



PLANNING COMMISSION REGULAR MEETING

MONDAY, JULY 6, 2026

AGENDA

Monday, July 6, 2026

6:00 PM

Hearing Room

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

Instructions to access the video or audio of the meeting are available here:
www.douglas.co.us/board-county-commissioners/boards-commissions/planning-commission/.
To submit written public comment and/or exhibits for a Planning Commission meeting, please send them, in advance, to planningcommission@douglas.co.us.

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call
- c. Attorney Certification of the Agenda
- d. Planning Commission Disclosures

2. Approval of Minutes

- a. Unofficial Minutes from June 15, 2026. **4819**

Attachments: [Unofficial Minutes from June 15, 2026](#)

3. Land Use Hearing Items

- a. Adragna - Minor Development Final Plat - Project File: SB2024-030. **4821**
Carolyn Washee-Freeland, AICP, Senior Planner — *Department of Community Development*

Attachments: [Cover Page](#)
[Staff Report - SB2024-030](#)

4. Adjournment

The Next Regular Meeting Will be Held on Monday, July 20, 2026 @ 6:00 p.m.

www.douglas.co.us

MEETING DATE: July 6, 2026

DESCRIPTION: Unofficial Minutes from June 15, 2026.

ATTACHMENTS:

Unofficial Minutes from June 15
2026



PLANNING COMMISSION REGULAR MEETING

MONDAY, JUNE 15, 2026

MINUTES

Monday, June 15, 2026

6:00 PM

Hearing Room

1. Call to Order

Commissioner Downs proceeded to present hearing instructions.

- a. Pledge of Allegiance
- b. Roll Call

PRESENT

Commissioner Len Abruzzo
Commissioner Calvin Downs, Chair
Commissioner Mark Hampton, Vice Chair
Commissioner Ed Kubly
Commissioner Michael McKesson
Commissioner Marc Reyher - Virtual
Commissioner Jim Smallwood, Secretary
Alternate Mark Witkiewicz

- c. Attorney Certification of the Agenda

Arielle Denis, Assistant County Attorney, stated that all items on today's agenda have been reviewed by the County Attorney's Office, they have been properly noticed, and the Commission has jurisdiction to hear them.

- d. Planning Commission Disclosures

None.

2. Approval of Minutes

- a. Unofficial Minutes from June 1, 2026.

Commissioner Jim Smallwood moved that the Commission approve the Minutes from June 1, 2026.

RESULT: APPROVED

MOVER: Jim Smallwood

SECONDER: Mark Witkiewicz

AYES: Len Abruzzo, Calvin Downs, Mark Hampton, Ed Kubly, Mike McKesson,

3. Land Use Hearing Items

- a. Bloom Metropolitan District Service Plan – Project File: SV2026-001.

DJ Beckwith, Principal Planner, Department of Community Development, presented the proposed application.

The applicant’s representative, Megan Murphy, WBA, P.C., provided additional information.

Commissioner Downs opened public comment.

There was no public comment.

Commissioner Downs closed public comment.

Commissioner Downs opened Planning Commission discussion.

The applicant’s representative, Cayd Bader, Affinity Holdings, LLC, provided additional information.

The applicant’s representative, Jonathan Heroux, Piper Sandler & Co., provided additional information.

Commissioner Mike McKesson moved to recommend approval of the Bloom Metropolitan District Service Plan – Project File: SV2026-001.

- RESULT:** APPROVED
- MOVER:** Mike McKesson
- SECONDER:** Mark Witkiewicz
- AYES:** Len Abruzzo, Calvin Downs, Ed Kubly, Mike McKesson, Marc Reyher, Jim Smallwood, Mark Witkiewicz
- NAYS:** Mark Hampton

4. Adjournment

The meeting was adjourned at 6:37 p.m.

Jim Smallwood, Secretary

Samantha Hutchison, Recording Secretary

www.douglas.co.us

MEETING DATE: July 6, 2026

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

DESCRIPTION: Adragna - Minor Development Final Plat - Project File: SB2024-030.

SUMMARY: The request is for approval of a Minor Development Final Plat for a 4.62-acre, Suburban Residential zoned parcel to establish two 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. Should the Planning Commission find that the approval standards have been met, it may recommend approval of the minor development final plat to the Board of County Commissioners subject to the following proposed conditions.

1. Prior to recordation of the minor development final plat, the applicant shall pay \$500 to the Douglas County School District for cash-in-lieu of school land dedication.
2. Prior to recordation of the minor development final plat, the applicant shall pay \$250 to Douglas County for cash-in-lieu of park land dedication.
3. Prior to recordation of the minor development final plat, technical corrections to the plat exhibit shall be made to the satisfaction of Douglas County.

REVIEW:

Steven E Koster	Approve	6/25/2026
Samantha Hutchison - FYI	Notified - FYI	6/25/2026

ATTACHMENTS:

Cover Page
Staff Report - SB2024-030

www.douglas.co.us

MEETING DATE: July 6, 2026

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

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2. Prior to recordation of the minor development final plat, the applicant shall pay \$250 to Douglas County for cash-in-lieu of park land dedication.
3. Prior to recordation of the minor development final plat, technical corrections to the plat exhibit shall be made to the satisfaction of Douglas County.

ATTACHMENTS:
Staff Report - SB2024-030

Minor Development Final Plat Staff Report

Date: June 22, 2026
To: Douglas County Planning Commission
From: Carolyn Washee-Freeland, AICP, Senior Planner *CWF*
Brett Thomas, AICP, Planning Manager *BT*
Steven E. Koster, AICP, Deputy Director of Community Development *SK*
Subject: Adragna – Minor Development Final Plat
Project File: SB2024-030

Planning Commission Hearing: July 6, 2026 @ 6:00 p.m.
Board of County Commissioners Hearing: July 14, 2026 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The applicants request a Minor Development Final Plat (MDP) to subdivide a 4.62-acre parcel into two single family residential lots. The property is located at 1161 Evalena Road, Castle Rock, within an unincorporated portion of the County. Water and sanitary sewer services for each lot will be provided by the Silver Heights Water and Sanitation District. The proposed lots will take access from two separate private driveways connecting directly to Evalena Road. Each lot is 2.30-acres in size.

The subject property is located within the Castle Rock Municipal Planning Area as identified in the Douglas County 2040 Comprehensive Master Plan (CMP).

II. APPLICATION INFORMATION

A. Applicant

Mike & Sandy Adragna
1161 Evalena Road
Castle Rock, CO 80108

B. Applicant's Representative

Casey Adragna, Bradford Adragna, and Christie Adragna
8695 Thunderbird Circle
Parker, CO 80134

C. Request

Approval of a MDP for a 4.62-acre, Suburban Residential (SR) zoned parcel to establish two single-family residential lots.

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.”

Per Section 604.06 of the DCSR, “The Planning Commission shall evaluate the minor development final plat, staff report, referral agency comments, applicant responses, and public comment and testimony, and make a recommendation to the Board to approve, approve with conditions, continue, table for further study, or deny the minor development request. The Planning Commission’s decision shall be based on the evidence presented; compliance with adopted County standards, regulations, and policies; and other guidelines.”

E. Location

The site is located on Evalena Road, approximately one-half mile east of I-25, near N. Allen Street and Founder’s Parkway. The project vicinity, zoning, and aerial maps are provided in the attachments to this staff report.

F. Project Description

The applicants are requesting a MDP to subdivide a 4.62-acre parcel into two single-family residential lots. If approved, the proposed lots as shown on the MDP exhibit will be 2.30-acres in size, and the density will not exceed 4.36 dwellings per acre to comply with the SR zone district. Two private off-site driveways connecting to Evalena Road will provide access to each lot within the proposed subdivision.

A no-build zone (NBZ) has been established over portions of the proposed Lot 1 to preserve rock-fall areas along steep slopes present on the site. General purpose utility easements will be dedicated by plat for each lot.

Project Details	
Zoning	Subject property is zoned Suburban Residential (SR)
Gross Site Acreage	4.62-acres
Residential Lots	The request will subdivide the parcel into two single-family residential lots: Lot 1 – 2.30 acres; and Lot 2 – 2.32 acres
Gross Density	0.43 Dwellings per Acre

III. CONTEXT

A. Background

The subject property was originally zoned A-1 with the inception of zoning into Douglas County in 1955. In 1983, the zoning changed to Suburban Residential (SR). A single-family residential home was built on the lot in 1995 under previous ownership. The existing home is located on the proposed Lot 2, adjacent to Evalena Road. According to the County Assessor’s records, the applicants purchased the property in

1998 and constructed a 384-square foot (SF) outbuilding in 2006. In recent years, the applicants have constructed additional shed structures within the proposed Lot 1 area. These structures are not habitable, and the applicants, or future lot owners cannot replace, modify, or expand the sheds as they are located within the rockfall hazard no-build zone.

B. Adjacent Land Uses and Zoning

The site is bound by single-family residential lots zoned Agricultural One (A-1) to the east, north and south, and a Suburban Residential zoned parcel located to the west. Springer Park, which is owned and maintained by the County, as well as the Silver Heights subdivision are located directly south of the property. The following table reflects the zone districts and land use surrounding the project area.

Zoning and Land Use

Direction	Zoning	Land Use
North	Agricultural One	Single-Family Tract
South	Agricultural One	Springer Park, Recreational Use
East	Agricultural One	Single-Family Residential
West	Suburban Residential	Single-Family Residential

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The subject property has varying topography with contour elevations ranging from 6,260 feet at the base of the property along Evalena Road, where the proposed Lot 2 is located; to elevations rising to 6,320 feet in height, where the proposed Lot 1 will be located.

Lot 1 is situated south of a mesa which slopes southward towards Evalena Road. Slopes present on the site range between 15 percent to over 20 percent in the northern portion of the proposed Lot 1, sloping upwards towards the mesa. Vegetation consists of grass, trees and scrub oak located on the northern property line, and a landscaped area along Evalena Road in the proposed Lot 2 area.

According to the applicant’s Rockfall Hazard Assessment Report (report), a rockfall hazard area is located directly north of the proposed Lot 1. A large cliff face of bedrock and steeper slopes create a higher risk of rocks dislodging and tumbling down onto the northern portion of the lot. This risk could increase should there be a loss of existing vegetation during a wildfire event. The report recommended that construction of a single-family residence and any associated site grading should be avoided in the northern portion of the lot, while the southern portion of the lot transitions into gentler slopes and has minimal rockfall hazard.

To implement the recommendations of the report, a No Build Zone (NBZ) will be established within Lot 1 as shown on the plat exhibit. The NBZ is located on the

northern portions of the proposed lot, and a building envelope has been delineated within the gentler sloped area, outside of the rockfall run out zone.

B. Access

Each lot will have a separate access driveway that connects to Evalena Road. The access drive for Lot 1 will be constructed to Douglas County roadway standards. The proposed Lot 2 has an existing private driveway located on the western portion of the lot. Each access driveway will also contain utility easements to serve the subdivision. Both lot owners within the subdivision will own and maintain their respective driveways.

The applicant submitted a traffic letter that was reviewed and accepted by County Engineering.

C. Soils, Geology, and Geologic Hazards

The Class 3 Geologic Hazards map as described within the Douglas County 2040 Comprehensive Master Plan (CMP) indicates that the project area falls within a known Class 3 Hazard Area ; specifically a Rockfall-Rockslide/Debris Avalanche Area. Colorado Geological Survey (CGS) reviewed the Rockfall Hazard Assessment Report prepared by the applicant and had no further objections to the subdivision request with the mitigation proposed. No structures will be permitted in the NBZ area. Additionally, the applicant has designated a building envelope on the southern portion of Lot 1 for a future single-family residence.

D. Drainage and Erosion

A Phase III Drainage Report and a Grading Erosion Sediment Control (GESC) Plan was not required by Engineering due to the size of the proposed subdivision. The NBZ is located on the proposed Lot 1 to preserve existing vegetation and steep slopes. No structures will be permitted to be located within the NBZ.

E. Floodplain

No mapped floodplain exists on the site.

G. Wildlife

The CMP Wildlife Resources Map shows the site as a moderate habitat value for wildlife. The site is not located within an overland connection, wildlife movement corridor, or wildlife crossing area. No response was received by Colorado Parks and Wildlife on the request.

H. Historic Preservation

Douglas County Historic Preservation provided referral comments on the application. The County Curator reviewed the request, and upon researching the cultural resources on the property and the surrounding area, it was determined that the property had not been surveyed for cultural resources. The County Curator had no recommendations and stated that if artifacts are discovered, the applicant should

complete the appropriate Colorado Office of Archaeology and Historic Preservation Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. The applicant has acknowledged the County Curator's comments, and a plat note has been added to the MDP exhibit to address the Historic Preservation comment.

V. 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 a residential minor development is \$500 per each additional residential lot created. As noted in proposed condition of approval #1, the applicant will be required to pay the fee prior to plat recordation.

B. Fire Protection

The Castle Rock Fire and Rescue Department (CRFD) provides fire protection services to the site and reviewed the request. CRFD provided a "no comment" response to the future subdivision.

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

The proposed subdivision will be served by central water and sewer services provided by the Silver Heights Water and Sanitation District. The existing home, which will be located on Lot 2, is currently served by the District. The single-family annual demand standard established by the District is 0.5 acre-feet per year. The District controls all groundwater within its service area boundary and reserves the use of that water for properties within the District.

The Colorado Division of Water Resources (CDWR) reviewed the plat request and stated that the proposed water supply from the Silver Heights Water and Sanitation District was adequate and can be provided without causing material injury to existing water rights. The County's water consultant reviewed the request and concluded that there is sufficient water supply to serve this subdivision.

Sanitary sewer service for the Lots will also be provided by the Silver Heights Water and Sanitation District. The Douglas County Health Department (DCHD) reviewed the request and provided a favorable recommendation regarding the proposed method of water service and sewage disposal.

E. Utilities

Utility Service providers are AT&T, Black Hills Energy, CenturyLink, and CORE. 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 that the applicant dedicate utility easements along all interior lot lines on the plat. An additional utility easement was requested by separate instrument for the existing CORE overhead facilities present on the site to remove the CORE prescriptive right. The applicant has provided all required CORE utility easements as requested. Xcel Energy had no apparent conflict to the proposal.

F. Dedications

General purpose utility easements will be dedicated to the County for public utility purposes via the plat. The utility easements will consist of 10 and 15-foot, non-exclusive utility easements located along all interior lot lines.

G. Parks and Trails

Per Article 10 of the DCSR, 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 proposed condition of approval #2.

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 water and sanitary sewer infrastructure 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 prior to the Board hearing on the minor development final plat. The applicant’s SIA was approved on June 16, 2026.

VI. PUBLIC NOTICE AND INPUT

Published and posted public hearing notice is required in accordance with Article 608 of the Subdivision Resolution. At the beginning of the project, courtesy notices were mailed to abutting property owners. No comments were received regarding the plat request.

Happy Canyon HOA received a referral and provided a “no comment” response. 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.

VII. 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 proposed development is consistent with the goals, objectives, and policies of Section 2, Urban Land Use. Urban Land Use policy 2-5A.1 encourages new development to be located away from environmentally and visually sensitive lands, including, but not limited to, primary ridges, bluffs and horizon lines. The CMP policy 2-16B.5 for the Castle Rock Municipal Planning Area serves to mitigate potential land use impacts of new unincorporated development adjacent to municipalities. The proposed subdivision will consist of two 2.30-acre lots to comply with the SR zone district. A no-build zone and a building envelope have been established for the proposed Lot 1, as shown on the MDP exhibit, to avoid potential rockfall hazards present on the northern portion of the site. 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 directly from Evalena Road, providing opportunities for vehicular and pedestrian access. The proposed lots meet the minimum lot size and setbacks of the SR 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 ensure archaeological or historic resources are identified during construction. Drainage and grading plans were not required by Douglas County Engineering due to the size of the subdivision. The applicant has provided a no-build zone, and a building envelope on the proposed Lot 1, which will preserve vegetation, and the rockfall runout zone area. No structures will be permitted within the no build zone.

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 Silver Heights Water and Sanitation District will provide water and sanitary sewer services to the proposed development. The Colorado Department of Water Resources (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. The District's water supply is adequate and available to serve the additional single family residential lot.

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: A Water Plan is not required for review of proposed water service by a District.

1803A.04: The Water Plan is sufficient to meet the demand applicable to the project based on the minimum water demand standards in Section 1805A herein.

Staff Comment: A Water Plan is not required for review of proposed water service by a District.

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: CGS requested a Rockfall Analysis Report for the subject property. A No-Build Zone and a Building Envelope were established on the plat to avoid potential rockfall hazards present on the northern portion of the site. No structures are permitted within the no-build zone, and future lot owners will need to obtain site specific geotechnical recommendations prior to building permit issuance, before construction on Lot 1.

603.06: Provides adequate drainage improvements.

Staff Comment: Douglas County Engineering Services did not require a Phase III Drainage Report or a GESC plan and report for the request due to the size of the proposed subdivision.

603.07: Provides adequate transportation improvements.

Staff Comment: The applicant's traffic letter 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: The County Curator reviewed the request, and upon researching the cultural resources on the property and the surrounding area, it was determined that the

property had not been surveyed for cultural resources. The County Curator stated that 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. A plat note has been added to the plat exhibit to this effect.

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 the Castle Rock Fire and Rescue Department, the Douglas County Sheriff’s Office, the Douglas County School District, Black Hills Energy, CORE Electric Cooperative, Comcast, and CenturyLink. Cash-in-lieu of required parks, and school land dedication shall be paid prior to plat recordation.

VIII. STAFF ASSESSMENT

Staff has evaluated the minor development final plat request in accordance with Article 6 of the DCSR. Should the Planning Commission find that the approval standards have been met, it may recommend approval of the minor development final plat to the Board of County Commissioners subject to the following proposed conditions.

1. Prior to recordation of the minor development final plat, the applicant shall pay \$500 to the Douglas County School District for cash-in-lieu of school land dedication.
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<u>ATTACHMENTS</u>	<u>PAGE</u>
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Water Supply Documentation 105
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Traffic Letter..... 111
Minor Development Final Plat Exhibit 112
Supplemental Exhibit 114

LAND USE APPLICATION

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

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

OFFICE USE ONLY	
PROJECT NAME: <u>Adragna Minor Development Final Plat</u>	PROJECT FILE #: <u>SB2024-030</u>
PROJECT TYPE: <u>Minor Development</u>	PLANNING FEES: <u>\$2,600.00</u>
MARKETING NAME: <u>Adragna Minor Development</u>	ENGINEERING FEES: _____
SITE ADDRESS: <u>1161 Evalena Rd, Castle Rock, CO 80108</u>	TOTAL FEES: _____
OWNER(S):	RELATED PROJECTS: <u>PS2023-222</u> <u>PS2019-071</u>
Name(s): <u>Mike and Sandy Adragna</u>	
Address: <u>1161 Evalena Rd, Castle Rock, CO 80108</u>	
Phone: <u>720-218-5294</u>	
Email: <u>michael_adragna@msn.com</u>	
AUTHORIZED REPRESENTATIVE (requires notarized letter of authorization if other than owner)	
Name: <u>Casey Adragna (Architect) Bradford and Christie Adragna (new lot owners)</u>	
Address: <u>8695 Thunderbird Circle, Parker, CO 80134</u>	
Phone: <u>719-351-4918</u>	
Email: <u>cadragna@adragnaarch.com, bradford35@mac.com, christieadragna@gmail.com</u>	

LEGAL DESCRIPTION:

Subdivision Name: Silver Heights Subdivision
 Filing #: _____ Lot #: _____ Block #: _____ Section #: 23 Township: 7S Range: 67W of 6th P.M.

STATE PARCEL NUMBER(S): 2351-233-00-011

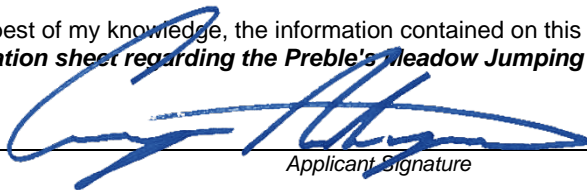
ZONING:

Present Zoning: SR- Suburban Res. Proposed Zoning: SR- Suburban Res. Gross Acreage: Lot 1 = 2.3 ac.
Lot 2 = 2.32 ac.
 Gross Site Density (DU per AC): 0.43 # of Lots or Units Proposed: 2 lots - 2 single family units Total = 4.62 ac.

SERVICE PROVIDERS:

Fire District: Castle Rock Fire Protection Metro District: Castle Rock Gas: Black Hills
 Water: Silver Heights Water & San. Sewer: Silver Heights Water & San. Electric: Core Electric
 Roads: Public Private (please explain): _____

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


Applicant Signature

12/11/23
Date



Application Narrative

March 25, 2026

Douglas County Colorado
Public Outreach & Assistance Team
100 Third Street, Castle Rock, Colorado 80104
303.660.7460

RE: Adragna Minor Development- 1161 Evalena Rd.

Dear Public Outreach & Assistance Team:

It is the intent of this application to subdivide the existing 4.62 Acre residential lot into two separate lots shown as Lot 1 and Lot 2 in the Adragna Minor Development. Lot 2 which is proposed to be 2.32 acres, upon a successful subdivision, has an existing single-family home which is to remain; no new construction is proposed on Lot 2. Lot 1 which is proposed to be 2.3 acres, upon a successful subdivision, is being proposed as a future single-family home site and will also include an access drive from Evalena Road.

Approximately 37,000 sf of site area will be preserved as open space. This area is located at the north end of the site and overlaps the no-build rockfall hazard area.

There are no roads, tracts or access easements proposed within the plat area. Utility easements will be owned and maintained per the individual utility easement agreements.

The applicant will pay cash-in-lieu fees for land dedication for parks and schools.

Water and sanitary sewer services will be provided from Silver Heights Water and Sanitation District. Please see provided will serve letters. Water main is already within Evalena Road adjacent to new properties street frontage. Sanitary sewer main will need to be extended approximately 391' within Evalena Road to be accessible to a domestic tap from the new properties street frontage.

Electrical utilities will be provided by Core Electric Cooperative and gas service will be provided by Black Hills Energy. Please see provided will serve letters.

