

Replat Staff Report

Date: September 10, 2025

To: Douglas County Board of County Commissioners

Through: Douglas J. DeBord, County Manager

From: Terence T. Quinn, AICP, Director of Community Development 

CC: Trevor Bedford, AICP, Senior Planner
Jeanette Bare, AICP, Current Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services

Subject: Pinery Village Filing 1, 1st Amendment – Replat

Project File: SB2024-043

Board of County Commissioners Meeting:

September 23, 2025 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The applicant proposes to replat Lot 1 of Pinery Village Filing 1 and Tract A and Lot 2 of Pinery Filing 25 into 11 commercial lots ranging in size from 13.336 acres to 0.838 acres. The replat includes a request to vacate a remnant 0.108-acre portion of North Pinery Parkway right-of-way (ROW) that will be merged into proposed Lot 1K. This portion of ROW is currently unimproved. A concurrent site improvement plan (SIP) is being processed for a new grocery store and associated fuel station on two of the lots.

The project site is located at the northwest corner of the intersection of North Pinery Parkway and North State Highway 83. The site is in the Pinery Separated Urban Area (SUA) of the Douglas County 2040 Comprehensive Master Plan (CMP). The properties included in the proposed replat are zoned as Pinery Planned Development (Pinery PD).

II. APPLICATION INFORMATION

A. Applicant

Dillon Companies, LLC
1014 Vine Street
Cincinnati, OH 45202

B. Applicant's Representative

Nathan Abbott
Galloway & Company
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111

C. Request

The applicant requests approval of a replat of Lot 1 of Pinery Village Filing 1 and Tract A and Lot 2 of Pinery Village Filing 25 into 11 commercial lots. The replat includes the proposed vacation and replat of a remnant, undeveloped sliver of North Pinery Parkway ROW.

D. Process

A replat is processed pursuant to Article 7 of the Douglas County Subdivision Resolution (DCSR). Article 7 states the intent of the process is “to provide a review process for the replatting of an existing subdivision plat or superblock final plat.” Per Section 706.06 of the DCSR, “The Board shall evaluate the replat request, staff report, referral agency comments, applicant responses and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, or deny the replat request. The Board’s action shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines.”

Section 704B of the DCSR provides that roads that are established by plat, but have not been used as such, may be vacated and replatted through a replat process.

E. Location

The project area is located at the northeast corner of North Pinery Parkway and North State Highway 83 in the Parker area. The attached vicinity map, zoning map, and aerial map highlight site location and existing conditions.

F. Project Description

The applicant requests to replat two commercial lots and a tract into eleven commercial lots. The proposed lots range in size from 13.336 acres to 0.838 acres and have access throughout the development via access easements.

The replat dedicates access easements, drainage easements, and utility easements to ensure access and infrastructure is available to all lots. Additional easements are to be dedicated by separate instrument to the Pinery Water and Wastewater District prior to recordation of the replat.

Lot 1 of the Pinery Village Filing 25 subdivision is not a part of this project, but is provided access through the access easements shown on this replat from North Pinery Parkway. This property is currently accessed via Tract A of Pinery Village Filing 25, known as Prospector Way. This access is being relocated approximately 150 feet to the west to accommodate a full movement intersection for this development.

The replat would also vacate a 0.108-acre portion of the North Pinery Parkway ROW. This portion of ROW is no longer needed as North Pinery Parkway was constructed in a different configuration than was originally proposed. The ROW will be merged into Lot 1K.

III. CONTEXT

A. Background

The subject property consists of two parcels and a tract and is currently zoned Pinery PD. The property is located within the Town Center portion of the PD, which is intended for a broad range of retail, professional, and commercial uses.

The applicant wishes to subdivide the property into 11 lots for future commercial development including a grocery store, which is currently under review for as part of a concurrent SIP. No tracts are proposed.

The right-of-way for North Pinery Parkway was platted in 2000 as a part of the Pinery Filing No. 25 plat with the proposed roadway curving to the north. The roadway has since been built in a different configuration without the curve to the north. A 2.27-acre section of the original ROW was vacated with the Pinery Village Filing 1 plat in 2020. A portion of ROW intended to curve to the north was left immediately south of Prospector Way. As Prospector Way is being relocated, this left-over portion of ROW is no longer necessary.

B. Adjacent Land Uses and Zoning

The subject property is surrounded by properties within the Pinery Planned Development. Land uses of surrounding properties include commercial, school, RV storage, golf course, open space, and vacant properties.

Zoning and Land Use

Direction	Zoning	Land Use
North	Pinery Planned Development	Vacant
South	Pinery Planned Development	Commercial and Drainage and Open Space Tracts
East	Pinery Planned Development	Elementary School and Golf Course
West	Pinery Planned Development	Vacant and RV Storage

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The site is vacant with a private access drive within Tract A. There are no known physical constraints to development of the property.

B. Access

The property currently has access from North Pinery Parkway via a private drive within Tract A. The private drive is proposed to be relocated and designated as a 64'-wide access easement, known as Prospector Lane, that will provide access through the site from

North Pinery Parkway to Wellspring Drive. Additional access easements are provided internally to the site to provide access to all properties within the replat as well as to Lot 1, Pinery Village Filing 25.

C. Soils and Geology

The CMP Class 3 Hazards and Environmental Constraints map does not identify any Class 3 Hazards on the subject property. Geologic conditions and soils will continue to be evaluated with any future site improvement plans.

D. Drainage and Erosion

Engineering has reviewed the application materials and did not have any concerns regarding drainage and erosion. Drainage and erosion will continue to be evaluated during the site development process.

E. Floodplain

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

F. Wildlife

The CMP Wildlife Resources map identifies the area as having low habitat value.

V. PROVISION OF SERVICES

A. Schools

This replat is for commercial properties and does not impact schools.

B. Fire Protection

South Metro Fire Rescue (SMFR) provides fire and emergency services for the property. SMFR responded to the referral request with no objection. SMFR requirements will continue to be evaluated as each lot develops with a Site Improvement Plan.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) will provide police protection to the site. Responses were not received from DSCO, the Office of Emergency Management or E911.

D. Water

The applicant provided a will serve letter from the Pinery Water and Wastewater District (PWWD) with their commitment to serve the property with central water services. The County's water consultant reviewed the replat and stated that there is sufficient water to serve the uses proposed in this application.

E. Sanitation

The applicant provided a will serve letter from the PWWD with their commitment to provide central sewer services to the property.

F. Utilities

Area utility service providers were provided a referral on this application. Xcel Energy and CORE Electric requested modifications to easements and notes. The applicant has made the requested changes and provided approvals from Xcel Energy and CORE Electric. Comcast, CenturyLink, and Black Hills Energy did not respond to the referral request.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to adjacent property owners. A response was received from the owner of Lot 1, Pinery Village Filing 25, expressing concerns regarding access to his property. Currently, the property is accessed via Prospector Lane, which is being replatted into proposed Lot 1J. The applicant indicates that it has worked with the owner of Lot 1 to come to a solution and has since revised the plat to include a note to specifically state that access is provided to Lot 1, Pinery Village Filing 25, via specific easements created on the plat.

VII. STAFF ANALYSIS

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

704.01: Complies with all applicable standards and criteria, and the original conditions of approval.

Staff Comment: The replat is in conformance with all applicable technical standards and criteria and the original conditions of approval. The replat provides access to all lots and provides additional easements for drainage, utilities, and stormwater. The lot configuration provides sufficient area for viable building locations on each lot. The original plat for the Pinery Village Filing 1 required approval of a Location and Extent for park improvements prior to the first replat. The park improvements were approved with the project LE2024-024. Other conditions of approval are related to Site Improvement Plans and will be evaluated during future applications.

704.02: Does not create nonconforming lots, and in the case of nonconforming lots, does not increase the nonconformity.

Staff Comment: No nonconforming lots are being created with this replat.

704.03: Complies with this Resolution.

Staff Comment: The replat is in compliance with all the submittal and process requirements set forth in the DCSR.

704.04: Conforms with the goals and policies of the Master Plan.

Staff Comment: The project is located in the Pinery Separated Urban Area. Policy 2-1A.2 is to prioritize the build-out of existing urban areas over approval of new urban

development. This subdivision creates commercial parcels to move towards the buildout of an existing urban area.

704.05: Addresses the design elements established in Article 4, Section 404 of this Resolution.

Staff Comment: The proposed subdivision is in conformance with the design elements. Proposed lot sizes allow for setbacks that conform to the Pinery PD standards. The site has no Class 3 geologic hazards. Subdivision wide drainage and grading concepts have been reviewed by Douglas County Engineering. The applicant will take care to protect archaeological and historical resources if uncovered during construction. Vehicular, pedestrian, and bicycle access is provided to all proposed lots within the site and Lot 1, Filing 25 via access easements.

704.06: 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 under Section 18A.

1803A.01: The applicant has demonstrated that the water rights can be used for the proposed uses.

Staff Comment: The will serve letter from the Pinery Water and Wastewater District (PWWD) demonstrates that the water rights owned by PWWD can be used for the proposed uses since the replat is within the PWWD service area.

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

Staff Comment: No new renewable water rights are associated with the replat and its water to be supplied from PWWD.

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

Staff Comment: A water plan is not required for projects served 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 projects served by a District.

704.07: Provides for a public wastewater collection and treatment system and, if other methods of wastewater collection and treatment are proposed, such systems shall comply with the State and local laws and regulations.

Staff Comment: The applicant has provided a will serve letter from the Pinery Water and Wastewater District that indicates central sewer service will be provided. The County Health Department reviewed the request and had no objection to the method of wastewater treatment.

704.08: 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: There are no known topographical or soil conditions present that would preclude development.

704.09: Provides adequate drainage improvements.

Staff Comment: The applicant provided a Phase III Drainage Report that has been reviewed by Engineering Services with no concerns. Drainage improvements will continue to be evaluated with each Site Improvement Plan.

704.10: Provides adequate transportation improvements.

Staff Comment: Engineering has reviewed and accepted the traffic study provided with the replat. The properties will be accessed via Wellspring Drive and North Pinery Parkway and internally via Prospector Lane and access easements. Requirements for additional traffic improvements will be evaluated as a part of the site improvement plan process.

704.11: Protects significant cultural, archaeological, natural, and historical resources and unique landforms.

Staff Comment: No unique landforms are located within the subject property. During construction activity within the development, the applicant, its successors and assigns shall take all reasonable care to watch for historic resources, paleontological resources and other cultural history resources and shall immediately notify Douglas County in the event of such a discovery.

704.12: Has available all necessary services, including fire and police protection, recreation facilities, utility services, streets, and open space to serve the proposed subdivision.

Staff Comment: Central water and sanitation services will be provided by PWWD. The proposed replat is within the services areas of South Metro Fire Rescue, Douglas County Sheriff's Office, AT&T, Black Hills Energy, CenturyLink, Comcast, and CORE Electric. All referral comments from service providers have been addressed.

VIII. STAFF ASSESSMENT

Staff has evaluated the replat request in accordance with the Douglas County Comprehensive Master Plan policies and Section 7 of the DCSR. Should the Board of County Commissioners find that the approval criteria have been met, the following conditions may be considered for inclusion in the motion:

1. Prior to recordation of the plat, technical corrections to the plat exhibit shall be made to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in

the public record have been relied upon by the Board of County Commissioners in approving the application, therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS	PAGE
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LAND USE APPLICATION

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

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

OFFICE USE ONLY	PROJECT FILE #:
PROJECT NAME: _____	_____
PROJECT TYPE: Commercial Development for a Replat and SIP	PLANNING FEES: _____
MARKETING NAME: KSS Store #175	ENGINEERING FEES: _____
SITE ADDRESS: NEC of N Pinery Parkway and S Parker Road	TOTAL FEES: _____
OWNER(S): Name(s): Dillon Companies, LLC, a Kansas limited liability	RELATED PROJECTS: _____ _____ _____ _____
Address: _____	_____
Phone: _____	_____
Email: _____	_____
AUTHORIZED REPRESENTATIVE (requires notarized letter of authorization if other than owner)	
Name: Galloway & Company	_____
Address: 5500 Greenwood Plaza Blvd., Suite 200, Greenwood Village, CO 80111	_____
Phone: 303-770-8884	_____
Email: _____	_____

LEGAL DESCRIPTION:

Subdivision Name: **Lot 1, Pinery village Filing No. 1 & Tract A, The Pinery Filing No. 25**

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

STATE PARCEL NUMBER(S): **2349-101-03-001 & 2349-101-98-001 & 2349-101-03-004**

ZONING:

Present Zoning: **Pinery PD** Proposed Zoning: **Pinery PD** Gross Acreage: **+/- 29.85 Ac**

Gross Site Density (DU per AC): **n/a** # of Lots or Units Proposed: **10 Lots**

SERVICE PROVIDERS:

Fire District: South Metro Fire Rescue Protection District	Metro District: Metro District #1 & #2	Gas: Xcel Energy
Water: Pinery Water and Wastewater District	Sewer: Pinery Water and Wastewater District	Electric: Core Electric - District 4
Roads: <input type="checkbox"/> Public	<input checked="" type="checkbox"/> Private (please explain): On-site private drives	

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

August 2, 2024

Date

January 23, 2025

Trevor Bedford
Douglas County
Planning Services Division
100 Third St.
Castle Rock, CO

**RE: Lot 1, Pinery Village Filing No. 1 & Tract A and Lot 2, The Pinery Filing No. 25 - Replat
Project Narrative – Revised 1/23/25**

In accordance with Section 705.02 of the Douglas County Zoning Resolution, the following narrative description of the project is provided.

705.02.1 The total land area to be resubdivided.

The total land area to be replatted is approximately 31.875 acres. This area includes Lot 2, The Pinery Filing No. 25.

705.02.2 The total number of lots and proposed uses.

Eleven (11) lots are being proposed for commercial uses including, but not limited to, a grocery store and retail fuel station.

705.02.3 The residential density and estimated nonresidential floor area.

No residential units are being proposed with this project. The estimated nonresidential floor area is 159,542 square feet on Lots 1A and 1B. It is estimated that an additional 100,000 square feet of floor area may be added to Lots 1C-1K, but will be contingent on a number of factors and may be revised in the future as these Lots are developed.

705.02.4 The total land area to be preserved as open space.

On-site landscaping shall be provided, however no formal open space is anticipated to be preserved or dedicated with this project.

705.02.5 Proposed roads, tracts, and easements, including ownership and maintenance responsibility.

The internal access easements shown on the replat shall be owned and maintained by Dillon Companies, LLC, a Kansas limited liability company, its successors and assigns. Certain utility easements as shown on the replat shall be granted to Pinery Water and Wastewater District by separate document.

705.02.6 Land dedications for parks and schools, or cash-in-lieu.

No land dedications and/or cash-in-lieu is being proposed with this development.

705.02.7 Provision of water, sewer, and other utilities.

Water and wastewater shall be provided by the Pinery Water and Wastewater District, per the provided Will Serve letter. Power shall be provided by Core Electric and gas shall be provided by Xcel Energy.



Consistency with the Comprehensive Master Plan

The proposed development aligns with the Douglas County Comprehensive Master Plan (CMP). According to the CMP; commercial, business, and industrial zoning, as well as planned developments of similar scale and character, are classified as urban uses. These urban land uses are primarily directed to the northern portion of the County, including the Primary Urban Area, Chatfield Urban Area, municipalities, and existing Separated Urban Areas (SUAs), as shown on the Land Use Map.

The subject property is located within the Pinery Separated Urban Area (SUA), as designated on Map 1.1 (Land Use) of the Comprehensive Master Plan 2040, and is identified as "Zoned, Unsubdivided" on Map 2.3 (Pinery SUA).

This proposed development supports the intent of the Urban Land Use Area by:

- Promoting development patterns that address the needs of residents,
- Enhancing and improving existing infrastructure,
- Concentrating non-residential uses within the SUA, and
- Advancing economic development and employment opportunities within the County.

The Separated Urban Areas are discussed in Goal 2-15 of the CMP.

- Goal 2-15 of the CMP is to "Preserve the Integrity of the Separated Urban Areas".
 - Objective 2-15A: Support the Logical Build-out of SUAs
 - POLICY 2-15A.1: Timing of development should be concurrent with capital improvement plans of the County and of special districts, where improvements are needed.

This project is within the Pinery Commercial Metropolitan District No. 2 ("District") and the end user has entered into a Public Improvement Agreement (PIA) with the District. District is authorized, pursuant to its Consolidated Service Plan approved by the County on September 20, 2005, as amended by that certain Resolution No. R-020-029 by the County on March 17, 2020, to provide, construct, finance and acquire certain public improvements including water, sanitation (including storm and sanitary sewer), street, lighting, safety protection and park and recreation and other facilities and services as are generally described in the Service Plan, a portion of which public improvements are required to serve the Property ("Public Improvements"). These Public Improvements include the construction of Wellspring Drive and Pinery Center Boulevard and the extension of water, sanitary sewer and storm sewer line extensions to service this project.
 - POLICY 2-15A.2: The creation and designation of new SUAs is inconsistent with this Plan.
The proposed replat is within an existing SUA.
 - POLICY 2-15A.3: Expansion of SUAs is not supported by this Plan, unless compelling public benefit is provided that outweighs potential impacts.
The proposed replat is within an existing SUA and is not seeking expansion of an SUA.

- Objective 2-15B: Develop Communities With Adequate Public Facilities and Services.
 - POLICY 2-15B.1: Support funding methods to acquire and improve needed public facilities and services.

This project is within the Pinery Commercial Metropolitan District No. 2 (“District”) and our client has entered into a Public Improvement Agreement (PIA) with the District. District is authorized, pursuant to its Consolidated Service Plan approved by the County on September 20, 2005, as amended by that certain Resolution No. R-020-029 by the County on March 17, 2020, to provide, construct, finance and acquire certain public improvements including water, sanitation (including storm and sanitary sewer), street, lighting, safety protection and park and recreation and other facilities and services as are generally described in the Service Plan, a portion of which public improvements are required to serve the Property (“Public Improvements”). These Public Improvements include the construction of Wellspring Drive and Pinery Center Boulevard and the extension of water, sanitary sewer and storm sewer line extensions to service this project.
 - POLICY 2-15B.2: Ensure development or redevelopment enhances existing community services such as utilities, fire protection, schools and water supply.

The project shall enhance existing community services by providing roadway and utility extensions along with providing additional retail options to the greater community.
 - POLICY 2-15B.3: Support efforts to ensure the fiscal health of special districts.

This project is within the Pinery Commercial Metropolitan District No. 2 (“District”) and our client has entered into a Public Improvement Agreement (PIA) with the District in an effort to ensure the fiscal health of the District and in order to help finance certain public improvements for this project. With the vertical construction of the project, it is assumed that the Assessed Values will increase adding to the Districts viability.
 - POLICY 2-15B.4: Support special district facility and infrastructure upgrades needed to build-out the SUAs.

This project is within the Pinery Commercial Metropolitan District No. 2 (“District”) and our client has entered into a Public Improvement Agreement (PIA) with the District. District is authorized, pursuant to its Consolidated Service Plan approved by the County on September 20, 2005, as amended by that certain Resolution No. R-020-029 by the County on March 17, 2020, to provide, construct, finance and acquire certain public improvements including water, sanitation (including storm and sanitary sewer), street, lighting, safety protection and park and recreation and other facilities and services as are generally described in the Service Plan, a portion of which public improvements are required to serve the Property (“Public Improvements”). These Public Improvements include the construction of Wellspring Drive and Pinery Center Boulevard and the extension of water, sanitary sewer and storm sewer line extensions to service this project.
 - POLICY 2-15B.5: Encourage the construction of roads, connectivity to adjacent neighborhoods, and emergency service access.

The District is obligated to construct Wellspring Drive and Pinery Center Boulevard bordering the northern and western boundaries as shown on the enclosed replat document. Wellspring Drive shall connect to North Pinery Parkway to the south in order to provide connectivity to the adjacent neighborhood, Pinery West, and provide access out to South Parker Road via North Pinery Parkway. Wellspring Drive shall provide access to South Parker Road along the north side of the project.

- **POLICY 2-15B.6:** Encourage the construction of additional local and regional trails, sidewalks, and parks, where appropriate, to increase pedestrian safety and active and passive recreational opportunities.
Perimeter sidewalks and streetscaping shall be constructed by the District and will provide access to the Cherry Creek Trail Pinery Trailhead. Additional sidewalks are proposed along Market Street through the property in order to provide additional sidewalks for pedestrian connectivity, north to south, as shown on the replat document.
- **POLICY 2-15B.7:** Encourage wildfire mitigation measures by the County, the fire protection district, and individual property owners.
The Douglas County Interactive Wildfire Mitigation Map does not identify this area as having a high risk of wildfire. Additionally, due to the commercial uses proposed for this project, there will be large areas of paved, defensible space.
- **POLICY 2-15B.8:** Support regional transportation services.
Due to its location and Metro District funded infrastructure, this project will add additional access to the existing public regional transportation system.
- **POLICY 2-15B.9:** Encourage public or private transportation services, potentially including a public transportation district, within the SUAs.
The proposed commercial development supports Policy 2-15B.9 by fostering opportunities for enhanced transportation services within the SUA. While the development is privately driven, it is strategically positioned to encourage public or private transportation services by creating a centralized hub that aligns with the County's vision for connectivity and accessibility.
The development's location and design facilitate access for potential future transportation initiatives. Furthermore, the project includes infrastructure improvements that will enhance mobility options and support the integration of diverse transportation modes, ultimately contributing to the broader connectivity goals of the SUA.
- **POLICY 2-15B.10 (PINERY SUA):** Support efforts of the Pinery Water and Wastewater District to continue providing a safe and reliable water supply, particularly with respect to the protection of alluvial groundwater.
We have been working with the Pinery Water & Wastewater District ("District") and a will serve letter was received from the District that acknowledges its willingness and ability to serve the proposed subdivision with water and wastewater service. The property is located within the District. According to the will serve letter, the District is in compliance with the Colorado Department of Public Health and Environment testing and quality requirements.

