENGLEWOOD, CO 80112
Attn: Francis Gay
fgay59@gmail.com

Subject: Antelope Crossing – 9541 N Delbert Road, Parker, CO 80138

Hello Francis,

A site visit was conducted at the future Antelope Crossing development on August 22nd, 2024. Weed control recommendations are based on the assumption of soil disturbance creating numerous weed populations. Current weed pressure is low in most areas of the property.

Observed species: Common Mullein, Scotch Thistle, Common Ragweed, Gumweed, Prickly Poppy, Kochia and Diffuse Knapweed.

Available products for use on this site: Milestone, HighNoon, Transline, Telar XP, Escort XP, Vista XRT, TrumpCard, Quinstar 4L, Overdrive, Freelexx, Vision, Tordon 22K, Imazapic 2SL and Detail.

It is the recommendation of Weed Wranglers to apply terrestrial herbicides treatments three times per year (spring, summer and fall) as per label rates and use recommendations. Timing of the applications will be dictated by the progression of the development, weather conditions and seasonal growth cycles. If weed pressure is less than anticipated the number of applications may be reduced to two treatments per parcel, per year.

The use of native drought tolerant grass seeding to disturbed areas will also help to reduce weed populations in the future. Once the reseeding of disturbed areas is installed, herbicide weed control will need to continue to allow new grass growth the ability to mature with limited competition from weeds. On average it will take two to three seasons after development completion to control the majority of the weed population's density by way of herbicide application.

The development can also help mitigate weed pressure by the means of scheduled mowing or cutting of annual weeds prior to seeding out, as well as biennials to slow seed production before herbicide treatment.

Best regards,

David Leon
Operations Manager & Estimator
Department of Agriculture Qualified Supervisor: Categories 103, 106, 107, 108, 109, 206, 207 & 302
davidl@weedwranglers.com
(303) 798-4090 ext. 4

May 12, 2025

Douglas County Community Development
100 Third St, #220
Castle Rock, CO 80104

Re: DCLA-3, LLC ("Applicant") – 3rd Revised Water Supply Letter and Water Plan

Dear Staff:

The following provides an overview of the proposed water supplies and water plan that will serve a 4-lot residential development on a total of 42.62 acres generally located in part of the E1/2 of Section 28, Township 6 South, Range 65 West of the 6th P. M., in Douglas County ("**Subject Property**"). This letter is based on pro-rata volumes of groundwater adjudicated and quantified in Case No. 1997CW095, District Court, Water Division 1, on April 25, 2000 (the "**97CW095 Decree**"). This letter provides no opinion on the actual physical supply of groundwater available. Each lot will be served by an individual well into the nontributary Lower Dawson Aquifer.

Estimated Available Annual Amounts

The 97CW095 Decree approved the following volumes for use, reuse, and successive use, and after use leased, sold, or otherwise disposed of for municipal, domestic, industrial, agricultural, commercial, irrigation, stock watering, recreational, fish and wildlife, fire protection, and exchange. The groundwater can be withdrawn for immediate application to beneficial use, for storage and subsequent application to beneficial use, for exchange purposes, for sale, exchange or replacement of depletions resulting from the use of water from other sources, and for all other augmentation purposes on the Subject Property. The groundwater in the Lower Dawson, Denver, Arapahoe, and Laramie-Fox Hills aquifers is nontributary ("**NT**") as defined in C.R.S. §§ 37-82-101(2) and 37-92-102(l)(b), and the groundwater in the Upper Dawson is not-nontributary ("**NNT**") as described in C.R.S. §§ 37-90-103(10.7) and 37-90-137(9)(c.5). The amounts are based on an estimated annual withdrawal over a 100-year pumping period and the pro-rata volumes allocated to the Subject Property.

Aquifer	Annual Volume (acre-feet)	Total Volume (acre-feet)
Upper Dawson (NNT)	13.40	1,340
Lower Dawson (NT)	8	800
Denver (NT)	28.69	2,869
Arapahoe (NT)	16.54	1,654
Laramie-Fox Hills (NT)	12.56	1,256

Estimated Water Demand

Each of the 4 lots on the Subject Property will be served by an individual well into the NT Lower Dawson Aquifer. Each well will withdraw up to 2 acre-feet per year for 100-years allowing each lot to have residential use in up to 2 houses. The total demand for all 4 wells will be 8 acre-feet per year. The Lower Dawson Aquifer groundwater is nontributary, therefore an augmentation plan is not required for its withdrawal and use.

Existing Wells

There are no existing wells known to the Applicant on the Subject Property. The Division of Water Resources ("**DWR**") has indicated that Well Permit No. 53878 ("**Well 53878**") may be located on the Subject Property. After several thorough searches of the Subject Property, the Applicant has been unable to find any evidence of the existence of Well 53878. The well permit file for Well 53878 provides only a generic location for the well somewhere in the 40 acres in the NE1/4 of the SE1/4 of Section 28, Township 6 South, Range 65 West of the 6th P.M. There are no distances from the Section lines indicated in the file which would provide a more precise location. Therefore, based on the extensive physical search of the Subject Property, and the vagueness of the permitted location, the Applicant does not believe that Well 53878 is located on the Subject Property. The DWR may consider Well 53878 abandoned, if applicable, but the Applicant has no information on the existence of the well.

Water Plan

In support of the land use application, Applicant provides the following Water Plan pursuant to Doulgas County Zoning Resolution Section 1811A.23, as follows:

1. Source of Water: NT Lower Dawson Aquifer groundwater underlying the Subject Property.

2. Water Delivery System: Each of the 4 lots will have an individual well and water system to be built and installed by a licensed drilling company and plumber.

3. Reliability of Water Supply: The water supply is estimated to last at least 100 years based on calculations from the Colorado Division of Water Resources. There is also additional groundwater quantified in the 97CW095 Decree in other aquifers that could be used as the supply for the Subject Property should the Lower Dawson become unusable.

   The Applicant has the legal right to withdraw and use the Lower Dawson groundwater pursuant to the 97CW095 Decree and the Quit Claim Deed filed on March 26, 2024, at Reception No. 2024011362 in the records of the Douglas County Clerk & Recorder. Both documents are attached to this letter.

   The wells will use a closed pipeline system to supply each home, so during normal operation the estimated systems losses are minimal, if not zero.

4. Proof of Ownership: The deed for the groundwater is attached to this letter.

5. Proof Of Legal Requirements: The 97CW095 Decree is attached to this letter and fully authorizes the proposed use of the Lower Dawson groundwater as proposed in this land use application. *See* Paragraph 7 of the 97CW095 Decree. Well permits will be applied for and obtained prior to drilling any wells or commencing building on any lot.

6. Timing: Applicant expects the lots to sell in the next 12-18 months, then the individual new lot owners will apply for and drill their own wells. Applicant estimates that all 4 lots will be built-out in the next 2-3 years.

7. Estimated Demand: The total estimated demand for the development will be 8 acre-feet per year from the NT Lower Dawson Aquifer.

If you have any questions or comments, please feel free to call.

Very truly yours,

McGeady Becher Cortese Williams P.C.

Eric K Trout

Eric K. Trout

FILED IN
DISTRICT COURT
APR 03 '00
WELD COUNTY, COLO.

DISTRICT COURT, WATER DIVISION NO. 1, COLORADO

CASE NO. 97CW095

FINDINGS AND RULING OF THE REFEREE AND DECREE OF THE WATER COURT

IN THE MATTER OF THE APPLICATION OF WATER RIGHTS OF

DORA B. D'AMICO,

IN THE NOT NONTRIBUTARY UPPER DAWSON AND THE NONTRIBUTARY LOWER DAWSON, DENVER, ARAPAHOE AND LARAMIE-FOX HILLS AQUIFERS IN ELBERT COUNTY

THIS CLAIM was filed with the Water Clerk, Water Division 1, on February 28, 1997. The Referee being fully advised in the premises does hereby find:

All notice required by law of the filing of this application have been fulfilled, and the Referee has jurisdiction of this application.

No Statement of Opposition to said application was filed and the time for filing such statement has expired.

The Determination of Facts issued by the office of the State Engineer on April 24, 1997 has been considered.

All matters contained in the application were reviewed, and testimony was taken where such testimony was necessary and such corrections made as are indicated by the evidence presented.

IT IS HEREBY THE RULING OF THE WATER REFEREE

1. The name and address of the applicants:

Dora B. D'Amico
P.O. Box 418
Parker, CO 80134-0418.