There are currently two existing access drives serving the overall lot which is proposed to be split into two with the proposed plat. The existing west access drive will continue to serve as access to newly created Lot 2, and the existing east access drive will serve as access to newly created Lot 1. The existing east access drive will no longer serve as an access drive to proposed lot 2 as this is now part of proposed lot 1 and the access drive for lot 1.

There has been a rock fall hazard analysis completed for this site. From that analysis there has been a no-build zone precisely defined on the plat in order to avoid any of the rock fall hazard. No further rock fall hazard mitigation methods are needed. The area that falls outside of the no-build zone is the area in which the geotechnical has deemed as protected from rock fall hazards and is generally flatter in nature



and is protected by natural topography from potential rock fall hazards.

Pertaining to DCSR Article 603- Approval standards; we believe this project is in complete congruence with the existing adjacent land uses and therefore conforms with the goals, objectives and policies of the Master Plan. Water supply has been confirmed and agreed to be supplied by Silver Heights Water. Tap fees will be paid within a few weeks from the date of this letter. Silver Heights has also confirmed wastewater collection capacity for the additional lot. A detailed geotechnical analysis has been conducted for the site identifying any potential hazards to development. The plat has been constructed to address any such potential hazards. Due to the small scale nature of the proposed plat; there are not any anticipated transportation or drainage improvements that will be required. It has been noted on the plat that there must be very careful construction practices followed in order to protect any significant cultural, archaeological, natural and historical resources that may be present on the site. There does not appear to be any known commercial mining deposits on the site. And we believe that this plat has available all necessary services, including fire and police protection, recreation facilities, utility service facilities, streets, and open space to serve the proposed subdivision.

The applicant has completing a Declaration of Restrictive Covenants for all water rights in all Denver Basin aquifers have been reserved in perpetuity for the benefit of future landowners within the proposed development. The application has also completed a Subdivision Improvement Agreement with Douglas County.

We look forward to working with Douglas County on this project, please let me know if any additional information would be helpful in order to conduct your review.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Casey Adragna', is written over a light blue horizontal line.

Casey Adragna
Principal Architect
Adragna Architecture + Development

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

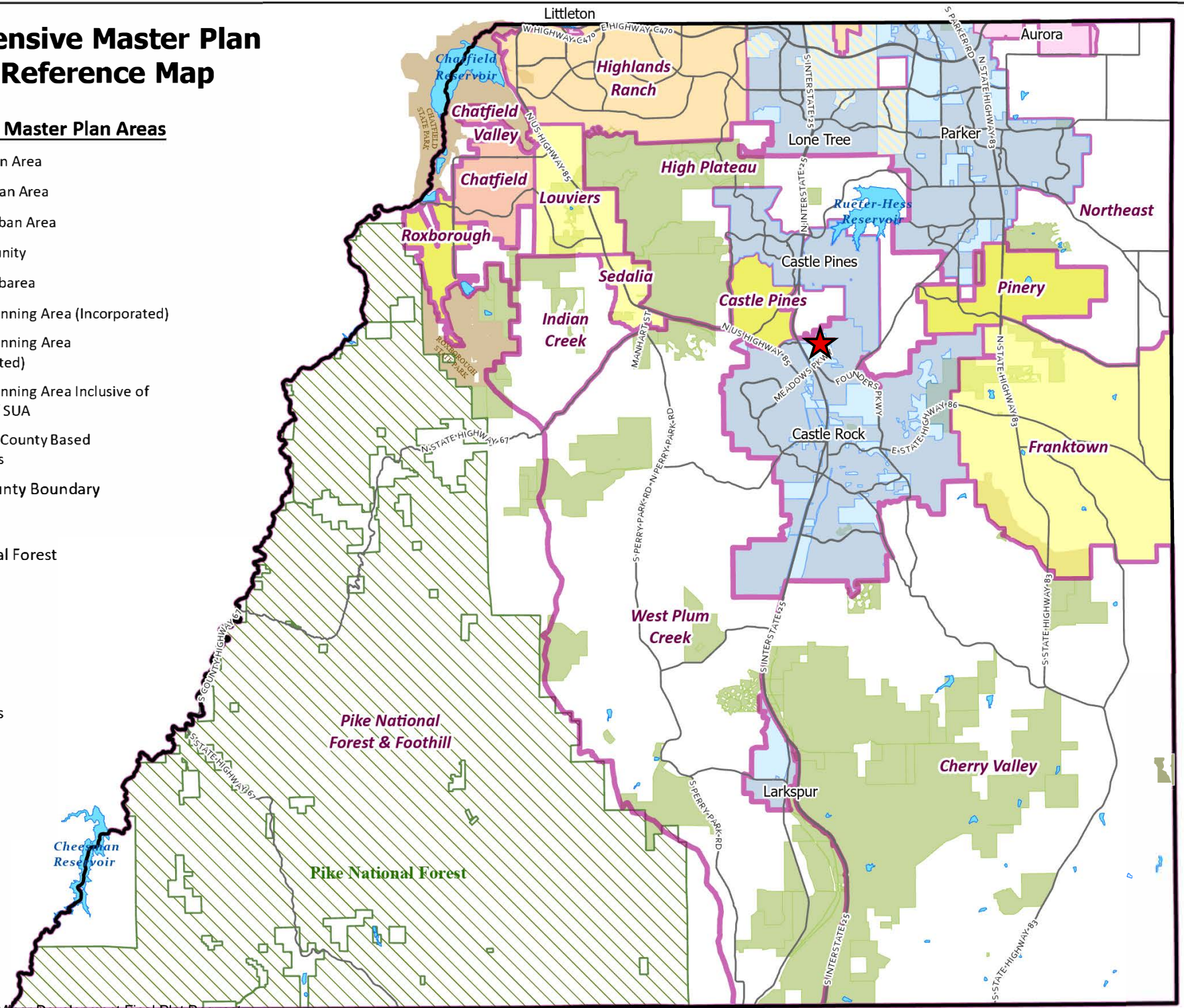
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

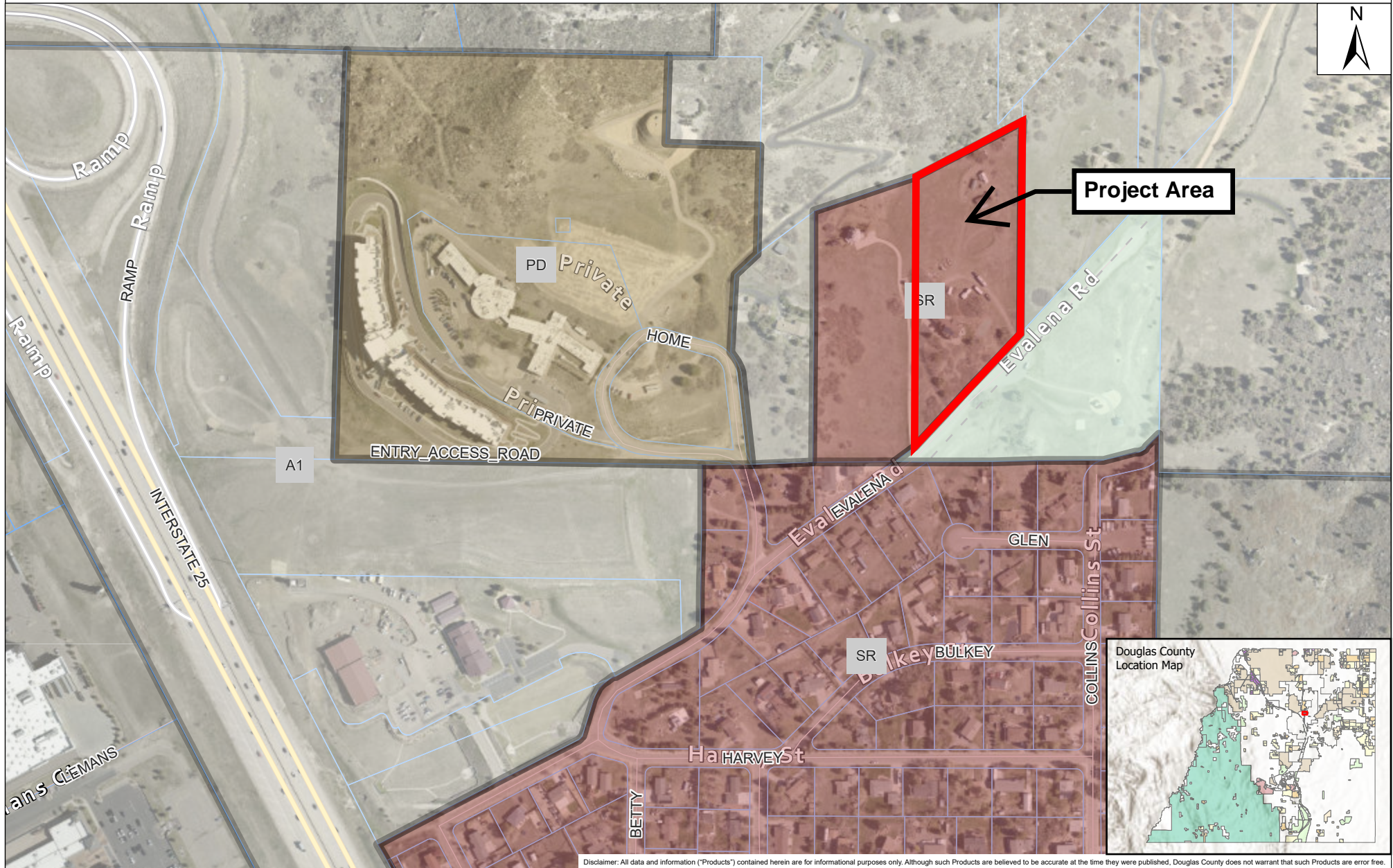
- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads






Adragna Minor Development Final Plat Zoning Map



Disclaimer: All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time they were published, Douglas County does not warrant that such Products are error free.

Date Saved: 5/11/2026 3:16 PM




-  A1 - AGRICULTURAL ONE
-  SR - SUBURBAN RESIDENTIAL
-  PD - PLANNED DEVELOPMENT

Adragna Minor Development Final Plat Aerial Map



Disclaimer: All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time they were published, Douglas County does not warrant that such Products are error free.

Date Saved: 5/11/2026 3:19 PM

-  A1 - AGRICULTURAL ONE
-  SR - SUBURBAN RESIDENTIAL
-  PD - PLANNED DEVELOPMENT

Referral Agency Response Report

Project Name: Adragna

Project File #: SB2024-030

Date Sent: 06/10/2024

Date Due: 07/08/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	06/24/2024	The existing address of 1161 EVALENA ROAD will remain for the proposed Lot 2. The proposed address for the proposed Lot 1 is 1141 EVALENA ROAD. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions. (Verbatim)	Applicants have acknowledged the referral comment. No further action necessary.
Arapahoe County Public Airport Authority-Centennial	06/14/2024	See Letter: Thank you for the opportunity to review the plat. The Arapahoe County Public Airport Authority has reviewed the documents and has no objection to the proposed development. Please feel free to call me if you have any questions. Sincerely, Zachary Gabehart Planning Specialist - Noise & Environmental	No further action necessary
Assessor	07/01/2024	No Comment (Verbatim)	No further action necessary
AT&T Long Distance - ROW	06/12/2024	This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Evalena Rd Castle Rock, Colorado. The Earth map shows the project area in red and based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area. Ann Barnowski Clearwater Consulting Group Inc 120 9th Avenue South Suite 140 Nampa, ID 83651 Annb@cw64.com (Verbatim)	No further action necessary

Referral Agency Response Report

Project Name: Adragna

Project File #: SB2024-030

Date Sent: 06/10/2024

Date Due: 07/08/2024

Agency	Date Received	Agency Response	Response Resolution
Black Hills Energy	06/24/2024	No Comment (Verbatim)	No further action necessary
Building Services	06/14/2024	Please provide a site plan with dimensions showing the distances of the existing exterior walls of structures to the new property lines. (Verbatim)	The applicants have provided a supplemental exhibit showing dimensions of existing structures to the property lines.
Castle Rock Fire and Rescue Department	06/13/2024	CRFD has no comments to the proposed plat. Respectfully, Kevin "Sully" Sullivan, Assistant Fire Marshal Life Safety Division, Castle Rock Fire and Rescue Department 300 Perry Street Castle Rock, CO 80104 303.663.3120 Office e-mail FPO@crgov.com (Verbatim)	No further action necessary
CenturyLink	06/12/2024	CenturyLink of Colorado, Inc. d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference. It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area. This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities. Phil Hackler at (432) 288-08418 or Phil.Hackler@lumen.com (Verbatim)	No further action necessary.
City of Castle Pines	06/10/2024	No Comment (Verbatim)	No further action necessary

Referral Agency Response Report

Project Name: Adragna

Project File #: SB2024-030

Date Sent: 06/10/2024

Date Due: 07/08/2024

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Water Resources	06/13/2024	<p>See Letter: Summary - State Engineer’s Office offers the opinion that with the District as the water supplier for this project, the proposed water supply is adequate and can be provided without causing material injury to existing water rights. If you, or the applicant, have any questions please contact me at 303-866-3581 x8246 or ioana.comanicu@state.co.us</p> <p>Sincerely, Ioana Comanicu, P.E., Water Resources Engineer</p>	<p>The applicant has acknowledged the CDWR comment letter.</p>
Colorado Geological Survey	07/10/2024	<p>See Letter: The currently proposed Lot 2 is a significant improvement over that proposed in 2020; there is probably sufficient area outside (south) of the rockfall hazard limits for a residence. However, I continue to recommend that the county require delineation of a building envelope outside of the rockfall hazard (runout) area or, alternatively, delineation of a non-buildable zone corresponding to the runout zone. Either of these require site-specific rockfall hazard modeling and analysis, which have not been completed.</p> <p>Thanks, Jill Carlson Land Use Review Program, Colorado Geological Survey 1801 Moly Road, Golden, CO 80401 cgs_lur@mines.edu 303-384-2655</p>	<p>The applicants have acknowledged CGS referral comments. In response, they hired a geotechnical consultant to prepare a Rockfall Hazard Report for the subject property. Based on the findings of the report, the applicant has prepared a revised MDP plat exhibit to include a no-build zone for the proposed lot using site-specific rockfall hazard modeling and analysis and delineation of rockfall hazard limits.</p> <p>CGS reviewed the Rockfall Hazard Report with modeling and had no further comments and had no objections to the subdivision request.</p>
Colorado Parks and Wildlife (Northcentral DC - Dist 541)		No Response Received	No further action necessary
Comcast		No Response Received	No further action necessary

Referral Agency Response Report

Project Name: Adragna

Project File #: SB2024-030

Date Sent: 06/10/2024

Date Due: 07/08/2024

Agency	Date Received	Agency Response	Response Resolution
CORE Electric Cooperative	06/19/2024	CORE Electric Cooperative has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments: CORE has existing overhead electric facilities on the subject property. CORE will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the CORE's current extension policies. CORE will require the applicant to dedicate utility easements as shown on the attached markup and provide CORE additional easements by separate document for the existing overhead facilities, to remove prescriptive right. (Verbatim)	Applicant has acknowledged CORE referral comments and has addressed the utility easement requirements to the satisfaction of CORE on the plat exhibit. No further action necessary.
Douglas County Conservation District	06/28/2024	See Letter: Summary - letter addresses limitations on buildings, roads, excavations, and septic.	Applicants have acknowledged referral comments and have completed a weed management plan and coordinated with Douglas County Engineering to address construction plan comments. No further action necessary.

Referral Agency Response Report

Project Name: Adragna

Project File #: SB2024-030

Date Sent: 06/10/2024

Date Due: 07/08/2024

Agency	Date Received	Agency Response	Response Resolution
Douglas County Health Department	07/01/2024	<p>See Letter: 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). Water and Sewer Service: A will-serve letter has been provided by the Silver Heights Water & Sanitation District. Based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of water service and sewage disposal. Please feel free to contact me at 720-907-4888 or bfreyer@douglas.co.us if you have any questions about our comments.</p> <p>Sincerely, Brent Freyer, Environmental Health Specialist II Douglas County Health Department</p>	<p>Applicants have acknowledged DCHD referral comments. No further action necessary.</p>
Douglas County Historic Preservation	07/08/2024	<p>See Letter: Summary - 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. 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.</p> <p>Sincerely, Brittany Cassell, Curator</p>	<p>Applicants have acknowledged the Historic Preservation Office comments. The applicants will notify the Historic Preservation Office should any cultural resources are found on the site during construction.</p>

Referral Agency Response Report

Project Name: Adragna

Project File #: SB2024-030

Date Sent: 06/10/2024

Date Due: 07/08/2024

Agency	Date Received	Agency Response	Response Resolution
Douglas County Parks and Trails	06/11/2024	Applicant will be subject to park dedication standards as outlined in article 10 of the Douglas County Subdivision Resolution. (Verbatim)	Applicants have 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	06/17/2024	See Letter: Thank you for the opportunity to respond to the above referenced application. It is our understanding that the applicant is requesting approval of a minor development plat to establish 2 single family residential lots. The site is generally located on Evalena Road, north of Springer Park Silver Heights. Pursuant to Section 1004.05.4 of the Douglas County Subdivision Resolution, "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." DCSD requests the \$500 cash-in-lieu fee upon final plat approval and prior to plat recordation. Assuming the applicant agrees with the payment of these fee requirements, DCSD has no objection to approval of this application. Thank you for your support of our mutual constituents. Shavon Caldwell Planning Manager, DCSD Planning & Construction scaldwell2@dcsdk12.org 303.387.0417	Applicants have acknowledged the cash-in-lieu fee requirement and will pay the required cash-in-lieu of land dedication fees.
Engineering Services	07/08/2024	See Letter: Lot 2 currently shows two access points. Please clarify whether an access easement will be required on the lot 1 "dog leg" to support the east access to lot 2.	Applicant addressed all referral comments to the satisfaction of DC Engineering Services. No further action necessary.

Referral Agency Response Report

Project Name: Adragna

Project File #: SB2024-030

Date Sent: 06/10/2024

Date Due: 07/08/2024

Agency	Date Received	Agency Response	Response Resolution
Happy Canyon HOA	07/08/2024	As a referral agency with Douglas County, the Happy Canyon HOA has no comment on this project. Thank you for keeping our community informed. Thank you, Elizabeth West, Member-at-Large Happy Canyon HOA (Verbatim)	No further action necessary
Office of Emergency Management	06/11/2024	OEM has no concerns with this project. (Verbatim)	No further action necessary
Open Space and Natural Resources		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
Silver Heights Water & San District		No Response Received	No further action necessary
Town of Castle Rock	06/18/2024	No Comment (Verbatim)	No further action necessary
Wildfire Mitigation	08/05/2024	See Letter: This proposal does not need a mitigation plan.	No further action necessary
Xcel Energy-Right of Way & Permits	06/10/2024	See Letter: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for Adragna and currently has no apparent conflict. 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	No further action necessary.

REFERRAL RESPONSE REQUEST

Date sent: June 10, 2024

Comments due by: July 8, 2024

Project Name: Adragna – Minor Development Plat

Project File #: SB2024-030

Project Summary:

The applicant requests approval of a Minor Development Plat (MDP) to subdivide a 5-acre parcel into 2 Single Family Residential Lots. The property is located at 1161 Evalena Road, SPN: 2351-233-00-011, approximately ½ mile from Interstate 25, in Castle Rock, CO. The subject property is zoned Suburban Residential (SR).

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

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: _____	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Arapahoe County Public Airport Authority	Phone #: 303-218-2919
Your Name: Zachary Gabehart <i>(please print)</i>	Your Signature: <i>Zachary Gabehart</i>
	Date: 06/14/2024

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



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

June 14th, 2024

Carolyn Washee-Freeland – Senior Planner
Douglas County Planning Services
100 3rd St
Castle Rock, CO 80104

Re: SB2024-030 – Adragna - Minor Development Plat

Dear Ms. Washee-Freeland,

Thank you for the opportunity to review the plat. The Arapahoe County Public Airport Authority has reviewed the documents and has no objection to the proposed development.