- Objective 2-15C: Develop In a manner that complements and enhances the character of the built and natural environment.
 - POLICY 2-15C.1: Develop in a manner that complements and enhances the existing development pattern of adjoining neighborhoods, including density, scale, and landscaping.

The subject property is currently undeveloped, zoned PD and is within The Pinery Planned Development Planning Areas PA 40-A (Town Center) and PA 40 (Commercial). We will continue to work with County staff in order to ensure that the development complies with the underlying zoning development standards and the density, scale and landscaping complements and enhances the adjoining neighborhoods.
 - POLICY 2-15C.2: Identify, adequately protect, and buffer significant open space and natural areas in, and adjacent to, new developments.

We will continue to work with staff to ensure that adequate landscape buffers are provided within and around the proposed development.
 - POLICY 2-15C.3: Encourage environmental and viewshed protection through development review.

The natural topography of the subject site will be utilized in order to protect the viewshed to the west by setting the finished floor elevations below Parker Road.
 - POLICY 2-15C.4: Include the use of environment-enhancing features in development.

Low water use plantings are proposed throughout the project site in order to enhance and soften the proposed development while being water conscience. Muted colors and natural materials are utilized in order to blend in with the neighboring developments.
 - POLICY 2-15C.8 (PINERY SUA): Minimize visual impacts and preserve the integrity of the High Plateau bluffs in the development of land on the west side of Cherry Creek.

The subject property is located on the east side of Cherry Creek. However, the natural topography of the subject site will be utilized in order to protect the viewshed to the west by setting the finished floor elevations below Parker Road. Rooftop mechanical equipment shall be screened from view and muted colors and natural materials shall be used in order to minimize visual impacts.
- Objective 2-15D: Establish community separators surrounding all SUAS with compatible and appropriate land uses.
 - POLICY 2-15D.1: Encourage coordination with other jurisdictions that may influence land development decisions within areas adjacent to the SUAs.

The replat aligns with Policy 2-15D.1 by recognizing the importance of collaboration with neighboring jurisdictions to ensure cohesive land use decisions and development patterns adjacent to the SUA.

As part of the planning process, the development team has considered potential impacts on adjacent areas and remains committed to coordinating with relevant jurisdictions and agencies to address shared concerns, such as infrastructure, transportation, and land use compatibility. By fostering open communication and cooperation, this

project supports a unified approach to regional planning, consistent with the intent of the policy.

- POLICY 2-15D: Approve only low-intensity land uses such as open space, agriculture, recreation, and residential development in areas adjacent to SUAs, in accordance with Nonurban Area policies in Section 3, and any intergovernmental agreements with municipalities and the County.
The proposed replat is entirely within the Pinery SUA.
- POLICY 2-15D.3: Encourage the provision of open space within and surrounding the SUAs to provide a framework of separation.
The proposed replat includes landscaped areas that enhance the overall character of the SUA. These landscaped areas include perimeter landscaping that will help to maintain a clear framework of separation between adjacent land uses within the SUA.
These landscaped areas shall be thoughtfully integrated to serve multiple purposes, including aesthetic enhancement and buffering, and are consistent with the policy's intent to preserve the unique identity of the SUA and its surroundings.
- POLICY 2-15D.4: Incorporate the development of parks and the purchase of open space in accordance with the goals and policies of the County Parks, Trails & Open Space Master Plan and the County Transportation Master Plan.
The proposed replat supports Policy 2-15D.4 through the planned improvements facilitated by the Metro District.
The Metro District's initiatives ensure that open space preservation and park development are thoughtfully coordinated to enhance the quality of life for residents while providing opportunities for recreation and connectivity. These efforts also contribute to a well-planned transportation network that integrates seamlessly with the surrounding infrastructure, advancing the County's vision for sustainable development within the SUA.

Sincerely,
GALLOWAY

Nathan Abbott
Principal, Sr. Development Services PM

cc: Troy Kelts, PE, Jacob Molden, PE

Comprehensive Master Plan

Land Use Reference Map

Comprehensive Master Plan Areas

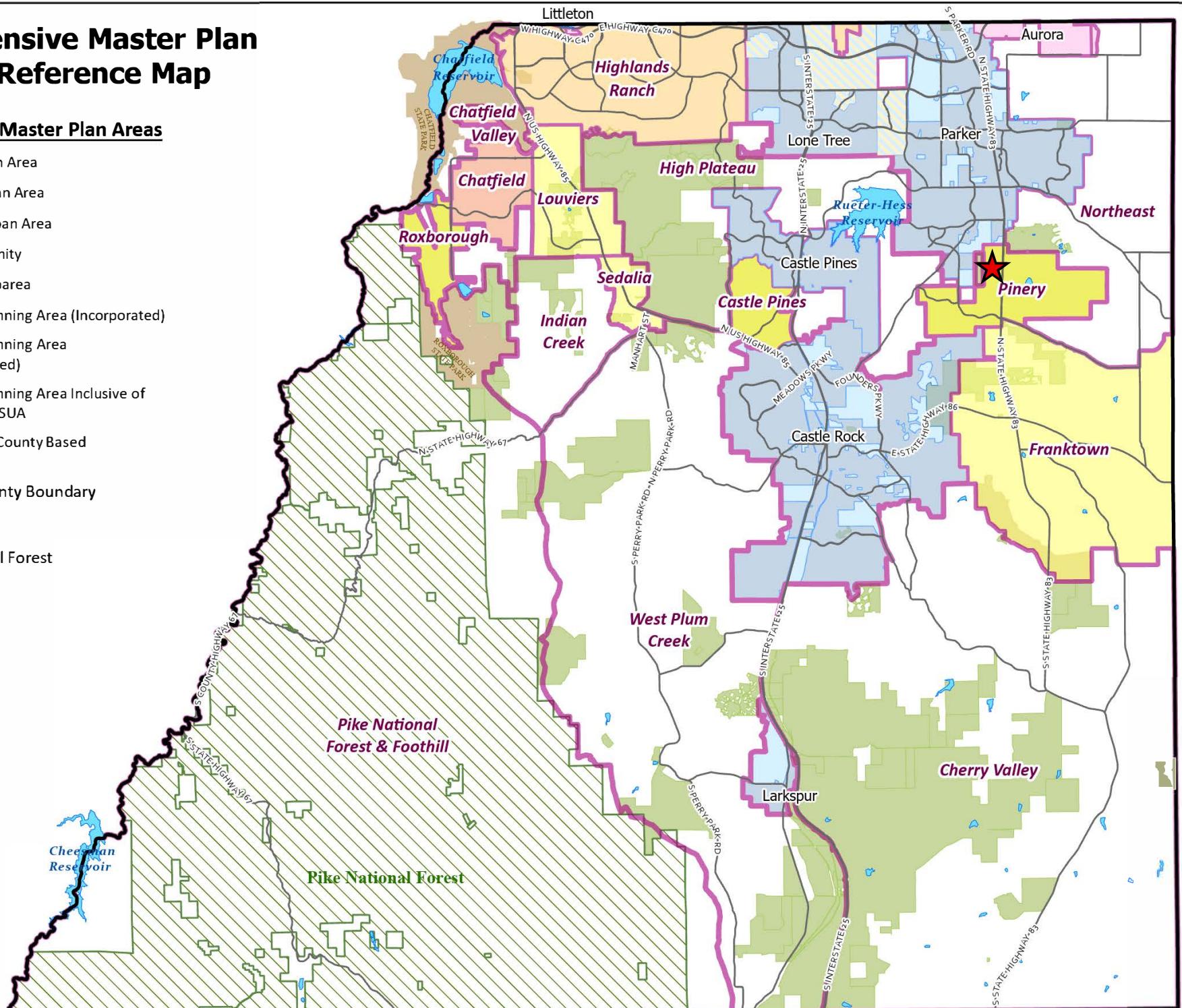
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

- Major Roads



Pinery Village Filing 1, 1st Amendment

SB2024-043
Zoning Map



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatistyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Pinery Village Filing 1, 1st Amendment

SB2024-043

Aerial Map

LEGEND

- Roads
- Major Roads
- Parcels - PARCELS



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatistyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Referral Agency Response Report**Page 1 of 4****Project Name:** Pinery Village Filing 1, 1st Amendment**Project File #:** SB2024-043**Date Sent:** 01/27/2025**Date Due:** 02/18/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	01/30/2025	<p>No Comment:</p> <p>Update 07/22/2025:</p> <p>Both the plat and the site plan at SP2024-062 show a private drive labeled MARKET STREET. This requires revision. There is already an existing street using this name within Douglas County. An alternative name is required. The proposed suffix of STREET is acceptable. A suffix of ROAD, LANE, or TRAIL is also acceptable.</p> <p>Please submit an alternative street name for my review. Once we have identified an acceptable street name, revise the replat at SB2024-043 and the site plan at SP2024-062.</p>	Applicant renamed "Market Street" to Prospector Lane
Assessor		No Response Received:	No response necessary
AT&T Long Distance - ROW		No Response Received:	No response necessary
Black Hills Energy		No Response Received:	No response necessary
CenturyLink		No Response Received:	No response necessary

Referral Agency Response Report**Page 2 of 4****Project Name:** Pinery Village Filing 1, 1st Amendment**Project File #:** SB2024-043**Date Sent:** 01/27/2025**Date Due:** 02/18/2025

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	01/28/2025	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for SB2024-043, Pinery Village Filing 1, 1st Amendment have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.	No response necessary
Colorado Department of Transportation CDOT-Region # 1	02/14/2025	Received: See attached letter. Summary: No negative drainage impacts expected. No concerns from ROW. Any proposed work in CDOT right-of-way will require a permit.	Information forwarded to applicant. No work is currently expected in CDOT ROW.
Colorado Division of Water Resources		No Response Received	No response necessary
Comcast		No Response Received:	No response necessary
CORE Electric Cooperative	02/14/2025	Received: CORE will require additional utility easements and widths. CORE will require a meeting with the applicant to discuss conflicts with water/sewer and gas easements.	Applicant met with CORE and has added/modified utility easements to CORE's satisfaction.

Referral Agency Response Report**Page 3 of 4****Project Name:** Pinery Village Filing 1, 1st Amendment**Project File #:** SB2024-043**Date Sent:** 01/27/2025**Date Due:** 02/18/2025

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	02/05/2025	Received: See attached letter Summary: Requested modification to access for Lot 1, Filing 25	Applicant modified access and added note describing how access is provided to Lot 1, Filing 25.
High Prairie Farms HOA		No Response Received:	No response necessary
Mile High Flood District		No Response Received:	No response necessary
Office of Emergency Management		No Response Received:	No response necessary
Pinery Commercial Metro Districts #1 & 2		No Response Received:	No response necessary
Pinery Water and Wastewater District	02/14/2025	Received: Applicant is to provide a utility and access easement for the existing waterline located on Lot 1K, via separate instrument. The reception number and easement should be shown on the plat prior to approval and recordation.	Requested PWWWD Easements have been recorded at reception 2025037939
Pinery West HOA		No Response Received:	No response necessary
Pinewood Townhome HOA		No Response Received:	No response necessary
Rural Water Authority of Douglas County		No Response Received:	No response necessary
Sheriff's Office		No Response Received:	No response necessary
Sheriff's Office E911		No Response Received:	No response necessary
South Metro Fire Rescue	01/31/2025	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed replat. Note that the document in the referral packet "Civil Drawings_2nd Submittal_12-20-24" was not reviewed as the document contained errors preventing download and viewing. Civil plans will be reviewed on future Site Improvement Plans and plans for construction.	No response necessary
The Pinery HOA		No Response Received:	No response necessary
Town of Castle Rock	01/28/2025	No Comment:	No response necessary

Referral Agency Response Report**Page 4 of 4****Project Name:** Pinery Village Filing 1, 1st Amendment**Project File #:** SB2024-043**Date Sent:** 01/27/2025**Date Due:** 02/18/2025

Agency	Date Received	Agency Response	Response Resolution
Town of Parker Development Review		No Response Received:	No response necessary
Town of Parker Public Works		No Response Received:	No response necessary
Xcel Energy-Right of Way & Permits	02/12/2025	Received: See attached letter Summary: Requested additional easements and plat note.	Applicant added requested note and easements.

February 5, 2025

Nate Abbott
Senior Development Services Project Manager
Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111

DV 2024-355

Subject: Pinery Village Filing #1 – 1st Amendment

Dear Nate,

Plan Review Summary:

Submitted to Engineering	-	1/27/25
Comments Sent Out	-	2/5/25

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

Final Plat Comments

Comment #1-The traffic report and drainage report have been received and will be reviewed in detail with the site improvement plan.

Comment #2-On sheet 6, since the proposed 40-ft. access easement is offset to lots 1 & 1K, we would recommend that a 20-ft. (+/-) access easement extend north to provide a better access to lot 1 (refer to the attached redlines)

If you have any questions, please let me know.

Sincerely,



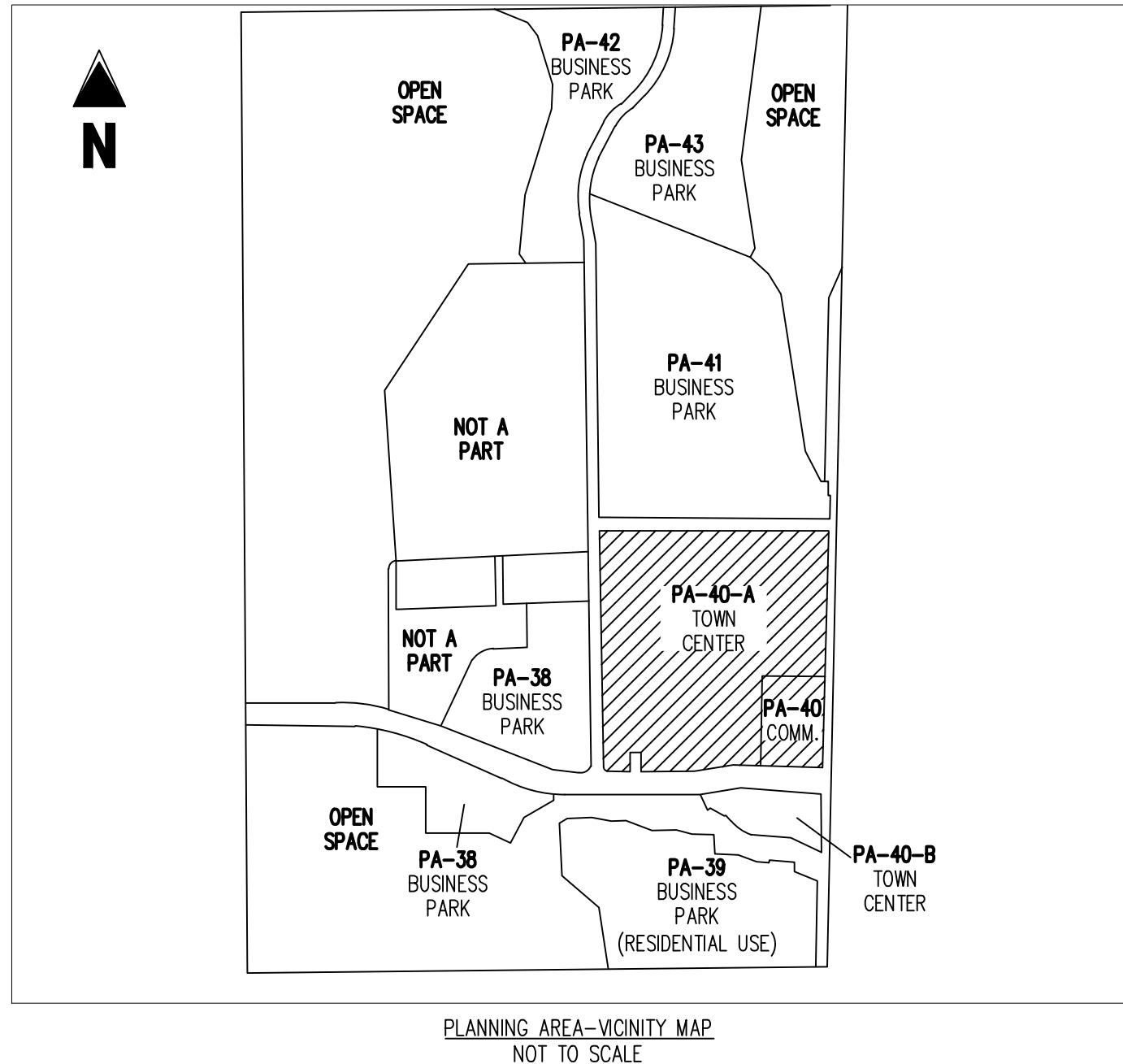
Chuck Smith
Development Review Engineer

cc: Trevor Bedford, AICP, Senior Planner

DV24355

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7490

PINERY VILLAGE FILING NO. 1, 1ST AMENDMENT



PLANNING AREA-VICINITY MAP.
NOT TO SCALE

LEGAL DESCRIPTION:

A PARCEL OF LAND, DESCRIBED AS LOT 1, PINERY VILLAGE FILING NO. 1, RECORDED AT RECEIPT NO. 2020006468, LOT 2 AND TRACT A, THE PINERY FILING NO. 25, RECORDED AT RECEIPT NO. DC00008320 OF THE DOUGLAS COUNTY CLERK & RECORDER OFFICE, TOGETHER WITH A PORTION OF THE RIGHT OF WAY OF PINERY PARKWAY, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, PINERY VILLAGE FILING NO. 1;

THENCE WITH THE WEST LINE OF SAID LOT 1, ALSO BEING THE EAST LINE OF PINEY CENTER BOULEVARD, A PUBLIC RIGHT OF WAY, NO037'01" W, A DISTANCE OF 986.13 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ON THE SAID WEST LINE FOR THE FOLLOWING FIVE (5) COURSES:

- 1) THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°45'55", HAVING A RADIUS OF 320.00 FEET, AN ARC LENGTH OF 26.61 FEET, WITH A CHORD BEARING OF NO14°5'56"E AND A CHORD DISTANCE OF 26.61 FEET;
- 2) THENCE, NO40°8'54"E, A DISTANCE OF 49.12 FEET TO A POINT OF CURVATURE;
- 3) THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°45'55", HAVING A RADIUS OF 380.00 FEET, AN ARC LENGTH OF 31.60 FEET, WITH A CHORD BEARING OF NO14°5'56"E AND A CHORD DISTANCE OF 31.60 FEET;
- 4) THENCE, NO037'01" W, A DISTANCE OF 96.58 FEET;
- 5) THENCE, N44°40'07"E, A DISTANCE OF 42.51 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WELLSPRING DRIVE;

THENCE DEPARTING SAID WEST LINE AND WITH THE SAID SOUTH LINE, ALSO BEING THE NORTH LINE OF SAID LOT 1, N89°57'09"E, A DISTANCE OF 1158.72 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID NORTH LINE AND ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 27°09'36", HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 16.59 FEET, WITH A CHORD BEARING OF S76°28'03"E AND A CHORD DISTANCE OF 16.44 FEET;

THENCE, S01°44'50"W, A DISTANCE OF 753.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, PINERY VILLAGE FILING NO. 1;

THENCE, N88°11'25"W, AT 3.30 FEET PASSING THE NORTHEAST CORNER OF LOT 1, THE PINERY NO. 25, A TOTAL DISTANCE OF 333.30 FEET TO THE NORTHWEST CORNER OF LOT 1, THE PINERY, FILING NO. 25;

THENCE WITH THE WEST LINE OF SAID LOT 1, THE PINERY, FILING NO. 25, S01°48'20"W, A DISTANCE OF 206.04 FEET TO THE NORTHWEST CORNER OF LOT 2, THE PINERY NO. 25;

THENCE WITH THE NORTH LINE OF SAID LOT 2, THE PINERY FILING NO. 25, S88°11'40"E, A DISTANCE OF 330.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, THE PINERY NO. 25;

THENCE WITH THE EAST LINE OF SAID LOT 2, THE PINERY NO. 25, THE FOLLOWING THREE (3) COURSES:

- 1) THENCE S01°48'20"W, A DISTANCE OF 125.00 FEET;
- 2) THENCE S01°43'50"W, A DISTANCE OF 86.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, THE PINERY NO. 25;
- 3) THENCE S46°48'35"W, A DISTANCE OF 76.55 FEET TO A POINT ON THE NORTH RIGHT OF LINE OF PINERY PARKWAY;

THENCE WITH SAID NORTH LINE OF PINERY PARKWAY, THE FOLLOWING EIGHT (8) COURSES:

- 1) THENCE N88°11'25"W, A DISTANCE OF 74.85 FEET;
- 2) THENCE N88°17'40"W, A DISTANCE OF 198.85 FEET;
- 3) THENCE N88°01'49"W, A DISTANCE OF 9.11 FEET TO A POINT OF CURVATURE;
- 4) THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°10'55", HAVING A RADIUS OF 949.75 FEET, AN ARC LENGTH OF 52.75 FEET, WITH A CHORD BEARING OF N89°12'42"W AND A CHORD DISTANCE OF 52.74 FEET TO A POINT OF COMPOUND CURVATURE;
- 5) THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°44'56", HAVING A RADIUS OF 1060.00 FEET, AN ARC LENGTH OF 143.36 FEET, WITH A CHORD BEARING OF S85°35'37"W AND A CHORD DISTANCE OF 143.25 FEET;
- 6) S81°43'09"W, A DISTANCE OF 110.01 FEET TO A POINT OF CURVATURE;
- 7) THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 07°55'11", HAVING A RADIUS OF 940.00 FEET, AN ARC LENGTH OF 129.93 FEET, WITH A CHORD BEARING OF S85°40'44"W AND A CHORD DISTANCE OF 129.83 FEET;
- 8) THENCE S89°38'20"W, A DISTANCE OF 185.23 FEET THE SOUTHEAST CORNER OF A PUBLIC SERVICE CO. OF COLORADO PARCEL, AS DESCRIBED AT BOOK 226, PAGE 642;

THENCE WITH THE EAST LINE OF SAID BOOK 226, PAGE 642, NO02118W, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID BOOK 226, PAGE 642;

THENCE WITH THE NORTH LINE OF SAID BOOK 226, PAGE 642, S89°38'20"W, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID BOOK 226, PAGE 642;

THENCE WITH THE WEST LINE OF SAID BOOK 226, PAGE 642, S00°21'18"E, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID BOOK 226, PAGE 642 AND BEING A POINT ON THE NORTH LINE OF PINERY PARKWAY;

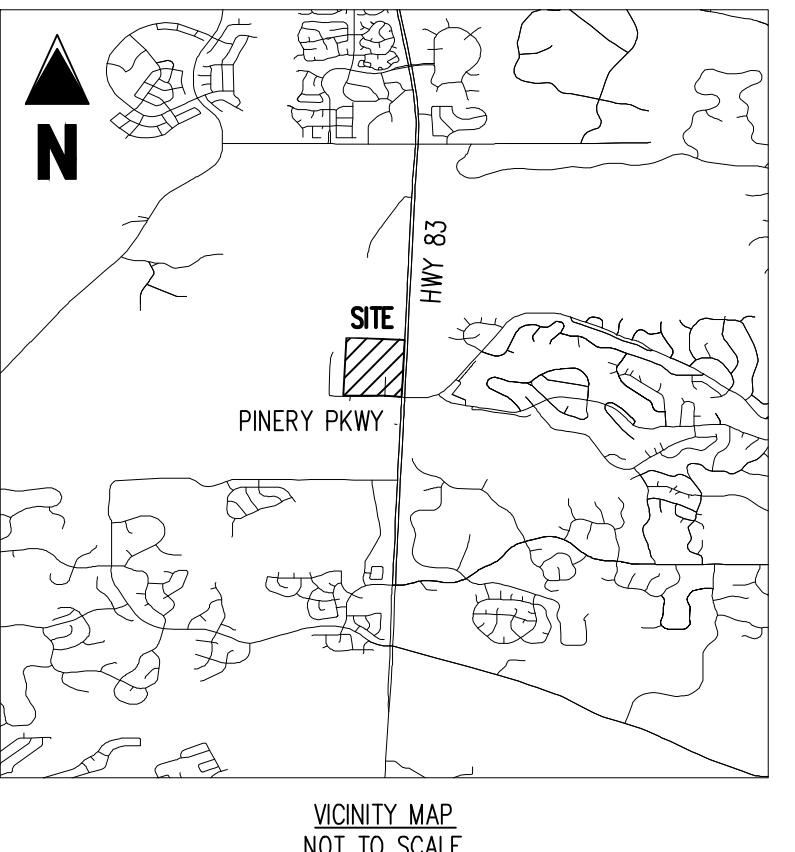
THENCE WITH THE SAID NORTH LINE OF PINERY PARKWAY, S89°38'20"W, A DISTANCE OF 116.16 FEET TO A POINT OF CURVATURE;

THENCE SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°44'39", HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 54.82 FEET, WITH A CHORD BEARING OF S45°29'21"E AND A CHORD DISTANCE OF 49.39 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING A CALCULATED AREA OF 1,388,519 SQUARE FEET, OR 31.875 ACRES, MORE OR LESS.

SHEET INDEX:

SHEET 1 COVER SHEET, LEGAL DESCRIPTION AND NOTES
SHEET 2 TABLE INFORMATION
SHEET 3 PLAN SHEET (EXISTING EASEMENTS)
SHEET 4 PLAN SHEET (EXISTING EASEMENTS)
SHEET 5 PLAN SHEET (PROPOSED EASEMENTS)
SHEET 6 PLAN SHEET (PROPOSED EASEMENTS)



VICINITY MAP
NOT TO SCALE

NOTES:

- 1) FIELD WORK WAS COMPLETED ON OCTOBER 25, 2024.
- 2) BASIS OF BEARING: THE BASIS OF BEARING IS DESCRIBED AS THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, WITH THE SOUTH CORNER BEING MONUMENTED BY A 3-1/4" ALUMINUM CAMP, STAMPING ILLIGIBLE, AND THE NORTH CORNER OF SAID LINE BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP, STAMPED "T7S S3 S10 PLS 31213" AND HAVING A BEARING OF S00°20'02"E WITH A DISTANCE OF 2653.86'.
- 3) PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08035001846, HAVING A REVISION DATE OF MARCH 16, 2016, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE 'X'. THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- 4) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 5) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).
- 6) 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 REPLAT.
- 7) THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OF THIS TRACT. VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY FIDELITY NATIONAL TITLE INSURANCE CO., NATIONAL COMMERCIAL SERVICES, ISSUING OFFICE FILE NO. 00502484-201-1N7-ES, WITH A COMMITMENT DATE OF MAY 16, 2024.

EASEMENT NOTES:

- A) THE PWWD ACCESS & UTILITY EASEMENTS AS SHOWN HEREON HAVE BEEN DEDICATED TO PINERY WATER AND WASTEWATER DISTRICT BY SEPARATE DOCUMENT AND SHALL BE MAINTAINED BY THE OWNER AND ITS SUCCESSORS AND ASSIGNS.
- B) THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED AS GENERAL PURPOSE PUBLIC UTILITY EASEMENTS AND SHALL BE MAINTAINED BY THE OWNER AND ITS SUCCESSORS AND ASSIGNS.
- C) THE 64-FOOT ACCESS, UTILITY AND DRAINAGE EASEMENT FROM WELLSPRING DRIVE TO PINERY PARKWAY AS SHOWN HEREON IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE OWNER AND ITS SUCCESSORS AND ASSIGNS.
- D) THE ACCESS EASEMENTS AS SHOWN HEREON ARE PROVIDED TO ALLOW CROSS ACCESS WITHIN THE DEVELOPMENT AND SHALL BE MAINTAINED BY THE OWNER AND ITS SUCCESSORS AND ASSIGNS.

ACCEPTANCE CERTIFICATE:

THE DEDICATION OF EASEMENTS AS DESCRIBED ON "EASEMENT NOTES C AND D" ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY DILLON COMPANIES, LLC, A KANSAS LIMITED LIABILITY COMPANY AS PART OF A PRIVATE REAL ESTATE AGREEMENT.

BY: _____

TITLE: _____

STATE OF _____)
COUNTY OF _____)
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 202____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL: _____

NOTARY PUBLIC

DEDICATION CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS 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 **PINERY VILLAGE FILING NO. 1, 1ST AMENDMENT**.

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, DRAINAGE, AND BLANKET ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, CO FOR PUBLIC USES AND PURPOSES.

BY: _____

TITLE: _____

STATE OF _____)
COUNTY OF _____)
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 202____

BY _____ AS _____

BY _____ AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

OWNER:

OWNER: _____

BY: _____

TITLE: _____

STATE OF _____)
COUNTY OF _____)
SUBSCRIBED AND SWEORN TO BEFORE ME THIS ____ DAY OF ____ 202____

BY _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE VERIFICATION:

WE, FIDELITY NATIONAL TITLE INSURANCE CO., NATIONAL COMMERCIAL SERVICES, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES:

BY _____

DATE: _____ COMPANY NAME: _____

STATE OF _____)
COUNTY OF _____)
SUBSCRIBED AND SWEORN TO BEFORE ME THIS ____ DAY OF ____ 202____

BY _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BOARD OF DOUGLAS COUNTY COMMISSIONER'S CERTIFICATE:

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

LOT _____ BLOCK _____ FILING # _____ IS AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION # _____.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

UTILITY EASEMENT ACKNOWLEDGEMENT:

THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES, SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.



Galloway

Project No: KSS100017510
Drawn By: AAY
Checked By: KWR
Date: 06/18/2024
5500 Greenwood Village Plaza Boulevard, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

1
SHEET 1 OF 6

The drainage report will be reviewed with the Site Improvement Plan

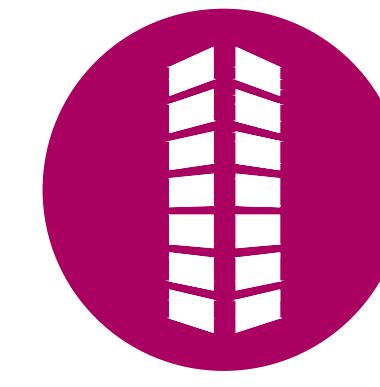
PINERY VILLAGE FILING NO. 1, 1ST AMENDMENT

A REPLAT OF LOT 1, PINERY VILLAGE FILING NO. 1,
 TRACT A AND LOT 2, THE PINERY FILING NO. 25, AND A PORTION OF PINERY PARKWAY RIGHT OF WAY,
 PLANNING AREA PA-40-A AND PA-40
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, T7S, R66W OF THE 6TH P.M.
 COUNTY OF DOUGLAS, STATE OF COLORADO
 31.875 ACRES 11 NON-RESIDENTIAL LOTS SB2024-043

LOT AND TRACT SUMMARY		
LOT/TRACT	SQUARE FOOT	ACREAGE
LOT 1A	580,257	13.321
LOT 1B	37,154	0.853
LOT 1C	319,291	7.330
LOT 1D	58,844	1.351
LOT 1E	59,123	1.357
LOT 1F	56,470	1.296
LOT 1G	47,702	1.095
LOT 1H	43,177	0.991
LOT 1I	43,359	0.995
LOT 1J	56,951	1.307
LOT 1K	86,191	1.978

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	N4713'56"W	38.38
L2	N037'52"W	1033.02
L3	N447'47"E	140.45
L4	N4440'07"E	16.13
L5	N8957'09"E	39.80
L6	N447'47"E	156.17
L7	S148'08"W	45.57
L8	S037'52"E	1009.50
L9	N8938'20"E	38.59
L10	S215'08"E	50.03
L11	S8938'20"W	62.12

PARCEL CURVE SEGMENT TABLE				
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING
C1	5'25"39"	34.10	360.00	N204'58"E
C2	5'25"43"	29.37	310.00	S204'58"W
C3	5'41"22"	15.89	160.00	N439'00"E
C4	5'95"47"	51.73	49.50	N3725'44"E
C5	4'41"41"	64.73	790.00	S7116'11"E
				64.71



Galloway

Project No: KSS1000175.10
 Drawn By: AAY
 Checked By: KWR
 Date: 06/18/2024
 5500 Greenwood Village Plaza Boulevard, Suite 200
 Greenwood Village, CO 80111
 303.770.8884
 GallowayUS.com

2

SHEET 2 OF 6

PINERY VILLAGE FILING NO. 1, 1ST AMENDMENT

A REPLAT OF LOT 1, PINERY VILLAGE FILING NO. 1,
TRACT A AND LOT 2, THE PINERY FILING NO. 25, AND A PORTION OF PINERY PARKWAY RIGHT OF WAY,
PLANNING AREA PA-40-A AND PA-40
LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, T7S, R66W OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
31.875 ACRES 11 NON-RESIDENTIAL LOTS SB2024-043

NORTH LINE OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST, 6TH P.
N89°34'56"E 1316.72'

NORTHEAST CORNER OF
SECTION 10, TOWNSHIP 7 SOUTH, RANGE
66 WEST, OF THE 6TH P.M.
FOUND, 3-1/4" ALUMINUM CAP,
STAMPED, "T7S R66W S3 S2 S10 S11
1988 PLS 23053"

T7S R66W

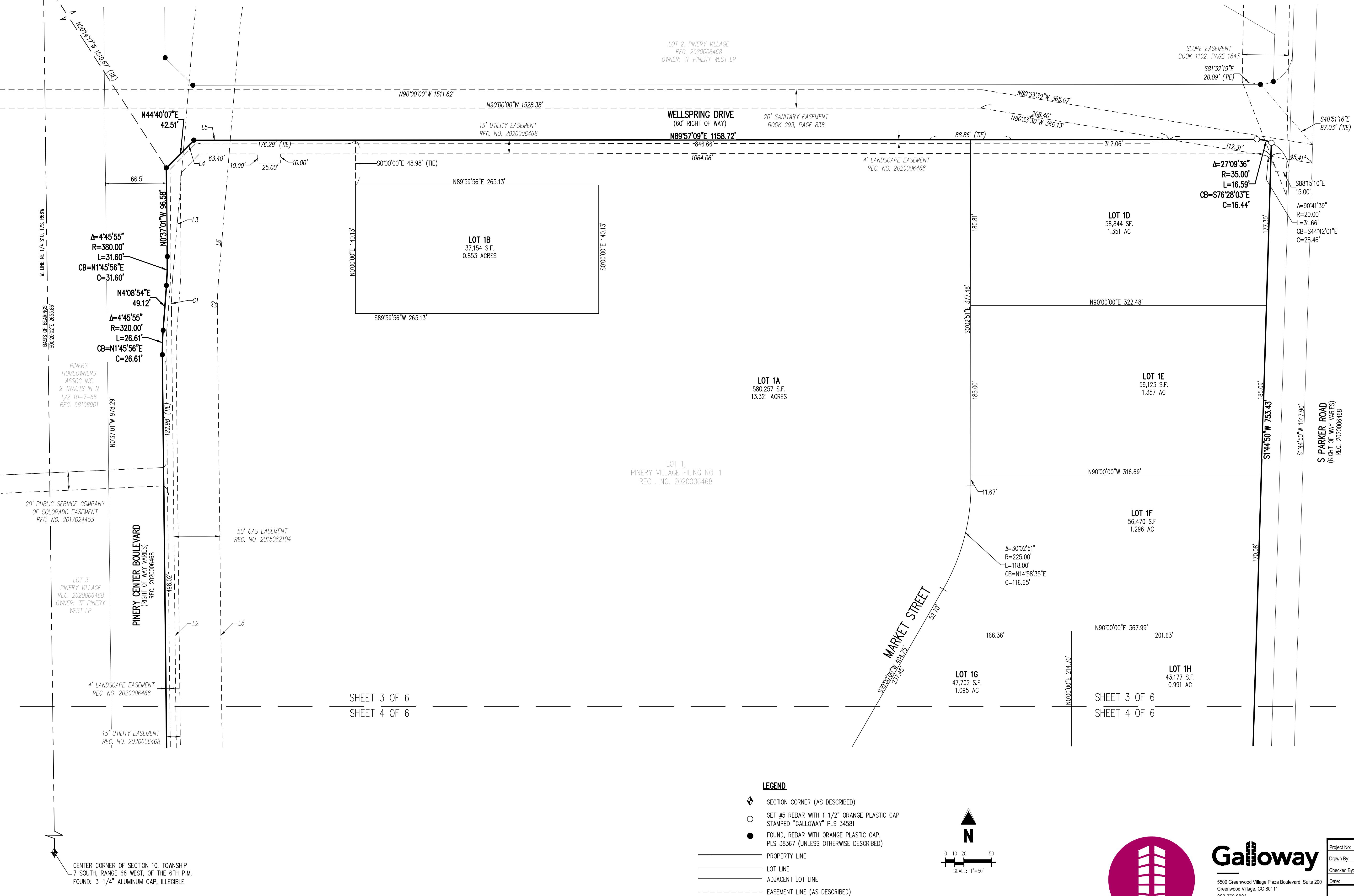
S3 S2

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S10 S11

1988

2 3 0 5 ^

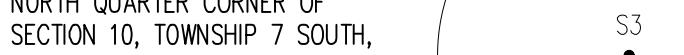


Galloway

ect No:	KSS1000175.10
n By:	AAY
cked By:	KWR
e:	06/18/2024

PINERY VILLAGE FILING NO. 1, 1ST AMENDMENT

NORTH QUARTER CORNER OF
SECTION 10, TOWNSHIP 7 SOUTH,
RANGE 66 WEST, OF THE 6TH P.M.
FOUND: 3-1/4" ALUMINUM CAP,
STAMPED, "T7S S3 S10 PLS 31213"

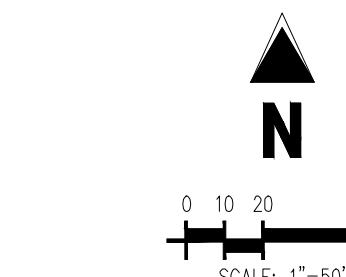


A REPLAT OF LOT 1, PINERY VILLAGE FILING NO. 1,
TRACT A AND LOT 2, THE PINERY FILING NO. 25, AND A PORTION OF PINERY PARKWAY RIGHT OF WAY
PLANNING AREA PA-40-A AND PA-40
LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, T7S, R66W OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
31.875 ACRES 11 NON-RESIDENTIAL LOTS SR2024-043

31.875 ACRES 11 NON-RESIDENTIAL LOTS SB2024-043

LEGEND

- ◆ SECTION CORNER (AS DESCRIBED)
- SET #5 REBAR WITH 1 1/2" ORANGE PLAS
STAMPED "GALLOWAY" PLS 34581
- FOUND, REBAR WITH ORANGE PLASTIC CAP,
PLS 38367 (UNLESS OTHERWISE DESCRIBED)
- PROPERTY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE (AS DESCRIBED)
- SECTION LINE (AS DESCRIBED)



Galloway

Project No:	KSS1000175.10
Drawn By:	AAY
Checked By:	KWR
Date:	06/18/2024

PINERY VILLAGE FILING NO. 1, 1ST AMENDMENT

NORTH QUARTER CORNER OF
SECTION 10, TOWNSHIP 7 SOUTH,
RANGE 66 WEST, OF THE 6TH P.M.
FOUND: 3-1/4" ALUMINUM CAP,
STAMPED, "T7S S3 S10 PLS
31213"

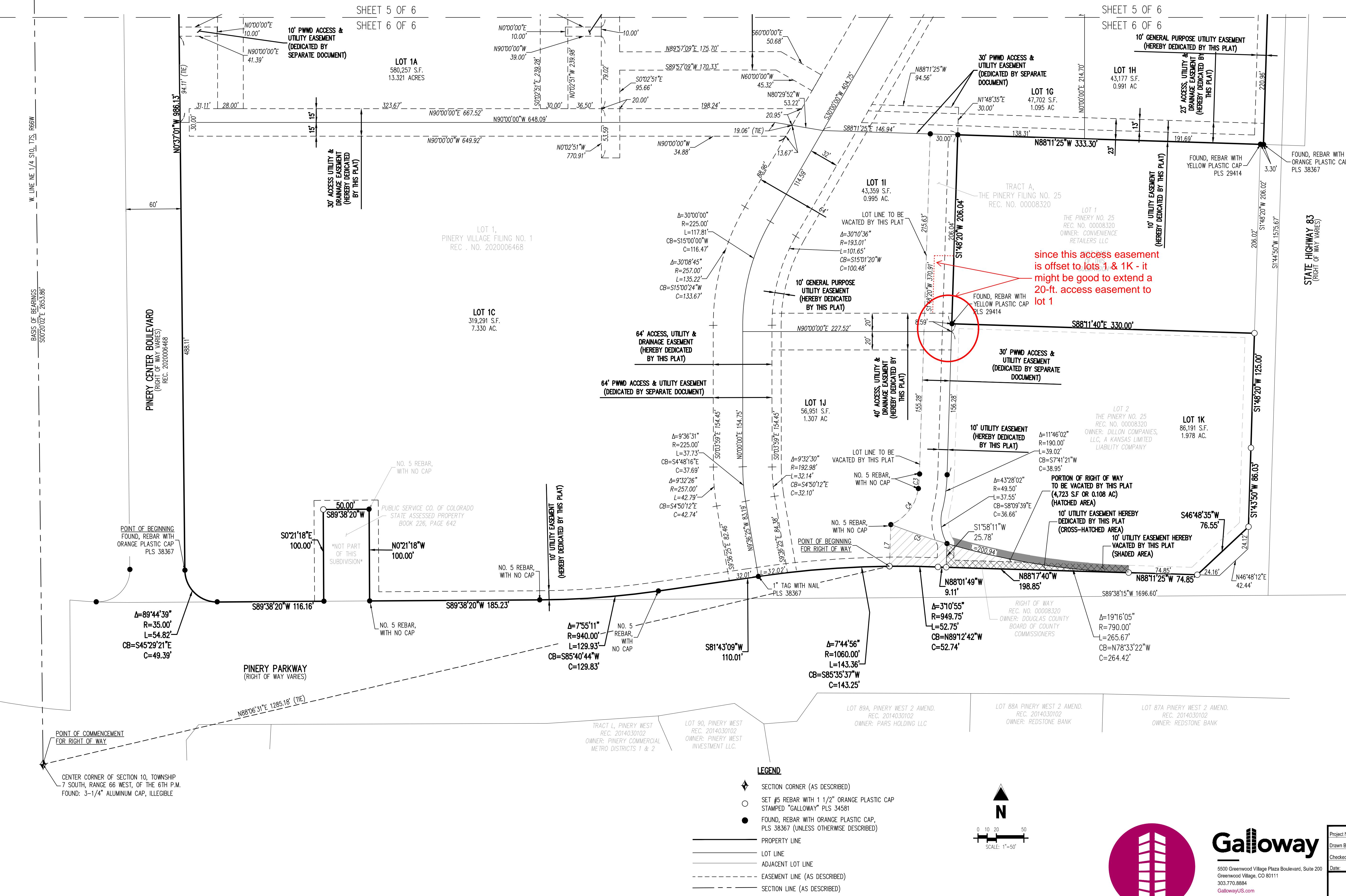
T7S R66W

S3

S10

PLS 13213

A REPLAT OF LOT 1, PINERY VILLAGE FILING NO. 1,
TRACT A AND LOT 2, THE PINERY FILING NO. 25, AND A PORTION OF PINERY PARKWAY RIGHT OF WAY
PLANNING AREA PA-40-A AND PA-40
LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, T7S, R66W OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
31.875 ACRES 11 NON-RESIDENTIAL LOTS SB2024-043



Galloway

Project No:	KSS1000175.10
Drawn By:	AAY
Checked By:	KWR
Date:	06/18/2024

Traffic & Safety

Region 1

2829 W Howard Place, 2nd Floor
Denver, Colorado 80204



COLORADO
Department of Transportation
Region 1

Project Name: Pinery Village Filing 1 and Filing 25

Print Date: 2/14/2025

Highway: 083

Mile Marker: 55.9

A comment response letter is REQUIRED along with the next submittal.