2. The name of the structures:

D'Amico UD Well
D'Amico LD Well
D'Amico DV Well
D'Amico AR Well
D'Amico LFH Well.

3. The legal description of the structures:

All structures are to be located on applicant's property in the S 1/2 NE 1/4, part of the SE 1/4, and the East 900 feet of Section 28, Township 6 South, Range 65 West of the 6th P.M. Elbert, County. No specific locations for the proposed wells are requested. All wells will be located more than 600 feet from wells on other properties. Specific locations will be provided when applications for well permits are submitted.

4. The source of the water:

UD Well - Upper Dawson Aquifer Not Nontributary
LD Well - Lower Dawson Aquifer Nontributary
DV Well - Denver Aquifer Nontributary
AR Well - Arapahoe Aquifer Nontributary
LFH Well - Laramie-Fox Hills Aquifer Nontributary.

The groundwater to be withdrawn from the Upper Dawson aquifer is not nontributary as defined in CRS 37-90-103(10.5) and 37-90-137(9)(c) and such water may not be withdrawn until such time as a plan for augmentation has been approved by this court.

The groundwater to be withdrawn from the Lower Dawson, Denver, Arapahoe and Laramie-Fox Hills Aquifers through the wells described herein is "nontributary groundwater" as defined in CRS 37-90-103(10.5), and in the Denver Basin Rules, the withdrawal of which will not, within 100 years, deplete the flow of a natural stream, including a natural stream as defined in CRS 37-82-101(2) and 37-92-102(1)(b), at an annual rate greater than 1/10th of one percent of the annual rate of withdrawal. The withdrawal of water from these aquifers in accordance with the terms of this decree will not result in material injury to the vested water rights of others.

5. The date of appropriation:

February 28, 1997, however rights to not nontributary and nontributary ground water need not include a date of initiation of the withdrawal project.

6. The amount of water:

The estimated depth, below land surface, estimated pumping rate, and estimated annual withdrawal for the wells are as follows:

Well Name	Estimated Depths* Top	Bottom	Pumping Rate cfs	(gpm)	Annual Withdrawal Acre-feet
D'Amico UD Well	130	510	0.11	50	64**
D'Amico LD Well	490	730	0.11	50	38
D'Amico DV Well	730	1650	0.44	200	137
D'Amico AR Well	1630	2150	0.56	250	79
D'Amico LFH Well	2400	2800	0.33	150	60

*The depths given indicate a range in which the aquifer is located below the land surface.

**Amount has been reduced by 1 acre foot for well No. 123188.

7. The use of the water:

The ground water claimed herein will be used and reused, successively used, and after use leased, sold or otherwise disposed of for the following beneficial purposes: municipal, domestic, industrial, agricultural, commercial, irrigation, stock watering, recreational, fish and wildlife, fire protection, and exchange. The waters will be withdrawn through the wells described herein for immediate application to beneficial use, for storage and subsequent application to beneficial use, for exchange purposes, for sale, exchange or replacement of depletions resulting from the use of water from other sources, and for all other augmentation purposes.

Augmentation use cannot be made until a court approved plan for augmentation is obtained or the State Engineer has approved a substitute supply plan or exchange, all subject to the provisions of Paragraphs 13 and 14 herein.

8. Applicant claims all groundwater recoverable from the not nontributary and nontributary aquifers underlying 201.8 acres in the S 1/2 NE 1/4, part of the SE 1/4, and the East 900 feet of Section 28, Township 6 South, Range 65 West of the 6th P.M. Elbert, Elbert County. (As described in Exhibit A and shown on attached map)

9. Allowed Average Annual Amount of Withdrawal

The criteria used in determining the allowed average annual amount of withdrawal of groundwater from each aquifer as specified in Paragraph 4, beneath the land described in Paragraph 8 are those criteria prescribed by CRS 37-90-137(4) and the Rules and Regulations adopted by the State Engineer. The values used to calculate the allowed annual amount of withdrawal are:

Aquifer	No. of Acres	Saturated Materials (feet)	Specific Yield	Acre-Feet Per Year
Upper Dawson	20	156	20%	64*
Lower Dawson	20	95	20%	38
Denver	20	400	17%	137
Arapahoe	20	230	17%	79
Laramie-Fox Hills	20	200	15%	60

*Amount has been reduced by one acre foot for Well No. 123188.

These values may be adjusted based on site specific data submitted pursuant to the Statewide Nontributary Groundwater Rules and subject to the retained jurisdiction provisions contained in Paragraph 17.

10. All of the wells located on the land which are completed into the same aquifer, including the additional wells described in paragraph 16 shall constitute a well field. The total amount of water which applicants are entitled to withdraw and use each year from each aquifer may be withdrawn in whole or in part from any well or combination of wells located on the land and completed into the same aquifer, including the additional wells described in paragraph 16, so long as the total amount of water withdrawn in any year through all of the wells completed into the same aquifer does not exceed the total annual amount available for withdrawal from that aquifer by applicants, including such additional withdrawals as are permitted by the provisions of paragraph 11.

11. Applicant has the right to withdraw from the wells decreed in this case an average annual amount of water determined to be available for withdrawal pursuant to Paragraph 9, plus an amount of groundwater in excess of that annual amount; provided that the sum of the total withdrawals from any particular aquifer does not exceed the product of the number of years since the date of the issuance of well permits or of the entry of this decree, whichever occurs first, times the decreed average annual amount for the aquifer.

12. Construction of Wells

For each well constructed pursuant to this decree, Applicant shall comply with the following conditions:

A. The entire length of the open bore hole except the surface casing shall be geophysically surveyed prior to casing and copies of the geophysical log submitted to the Division of Water Resources within 60 days. Applicant may provide a geophysical log from an adjacent well or test hole in accordance with the Statewide Rules and Regulations and acceptable to the State Engineer, which fully penetrates the formation, in satisfaction of the above requirement.

B. The ground water production shall be limited to the aquifer stated in Paragraph (4) herein as defined in the Denver Basin Rules and Regulations. Non-perforated casing must be installed and properly grouted to prevent withdrawal from or intermingling of water between other aquifers.

C. The permit number and name of the aquifer shall be permanently displayed on or near each well at a location easily accessible to water officials.

D. Applicant shall comply with CRS Section 37-91-101, et seq., and the Rules and Regulations promulgated thereto and with such other requirements for constructing and equipping the well as the State Engineer may reasonably require.

E. Unless otherwise authorized by the Division Engineer, applicant shall install a totalizing flow meter on each well. The meter shall be installed according to the manufacturer's recommendations and shall be inspected at least annually, and promptly repaired or recalibrated as needed. If applicant's meter becomes inoperable, it shall be repaired as soon as possible so that measurements can continue. Permission to operate the well without an operational meter must be obtained from the Division Engineer.

F. The applicant shall keep records of the amount of water pumped and perform the calculations necessary to determine whether applicant is in compliance with this decree. Applicant shall supply the Division Engineer with those records at least on an annual basis or upon request by the Division Engineer.

13. Limitation on Consumption of Nontributary Groundwater

Applicant may not consume more than 98% of the annual quantity of the nontributary groundwater withdrawn from each of the Lower Dawson, Denver, Arapahoe and Laramie-Fox Hills aquifers. The relinquishment of 2% of the annual amount of water withdrawn to the stream system, as required by the Denver Basin Rules effective January 1, 1986, may be satisfied by any method selected by the applicant, so long as applicant can demonstrate to the reasonable satisfaction of the State Engineer prior to issuance of the permit that an amount equal to 2% of such annual withdrawals (by volume) will be relinquished to the stream system.

14. Any right to reuse or successive use of water approved herein shall be in accordance with CRS 37-82-106(2).

15. Well Permits

When the Applicant is ready to construct any of the wells decreed herein, an application for a well permit shall be filed pursuant to CRS 37-90-137. The State Engineer shall consider the rights granted herein as valid. If applicant fails to construct any well for which a permit was issued within the period of time authorized by statute, including legally authorized extension of any such time period, then when applicant is ready to drill the well, applicant shall file a second permit application for such well and the State Engineer shall issue a well permit with restrictions no more burdensome than are found in this decree.

16. Additional Wells

In addition to the wells described in paragraph 3, applicant may construct such additional wells as are required to recover the entire amount of nontributary groundwater decreed herein. As additional wells are planned, permit applications shall be filed in accordance with CRS 37-90-137(10), as amended.

CENTRAL FILES

RECEIVED
APR 27 2000
WATER RESOURCES
STATE ENGINEER
COLO.