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

Sincerely,

Zachary Gabehart
Planning Specialist - Noise & Environmental

Carolyn Freeland

From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, June 12, 2024 2:02 PM
To: Carolyn Freeland
Cc: Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com
Subject: Evalena Rd Castle Rock, Colorado Douglas County eReferral #SB2024-030
Attachments: Evalena Rd 2 Castle Rock, 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 Evalena Rd Castle Rock, Colorado. The Earth map shows the project area in red and based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

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

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@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: Monday, June 10, 2024 2:14 PM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (SB2024-030) 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>

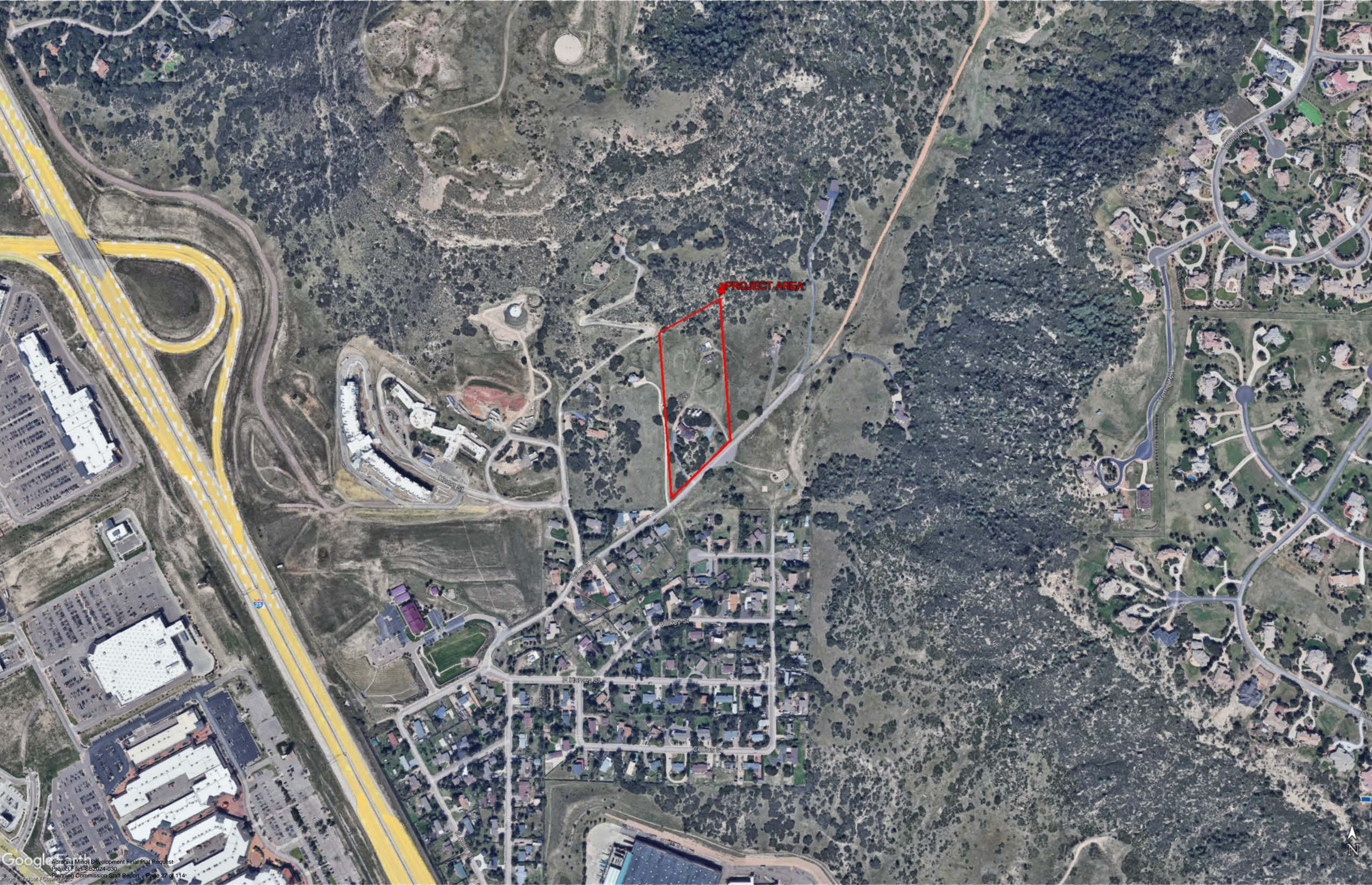
SB2024-030, Adragna - Minor Development Plat Request

The applicant requests approval of a Minor Development Plat (MDP) to subdivide a 5-acre parcel into 2 Single Family Residential Lots. The property is located at 1161 Evalena Road, SPN: 2351-233-00-011, approximately ½ mile from Interstate 25, in Castle Rock, CO. The subject property is zoned Suburban Residential (SR).

This referral will close on July 8, 2024.

If you have any questions, please contact me.

Sincerely,



PROJECT AREA

Hearse St

Roberts Rd

Wilkey St

E Harvey St

Colfax St



6/12/2024



Carolyn Washee- Freeland, AICP
Senior Planner
100 Third Street
Castle Rock, CO, 80104

P862304
No Reservations/No Objection

SUBJECT: Request for approval of an Encroachment at 1161 Evalena Rd, Castle Rock, CO.

To Whom It May Concern:

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

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

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

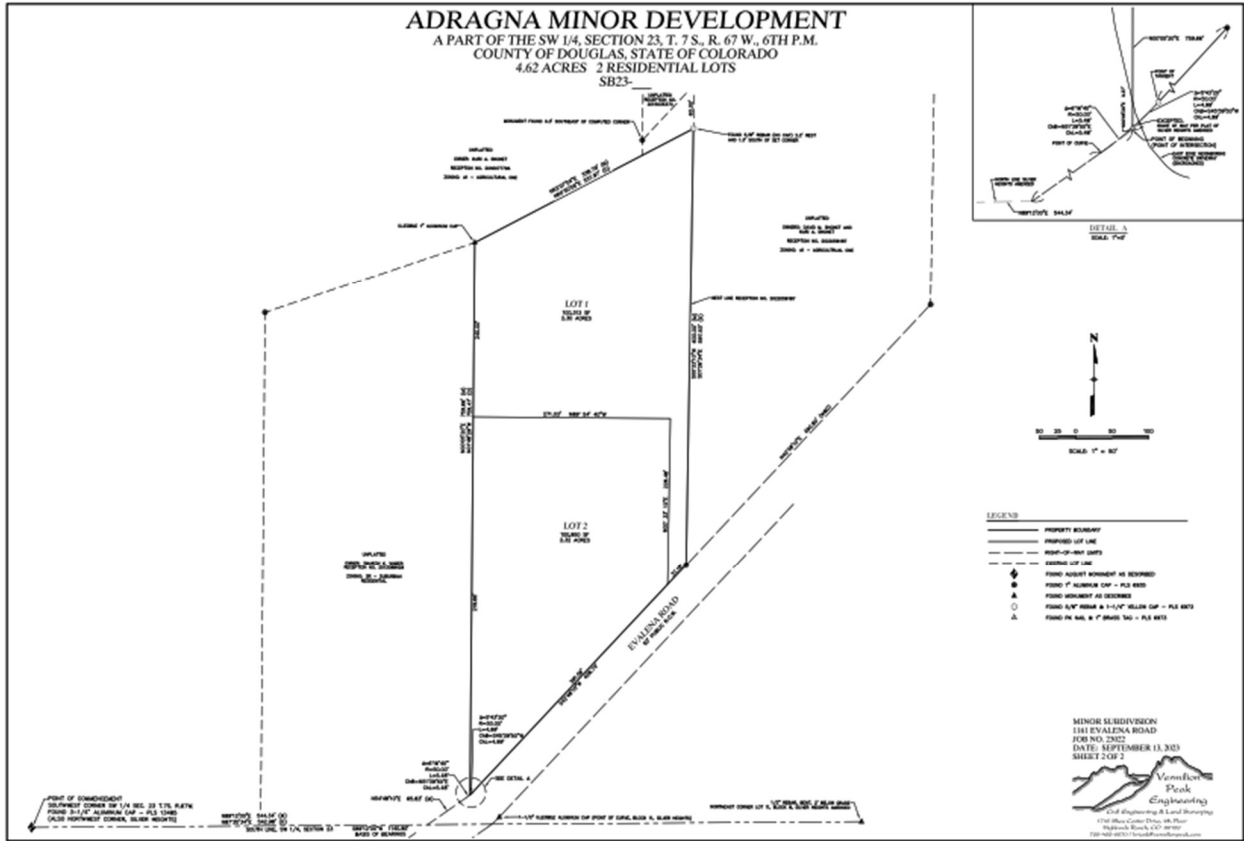
If you have any questions please contact Phil Hackler at (432) 288-08418 or Phil.Hackler@lumen.com.

Sincerely yours,

/s/

CenturyLink Right of Way Team

EXHIBIT A





June 13, 2024

Carolyn Washee-Freeland, AICP
Douglas County Planning Services
Transmission via email: cfreeland@douglas.co.us

Re: Adragna Minor Development (1161 Evalena Rd)
Case No. SB2024-030
Part of the SW ¼ SW ¼ Sec. 23, T 7S, R 67W, 6th P.M.
Water Division 1, Water District 8

Dear Carolyn Washee-Freeland:

We have reviewed the June 10, 2024 referral that proposes to subdivide a 4.62-acre parcel located at 1161 Evalena Road, Castle Rock into two lots of 2.3 acres (Lot 1) and 2.32 acres (Lot 2). An existing single-family home will remain on Lot 2 and a future single-family home is proposed for Lot 1. We have previously provided comments to this proposal by our letter dated January 23, 2020. This comment letter supersedes the previous comment letter.

Water Supply Demand

A Water Supply Information Summary Sheet (“Summary Sheet”) was not included in the referral material, however in a letter dated May 9, 2024 from Silver Heights Water and Sanitation District (“District”) it is indicated that the District’s minimum water demand standard for planning purposes is 0.5 acre-feet per year per SFE. Based on this standard, the estimated water service demand would 0.5 acre-feet per year.

Source of Water Supply

The proposed water supply is service provided by the District. A letter dated May 9, 2024 stated that the District will serve the development provided that the District’s rules, regulations, and policies are satisfied. According to the Water Supply Report dated May 9, 2018 from Mason Brown, the District’s water supply is decreed Denver Basin Water in the Lower Dawson, Denver and Arapahoe aquifers adjudicated in Division 1 Water Court case nos. W-5990, W-8457, 88CW258(A) and the augmentation plan for the Lower Dawson and Denver aquifers decreed in case no. 02CW358. A total annual water supply of 349.05 acre-feet (consisting of 52.525 acre-feet from the Lower Dawson aquifer, 58.425 acre-feet from the Denver aquifer and 238.1 acre-feet from the Arapahoe aquifer) is available to the District from these sources. There are no permitted wells on the property. According to the Water Supply Report the present demand of the District is 117.5 acre-feet per year. The District has 231.55 acre-feet available for future development and it does not have any outstanding service commitments that are not yet supplied.

The District’s water supply includes water from bedrock aquifers in the Denver Basin. The State Engineer’s Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to section 37-90-137(4)(b)(I), C.R.S., “Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years.” Based on this allocation approach, the annual amounts of water decreed 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



EC: Subdivision file no. 26954

Ioana Comaniciu, P.E.
Water Resources Engineer



Sincerely,

ioana.comaniciu@state.co.us

If you, or the applicant, have any questions please contact me at 303-866-3581 x8246 or

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

pending actual geophysical data from the aquifer. final amount of water available pursuant to the decrees referenced in the District's court cases, For the decreed Denver Basin water, the Division 1 Water Court has retained jurisdiction over the

Our opinion is qualified by the following:

of the proposed subdivision. amount of water required to supply the District's water commitments at build-out and the demands according to the statutory allocation approach, for the proposed uses is greater than the annual determination that the amount of water that is legally available to the District on an annual basis, Our opinion that the water supply can be provided without causing injury is based on our water required annually to serve the subdivision is physically available, based on current conditions. Our opinion that the water supply is adequate is based on our determination that the amount of

causing material injury to existing water rights. supplier for this project, the proposed water supply is adequate and can be provided without Based upon the above and pursuant to section 30-28-136(1)(h)(i), C.R.S. and section 30-28-

State Engineer's Office Opinion

in those annual amounts for a maximum of 100 years.

June 13, 2024

Adragna Minor Development

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

July 10, 2024

Carolyn Washee-Freeland, AICP
Senior Planner
Douglas County Planning Services
cfreeland@douglas.co.us

Location:
SW SW Section 23,
T7S, R67W, 6th P.M.
39.4227, -104.8649

**Subject: Adragna – Minor Development Plat
SB2024-030 (was SB2019-071); Douglas County; CGS No. DU-20-0014-3**

Dear Carolyn:

The Colorado Geological Survey has reviewed the Adragna Minor Development Plat referral. I understand the applicant proposes to subdivide a 4.6-acre parcel, creating two single-family residential lots. Proposed Lot 2, 2.3 acres, contains an existing residence with physical address 1161 Evalena Road. Proposed Lot 1, 2.3 acres, located to the north of proposed Lot 2, is larger than the very small, 0.6-acre lot 2 previously proposed in the northeastern corner of the site and reviewed by CGS in 2020.

In response to CGS's previous concerns regarding rockfall hazard on this property, CGS received and reviewed (April 1, 2020) a Rockfall Hazard Evaluation Report, 1161 Evalena Road, Castle Rock by American GeoServices [AGS], dated March 16, 2020.

American GeoServices states (page 1), "Site is located within high rockfall hazard zone..." CGS agrees (page 3) that "There is no 'imminent' rockfall hazard present at the site, although the future potential for rockfall and related damage is significant..." The limits of American GeoServices' 'high rockfall hazard zone' are not shown or discussed in the report; instead, a rockfall barrier fence on the northern and northeastern boundaries of the previously proposed Lot 2 was recommended. Any proposed rockfall barrier fence, berm, or other catchment would be expensive to design and construct. In CGS's experience, single family residential rockfall mitigation structures are typically not maintained correctly, and therefore their effectiveness at protecting structures and occupants is significantly diminished over time. **Avoidance is the preferred mitigation for rockfall and other geologic hazards.**

To reduce risk of injury and damage caused by rockfall, **CGS recommends that the county require delineation of a building envelope on proposed Lot 2 outside of all rockfall hazard (runout) limits** as determined through a site-specific rockfall hazard analysis. Identifying the runout zone would require rockfall modeling using site-specific parameters such as rockfall source elevations, topography, slope surface characteristics, block size and shape, etc. (Rockfall modeling and analysis, including determination of bounce heights and impact energies, would also be required to design structural mitigation.) The building envelope should be shown on the plat. Alternatively, a non-buildable area corresponding to the rockfall runout zone determined through the modeling and analysis discussed above could be delineated on the plat.

Since all of the rockfall hazard source areas potentially impacting the site are located outside (north) of the applicant's property, most of the mitigation strategies discussed by American GeoServices, including removal of loose blocks, anchoring/rock bolting, and scaling, are likely infeasible.

If the county elects to allow structural mitigation (catchment berm, fence, etc.), **CGS recommends against pushing site-specific rockfall modeling and design of mitigation to building permit.** It is unlikely that a

DU-20-0014_3 Adragna Minor Development Plat SB2024-030 (was SB2019-071).docx
4:09 PM, 07/10/2024

Carolyn Washee-Freeland

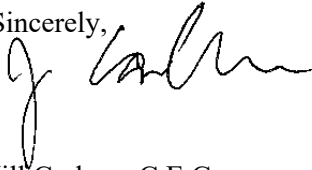
July 10, 2024

Page 2 of 2

future purchaser of the proposed new lot will recognize the rockfall hazard, nor be prepared for the financial burdens associated with design, construction, and maintenance of structural mitigation.

Thank you for the continued opportunity to review and comment on this project. If you have questions or require further review, please e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson". The signature is fluid and cursive, with a large initial "J" and "C".

Jill Carlson, C.E.G.
Engineering Geologist

Carolyn Freeland

From: Jill Carlson <carlson@mines.edu>
Sent: Wednesday, October 22, 2025 7:21 PM
To: Carolyn Freeland
Subject: Re: [EXTERNAL] Rock Fall Analysis - SB2024-030 1161 Evalena Rd - Adragna MDP Request

Hi Carolyn,

Yes, CMT's 6/14/2025 Rockfall Hazard Assessment and 8/21/2025 Building Envelope letter satisfactorily address CGS's rockfall hazard concerns on the Adragna Minor Development property (1161 Evalena Road, Castle Rock). The proposed Lot 1 building envelope as delineated on the 8/29/2029 Adragna plat appears to be consistent with CMT's recommendations.

Please call or email if you have questions or need further review.

Thanks,
Jill Carlson



Engineering geologist
[Land Use Review Program](#), and
Deputy Director
[Colorado Geological Survey](#)
Colorado School of Mines
1801 Moly Road, Golden, CO
303-384-2643
carlson@mines.edu

From: Carolyn Freeland <cfreeland@douglas.co.us>
Sent: Friday, October 10, 2025 11:57 AM
To: Jill Carlson <carlson@mines.edu>
Subject: [EXTERNAL] Rock Fall Analysis - SB2024-030 1161 Evalena Rd - Adragna MDP Request

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

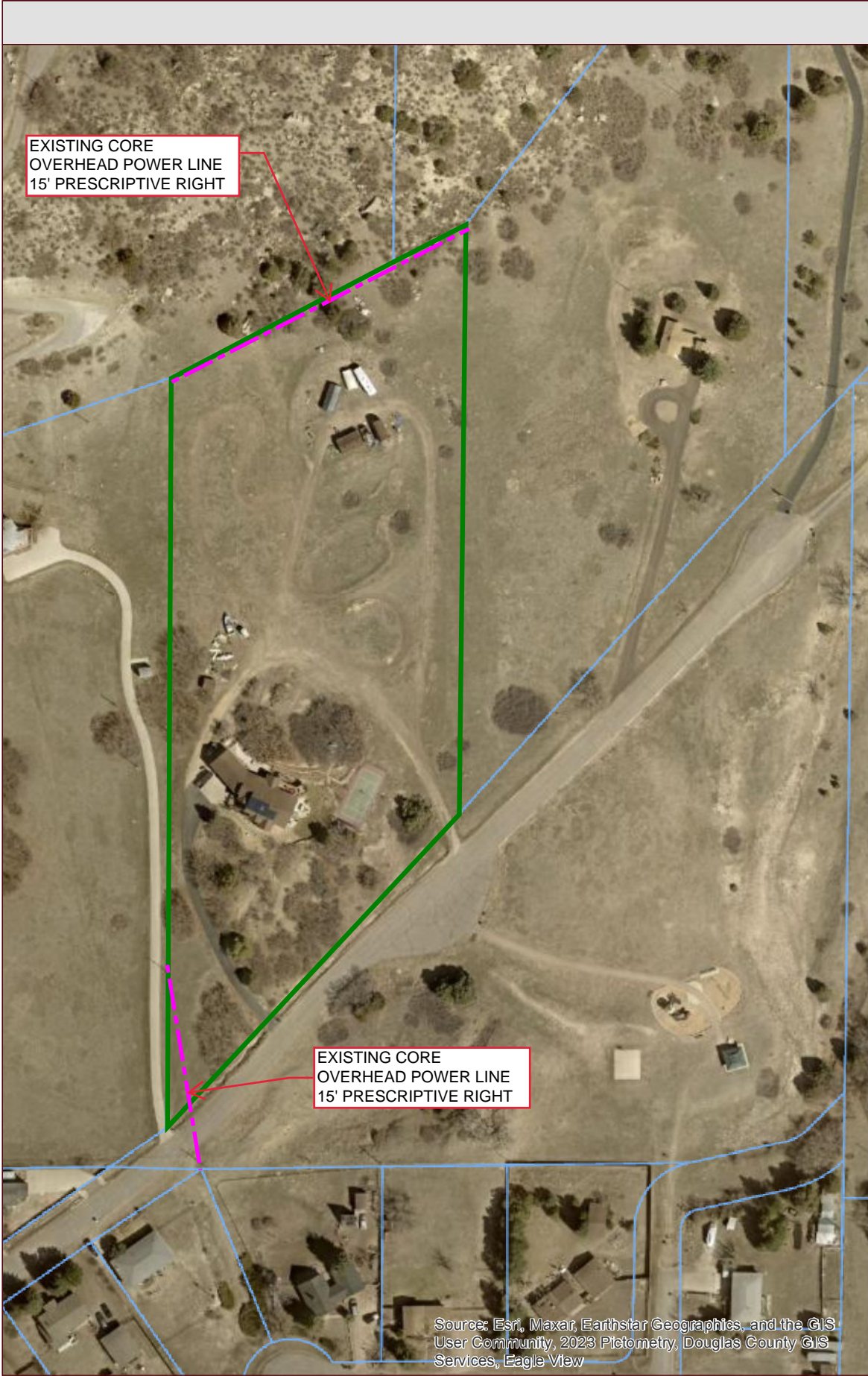
Hi Jill,

This is regarding SB2024-030, Adragna minor development plat request. The applicant has completed a Geotech-Rock Fall Analysis as per your request. Please review the attached report and let me know if this addresses CGC referral comments. Please let me know if you have questions.

Thank you for your assistance.

Sincerely,

Carolyn Washee-Freeland, AICP | Senior Planner
Douglas County Department of Community Development



Real Property

Parcel

Public Land Survey System

Township

Section

General Features

School

Private Road

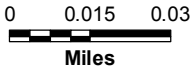
Railroad

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, 2023 Pictometry, Douglas County GIS Services, Eagle View

DISCLAIMER:

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Douglas County GIS Division
 Philip S. Miller Bldg., 1051 1/2 St.
 Castle Rock, Colorado 80104
 Planning Commission Staff Report - Page 35 of 114



ADRAGNA MINOR DEVELOPMENT

A PART OF THE SW 1/4, SECTION 23, T. 7 S., R. 67 W., 6TH P.M.
 COUNTY OF DOUGLAS, STATE OF COLORADO
 4.62 ACRES 2 RESIDENTIAL LOTS
 SB23-___

LEGAL DESCRIPTION

(FROM DEED RECORDED MAY 16, 2022 AT RECEPTION NO. 2022034738)

A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23;
 THENCE NORTH 87 DEGREES 25 MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF SILVER HEIGHTS SUBDIVISION, A DISTANCE OF 542.98 FEET;
 THENCE NORTH 52 DEGREES 59 MINUTES 57 SECONDS EAST A DISTANCE OF 70.35 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 01 DEGREES 48 MINUTES 29 SECONDS WEST A DISTANCE OF 759.47 FEET;
 THENCE NORTH 60 DEGREES 30 MINUTES 05 SECONDS EAST A DISTANCE OF 337.97 FEET;
 THENCE SOUTH 01 DEGREES 26 MINUTES 43 SECONDS EAST A DISTANCE OF 597.53 FEET TO NORTHERLY RIGHT OF WAY LINE OF EVALENA ROAD;
 THENCE SOUTH 40 DEGREES 59 MINUTES 57 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 434.83 FEET TO THE POINT OF BEGINNING.

MORE HISTORICALLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO;
 THENCE NORTH 89 DEGREES 12 MINUTES EAST ALONG THE SOUTH LINE OF SAID SECTION 23, 544.34 FEET;
 THENCE NORTH 54 DEGREES 48 MINUTES 10 SECONDS EAST, 71.09 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 0 DEGREES 13 MINUTES EAST 762.4 FEET; THENCE NORTH 62 DEGREES 30 MINUTES EAST 337.3 FEET;
 THENCE SOUTH 0 DEGREES 33 MINUTES 10 SECONDS WEST, 600 FEET;
 THENCE SOUTH 42 DEGREES 48 MINUTES 10 SECONDS WEST, 434 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

(EXCEPT THAT PART LYING WITHIN EVALENA ROAD RIGHT OF WAY AS SHOWN ON THE AMENDED PLAT OF SILVER HEIGHTS SUBDIVISION.)