Review POC: Loeffler, Steven

Hydraulics Comments:

I have reviewed the attached drainage report, The proposed drainage design for the King Soopers project is in conformance with the current Urban Storm Drainage Criteria Manual Criteria as referenced by the Douglas County Storm

Drainage Design and Technical Criteria Manual. The design shows that the surface flows resulting from the proposed site improvements will be safely conveyed, treated, detained, and discharged to the receiving watershed with no adverse effects. I concluded that there will be no negative drainage impact to SH83 (Parker Rd) and that existing drainage patterns will be maintained and improved Samer 2-10-2025

Permits Comments:

2-9-2025 Any proposed work in the CDOT Right-of-Way will require a permit from our office. This includes, but is not limited to survey, landscaping, or utility work. Application is made online at the following link:<https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>

Any signing for this development must be on premise and cannot be partly or wholly int he state highway right of way. Signing must comply with all applicable rules governing outdoor advertising in Colorado per the State rules 2CCR601-3

--Steve Loeffler, 2-9-2025

Right Of Way Comments:

01/29/2025 - SDH - Reviewed the submitted Plats - there are no A-lines in this area (and accesses shown are for existing connections/streets), and there are no dedications of ROW referenced on the plats, so no concerns from ROW.

1/30/2025 KM: No concerns with Property Mgmt. at this time.



Right of Way & Permits

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

February 12, 2025

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

Attn: Mike Pesicka and Trevor Bedford

**Re: Pinery Village Filing 1, 1st Amendment, Case # SB2024-043
Pinery Filing 1, Lot 1, and Pinery Filing 25, Tract A and Lot 2, Case # SP2024-062**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the documents for the above-mentioned projects and has a few concerns:

Lot 1A and Lot 1B on the Plat do not match the Site Plan Lot labeling and configuration.

The utility easements shown on the Site Plan do not appear on the Plat.

To ensure that adequate utility easements are available within this development, PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

Ten-foot (10') dry wide utility easements are hereby granted around the perimeter of commercial/industrial lots and platted areas including, tracts, parcels and/or open space areas. These easements are dedicated to the County of Douglas for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

PSCo also requests that all utility easements be **depicted graphically** on the preliminary and final plats. While these easements should accommodate the majority of utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

Public Service Company has an existing high-pressure natural gas *transmission* pipeline and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact PSCo's Encroachment Team for development plan review and execution of a License Agreement (upload all files in PDF format) at: [encroachment requests \(xcelenergy.com\)](http://encroachment requests (xcelenergy.com)) (scroll down to Encroachment Requests and click on APPLY NOW).

Upon recordation of the final version of the plat, PSCo requests that a copy is provided via email: ReferralsXcelDistribution@xcelenergy.com.

Please be aware PSCo has existing natural gas distribution facilities along and within the property boundaries. The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

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



Homeowners' Association, Inc.
A COLORADO NON-PROFIT CORPORATION
8170 Hillcrest Way
Parker, Colorado 80134-6360
303.841.8572

February 19, 2025

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

RE: Project number SB2024-043, Lot 1, Pinery Village Filing No. 1 & Tract A and Lot 2,
Pinery Filing No. 25- Replat

The Pinery Homeowners' Association does not have any concerns regarding this replat for the
Pinery Village 40-A.

Respectfully,

Sonia Eyre,
Executive Board President

The Pinery Homeowners' Association

Trevor Bedford

From: Brooks Kaufman <BKAufman@core.coop>
Sent: Friday, May 23, 2025 12:55 PM
To: Nate Abbott; Trevor Bedford
Cc: Troy Kelts; Jacob Molden; Michael Pesicka; Chuck Smith; Adam Young; Jeanette Bare
Subject: RE: KS175 - Pinery Village - SP2024-062 - 2nd SIP & Civil CD Submittal (revised docs) & 3rd Replat Submittal

Attachments: KSS000175 - Replat - 2025.0523.pdf

Good afternoon Trevor

CORE Electric Cooperative approves the attached plat.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

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



Book time to meet with me

From: Nate Abbott <nathanabbott@gallowayus.com>
Sent: Friday, May 23, 2025 12:47 PM
To: Trevor Bedford <tbedford@douglas.co.us>
Cc: Troy Kelts <TroyKelts@GallowayUS.com>; Jacob Molden <JacobMolden@GallowayUS.com>; Michael Pesicka <mpesicka@douglas.co.us>; Chuck Smith <CSmith@douglas.co.us>; Adam Young <AdamYoung@gallowayus.com>; Jeanette Bare <JBare@douglas.co.us>; Brooks Kaufman <BKAufman@core.coop>
Subject: RE: KS175 - Pinery Village - SP2024-062 - 2nd SIP & Civil CD Submittal (revised docs) & 3rd Replat Submittal
Importance: High

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Hi Trevor –

Please use the attached Replat in place of the one I sent to you on Wednesday the 21st. This replat is acceptable to CORE. We just got off the phone with Brooks Kaufman from CORE and he can give his approval via this email.



Right of Way & Permits

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

June 27, 2025

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

Attn: Mike Pesicka and Trevor Bedford

**Re: Pinery Village Filing 1, 1st Amendment, Case # SB2024-043 - REDACTED
Pinery Filing 1, Lot 1, and Pinery Filing 25, Tract A and Lot 2, Case # SP2024-062 - REDACTED**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the updated plans and replat for the above-mentioned projects.

Please be aware PSCo has existing natural gas distribution facilities along and within the property boundaries.

These applications are approved contingent upon the developer's ongoing collaboration with PSCo. Following discussions between PSCo's Right of Way and Permits Referral Desk and the developer, it has been decided that the developer will work closely with PSCo's designers and Right of Way Agents. The developer will also grant easements wherever necessary.

The Public Service Company has an existing high-pressure natural gas transmission pipeline and associated land rights within this property. An encroachment application is in place, and a High-Pressure (HP) Engineer has approved the project after reviewing the plans for safety standards, operational and maintenance clearances, and liability issues. The Developer will enter into a License Agreement with PSCo.

Upon recordation of the final version of the plat, PSCo requests that a copy is provided via email: ReferralsXcelDistribution@xcelenergy.com.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

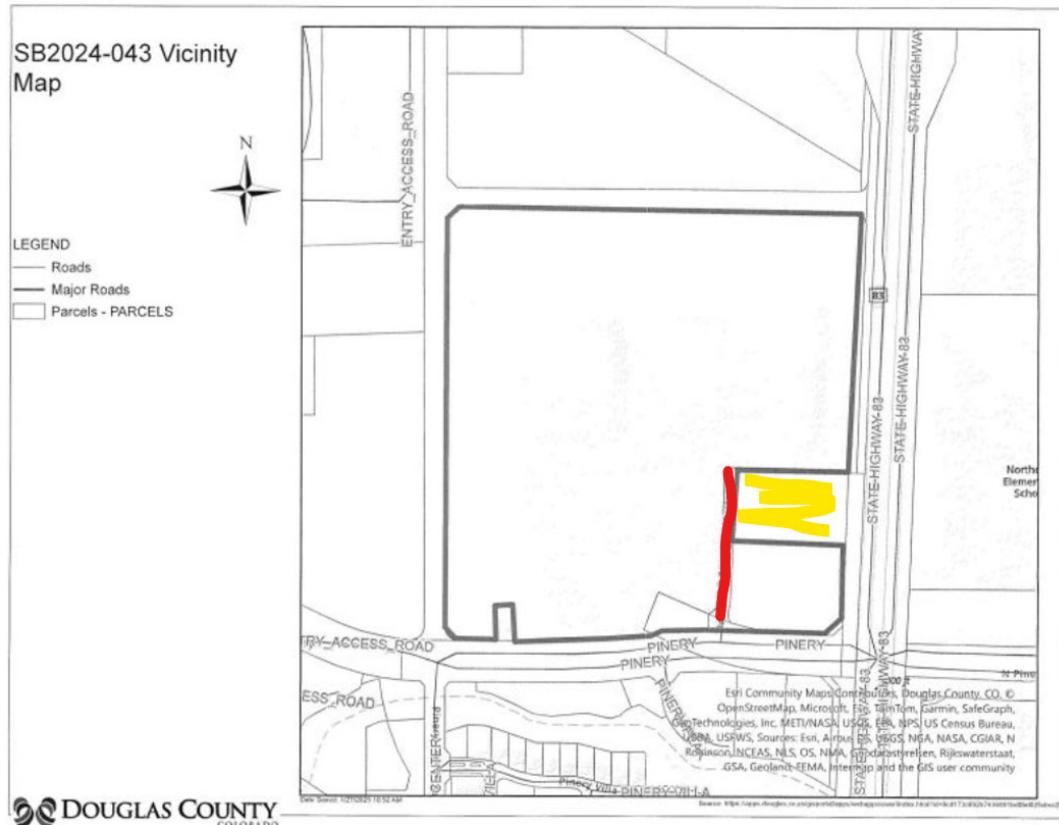
Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Trevor Bedford

From: Alex <alexpjones11@gmail.com>
Sent: Monday, February 10, 2025 2:18 PM
To: Trevor Bedford
Cc: jr@bluewestcapital.com
Subject: Project File #SB2024-043
Attachments: Prospector Way Easement.pdf; S235341 ALTA-012224-signed.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Tyler - I received a letter in the mail about a replat of the property abutting my property in Douglas County. I own lot 1, the property in yellow below, and this replat is suggesting a replat of Prospector way into the adjacent property. I am concerned about the replat without having any clear agreement about how I am going to gain access to my property, and they cannot remove this road without such an agreement. I have also talked with Chuck Smith about this and had the understanding that the surrounding property has to come to me with an agreement before doing this. Please feel free to write me a note, or call or text. But I have some major concerns about this. Please see attached alta survey and road easement I am referring to. The easement also protects water and sewer to the property.



Alex Jones
303-330-3670

Douglas County, CO 00010024
 \$ 40.00 DF EXEMPT 8 P
 B 1809 P 1605 02/15/00 16:02
 CAROLE R. MURRAY Clerk & Recorder

EASEMENT AGREEMENT

DC00010024

SP
P
E+

U.S. HOME CORPORATION, a Delaware Corporation ("Grantor") whose address is 6000 South Greenwood Plaza Boulevard, Suite 200, Englewood, Colorado 80111, for the consideration of Ten and no/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, hereby grants and conveys to MADRID LLC, a Colorado limited liability company ("Grantee"), whose address is 10707 Jackson Court, Thornton, Colorado 80233, the following easement:

A permanent non-exclusive easement for vehicular and pedestrian ingress and egress over, along and across that certain parcel of real property in Douglas County, Colorado, described and/or depicted on **Exhibit A** attached hereto and incorporated herein by this reference (the "Easement Area").

The easement granted above (the "Easement") is granted in order to provide vehicular and pedestrian ingress and egress to and from the land described on **Exhibit B** attached hereto and incorporated herein by this reference (the "Benefitted Property").

This Easement is granted subject to acceptance by the Grantee, which acceptance shall be evidenced by the execution of this instrument by Grantee.

This Easement is subject to all matters of record and is also subject to the terms, provisions, covenants, conditions, restrictions and reservations set forth below:

1. Grantor reserves the right to use the Easement Area for any purpose not inconsistent with the rights and privileges of Grantee herein contained. Said rights of Grantor shall specifically include, without limitation, the right of ingress and egress over and across the entire surface of the Easement Area, the right to install utilities under the Easement Area, and the right to grant additional easements over, under and across the Easement Area, provided that such additional easements shall not unreasonably interfere with the rights and privileges herein granted.
2. Grantor reserves the right to relocate the Easement Area from time to time, in its reasonable discretion, provided that the newly relocated Easement Area shall continue to provide reasonably direct vehicular and pedestrian ingress and egress to the Benefitted Property. Grantee shall execute and deliver to Grantor the documents necessary for such relocation within ten (10) days of receipt of the same from Grantor.
3. If not otherwise improved prior to the time when Grantee would like to have the Easement Area improved, the Easement Area shall be improved by Grantee at Grantee's sole cost and expense. The surface of the Easement Area shall be maintained in good order and repair by and at the sole cost and expense of Grantee, and Grantor shall have no responsibility therefor, unless Grantor elects to install

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\$40.00
(3)

utilities under the Easement Area, in which event, the surface of the Easement Area shall be restored by and at the sole cost and expense of Grantor to the condition that existed immediately prior to the installation of such utilities by Grantor.

4. Grantee hereby releases Grantor and agrees to hold Grantor harmless from and against any and all claims, liabilities, damages, losses, costs and expenses, including, without limitation, attorneys' fees and costs, resulting from the use of the Property by Grantee and its officers, agents, employees, contractors, customers and its other licensees and invitees, and resulting from the maintenance of the Easement Area by Grantee or failure to maintain the Easement Area by Grantee.
5. This Easement shall burden the Easement Area, and shall benefit the Benefitted Property. Accordingly, this Easement shall run with the land and shall inure to the benefit of and be binding upon Grantor and Grantee and their respective successors and assigns.
6. Within a reasonable period of time following the date that the appropriate governing authority limits the access of the Easement Area to and from North Pinery Parkway to "right in/right-out" access only, Grantor shall grant to Grantee a permanent non-exclusive easement for vehicular and pedestrian ingress and egress to the Intersecting Road (as defined below) thirty (30) feet in width to and from the Benefitted Property over, along and across Grantor's property adjacent to the Benefitted Property, at the curb cut of the Intersecting Road that is as close as reasonably possible to North Pinery Parkway. For purposes of this paragraph, "Intersecting Road" shall mean the dedicated and constructed road intersecting Pinery Parkway at a point approximately six hundred sixty (660) feet west of the intersection of Highway 83 (Parker Road) and Pinery Parkway. The instrument which sets forth the easement referred to in this paragraph shall be substantially the same as this instrument.

[Signature page follows]

Executed this 31 day of January, 2000.

GRANTOR:

U.S. HOME CORPORATION, a Delaware corporation

By: Glenn Nier
 Name: Glenn Nier
 Title: Vice President

ACCEPTED AND AGREED TO SUBJECT TO THE FOREGOING TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS, THIS 11th DAY OF JANUARY, 2000.

February

GRANTEE:

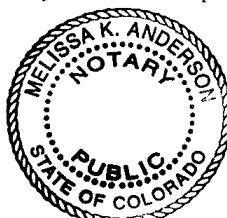
MADRID LLC, a Colorado limited liability company

By: David Groulx
 Name: David Groulx
 Title: Manager

STATE OF COLORADO)
 COUNTY OF Piney) ss

The foregoing instrument was acknowledged before me this 31 day of January, 2000, by U.S. Home, as Mountain Operations Land Division of U.S. Home Corporation, a Delaware corporation.

Witness my hand and official seal.
 My commission expires: 10/19/03



Melissa K. Anderson
 Notary Public

STATE OF COLORADO)
) ss
COUNTY OF Denver)

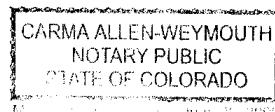
February

The foregoing instrument was acknowledged before me this 11th day of January, 2000,
by David Groustra as Manager of Madrid LLC, a Colorado limited liability
company.

Witness my hand and official seal.

My commission expires: 6/25/2000

Carona Allen - Weymouth
Notary Public



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4

EXHIBIT A

Easement Area

(Depicted as the cross-hatched Tract A of the attached plat of the Pinery Filing No. 25.)

2759\290\559826.1

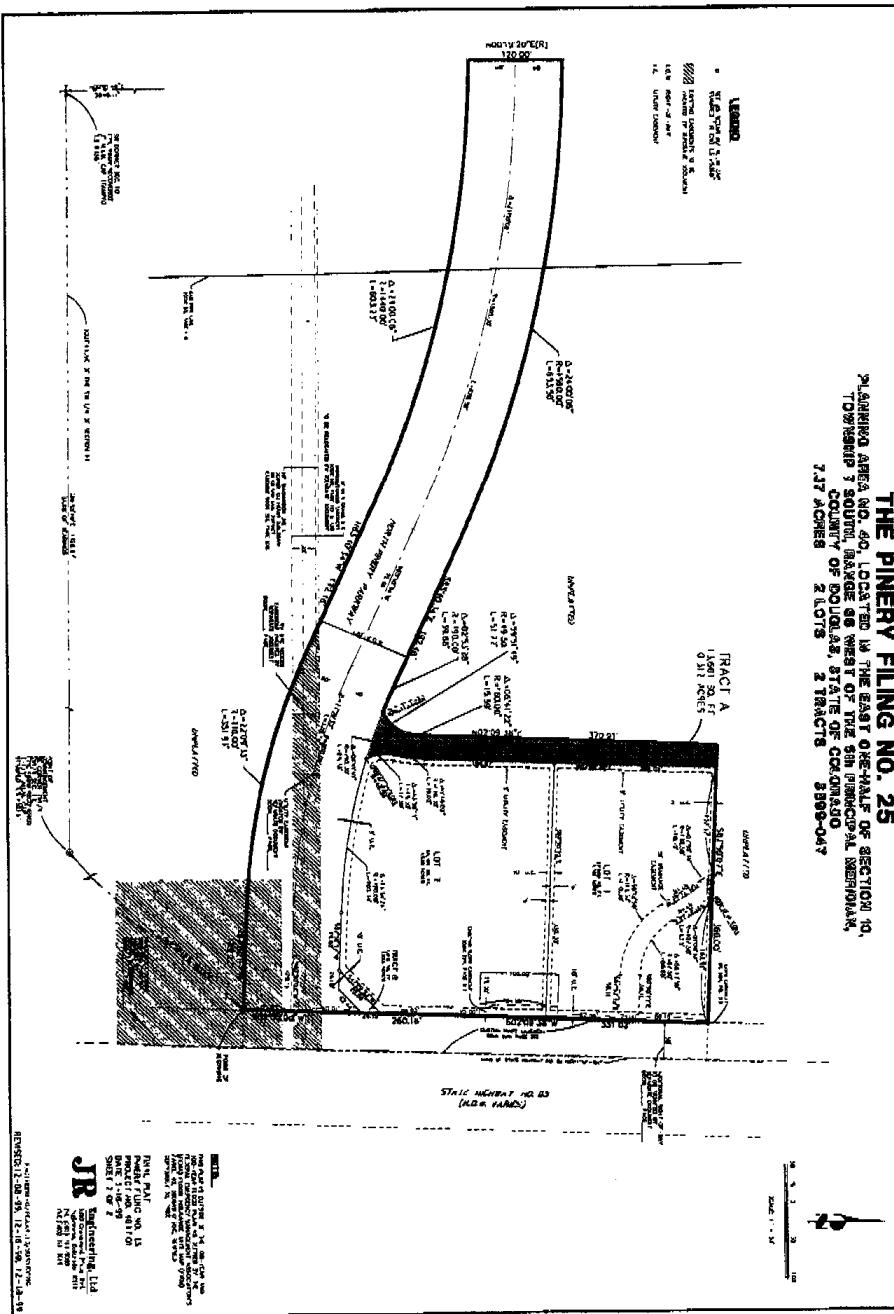
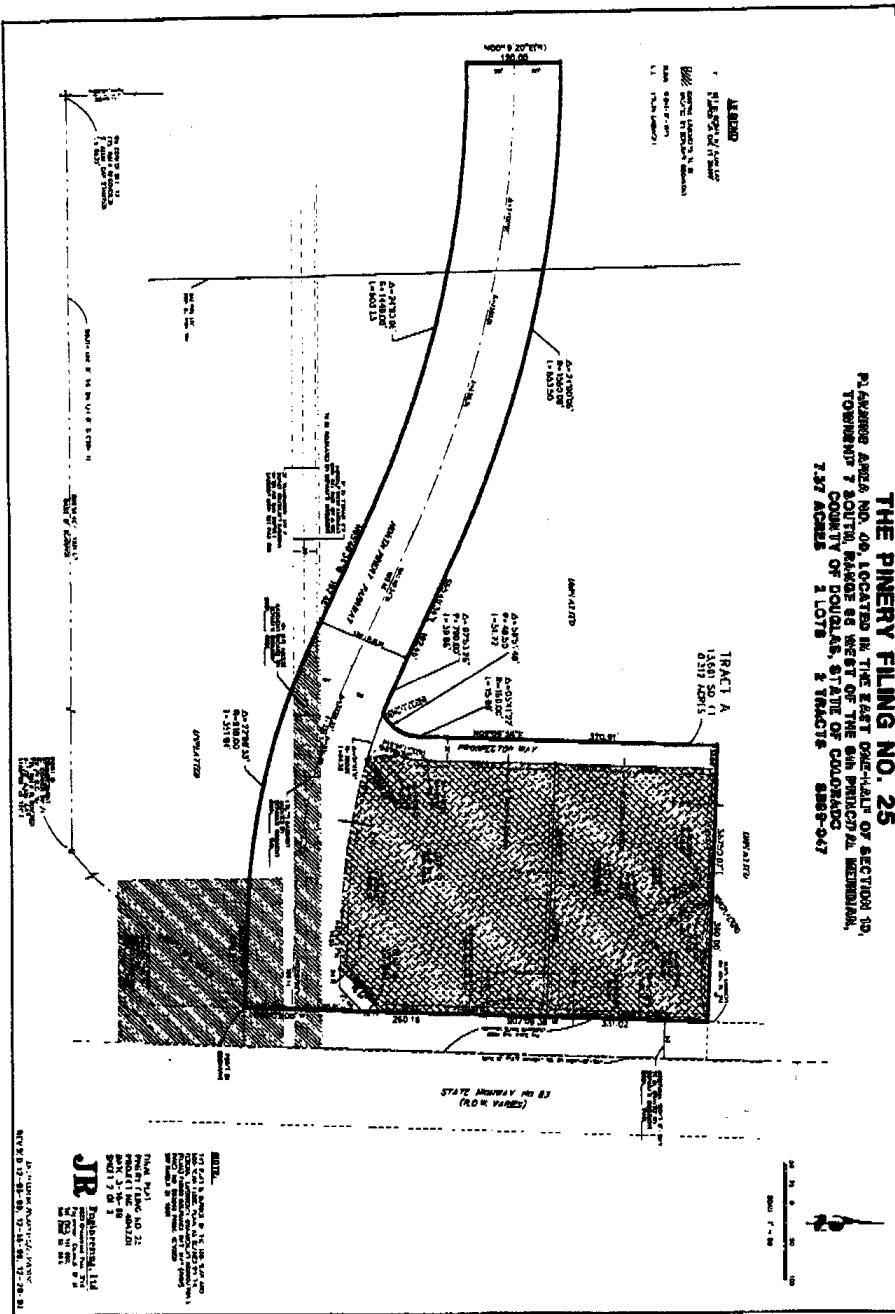


EXHIBIT B

Benefitted Property

(Depicted as the cross-hatched Lots 1 and 2 of the attached plat of the Pinery Filing No. 25.)