17. Retained Jurisdiction

The Court retains jurisdiction to provide for the adjustment of the annual amount of withdrawal to conform to actual local aquifer characteristics as determined from analyses of data obtained when the well was constructed or test hole was drilled. Within 60 days after the completion of such well(s) or test hole(s), the applicant shall file with the State Engineer, and serve each of the parties who have appeared herein, copies of the well logs from such well(s) or test hole(s). Any person including the State Engineer can invoke the Court's retained jurisdiction, upon notification of retained jurisdiction, shall utilize data available to him and make a Final Determination of Water Rights Finding within 4 months and submit same to the Water Court. If no protest to such a filing is made within 60 days, the Final Determination of Water Right shall be incorporated into the decree by the Water Court. In the event of a protest, or in the event the State Engineer makes no determination within 4 months, such final determination shall be made by the Water Court after notice and hearing.

Dated: April 3, 2000

RAYMOND S. LIESMAN
Water Referee
Water Division No. 1

THE COURT FINDS: NO PROTEST WAS FILED IN THIS MATTER.

THE FOREGOING RULING IS CONFIRMED AND APPROVED, AND IS HEREBY MADE THE JUDGMENT AND DECREE OF THIS COURT.

Dated: APR 25 2000

JONATHAN W. HAYS
Water Judge
Water Division No. 1
State of Colorado

97CW095

PARCEL A: THE EAST 990 FEET OF THE SW 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL B: THE S 1/2 OF THE NE 1/4, THE NW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4 ALL IN SECTION 28, TOWNSHIP 6S, RANGE 65W OF THE 6TH P.M. EXCEPT THE SOUTH 330 FEET OF SAID NE 1/4 OF THE SE 1/4 AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND: A PARCEL OF LAND LOCATED IN THE E 1/2 OF SECTION 28, TOWNSHIP 6S, RANGE 65W OF THE 6TH P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF THE S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 28, SAID CORNER BEING 330 FT. NORTH OF THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 28 AND CONSIDERING THE EAST LINE OF SAID SECTION 28 TO BEAR S 0 DEG 15' 00'' E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S 89 DEG 59' 37'' W ALONG AND WITH THE NORTH LINE OF SAID S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SE 1/4 OF SAID SECTION 28, SAID LINE BEING 330 FT. NORTH OF THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 28, A DISTANCE OF 30 FEET; THENCE CONTINUING ALONG SAID LINE S 89 DEG 59' 37'' W A DISTANCE OF 1,292.25 FT. TO THE NW CORNER OF THE S 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 28; THENCE, S 0 DEG 14' 56'' E, A DISTANCE OF 330.05 FT. TO THE SW CORNER OF THE S 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 28; THENCE, S 89 DEG 59' 32'' W ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 28, A DISTANCE OF 1,322.25 FT. TO THE SW CORNER OF THE N 1/2 OF THE SE 1/4 OF SAID SECTION 28; THENCE, N 0 DEG 14' 51'' W ALONG AND WITH THE WEST LINE OF THE E 1/2 OF SAID SECTION 28, A DISTANCE OF 891.22 FT.; THENCE S 89 DEG 59' 53'' E A DISTANCE OF 2,614.48 FT.; THENCE S 0 DEG 15' 0'' E A DISTANCE OF 560.75 FT. TO