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS AND HOLDERS OF OTHER INTERESTS OF THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF ADRAGNA MINOR DEVELOPMENT. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNERS

MICHAEL T. ADRAGNA SANDRA K. ADRAGNA

STATE OF COLORADO)
)SS
 COUNTY OF DOUGLAS)

ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20___

BY MICHAEL T. ADRAGNA AND SANDRA K. ADRAGNA.

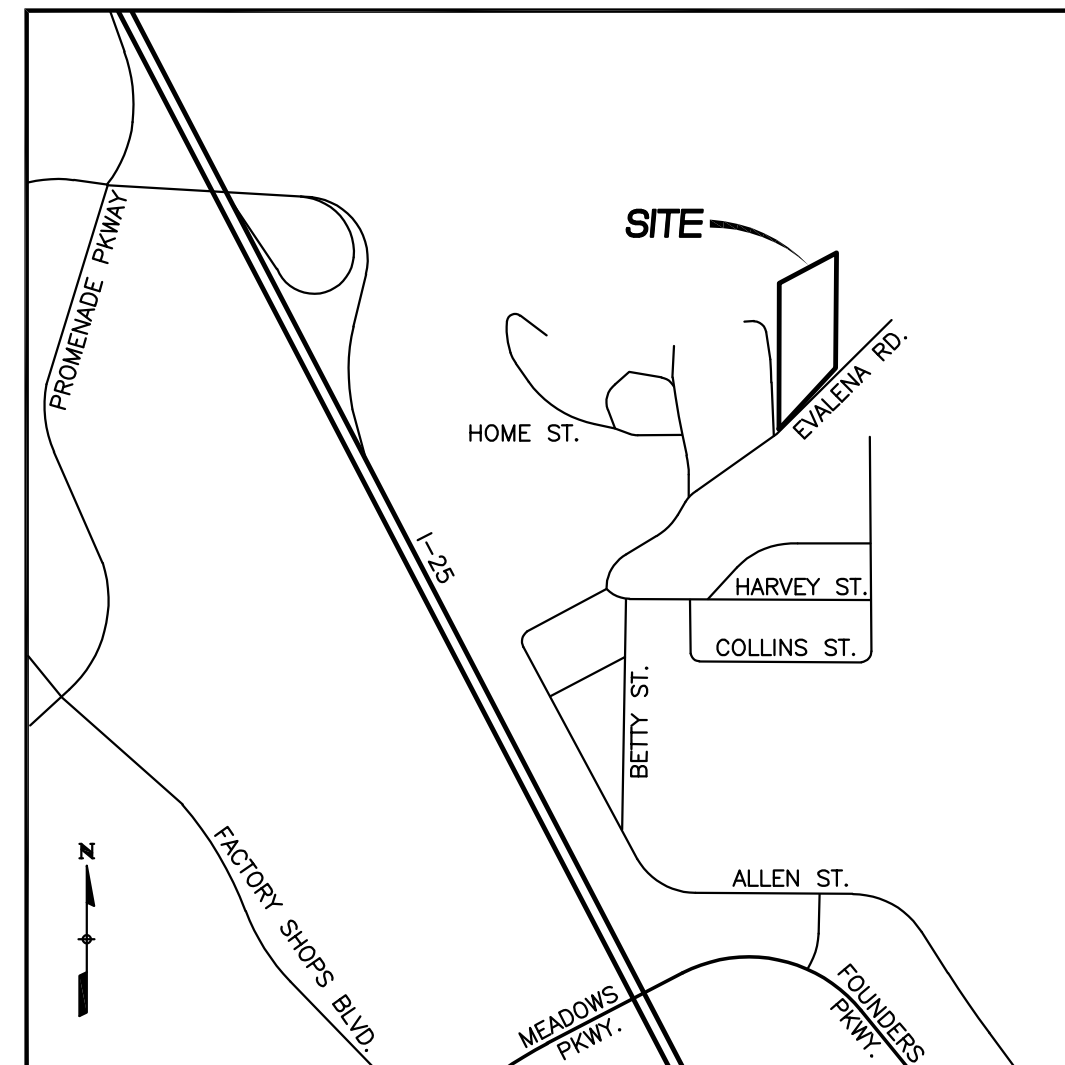
WITNESS MY HAND AND OFFICIAL SEAL THIS ___ DAY OF _____, 20___.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

ADD UTILITY EASEMENT DEDICATION LANGUAGE.

The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems fiber and other purposes as shown hereon. The entities responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities.



VICINITY MAP
 SCALE: 1"=1000'

SUMMARY TABLE	
LOT 1	2.30 AC
LOT 2	2.32 AC
TOTAL	4.62 AC

PLAT NOTES

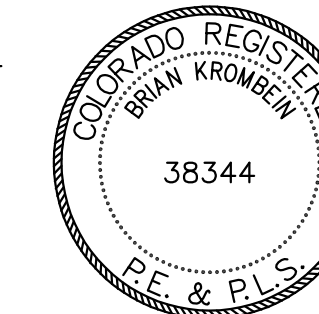
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BENCHMARK: NGS BENCHMARK "A 355", PID "KK0201", BEING A BRASS DISK SET IN TOP OF HEADWALL.
 ELEVATION: 6050.82', NAVD88 DATUM
 TEMPORARY BENCHMARK (T.B.M.): THE TOP OF THE FIRE HYDRANT LOCATED APPROXIMATELY 100' EAST AND 100' NORTH OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY. ELEVATION: 6272.41'
- THE SUBJECT PROPERTY CONTAINS AN AREA OF 201,263 SQUARE FEET OR 4.62 ACRES, MORE OR LESS.
- 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THE LINEAL UNIT USED AND SHOWN HEREON IS U.S. SURVEY FOOT.
- BASIS OF BEARINGS: THE SOUTH LINE, SW 1/4, SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR S89°12'00"W. IT IS MONUMENTED AT THE SOUTHWEST CORNER OF SECTION 23 BY A 3-1/4" ALUMINUM CAP - PLS 13485 AND AT THE NE CORNER OF LOT 11, BLOCK 8, SILVER HEIGHTS AMENDED BY A 1/2" REBAR, BENT, 2' BELOW GRADE.

SURVEYOR'S CERTIFICATE

I, BRIAN KROMBEIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS A SURVEY MADE IN 2023, 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.

I ATTEST THE ABOVE ON THIS ___ DAY OF _____, 20___.

BRIAN KROMBEIN, A COLORADO REGISTERED
 PROFESSIONAL LAND SURVEYOR, NUMBER 38344



TITLE VERIFICATION

WE, _____ DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

BY: _____ DATE _____

TITLE: _____

STATE OF COLORADO)
)SS
 COUNTY OF DOUGLAS)

ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20___

BY _____

WITNESS MY HAND AND OFFICIAL SEAL THIS ___ DAY OF _____, 20___.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

BOARD OF COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO, ON THE ___ DAY OF _____, 20___, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF UTILITY EASEMENTS 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 COUNTY COMMISSIONERS _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
 COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ___ DAY OF _____, 20___, A.D., AT _____ M., AND WAS RECORDED AT _____

RECEPTION NUMBER _____

COUNTY CLERK AND RECORDER _____

OWNER/DEVELOPER

BRADFORD ADRAGNA
 1161 EVALENA ROAD
 CASTLE ROCK, CO 80108

LAND SURVEYOR

BRIAN KROMBEIN, PE, PLS
 VERMILION PEAK ENGINEERING LLC
 1745 SHEA CENTER DRIVE, 4TH FLOOR
 HIGHLANDS RANCH, CO 80129
 720-402-6070

MINOR SUBDIVISION
 ADRAGNA MINOR DEVELOPMENT
 JOB NO. 23022
 DATE: SEPTEMBER 13, 2023
 SHEET 1 OF 2



REFERRAL RESPONSE REQUEST

Date sent: June 10, 2024

Comments due by: July 8, 2024

Project Name: Adragna – Minor Development Plat

Project File #: SB2024-030

Project Summary:

The applicant requests approval of a Minor Development Plat (MDP) to subdivide a 5-acre parcel into 2 Single Family Residential Lots. The property is located at 1161 Evalena Road, SPN: 2351-233-00-011, approximately ½ mile from Interstate 25, in Castle Rock, CO. The subject property is zoned Suburban Residential (SR).

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

<input type="checkbox"/> No Comment	
<input checked="" type="checkbox"/> Please be advised of the following concerns: <div style="border-bottom: 1px solid black; padding: 2px 0;"> limitations on buildings, roads, excavations, and septic </div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Douglas County Conservation District	Phone #: 3032182622
Your Name: Jeffery Pearson, VP	Your Signature:
<i>(please print)</i>	Date: 6/24/2024

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



DOUGLAS COUNTY CONSERVATION DISTRICT

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

DATE: 6/11/24

RE: SB2024-030

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

According to NRCS soils survey, soils on-site are somewhat limited for streets and roads due to slope, frost action, shrink-swell, and low strength. Soils are somewhat limited for shallow excavations due to slope, depth to soft bedrock, and dustiness. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil should be included in the engineering design or construction techniques.

According to NRCS soils survey, soils on-site are very limited for septic tanks and absorption fields due to slow water movement, depth to bedrock, and slope. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil should be included in the engineering design or construction techniques.

Topsoil should be stripped to a depth of 6 inches and all stockpiles should have side slopes no steeper than 3:1 and seeded. All disturbed areas should be seeded and mulched with weed free hay mulch at 4,000 lbs/acre. All disturbed areas should be reseeded between the planting dates of Nov. 1-April 30. Grass seed should be drilled at a depth of ¼ to ½ inch deep and if broadcasted, double the rate.

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



DOUGLAS COUNTY CONSERVATION DISTRICT

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

The Conservation District recommends using a phased grading approach. By limiting the area being graded to 15 acres or less and seeding with native grasses the land area disturbed is minimized. The development site is 5 acres.

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

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

The channels of many of the major streams are not stable and undergo substantial shifts in alignment during flood events. Upstream development increases the magnitude and frequency of local flooding. Floods that exceed the computed 100-year storm do regularly occur. The Conservation District does not support development proposals that are located in or near drainages or development that disturbs wetlands.

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

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

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

Custom Soil Resource Report for Castle Rock Area, Colorado



Preface

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

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

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

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

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

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

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

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

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How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

Custom Soil Resource Report

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

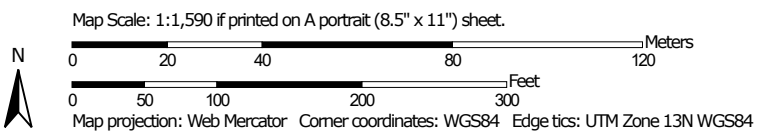
Soil Map

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

Custom Soil Resource Report Soil Map




Soil Map may not be valid at this scale.




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

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

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
KtE	Kutch sandy loam, 5 to 20 percent slopes	4.7	100.0%
Totals for Area of Interest		4.7	100.0%

Map Unit Descriptions

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

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

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

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

Custom Soil Resource Report

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

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

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

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

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

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

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

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

Castle Rock Area, Colorado

KtE—Kutch sandy loam, 5 to 20 percent slopes

Map Unit Setting

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

Map Unit Composition

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

Description of Kutch

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Bresser

Percent of map unit: 7 percent

Custom Soil Resource Report

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

Soil Information for All Uses

Suitabilities and Limitations for Use

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

Building Site Development

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

Dwellings With Basements

ENG - Engineering

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

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

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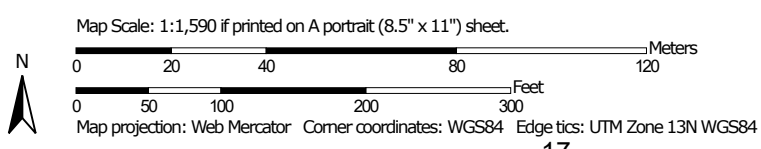
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance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

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





















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

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

Custom Soil Resource Report
Map—Dwellings With Basements



MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Background**
 -  Aerial Photography
- Soils**
 - Soil Rating Polygons**
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
 - Soil Rating Lines**
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
 - Soil Rating Points**
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Tables—Dwellings With Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
KtE	Kutch sandy loam, 5 to 20 percent slopes	Somewhat limited	Kutch (85%)	Slope (0.84)	4.7	100.0%
				Shrink-swell (0.50)		
				Depth to soft bedrock (0.29)		
Totals for Area of Interest					4.7	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	4.7	100.0%
Totals for Area of Interest	4.7	100.0%

Rating Options—Dwellings With Basements

Aggregation Method: Dominant Condition
Component Percent Cutoff: None Specified
Tie-break Rule: Higher

Dwellings Without Basements

ENG - Engineering

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

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

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

Custom Soil Resource Report

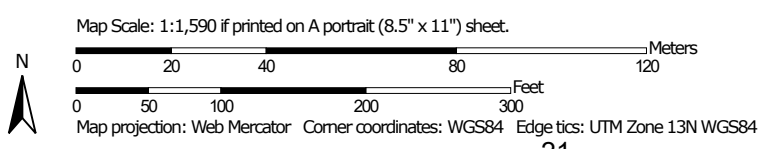
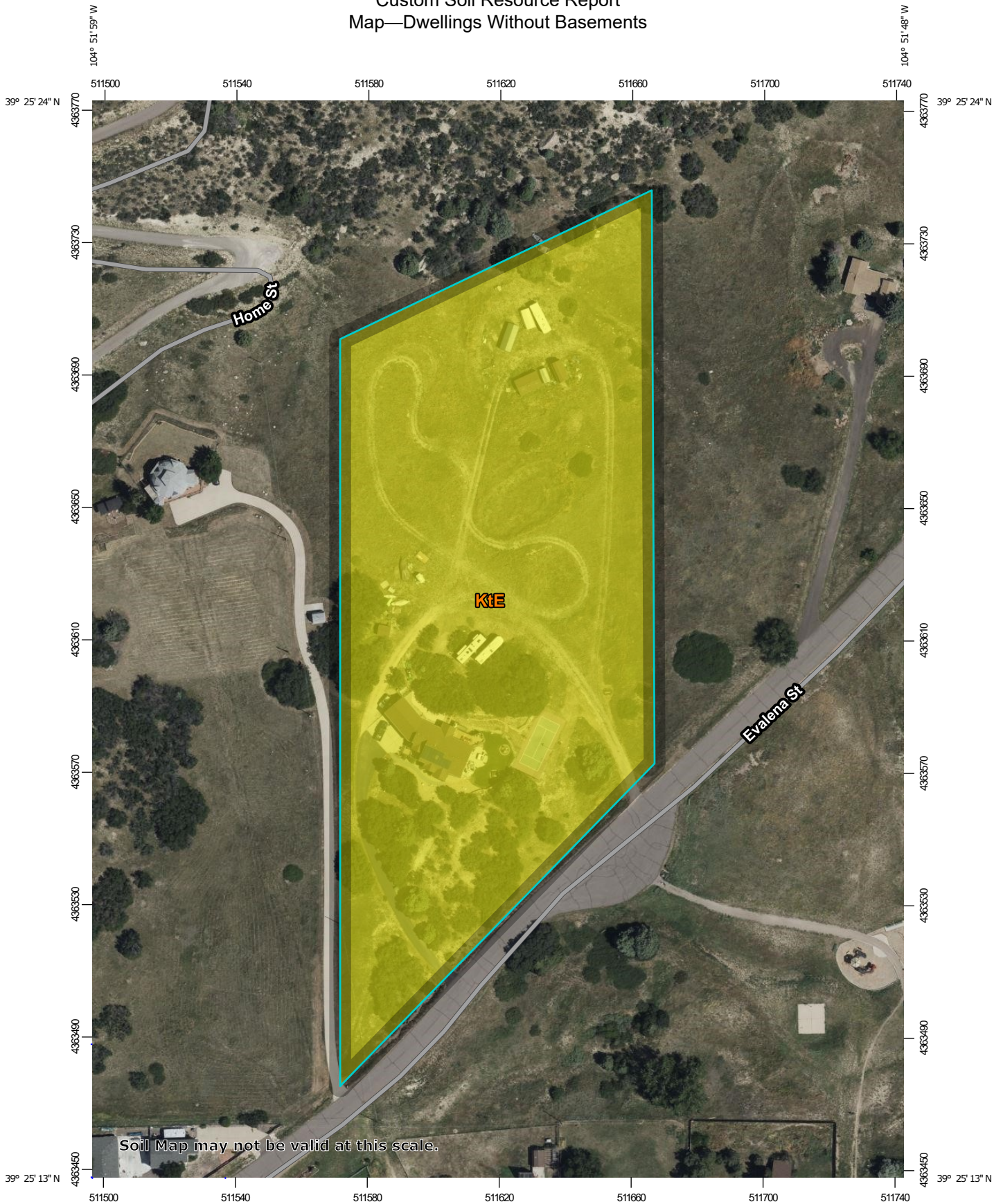
specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate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

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





















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

Custom Soil Resource Report
 Map—Dwellings Without Basements



MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Background**
 -  Aerial Photography
- Soils**
 - Soil Rating Polygons**
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
 - Soil Rating Lines**
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
 - Soil Rating Points**
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads

MAP INFORMATION

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

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

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

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

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

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

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

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

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

Tables—Dwellings Without Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
KtE	Kutch sandy loam, 5 to 20 percent slopes	Somewhat limited	Kutch (85%)	Slope (0.84)	4.7	100.0%
				Shrink-swell (0.50)		
Totals for Area of Interest					4.7	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	4.7	100.0%
Totals for Area of Interest	4.7	100.0%

Rating Options—Dwellings Without Basements

Aggregation Method: Dominant Condition
Component Percent Cutoff: None Specified
Tie-break Rule: Higher

Local Roads and Streets

ENG - Engineering

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

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more

Custom Soil Resource Report

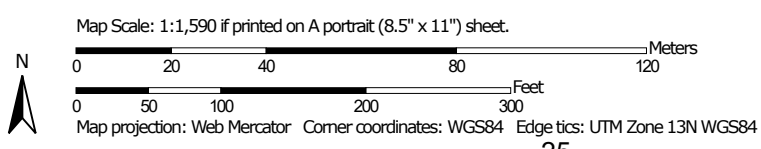
features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

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





















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

Custom Soil Resource Report
Map—Local Roads and Streets



MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Background**
 -  Aerial Photography
- Soils**
 - Soil Rating Polygons**
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
 - Soil Rating Lines**
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
 - Soil Rating Points**
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads

MAP INFORMATION

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

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

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

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

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

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 Survey Area Data: Version 16, Aug 24, 2023

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

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

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

Tables—Local Roads and Streets

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
KtE	Kutch sandy loam, 5 to 20 percent slopes	Somewhat limited	Kutch (85%)	Slope (0.84)	4.7	100.0%
				Frost action (0.50)		
				Shrink-swell (0.50)		
				Low strength (0.32)		
Totals for Area of Interest					4.7	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	4.7	100.0%
Totals for Area of Interest	4.7	100.0%

Rating Options—Local Roads and Streets

Aggregation Method: Dominant Condition
Component Percent Cutoff: None Specified
Tie-break Rule: Higher

Shallow Excavations

ENG - Engineering

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

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

Custom Soil Resource Report

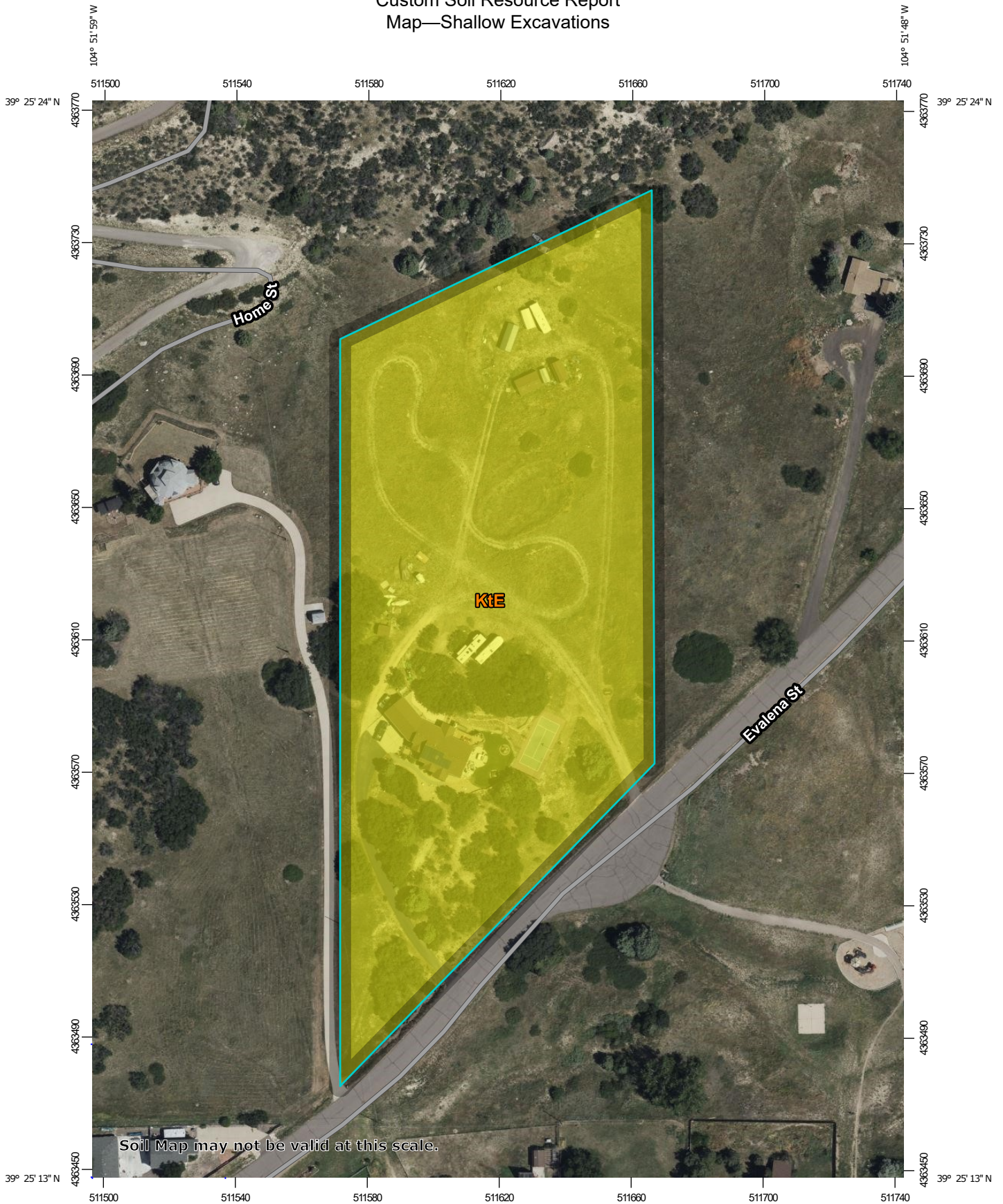
special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design,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

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Custom Soil Resource Report Map—Shallow Excavations























Map Scale: 1:1,590 if printed on A portrait (8.5" x 11") sheet.