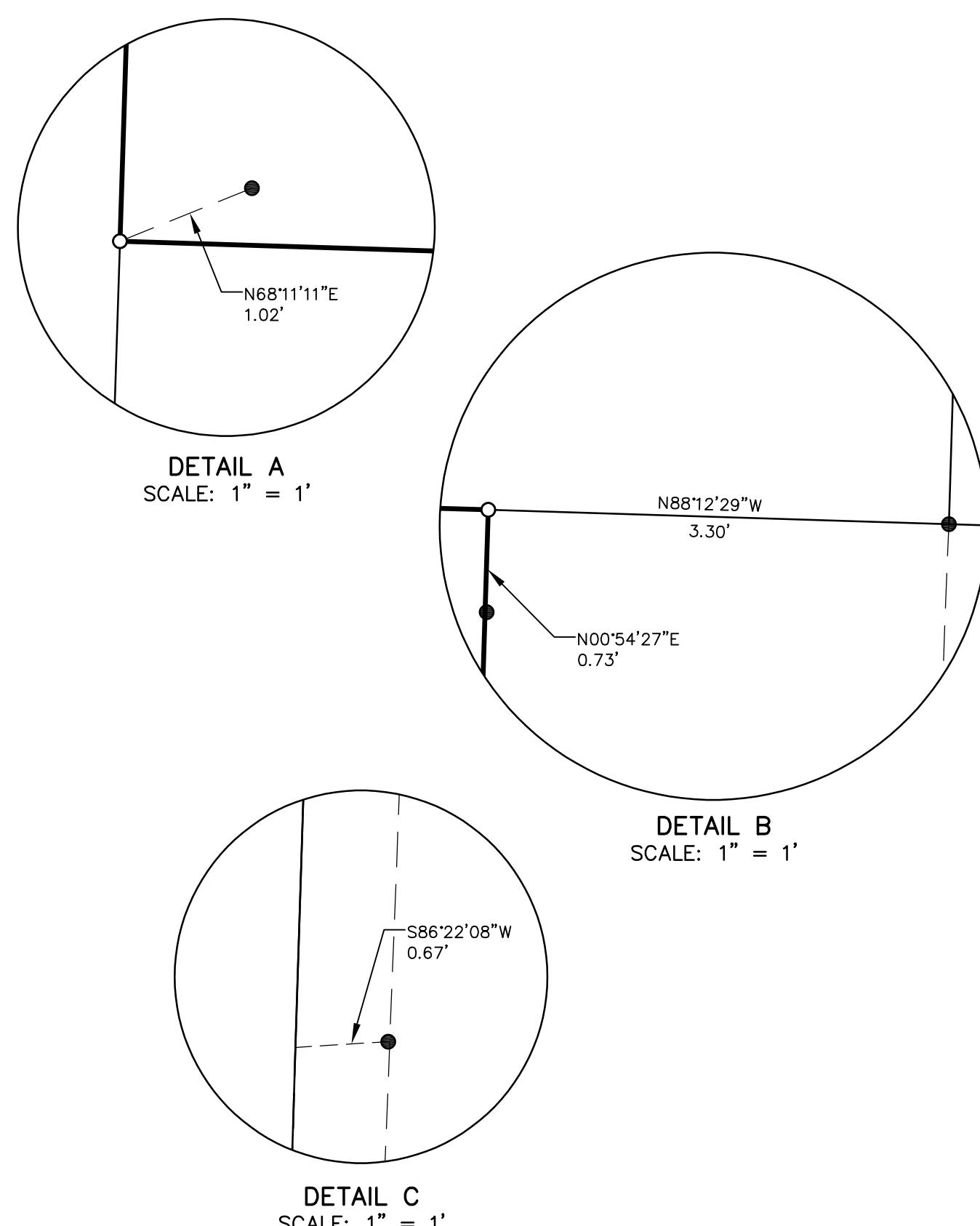
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JAN-20-00 11:52 FORM 4-345

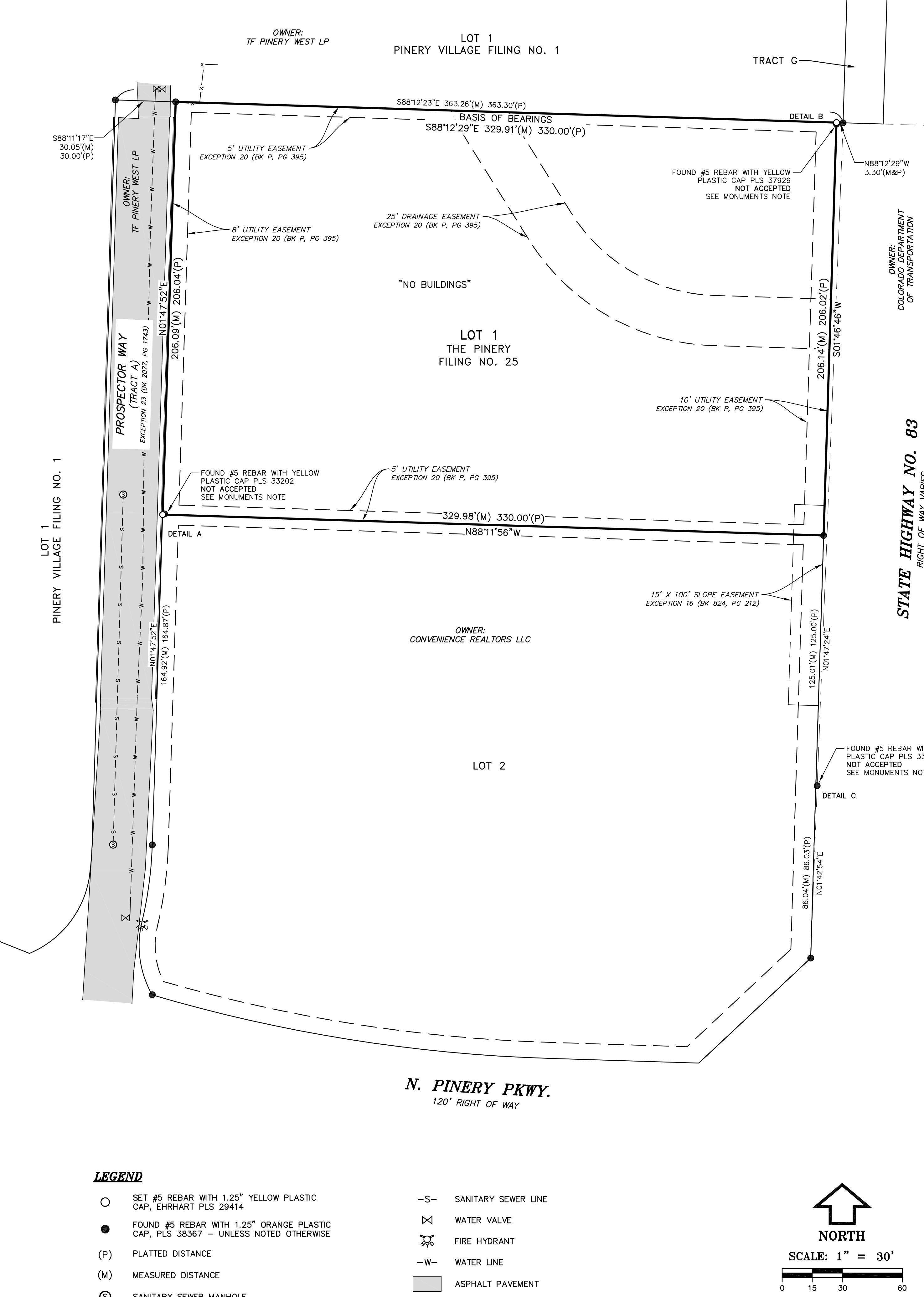
TITLE POLICY SCHEDULE B EXCEPTIONS

- STANDARD EXCEPTIONS (NOT CHARTABLE - EHRHART LAND SURVEYING, LLC (ELS) DID NOT ADDRESS THESE ITEMS)
- ANY EXISTING LEASES OR TENANCIES (NOT CHARTABLE)
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE RIGHT OF WAY AGREEMENT RECORDED OCTOBER 14, 1927 IN BOOK 83 AT PAGE 83, AND AS ASSIGNED BY DEED RECORDED JULY 23, 1928 IN BOOK 83 AT PAGE 213. (NOT CHARTABLE - BLANKET IN NATURE)
- RESERVATION OF A 1/2 INTEREST IN OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED RECORDED OCTOBER 19, 1955 IN BOOK 114 AT PAGE 181, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (NOT CHARTABLE)
- ANY ASSESSMENT OR LIEN OF THE DENVER SOUTHEAST SUBURBAN WATER AND SANITATION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED ON APRIL 1, 1981 IN BOOK 409 PAGE 287. (NOT CHARTABLE)
- INTENTIONALLY DELETED
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE THE PINERY PD DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 25, 1988 IN BOOK 725 AT PAGE 725 AND AMENDMENTS RECORDED JULY 30, 1987 IN BOOK 737 AT PAGE 629 AND APRIL 1990 IN BOOK 905 AT PAGE 324 AND MAY 13, 2001 AT RECEPTION NO. 2003070520 AND MARCH 26, 2004 AT RECEPTION NO. 2004026531, AND OCTOBER 21, 2005 AT RECEPTION NO. 2008070932, AND MAY 26, 2009 AT RECEPTION NOS. 2009039294, AND 2009039295, AND FEBRUARY 7, 2019 AT RECEPTION NO. 2019006319, AND JULY 30, 2021 AT RECEPTION NO. 2021090889. NOTE: PLAN AMENDMENTS RECORDED JULY 30, 1987 AT RECEPTION NO. 8722365 AND APRIL 30, 1990 AT RECEPTION NO. 9007915. (NO ADDITIONAL EASEMENTS)
- ANY ASSESSMENT OR LIEN OF CHERRY CREEK BASIN AUTHORITY DISTRICT OR, AS DISCLOSED BY THE INSTRUMENT RECORDED ON MAY 6, 1988 IN BOOK 790 AT PAGE 718. (NOT CHARTABLE)
- TERMS, CONDITIONS, PROVISIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE SLOPE EASEMENT RECORDED NOVEMBER 4, 1988 IN BOOK 824 AT PAGE 212. (SHOWN HEREON)
- RESERVATION OF OIL, GAS AND OTHER MINERALS AS RESERVED IN SPECIAL WARRANTY DEED RECORDED AUGUST 30, 1990 IN BOOK 928 AT PAGE 1098, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (NOT CHARTABLE)
- COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DECLARATION BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW RECORDED ON JANUARY 18, 2000 IN BOOK 1800 AT PAGE 2040, AND ASSIGNMENT OF DECLARATORY RIGHTS RECORDED DECEMBER 22, 2003 AT RECEPTION NO. 2003179972, AND ANY AND ALL AMENDMENTS AND OR SUPPLEMENTS THERETO. (THE PARCELS DESCRIBED IN EXHIBITS A AND D ARE BLANKET IN NATURE AND INCLUDE ALL OF THE SUBJECT PROPERTY - THE EASEMENT PARCELS DESCRIBED IN EXHIBITS B, AND ALL EXHIBIT C PARCELS DO NOT INCLUDE THE SUBJECT PROPERTY AND WERE TERMINATED BY RECEPTION NO. 2019051570)
- INTENTIONALLY DELETED
- ANY AND ALL NOTES, EASEMENTS AND RECITALS AS DISCLOSED ON THE RECORDED PLAT OF THE PINERY FILING NO. 25, RECORDED FEBRUARY 8, 2000 IN PLAT BOOK P AT PAGE 395. (SHOWN HEREON)
- INTENTIONALLY DELETED
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESTRICTIVE COVENANT DECLARATION RECORDED FEBRUARY 15, 2000 IN BOOK 1809 AT PAGE 1593. (NOT CHARTABLE)
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE EASEMENT AGREEMENT RECORDED FEBRUARY 15, 2000 IN BOOK 1809 AT PAGE 1605, AND FIRST AMENDMENT RECORDED JULY 5, 2000 IN BOOK 2077 AT PAGE 1743. (SHOWN HEREON)
- ANY ASSESSMENT OR LIEN OF THE PINERY COMMERCIAL METROPOLITAN DISTRICT NO. 2 AS DISCLOSED BY THE INSTRUMENTS RECORDED ON SEPTEMBER 21, 2005 AT RECEPTION NO. 2005089891 AND DECEMBER 12, 2005 AT RECEPTION NO. 2005119328. (NOT CHARTABLE)



LEGEND

○	SET #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, EHRHART PLS 2944	-S-	SANITARY SEWER LINE
●	FOUND #5 REBAR WITH 1.25" ORANGE PLASTIC CAP, PLS 38367 - UNLESS NOTED OTHERWISE	△	WATER VALVE
(P)	PLATTED DISTANCE	✖	FIRE HYDRANT
(M)	MEASURED DISTANCE	-W-	WATER LINE
(S)	SANITARY SEWER MANHOLE		ASPHALT PAVEMENT



LEGAL DESCRIPTION:

(PER DEED, RECORDED FEBRUARY 11, 2000 AT RECEPTION NO. 00010023)
LOT 1, THE PINERY FILING NO. 25, ACCORDING TO THE PLAT RECORDED FEBRUARY 8, 2000 AT RECEPTION NO. 00008230, COUNTY OF DOUGLAS, STATE OF COLORADO.
CONTAINING 68,07 SQUARE FEET OR 1.561 ACRES, MORE OR LESS.

NOTES:

- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF PERSONS NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EHRHART LAND SURVEYING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO FIRST INTEGRITY TITLE COMPANY COMMITMENT NO. 109-2313972-S, WITH A COMMITMENT DATE OF NOVEMBER 28, 2023 FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- LINEAL UNITS USED ARE U.S. SURVEY FEET.
- BASIS OF BEARINGS: THE NORTH LINE OF THE SUBJECT PROPERTY, BEARING S8812'29"E (ASSUMED), A DISTANCE OF 329.91 FEET, MONUMENTED AS SHOWN HEREON.
- ALL RIGHT-OF-WAY, EASEMENTS, AND LOT AND BLOCK INFORMATION WERE TAKEN FROM THE PLAT OF THE PINERY FILING NO. 25, AT RECEPTION NO. 00008320, AND PINERY VILLAGE FILING NO. 1, AT RECEPTION NO. 2020006468.
- UTILITY LOCATIONS AND PIPE SIZES SHOWN ARE FROM VISIBLE SURFACE EVIDENCE AND PARTIAL LOCATES BY OTHERS. THIS OFFICE CANNOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE UNDERGROUND IMPROVEMENTS SHOWN HEREON. FOR SPECIFIC LOCATIONS DURING CONSTRUCTION CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.
- PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2, THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.
- MONUMENTS: IT APPEARS THAT THE MONUMENTS SET BY PLS 33202 WERE BASED ON THE ERRONEOUS ASSUMPTION THAT THE SOUTHEAST CORNER OF LOT 1, PINERY VILLAGE FILING NO. 1 WAS ALSO THE NORTHEAST CORNER OF LOT 1, THE PINERY FILING NO. 25, WHEN THEY ARE ACTUALLY 3.30' APART. BECAUSE OF THIS PERCEIVED ERROR, AND BECAUSE THEY ARE NOT THE ORIGINAL SUBDIVISION CORNERS, THEY WERE NOT ACCEPTED. THE MONUMENT NEAR THE NORTHEAST CORNER OF THE SUBJECT PROPERTY (PLS 37929) WAS NOT ACCEPTED BECAUSE IT APPEARS TO HAVE ALSO BEEN SET IN ERROR.

ALTA TABLE A

ITEM	OPTIONAL SURVEYOR RESPONSIBILITIES & SPECIFICATIONS
1	MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. - SHOWN HEREON
2	ADDRESS: LOT 1, THE PINERY FILING NO. 25, AURORA, CO 80015 (PER TITLE COMMITMENT)
3	FLOOD ZONE CLASSIFICATION: SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS OF LESS THAN 0.2% ANNUAL CHANCE FLOOD) PER FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08035C0184C, REVISED MARCH 16, 2016.
4	GROSS LAND AREA: 68,007 SQ. FT. OR 1.561 ACRE AS SURVEYED
7a	EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL - NO BUILDINGS AT TIME OF SURVEYING
13	NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS. - SHOWN HEREON

SURVEYOR'S STATEMENT:

TO PINERY 1-25 LLC, A COLORADO LIMITED LIABILITY COMPANY, AND FIRST INTEGRITY TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7a, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 13, 2023.