THE TRUE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXHIBIT A

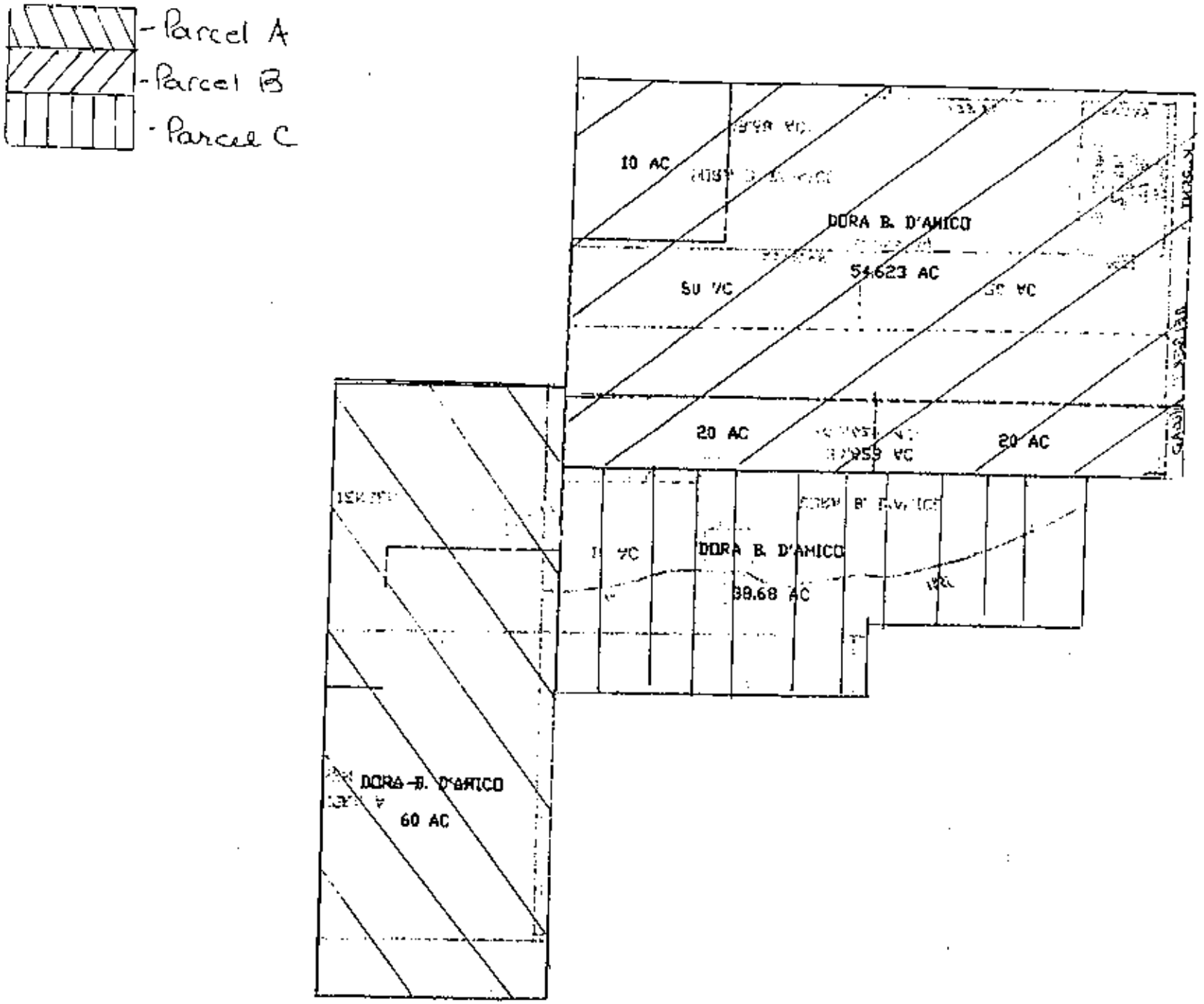
97CW095

Parcel C

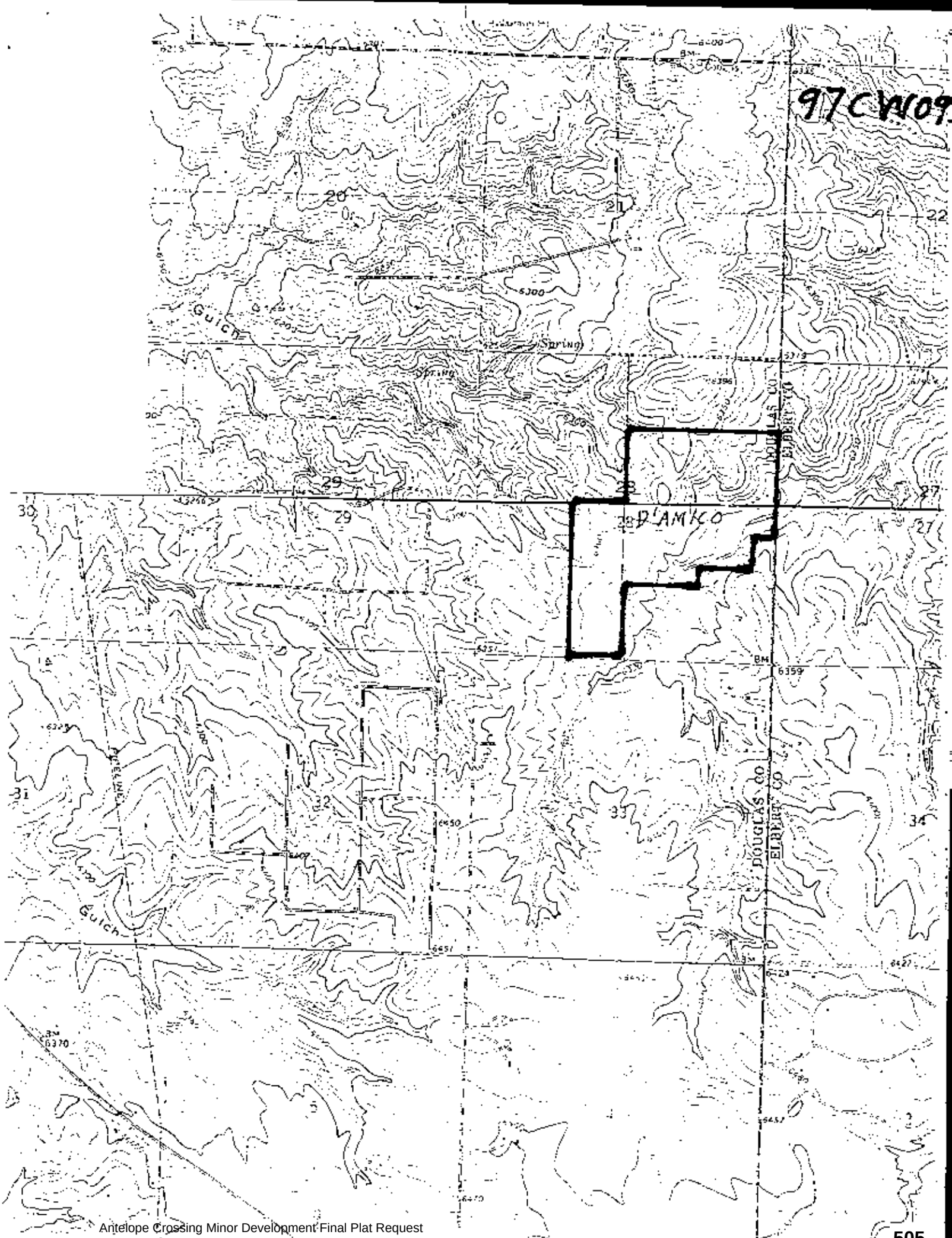
A parcel of land located in the E1/2 of Section 28, Township 6 South, Range 65 West of the 6th P.M., more particularly described as follows:

Beginning at the NE corner of the S1/2 of the SE1/4 of the NE1/4 of the SE1/4 of said Section 28, said corner being 330 feet North of the South line of the NE1/4 of the SE1/4 of said Section 28 and considering the East line of said Section 28 to bear S 0°15'00'' E with all bearings contained herein relative thereto;
thence S 89°59'37'' W along and with the North line of said S1/2 of the SE1/4 of the NE1/4 of SE1/4 of said Section 28, said line being 330 feet North of the South line of the NE1/4 of the SE1/4 of said Section 28, a distance of 30 feet;
THENCE CONTINUING ALONG SAID LINE S 89°59'37'' W a distance of 1,292.25 feet to the NW corner of the S1/2 of the SW1/4 of the NE1/4 of the SE1/4 of said Section 28;
thence, S 0°14'56'' E, a distance of 330.05 feet to the SW corner of the S1/2 of the SW1/4 of the NE1/4 of the SE1/4 of said Section 28;
thence, S 89°59'32'' W along the South line of the NW1/4 of the SE1/4 of said Section 28, a distance of 1,322.25 feet to the SW corner of the N1/2 of the SE1/4 of said Section 28;
thence, N 0°14'51'' W along and with the West line of the E1/2 of said Section 28, a distance of 891.22 feet;
thence, S 89°59'53'' E a distance of 2,614.48 feet;
thence S 0°15'0'' E a distance of 560.75 feet to the true point of the beginning; except the following parcel of land located in the NE1/4 of the SE1/4 of said Section 28, Township 6 South, Range 65 West of the 6th P.M., more particularly described as follows:
Commencing at the NE corner of the S1/2 of the SE1/4 of the NE1/4 of the SE1/4 of said Section 28, and considering the East line of the SE1/4 of said Section 28 to bear S 0°15'00'' E, with all bearings contained herein relative thereto; thence S 89°59'37'' W along and with the North line of said S1/2, SE1/4, NE1/4, SE1/4, a distance of 30.00 feet to the true point of beginning;
thence continuing S 89°59'37'' W along said North line a distance of 388.39 feet,
thence N 0°15'00'' W a distance of 560.82 feet;
thence S 89°59'53'' E a distance of 388.39 feet to a point that is 30.00 feet Westerly from the East line of the SE1/4 of said Section 28;
thence S 0°15'00'' E parallel to the East line of said SE1/4, a distance of 560.75 feet to the true point of beginning;
County of Douglas, State of Colorado.

EXHIBIT "A"


Sec 28 T6S R65W Douglas County
- Parcel A
- Parcel B
- Parcel C
N
10 AC
DORA B. D'AMICO
54.623 AC
20 AC
20 AC
DORA B. D'AMICO
38.68 AC
DORA B. D'AMICO
60 AC

97CW095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Spring
DOUGLAS CO
ELBERT CO
D'AMICO
BM
6359

April 5, 2024

Chris Martin
Douglas County Engineering
100 Third St.
Castle Rock, CO 80104

RE: Traffic Impact Letter
Antelope Crossing Subdivision
2N Civil Project No: 22005

This letter serves to outline the traffic impact of the proposed Antelope Crossing Subdivision located along the eastern boundary of Douglas County. The project is located on the west side of Delbert Road, approximately 1 ½ miles south of the intersection of Delbert Road and East Parker Road. The site lies in the East half of Section 28, Township 6 South, Range 65 West of the Sixth Principal Meridian, County of Douglas, State of Colorado.

Delbert Road

The existing public Delbert Road, which this project will gain roadway access from, is categorized as a Collector within the county's 2040 Transportation Master Plan (TMP). The roadway is currently a paved two-lane road with approximately 12-foot-wide travel lanes and 1-2' gravel shoulders. The current right-of-way varies.

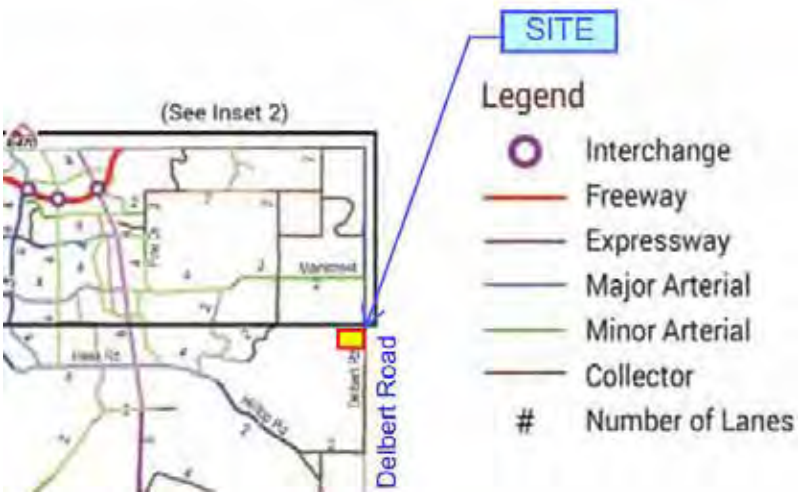


Figure 1: Existing Roadway Network - Douglas County Transportation Master Plan

Section V. Transportation Plan Implementation of the TMP indicates that Delbert Road is prioritized as a long-term improvement and is planned to be widened from two to four lanes and designated as a Major Arterial for the planning horizon of 2031 through 2040.

Driveway Geometry

The private driveway access has been located a minimum of 330 feet from the nearest existing curb opening, a private driveway to the north, in accordance with Section 13.2 Access Requirements and Criteria of the Douglas County Roadway Design and Construction Standards.

The vertical profile of Delbert Road in the vicinity of the private driveway intersection consists of an approximately 1,000 foot long vertical sag curve, with the driveway located near the low point of the curve. Using a design speed of 45 mph (Delbert Road is posted at 40 mph), AASHTO indicates the minimum intersection sight distance (ISD) for a Left Turn from Stop is 500 feet; the existing sag curve provides a sight distance of greater than 900 feet. The ISD for a Right Turn from Stop is 430 feet; the existing road geometry provides a sight distance greater than 1,000 feet.