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

MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Background**
 -  Aerial Photography
- Soils**
 - Soil Rating Polygons**
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
 - Soil Rating Lines**
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
 - Soil Rating Points**
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads

MAP INFORMATION

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

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

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

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

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

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 Survey Area Data: Version 16, Aug 24, 2023

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

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

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

Tables—Shallow Excavations

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
KtE	Kutch sandy loam, 5 to 20 percent slopes	Somewhat limited	Kutch (85%)	Slope (0.84)	4.7	100.0%
				Depth to soft bedrock (0.29)		
				Dusty (0.22)		
				Unstable excavation walls (0.01)		
Totals for Area of Interest					4.7	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	4.7	100.0%
Totals for Area of Interest	4.7	100.0%

Rating Options—Shallow Excavations

Aggregation Method: Dominant Condition
Component Percent Cutoff: None Specified
Tie-break Rule: Higher

Small Commercial Buildings

ENG - Engineering

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

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

Custom Soil Resource Report

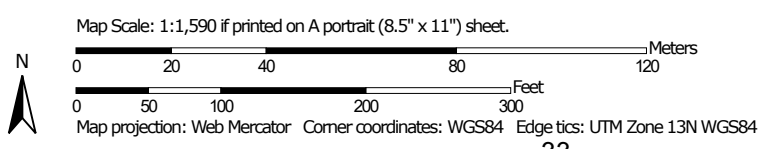
specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate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

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





















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

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

Custom Soil Resource Report
 Map—Small Commercial Buildings



MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Background**
 -  Aerial Photography
- Soils**
 - Soil Rating Polygons**
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
 - Soil Rating Lines**
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
 - Soil Rating Points**
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Tables—Small Commercial Buildings

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
KtE	Kutch sandy loam, 5 to 20 percent slopes	Very limited	Kutch (85%)	Slope (1.00)	4.7	100.0%
				Shrink-swell (0.50)		
Totals for Area of Interest					4.7	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	4.7	100.0%
Totals for Area of Interest	4.7	100.0%

Rating Options—Small Commercial Buildings

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Sanitary Facilities

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

Septic Tank Absorption Fields

ENG - Engineering

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

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may

Custom Soil Resource Report

not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

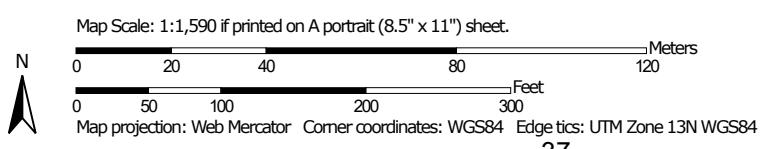
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance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

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





















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

Custom Soil Resource Report
Map—Septic Tank Absorption Fields



MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Background**
 -  Aerial Photography
- Soils**
 - Soil Rating Polygons**
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
 - Soil Rating Lines**
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
 - Soil Rating Points**
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Tables—Septic Tank Absorption Fields

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
KtE	Kutch sandy loam, 5 to 20 percent slopes	Very limited	Kutch (85%)	Slow water movement (1.00)	4.7	100.0%
				Depth to bedrock (1.00)		
				Slope (0.84)		
Totals for Area of Interest					4.7	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	4.7	100.0%
Totals for Area of Interest	4.7	100.0%

Rating Options—Septic Tank Absorption Fields

Aggregation Method: Dominant Condition
Component Percent Cutoff: None Specified
Tie-break Rule: Higher

References

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July 1, 2024

Carolyn Washee-Freeland
100 Third St.
Castle Rock, CO 80104

RE: SB2024-038

Dear Ms. Washee-Freeland,

Thank you for the opportunity to review and comment on the request to subdivide a residential parcel. 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).

Water and Sewer Service

A will-serve letter has been provided by the Silver Heights Water & Sanitation District. *Based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of water service and sewage disposal.*

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

Sincerely,



Brent Freyer
Environmental Health Specialist II
Douglas County Health Department

July 8, 2024

Carolyn Washee-Freeland, Senior Planner
100 Third Street
Castle Rock, CO 80104

Re: SB2024-030 Adragna

Dear Mrs. Washee-Freeland:

The letter provides comments regarding the request for approval for a Minor Development Plat Request. The applicant requests approval of a Minor Development Plat (MDP) to subdivide a 5-acre parcel into 2 Single Family Residential Lots.

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.

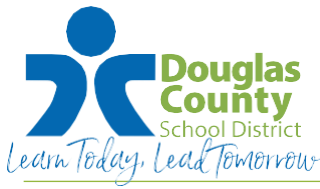
Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed 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



620 Wilcox Street
Castle Rock, Colorado 80104

June 17th, 2024

Carolyn Washee-Freeland
Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104
cfreeland@douglas.co.us

RE: Adragna Minor Development Plat (SB2024-030)

Dear Ms. Washee-Freeland,

Thank you for the opportunity to respond to the above referenced application. It is our understanding that applicant is requesting approval of a minor development plat to establish 2 single family residential lots. The site is generally located on Evalena Road, north of Springer Park Silver Heights.

Pursuant to Section 1004.05.4 of the Douglas County Subdivision Resolution, "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." DCSD requests the \$500 cash-in-lieu fee upon final plat approval and prior to plat recordation.

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

Sincerely,

Shavon Caldwell
Planning Manager, DCSD Planning & Construction
scaldwell2@dcsdk12.org
303.387.0417

REFERRAL RESPONSE REQUEST

Date sent: June 10, 2024

Comments due by: July 8, 2024

Project Name: Adragna – Minor Development Plat

Project File #: SB2024-030

Project Summary: The applicant requests approval of a Minor Development Plat (MDP) to subdivide a 5-acre parcel into 2 Single Family Residential Lots. The property is located at 1161 Evalena Road, SPN: 2351-233-00-011, approximately ½ mile from Interstate 25, in Castle Rock, CO. The subject property is zoned Suburban Residential (SR).

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

<input type="checkbox"/> No Comment	
<input checked="" type="checkbox"/> Please be advised of the following concerns: <i>LOT 2 CURRENTLY SHOWS TWO ACCESS POINTS. WILL AN ACCESS EASEMENT BE REQUIRED ON THE LOT 1 "DOG LEG" TO SUPPORT THE EAST ACCESS TO LOT 2?</i>	
<input type="checkbox"/> See letter attached for detail.	
Agency: <i>ENGINEERING</i>	Phone #: <i>4318</i>
Your Name: <i>AL PETERSON</i> (please print)	Your Signature: <i>Al Peterson</i>
	Date: <i>7/8/2024</i>

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

Carolyn Freeland

From: Jill Welle
Sent: Monday, August 5, 2024 7:32 AM
To: Carolyn Freeland
Subject: RE: Re: SB2024-030 - Adragna Minor Development Plat Request

Carolyn,
Thank you for reaching out. We have a ton going on, I am trying to keep up with these. This proposal does not need a mitigation plan.

JILL

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



From: Carolyn Freeland <cfreeland@douglas.co.us>
Sent: Friday, August 2, 2024 4:24 PM
To: Jill Welle <jwelle@douglas.co.us>
Subject: Re: SB2024-030 - Adragna Minor Development Plat Request

Hi Jill,

This is regarding SB2024-030, Adragna Minor Development Plat request. The project was sent out on referral and the referral closed on July 8, 2024. Wildfire Mitigation did not provide a referral comment on the request. Can you confirm that a Wildlife Mitigation Plan for the project is not required? Please advise. 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



Right of Way & Permits

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

June 10, 2024

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

Attn: Carolyn Washee-Freeland

Re: Adragna, Case # SB2024-030

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **Adragna** and currently has **no apparent conflict**.

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



Friday, October 25, 2024

Carolyn Washee-Freeland
Douglas County
Department of Community Development
100 Third Street
Castle Rock, CO 80104
Re: Adragna – Minor Development Plat – SB2024-030

Carolyn,

The following is in response to comments received from you dated July 22, 2024 regarding the first submittal of the minor development plat for this project. Your comments are in italics and our responses follow in bold.

- *The existing address of 1161 EVALENA ROAD will remain for the proposed Lot 2. The proposed address for the proposed Lot 1 is 1141 EVALENA ROAD. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions. Comments forwarded to applicant. Applicant to acknowledge referral comment in a written response to staff planner.*
 - o **Applicant acknowledges the above comment regarding use of the new address.**

- *Please provide a site plan with dimensions showing the distances of the existing exterior walls of structures to the new property lines. Provide a supplemental exhibit with the proposed platted lots overlaid with the existing lot. Add dimensions of existing structures to the property lines as stated in referral comment. Staff planner will coordinate the resubmittal review with Building Services.*
 - o **A site plan with dimensions showing the distances of the existing exterior walls of structures to the new property lines has now been provided.**

- *The currently proposed Lot 2 is a significant improvement over that proposed in 2020; there is probably sufficient area outside (south) of the rockfall hazard limits for a residence. However, I continue to recommend that the county require delineation of a building envelope outside of the rockfall hazard (runout) area or, alternatively, delineation of a non-buildable zone corresponding to the runout zone. Either of these require site-specific rockfall hazard modeling and analysis, which have not been completed. Include a no-build zone for the proposed lot using site-specific rockfall hazard modeling and analysis and delineation of rockfall hazard limits with next resubmittal. Provide a written response and technical analysis to address CGS referral letter dated July 10, 2024, discussing high rockfall hazard zone mitigation measures. Staff planner who will coordinate with CGS for final review.*
 - o **We have completed a rock fall hazard analysis that address the comments above, and have created a 100' no build setback from the north property line based on the results of the rock fall hazard analysis.**

- *CORE Electric Cooperative has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments: CORE has existing overhead*



electric facilities on the subject property. CORE will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the CORE's current extension policies. CORE will require the applicant to dedicate utility easements as shown on the attached markup and provide CORE additional easements by separate document for the existing overhead facilities, to remove prescriptive right.

- **We have now incorporated all of CORE's requested easements that will either be dedicated via the plat or dedicated by separate instrument. We will continue to work with CORE to get the new easements recorded.**
- *Summary of Comment Letter: Letter addresses limitations on buildings, roads, excavations, and septic.*
 - **Applicant generally acknowledges the comments made from the Douglas County Conservation District.**
- *The letter provides comments regarding the request for approval for a Minor Development Plat Request The applicant requests approval of a Minor Development Plat (MDP) to subdivide a 5-acre parcel into 2 Single Family Residential Lots. 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. 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.*
 - **The construction activity note has been added to the MDP.**
- *Applicant will be subject to park dedication standards as outlined in article 10 of the Douglas County Subdivision Resolution. \$250 per new lot must be paid to the County prior to recordation of the final plat.*
 - **Understood that these fees must be paid to the County prior to recordation of the final plat.**
- *\$500 per new lot must be paid to the DCSD prior to recordation of the final plat.*
 - **Understood that these fees must be paid to the County prior to recordation of the final plat.**
- *Lot 2 currently shows two access points. Please clarify whether an access easement will be required on the lot 1 "dog leg" to support the east access to lot 2. Work directly with DC Engineering to address referral comment. Provide a written response with the resubmittal indicated how this was resolved.*
 - **Once plat is approved both lots 1 and 2 will only have 1 access drive each. The existing west access drive will serve lot 2 and the east access drive will serve lot 1.**
- *Staff planner will follow up with Wildfire Mitigation Specialist in regard to a wildfire mitigation plan.*
 - **Email received from you on 8/5/24 stated that a wild fire mitigation plan is not being required for our subdivision request.**

We look forward to working with you on this project. Please call if we can answer any further questions.

Cordially,

Casey Adragna, AIA
Architect

June 14, 2025

Ms. Christie Adragna
1151 Evalena Road
Castle Rock, CO 80108

Rockfall Hazard Assessment
1161 Evalena Road
Castle Rock, Colorado
Project No. 500868

Dear Ms. Adragna:

CMT Technical Services, Inc.'s (CMT) engineering geologist visited the property located at 1161 Evalena Road, Castle Rock, Colorado (Exhibit 1) to address rockfall hazards that could impact site development.



Exhibit 1. Site map for 1161 Evalena Road, Castle Rock, Colorado.

A site visit was conducted by CMT on May 8, 2025 to assess the rockfall hazards that may impact the construction of a new single-family residence at 1161 Evalena Road. The scope of services performed is detailed in CMT's Proposal Agreement 500868.P01.

500868 1161 Evalena Road Rockfall Hazard Assessment Letter 06.16.25

Colorado Regional Office: 7108 South Alton Way, Building B • Centennial, CO 80112

Arizona • Colorado • Idaho • Texas • Utah

Adragna Minor Development Final Plat Request
Project File: SB2024-030
Phone **303-220-0300** • www.cmttechnicalservices.com

Planning Commission Staff Report - Page 90 of 114

1. SITE CONDITIONS

The property is located on the north side of Evalena Road, northwest of the Silver Heights subdivision in Castle Rock, Colorado. The entire property is 4.62 acres that has been subdivided into 2 lots of about 2.3 acres each. This assessment is for Lot 2 which is the northern most lot. The lot is on the south flanks of a mesa with slopes down to the south. The majority of the lot has slopes of less than 15% but the slopes steepen to greater than 20% in the northern portion of the lot and north of the lot towards the mesa. There is a bench that has been graded in the north central portion of the lot. The bench has cut slopes of up to 10 feet in height. There are shed structures on the bench (Photo 1.) The majority of the lot is vegetated with grass. The slopes above are vegetated with conifers, scrub oak and grass.



Photo 1. View of the lot looking north showing the bench.

2. GEOLOGY

The area has been geologically mapped on a 1:24,000 scale by Thorson, J.P. 2005, Colorado Geological Survey OF-05-02 (Exhibit 2). The bedrock on the property is the Dawson Formation with the Wall Mountain Tuff (Twm) and Larkspur Butte Conglomerate (Tlc) forming the mesas to the north. The slopes below the mesas are mantled with colluvium that have boulders derived from the Wall Mountain Tuff and Larkspur Butte Conglomerate.

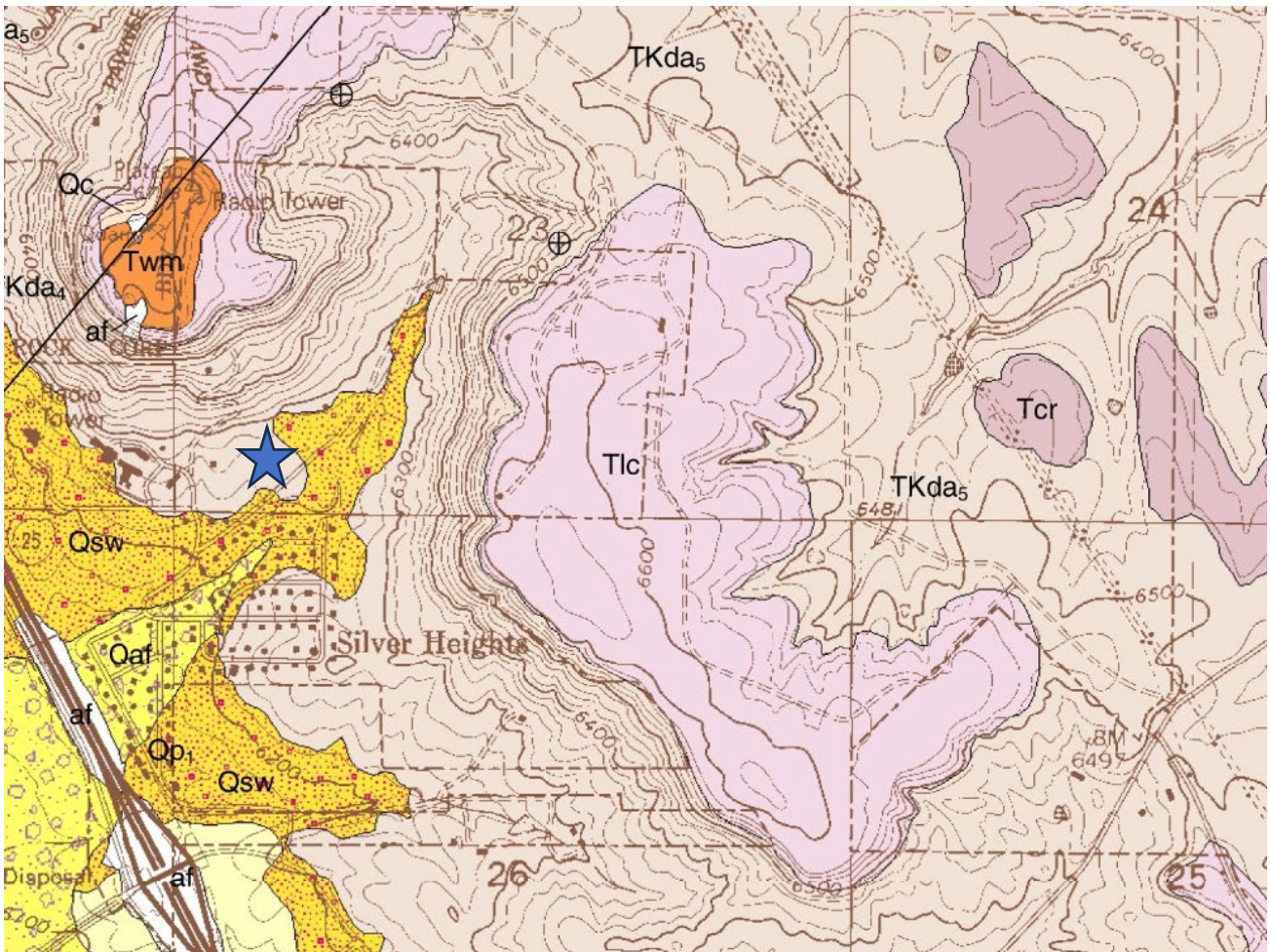


Exhibit 2. Geology of the area with 1161 Evalena Road designated with the blue star.

3. DOCUMENTS

Documents that were provided to CMT for review include:

- a. GEOTECHNICAL EVALUATION REPORT, 1161 Evalena Road, by American Geoservices, dated September 6, 2024. The report states the following in regard to rockfall hazards:

There is no "imminent" rockfall hazard present at the site, although the future potential for rockfall and related damage is significant, especially considering the proposed structure location which is roughly 100-150 from the site boundary. Therefore, following mitigation options may be considered for the proposed construction.

We recommend that the proposed structures be constructed beyond a minimum setback distance of 100 feet from the northern property line, and 50 feet south and west of the centerline of the existing swale that is present in the northmost portion of the site, as shown in Figure 2C. The swale will provide a natural barrier or catchment area for rockfall.

Please refer to the report for Figure 2C.

- b. A letter from the Colorado Geological Survey (CGS) dated February 18, 2020. In the letter CGS

states:

Proposed Lot 2, 0.622 acre, would be located in the northeastern corner of the existing lot, at the base of steep, 30% to >50% slopes, within a mapped rockfall hazard area (Soule, JM, 1978, Geologic hazards in Douglas County, Colorado: Colorado Geological Survey, Open-File OF-78-5, scale 1:24,000). Detached blocks from the slope above the property are located on and above proposed lot 2. Geoquests’s Soils Report [not provided to CMT] does not address the rockfall hazard.

Avoidance is the preferred mitigation method for rockfall and other geologic hazards.

A snapshot of the Soule map in the vicinity of the property is shown in Exhibit 3.

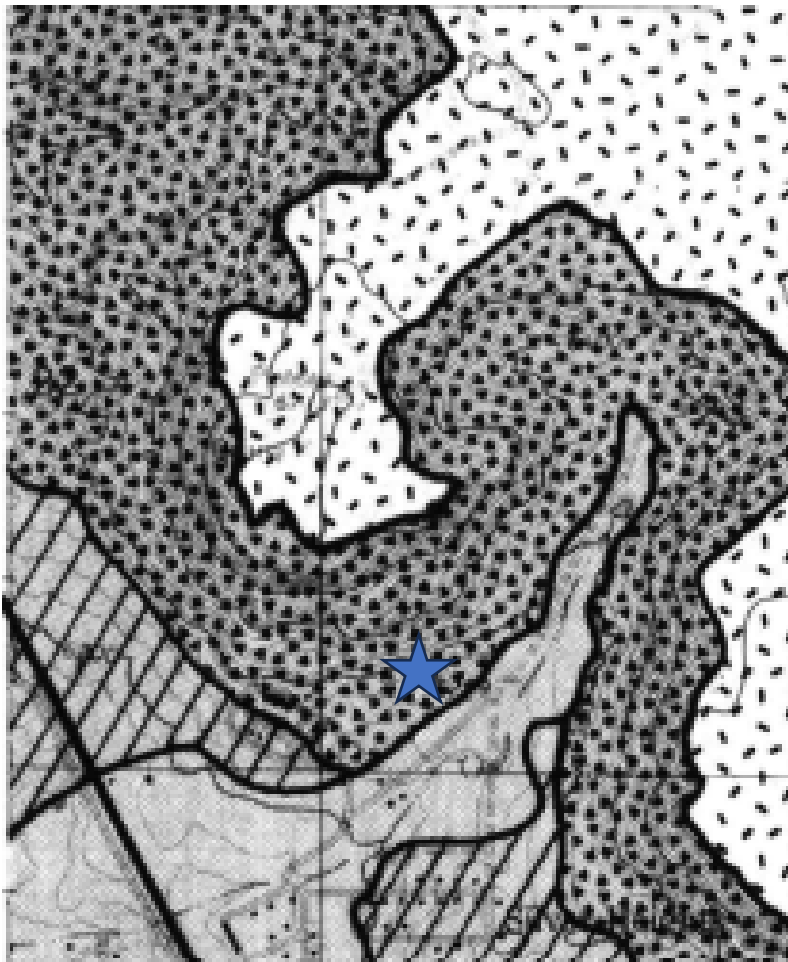


Exhibit 3. Geologic hazard map for 1161 Evalena Road designated with the blue star. The property is within a rockfall hazard zone.