J.P. Ehrhart
JOHN P. EHRHART
COLORADO P.L.S. #29414
EHRHART LAND SURVEYING, LLC
PO BOX 930, ERIE, CO 80516
PHONE: 303-828-3340



REVISION 4, 1/22/24, BY JPE
REVISION 3, 1/19/24, BY JPE
REVISION 2, 11/30/23, BY JPE
REVISION 1, 11/29/23, BY JPE

ALTA/NSPS LAND TITLE SURVEY
LOT 1, THE PINERY FILING NO. 25
NE 1/4 SECTION 10, T7S, R66W OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

 EHRHART LAND SURVEYING P.O. Box 930 • Erie, Colorado 80516 (303) 828-3340 www.coloradolols.com	SHEET:
	1 OF 1
	DATE: 11/22/23
	DRAWN BY: OLB
PROJECT: S235341	

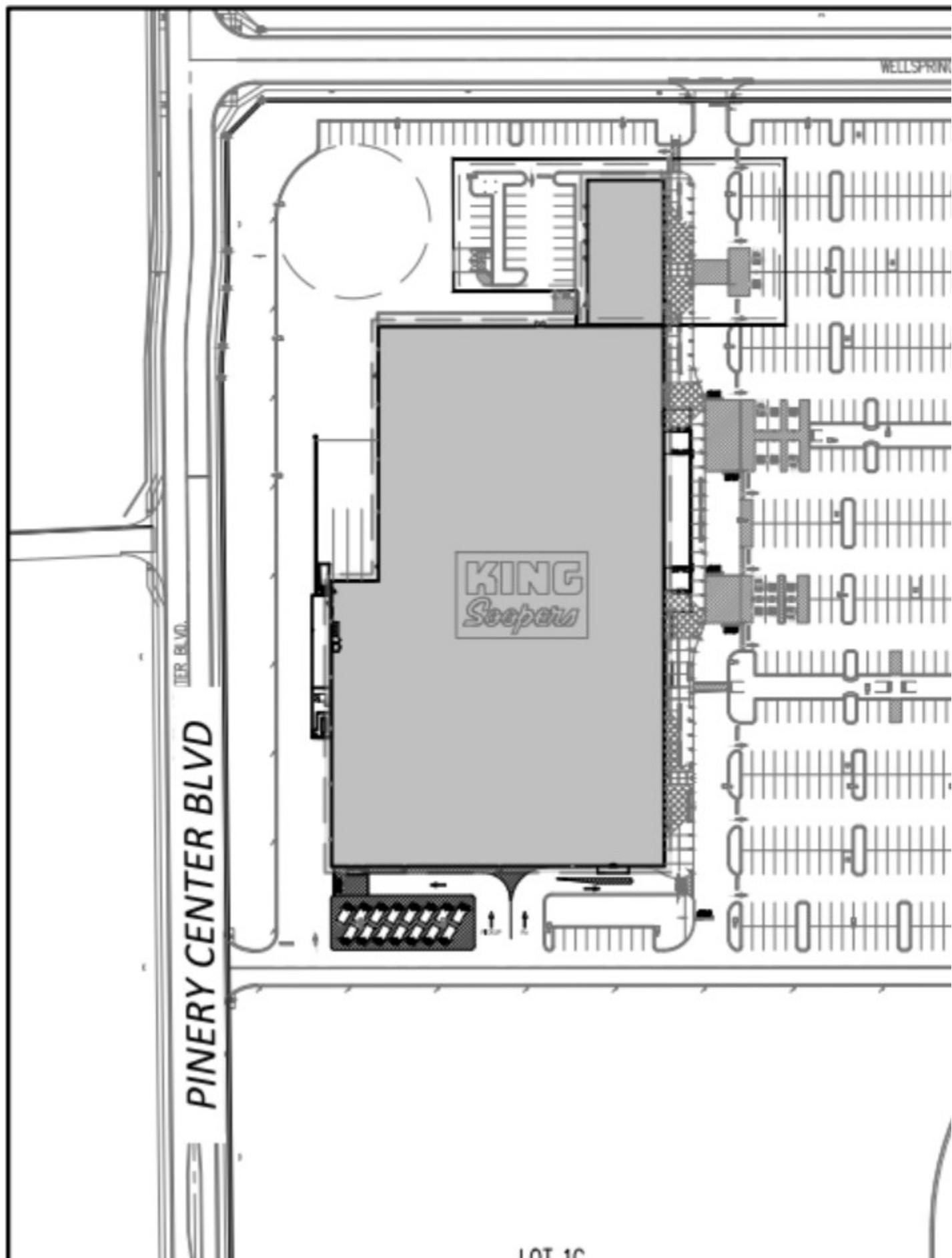
Trevor Bedford

From: Alex <alexpjones11@gmail.com>
Sent: Monday, August 11, 2025 9:30 PM
To: Trevor Bedford; Chuck Smith
Subject: Re: Project File #SB2024-043

Trevor / Chuck - I hope you gentlemen are doing well! I just wanted to update you and also ask if you might have any guidance on the proposed access road to my lot that Kroger will be providing with the removal of Prospector way. We have got some feedback about the proposed access that raised flag/concern about fire access and only have one entry/ exit to my parcel.

Does the County have a preference or concerns about this and would you be in support of extending the proposed easement to the north as shown below in red or to the east as shown below in yellow to allow for two points of access?

Thank you for your feedback on this, Kroger and I are working hard to try and come up with a mutual agreement with these access issues and roads. I would be happy to come into your office or also hop on a call, whatever is easiest. Thank you!



Alex Jones
303-330-3670

On Thu, Jun 12, 2025 at 4:55 PM Trevor Bedford <tbedford@douglas.co.us> wrote:

Alex,

Sorry I missed your call yesterday. I tried calling back today and got voicemail.

Let me know if there is a time that works for you that we can set aside to talk. I have fairly good availability tomorrow and Monday and Tuesday after 2pm.

Thank you,

Trevor Bedford, AICP | Senior Planner

Douglas County Department of Community Development

Planning Services Division

Address | 100 Third St., Castle Rock, CO 80104
Direct | 303.814.4372 **Main** | 303.660.7460

Email tbedford@douglas.co.us

From: Alex Jones <alexpjones11@gmail.com>

Sent: Thursday, June 5, 2025 1:08 PM

To: Trevor Bedford <tbedford@douglas.co.us>

Subject: Re: Project File #SB2024-043

Hi Trevor - thanks for the email.

It seems to be slightly more complicated than that. Would be happy to jump on a phone call next week with you to discuss if you would like.

Alex Jones

303-330-3670

On Jun 3, 2025, at 5:44 PM, Trevor Bedford <tbedford@douglas.co.us> wrote:

Alex,

Thank you for the update. I reached out to Galloway and they said they had a conversation with you last week about access. Is the 40' access easement they are showing on their plat generally what you are asking for? Or is there something else? Here is a snip below:

<image002.png>

Thank you,

Trevor Bedford, AICP | Senior Planner

Douglas County Department of Community Development

Planning Services Division

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

Direct | 303.814.4372 **Main** | 303.660.7460

Email tbedford@douglas.co.us

From: Alex <alexpjones11@gmail.com>
Sent: Wednesday, May 21, 2025 8:53 PM
To: Trevor Bedford <tbedford@douglas.co.us>; Chuck Smith <CSmith@douglas.co.us>
Subject: Re: Project File #SB2024-043

Trevor - I am attaching this letter that I pulled from you to Galloway regarding this project. Thank you for your "General Comment #3". I just wanted to let you know that I have sent Galloway/ Kroger a proposal and feedback on the access on April 8th, and am still waiting on a response from them to come to an access agreement. I have yet to receive any feedback from them or hear back at all.

Thanks again to both you and Chuck for your help on this project! Really appreciated.

Alex Jones

303-330-3670

On Mon, Feb 10, 2025 at 5:03 PM Trevor Bedford <tbedford@douglas.co.us> wrote:

Good Afternoon Alex,

Thank you for bringing this to our attention. Access is usually handled by engineering, so I will have to follow up with Chuck Smith as well on this. In the meantime, I have a markup of the latest submittal with Chuck's comment suggesting a revision to the access easement on page 6 here in case you have not seen this yet. I will try to get back to you again in the next couple of days on this.

Thank you,

Trevor Bedford, AICP | Senior Planner

Douglas County Department of Community Development

Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303.814.4372 **Main** | 303.660.7460

Email tbedford@douglas.co.us

From: Alex <alexpjones11@gmail.com>
Sent: Monday, February 10, 2025 2:18 PM
To: Trevor Bedford <tbedford@douglas.co.us>
Cc: jr@bluewestcapital.com
Subject: Project File #SB2024-043

Hi Tyler - I received a letter in the mail about a replat of the property abutting my property in Douglas County. I own lot 1, the property in yellow below, and this replat is suggesting a replat of Prospector way into the adjacent property. I am concerned about the replat without having any clear agreement about how I am going to gain access to my property, and they cannot remove this road without such an agreement. I have also talked with Chuck Smith about this and had the understanding that the surrounding property has to come to me with an agreement before doing this. Please feel free to write me a note, or call or text. But I have some major concerns about this. Please see attached alta survey and road easement I am referring to. The easement also protects water and sewer to the property.

<image001.png>

Alex Jones

303-330-3670



March 19, 2025
Mr. Nate Abbott
Galloway
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111

RE: Lot 1, Pinery Village Filing No. 1 & Tract A and Lot 2, The Pinery Filing No. 25

Dear Mr. Abbott,

Pursuant to Section 1805a.01.3 of the Douglas County Zoning Resolution, the Pinery Water & Wastewater District (the "District") acknowledges its willingness and ability to serve the proposed subdivision with water and wastewater service. The property is located within the District. This commitment to serve is irrevocable, except to the extent set forth below.

Water Demand

Based on the proposed taps for this development as follows:

No. of taps	Size (inches)	SFE (each)	Subtotal SFE
1	3/4	1	1
10	1	2	20
8	2	7	56
1	3	16	16
		Total SFE's	93

A total of 93 single family equivalents (SFE's) are projected, equaling 0.55 acre-feet/year/SFE), the proposed development will require 51.15 acre-feet/year. The District agrees to serve this property up to a maximum of 93 single family equivalents. Any revision that increases the demands above this limit will require reapproval by the District.

Water Supply

Please find enclosed a copy of our District's Present and Future Water Sources report that the District has provided the State Division of Water Resources as required by Section 30-28-136(1)(h)(ii), C.R.S.

Water Quality

The District is in compliance with the Colorado Department of Public Health and Environment testing and quality requirements.

If you have additional questions or concerns, please feel free to call.

Sincerely,

Heather Beasley,
District Manager

Present and Future Water Sources

Denver Southeast Suburban Water & Sanitation District

Prepared by HRS Water Consultants, Inc. in Consultation with Denver Southeast Suburban
Water & Sanitation District
May 2014
Updated February 2018

A. General

The Denver Southeast Suburban Water and Sanitation District AKA Pinery Water and Wastewater District (DSSWSD) has three types or sources of water for present and future water supply. These are tributary shallow wells constructed in the Cherry Creek alluvium and deep non-tributary Denver Basin Aquifer wells and the WISE water supply. The shallower alluvial wells have water rights from the senior Harrison and Haley Ditch rights, along with junior water rights which are covered under existing plans for augmentation in Case No. W-6862 and (Case No. 11CW198). The annual appropriation for the deep Denver Basin aquifer wells is derived from: 1) Pre Senate Bill 213 wells; 2) District decrees; 3) Decrees from others that have been included in the District. In total, DSSWSD has water rights for a maximum of 15,037 af/yr. The District is a member of the WISE Authority and has subscribed to 500 af/yr, on average of renewable and reusable water.

B. Water Rights Considerations

The pumping of the shallow wells constructed in the Cherry Creek alluvium is covered by the District's existing plan for augmentation (W-6268) and 11CW198 which adds additional tributary wells and water sources. The augmentation plan, W-6268 allows for tributary pumping using three sources:

1. In-priority pumping based upon the historic use from the senior Harrison and Haley ditch rights totaling 1,220 acre-feet per year;
2. Infrequent in-priority pumping under the junior well water rights;
3. Out-of-priority pumping derived from return flow credit from District use of non-tributary (pre-S.B. 213) wells pursuant to the plan for augmentation.

The augmentation plan, 11CW198, includes additional alluvial wells, nontributary water rights not included in the augmentation plan, and additional water sources. These sources include W-6268:

4. Infrequent in-priority pumping under new alluvial well water rights;
5. Additional nontributary water rights and wells;
6. Water available from the Cherry Creek Project Water Authority;
7. Water available through the WISE project;
8. Out-of-priority alluvial well pumping to be allowed under the new plan for augmentation and derived from return flow credits and/or direct releases and exchanges from the above sources.

The District has acquired a substantial amount of non-tributary ground water through adjudications by the District or Senior Corp., or through inclusions into the District, or by direct purchase. The attached Table 1 provides a summary of the various decreed non-tributary rights and annual appropriations.

The primary source of non-tributary ground water currently in use by the District is from the original set of Pre-Senate Bill 213 (Pre-S.B. 213) wells which are referenced in the augmentation plan in Case No. W-6268 and three associated decrees (W-6265, W-6267 and W-7241). These are the wells designated as A through M. Because part of the original appropriations for wells A, B and J have been reduced, and Well C has been abandoned, the present total availability of non-tributary water for this set of wells is 1,865 acre-feet per year (af/yr).

The District acquired water rights from Senior Corp., initially for property east of Highway 83 and then for property west of the highway. These rights were originally filed together under applications for each of the four Denver basin aquifers, but were then separated into two sets of decrees based on lands east and west of Highway 83. Non-tributary rights acquired from Senior Corp. for the District area east of the highway total 2,261 af/yr, and 3,051 af/yr for the west area.

The District also acquired the non-tributary water rights associated with the Gondolier Farms which was decreed in Case No. 84CW208. These rights total 885 af/yr.

In Case No. 85CW203, the District adjudicated all remaining water underlying District lands east of Highway 83 which had not previously been adjudicated in any of the above-described decrees. This decree also recovered a portion of the water made available by the reduction in appropriations for Pre-S.B. 213 wells A, B, C and J. The total non-tributary ground water made available under this decree is 2,466 af/yr.

The District has also obtained additional decreed ground water rights by inclusion of the Reata South (1,608 af/yr) and Vistancia/Scott Road (184 af/yr) developments. In addition the District purchased decreed ground water rights from the Evans Ranch in the amount of 1,146 af/yr. These additional rights total 2,938 af/yr.

All of the above-described decrees provide additional non-tributary ground water for District use beyond the amount originally included in the District augmentation plan. The total of these additional rights is 11,601 af/yr. When combined with the original Pre-S.B. 213 well appropriations, the District has a total non-tributary ground water supply of about 13,466 af/yr. It should be noted that several of the listed decrees include provisions where the final ground water appropriation may be changed based on site-specific data at the time wells are drilled. Based on past experience, such data is not likely to change the decreed appropriations more than plus or minus 5 percent.

The decree in Case No. W-6268 also includes changes in use for the District's 5/9 interest in the Harrison Ditch, and the 85% interest in the Haley Ditch. The decree made findings of a combined total 1220 af/yr may be pumped through certain District alluvial wells as alternate points of diversion and used directly for municipal purposes. With priorities of May 30, 1874,

and July 1, 1873, respectively, these are some of the most senior rights on Cherry Creek and provide a firm yield of 1,220 af/y.

Under the existing augmentation plan in Case No. W-6268, the District can utilize return flows from municipal use of non-tributary water supplied by the District's Denver Basin aquifer wells as credits against out-of-priority tributary well pumping. Under the augmentation plan, return flow credits for non-tributary pumping are calculated based on the monthly consumptive use percentages included in Paragraph 22 of the decree. Depletions from tributary well pumping are calculated as equal to the monthly consumptive use percentages. The credits for return flows are then applied to offset the calculated depletions on an annual basis. As long as the total non-tributary return flows equal or exceed the total tributary well depletions at the end of the year, the District's augmentation plan is in compliance and no injury to other water rights will occur.

Under the plan for augmentation in Case No. 11CW198, additional nontributary water rights and associated return flow credits are included as augmentation sources to also allow for additional tributary well pumping. Up to eight additional alluvial wells (2 currently in use) can be added under the plan. Depletions from out-of-priority pumping from the alluvial wells will be offset from return flows from nontributary well pumping under the plan, as well as other sources. These other sources include water available to the District through its participation in the Cherry Creek Project Water Authority and the WISE project, a plan by which excess water from Denver and Aurora is made available via pipeline for use by several south metro area water providers. The augmentation plan also includes provisions to maximize use and flexibility for the various water sources via exchanges and storage, including aquifer storage and recovery.

The water listed in Table 1 under the Broe Aug Plan and Rosie Wells decree (Broe) can only be used for future development of the Broe property.

C. Requirements

The water requirements of DSSWSD has varied over the years, depending upon stage of buildout and precipitation. Table 2 shows the recorded use during the past 35 years. As can be noted, the system use has nearly tripled since 1982 to a total of 3,098 af in the water year 2017. Projected build out water use for the District is estimated to be 4,200 af/y.

D. Summary of Uses and Projected Dry Year and Average Year Yields

The tabulation below shows water used from 2002 – 2017 within the existing system. The uses within the District should be more than covered by the **15,037** af/yr of water for which the District has water rights.

The yield of the District's Denver Basin water rights will not be affected by a dry year. Thus the dry year and average year yield will be the same and will be as decreed, with a total of up to **13,800** af/y of decreed rights available.

The District's Cherry Creek alluvial water rights can be impacted by a dry year in terms of both physical supply and water available through the administration of water rights. The most

senior water rights for the Haley and Harrison ditches have a firm yield of 1,220 af/y. When both the junior and senior alluvial well water rights are combined with Denver Basin water under the District augmentation plans, the actual yield of the alluvial wells is greater. During drought years from 2002 through 2004, total alluvial well pumping was in the range of 1,700 to 2,000 af/y. Based on those years, the dry year yield of the alluvial wells can be considered to be 1,700 af/y. The expected average yield of the alluvial water rights is about 2,150 af/y.

The current and proposed uses of the District's water rights are the same and are for all uses. These uses correspond to the existing decreed water rights of the District.

Year	Tributary (af/yr)	Non- Tributary (af/yr)	Total (af/yr)
2002	2,002	832	2,834
2003	1,730	687	2,417
2004	1,852	360	2,211
2005	2,088	652	2,740
2006	2,704	811	3,514
2007	2,474	613	3,087
2008	2,450	1021	3,470
2009	1,928	608	2,537
2010	2,160	1150	3,310
2011	2,536	769	3,305
2012	2,198	1273	3,471
2013	1,704	1195	2,898
2014	1801	896	2698
2015	2036	741	2777
2016	2015	962	2977
2017	2155	943	3098

TABLE I

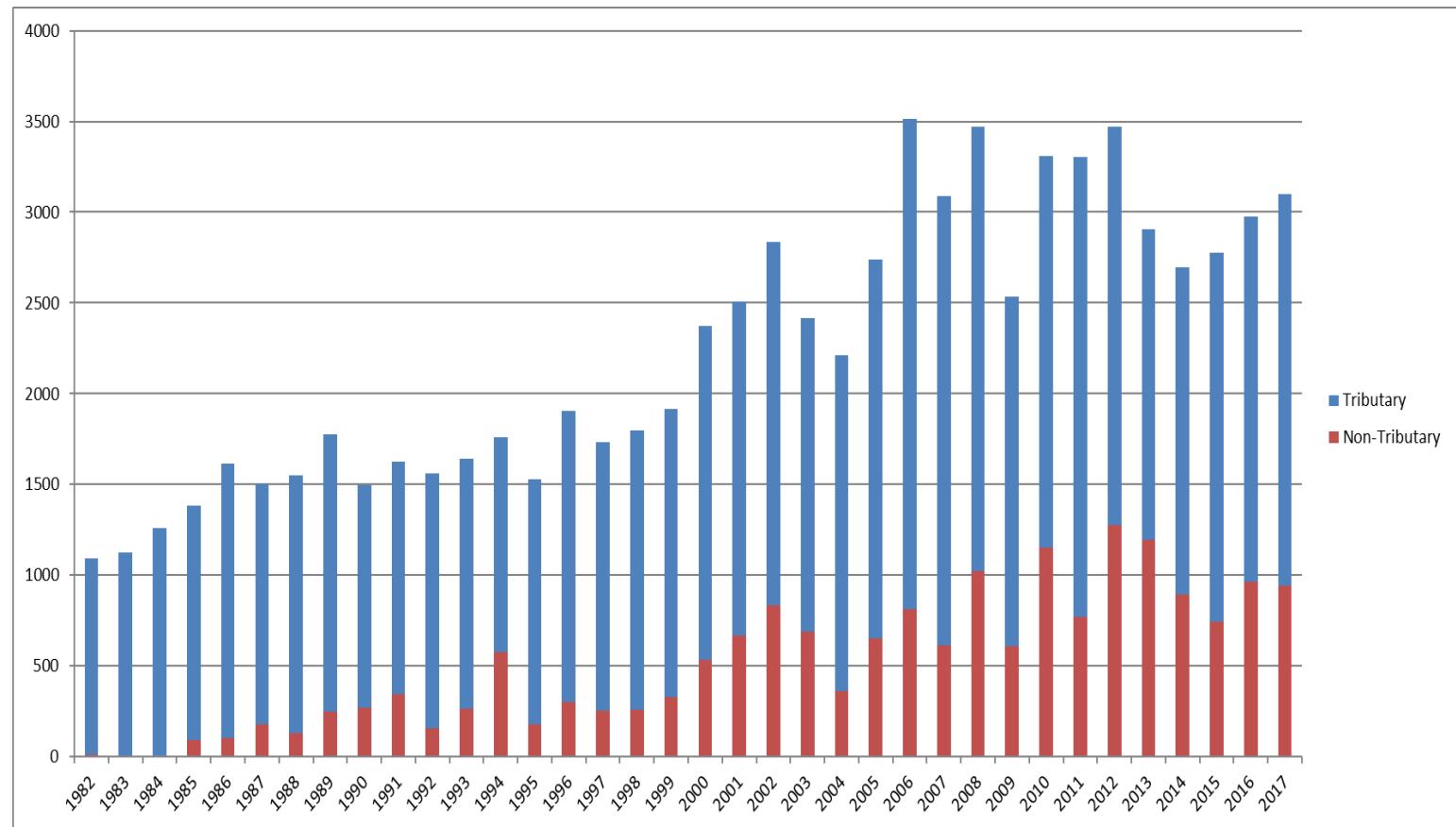
**Denver Southeast Suburban
Water & Sanitation District**