Trip Generation

Figure 6 of the TMP indicates that the existing average daily traffic volumes for Delbert Road is less than 20,000 vpd.

Trip generation rates for this development were obtained from the ITE Trip Generation Manual, 7th Edition for Land Use 210 (Single-Family Detached Housing). Table 1 shows the Daily, AM peak, and PM peak hour trip generation estimates. The estimated trips generated by this development are 38 two-way trips out of which 3 two-way trips occur in the AM peak hour and 4 two-way trips occur in the PM peak hour. Please see the following table:

Time of Day	Description	ITE Land Use Category	Land Use Code	New Lots	Daily Trip Rate	Daily 2-Way Trips	Directional Distribution IN	Directional Distribution OUT	Daily Trips In (vpd)	Daily Trips Out (vpd)
Daily	SF Housing	SF Housing	210	4	9.57	38	50%	50%	19	19
AM Peak	SF Housing	SF Housing	210	4	0.77	3	26%	74%	1	2
PM Peak	SF Housing	SF Housing	210	4	1.02	4	64%	36%	3	1

Conclusion
The assumed proposed trips generated will have minimal impact on the traffic on Delbert Road.

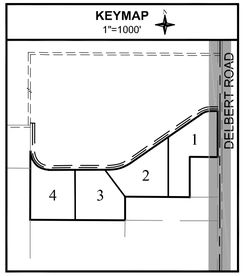
Respectfully submitted,

Todd West, P.E., LEED®AP
Project Manager

ACCESS GEOMETRY EXHIBIT FOR

ANTELOPE CROSSING

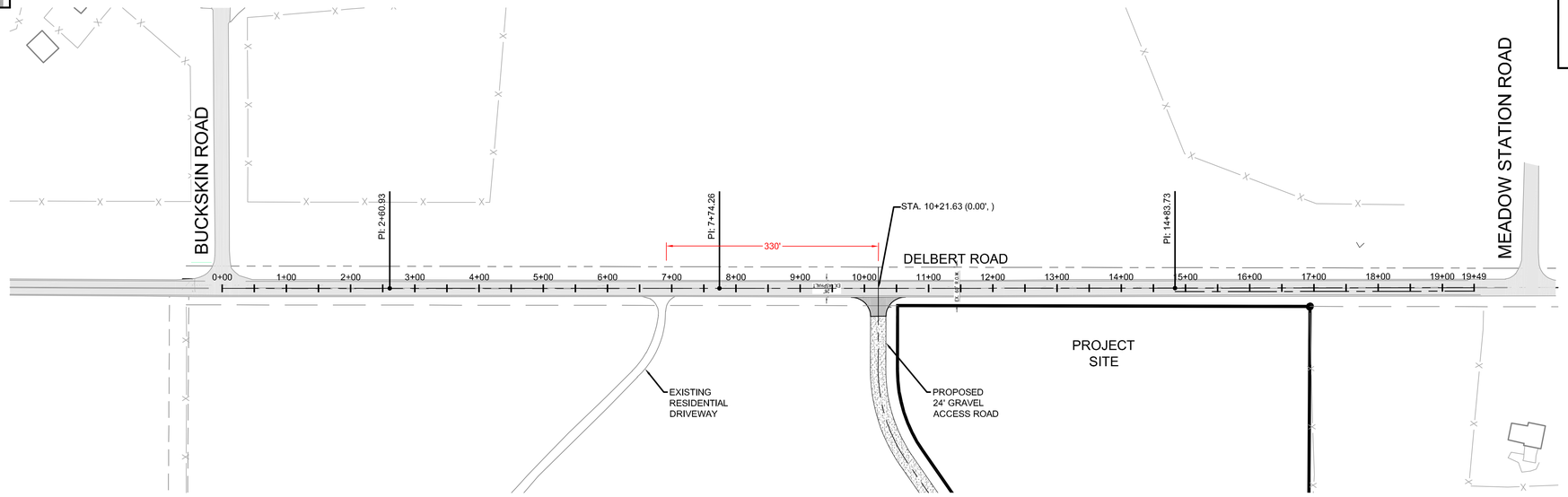
LOCATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

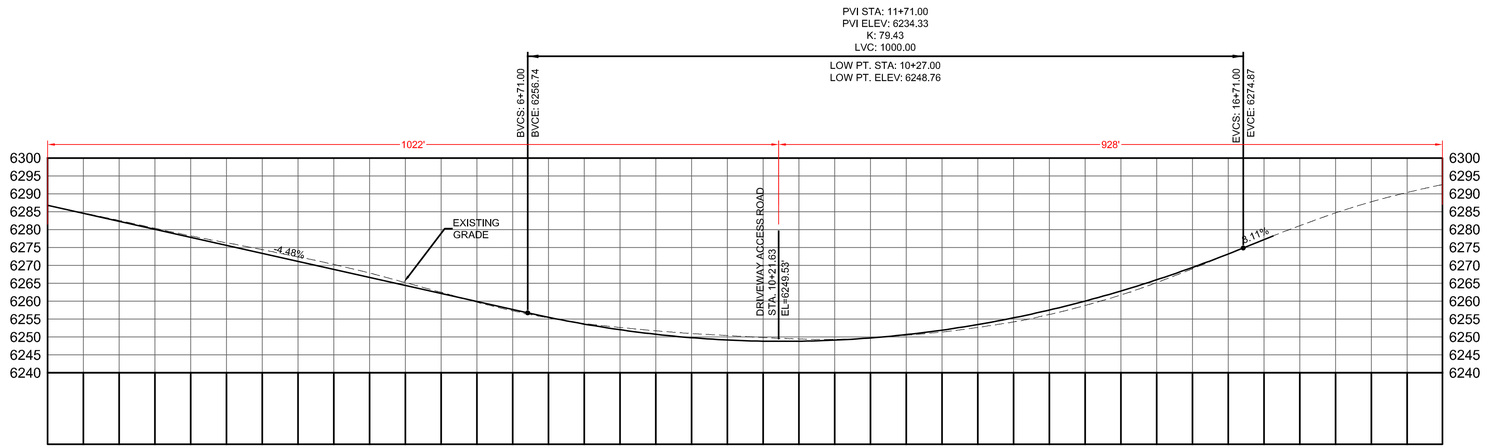


0 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED GRAVEL
- EXISTING FENCE
- 5279 EXISTING MINOR CONTOUR
- 5280 EXISTING MAJOR CONTOUR
- 5279 PROPOSED MINOR CONTOUR
- 5280 PROPOSED MAJOR CONTOUR
- 1.2% DIRECTION OF FLOW & GRADIENT





Delbert Road PROFILE
SCALE: (H) 1" = 100' (V) 1" = 20'
START STA: 0+00.00, END STA: 19+49.34

2N CIVIL
303.925.0544
www.2ncivil.com

PREPARED FOR:
NEIGHBORHOOD CAR WASH
SMOKEY HILL LLC
14205 E DAVIES AVE
CENTENNIAL, CO 80112

Road Plan & Profile
CONSTRUCTION PLANS
ANTELOPE CROSSING
DOUGLAS COUNTY, COLORADO

DATE:
BY:

REVISIONS:
1.
2.
3.
4.

PROJECT NUMBER: 24001
ISSUED DATE: XX-XX-XXXX
DESIGNED BY: TEW
REVIEWED BY: EPT

Road Plan & Profile

1

C:\Projects\24\24001\dwg\Civil\Delbert Rd Exhibit.dwg 4/5/2024

ANTELOPE CROSSING FILING NO. 1

A PORTION OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

42.615 ACRES 4 RESIDENTIAL LOTS SB 2024-066

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF ANTELOPE CROSSING. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE UTILITY EASEMENTS AND DELBERT ROAD RIGHT-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, CO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES.

OWNER: DCLA-3, LLC

_____AS_____OF_____, A _____ LIMITED LIABILITY COMPANY
PRINT NAME (MANAGER/MEMBER) COMPANY STATE

STATE OF_____)
) SS
COUNTY OF_____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D., 20___ BY _____ .
(NAME)

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

BENEFICIARY OF DEED OF TRUST

FIRST WESTERN TRUST BANK

BY: _____
TITLE: _____

STATE OF_____)
) SS
COUNTY OF_____)

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

ACCEPTANCE CERTIFICATE

THE DEDICATION OF THE 60' ACCESS DRAINAGE AND UTILITY EASEMENT IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE

BY THE_____ _____ ANTELOPE CROSSING HOMEOWNER'S ASSOCIATION.