- c. A letter from CGS dated April 1, 2020. In this letter CGS provided comments based on their review of the American GeoServices report. CGS states:

CGS continues to recommend that the county require a site-specific rockfall hazard

analysis prior to plat approval to identify a building envelope safely outside of the rockfall hazard (runout) area. Identifying the runout zone requires rockfall modeling based on site-specific parameters such as rockfall source elevations, topography, slope surface characteristics, block size and shape, etc.

- d. A letter from CGS dated July 10, 2024. In this letter CGS again recommends site-specific rockfall analysis and reiterates that avoidance is the preferred mitigation. They go on to state:

Any proposed rockfall barrier fence, berm, or other catchment would be expensive to design and construct. In CGS's experience, single family residential rockfall mitigation structures are typically not maintained correctly, and therefore their effectiveness at protecting structures and occupants is significantly diminished over time.

4. ROCKFALL HAZARDS ASSESSMENT

The rockfall hazard primarily comes from the Wall Mountain Tuff (Twm in Exhibit 2) and Larkspur Butte Conglomerate (Tlc in Exhibit 2) boulders at rest on the steep slopes to the north of the lot. These boulders were deposited either from dislodging from the outcrops above and rolling down the slope or deposited during the erosion and retreat of the outcrop.

The current runoff zone for the larger rocks exists to the north of the existing property (Photo 2) as evident by the location of the boulders. There are some boulders that based on their positioning, have a higher risk of dislodging and running out onto the property, especially if vegetation is lost after a wildfire event (Photo 3). The property to the west had smaller boulders at rest within the property (Photo 4) but a larger cliff face of bedrock and steeper slopes exist north of this property. 1161 Evalena Road has gentler slopes and only a small cliff band above the property. This explains the lack of small boulders in the property.

CMT attempted to model the rockfall runoff, however, even using conservative input parameters we were unable to replicate the current runout zone. This does not mean that rockfall hazards don't exist, as the location of the boulders is evidence otherwise. In our opinion risk of rockfall is high at the location of the existing building pad and should be avoided for construction of the residence. The gentle slopes to the north of the existing residence in Lot 1 and south to southwest of the existing bench has minimal rockfall hazard as evidence by the lack of boulders and gentle slope. This location is shown in Exhibit 4. Site grading should also be limited to the area shown in Exhibit 4 as a cut face outside of this area would increase the rockfall hazard.



Photo 2. View of boulder adjacent to the north property boundary.



Photo 3. View of boulder with higher risk of rolling onto the property especially after a wildfire event.



Photo 4. View of smaller boulders that exist further down the slope as the larger boulders in the property to the west.



Photo 5. View of the gentle slopes below the run out zone of the larger boulders at 1161 Evalena Road. This slope is devoid of smaller boulders.



ALSO SEE ATTACHED LETTER DATED AUGUST 21, 2025 WHICH GIVES FURTHER DETAIL TO THE SPECIFIC ALLOWABLE BUILDING LOCATION.

EXHIBIT 4. Proposed location for the residence in Lot 2.

5. LIMITATIONS

This letter has been prepared for the exclusive use of CMT’s client for specific application to the project discussed and has been prepared in accordance with generally accepted geologic and geotechnical engineering practices. No warranties, either expressed or implied, are intended or made. In the event that changes in the nature, design, or location of the project as outlined in this report are planned, the conclusions and recommendations contained in this report shall not be considered valid unless CMT reviews the changes and either verifies or modifies the conclusions of this report in writing.

Please contact CMT with any comments or questions regarding this information.

Sincerely,
CMT TECHNICAL SERVICES - COLORADO



Darin R. Duran, P.E.
Southwest Colorado Office Manager/Senior Principal- Colorado

DRD/

August 21, 2025

Ms. Christie Adragna
1151 Evalena Road
Castle Rock, CO 80108

Building Envelope
1161 Evalena Road
Castle Rock, Colorado
Project No. 500868

Dear Ms. Adragna:

CMT Technical Services, Inc.'s (CMT) engineering geologist visited the property located at 1161 Evalena Road, Castle Rock, Colorado to better define the building envelope. CMT provided a letter dated June 16, 2025 where a proposed building location was provided based. CMT revisited the site on July 30, 2025 to place lath in the ground to define corners of the building envelope that is outside of the rockfall run out zone. The placement of the lath was defined by visual observations of existence of rock that had originated from past rockfall events. The lath was surveyed by others. The proposed building envelope is provided in Figure 1.

LIMITATIONS

This letter has been prepared for the exclusive use of CMT's client for specific application to the project discussed and has been prepared in accordance with generally accepted geologic and geotechnical engineering practices. No warranties, either expressed or implied, are intended or made. In the event that changes in the nature, design, or location of the project as outlined in this report are planned, the conclusions and recommendations contained in this report shall not be considered valid unless CMT reviews the changes and either verifies or modifies the conclusions of this report in writing.

Please contact CMT with any comments or questions regarding this information.

Sincerely,
CMT TECHNICAL SERVICES - COLORADO



Darin R. Duran, P.E.
Southwest Colorado Office Manager/Senior Principal- Colorado

DRD/

500868 1161 Evalena Road Building Envelope 08.21.25

Colorado Regional Office: 7108 South Alton Way, Building B • Centennial, CO 80112

Arizona • Colorado • Idaho • Texas • Utah
Phone 303-220-0300 • www.cmttechnicalservices.com

Adragna Minor Development Final Plat Request
Project File: SB2024-030
Planning Commission Staff Report - Page 99 of 114

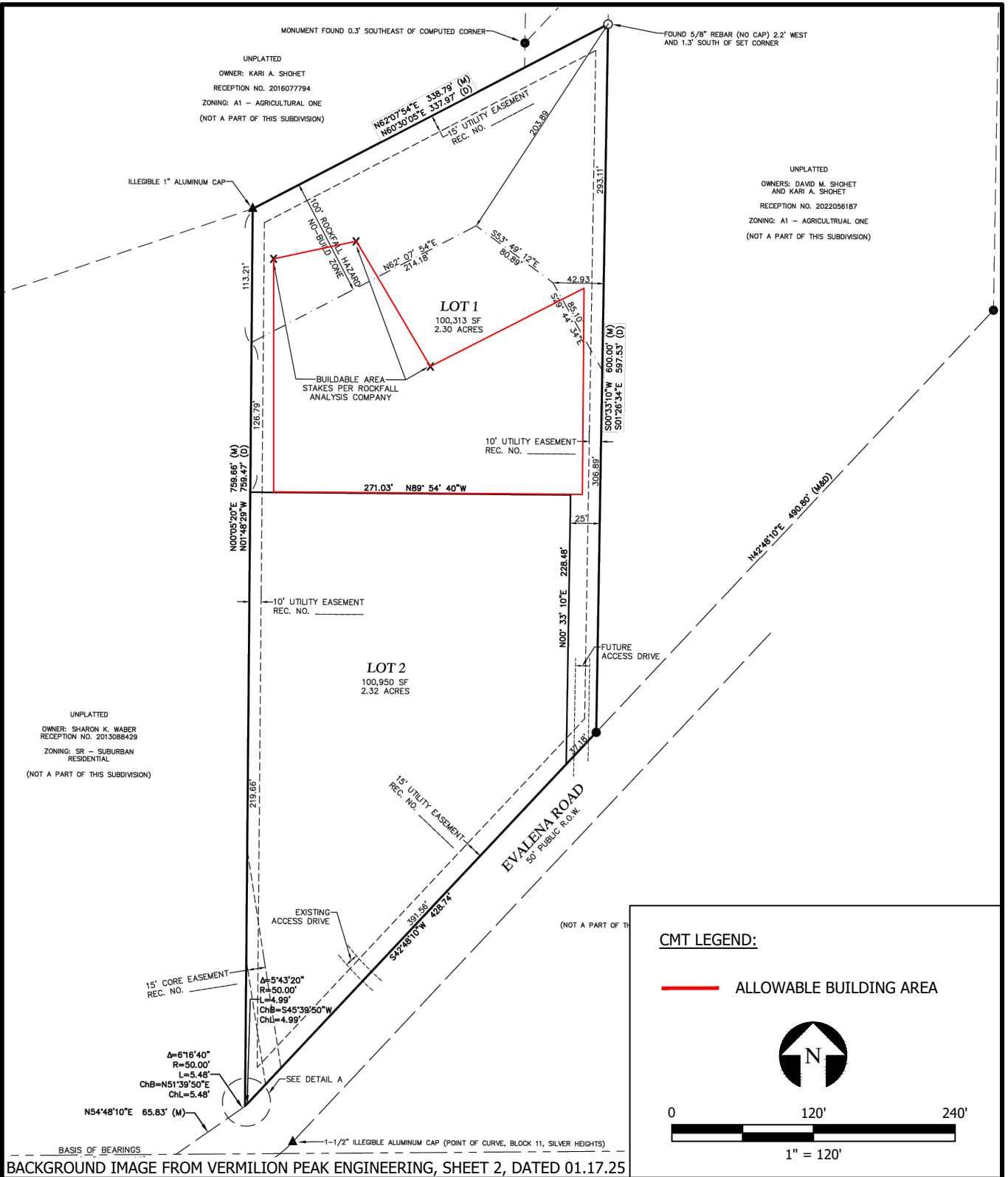


FIGURE 1
 Site Map

PROJECT NO:	500868		
PROJECT NAME:	1161 Evalena Road Rockfall		
DRAWN BY:	MSR	CHECKED BY:	--
DWG DATE:	08.21.25	REV. DATE:	--



ADRAGNA MINOR DEVELOPMENT

A PART OF THE SW 1/4, SECTION 23, T. 7 S., R. 67 W., 6TH P.M.
 COUNTY OF DOUGLAS, STATE OF COLORADO
 4.62 ACRES 2 RESIDENTIAL LOTS
 SB23-

Common Mullein
 It will be mitigated by continuing to mow the areas and with use of herbicides if necessary.



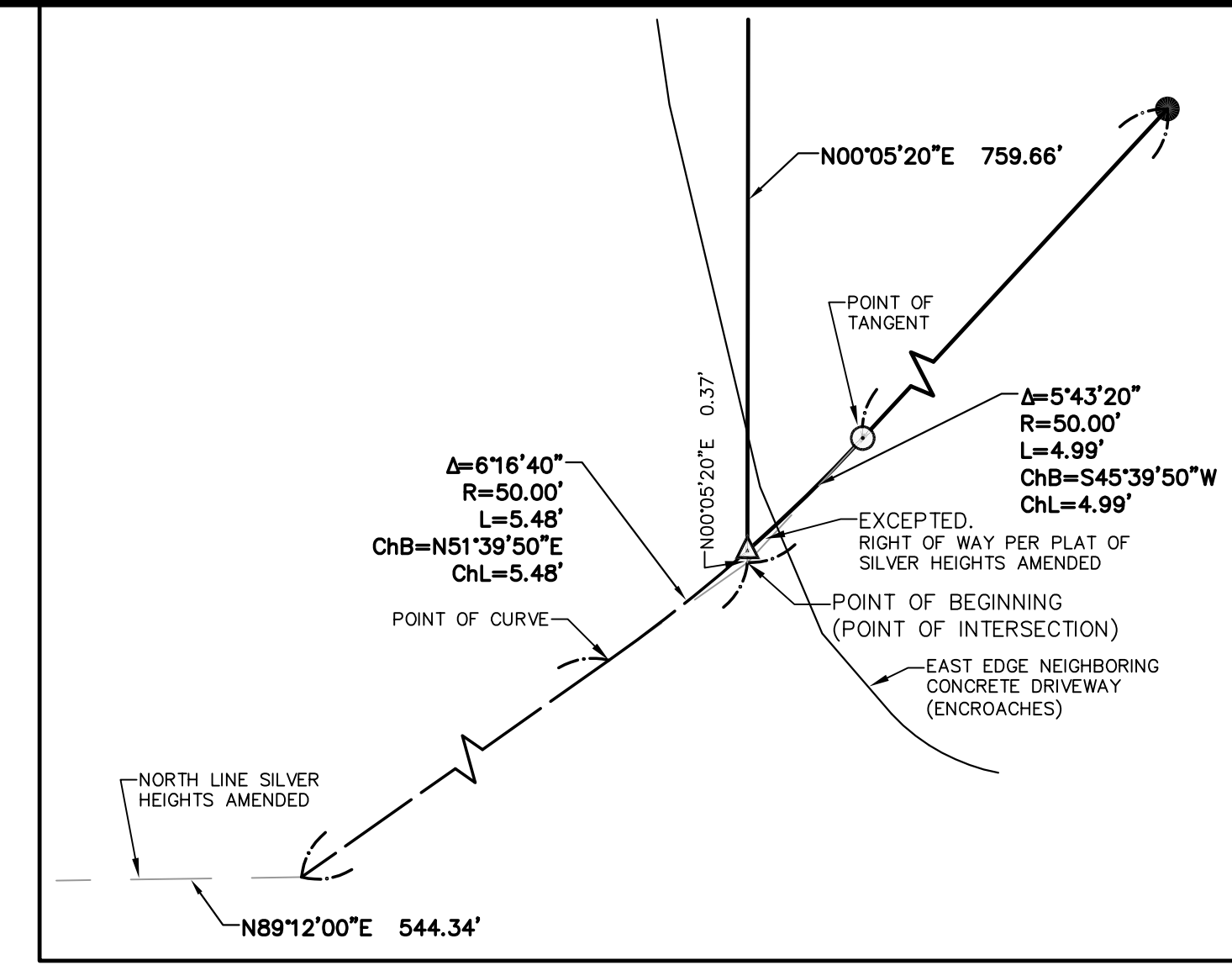
Scotch Thistle
 It will be mitigated by continuing to mow the areas and with use of herbicides if necessary.



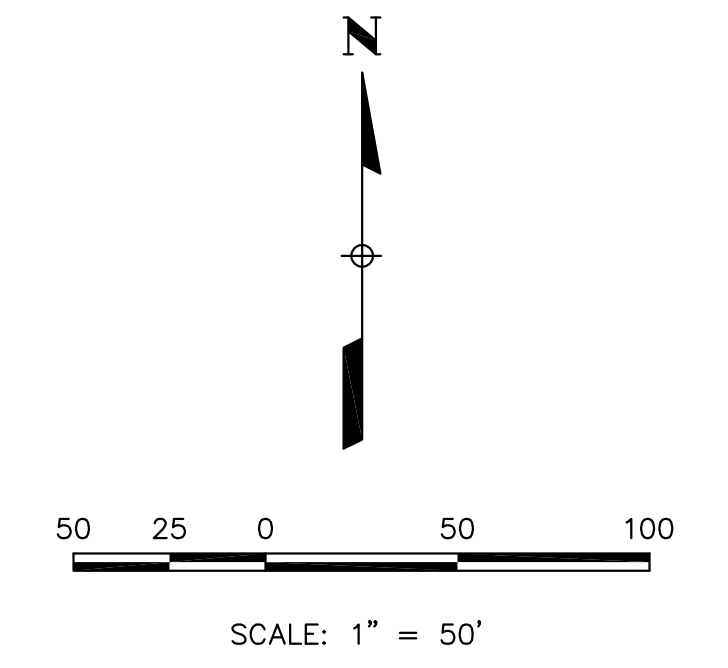
Silverleaf Scorpionweed
 It will be mitigated by continuing to mow the areas and with use of herbicides if necessary.



Scotch Thistle
 It will be mitigated by continuing to mow the areas and with use of herbicides if necessary.

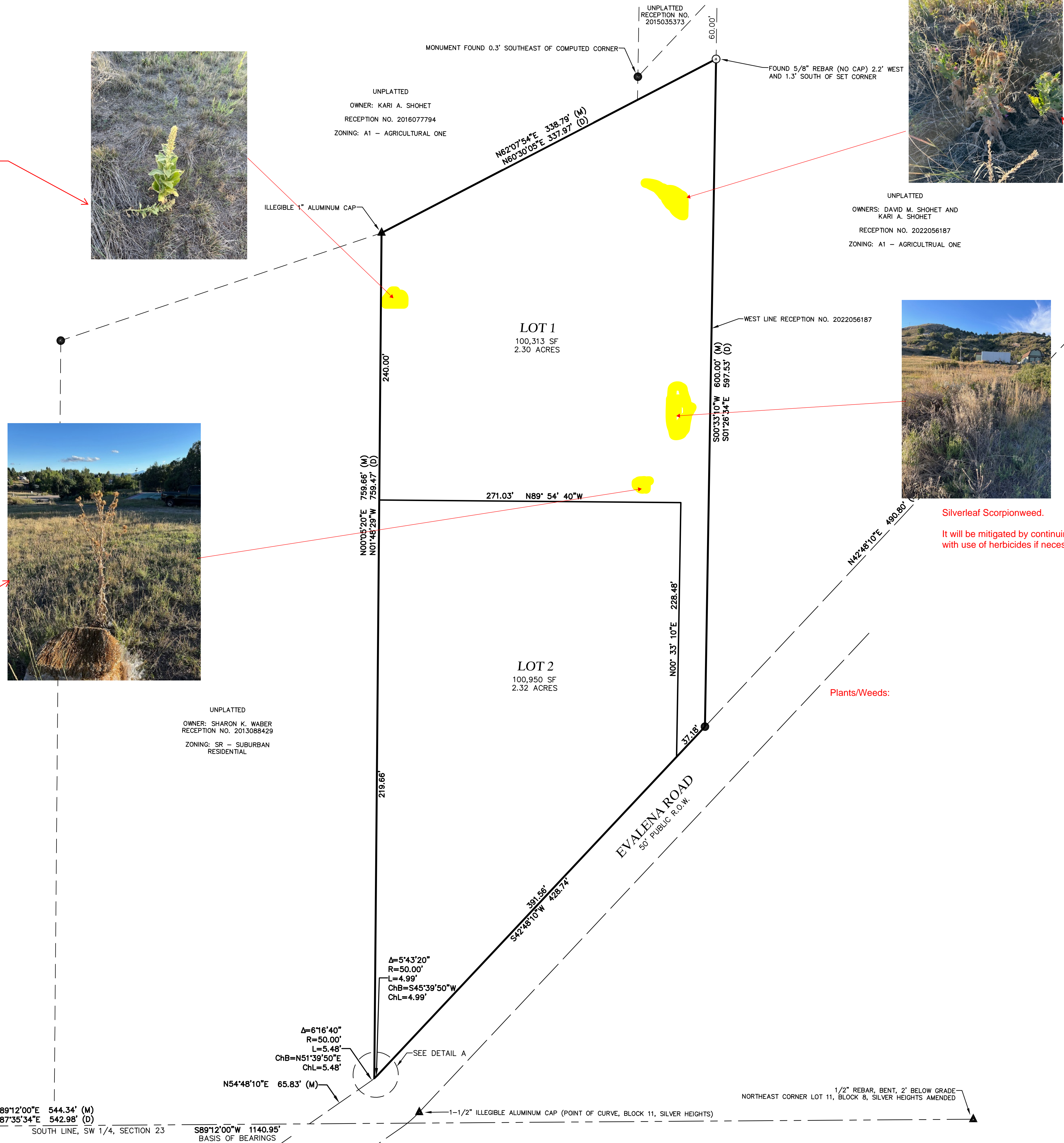


DETAIL A
 SCALE: 1"=5'



LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- - - RIGHT-OF-WAY LIMITS
- - - EXISTING LOT LINE
- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND 1" ALUMINUM CAP - PLS 6935
- ▲ FOUND MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR & 1-1/4" YELLOW CAP - PLS 6973
- △ FOUND PK NAIL & 1" BRASS TAG - PLS 6973



MINOR SUBDIVISION
 1161 EVALENA ROAD
 JOB NO. 23022
 DATE: SEPTEMBER 13, 2023
 SHEET 2 OF 2



CARLSON, HAMMOND & PADDOCK, L.L.C.
ATTORNEYS AT LAW

1900 N. GRANT STREET, SUITE 1200
DENVER, COLORADO 80203

TELEPHONE (303) 861-9000
TELECOPIER (303) 861-9026
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LEE H. JOHNSON
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KATRINA B. FISCELLA
SARAH B. WIEDEMANN
MATTHEW L. NAVARRETTE

JOHN UNDEM CARLSON
(1940-1992)

WILLIAM A. PADDOCK
OF COUNSEL

MARY MEAD HAMMOND
RETIRED

mbrown@chp-law.com

May 9, 2024

Via Email and US Mail

Michael T Adragna Trust &
Sandra K Adragna Trust
c/o Casey Adragna
1161 Evalena Rd
Castle Rock, CO 80108
cadragna@adragnaarch.com

Re: Water and Sewer Availability – Adragna Planned Development

Mr. Adragna:

I am writing on behalf of my client, the Silver Heights Water and Sanitation District (“District”), in regard to your request for a “will serve letter” for Michael T Adragna Trust & Sandra K Adragna Trust’s (“Trust”) planned development located within the District’s boundaries. Pursuant to Douglas County Zoning Resolution (“DCZR”) 1806A.02.1, this letter outlines the District’s intent and ability to serve the Trust’s planned development. The District provides the following information as required by DCZR 1806A.02.1:

(a) *The District’s intent and ability to serve the development.*

The Trust’s planned development is located within the District’s boundaries. The District will agree to provide water and sewer service to the proposed development subject to the District’s Rules and Regulations and policies as they may be amended from time to time, and subject to the conditions set forth in this letter.