Water Rights Summary

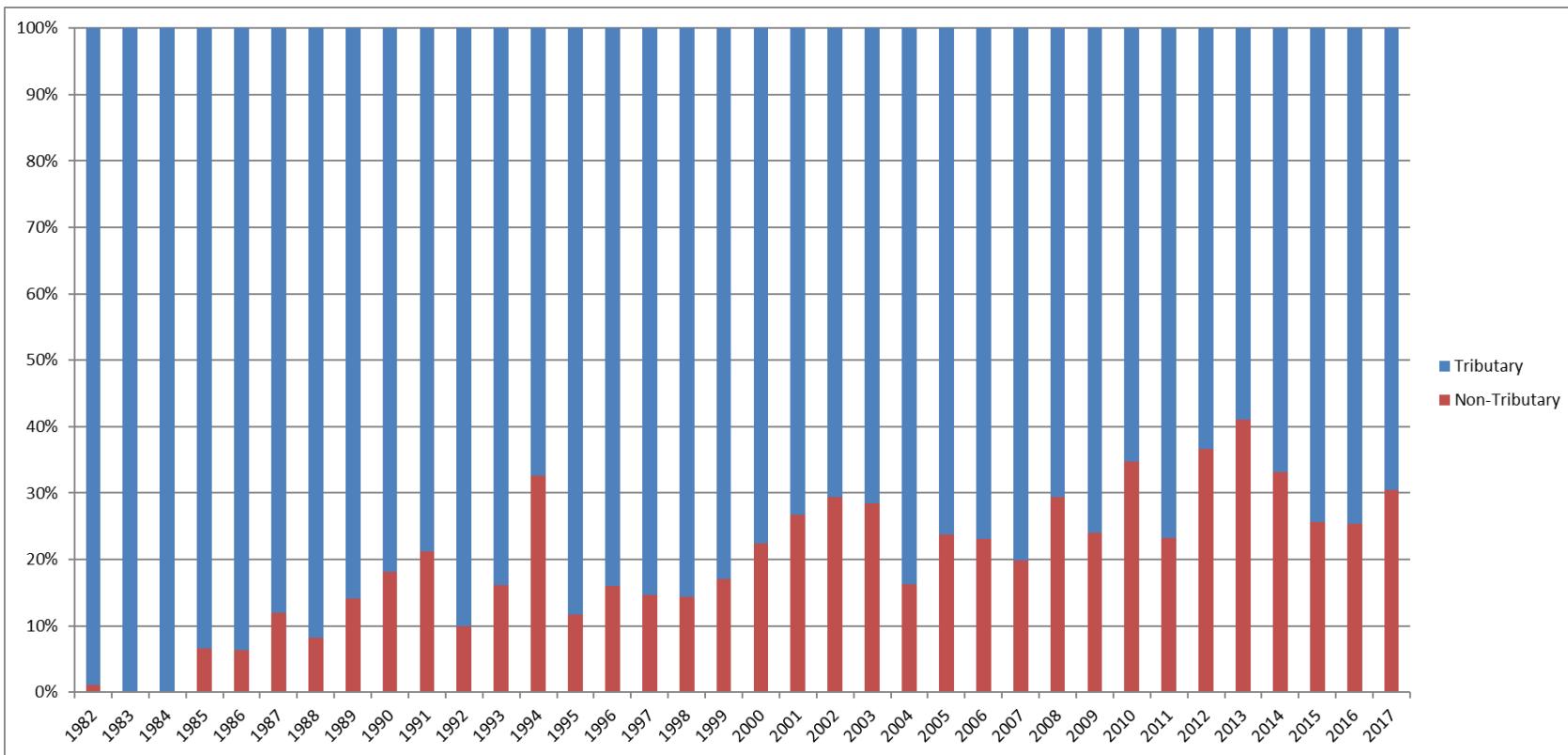
Case No.	Description	Decreed Amount (af/yr)	Subtotals (af/yr)
A. Tributary Water Rights			
W-6268	Harrison & Haley Ditchs	1220	1220
W-6268	Junior Water Rights	Variable	
B. Nontributary Water Rights			
W-6265	Wells A, B and C	243	
W-6267	Well J	103	
W-7241	Wells F,G,H,I,K,L and M	1519	
	Pre-S.B. 213 Wells Subtotal:		1865
	(amount w/Current Aug Plan in W-6268)		3085
83CW087E	Senior Corp. East Side - Arapahoe	1202	
83CW088E	Senior Corp. East Side - Denver	240	
83CW089E	Senior Corp. East Side - Dawson	305	
83CW090E	Senior Corp. East Side - LFH	514	
	Senior Corp East Side Subtotal:		2261
82CW087W	Senior Corp. West Side - Arapahoe	1823	
83CW088W	Senior Corp. West Side - Denver	396	
83CW089W	Senior Corp. West Side - Dawson	154	
83CW090W	Senior Corp. West Side - LFH	678	
	Senior Corp West Side Subtotal:		3051
84CW208	Gondolier Farms Decree	885	
85CW203	DSSWSD Nontributary Determination	2466	
89CW086, 087, 088, and 089	Reata South	1608	
93CW146 & 2003CW344	Evans Ranch	1146	
85CW139	Wolf/Vistancia/Scott Road	184	
	Additional Nontributary Water Subtotal:		6289
	Total Nontributary Water:		13,466
Nontributary Water Assigned to Broe Aug Plan (87CW338)			
82CW418	Rosie Wells Decree (Broe)	351	351
C. Total Water Sources, including Broe			15,037

**Pinery Water and
Wastewater District
Water Use based on
Water Year
Table
2**

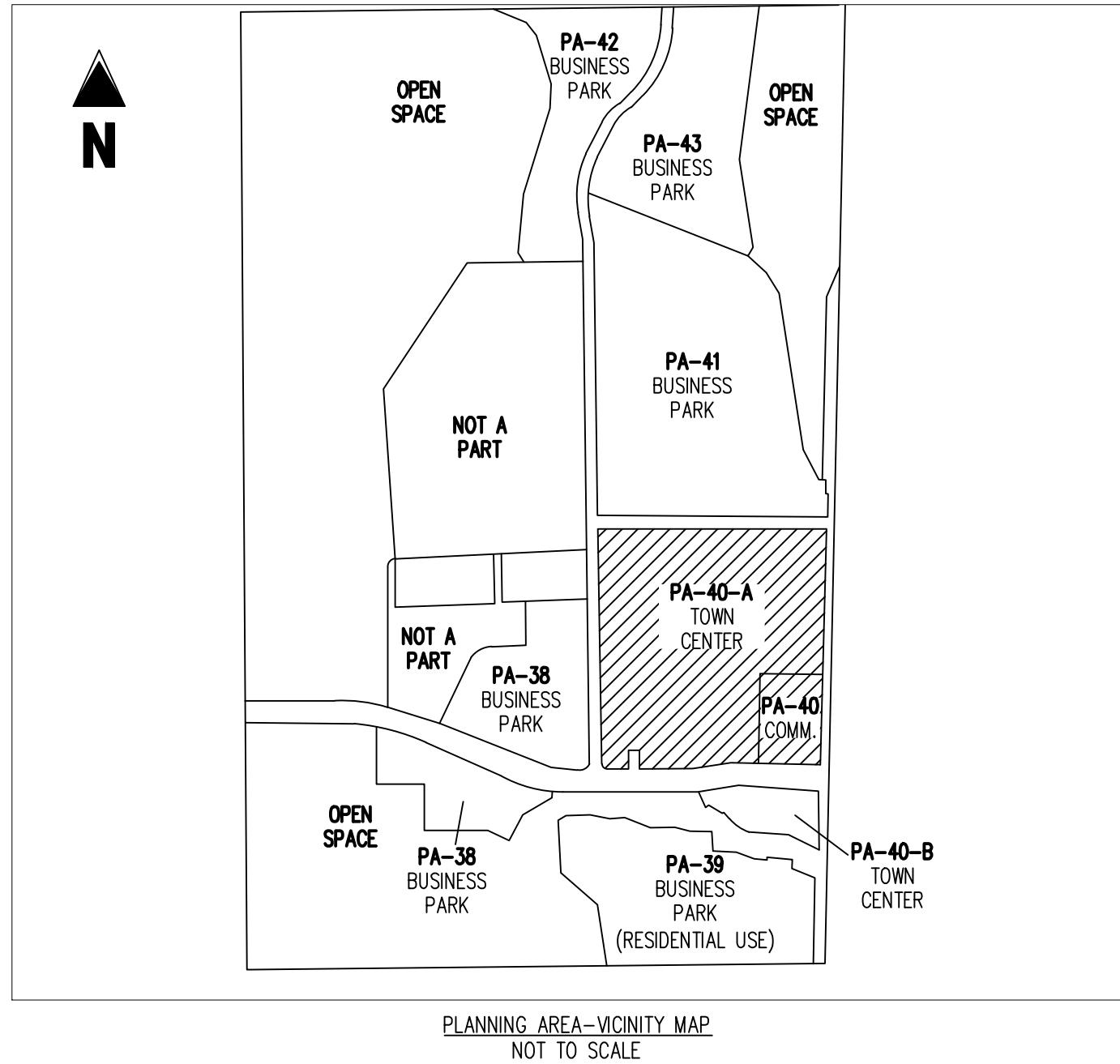
	(in ac.ft.)		
	Tributary	Non-Tributary	Total
1982	1,080	12	1,091
1983	1,123	0	1,123
1984	1,258	0	1,258
1985	1,292	91	1,384
1986	1,511	103	1,614
1987	1,324	179	1,504
1988	1,422	127	1,549
1989	1,527	250	1,777
1990	1,225	271	1,496
1991	1,282	344	1,626
1992	1,407	156	1,563
1993	1,379	265	1,644
1994	1,184	574	1,758
1995	1,351	178	1,529
1996	1,601	303	1,904
1997	1,477	254	1,731
1998	1,537	257	1,795
1999	1,588	326	1,914
2000	1,838	533	2,371
2001	1,839	669	2,508
2002	2,002	832	2,834
2003	1,730	687	2,417
2004	1,852	360	2,211
2005	2,088	652	2,740
2006	2,704	811	3,514
2007	2,474	613	3,087
2008	2,450	1021	3,470
2009	1,928	608	2,537
2010	2,160	1150	3,310
2011	2,536	769	3,305
2012	2,198	1273	3,471
2013	1,709	1195	2,903
2014	1,801	896	2,698
2015	2,036	741	2,777
2016	2,015	962	2,977
2017	2,155	943	3,098



	(in ac.ft.)	
	Tributary	Non-Tributary
1982	98.9%	1.1%
1983	100.0%	0.0%
1984	100.0%	0.0%
1985	93.4%	6.6%
1986	93.6%	6.4%
1987	88.1%	11.9%
1988	91.8%	8.2%
1989	85.9%	14.1%
1990	81.9%	18.1%
1991	78.8%	21.2%
1992	90.0%	10.0%
1993	83.9%	16.1%
1994	67.3%	32.7%
1995	88.3%	11.7%
1996	84.1%	15.9%
1997	85.3%	14.7%
1998	85.7%	14.3%
1999	83.0%	17.0%
2000	77.5%	22.5%
2001	73.3%	26.7%
2002	70.6%	29.4%
2003	71.6%	28.4%
2004	83.7%	16.3%
2005	76.2%	23.8%
2006	76.9%	23.1%
2007	80.1%	19.9%
2008	70.6%	29.4%
2009	76.0%	24.0%
2010	65.3%	34.7%
2011	76.7%	23.3%
2012	63.3%	36.7%
2013	58.9%	41.1%
2014	66.8%	33.2%
2015	73.3%	26.7%
2016	67.7%	32.3%
2017	69.6%	30.4%



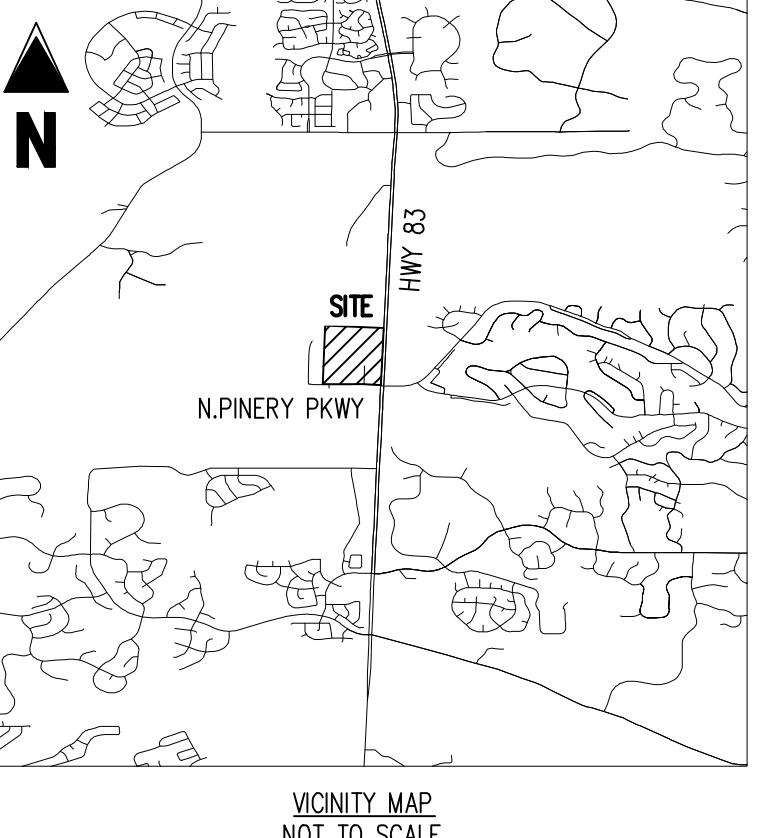
PINERY VILLAGE FILING NO. 1, 1ST AMENDMENT



A REPLAT OF LOT 1, PINERY VILLAGE FILING NO. 1,
TRACT A AND LOT 2, THE PINERY FILING NO. 25, AND A PORTION OF PINERY PARKWAY RIGHT OF WAY,
PLANNING AREA PA-40-A AND PA-40
LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, T7S, R66W OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
31.875 ACRES 11 NON-RESIDENTIAL LOTS SB2024-043

SHEET INDEX:

- SHEET 1 COVER SHEET, LEGAL DESCRIPTION AND NOTES
- SHEET 2 TABLE INFORMATION
- SHEET 3 PLAN SHEET (EXISTING EASEMENTS)
- SHEET 4 PLAN SHEET (EXISTING EASEMENTS)
- SHEET 5 PLAN SHEET (PROPOSED EASEMENTS)
- SHEET 6 PLAN SHEET (PROPOSED EASEMENTS)
- SHEET 7 PLAN SHEET (PROPOSED STORM DRAIN EASEMENTS)
- SHEET 8 PLAN SHEET (PROPOSED STORM DRAIN EASEMENTS)



LEGAL DESCRIPTION:

A PARCEL OF LAND, DESCRIBED AS LOT 1, PINERY VILLAGE FILING NO. 1, RECORDED AT RECEIPTION NO. 2020006468, LOT 2 AND TRACT A, THE PINERY FILING NO. 25, RECORDED AT RECEIPTION NO. DC00008320 OF THE DOUGLAS COUNTY CLERK & RECORDER OFFICE, TOGETHER WITH A PORTION OF THE RIGHT OF WAY OF PINERY PARKWAY, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, PINERY VILLAGE FILING NO. 1;

THENCE WITH THE WEST LINE OF SAID LOT 1, ALSO BEING THE EAST LINE OF PINERY CENTER BOULEVARD, A PUBLIC RIGHT OF WAY, N0037'01" W, A DISTANCE OF 986.13 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ON THE SAID WEST LINE FOR THE FOLLOWING FIVE (5) COURSES:

- 1) THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°45'55", HAVING A RADIUS OF 320.00 FEET, AN ARC LENGTH OF 26.61 FEET, WITH A CHORD BEARING OF N01°45'56"E AND A CHORD DISTANCE OF 26.61 FEET;
- 2) THENCE, N04°08'54"E, A DISTANCE OF 49.12 FEET TO A POINT OF CURVATURE;
- 3) THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°45'55", HAVING A RADIUS OF 380.00 FEET, AN ARC LENGTH OF 31.60 FEET, WITH A CHORD BEARING OF N01°45'56"E AND A CHORD DISTANCE OF 31.60 FEET;
- 4) THENCE, N0037'01" W, A DISTANCE OF 96.58 FEET;
- 5) THENCE, N44°40'07"E, A DISTANCE OF 42.51 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WELLSPRING DRIVE;

THENCE DEPARTING SAID WEST LINE AND WITH THE SAID SOUTH LINE, ALSO BEING THE NORTH LINE OF SAID LOT 1, N89°57'09"E, A DISTANCE OF 1158.72 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID NORTH LINE AND ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 27°09'36", HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 16.59 FEET, WITH A CHORD BEARING OF S76°28'03"E AND A CHORD DISTANCE OF 16.44 FEET;

THENCE, S01°44'50"W, A DISTANCE OF 753.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, PINERY VILLAGE FILING NO. 1;

THENCE, N88°11'25"W, AT 3.30 FEET PASSING THE NORTHEAST CORNER OF LOT 1, THE PINERY NO. 25, A TOTAL DISTANCE OF 333.30 FEET TO THE NORTHWEST CORNER OF LOT 1, THE PINERY, FILING NO. 25;

THENCE WITH THE WEST LINE OF SAID LOT 1, THE PINERY, FILING NO. 25, S01°48'20"W, A DISTANCE OF 206.09 FEET TO THE NORTHWEST CORNER OF LOT 2, THE PINERY NO. 25;

THENCE WITH THE NORTH LINE OF SAID LOT 2, THE PINERY FILING NO. 25, S88°11'40"E, A DISTANCE OF 330.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, THE PINERY NO. 25;

THENCE WITH THE EAST LINE OF SAID LOT 2, THE PINERY NO. 25, THE FOLLOWING THREE (3) COURSES:

- 1) THENCE S01°48'20"W, A DISTANCE OF 125.00 FEET;
- 2) THENCE S01°43'50"W, A DISTANCE OF 86.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, THE PINERY NO. 25;
- 3) THENCE S46°48'35"W, A DISTANCE OF 76.55 FEET TO A POINT ON THE NORTH RIGHT OF LINE OF PINERY PARKWAY;

THENCE WITH SAID NORTH LINE OF PINERY PARKWAY, THE FOLLOWING EIGHT (8) COURSES:

- 1) THENCE N88°11'25"W, A DISTANCE OF 74.85 FEET;
- 2) THENCE N88°17'40"W, A DISTANCE OF 198.85 FEET;
- 3) THENCE N88°01'49"W, A DISTANCE OF 9.11 FEET TO A POINT OF CURVATURE;
- 4) THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°10'55", HAVING A RADIUS OF 949.75 FEET, AN ARC LENGTH OF 52.75 FEET, WITH A CHORD BEARING OF N89°12'42"W AND A CHORD DISTANCE OF 52.74 FEET TO A POINT OF COMPOUND CURVATURE;
- 5) THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°44'56", HAVING A RADIUS OF 1060.00 FEET, AN ARC LENGTH OF 143.36 FEET, WITH A CHORD BEARING OF S85°35'37"W AND A CHORD DISTANCE OF 143.25 FEET;
- 6) THENCE S81°43'09"W, A DISTANCE OF 110.01 FEET TO A POINT OF CURVATURE;
- 7) THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 07°55'11", HAVING A RADIUS OF 940.00 FEET, AN ARC LENGTH OF 129.93 FEET, WITH A CHORD BEARING OF S85°40'44"W AND A CHORD DISTANCE OF 129.83 FEET;
- 8) THENCE S89°38'20"W, A DISTANCE OF 185.23 FEET TO THE SOUTHEAST CORNER OF A PUBLIC SERVICE CO. OF COLORADO PARCEL, AS DESCRIBED AT BOOK 226, PAGE 642;

THENCE WITH THE EAST LINE OF SAID BOOK 226, PAGE 642, N0021'18"W, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID BOOK 226, PAGE 642;

THENCE WITH THE NORTH LINE OF SAID BOOK 226, PAGE 642, S89°38'20"W, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID BOOK 226, PAGE 642;

THENCE WITH THE WEST LINE OF SAID BOOK 226, PAGE 642, S00°21'18"E, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID BOOK 226, PAGE 642 AND BEING A POINT ON THE NORTH LINE OF PINERY PARKWAY;

THENCE WITH THE SAID NORTH LINE OF PINERY PARKWAY, S89°38'20"W, A DISTANCE OF 116.16 FEET TO A POINT OF CURVATURE;

THENCE SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°44'39", HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 54.82 FEET, WITH A CHORD BEARING OF S45°29'21"E AND A CHORD DISTANCE OF 49.39 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING A CALCULATED AREA OF 1,388,526 SQUARE FEET, OR 31.876 ACRES, MORE OR LESS.

DEDICATION CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS 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 **PINERY VILLAGE FILING NO. 1, 1ST AMENDMENT**.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE UTILITY EASEMENTS AND DOUGLAS COUNTY DRAINAGE EASEMENT SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, CO. FOR PUBLIC USES AND PURPOSES.

BY: _____

TITLE: _____

STATE OF _____)
COUNTY OF _____)
SS.)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____

BY _____ AS _____
BY _____ AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

OWNER:

OWNER: _____

BY: _____

TITLE: _____

STATE OF _____)
COUNTY OF _____)
SS.)

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 202____

BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

I, KEVIN W. REYNOLDS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DECEMBER 6, 2024, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 202____

KEVIN W. REYNOLDS, P.L.S. # 34581
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

BOARD OF DOUGLAS COUNTY COMMISSIONER'S CERTIFICATE:

THIS FINAL PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, CO, ON THE DAY OF _____, 20____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF UTILITY EASEMENTS AND THE DOUGLAS COUNTY DRAINAGE EASEMENT ARE ACCEPTED.

LOT 1, PINERY VILLAGE FILING NO.1 AND LOT 2, AND TRACT A OF THE PINERY FILING NO. 25 ARE AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION # 2020006468 & RECEPTION # DC00008320.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

TITLE VERIFICATION:

WE, FIDELITY NATIONAL TITLE INSURANCE CO., NATIONAL COMMERCIAL SERVICES, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES.

BY _____

DATE: _____ COMPANY NAME: _____

STATE OF _____)
COUNTY OF _____)
SS.)