_____

BY: _____
TITLE:_____

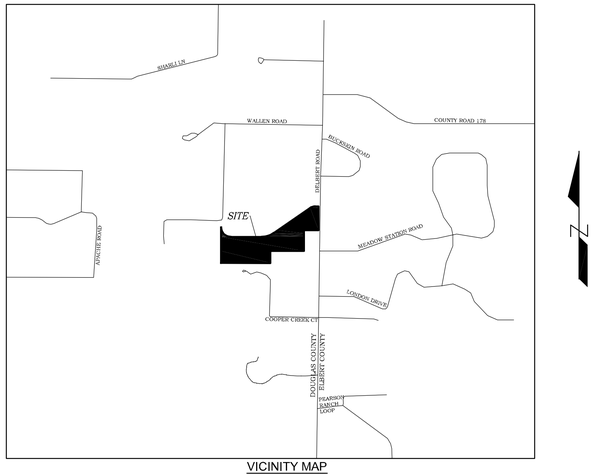
STATE OF_____)
) SS
COUNTY OF_____)

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC



VICINITY MAP
SCALE: 1" = 2000'

LEGAL DESCRIPTION

A PARCEL OF PROPERTY LOCATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, AND CONSIDERING THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28 TO BEAR N00°06'02"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S89°39'57"E ALONG SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 1322.37 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, AND THE SOUTHWEST CORNER OF A PARCEL OF PROPERTY AS DESCRIBED IN RECEPTION NO. 2019018412 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG SAID RECEPTION NO. 2019018412 THE FOLLOWING TWO (2) COURSES;

1. N00°06'00"E A DISTANCE OF 330.00 FEET;
2. S89°39'57"E A DISTANCE OF 903.99 FEET, TO THE SOUTHWEST CORNER OF A PARCEL OF PROPERTY AS DESCRIBED IN RECEPTION NO. 1998107726;

THENCE ALONG THE WEST AND NORTH LINE OF SAID RECEPTION NO. 1998107726 THE FOLLOWING TWO (2) COURSES;

1. N00°05'42"E A DISTANCE OF 560.87 FEET;
2. S89°38'54"E A DISTANCE OF 388.43 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF DELBERT ROAD AND A POINT 30.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE N00°05'59"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 642.22 FEET;

THENCE N89°54'01"W A DISTANCE OF 100.00 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 34°47'26", AND AN ARC LENGTH OF 133.59 FEET WHOSE CHORD BEARS S72°42'16" W A DISTANCE OF 131.54 FEET;
THENCE S55°18'34"W A DISTANCE OF 1205.17 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 34°32'57" AND AN ARC LENGTH OF 319.59 FEET WHOSE CHORD BEARS S72°35'02"W A DISTANCE OF 314.77 FEET;
THENCE S89°51'31"W A DISTANCE OF 722.70 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO RIGHT HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 90°14'31", AND AN ARC LENGTH OF 590.63 FEET, WHOSE CHORD BEARS N45°01'14"W A DISTANCE OF 531.45 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S00°06'02"W ALONG SAID WEST LINE A DISTANCE OF 1072.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.61 ACRES MORE OR LESS

SHEET 1 - COVER SHEET
SHEET 2 - NOTES
SHEET 3 - BOUNDARY

BOARD OF COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, CO, ON THE _____DAY OF _____ , 20 ____ , SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF UTILITY EASEMENTS AND DELBERT ROAD RIGHT-OF-WAY ARE ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

_____
CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

SURVEYORS CERTIFICATE:

I, ELIJAH FRANE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 14, 2024, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2025.

_____
ELIJAH FRANE, COLORADO PLS 38376
FOR AND ON BEHALF OF
ENCOMPASS SERVICES, LLC

TITLE VERIFICATION

WE, _____ ,DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE IN TO SUCH LAND IS IN THE DEDICATOR(S), FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES:

BY: _____
NAME: DATE

TITLE: _____

STATE OF_____)
) SS
COUNTY OF_____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ , 20___ BY _____AS _____ .

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

PLANNING COMMISSION

THIS MINOR DEVELOPMENT FINAL PLAT (SB2024-066) WAS REVIEWED BY THE PLANNING COMMISSION ON _____.

_____ _____
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION DATE

CLERK AND RECORDER CERTIFICATE

STATE OF_____)
) SS
COUNTY OF_____)

I HEREBY CERTIFY THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____. A.D., 20___ AT _____ ____. A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____.

_____
DOUGLAS COUNTY CLERK AND RECORDER

CLIENT:	DCLA-3, LLC FRANCIS GAY 14205 E. DAVIES AVE., CENTENNIAL, CO 80112	
ENGINEER:	2N CIVIL 6 INVERNESS CT. E SUITE 125 ENGLEWOOD, CO 80112	
REVISIONS:		
NO.	DATE	DESCRIPTION
2	6/12/25	COUNTY COMMENTS
3	7/24/25	COUNTY COMMENTS
4	8/18/25	COUNTY COMMENTS

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DRAWN BY: MBB	PROJECT NO: 65467	SCALE: 1" = 100'	
CHECKED BY: ERF	PREPARATION DATE: 11/14/2024		
FIELD WORK COMPLETED: 2/21/2024		SHEET 1 OF 3	

ANTELOPE CROSSING FILING NO. 1

A PORTION OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
42.615 ACRES 4 RESIDENTIAL LOTS SB 2024-066

PLAT NOTES

1. THE OFFSITE PORTION OF THE ACCESS AND UTILITY EASEMENT FOR ACCESS TO THE LOTS, IS RECORDED AT RECEPTION NO. _____. EASEMENT OWNERSHIP AND MAINTENANCE RESPONSIBILITIES SHALL BE ASSIGNED TO THE ANTELOPE CROSSING HOMEOWNERS ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS FOR OWNERSHIP AND MAINTENANCE IN ACCORDANCE WITH THE APPROVED SUBDIVISION IMPROVEMENTS AGREEMENT.

2. DURING CONSTRUCTION ACTIVITY WITHIN THE DEVELOPMENT, THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL TAKE ALL REASONABLE CARE TO WATCH FOR HISTORIC RESOURCES, PALEONTOLOGICAL RESOURCES, AND OTHER CULTURAL HISTORY RESOURCES AND SHALL IMMEDIATELY NOTIFY DOUGLAS COUNTY IN THE EVENT OF SUCH DISCOVERY.

3. NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS, PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER-FORTS DECKS, STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THESE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS AND ITS SUCCESSORS AND ASSIGNS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S).

4. ALL DENVER BASIN AQUIFER WATER BENEATH THIS PROPERTY IS DEDICATED THROUGH A DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE.

5. WATER WELLS FOR LOTS 1, 2, 3, AND 4 SHALL BE DRILLED FROM THE LOWER DAWSON GROUNDWATER UNDERLYING THE SUBJECT PROPERTY ACCORDING TO WATER DECREE CASE NO. 97CW95.

6. THE ACCESS ROADWAY EASEMENT AS DEPICTED HEREON, SHALL PROVIDE ACCESS TO LOTS 1, 2, 3 AND 4. NO ACCESS FOR LOT 1 SHALL BE TAKEN FROM DELBERT ROAD. ALL LOT OWNERS, THEIR SUCCESSORS, AND ASSIGNS SHALL SHARE MAINTENANCE RESPONSIBILITIES FOR THE ACCESS EASEMENT.

7. THE NO-BUILD ZONES AS DEPICTED HEREON ARE FOR THE PURPOSE OF PRESERVING THE 100-YEAR FLOODPLAIN AND THE ASSOCIATED EROSIONAL SETBACKS. NO BUILD ZONES DEPICTED HEREON INDICATE AREAS IN WHICH NO STRUCTURES SHALL BE ALLOWED.

8. EACH LOT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, AND A MAINTENANCE AGREEMENT BY SEPARATE DOCUMENT, WHICH IS RECORDED BY SEPARATE INSTRUMENT. DOUGLAS COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THE COVENANTS, CONDITIONS AND RESTRICTIONS OR THE MAINTENANCE AGREEMENT BY SEPARATE DOCUMENT.

9. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

10. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY, ACCESSORIES, OR LEGAL LAND-BOUND MONUMENT COMMITS O CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

11. THE LINEAL UNITS USED IN THIS DRAWING ARE U.S. SURVEY FEET.

12. BASIS OF BEARING, CONSIDERING THE SOUTH LINE OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28 TO HAVE AN ASSUMED BEARING OF SOUTH 89°39'57" EAST AND MONUMENTED AS SHOWN HEREON.

13. THIS SURVEY WAS PERFORMED IN THE FIELD ON NOVEMBER 14, 2024.

14. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ENCOMPASS SERVICES, LLC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, ENCOMPASS SERVICES, LLC RELIED UPON TITLE COMMITMENT NO. HS0831041, WITH AN EFFECTIVE DATE OF APRIL 16, 2024 AT 8:00 A.M. AS PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.

15. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP PANEL 08035C0210F WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1 % ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND ZONE "A" NO BASE FLOOD ELEVATIONS DETERMINED.

16. THE 100 YEAR FLOODPLAIN SHOWN ON THIS PLAT WAS DERIVED USING GEOHECRAS FLOODPLAIN MODELING SOFTWARE TO PRODUCE A 1% ANNUAL CHANGE FLOODPLAIN BOUNDARY. THE MODEL IS BASED ON AERIAL FIELD TOPOGRAPHY OBTAINED BY ENCOMPASS SURVEYING, INC. IN NOVEMBER 2023, TOGETHER WITH STREAM FLOWS FROM THE FLOOD HAZARD AREA DELINEATION FOR COAL CREEK (E. YALE AVE TO E. COUNTY LINE ROAD) BY MATRIX DESIGN GROUP, AUGUST 2014, STREAM REACH C7B.

17. AS SHOWN HEREON, ALL EXTERIOR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY EASEMENT. ALL INTERIOR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY EASEMENT UNLESS OTHERWISE NOTED.

18. EACH LOT WILL TAKE ACCESS FROM THE 60' ACCESS AND UTILITY EASEMENT.

19. THE 60' ACCESS & UTILITY EASEMENT AND THE DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE ANTELOPE CROSSING HOA, ITS SUCCESSORS AND ASSIGNS, AS A PRIVATE EASEMENT FOR THE BENEFIT OF ANTELOPE CROSSING LOT OWNERS.

20. THE LOWEST FINISH FLOOR ELEVATION (INCLUDING THE BASEMENT) NEEDS TO BE A MINIMUM OF 2-FT. ABOVE THE 100-YR. FLOODPLAIN.

SHEET 1 - COVER SHEET
SHEET 2 - NOTES
SHEET 3 - BOUNDARY

CLIENT:	DCLA-3, LLC FRANCIS GAY 14205 E. DAVIES AVE., CENTENNIAL, CO 80112
ENGINEER:	2N CIVIL 6 INVERNESS CT. E SUITE 125 ENGLEWOOD, CO 80112

REVISIONS:

NO.	DATE	DESCRIPTION
2	6/12/25	COUNTY COMMENTS
3	7/24/25	COUNTY COMMENTS
4	8/18/25	COUNTY COMMENTS

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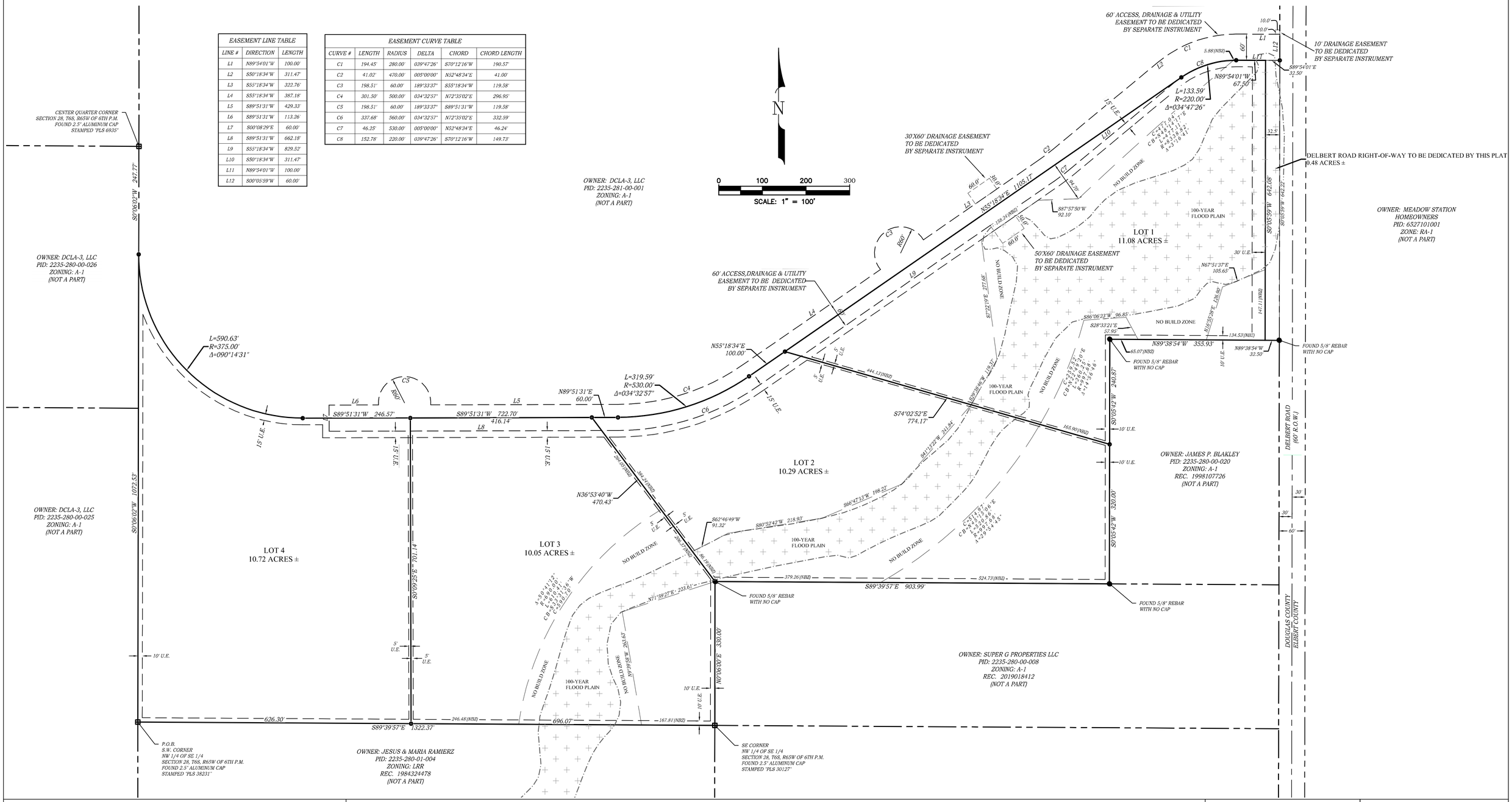
DRAWN BY: MBB	PROJECT NO: 65467	SCALE: 1" = 100'
CHECKED BY: ESF	PREPARATION DATE: 11/14/2024	
FIELD WORK COMPLETED: 2/21/2024		SHEET 2 OF 3

ANTELOPE CROSSING FILING NO. 1

A PORTION OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
42.615 ACRES 4 RESIDENTIAL LOTS SB 2024-066

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°54'01"W	100.00'
L2	S55°18'34"W	311.47'
L3	S55°18'34"W	322.76'
L4	S55°18'34"W	387.18'
L5	S89°51'31"W	429.33'
L6	S89°51'31"W	113.26'
L7	S00°08'29"E	60.00'
L8	S89°51'31"W	662.18'
L9	S55°18'34"W	829.52'
L10	S55°18'34"W	311.47'
L11	N89°54'01"W	100.00'
L12	S00°05'59"W	60.00'

EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	194.45'	280.00'	039°47'26"	S70°12'16"W	190.57'
C2	41.02'	470.00'	005°00'00"	N52°48'34"E	41.00'
C3	198.51'	60.00'	189°33'37"	S55°18'34"W	119.58'
C4	301.50'	500.00'	034°32'57"	N72°35'02"E	296.95'
C5	198.51'	60.00'	189°33'37"	S89°51'31"W	119.58'
C6	337.68'	560.00'	034°32'57"	N72°35'02"E	332.59'
C7	46.25'	530.00'	005°00'00"	N52°48'34"E	46.24'
C8	152.78'	220.00'	039°47'26"	S70°12'16"W	149.73'



LEGEND:

PLAT BOUNDARY LINE		SET 5/8x18" REBAR WITH ORANGE PLASTIC CAP LS # 38376	
ADJOINER PROPERTY LINE		SECTION CORNER AS NOTED	
EASEMENT LINE	U.E.	UTILITY EASEMENT	
ROAD RIGHT OF WAY	P.O.B.	POINT OF BEGINNING	
ROAD RIGHT OF WAY	(NBZ)	NO BUILD ZONE	
NO BUILD ZONE			
FOUND REBAR AS NOTED			

CLIENT: DCLA-3, LLC
FRANCIS GAY
14205 E. DAVIES AVE.,
CENTENNIAL, CO 80112

ENGINEER: 2N CIVIL
6 INVERNESS CT. E SUITE 125
ENGLEWOOD, CO 80112

REVISIONS:

NO.	DATE	DESCRIPTION
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DRAWN BY: MBB | PROJECT NO. 65467 | SCALE: 1" = 100'
CHECKED BY: ERF | PREPARATION DATE: 11/14/2024
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SUPPLEMENTAL EXHIBIT FOR

ANTELOPE CROSSING FILING NO. 1

A PORTION OF THE EAST ONE HALF OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

DOUGLAS COUNTY PROJECT NO. SB2024-066

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- AREAS OF 15-20% SLOPE
- AREAS OF GREATER THAN 20% SLOPE
- TYPE Lo, LOAMY ALLUVIAL SOIL
- HEC-RAS CROSS SECTION
- STREAMLINE
- 2N CIVIL MODELED 100-YEAR FLOODPLAIN
- 6250 EXISTING MAJOR CONTOUR
- 6210 EXISTING MINOR CONTOUR
- 6250 PROPOSED MAJOR CONTOUR
- 6210 PROPOSED MINOR CONTOUR
- 6676.55' 100-YEAR BASE FLOOD ELEVATION

N

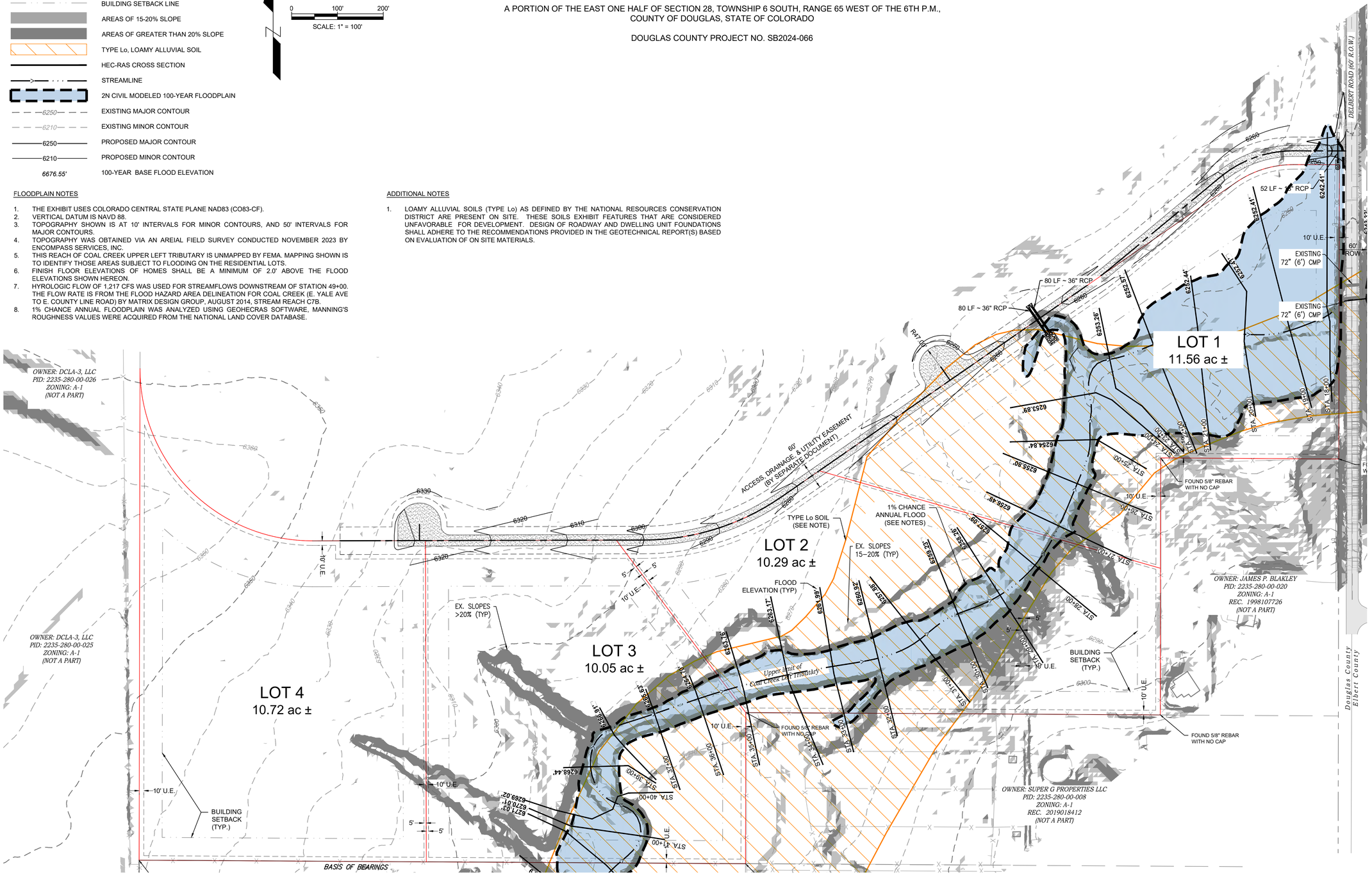
0 100' 200'
SCALE: 1" = 100'

FLOODPLAIN NOTES

1. THE EXHIBIT USES COLORADO CENTRAL STATE PLANE NAD83 (CO83-CF).
2. VERTICAL DATUM IS NAVD 88.
3. TOPOGRAPHY SHOWN IS AT 10' INTERVALS FOR MINOR CONTOURS, AND 50' INTERVALS FOR MAJOR CONTOURS.
4. TOPOGRAPHY WAS OBTAINED VIA AN AREIAL FIELD SURVEY CONDUCTED NOVEMBER 2023 BY ENCOMPASS SERVICES, INC.
5. THIS REACH OF COAL CREEK UPPER LEFT TRIBUTARY IS UNMAPPED BY FEMA. MAPPING SHOWN IS TO IDENTIFY THOSE AREAS SUBJECT TO FLOODING ON THE RESIDENTIAL LOTS.
6. FINISH FLOOR ELEVATIONS OF HOMES SHALL BE A MINIMUM OF 2.0' ABOVE THE FLOOD ELEVATIONS SHOWN HEREON.
7. HYROLOGIC FLOW OF 1,217 CFS WAS USED FOR STREAMFLOWS DOWNSTREAM OF STATION 49+00. THE FLOW RATE IS FROM THE FLOOD HAZARD AREA DELINEATION FOR COAL CREEK (E. YALE AVE TO E. COUNTY LINE ROAD) BY MATRIX DESIGN GROUP, AUGUST 2014, STREAM REACH C7B.
8. 1% CHANCE ANNUAL FLOODPLAIN WAS ANALYZED USING GEOHECRAS SOFTWARE, MANNING'S ROUGHNESS VALUES WERE ACQUIRED FROM THE NATIONAL LAND COVER DATABASE.

ADDITIONAL NOTES

1. LOAMY ALLUVIAL SOILS (TYPE Lo) AS DEFINED BY THE NATIONAL RESOURCES CONSERVATION DISTRICT ARE PRESENT ON SITE. THESE SOILS EXHIBIT FEATURES THAT ARE CONSIDERED UNFAVORABLE FOR DEVELOPMENT. DESIGN OF ROADWAY AND DWELLING UNIT FOUNDATIONS SHALL ADHERE TO THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT(S) BASED ON EVALUATION OF ON SITE MATERIALS.



2N CIVIL
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PREPARED FOR:
DCLA-3, LLC
14205 E DAVIES AVE
CENTENNIAL, CO 80112

Supplemental Exhibit
ANTELOPE CROSSING FILING NO. 1
DOUGLAS COUNTY, COLORADO

REVISIONS: BY: DATE:
1.
2.
3.
4.

PROJECT NUMBER: 24001
ISSUED DATE: 2-6-25
DESIGNED BY: TEW
REVIEWED BY: EPT

Supplemental Exhibit

1