(b) *The conditions under which the District will commit to serving the development.*

The District will commit to providing water and sanitary sewer service to the proposed development subject to the Trust meeting, at the Trust’s expense, the necessary conditions and requirements established by the District. These conditions include, but are not limited to, acquiring additional wastewater treatment capacity in the Plum Creek wastewater treatment plant (the District is in the final stages of negotiating the purchase of additional capacity from the Town of Castle Rock), and the installation and acceptance of appropriate mains and lines and appurtenances to serve the development. All appropriate District water and sewer tap fees must be paid prior to service.

Michael T Adragna Trust &
Sandra K Adragna Trust
c/o Casey Adragna
May 9, 2024
Page 2

(c) *The estimated demand of the development based on the water demand standards as established in Section 1805A.*

Pursuant to DCZR 1805A.01, the District adopted a resolution establishing minimum water demand standards for the District. Pursuant to said resolution, the District's minimum water demand standard for planning purposes is 0.5 acre-feet per year per SFE. Based on this standard, the estimated water service demand of the Trust's planned development is as follows:

Proposed No. of SFEs:	1
Required Well Production:	0.694 g.p.m.
Average Annual Demand:	0.5 acre-feet/year

Additionally, while not specifically required by DCZR 1806A.02.1, the District notes that the estimated sanitary sewer flow required for the proposed development is 220 g.p.d.

(d) *The proposed uses, the allowed uses of the District's water rights, and that the proposed uses correspond to the allowed uses of the District's water rights.*

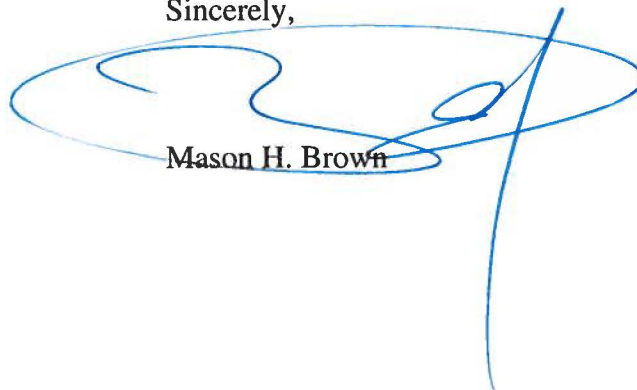
The District currently provides service to the existing lot. The proposed development is an additional residential structure to be located on the same subdivided lot. The District's water rights are decreed for all beneficial purposes, including, but not limited to, municipal use. The District's water rights are therefore available for use by the planned development.

(e) *The feasibility of extending service to the development.*

Subject to the conditions and requirements discussed above, it is feasible to provide service to the proposed development.

The District's Water Supply Report, pursuant to DCZR 1810A.24, is included with this letter. If you have any questions or concerns, please contact me at (303) 861-9000.

Sincerely,



Mason H. Brown

Copy: District Board
Greg Sekera
Karl Ohlsen

CARLSON, HAMMOND & PADDOCK, L.L.C.
ATTORNEYS AT LAW

1900 N. GRANT STREET, SUITE 1200
DENVER, COLORADO 80203

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WILLIAM A. PADDOCK
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MARY MEAD HAMMOND
RETIRED

May 9, 2024

Via Email and US Mail

Michael T Adragna Trust &
Sandra K Adragna Trust
c/o Casey Adragna
1161 Evalena Rd
Castle Rock, CO 80108
cadragna@adragnaarch.com

Re: Water Supply Report – Adragna Planned Development

Mr. Adragna:

This letter report serves as the Water Supply Report pursuant to Douglas County Zoning Resolution (“DCZR”) 1806A.02.1 and 1810A.24 for Michael T Adragna Trust & Sandra K Adragna Trust’s (“Trust”) planned development located within the Silver Heights Water and Sanitation District (“District”). Importantly, this letter report is not a commitment to serve the proposed development; the requirements necessary to serve the development are outlined in the District’s “Will Serve” letter provided concurrently with this letter report. The District provides the following information as required by DCZR 1810A.24:

(1) A summary or report of the water rights owned or controlled.

A summary of the water rights owned and controlled by the District is shown on the enclosed Table 1. A total annual water supply of 349.05 acre-feet is available to the District, consisting of 52.525 acre-feet from the Lower Dawson Aquifer, 58.425 acre-feet from the Denver Aquifer and 238.1 acre-feet from the Arapahoe Aquifer.

(2) A description of fully-executed contracts and/or IGAs with other water providers in which all of the terms and conditions of the contract and/or IGA have been satisfied, as demonstrated by a signed will-serve letter from the provider.

The District does not have any contracts or IGAs with other water providers for the provision of water.

(3) The anticipated yield of these rights in both an average year and a dry year.

Michael T Adragna Trust &
Sandra K Adragna Trust
c/o Casey Adragna
May 9, 2024
Page 2

Because the District's water supplies are obtained from the Denver Basin bedrock aquifers, there is no difference in the average year yield and the dry year yield from these aquifers.

(4) The present demand and the anticipated demand on the supplier due to commitments for service entered into that are not yet supplied.

The present water demands of the District are approximately 117.5 acre-feet per year. The District does not currently have any outstanding service commitments that are not yet supplied.

(5) The amount of uncommitted firm supply available for future commitment and development.

As shown on Table 1, the District's water supply is 349.05 acre-feet per year; subtracting the present demand of 117.5 acre-feet per year, the District has 231.55 acre-feet available annually for future commitment and development.

(6) A summary of what water rights the applicant will convey to a District and what water credits the applicant must purchase from a District, if any, to serve the development.

It is not necessary for the Trust to convey any water rights or water credits to the District.

(7) A map of the service area.

The Trust's planned development is located within the District's service area. See attached map of the District's service area.

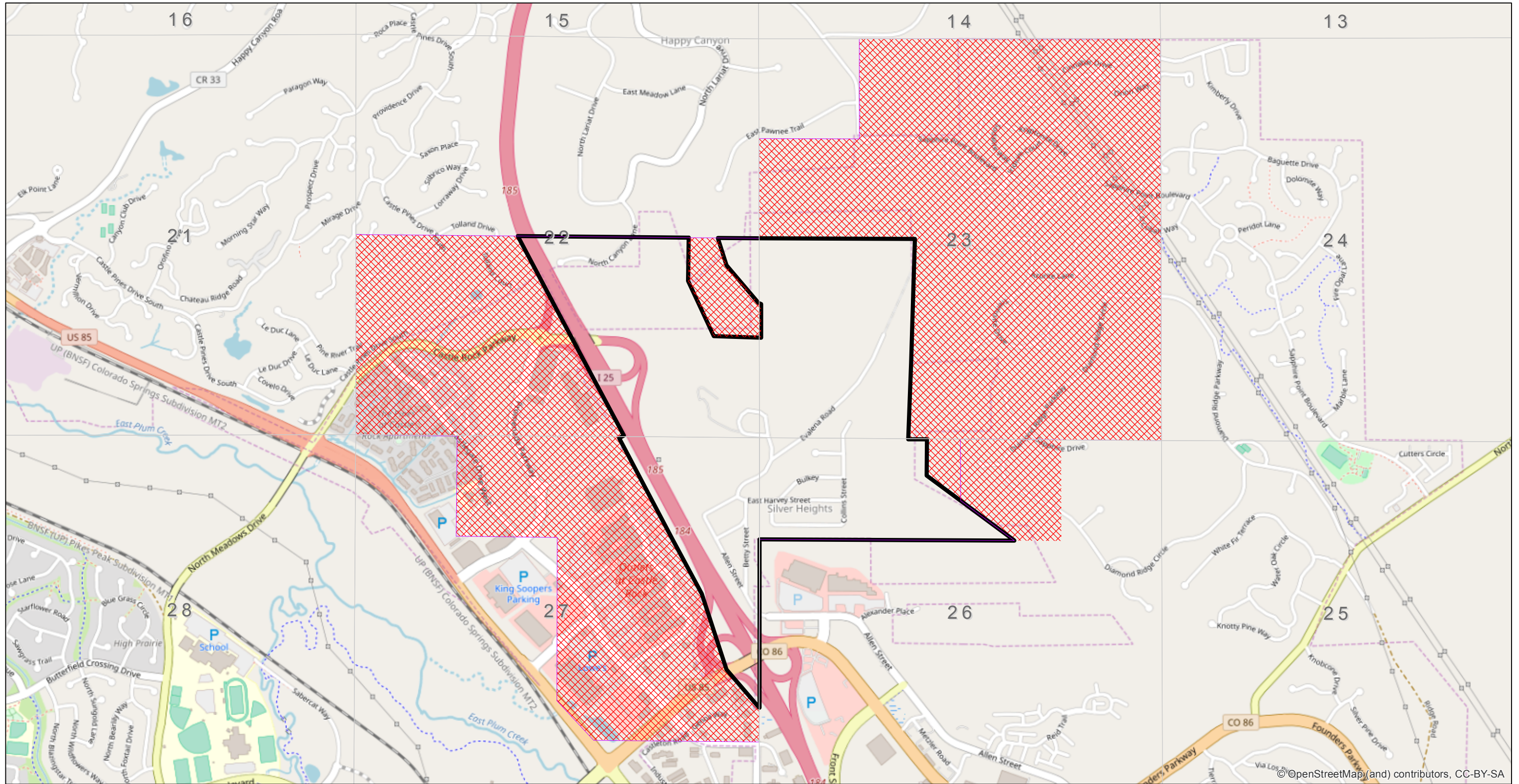
If you have any questions or concerns, please contact me at (303) 861-9000.


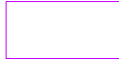


Sincerely,

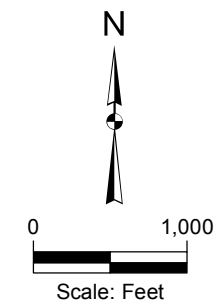
Mason H. Brown

Enclosures

Copy: Richard T. Rasmussen
Greg Sekera
Karl Ohlsen



-  District Boundary
-  Original Boundary 1964
-  Exclusion
-  Section



Kennedy/Jenks Consultants

Silver Heights Water and Sanitation District

District Boundary

1846059*00

Date: 2/4/2019

**TABLE 1
SILVER HEIGHTS WATER AND SANITATION DISTRICT
SUMMARY OF WELL PERMITS AND WATER RIGHTS**

Well No.	Permit No.	Prior Permit	Case No.	Location ¹	Aquifer	Status ²	Amount (af/yr)	Total Aquifer (af/yr)	Total Available (af/yr)
---	8891-FR	8891-F	W-5990 and W-8457-76 ³	800 FNL, 100 FEL	Lower Dawson	NNT	138.6		
LDA-1	---	---	88CW258(A)	650 FNL, 100 FEL	Lower Dawson	NNT			
LDA-3	---	---	88CW258(A)	850 FNL, 800 FEL	Lower Dawson	NNT	71.5 ⁴	210.1	52.525 ⁸
---	8891-FR	8891-F	W-5990 and W-8457-76 ³	800 FNL, 100 FEL	Denver	NNT	71.4		
DN-1	---	---	88CW258(A)	650 FNL, 50 FEL	Denver	NNT			
DN-3	---	---	88CW258(A)	900 FNL, 750 FEL	Denver	NNT	162.3 ⁵	233.7	58.425 ⁸
Arapahoe #1	76845-F	17752-F	W-5990 and W-8457-76	750 FNL, 100 FEL	Arapahoe	NT			
Arapahoe #2	76846-F	51294-F		800 FNL, 400 FEL	Arapahoe	NT	238.1 ⁶	238.1	238.1
LFH-1	---	---	88CW258(A)	700 FNL, 100 FEL	Laramie-Fox Hills	NT			
LFH-2	---	---	88CW258(A)	900 FNL, 850 FEL	Laramie-Fox Hills	NT	114.8 ⁷	114.8 ⁹	
								TOTAL	349.05

¹ All wells located in the NE¼NE¼ sec. 27, T.7S., R.67W., 6th P.M.

² NNT = not-nontributary, NT = nontributary

³ Decree void for Permit No.8891-F per Order in Case No. 86CW249 dated 06/26/1992.

⁴ Decreed amount of 79.3 acre feet for LDA-1 and LDA-3 reduced by 7.8 acre feet in Quit Claim to Santomarco re 20.5 acre property.

⁵ Decreed amount of 172.7 acre feet for DN-1 and DN-3 reduced by 10.4 acre feet in Quit Claim to Santomarco re 20.5 acre property.

⁶ Permitted amount of 249.0 acre feet for Arapahoe #1 and Arapahoe #2 reduced by 10.9 acre feet per Quit Claim to Santomarco re 20.5 acre property and is based on a sand thickness of 314 feet and a specific yield of 0.17 as described in the Findings for Permit No. 51294-F. The 10.9 acre-foot reduction amount is an estimate based on the Findings for Permit No. 51294-F and is subject to modification pursuant to future court order, decree or finding of fact.

⁷ Decreed amount of 124.4 acre feet for LFH-1 and LFH-2 reduced by 9.6 acre feet in Quit Claim to Santomarco re 20.5 acre property.

⁸ Augmentation plan decreed in Case No. 02CW358 limits Lower Dawson Aquifer withdrawals to 52.525 acre feet per year and Denver Aquifer withdrawals to 58.425 acre feet per year unless the District obtains ownership of or a right to use another replacement source, or to the extent the Water Court finds upon future application that additional pumping may be supported by existing replacement sources.

⁹ Laramie-Fox Hills Aquifer water supply reserved for replacement of post-pumping depletions in Case No. 02CW358.

Carolyn Freeland

From: Mason Brown <mbrown@chp-law.com>
Sent: Wednesday, May 20, 2026 12:49 PM
To: Carolyn Freeland
Cc: Kayla Ryon (keryon2010@gmail.com)
Subject: RE: SB2024-030, Adragna Minor Development Final Plat - SHWSD Water & Sewer Tap Fees

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hi Carolyn,

I received your voicemail and im sorry I missed your call. Thanks for the nudge, I thought I had responded to your email below. I can confirm that Adragna has paid the District's required water and sewer tap fees.

Please let me know if you need anything further.

Thanks,

Mason

Mason H. Brown

Carlson, Hammond & Paddock, L.L.C.
1900 Grant Street, Suite 1200
Denver, Colorado 80203
(303) 861-9000
mbrown@chp-law.com | www.chp-law.com

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From: Carolyn Freeland <cfreeland@douglasco.gov>
Sent: Thursday, May 7, 2026 12:08 PM
To: Mason Brown <mbrown@chp-law.com>
Subject: SB2024-030, Adragna Minor Development Final Plat - SHWSD Water & Sewer Tap Fees

Hi Mason,

This is regarding SB2024-030, Adragna Minor Development Final Plat request for property located on Evalena Road. I am following up on the Adragna's district water and sewer tap fees. The Silver Heights Water & Sanitation District's will serve letter for the proposed subdivision states that water and sewer tap fees must be paid prior to service. We received the attached documentation from the applicant showing payment for said fees. Can you please confirm that the required water and sewer tap fees have been paid? Public hearings for the Adragna minor development final plat subdivision have been scheduled for July 2026, and the County would like to have confirmation that the fees have been paid. 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@douglasco.gov

NOTICE: Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in @douglasco.gov; beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our Public Outreach and Assistance team at 303-660-7460 or email planning@douglasco.gov.



Traffic Impact Letter

December 11, 2023

Douglas County Colorado
Public Outreach & Assistance Team
100 Third Street, Castle Rock, Colorado 80104
303.660.7460

RE: Adragna Minor Development- 1161 Evalena Rd.

Dear Public Outreach & Assistance Team:

It is the intent of this application to subdivide the existing 4.62 Acre residential lot into two separate lots shown as Lot 1 and Lot 2 in the Adragna Minor Development. Lot 2 which is proposed to be 2.32 acres, upon a successful subdivision, has an existing single-family home which is to remain; no new construction is proposed on Lot 2. Lot 1 which is proposed to be 2.3 acres, upon a successful subdivision, is being proposed as a future single-family home site and will also include an access drive from Evalena Road.

If subdivision is successful, it will result in a new lot which is proposed to have a new single family home developed on it. According to the Institute of Transportation Engineers a single family home will generate 10 total trips per day, with 1 per peak hour. We do not anticipate that these additional trips will have any detrimental affects on vehicular traffic in this area.

We look forward to working with Douglas County on this project, please let me know if any additional information would be helpful in order to conduct your review.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Casey Adragna', is written over a white background.

Casey Adragna
Principal Architect
Adragna Architecture + Development

ADRAGNA

A PART OF THE SW 1/4, SECTION 23, T. 7 S., R. 67 W., 6TH P.M. DOUGLAS COUNTY, STATE OF COLORADO

4.62 ACRES 2 RESIDENTIAL LOTS SB2024-030

LEGAL DESCRIPTION

(FROM DEED RECORDED MAY 16, 2022 AT RECEPTION NO. 2022034738)

A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE NORTH 87 DEGREES 25 MINUTES 34 SECOND EAST, ALONG THE NORTH LINE OF SILVER HEIGHTS SUBDIVISION, A DISTANCE OF 542.98 FEET; THENCE NORTH 52 DEGREES 59 MINUTES 57 SECONDS EAST A DISTANCE OF 70.35 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 48 MINUTES 29 SECONDS WEST A DISTANCE OF 759.47 FEET; THENCE NORTH 60 DEGREES 30 MINUTES 05 SECONDS EAST A DISTANCE OF 337.97 FEET; THENCE SOUTH 01 DEGREES 26 MINUTES 43 SECONDS EAST A DISTANCE OF 597.53 FEET TO NORTHERLY RIGHT OF WAY LINE OF EVALENA ROAD; THENCE SOUTH 40 DEGREES 59 MINUTES 57 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 434.83 FEET TO THE POINT OF BEGINNING.

MORE HISTORICALLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO; THENCE NORTH 89 DEGREES 12 MINUTES EAST ALONG THE SOUTH LINE OF SAID SECTION 23, 544.34 FEET; THENCE NORTH 54 DEGREES 48 MINUTES 10 SECONDS EAST, 71.09 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 13 MINUTES EAST 762.4 FEET; THENCE NORTH 62 DEGREES 30 MINUTES EAST 337.3 FEET; THENCE SOUTH 0 DEGREES 33 MINUTES 10 SECONDS WEST, 600 FEET; THENCE SOUTH 42 DEGREES 48 MINUTES 10 SECONDS WEST, 434 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

(EXCEPT THAT PART LYING WITHIN EVALENA ROAD RIGHT OF WAY AS SHOWN ON THE AMENDED PLAT OF SILVER HEIGHTS SUBDIVISION.)

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF ADRAGNA. 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, COLORADO IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES.

OWNERS:

THE SANDRA K. ADRAGNA TRUST AND THE MICHAEL T. ADRAGNA TRUST

BY: SANDRA K. ADRAGNA, TRUSTEE MICHAEL T. ADRAGNA, TRUSTEE
TITLE:

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 20____
BY SANDRA K. ADRAGNA, TRUSTEE AND MICHAEL T. ADRAGNA, TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ 20____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

BENEFICIARY OF DEED OF TRUST

BELCO CREDIT UNION

BY: _____
TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 20____
BY _____ AS _____ OF

BELCO CREDIT UNION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

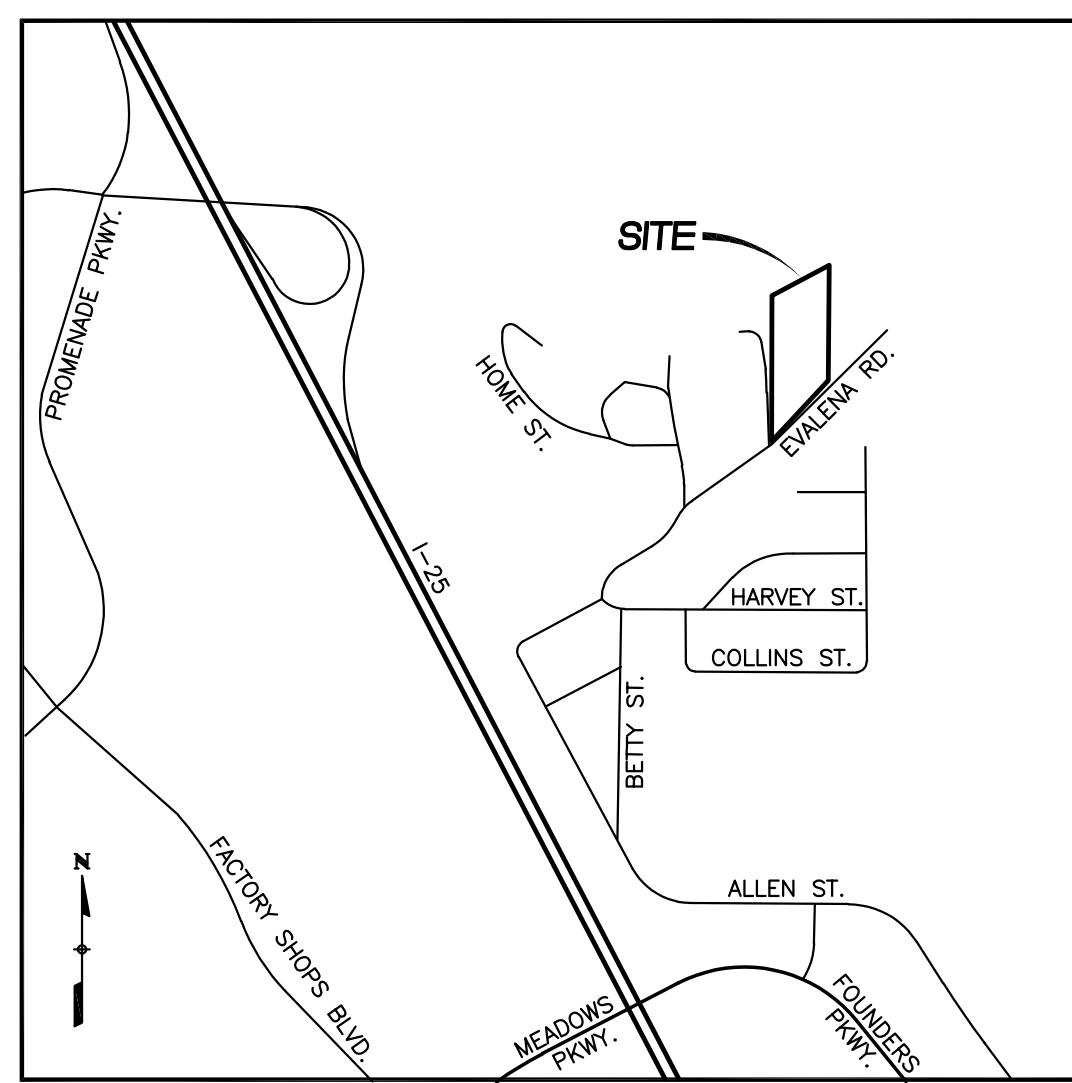
NOTARY PUBLIC

OWNER/DEVELOPER

BRADFORD ADRAGNA
1161 EVALENA ROAD
CASTLE ROCK, CO 80108

LAND SURVEYOR

BRIAN KROMBEIN, PE, PLS
VERMILION PEAK ENGINEERING LLC
1745 SHEA CENTER DRIVE, 4TH FLOOR
HIGHLANDS RANCH, CO 80129
720-402-6070