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 202____

BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

UTILITY EASEMENT ACKNOWLEDGEMENT:

THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES, SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

1

SHEET 1 OF 6



Project No:	KSS100017510
Drawn By:	AAY
Checked By:	KWR
Date:	06/18/2024

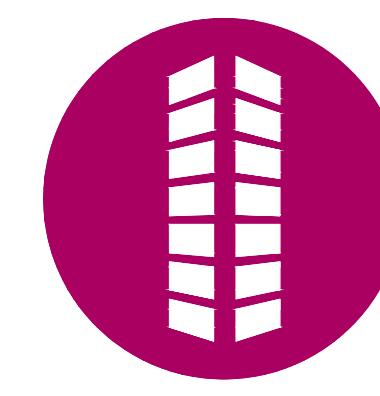
PINERY VILLAGE FILING NO. 1, 1ST AMENDMENT

A REPLAT OF LOT 1, PINERY VILLAGE FILING NO. 1,
 TRACT A AND LOT 2, THE PINERY FILING NO. 25, AND A PORTION OF PINERY PARKWAY RIGHT OF WAY,
 PLANNING AREA PA-40-A AND PA-40
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, T7S, R66W OF THE 6TH P.M.
 COUNTY OF DOUGLAS, STATE OF COLORADO
 31.875 ACRES 11 NON-RESIDENTIAL LOTS SB2024-043

LOT AND TRACT SUMMARY		
LOT/TRACT	SQUARE FOOT	ACREAGE
LOT 1A	580,908	13.336
LOT 1B	36,503	0.838
LOT 1C	319,291	7.330
LOT 1D	58,844	1.351
LOT 1E	59,123	1.357
LOT 1F	54,804	1.258
LOT 1G	49,374	1.133
LOT 1H	43,177	0.991
LOT 1I	40,587	0.932
LOT 1J	59,724	1.371
LOT 1K	86,191	1.978

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	N47°13'56"W	38.38
L2	N03°7'52"W	1033.02
L3	N4°47'47"E	140.45
L4	N44°40'07"E	16.13
L5	N89°57'09"E	39.80
L6	N4°47'47"E	156.17
L7	S1°48'08"W	45.57
L8	S03°7'52"E	1009.50
L9	N89°38'20"E	38.59
L10	S2°15'08"E	50.03
L11	S89°38'20"W	62.12
L12	S60°00'00"E	62.19
L13	N29°40'45"E	40.00

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	52°5'39"	34.10	360.00	N20°45"E	34.09
C2	52°5'43"	29.37	310.00	S20°45"W	29.36
C3	54°1'22"	15.89	160.00	N4°39'00"E	15.88
C4	59°32'47"	51.73	49.50	N37°25'44"E	49.41
C5	4°41'41"	64.73	790.00	S71°16'11"E	64.71
C6	29°54'01"	26.09	50.00	S74°38'38"E	25.80
C7	30°02'51"	118.00	225.00	N14°58'35"E	116.65
C8	29°42'52"	133.37	257.16	N15°08'01"E	131.88
C9	29°41'43"	116.70	225.16	N15°08'35"E	115.39
C10	29°40'19"	100.03	193.16	N15°09'17"E	98.92
C11	9°36'31"	37.73	225.00	N4°48'16"W	37.69
C12	9°36'31"	43.10	256.99	N4°48'15"W	43.05
C13	9°36'31"	32.37	193.01	N4°48'16"W	32.33
C14	30°02'51"	101.21	193.00	N14°58'35"E	100.06
C15	30°02'51"	134.78	257.00	N14°58'35"E	133.24
C16	62°38'13"	25.14	23.00	N31°21'57"W	23.91
C17	62°38'19"	25.14	23.00	N31°16'19"E	23.91



Galloway

5500 Greenwood Village Plaza Boulevard, Suite 200
 Greenwood Village, CO 80111
 303.770.8884
 GallowayUS.com

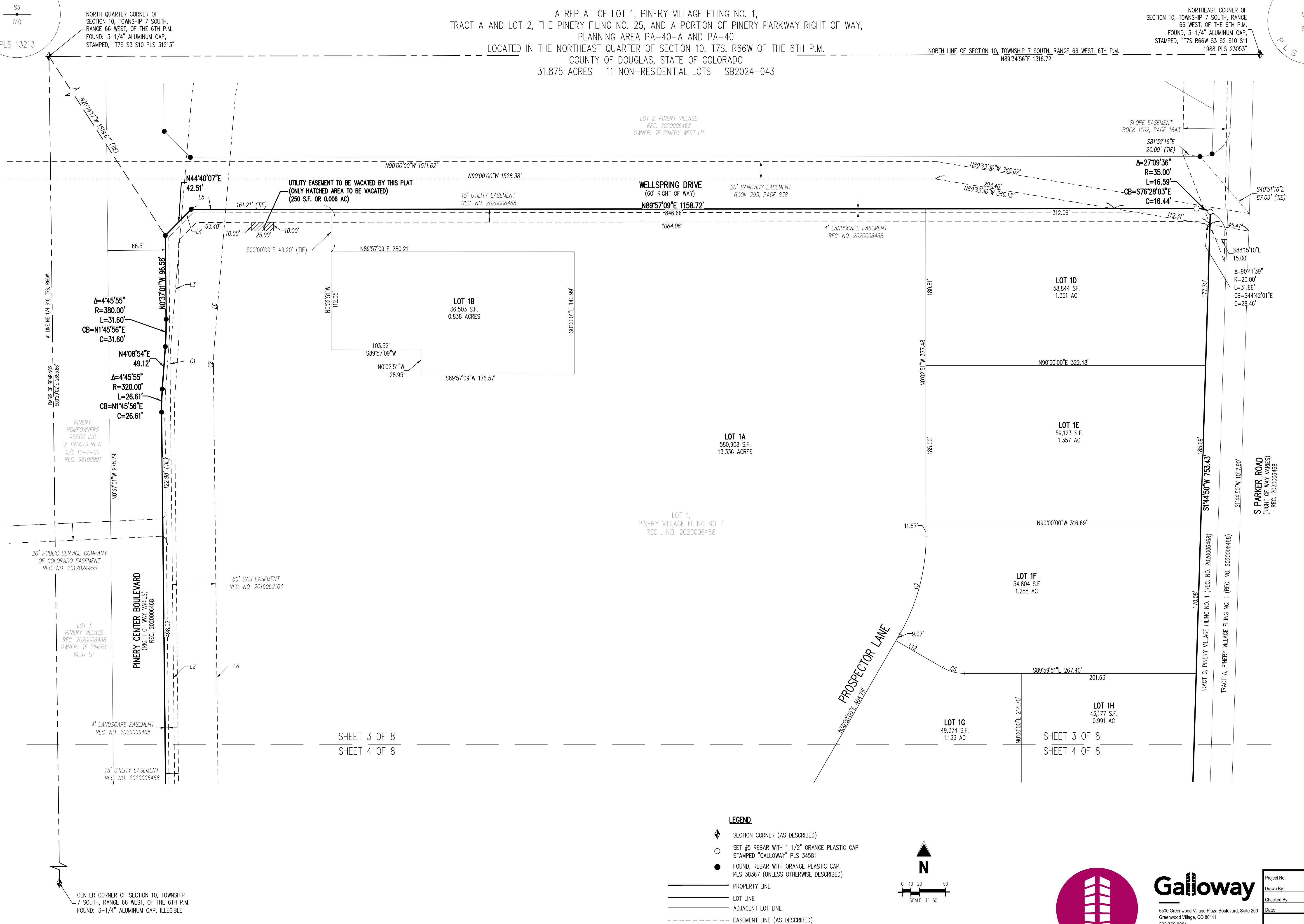
2

SHEET 2 OF 8

Project No:	KSS1000175.10
Drawn By:	AAY
Checked By:	KWR
Date:	06/18/2024

PINERY VILLAGE FILING NO. 1, 1ST AMENDMENT

A REPLAT OF LOT 1, PINERY VILLAGE FILING NO. 1,
TRACT A AND LOT 2, THE PINERY FILING NO. 25, AND A PORTION OF PINERY PARKWAY RIGHT OF WAY,
PLANNING AREA PA-40-A AND PA-40
LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, T7S, R66W OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
31.875 ACRES 11 NON-RESIDENTIAL LOTS SB2024-043



PINERY VILLAGE FILING NO. 1, 1ST AMENDMENT

NORTH QUARTER CORNER OF
SECTION 10, TOWNSHIP 7 SOUTH,
RANGE 66 WEST, OF THE 6TH P.M.
FOUND: 3-1/4" ALUMINUM CAP,
STAMPED, "T7S S3 S10 PLS 31213"



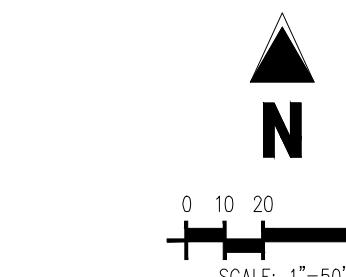
A REPLAT OF LOT 1, PINERY VILLAGE FILING NO. 1,
TRACT A AND LOT 2, THE PINERY FILING NO. 25, AND A PORTION OF PINERY PARKWAY RIGHT OF WAY
PLANNING AREA PA-40-A AND PA-40
LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, T7S, R66W OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
31.875 ACRES 11 NON-RESIDENTIAL LOTS SB2024-043

31.875 ACRES 11 NON-RESIDENTIAL LOTS SB2024-043

Kings Sopers - City Market(CO) - Douglas County - KSS000175 - Parker & Pinerly (Pinerly West) - ParkNSave00175-Replat.dwg - Kevin Reynolds - 9/4/2025

LEGEND

- ◆ SECTION CORNER (AS DESCRIBED)
- SET #5 REBAR WITH 1 1/2" ORANGE PLASTIC CAP, STAMPED "GALLOWAY" PLS 34581
- FOUND, REBAR WITH ORANGE PLASTIC CAP, PLS 38367 (UNLESS OTHERWISE DESCRIBED)
- PROPERTY LINE
- LOT LINE
- ADJACENT LOT LINE
- - - - - EASEMENT LINE (AS DESCRIBED)
- SECTION LINE (AS DESCRIBED)



Galloway

5500 Greenwood Village Plaza Boulevard, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

4
SHEET 4 OF 8

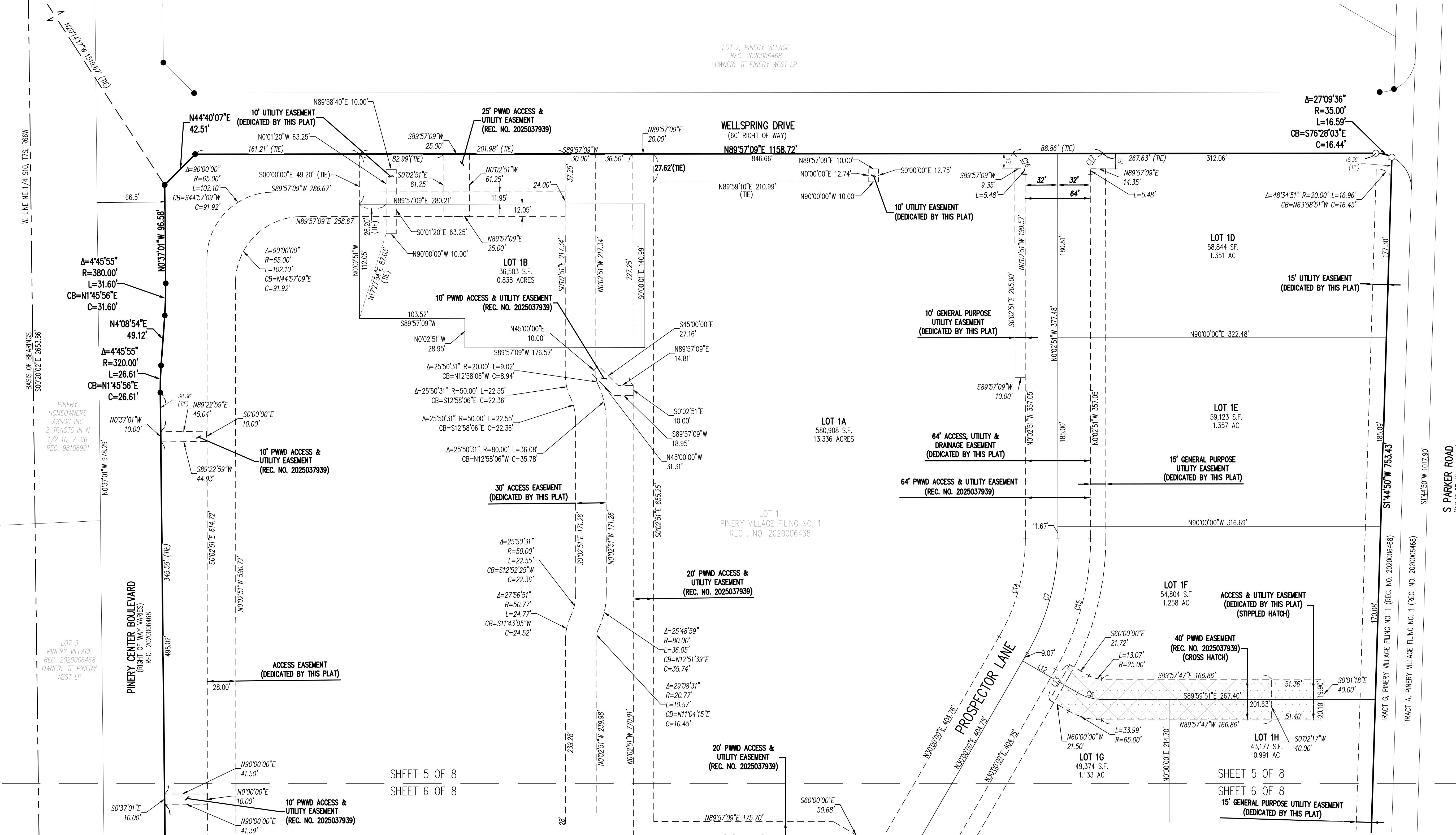
PINERY VILLAGE FILING NO. 1, 1ST AMENDMENT

A REPLAT OF LOT 1, PINERY VILLAGE FILING NO. 1,
TRACT A AND LOT 2, THE PINERY FILING NO. 25, AND A PORTION OF PINERY PARKWAY RIGHT OF WAY,
PLANNING AREA PA-40-A AND PA-40
LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, T7S, R66W OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

31.875 ACRES 11 NON-RESIDENTIAL LOTS SB2024-043

NORTHEAST CORNER OF
SECTION 10, TOWNSHIP 7 SOUTH, RANGE
66 WEST, OF THE 6TH P.M.
FOUND, 3-1/4" ALUMINUM CAP,
STAMPED, "T7S R66W S3 S2 S10 S11
1988 PLS 23053"

T7S R66W
S3 S2
S10 S11
1988
23053



PINERY VILLAGE FILING NO. 1, 1ST AMENDMENT

A REPLAT OF LOT 1, PINERY VILLAGE FILING NO. 1,
TRACT A AND LOT 2, THE PINERY FILING NO. 25, AND A PORTION OF PINERY PARKWAY RIGHT OF WAY,
PLANNING AREA PA-40-A AND PA-40
LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, T7S, R66W OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
31.875 ACRES 11 NON-RESIDENTIAL LOTS SB2024-043

NORTHEAST CORNER OF
SECTION 10, TOWNSHIP 7 SOUTH, RANGE
66 WEST, OF THE 6TH P.M.
FOUND, 3-1/4" ALUMINUM CAP,
STAMPED, "T7S R66W S3 S2 S10 S11
1988 PLS 23053"

T7S R66W

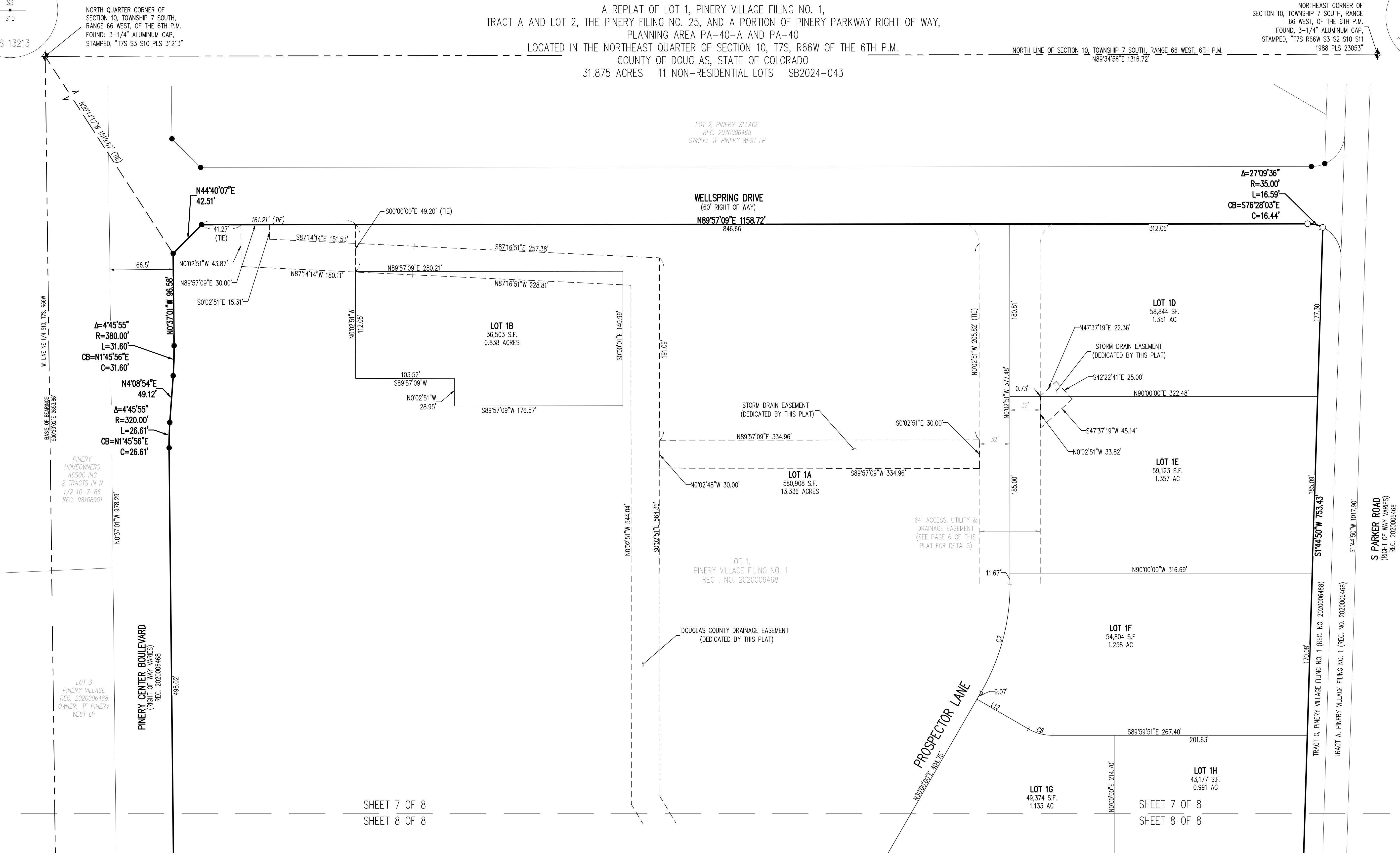
S3 S2

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S10 S11

1988

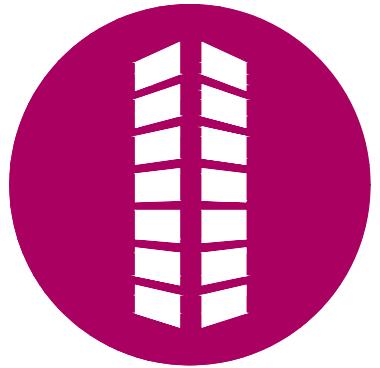
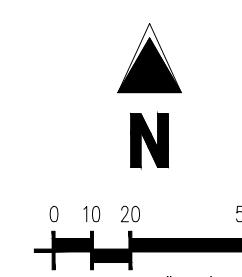
5 0 3 2 S



CENTER CORNER OF SECTION 10, TOWNSHIP
7 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.
FOUND: 3-1/4" ALUMINUM CAP, ILLEGIBLE

LEGEND

- ◆ SECTION CORNER (AS DESCRIBED)
- SET #5 REBAR WITH 1 1/2" ORANGE PLASTIC CAP
STAMPED "GALLOWAY" PLS 34581
- FOUND, REBAR WITH ORANGE PLASTIC CAP,
PLS 38367 (UNLESS OTHERWISE DESCRIBED)
- PROPERTY LINE
- LOT LINE
- ADJACENT LOT LINE
- — — EASEMENT LINE (AS DESCRIBED)
- SECTION LINE (AS DESCRIBED)



The image features the Galloway logo in a large, bold, black sans-serif font. The letter 'a' is stylized with a vertical stack of rectangles. Below the logo is a horizontal line. To the right of the line, the address '5500 Greenwood Village Plaza Boulevard, Suite 200' is written in black. Underneath that, 'Greenwood Village, CO 80111' is in black. Below that, the phone number '303.770.8884' is in black. At the bottom, the website 'GallowayUS.com' is written in pink. To the right of the contact information, there is a vertical column of text: 'Proj', 'Draw', 'Che', and 'Data'.

ect No: KSS1000175.10
wn By: AAY
cked By: KWR
e: 06/18/2024

7
SHEET 7 OF 8