VICINITY MAP
SCALE: 1"=1000'

SUMMARY TABLE	
LOT 1	2.30 AC
LOT 2	2.32 AC
TOTAL	4.62 AC

SURVEYOR'S CERTIFICATE

I, BRIAN KROMBEIN, 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 IN ON AUGUST 21, 2023, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____ 20____

BRIAN KROMBEIN, A COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR, NUMBER 38344



TITLE VERIFICATION

WE, _____, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES:

BY: _____ DATE _____

TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 20____

BY _____

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ 20____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE

THE MINOR DEVELOPMENT FINAL PLAT (FILE #SB2024-030) WAS REVIEWED BY THE PLANNING COMMISSION ON _____

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION DATE _____

BOARD OF COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO, ON THE ____ DAY OF _____ 20____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF UTILITY EASEMENTS 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 COUNTY COMMISSIONERS

PLAT NOTES

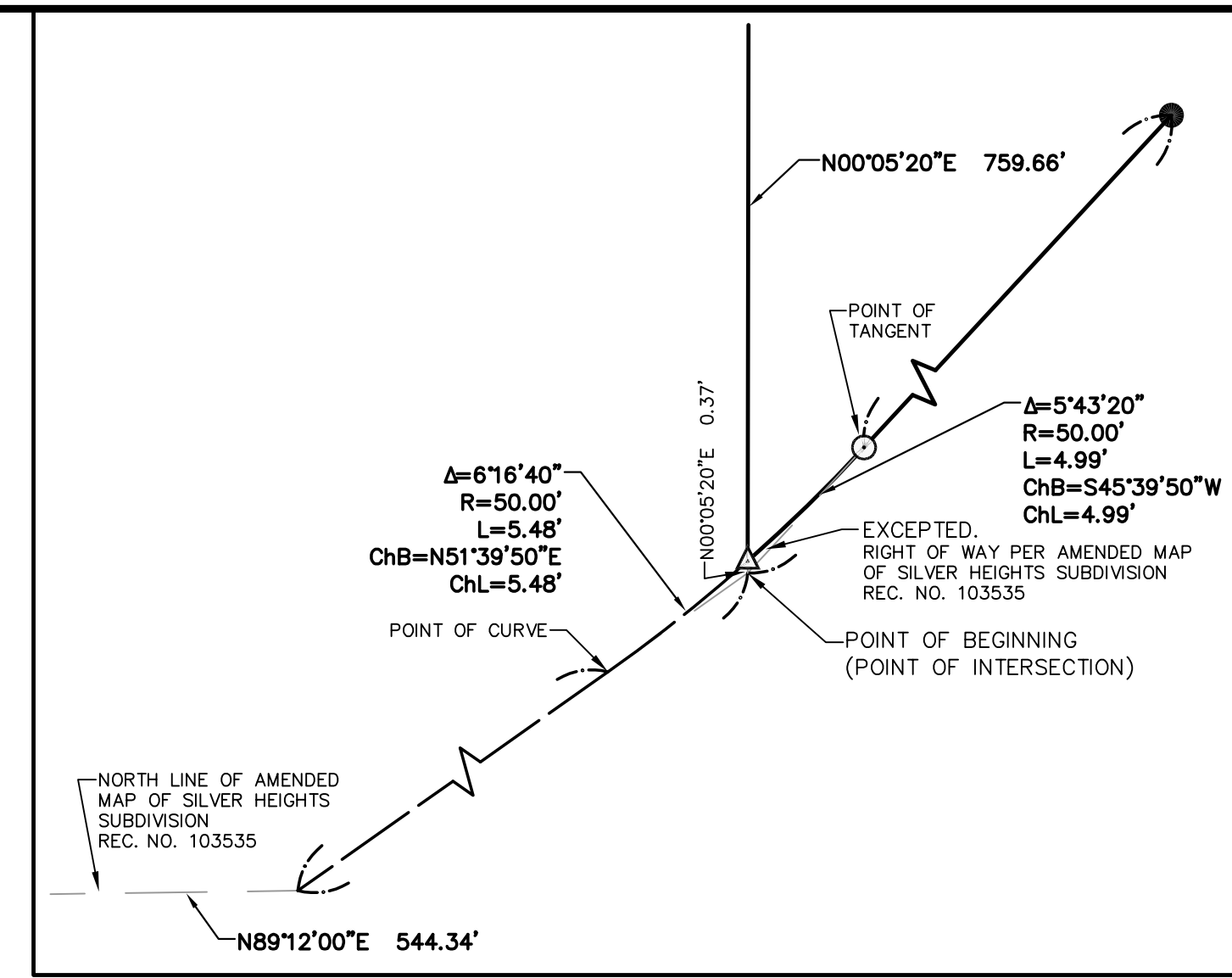
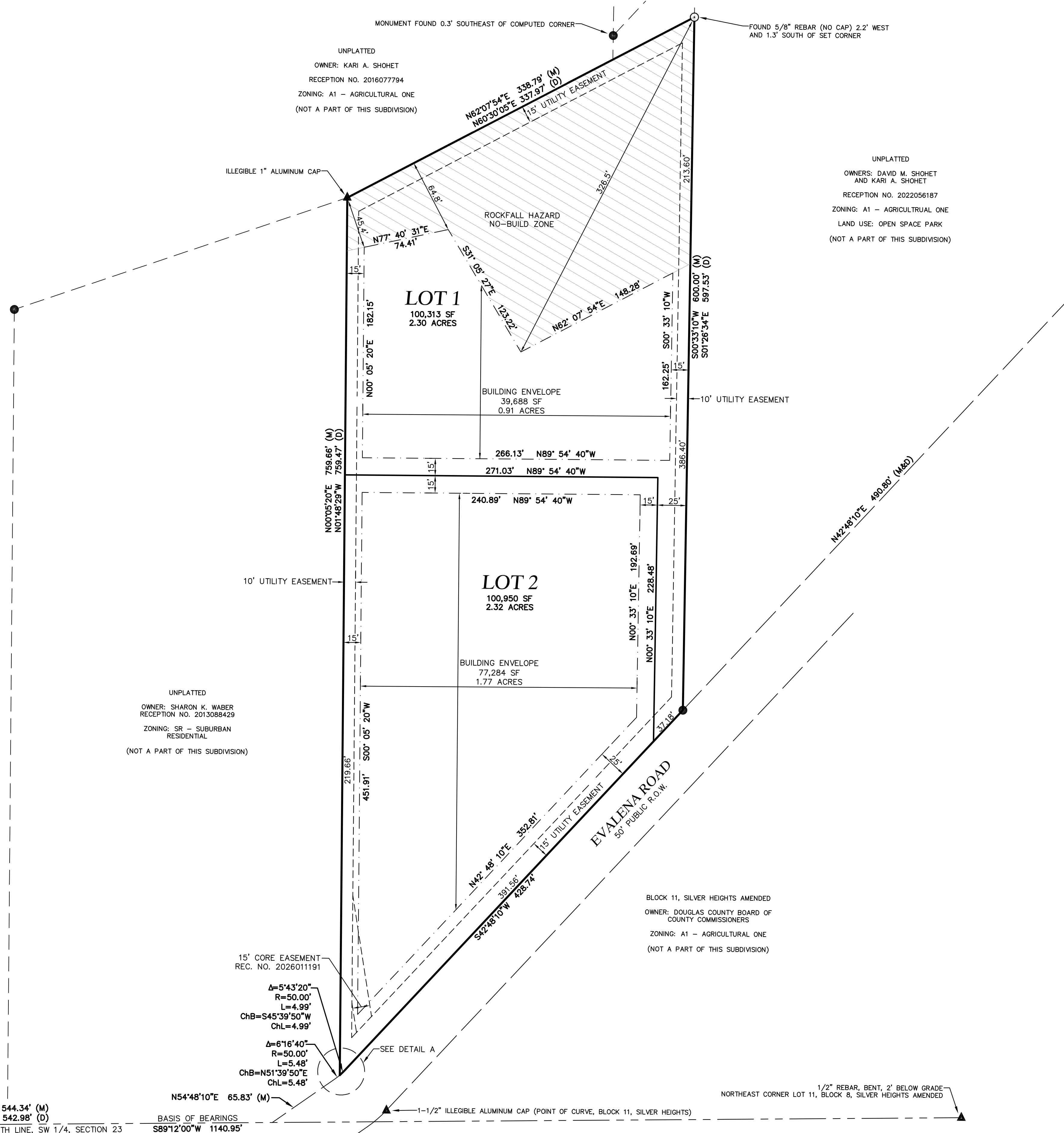
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BENCHMARK: NGS BENCHMARK "A 355", PID "KK0201", BEING A BRASS DISK SET IN TOP OF HEADWALL. ELEVATION: 6050.82', NAVD88 DATUM
TEMPORARY BENCHMARK (T.B.M.): THE TOP OF THE FIRE HYDRANT LOCATED APPROXIMATELY 100' EAST AND 100' NORTH OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY. ELEVATION: 6272.41'
- THE SUBJECT PROPERTY CONTAINS AN AREA OF 201,263 SQUARE FEET OR 4.62 ACRES, MORE OR LESS.
- 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THE LINEAL UNIT USED AND SHOWN HEREON IS U.S. SURVEY FOOT.
- BASIS OF BEARINGS: THE SOUTH LINE, SW 1/4, SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR S89°12'00"W. IT IS MONUMENTED AT THE SOUTHWEST CORNER OF SECTION 23 BY A 3-1/4" ALUMINUM CAP - PLS 13485 AND AT THE NE CORNER OF LOT 11, BLOCK 8, SILVER HEIGHTS AMENDED BY A 1/2" REBAR, BENT, 2' BELOW GRADE.
- OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE COUNTY OF DOUGLAS, ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO, OR RESULTING FROM, THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS MINOR DEVELOPMENT FINAL PLAT.
- 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 AND COMPLETE APPROPRIATE COLORADO OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION DATA MANAGEMENT FORMS IN THE EVENT OF SUCH DISCOVERY.
- LOTS 1 AND 2 SHALL TAKE ACCESS FROM EVALENA ROAD VIA A PRIVATE ACCESS DRIVEWAY FOR EACH LOT.
- NO-BUILD ZONES AS DEPICTED HEREON ARE FOR THE PURPOSE OF PRESERVING STEEP SLOPES, ROCK OUTCROPPINGS, AND SIGNIFICANT STANDS OF VEGETATION WITHIN THE SUBDIVISION. NO BUILD ZONES DEPICTED HEREON INDICATE AREAS IN WHICH NO STRUCTURES SHALL BE ALLOWED.
- ALL WATER BENEATH THIS PROPERTY IS DEDICATED THROUGH A DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE.
- THE 10-FOOT AND 15-FOOT WIDE EASEMENTS AS SHOWN ON LOTS 1 AND 2 WILL BE FOR UTILITY PURPOSES. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.
- UTILITY EASEMENTS AS SHOWN HEREON WILL NOT BE ALLOWED TO BE ENCROACHED UPON BY BUILDINGS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERTOPS, PATIOS, DECKS, ACCESSORY STRUCTURES, MONUMENTS, RETAINING WALLS AND THEIR COMPONENTS.
- OWNERSHIP AND MAINTENANCE OF EACH PRIVATE DRIVEWAY WILL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE LOT IT IS LOCATED ON. THERE WILL NOT BE A PRIVATE MAINTENANCE AGREEMENT BETWEEN THE LOT OWNERS. DOUGLAS COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF ANY MAINTENANCE AGREEMENTS BY SEPARATE DOCUMENT.
- THE CORE EASEMENT SHOWN ON THE FOLLOWING PLAT EXHIBIT AS BEEN DEDICATED BY SEPARATE DOCUMENT. THIS EASEMENT WILL BE OWNED AND MAINTAINED BY CORE.

ADRAGNA
JOB NO. 23022
PREPARATION DATE: MARCH 10, 2026
SHEET 1 OF 2

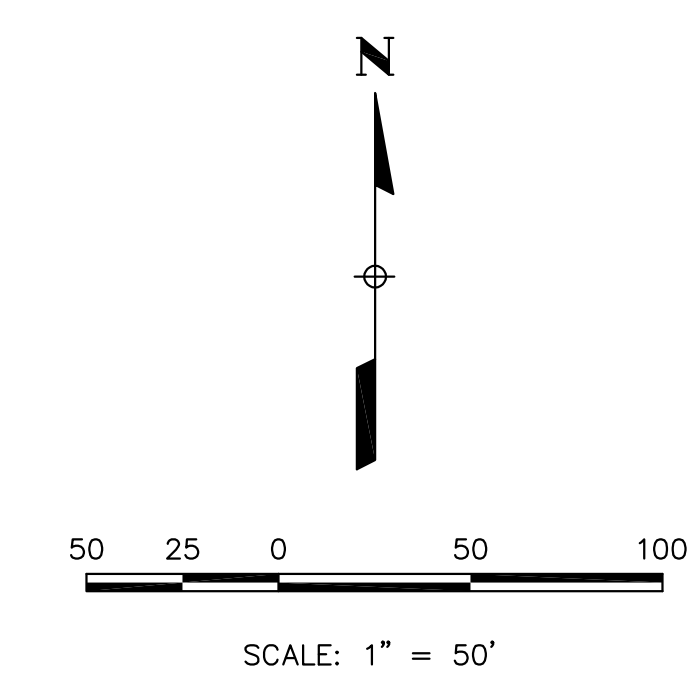


ADRAGNA

A PART OF THE SW 1/4, SECTION 23, T. 7 S., R. 67 W., 6TH P.M.
DOUGLAS COUNTY, STATE OF COLORADO
4.62 ACRES 2 RESIDENTIAL LOTS SB2024-030



DETAIL A
SCALE: 1"=5'



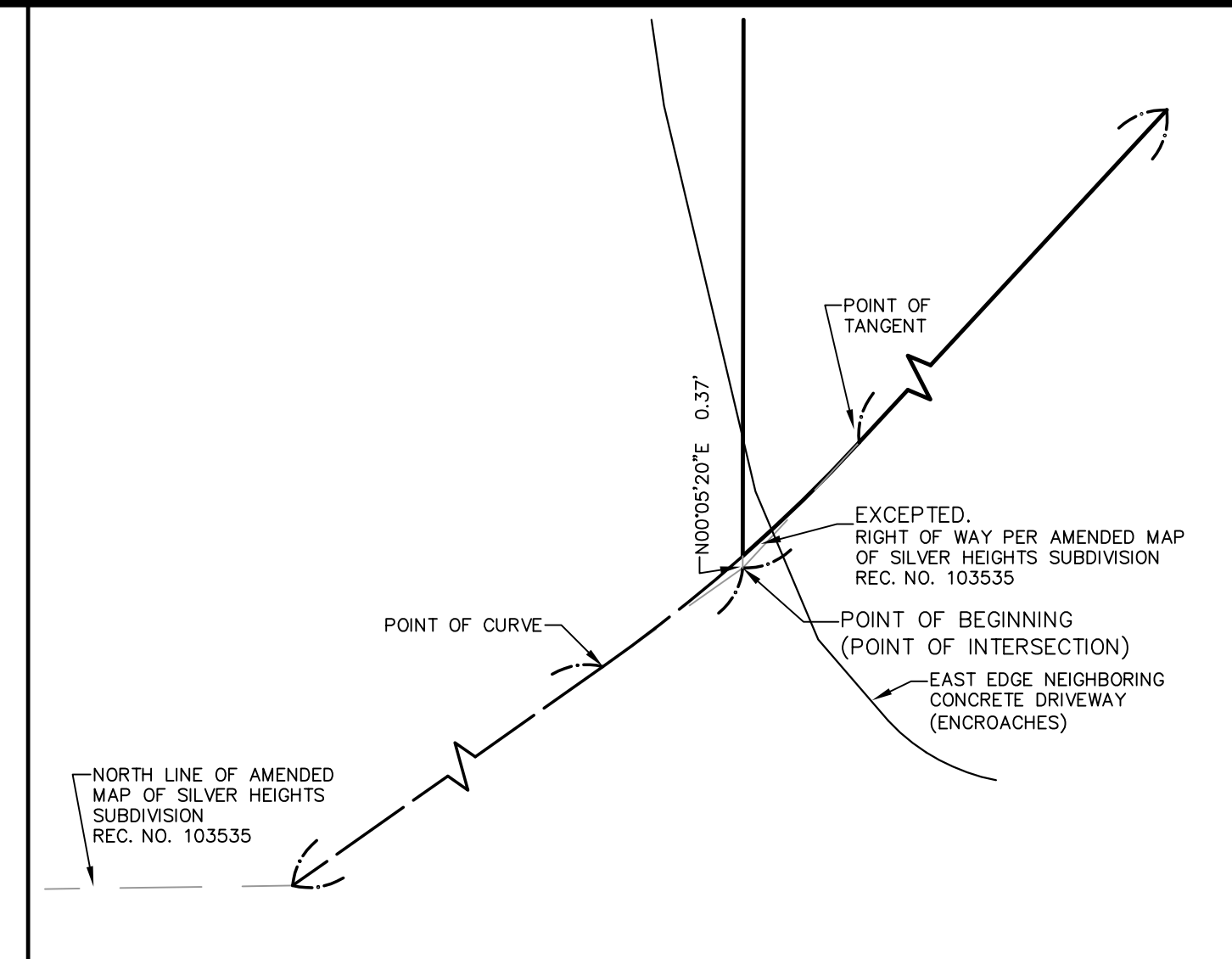
LEGEND

	PROPERTY BOUNDARY
	PROPOSED LOT LINE
	RIGHT-OF-WAY LIMITS
	EXISTING LOT LINE
	BUILDING ENVELOPE
	FOUND ALIQUOT MONUMENT AS DESCRIBED
	FOUND 1\"/>

ADRAGNA
JOB NO. 23022
PREPARATION DATE: MARCH 10, 2026
SHEET 2 OF 2



SUPPLEMENTAL ANALYSIS EXHIBIT
ADRAGNA
 LOCATED IN THE SW 1/4, SECTION 23, T. 7 S., R. 67 W., 6TH P.M.
 COUNTY OF DOUGLAS, STATE OF COLORADO

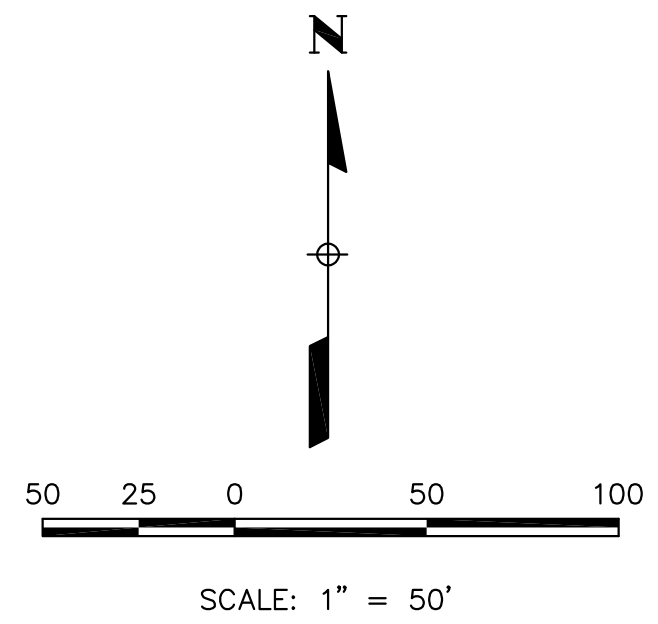


DETAIL A
 SCALE: 1"=5'

SLOPE TABLE		
MIN. SLOPE	MAX. SLOPE	COLOR
0%	14.9%	Green
15%	19.9%	Yellow
20%	24.9%	Orange
25%	100%	Red

- LEGEND**
- — — — — PROPERTY BOUNDARY
 - — — — — RIGHT-OF-WAY LIMITS
 - - - - - EDGE OF ASPHALT
 - - - - - EDGE OF GRAVEL
 - - - - - EDGE OF CONCRETE
 - - - - - BUILDING ENVELOPE
 - - - - - CONTOUR LINE
 - - - - - BUILDING SETBACK PER SR ZONING
 - - W - - - WATER LINE
 - - SS - - - SANITARY SEWER
 - - G - - - GAS PIPE
 - - E - - - OVERHEAD ELECTRIC
 - ☁ — — — — — LIMITS OF VEGETATION
 - ▨ — — — — — NO BUILD ZONE

- NOTES**
- POTENTIAL HAZARD AREAS INCLUDING GEOLOGIC HAZARDS AND EXPANSIVE SOILS EXIST ON THIS PROPERTY.
 - ALL EXISTING STRUCTURES ARE TO REMAIN.



SUPPLEMENTAL ANALYSIS EXHIBIT
 1161 EVALENA ROAD
 JOB NO. 23022
 DATE: MARCH 10, 2026
 SHEET 1 OF 1

Vermilion Peak Engineering
 Civil Engineering & Land Surveying
 1745 Shea Center Drive, 4th Floor
 Highlands Ranch, CO 80129
 720-402-6070 / briank@vermilionpeak.com